

Sheriff’s Sale Notices for November 7, 2017

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 7, 2017 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 7, 2017</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>SHERIFF’S SALE OF TUESDAY, NOVEMBER 7, 2017</p> <p>1702-504 8840 Norwood Ave., 19118 9th wd. 20299 Sq Ft (land area); 5325 Sq. Ft. (improvement area) BRT#091218840 MATTHEW B. STUDNER AND WENDY A. STUDNER C.P. February Term, 2016 No. 1460 \$795,040.13 Walter Weir, Jr., Esquire; Susan Verbonitz, Esquire; Jennifer Hiller Nimeroff, Esquire; Weir & Partners, LLP.</p> <p>1707-538A 1514 Wadsworth Ave 19150-1616 50th wd. Located on Southeasterly Side of Wadsworth Ave; 141’11” Northeast side of Michner Ave; Front: 17’11”; Depth: 191’1/2” OPA#882924965 EFTHIMIOS ANTONOPOULOS AND DIMITRA ANTONOPOULOS C.P. April Term, 2016 No. 02998 \$43,960.60 Jessica M. Gulash, Esq.; Lundy, Beldecos & Milby, P.C.</p> <p>1707-538B 1514R Wadsworth Ave 19150-1616 50th wd. Located on Southeasterly side of Wadsworth Ave (rear parking lot); 95’ from north side of Michner St; Front: 455’; Depth: 86’3-3/4” OPA#885651020 EFTHIMIOS ANTONOPOULOS AND DIMITRA ANTONOPOULOS C.P. April Term, 2016 No. 02998 \$43,960.60</p>	<p>Jessica M. Gulash, Esq.; Lundy, Beldecos & Milby, P.C.</p> <p>1711-301 4014 Higbee St 19135-4413 62nd wd. Beginning Point: Situate on the Southwest-erly side of Higbee Street at the distance of 109 feet 9 inches Northwestwardly from the Northwesterly side of Hawthorne Street OPA#622198000 Improvements: Row B/ gar 2 Sty Masonry JOSE CRUZ C.P. May Term, 2016 No. 00633 \$117,245.66 Patrick J. Wesner, Esquire</p> <p>1711-302 311 W Albanus St 19120 42nd wd. 1,103 Sq. Ft. OPA#422146300 Improvements: Residential Property LUZ M. RIVERA A/K/A LUZ RIVERA C.P. January Term, 2017 No. 04977 \$42,442.64 KML Law Group, P.C.</p> <p>1711-303 8430 Jackson St 19136 65th wd. 1,778 Sq. Ft. OPA#652248500 Improvements: Residential Property COLLEEN PUGLIESE, SOLELY IN HER CAPACITY AS HEIR OF EDWARD O’NEILL, DECEASED AND KEVIN O’NEILL, SOLELY IN HIS CAPACITY AS HEIR OF EDWARD O’NEILL, DECEASED C.P. January Term, 2017 No. 01701 \$115,889.09 KML Law Group, P.C.</p> <p>1711-304 3750 Main St Unit 709 19127 21st wd. 902 Sq. Ft. OPA#888211448 Improve-ments: Residential Property ROSETTA M. DENNIS C.P. Febru-ary Term, 2015 No. 02053 \$374,416.58 KML Law Group, P.C.</p> <p>1711-305 1528 Barringer St a/k/a 1528 E Barringer St 19150 10th wd. (formerly part of the 50th wd.) 2,995 Sq. Ft. OPA#102305900 Improvements: Residential Property FRANCINE DANIELS C.P. Janu-ary Term, 2015 No. 03401 \$157,595.62 KML Law Group, P.C.</p> <p>1711-306 2521 N Hollywood St 19132 28th wd. 992 Sq. Ft. OPA#282020300 Improvements: Residential Property RHASHEEDA G. KANE A/K/A RHA-SHEEDA KANE C.P. June Term, 2017 No. 00494 \$41,613.77 Shapiro & DeNardo, LLC</p> <p>1711-307 1318 S Warnock St 19147 1st wd. 1,368 Sq. Ft. OPA#012471800 Improvements: Residential Property VINCENT IMPAGLIAZZO AND MA-RIA A. IMPAGLIAZZO C.P. Novem-ber Term, 2015 No. 02091 \$195,355.02 Shapiro & DeNardo, LLC</p> <p>1711-308 3534 W Crown Ave 19114 66th wd. 3,012 Sq. Ft. OPA#661179100 Improvements: Residential Property JEFFREY COMBS C.P. October Term, 2016 No. 01299 \$133,703.32 Shapiro & DeNardo, LLC</p> <p>1711-309 7355 Rockwell Ave 19111 63rd wd. 2,968 Sq. Ft. OPA#631112311 Improvements: Residential Property JOSE VAZQUEZ C.P. January Term, 2016 No. 03208 \$206,954.35 Shapiro & DeNardo, LLC</p> <p>1711-310 5943 Locust St 19139-3831 3rd wd. 1,254 Sq. Ft. BRT#031084900; PRCL#018S150147 Improvements: Residential Dwelling OLIVIA GABRIEL C.P. June Term, 2014 No. 03845 \$60,899.90 Powers, Kirm & Associates, LLC</p> <p>1711-311 1325 Bleigh Ave 19111 56th wd. 1,360</p>	<p>Sq. Ft. OPA#561301000 Improvements: Residential Property RUTH Y. DALTURIS C.P. August Term, 2016 No. 01420 \$176,948.95 KML Law Group, P.C.</p> <p>1711-312 5404 W Thompson St 19139 4th wd. 2,271 Sq. Ft. OPA#041090900 Improve-ments: Residential Property MUHAMMED HOGUE, DAVID ODOM, LEE EDNA ODOM AND DEROY WIL-LIAMS C.P. September Term, 2016 No. 00492 \$122,555.96 KML Law Group, P.C.</p> <p>1711-313 7420 Claridge St 19111-3625 56th wd. 6,329 Sq. Ft. BRT#561045500 Improve-ments: Residential Dwelling JORGE L. RAMOS C.P. April Term, 2016 No. 00688 \$210,236.21 Law Of- fice of Gregory Javardian, LLC</p> <p>1711-314 939 Cantrell St 19148 39th wd. 672 Sq. Ft. OPA#393298600 Improvements: Residential Property SAMNANG HENG AND RAMM KHIM C.P. September Term, 2016 No. 00139 \$42,042.21 KML Law Group, P.C.</p> <p>1711-315 4233 Chippendale St a/k/a 4233 Chip- pendale Ave 19136 65th wd. 1,110 Sq. Ft. OPA#651125000 Improvements: Resi- dential Property ELIZABETH MCDONOUGH AND DEN- NIS MCDONOUGH JR C.P. April Term, 2016 No. 03172 \$75,877.76 KML Law Group, P.C.</p> <p>1711-316 1920 E Ontario St 19134 45th wd. 1,172 Sq. Ft. OPA#452073700 Improvements: Residential Property DENISE K. HENDERSON C.P. August Term, 2016 No. 02120 \$73,133.49 KML Law Group, P.C.</p> <p>1711-317 1390 Anchor St 19124 62nd wd. 1,260 Sq. Ft. OPA#621066600 Improvements: Residential Property PADAMWATTEE AZEEZ; SHEHE- RAZADE AZEEZ C.P. May Term, 2017 No. 00077 \$119,363.31 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1711-318 6144 Webster St 19143 3rd wd. 3,316 Sq. Ft. OPA#033037400 Improvements: Residential Property JOREE PETTEY C.P. May Term, 2016 No. 02317 \$99,431.08 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1711-319 127 Rosemar St 19120 61st wd. 1,120 Sq. Ft. OPA#611246300 Improvements: Residential Property MICHELLE B. BROWN C.P. November Term, 2016 No. 00118 \$43,622.65 Jus- tin F. Kobeski, Esquire; Manley Deas Ko- chalski LLC</p> <p>1711-320 1539 N 60th St 19151 34th wd. 1,650 Sq. Ft. OPA#342194000 Improvements: Residential Property ALAN J. MASSENBURG A/K/A ALAN MASSENBURG C.P. March Term, 2017 No. 01139 \$57,536.18 Cristina L. Con- nor, Esquire; Manley Deas Kochalski, LLC</p> <p>1711-321 5706 Warrington Ave 19143 51st wd. 1,392 Sq. Ft. OPA#514064600 Subject to Mortgage Improvements: Residential Property JERRY L. HATTEN C.P. October Term, 2016 No. 02374 \$37,934.14 Jus- tin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p>	<p>1711-323 6022 W Thompson St 19151 34th wd. 1,471 Sq. Ft. BRT#342010300 Improve-ments: Residential Dwelling STACEY L. HAWKINS A/K/A STACEY HAWKINS C.P. February Term, 2017 No. 02741 \$126,448.90 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p> <p>1711-324 6029 Irving St 19139 3rd wd. 1,050 Sq. Ft. BRT#031102700 Improvements: Residential Dwelling JAMES ARCHAMBAULT C.P. May Term, 2017 No. 02818 \$47,666.06 Mar- tha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Es- quire, Tyler J. Wilk, Esquire</p> <p>1711-325 4713 N 4th St 19120 42nd wd. 1,241 Sq. Ft. OPA#422446200 Improvements: Residential Property MARIA E. RIVERA A/K/A MARIA E. DIAZ C.P. December Term, 2016 No. 00926 \$30,651.97 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1711-326 8411 Thouron Ave 19150 50th wd. 1,139 Sq. Ft. OPA#502179100 Improvements: Residential Property BOBBYETTE B. SMITH A/K/A BOBBY- ETTE SMITH AND NORMAN L. SMITH A/K/A NORMAN SMITH C.P. Octo- ber Term, 2016 No. 03481 \$101,576.01 KML Law Group, P.C.</p> <p>1711-327 111 N Yewdall St 19139 4th wd. 1,132 Sq. Ft. OPA#041115000 Improvements: Residential Property SHIQUITA R. POLLARD A/K/A SHIQ- UITA POLLARD C.P. April Term, 2016 No. 01031 \$55,836.00 Justin F. Kobes- ki, Esquire; Manley Deas Kochalski LLC</p> <p>1711-328 7202 Oxford Ave 19111 35th wd. 2,125 Sq. Ft. OPA#353315400 Improvements: Residential Property NY YANN AND SARVAY YOM C.P. Janu- ary Term, 2017 No. 03710 \$124,256.93 KML Law Group, P.C.</p> <p>1711-330 5922 Crystal St 19120-1128 35th wd. 1,219 Sq. Ft. BRT#352218200 Improve-ments: Residential Dwelling PIERRE A. MYRTHIL C.P. November Term, 2015 No. 03229 \$81,422.54 Law Office of Gregory Javardian, LLC</p> <p>1711-331 3273 Mercer St 19134-5241 45th wd. 936 Sq. Ft. BRT#451257000 Improvements: Residential Dwelling BARBARA E. MURPHY C.P. July Term, 2016 No. 00161 \$78,099.81 Law Office of Gregory Javardian, LLC</p> <p>1711-332 268 W Sheldon St 19120 42nd wd. 1,120 Sq. Ft. OPA#422200100 Improvements: Residential Property ELAIDA SLOCUM A/K/A ELAIDA B. SLOCUM; JOSEPH SLOCUM C.P. Janu- ary Term, 2017 No. 01105 \$59,998.26 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1711-334 2456 N Chadwick St 19132 16th wd. 1,716 Sq. Ft. BRT#161139601 Improve-ments: Residential Real Estate SHAWN SUTHERLAND C.P. October Term, 2016 No. 03813 \$99,129.82 Stern & Eisenberg PC</p> <p>1711-335 7346 Buist Ave 19153 40th wd. 1,120 Sq. Ft. OPA#404294500 Subject to Mortgage Improvements: Residential Property JOSEPH RAWLINGS C.P. March Term,</p>

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<p>2017 No. 01844 \$70,069.04 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1711-336 2402 W Lehigh Ave 19132 28th wd. 2,664 Sq. Ft. OPA#871600855 Subject to Mortgage Improvements: Residential Property RAFEL B. WARFIELD A/K/A RAFEL BARTINO WARFIELD; DIVERSIFIED REAL ESTATE INVESTMENTS, INC. C.P. March Term, 2017 No. 03292 \$44,775.78 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1711-337 3079 Tulip St 19134 25th wd. Land: 684 Sq. Ft.; Improvement: 840 Sq. Ft. BRT#252359100 Improvements: Residential Real Estate PASQUALE INGRAVALLO C.P. April Term, 2017 No. 000322 \$58,794.15 Stern & Eisenberg PC</p> <p>1711-338 236 E. Walnut Park Dr 19120 61st wd. Land: 1,800 Sq. Ft.; Improvement: 1,296 Sq. Ft. BRT#611358800 Improvements: Residential Real Estate JEAN LOUIS BELMONT AND THERESE CADELY BELMONT (A/K/A THERESE CALDWELL BELMONT) C.P. May Term, 2017 No. 003556 \$106,964.58 Stern & Eisenberg PC</p> <p>1711-339 17 Osborne St 19128 21st wd. BRT#211000900 Improvements: Lot Or Piece Of Ground With The Buildings And Improvements Thereon Erected, Hereditaments And Appurtenances WILLIE REYNOLDS AND SUSAN REYNOLDS C.P. November Term, 2016 No. 00221 \$146,143.83 M. Jacqueline Larkin, Esquire</p> <p>1711-340 426 Greenwich St 19147 1st wd. 1,196 Sq. Ft. OPA#011278600 Improvements: Residential Property ELIZABETH M. HOLM C.P. March Term, 2016 No. 02670 \$176,886.33 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1711-341 5161 N 8th St 19120 49th wd. ROW B/GAR 2 STY MASONRY; 1,008 Sq. Ft. BRT#492125700 Improvements: Residential Dwelling LATONYA D. PATTERSON C.P. November Term, 2016 No. 00806 \$26,336.87 McCabe, Weisberg, & Conway, P.C.</p> <p>1711-342 4203 Teesdale Ave a/k/a 4203 Teesdale St 19136 41st wd. 1,265 Sq. Ft. BRT#412-0986-00 Improvements: Residential Dwelling BRIAN EPP A/K/A BRIAN M. EPP; WILLIAM HOFF A/K/A WILLIAM F. HOFF C.P. April Term, 2017 No. 00752 \$111,519.98 Udren Law Offices, P.C.</p> <p>1711-343 4922 C St 19120 42nd wd. 1,276 Sq. Ft. BRT#421360000; OPA# 421360000 Improvements: Residential Dwelling CHARLES WILSON, JR. KNOWN HEIR OF CHARLES WILSON AND KATHRYN WILSON; STACEY WILSON, KNOWN HEIR OF CHARLES WILSON AND KATHRYN WILSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES WILSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KATHRYN WILSON C.P. September Term, 2015 No. 02631 \$25,701.44 Udren Law Offices, P.C.</p> <p>1711-344 1712 Megargee St 19152 35th wd. 2,222 Sq. Ft. BRT#562219800; OPA# 562219800 Improvements: Residential Dwelling EMRIE DAVIS; CHARMAIN PARCHMENT C.P. November Term, 2016 No. 00803 \$58,997.27 Udren Law Offices, P.C.</p> <p>1711-345 712 S 52nd St 19143 3rd wd. 1,961 Sq. Ft. OPA#462149400 Improvements: Semi-</p>	<p>detached, 2 Story Masonry Dwelling COSMOPOLITAN ATHLETIC ASSOCIATION, INC. C.P. January Term, 2017 No. 04398 \$22,040.68 Deborah Cianfrani, Esquire; Cianfrani Law, LLC</p> <p>1711-346 4536 Vista St 19136-3711 41st wd. 1,072 Sq. Ft. OPA#412199300 Improvements: Residential Property TAMIKA GILLYARD-WHITE C.P. January Term, 2017 No. 04599 \$131,952.50 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-347 6163 N 17th St 19141-1955 17th wd. 1,416 Sq. Ft. OPA#172192700 Improvements: Residential Property MATTHEW S. HAWKINS C.P. January Term, 2017 No. 04602 \$101,385.98 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-348 130 Spruce St Unit 9C 19106 5th wd. 1,030 Sq. Ft. OPA#888054941 Improvements: Residential Property MICHELLE GREEN; LEONARD DARIN QUAILE C.P. December Term, 2016 No. 01509 \$366,293.02 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-349 418 W Ruscomb St 19120-3822 42nd wd. 2,040 Sq. Ft. OPA#422156800 Improvements: Residential Property MIN ZIN THU; MI MAY C.P. January Term, 2017 No. 02555 \$80,585.08 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-350 6521 N 20th St 19138-3101 10th wd. 1,056 Sq. Ft. OPA#102032700 Improvements: Residential Property EARL WILLIAMS, IN HIS CAPACITY AS HEIR OF ELLA M. MASON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELLA M. MASON, DECEASED C.P. December Term, 2016 No. 01301 \$67,413.87 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-351 6142 Tackawanna St 19135-3416 55th wd. 1,088 Sq. Ft. OPA#552239800 Improvements: Residential Property BRYAN J. GALIE C.P. August Term, 2012 No. 00036 \$38,853.30 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-352 103 Roselyn St 19120-1913 61st wd. 1,140 Sq. Ft. OPA#612192800 Improvements: Residential Property MYUNG SOO KIM A/K/A MYUNG SOL KIM A/K/A MYUNG SO KIM; JEONG HEE KIM C.P. August Term, 2016 No. 04442 \$80,791.20 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-353 7219 Haverford Ave 19151-2239 34th wd. 1,828 Sq. Ft. OPA#344008017 Improvements: Residential Property ADDISU HABTE; KHAMPHIENE HABTE C.P. July Term, 2016 No. 02491 \$75,950.12 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-354 7440 Beverly Rd 19138-1413 50th wd. 1,090 Sq. Ft. OPA#501363200 Improvements: Residential Property ADRIENNE M. JOHNSON, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF MARGARET JOHNSON A/K/A MARGARET E. JOHNSON; PERRY E. JOHNSON, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF MARGARET JOHNSON A/K/A MARGARET E. JOHNSON C.P. January Term, 2017 No. 03395 \$9,399.74 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-356 1722 Stanwood St 19152-2617 56th wd. 1,368 Sq. Ft. OPA#562042010 Improvements: Residential Property FRANK D. BARROS, IN HIS CAPACITY AS HEIR OF FRANCISCO BARROS A/K/A FRANK BARROS, DECEASED; AMANDA N. BARROS, IN HER CAPACITY AS HEIR OF FRANCISCO BARROS A/K/A FRANK BARROS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR</p>	<p>ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCISCO BARROS A/K/A FRANK BARROS, DECEASED C.P. September Term, 2016 No. 02129 \$100,436.06 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-357 2042 E Chelten Ave a/k/a 2042 Chelten Ave 19138-3046 17th wd. 1,728 Sq. Ft. OPA#171329400 Improvements: Residential Property DARRYL O'HANNON C.P. February Term, 2017 No. 00001 \$93,742.60 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-358 3453 Jasper St 19134-2001 45th wd. 1145 Sq. Ft. OPA#452364800 Improvements: Residential Property CHERYL ANNE HESTON, IN HER CAPACITY AS HEIR OF JOSEPH J. HESTON, JR. A/K/A JOSEPH JAMES HESTON, JR., DECEASED; JOSEPH JAMES HESTON, III, IN HIS CAPACITY AS HEIR OF JOSEPH J. HESTON, JR. A/K/A JOSEPH JAMES HESTON, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH J. HESTON, JR. A/K/A JOSEPH JAMES HESTON, JR., DECEASED C.P. January Term, 2017 No. 03390 \$11,346.93 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-359 8079 Williams Ave 19150-1229 50th wd. 1,088 Sq. Ft. OPA#502264900 Improvements: Residential Property DOROTHEA LANDHAM C.P. January Term, 2017 No. 02704 \$162,824.85 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-360 547 Geneva Ave 19120-2625 42nd wd. 1,320 Sq. Ft. OPA#421219000 Improvements: Residential Property BARBARA BOZEMAN A/K/A BARBARA A. BOZEMAN; CLIFTON BOZEMAN C.P. February Term, 2016 No. 03936 \$106,155.03 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-361 7607 Horrocks St 19152-4023 56th wd. 2,397 Sq. Ft. BRT#561217933 Improvements: Residential Dwelling ALLA KHEYFETS C.P. November Term, 2014 No. 02971 \$152,910.89 Law Office of Gregory Javardian, LLC</p> <p>1711-362 441 E Pleasant St a/k/a 441 Pleasant St 19119-1938 22nd wd. 1,236 Sq. Ft. OPA#222078100 Improvements: Residential Property SHANA DIXON C.P. March Term, 2017 No. 02340 \$133,615.95 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-363 939 N St. Bernard St 19131 44th wd. 1,050 Sq. Ft. BRT#442214600 Improvements: Residential Real Estate DAVID R. BEECHER C.P. August Term, 2016 No. 03716 \$54,346.39 Stern & Eisenberg PC</p> <p>1711-364 616 Gerritt St 19147-5810 1st wd. 718 Sq. Ft. BRT#012036100 Improvements: Residential Real Estate TIMOTHY C. MURDAUGH C.P. June Term, 2017 No. 00266 \$196,326.45 Stern & Eisenberg PC</p> <p>1711-365 4668 Mulberry St 19124 23rd wd. 2,032 Sq. Ft. BRT#232309700 Improvements: Residential Dwelling DARLENE L. THOMPSON-MCCOY C.P. June Term, 2017 No. 01442 \$69,414.06 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p> <p>1711-366 1537 Ingersoll St 19121 47th wd. 900 Sq. Ft. OPA#47-1-098400 Improvements: Residential Property KEENAN FISCHER C.P. January Term, 2017 No. 01366 \$47,356.68 Shapiro & DeNardo, LLC</p> <p>1711-367 6479 Lensen St 19119 22nd wd. 1,088</p>	<p>Sq. Ft. OPA#221228300 Improvements: Residential Property TRAVIS WILSON, KNOWN HEIR OF PATRICIA A. WILSON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA A. WILSON, DECEASED C.P. February Term, 2017 No. 03146 \$89,325.92 Shapiro & DeNardo, LLC</p> <p>1711-368 7109 Phoebe Pl 19153 40th wd. ROW B/GAR 2 STY MASONRY; 1,360 Sq. Ft. BRT#406646400 Improvements: Residential Dwelling SHEILA MUHAMMAD C.P. January Term, 2017 No. 02350 \$94,615.85 McCabe, Weisberg, & Conway, P.C.</p> <p>1711-369 6721 Guyer Ave 19142 40th wd. ROW CONV/APT 2 STY MASON; 1,107 Sq. Ft. BRT#406312200 Improvements: Residential Dwelling LYNN K. MUNGEN, JR. C.P. June Term, 2016 No. 01560 \$38,397.82 McCabe, Weisberg, & Conway, P.C.</p> <p>1711-370 7611 Torresdale Ave 19136 65th wd. ROW B/GAR 2 STY MASONRY; 1,426 Sq. Ft. BRT#651265400 Improvements: Residential Dwelling LISA MOORE C.P. November Term, 2016 No. 01518 \$101,062.74 McCabe, Weisberg, & Conway, P.C.</p> <p>1711-371 5724 Malcolm St 19143 51st wd. 1,260 Sq. Ft. OPA#513182100 Improvements: Residential Property MICHAEL DIXON SOLELY IN HIS CAPACITY AS HEIR OF LEADER M. DIXON DECEASED, MOZELLE DIXON A/K/A MOZELLE BROWN SOLELY IN HER CAPACITY AS HEIR OF LEADER M. DIXON DECEASED AND THE UNKNOWN HEIRS OF LEADER M. DIXON DECEASED C.P. September Term, 2016 No. 01350 \$86,305.40 KML Law Group, P.C.</p> <p>1711-372 2085 Red Lion Rd 19115 58th wd. 5,040 Sq. Ft. OPA#582004500 Improvements: Residential Property REKHA PATEL AND DILIPKUMAR J. PATEL C.P. December Term, 2016 No. 03022 \$279,562.02 KML Law Group, P.C.</p> <p>1711-373 5803 Master St 19131 52nd wd. Land Area: 1,153 Sq. Ft.; Improvement Area: 1,263 Sq. Ft. OPA#043039300 Improvements: Rm-1 NICHOLE S. LITTLES A/K/A NICHOLE LITTLES C.P. April Term, 2017 No. 2134 \$43,709.46 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm</p> <p>1711-374 1919 N 30th St 19121 32nd wd. 930 Sq. Ft. OPA#323253400 Improvements: Residential Property YITZCHOK STERNHELL C.P. January Term, 2017 No. 04964 \$84,643.20 KML Law Group, P.C.</p> <p>1711-375 4662 James St 19137 45th wd. 1,080 Sq. Ft. OPA#453409200 Improvements: Residential Property WILLIAM A. GRABER AND DONNA M. GRABER C.P. May Term, 2015 No. 02490 \$46,856.14 KML Law Group, P.C.</p> <p>1711-376 4325 Cresson St 19127 21st wd. 1,302 Sq. Ft. OPA#211221400 Improvements: Residential Property ALFREDA WILSON SOLELY IN HER CAPACITY AS HEIR OF DAVID WILSON DECEASED, CHER WILSON SOLELY IN HER CAPACITY AS HEIR OF DAVID WILSON DECEASED, FREDA WILSON SOLELY IN HER CAPACITY AS HEIR OF DAVID WILSON DECEASED, TRACY WILSON SOLELY IN HER CAPACITY AS HEIR OF DAVID WILSON DECEASED, DAVID WILSON, JR. SOLELY IN HIS CAPACITY AS HEIR OF DAVID WILSON DECEASED AND RICHARD WILSON SOLELY IN HIS</p>	<p>CAPACITY AS HEIR OF DAVID WILSON DECEASED C.P. September Term, 2016 No. 02583 \$169,103.44 KML Law Group, P.C.</p> <p>1711-377 4568 Penhurst St a/k/a 4568 Pennhurst St 19124 42nd wd. ROW 2 STY MASONRY; 800 Sq. Ft. BRT#421611500 Improvements: Residential Dwelling ELISA R. AVILA C.P. January Term, 2017 No. 02557 \$62,365.93 McCabe, Weisberg, & Conway, P.C.</p> <p>1711-378 4731 Meridian St 19136 65th wd. ROW 2 STY MASONRY; 1,110 Sq. Ft. BRT#651162700 Improvements: Residential Dwelling NAVASTA RUSSELL C.P. September Term, 2016 No. 01643 \$105,931.51 McCabe, Weisberg, & Conway, P.C.</p> <p>1711-379 9435 Kirkwood Rd 19114-2605 57th wd. 1,778 Sq. Ft. OPA#572322718 Improvements: Residential Property JOHN JOSEPH COWIE, JR C.P. November Term, 2016 No. 01918 \$194,514.31 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-380 9337 Jamison Ave, Unit A 19115-4278 56th wd. 1,107 Sq. Ft. OPA#888560459 Improvements: Residential Property SIMON RAKHMAN C.P. January Term, 2017 No. 02894 \$65,776.15 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-381 6733 Linmore Ave a/k/a 6733 Linmore St 19142-1806 40th wd. 1,216 Sq. Ft. OPA#403178700 Improvements: Residential Property JAMES A. COPPEDGE; CYNTHIA E. COPPEDGE C.P. August Term, 2014 No. 03556 \$82,522.06 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-382 5206 Akron St 19124-1913 62nd wd. 1,088 Sq. Ft. OPA#621415500 Improvements: Residential Property NED M. OQUENDO; JESUS ROSADO C.P. February Term, 2016 No. 02003 \$60,965.79 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-383 1930 S Juniper St 19148-2218 39th wd. 1,096 Sq. Ft. OPA#394640000 Improvements: Residential Property STEPHEN MCDONALD C.P. July Term, 2013 No. 04266 \$147,381.65 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-384 8607 Brierdale Rd 19128-2002 21st wd. 1,570 Sq. Ft. OPA#214248100 Improvements: Residential Property RICHARD A. PACELL C.P. April Term, 2016 No. 03377 \$138,184.30 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-385 2513 W Cumberland St 19132-4102 28th wd. 1,356 Sq. Ft. OPA#281275200 Improvements: Residential Property EDWIN R. WALLACE C.P. April Term, 2016 No. 02996 \$59,260.50 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-386 8424 Torresdale Ave 19136-1523 65th wd. 1,680 Sq. Ft. OPA#652319105 Improvements: Residential Property RAY V. HILGREEN C.P. January Term, 2017 No. 04351 \$204,213.73 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-387 1927 E Albert St 19125-1103 31st wd. 1,602 Sq. Ft. OPA#314207700 Improvements: Residential Property DANIEL W. CHOI C.P. January Term, 2017 No. 04203 \$89,027.35 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-388 2400 Toronto St a/k/a 2400 W Toronto St 19140-1332 38th wd. 1,424 Sq. Ft. OPA#381312600 Improvements: Residential Property REGINA JOHNSON C.P. November Term, 2015 No. 03686 \$24,824.73 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-389 6722 Woodland Ave 19142-1826 40th wd.</p>

SHERIFF'S SALE

1,568 Sq. Ft. OPA#403152300 Improvements: Residential Property
BOUAKE SOUMAHORO C.P. January Term, 2017 No. 04827 \$65,469.29 Phelan Hallinan Diamond & Jones, LLP

1711-390
7827 Craig St 19136 64th wd. SEMI/DET 2.5 STY FRAME; 900 Sq. Ft. BRT#642065300 Improvements: Residential Dwelling
GARY N. CALLAWAY, KNOWN SURVIVING HEIR OF IDA PICKUP, **JONATHAN A. CALLAWAY**, KNOWN SURVIVING HEIR OF IDA PICKUP AND UNKNOWN SURVIVING HEIRS OF IDA PICKUP C.P. March Term, 2016 No. 02598 \$75,111.20 McCabe, Weisberg, & Conway, P.C.

1711-391
714 N 37th St 19104 24th wd. ROW 2 STY MASONRY; 1,148 Sq. Ft. BRT#243081500 Improvements: Residential Dwelling
ROSE M. BOYD C.P. October Term, 2015 No. 00943 \$48,629.42 McCabe, Weisberg, & Conway, P.C.

1711-394
4525 Aberdale Rd 19136 65th wd. ROW B/GAR 2 STY MASONRY; 1,152 Sq. Ft. BRT#652112700 Improvements: Residential Dwelling
SHANE MCGUIGAN C.P. January Term, 2017 No. 01700 \$107,695.91 McCabe, Weisberg, & Conway, P.C.

1711-395
5451 Diamond St 19131 52nd wd. 1,633 Sq. Ft. BRT#522094900; OPA# 522094900 Improvements: Residential Dwelling
ANTHONY BAXTER (EXECUTOR OF THE ESTATE OF JACQUELYN BELL); **ALIYAH NEWMAN** (REAL OWNER); **TAHIRA PETERKIN** (REAL OWNER) C.P. November Term, 2010 No. 03259 \$73,451.67 Udren Law Offices, P.C.

1711-396
624 N 63rd St 19151 34th wd. ROW 2 STY MASONRY; 1,684 Sq. Ft. BRT#344192300 Improvements: Residential Dwelling
RASHAWN N. REDDICK C.P. November Term, 2016 No. 00797 \$122,034.19 McCabe, Weisberg, & Conway, P.C.

1711-397
6644 Kindred St 19149 54th wd. ROW B/GAR 2 STY MASONRY; 1,260 Sq. Ft. BRT#541203500 Improvements: Residential Dwelling
CHARLES CADWELL III C.P. December Term, 2016 No. 01410 \$61,829.03 McCabe, Weisberg, & Conway, P.C.

1711-398
1753 W Thompson St 19121 47th wd. 630 Sq. Ft. BRT#471074800; OPA# 471074800 Improvements: Residential Dwelling
TERRANCE ROBINSON, KNOWN HEIR OF **KATIE L. ROBINSON**, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER **KATIE L. ROBINSON** C.P. February Term, 2017 No. 06166 \$213,503.62 Udren Law Offices, P.C.

1711-399
4445 Garden St 19137 45th wd. ROW B/GAR 2 STY MASONRY; 960 Sq. Ft. BRT#453338300 Improvements: Residential Dwelling
ASHLEY HITE, KNOWN SURVIVING HEIR OF **RAYMOND BRUNER**, **JONATHAN R. BRUNER**, KNOWN SURVIVING HEIR OF **RAYMOND BRUNER**, **RAYMOND G. BRUNER, III**, KNOWN SURVIVING HEIR OF **RAYMOND BRUNER** AND UNKNOWN SURVIVING HEIRS OF **RAYMOND BRUNER** C.P. April Term, 2016 No. 00072 \$127,964.96 McCabe, Weisberg, & Conway, P.C.

1711-400
5213 Webster St 19143 46th wd. SEMI/DET 2 STY MASONRY; 1,800 Sq. Ft. BRT#462110700 Improvements: Residential Dwelling
JUSTIN MOORE AND **DIONY ELIAS** C.P. December Term, 2016 No. 02182 \$92,544.97 McCabe, Weisberg, & Conway, P.C.

1711-401
7844 Michener Ave 19150 50th wd. 1,253

SHERIFF'S SALE

Sq. Ft. BRT#501119900; OPA# 501119900 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER **GLORIA M. LYONS** C.P. March Term, 2016 No. 02610 \$135,613.90 Udren Law Offices, P.C.

1711-402
2834 Fanshawe St 19149 55th wd. 1,580 Sq. Ft. BRT#55-1-1069-00; OPA# 551106900 Improvements: Residential Dwelling
DEBRA ELIA; **PAUL ELIA, JR.** C.P. May Term, 2015 No. 01589 \$126,554.91 Udren Law Offices, P.C.

1711-403
819 Marlyn Rd 19151 34th wd. 1,600 Sq. Ft. BRT#344265100; OPA# 344265100 Subject to Mortgage Improvements: Residential Dwelling
PAMELA STIBBINS C.P. July Term, 2016 No. 02413 \$52,540.15 Udren Law Offices, P.C.

1711-404
8547 Williams Ave 19150 50th wd. 1,447 Sq. Ft. BRT#502278100; OPA# 502278100 Improvements: Residential Dwelling
ESTATE OF **CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON**; **IAN DENNIS, JR.**, AS KNOWN HEIR OF **CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON**; **KENNETH JOHNSON** AS KNOWN HEIR OF **CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON**; **MERCEDES JOHNSON**, AS KNOWN HEIR AND AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF **CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON**; **SHACARA DENNIS**, AS KNOWN HEIR AND AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF **CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON**; **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON** C.P. February Term, 2017 No. 07915 \$198,343.10 Udren Law Offices, P.C.

1711-405
748 S 60th St 19143 3rd wd. Land: 1,566 Sq. Ft.; Improvement: 1,444 Sq. Ft.; Total: 3,010 Sq. Ft. BRT#033208100 Improvements: Residential Property
MARY JOSHUA SMITH C.P. July Term, 2016 No. 00251 \$111,012.62 Richard M. Squire & Associates, LLC

1711-406
5009 Ogden St 19139-1642 44th wd. 1,100 Sq. Ft. BRT#442023000 Improvements: Residential Dwelling
THOMAS E. MURPHY C.P. October Term, 2013 No. 01022 \$62,049.69 Powers, Kirn & Associates, LLC

1711-407
7555 Woodcrest Ave 19151 34th wd. 1,627 Sq. Ft. BRT#343193300 Improvements: Residential Real Estate
ABDOULAYE DOUMBIA A/K/A ABDOL DOUMBIA A/K/A ABDOL DOUMBIA C.P. February Term, 2017 No. 03046 \$140,905.64 Stern & Eisenberg PC

1711-408
607 E Phil Ellena St 19119 22nd wd. 15,500 Sq. Ft. BRT#222010600 Improvements: Residential Real Estate
THE ESTATE OF **JAMES H. FOSTER**, **ANTHONY J. FOSTER** EXECUTOR C.P. March Term, 2016 No. 02037 \$526,012.52 Stern & Eisenberg PC

1711-409
133 W Washington Ln 19144-2613 59th wd. 3,750 Sq. Ft. BRT#593089100 Improvements: Residential Dwelling
MAUDE B. SHELTON C.P. August Term, 2015 No. 04449 \$142,884.12 Law Office of Gregory Javardian, LLC

1711-410
4808 Greene St 19144-6029 12th wd.

SHERIFF'S SALE

2,012 Sq. Ft. BRT#123160000 Improvements: Residential Dwelling
DAWNYEL BATTS C.P. March Term, 2016 No. 00947 \$174,697.72 Law Office of Gregory Javardian, LLC

1711-411
235 E Albanus St 19120 42nd wd. 1,068 Sq. Ft. OPA#421154100 Improvements: Residential Property
SHAGRETTA SMALL A/K/A SHAGRETTA S. SMALL AND **TYRONE SLADE A/K/A TYRONE D. SLADE** C.P. February Term, 2016 No. 01527 \$57,873.47 Shapiro & DeNardo, LLC

1711-412
3305 Ryan Ave 19136-4301 64th wd. 1,616 Sq. Ft. BRT#642100000 Improvements: Residential Real Estate
CHARAN KAUR AND **PAVITTAR SINGH** C.P. October Term, 2016 No. 00769 \$236,457.52 Stern & Eisenberg PC

1711-413
1027 E Cheltenham Ave 19124-1027 35th wd. 1,088 Sq. Ft. OPA#352014600 Improvements: Residential Property
JEMIMA AYI-KUMI C.P. January Term, 2017 No. 02893 \$85,939.41 Phelan Hallinan Diamond & Jones, LLP

1711-414
1728 McClellan St 19145-2123 48th wd. 658 Sq. Ft. BRT#481023000 Subject to Mortgage Improvements: Residential Dwelling
SONG PHOU C.P. August Term, 2016 No. 01306 \$79,293.33 Law Office of Gregory Javardian, LLC

1711-415
1204 Glenview St 19111 53rd wd. 3,023 Sq. Ft. BRT#532148800 Improvements: Residential Dwelling
JIN GUANG REN C.P. June Term, 2017 No. 03142 \$20,286.45 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1711-416
5309 Large St 19124-1120 62nd wd. 1,368 Sq. Ft. OPA#621336600 Improvements: Residential Property
CLAUDIA ROMERO C.P. April Term, 2016 No. 00277 \$110,372.70 Phelan Hallinan Diamond & Jones, LLP

1711-417
6745 Cottage St 19135-2201 41st wd. 1,451 Sq. Ft. OPA#55-2-4184-00 Improvements: Residential Dwelling
HEIRS AND DEVICES OF **WALTER S. GABRYELSKI, DEC'D** C.P. November Term, 2015 No. 04443 \$55,832.98 Pressman & Doyle, LLC

1711-418
5131 Keyser St 19144 12th wd. 1,472 Sq. Ft. OPA#123195800 Improvements: Residential Property
GLORIA GIBSON-WOOD AS ADMINISTRATRIX OF THE ESTATE OF **LEANORA D. GIBSON** DECEASED AND **LEAH WOOD** C.P. October Term, 2015 No. 02077 \$31,224.15 KML Law Group, P.C.

1711-419
6243 Crafton St 19149 62nd wd. 896 Sq. Ft. OPA#621543400 Improvements: Residential Property
JOHN ERIC DOUS C.P. December Term, 2012 No. 02336 \$172,216.77 KML Law Group, P.C.

1711-420
1020 S 51st St a/k/a 1020 S Fifty-First St 19143 51st wd. 1,548 Sq. Ft. OPA#511178000 Improvements: Residential Property
ANGELA NORMAN, SOLELY IN HER CAPACITY AS HEIR OF **BARBARA NORMAN**, DECEASED, **LETECIA L. SMITH** SOLELY IN HER CAPACITY AS HEIR OF **BARBARA NORMAN**, DECEASED, **KELTON NORMAN** SOLELY IN HIS CAPACITY AS HEIR OF **BARBARA NORMAN**, DECEASED AND **KEVIN NORMAN** SOLELY IN HIS CAPACITY AS HEIR OF **BARBARA NORMAN** DECEASED C.P. October Term, 2016 No. 01818 \$167,750.80 KML Law Group, P.C.

SHERIFF'S SALE

1711-421
4200 I St 19124 33rd wd. 2,822 Sq. Ft. OPA#332153700 Improvements: Residential Property
MICHAEL P. HINES C.P. January Term, 2014 No. 02787 \$72,584.16 KML Law Group, P.C.

1711-423
1240 S Millick St 19143 3rd wd. 984 Sq. Ft. BRT#033222700 Improvements: Residential Real Estate
TYESHA K. OSBOURNE C.P. June Term, 2016 No. 15501 \$181,770.57 Stern & Eisenberg PC

1711-424
192 W Luray St 19120 42nd wd. 966 Sq. Ft. OPA#422051400 Improvements: Residential Property
WANDA I. JORGE C.P. February Term, 2017 No. 04643 \$15,841.15 Shapiro & DeNardo, LLC

1711-425
1611 E Berks St 19125 18th wd. 1,202 Sq. Ft. OPA#181210500 Improvements: Residential Property
CATHERINE E. LEIST C.P. December Term, 2016 No. 03013 \$187,108.20 Shapiro & DeNardo, LLC

1711-426
4200 Magee Ave 19135 55th wd. 2,988 Sq. Ft. OPA#552140500 Improvements: Residential Property
KOK LAM NG C.P. March Term, 2017 No. 00250 \$63,671.69 Shapiro & DeNardo, LLC

1711-427
3145 Willits Rd 19114-3816 57th wd. (formerly 35th wd. wd.) 1,800 Sq. Ft. BRT#572092900; PRCL#153N01-0059 Improvements: Residential Dwelling
PAUL KUZAN C.P. December Term, 2016 No. 02222 \$158,144.39 Powers, Kirn & Associates, LLC

1711-428
5219 N Broad St 19141 49th wd. 2,375 Sq. Ft. OPA#493249800 Improvements: Residential Property
TENISE TAYLOR C.P. May Term, 2017 No. 02134 \$192,674.28 Shapiro & DeNardo, LLC

1711-429
316 E Thayer St 19134-1624 7th wd. 896 Sq. Ft. OPA#073248400 Improvements: Residential Property
TIEN S. NGUYEN A/K/A TIEN SONG NGUYEN A/K/A TIEN NGUYEN; **TUAM MINH TRAN** C.P. January Term, 2017 No. 01957 \$28,296.79 Phelan Hallinan Diamond & Jones, LLP

1711-430
1749-1751 Bigler St 19145 26th wd. 1,280 Sq. Ft. OPA#262314100 Improvements: Residential Property
LOUIS PAVONI C.P. July Term, 2012 No. 02829 \$361,898.76 Shapiro & DeNardo, LLC

1711-431
4113 Apple St 19127-1702 21st wd. 1,416 Sq. Ft. OPA#211251700 Improvements: Residential Property
EDWARD D. BASSI; **EILEEN BASSI** C.P. February Term, 2010 No. 00332 \$115,378.03 Phelan Hallinan Diamond & Jones, LLP

1711-432
7814 Cedarbrook Ave a/k/a 7814 Cedarbrook St 19150 50th wd. 1,280 Sq. Ft. OPA#501248600 Improvements: Residential Property
BRYANT PAYNE C.P. January Term, 2017 No. 04447 \$98,384.01 KML Law Group, P.C.

1711-433
2704 Cambridge St 19130-1207 29th wd. 912 Sq. Ft. OPA#292009400 Improvements: Residential Property
TAIRI PROFIT C.P. March Term, 2015 No. 01134 \$217,489.17 Phelan Hallinan Diamond & Jones, LLP

1711-434
2821 S 81st St 19153-1602 40th wd. 1,110 Sq. Ft. OPA#405005004 Improvements: Residential Property
KYLE WILLIAMS, IN HIS CAPACITY AS HEIR OF **JAMES WILLIAMS**, DE-

SHERIFF'S SALE

CEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER **JAMES WILLIAMS**, DECEASED C.P. May Term, 2016 No. 03581 \$116,982.72 Phelan Hallinan Diamond & Jones, LLP

1711-435
2415 Morris St a/k/a 2457 Morris St 19145 36th wd. 6,915 Sq. Ft. (land area); 6,923 Sq. Ft. (improvement area) BRT#88-434-7515 Subject to Mortgage Subject to Rent
JOSEPH GIGLIOTTI C.P. December Term, 2013 No. 02180 \$142,415.29 Jennifer Hiller Nimeroff, Esquire; Weir & Partners LLP

1711-436
3107 W Clifford St 19121 32nd wd. 1,454 Sq. Ft. OPA#324067200 Subject to Mortgage Improvements: Residential Property
ROBERT L. MARTIN A/K/A ROBERT MARTIN C.P. February Term, 2012 No. 02523 \$38,800.91 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1711-437
1920 Cottman Ave 19111-3817 53rd wd. 2,159 Sq. Ft. OPA#871578430 Improvements: Residential Property
YAN XIA LI; **AI JIN LI** C.P. January Term, 2017 No. 02208 \$220,060.29 Phelan Hallinan Diamond & Jones, LLP

1711-438
15033 London Rd 19116-1533 58th wd. 1,224 Sq. Ft. OPA#583167000 Improvements: Residential Property
HERBERT O. WRIGHT, IV C.P. October Term, 2016 No. 03089 \$161,653.36 Phelan Hallinan Diamond & Jones, LLP

1711-439
208 McClellan St a/k/a 208 McClellan St 19148 1st wd. 1,222 Sq. Ft. OPA#01152100 Improvements: Residential Property
JANICE TAYLOR, A/K/A **JANICE L. TAYLOR** C.P. May Term, 2016 No. 01824 \$123,144.70 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1711-440
5906 N Hutchinson St 19141 49th wd. 1,760 Sq. Ft. OPA#492162010 Subject to Mortgage Improvements: Residential Property
RAYMOND R. WILMORE, A/K/A **RAYMOND R. WILMORE JR**; **MARIA ZURITA**, A/K/A **MARIA B. ZURITA** C.P. May Term, 2017 No. 01432 \$114,283.17 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1711-441
5510 Rising Sun Ave 19120 ROW W/OFF STR 2 STY MASON BRT#882061710 Improvements: Commercial/commercial Mixed Use Property
JEROME WRIGHT C.P. October Term, 2014 No. 03134 \$183,805.00 Robert W. Williams, Esquire

1711-442
2521 S 73rd St 19142 40th wd. 1,120 Sq. Ft. OPA#404070600 Improvements: Residential Property
ROBIN TUCKER C.P. December Term, 2013 No. 01130 \$81,996.97 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1711-443A
1 Academy Cir, Unit # 206 19146-5235 88th wd. 620 Sq. Ft. OPA#888300550 Improvements: Residential Property
VIPIN MAHAJAN C.P. April Term, 2016 No. 00530 \$264,121.92 Phelan Hallinan Diamond & Jones, LLP

1711-443B
1 Academy Cir, #P49 19146-5235 88th wd. 620 Sq. Ft. OPA#888301238 Improvements: Residential Property
VIPIN MAHAJAN C.P. April Term, 2016 No. 00530 \$264,121.92 Phelan Hallinan Diamond & Jones, LLP

1711-444
5855 Anderson St 19138 59th wd. Land: 1,775 Sq. Ft.; Improvement: 1,154 Sq. Ft.; Total: 2,929 Sq. Ft. OPA#591218200 Improvements: Residential Property
CURTIS L. WRIGHT AND **LILLIAN D.**

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>WRIGHT C.P. February Term, 2014 No. 01504 \$40,819.17 Richard M. Squire & Associates, LLC</p>	<p>RONALD G. SKINNER C.P. December Term, 2016 No. 02798 \$22,660.82 Phelan Hallinan Diamond & Jones, LLP</p>	<p>LIAMS C.P. September Term, 2016 No. 00492 \$122,555.96 KML Law Group, P.C.</p>	<p>No. 03491 \$76,055.99 KML Law Group, P.C.</p>	<p>1711-489 5817 Hoffman Ave 19143 3rd wd. 1,640 Sq. Ft. OPA#034038100 Improvements: Residential Property TEE T. DUBOSE C.P. February Term, 2017 No. 02907 \$108,695.12 KML Law Group, P.C.</p>
<p>1711-445 3948 L St 19124-5515 33rd wd. 1,172 Sq. Ft. OPA#33-2-3844-00 Improvements: Residential Dwelling ESTATE OF CHARLES W. CROUSE, DECEASED C.P. February Term, 2016 No. 00547 \$73,538.55 Pressman & Doyle, LLC</p>	<p>1711-456 5961 Reach St 19120-1114 35th wd. 1,250 Sq. Ft. OPA#352243000 Improvements: Residential Property JUAN ORTIZ, JR C.P. January Term, 2012 No. 00771 \$65,932.00 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-464B 2122 N Hobart St 19131 52nd wd. 1,307 Sq. Ft. OPA#522243500 Subject to Mortgage Improvements: Residential Property MUHAMMED HOGUE, DAVID ODOM, LEE EDNA ODOM AND DEROY WIL-LIAMS C.P. September Term, 2016 No. 00492 \$122,555.96 KML Law Group, P.C.</p>	<p>1711-476 2824 Almond St 19134 25th wd. 696 Sq. Ft. OPA#251296600 Improvements: Residential Property JACQUELINE SCHUCK C.P. January Term, 2017 No. 03225 \$134,768.37 KML Law Group, P.C.</p>	<p>1711-490 2066 E. Boston St 19125 31st wd. 17'10"x50' OPA#313169120 Improvements: Vacant Lot DAWN DALEY C.P. June Term, 2006 No. 01445 \$52,280.71 Jay E. Kivitz, Esq.</p>
<p>1711-446 49 W Sharpneck St 19119 22nd wd. 1,520 Sq. Ft. OPA#223042400 Improvements: Residential Property MICHAEL CUNNINGHAM SOLELY IN HIS CAPACITY AS HEIR OF JEANETTE CUNNINGHAM, DECEASED AND ROCHELLE CUNNINGHAM SOLELY IN HER CAPACITY AS HEIR OF JEANETTE CUNNINGHAM, DECEASED C.P. July Term, 2016 No. 03188 \$34,174.00 KML Law Group, P.C.</p>	<p>1711-457 2629 Caesar Pl 19153-1101 40th wd. 1,260 Sq. Ft. OPA#405939200 Improvements: Residential Property JEFFREY J. LOMBARDO A/K/A JEFFREY LOMBARDO; CHRISTINE M. LOMBARDO C.P. January Term, 2016 No. 02883 \$165,061.36 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-465 9584 State Rd Unit B 19114-3078 65th wd. 1,056 Sq. Ft. OPA#888651261 Improvements: Residential Property ARON GUTTIN C.P. December Term, 2012 No. 00995 \$151,947.36 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-477 4007 J St 19124 33rd wd. 1,254 Sq. Ft. OPA#332244100 Improvements: Residential Property SATINA L. SHEED C.P. February Term, 2016 No. 00371 \$49,636.23 KML Law Group, P.C.</p>	<p>1711-491 1647 Widener Pl 19141 17th wd. 1,446 Sq. Ft. OPA#171192500 Improvements: Residential Property TASTONIA MYATT ALTMAN A/K/A TASTONIA MAYTT ALTMAN AND HASFORD THOMAS ALTMAN C.P. July Term, 2015 No. 01799 \$129,182.24 KML Law Group, P.C.</p>
<p>1711-447 2233 S Garnet St 19145 26th wd. 1,031 Sq. Ft. OPA#262131400 Improvements: Residential Property CATHERINE R. CREMONA C.P. November Term, 2015 No. 03985 \$117,514.92 KML Law Group, P.C.</p>	<p>1711-458 7759 Oxford Ave 19111 63rd wd. 1,530 Sq. Ft. OPA#631160065 Improvements: Residential Property KELVIN RAY C.P. January Term, 2017 No. 01378 \$174,931.01 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-466 5334 Willows Ave 19143-4128 51st wd. 1,200 Sq. Ft. OPA#511120400 Improvements: Residential Property MUZAMIL ELHAG C.P. November Term, 2016 No. 00229 \$37,368.56 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-478 1834 S 55th St 19143 51st wd. 1,560 Sq. Ft. OPA#514204600 Improvements: Residential Property JEFFREY STUCKEY C.P. May Term, 2010 No. 02963 \$62,776.23 KML Law Group, P.C.</p>	<p>1711-492 440 W Fisher Ave 19120-3208 42nd wd. 1,260 Sq. Ft. OPA#422250700 Improvements: Residential Property DELORES CAMPBELL IN HER CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; ROGER MOORE, IN HIS CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; MARIE MOORE, IN HIS CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; RICHARD CAMPBELL, IN HIS CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; RACHEL CAMPBELL, IN HER CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN CAMPBELL, DECEASED; ANTHONY R. MOORE, JR, IN HIS CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; AHARONE MOORE, IN HIS CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; MARCUS MOORE, IN HIS CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; ANISAH MOORE, IN HIS CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; AMIR MOORE, IN HIS CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED; ANIYAH MOORE, IN HER CAPACITY AS HEIR OF CAROLYN CAMPBELL, DECEASED C.P. March Term, 2016 No. 01666 \$33,923.69 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1711-448 2218 E Cumberland St 19125 31st wd. 1,613 Sq. Ft. OPA#314013300 Improvements: Residential Property THOMAS JOSEPH FARRELL JR., DAVID FRY AND HOLLY FRY C.P. January Term, 2017 No. 01557 \$246,636.35 KML Law Group, P.C.</p>	<p>1711-459 410 Tasker St 19148-1331 1st wd. 2,076 Sq. Ft. OPA#011350100 Improvements: Residential Property ANTONNE M. JONES; MADRENA JONES A/K/A MARDRENA JONES C.P. May Term, 2014 No. 01730 \$77,759.25 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-467 5517 Master St 19131 4th wd. 1,286 Sq. Ft. OPA#041231500 Improvements: Residential Property ANGELINE FISHER C.P. June Term, 2016 No. 00755 \$68,062.05 KML Law Group, P.C.</p>	<p>1711-479 1211 Wellington St 19111 53rd wd. 2,727 Sq. Ft. OPA#532343500 Improvements: Residential Property WILLIAM R. MOORE JR C.P. June Term, 2016 No. 01576 \$61,347.59 KML Law Group, P.C.</p>	
<p>1711-449 1819 S 23rd St 19145 48th wd. 1,540 Sq. Ft. OPA#482246800 Improvements: Residential Property JERMAINE R ROLLINS A/K/A JERMAINE ROLLINS AND TENEKIA J. ROLLINS A/K/A TENEKIA ROLLINS C.P. December Term, 2016 No. 02277 \$84,858.50 KML Law Group, P.C.</p>	<p>1711-460 1623 E Duval St a/k/a 1623 Duval St 19138-1105 10th wd. 1,440 Sq. Ft. OPA#102293500 Improvements: Residential Property RYAN R. MILLER C.P. June Term, 2016 No. 01836 \$90,426.56 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-468 2952 S Sydenham St 19145-4923 26th wd. 1,076 Sq. Ft. OPA#261245000 Improvements: Residential Property LISA A. GAUDIOSO A/K/A LISA GAUDIOSO; FRANK M. GAUDIOSO C.P. February Term, 2017 No. 03051 \$139,149.86 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-480 934-950 N 3rd St #401 19123 5th wd. 818 Sq. Ft.; Together with a proportionate undivided interest in the Common Elements of 2.46% OPA#888033892 Improvements: Residential Property WILLIAM J. SCHWEIKER, III A/K/A WILLIAM SCHWEIKER C.P. January Term, 2017 No. 03536 \$221,879.17 KML Law Group, P.C.</p>	
<p>1711-450 5355 Gillespie St 19124 62nd wd. ROW 2 STY MASONRY; 896 Sq. Ft. BRT#622392800 Improvements: Residential Dwelling RITA M. BEATTES C.P. February Term, 2017 No. 03755 \$93,564.24 McCabe, Weisberg, & Conway, P.C.</p>	<p>1711-461 201 W Champlost St a/k/a 201 W Champlost Ave 19120-1809 61st wd. 1,216 Sq. Ft. OPA#612167300 Improvements: Residential Property JOSE I. RAMIREZ & GRACIELA RAMIREZ C.P. December Term, 2016 No. 03118 \$27,988.76 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-469 622 Elkins Ave 19120 61st wd. 2,150 Sq. Ft. OPA#612026500 Improvements: Residential Property BERNICE MCNEIL C.P. February Term, 2013 No. 01376 \$97,026.69 KML Law Group, P.C.</p>	<p>1711-481 4716 Tampa St 19120 42nd wd. 1,200 Sq. Ft. OPA#421573600 Improvements: Residential Property ERNEST J. WYLLIE C.P. January Term, 2017 No. 04452 \$69,539.35 KML Law Group, P.C.</p>	
<p>1711-451 4832 B St 19120 42nd wd. ROW W/ DET GAR 2 STY MAS; 1,072 Sq. Ft. BRT#421316200 Improvements: Residential Dwelling MARY R. LEE C.P. December Term, 2016 No. 01838 \$57,342.32 McCabe, Weisberg, & Conway, P.C.</p>	<p>1711-462 601 I Edison Ave a/k/a 601 Edison Ave, Unit 601I 19116 16th wd. 1,040 Sq. Ft. OPA#888581339 Improvements: Residential Property PATRICIA A. MCCARTHY C.P. April Term, 2016 No. 03381 \$57,303.22 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-470 247 E Sheldon St 19120-3517 42nd wd. 1,060 Sq. Ft. OPA#421169300 Improvements: Residential Property PATRICIA J. GAINES, DECEASED C.P. March Term, 2012 No. 01565 \$36,267.94 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-483 1613 Lewis St 19124 33rd wd. 1,200 Sq. Ft. OPA#332035000 Improvements: Residential Property ANDREW MORRIS C.P. February Term, 2017 No. 08141 \$85,524.46 Shapiro & DeNardo, LLC</p>	
<p>1711-452 124 E Upsal St 19119 22nd wd. DET CONV APT 2.5 STY STON; 2,470 Sq. Ft. BRT#221075900 Improvements: Residential Dwelling SHAHEEDAH B. SAALIM C.P. June Term, 2015 No. 04060 \$263,303.82 McCabe, Weisberg, & Conway, P.C.</p>	<p>1711-463 6727 Dorel St 19142-2606 40th wd. 1,170 Sq. Ft. OPA#406340100 Improvements: Residential Property FRANCIS A. BRACEWELL, IN HIS CAPACITY AS HEIR OF TONNIEH K. GBASSAH A/K/A TONNIEH GBASSAH, DECEASED; GORMAH KORYON, IN HER CAPACITY AS HEIR OF TONNIEH K. GBASSAH A/K/A TONNIEH GBASSAH, DECEASED; BENJAMIN S. KORYON, IN HIS CAPACITY AS HEIR OF TONNIEH K. GBASSAH A/K/A TONNIEH GBASSAH, DECEASED; MARSAH KORYON, IN HIS CAPACITY AS HEIR OF TONNIEH K. GBASSAH A/K/A TONNIEH GBASSAH, DECEASED; JOSEPH B. WONIEWALA, IN HIS CAPACITY AS HEIR OF TONNIEH K. GBASSAH A/K/A TONNIEH GBASSAH, DECEASED; COMFORT GBASSAH, IN HER CAPACITY AS HEIR OF TONNIEH K. GBASSAH A/K/A TONNIEH GBASSAH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TONNIEH K. GBASSAH A/K/A TONNIEH GBASSAH, DECEASED C.P. February Term, 2017 No. 06081 \$85,882.30 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-471 2957 N Camac St a/k/a 2957 Camac St 19133 37th wd. 1,451 Sq. Ft. OPA#372264600 Improvements: Residential Property JOELLA FRAZIER DAVIS SOLELY IN HER CAPACITY AS HEIR OF JUAR-RANNETTA MCNABB A/K/A JUAR-ANNETTA MCNABB DECEASED C.P. February Term, 2016 No. 04915 \$56,096.54 KML Law Group, P.C.</p>	<p>1711-484 8710 Verree Road 19115-3608 63rd wd. 12,000 Sq. Ft. BRT#632260500 Improvements: Det W/d Gar 1 Sty Stone CARLTON WALKER C.P. April Term, 2017 No. 02853 \$222,733.77 Milstead & Associates, LLC</p>	
<p>1711-453 3527 N Judson St 19140 11th wd. 1,284 Sq. Ft. BRT#112323600; OPA# 112323600 Improvements: Residential Dwelling ROSELYNN STARKS, KNOWN HEIR OF AMELIA E. STARKS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER AMELIA E. STARKS C.P. December Term, 2016 No. 03431 \$97,005.40 Udren Law Offices, P.C.</p>	<p>1711-464A 5438 Haverford Ave 19139 4th wd. 1,775 Sq. Ft. OPA#041046600 Improvements: Residential Property MUHAMMED HOGUE, DAVID ODOM, LEE EDNA ODOM AND DEROY WIL-</p>	<p>1711-472 1937 Medary Ave 19141-1435 17th wd. 1,472 Sq. Ft. OPA#171318200 Improvements: Residential Property SHEILYNNE CAMBRIDGE C.P. January Term, 2015 No. 01461 \$102,060.85 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-485 3709 Vader Dr 19154 66th wd. 1,800 Sq. Ft. OPA#663427400 Improvements: Residential Property JOHN R. MANGINI, CO-ADMINISTRATOR OF THE ESTATE OF JOHN LOUIS MANGINI, DECEASED AND MARIA THEODOROU, CO-ADMINISTRATOR OF THE ESTATE OF JOHN LOUIS MANGINI, DECEASED C.P. May Term, 2017 No. 00683 \$53,484.06 Shapiro & DeNardo, LLC</p>	
<p>1711-454 7971 Gilbert St 19150-2505 50th wd. 1,224 Sq. Ft. OPA#502132800 Improvements: Residential Property RENEE M. HARRIS C.P. February Term, 2017 No. 04627 \$64,664.35 170204627</p>		<p>1711-473 5860 Woodcrest Ave 19131-2232 52nd wd. 1,534 Sq. Ft. OPA#522148000 Improvements: Residential Property DENNIS GREENE C.P. April Term, 2016 No. 02540 \$131,921.68 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-487 1915 Fountain St 19121 32nd wd. 1,300 Sq. Ft. OPA#321174100 Improvements: Residential Property VENITA COMBS C.P. May Term, 2017 No. 04064 \$122,087.84 Shapiro & DeNardo, LLC</p>	
<p>1711-455 1843 E Russell St 19134-2007 45th wd. 1,177 Sq. Ft. OPA#452092500 Improvements: Residential Property</p>		<p>1711-475 5228 Westford Rd 19120 42nd wd. 1,528 Sq. Ft. OPA#421397200 Improvements: Residential Property SHARMAR M. DAVID A/K/A SHARMAR DAVID C.P. August Term, 2014</p>	<p>1711-488 1503 N Redfield St 19151 34th wd. 1,420 Sq. Ft. OPA#342165200 Improvements: Residential Property ALIYA S. SMALL C.P. December Term, 2008 No. 00510 \$51,907.45 KML Law Group, P.C.</p>	

SHERIFF'S SALE

Improvements: Residential Dwelling
GERMAN LEE AND ANTON LIVSHITS
C.P. August Term, 2016 No. 03432
\$107,936.33 Robert W. Williams, Esquire

1711-499
4207 Elbridge St 19135-3101 55th wd. 1,108 Sq. Ft. BRT#552090700 Improve-
ments: Row B/gar 2 Sty Masonry
JUAN C. ORTIZ C.P. May Term, 2016
No. 03071 \$94,900.56 Milstead & As-
sociates, LLC

1711-500
1432 E Cheltenham Ave 19124-1102
62nd wd. Beginning Point: Situate on the
Southwesterly side of Cheltenham Avenue
(70 feet wide) at the distance of 259 and 1/8
of an inch Southeastwardly from the South-
easterly side of large Street (70 feet wide)
OPA#621073900 Improvements: Row 2
Sty Masonry
MARIA GONZALEZ C.P. September
Term, 2015 No. 01942 \$154,836.75 Pat-
rick J. Wesner, Esquire

1711-501
5278 W Jefferson St 19131-3623 52nd
wd. 1,492 Sq. Ft. BRT#521029000 Im-
provements: Residential Dwelling
JESSIE D. WILLIAMS A/K/A JESSE D.
WILLIAMS DECEASED C.P. June
Term, 2016 No. 02004 \$111,448.44
Powers, Kirm & Associates, LLC

1711-502
2427 S Mildred St 19148-3719 39th wd.
700 Sq. Ft. BRT#393362600 Improve-
ments: Row 2 Sty Masonry
BERNADINO VARALLO AND TRICIA
ROSSI C.P. March Term, 2017 No.
00525 \$119,126.04 Milstead & As-
sociates, LLC

1711-503
7043 Vandike St 19135-1916 41st wd.
2,000 Sq. Ft. BRT#412427500 Improve-
ments: Det 2 Sty Masonry
SEQUIEL SERRANO C.P. Decem-
ber Term, 2014 No. 03647 \$200,951.54
Milstead & Associates, LLC

1711-504
929 Carver St 19124-1025 35th wd. 943
Sq. Ft. BRT#351256700 Improvements:
Row B/gar 2 Sty Masonry
SIMON RAKHMAN C.P. January Term,
2017 No. 01870 \$28,616.21 Milstead &
Associates, LLC

1711-505
21 S 62nd St 19139-2902 62nd wd. 1,215
Sq. Ft. BRT#031186000 Improvements:
Row 2 Sty Masonry
HERBERT E. LAWRENCE, III A/K/A
HERBERT LAWRENCE A/K/A HER-
BERT E. LAWRENCE C.P. August
Term, 2016 No. 00063 \$29,236.93 Mil-
stead & Associates, LLC

1711-506
5515 Whitby Ave 19143-4014 51st wd.
1,280 Sq. Ft. BRT#513119000 Improve-
ments: Row 2 Sty Masonry
JAMES W. BROWN, JR. A/K/A JAMES
BROWN C.P. December Term, 2016
No. 00640 \$37,799.15 Milstead & As-
sociates, LLC

1711-507
824 E Cornwall St 19134 33rd wd. Land:
819 Sq. Ft.; Improvement: 1,176 Sq. Ft.
BRT#331116200 Improvements: Resi-
dential Real Estate
BRIAN ROSEBERRY C.P. June Term,
2017 No. 01239 \$62,901.26 Stern &
Eisenberg PC

1711-508
2624 Brown St 19130 Row Brick Mason
BRT#152247100 Improvements: Com-
mercial/ Commercial Mixed Use Property
MICHAEL SUH C.P. October Term,
2016 No. 01414 \$341,851.99 Robert W.
Williams, Esquire

1711-509
5753 Cedar Ave 19143 ROW 2 STY
MASONRY BRT#463045000 Improve-
ments: Residential
JONATHAN CLARK C.P. May Term,
2017 No. 01902 \$102,048.83 Robert W.
Williams, Esquire

1711-510
1811 Elston St 19126-1524 10th wd. (late
42nd wd.) Situated on the North Side of
Elston Street (Forty feet wide) at the dis-
tance of two hundred eighty-one feet, five

SHERIFF'S SALE

and one-half inches Eastward from the
East side of 19th Street (Eighty feet wide)
in the 10th (late Forty-second) Ward of the
City of Philadelphia. Containing in front or
breadth on the said Elston St, Fifteen feet
eight inches and extending of that width in
length or depth North-ward between paral-
lel lines at right angles to said Elston Street,
seventy feet to the center of a certain twelve
feet wide driveway which extends Eastward
from Ninteenth Street to Eighteenth Street
OPN# 101333700
THE ESTATE OF EVELYN DAVIS C.P.
August Term, 2015 No. 03185 \$70,890.03
Richard J. Nalbandian, III

1711-511
7309 Drexel Rd 19151-2208 34th wd.
1,466 Sq. Ft. BRT#344148600 Improve-
ments: Row B/gar 2 Sty Masonry
ANDRE SHULER C.P. October Term,
2015 No. 01143 \$181,929.02 Milstead
& Associates, LLC

1711-512
74 W Rockland St 19144-6021 12th wd.
3,292 Sq. Ft. OPA#123035900 Improve-
ments: Row Conv/apt 3 Story Mason
JERMAINE STEWART C.P. February
Term, 2017 No. 007788 \$58,664.87 +
\$810.60 (interest from July 25, 2011, until
sale, November 7, 2017 - \$7.72 per diem
Jill M. Fein, Esquire; Hill Wallack LLP

1711-513
1733 Stocker St 19145 26th wd. Land: 708
Sq. Ft.; Improvement: 1,134 Sq. Ft.; Total:
1,842 Sq. Ft. OPA#262307700 Improve-
ments: Residential Property
ANTHONY SANTOSUSSO AND
STEPHANIE SANTOSUSSO C.P. Feb-
ruary Term, 2016 No. 03788 \$162,363.53
Richard M. Squire & Associates, LLC

1711-514
4410 Comly St 19135 55th wd. Land:
1,425 Sq. Ft.; Improvement: 1,282 Sq.
Ft.; Total: 2,707 Sq. Ft. BRT#552004200
Improvements: Residential Property
ANDREW A. DEBONA AND LATINA N.
KING C.P. October Term, 2016 No.
03522 \$127,539.30 Richard M. Squire
& Associates, LLC

1711-515
5937 N 11th St 19141 49th wd. 1,744 Sq.
Ft. OPA#492240500 Improvements:
Residential Property
ELVERA R. HONORE C.P. May Term,
2013 No. 01895 \$155,845.09 Phelan
Hallinan Diamond & Jones, LLP

1711-516
12246 Sweet Briar Rd 19154-1838 66th
wd. 1,152 Sq. Ft. OPA#66-3-1777-00
Improvements: Residential Property
WILSON FULLER A/K/A WILSON L.
FULLER; ROZETTA FULLER C.P.
September Term, 2016 No. 02855
\$317,303.97 Phelan Hallinan Diamond
& Jones, LLP

1711-517
6954 Marsden St 19135-1845 41st wd.
1,800 Sq. Ft. OPA#412374900 Improve-
ments: Residential Property
TERRY HAYES; NICHOLE HAYES
F/K/A NICHOLE BURNS C.P. Febru-
ary Term, 2017 No. 05429 \$209,996.83
Phelan Hallinan Diamond & Jones, LLP

1711-518
743 S 58th St 19143-2725 46th wd. 1,140
Sq. Ft. OPA#463283000 Improvements:
Residential Property
ALLEN MCCRAY C.P. April Term,
2013 No. 05096 \$112,490.08 Phelan
Hallinan Diamond & Jones, LLP

1711-519
606 N 63rd St 19151-3835 34th wd.
Beginning Point: Situate on the West side
of 63rd Street at the distance of 48 feet
North from the North side of Master Street
OPA#344191400 Improvements: Row 2
Sty Masonry
MICHAEL A. STEVENS AND LATOYA
HARRISON STEVENS C.P. October
Term, 2016 No. 02372 \$143,625.85 Pat-
rick J. Wesner

STAYED

STAYED

SHERIFF'S SALE

1711-522
200 N 65th St 19139-1006 34th wd. 2,500
Sq. Ft. BRT#343118500 Improvements:
S/d Conv Apt 2 Sty Mas + Oth
SAMIR MIKAL HICKSON A/K/A
SAMIR HICKSON C.P. March Term,
2017 No. 01841 \$178,427.79 Milstead
& Associates, LLC

1711-523
1824 Pennington Rd 19151-2017 34th
wd. 2,296 Sq. Ft. BRT#343332700 Im-
provements: Row B/gar 2 Sty Masonry
JACQUELINE F. FENNAL AND
JEANINE FENNAL C.P. Decem-
ber Term, 2013 No. 02238 \$202,385.85
Milstead & Associates, LLC

1711-524
3737 Lancaster Ave 19104-2334 24th wd.
1,640 Sq. Ft. BRT#871530180 Improve-
ments: Str/off+apt 3 Sty Masonry
JEFFREY BOYER, DECEASED C.P.
February Term, 2017 No. 04212
\$156,507.52 Milstead & Associates, LLC

1711-525
403 W Wellens St 19120 42nd wd. 1,092
Sq. Ft. OPA#422238000 Improvements:
Residential Property
KEVIN P. CLARK C.P. February Term,
2016 No. 04690 \$39,419.04 Shapiro &
DeNardo, LLC

1711-526
2124 Federal St 19146 36th wd. 1,044 Sq.
Ft. BRT#36-1-045500; OPA# 361045500
Improvements: Residential Dwelling
BOBBY JOHNSON C.P. February Term,
2017 No. 07613 \$194,674.73 Udren
Law Offices, P.C.

1711-527
1700 Christian St 19146 30th wd. 2,388
Sq. Ft. BRT#301189200 Subject to Mort-
gage Improvements: Commercial Prop-
erty
LURUBE DEVELOPERS, LLC C.P.
March Term, 2017 No. 02437 \$369,810.29
Robert P. Johns III, Esquire; Klehr Harrison
Harvey Branzburg LLP

1711-528
6534 N. Uber St 19138 50th wd. 1,080
Sq. Ft. OPA#102026200 Improvements:
Residential Dwelling
BARBARA J. CROSBY C.P. July Term,
2016 No. 03261 \$55,930.45 Joseph R.
Loverdi, Esquire

1711-529
5928 N Franklin St 19120-1313 61st wd.
1,140 Sq. Ft. OPA#612225200 Improve-
ments: Residential Property
KARLA WITHERSPOON C.P. January
Term, 2017 No. 00581 \$49,100.15 Phel-
an Hallinan Diamond & Jones, LLP

1711-530
5627 N 11th St Unit 1 19141-3607 49th
wd. 1,092 Sq. Ft. OPA#492238400 Im-
provements: Residential Property
DIANE WHITEHEAD A/K/A DIANE
EVANS C.P. October Term, 2016 No.
01737 \$75,584.12 Phelan Hallinan Dia-
mond & Jones, LLP

1711-531
256-258 E Allegheny Ave 19134 7th wd.
Land: 1,280 Sq Ft, Improvement: 1,440 Sq
Ft, Total: 2,720 Sq Ft OPA#882934003
Improvements: Commercial
CRUZLUGO, LLC C.P. December Term,
2015 No. 02134 \$476,736.79 Richard
M. Squire & Associates, LLC

1711-532
6520 Tulip St 19135-2824 41st wd. 1,275
Sq. Ft. BRT#411432300 Improvements:
Row B/gar 2 Sty Masonry
GREEN TREE ASSET MANAGEMENT
LLC C.P. February Term, 2017 No.
02763 \$109,985.46 plus \$3,231.72 (inter-
est through 8/9/2017) plus \$17.19 per day
after 8/9/2017 Laurence A. Mester, Mes-
ter & Schwartz, P.C.

1711-533
9971 Bridle Rd 19115-1302 58th wd.
1,170 Sq. Ft. OPA#581236000 Improve-
ments: Residential Property
BRIAN F. DOLAN; LAURA M. DOLAN
C.P. March Term, 2016 No. 00965
\$194,554.66 Phelan Hallinan Diamond
& Jones, LLP

SHERIFF'S SALE

1711-534
908 N 63rd St 19151 34th wd. 4,520 Sq.
Ft. OPA#344198700 Improvements:
Residential Property
DURANTON DORMEUS AND
KETLEEN DORMEUS C.P. August
Term, 2013 No. 00182 \$217,317.27
Shapiro & DeNardo, LLC

1711-535
9315 Spicebush Ln 19115 63rd wd. (for-
merly part of 57th wd.) BRT#632216400;
PRCL#149N21-234 Improvements: Resi-
dential Dwelling
BASEM HAMAD C.P. December Term,
2014 No. 00605 \$394,364.28 Powers,
Kirm & Associates, LLC

1711-536
1011 W Dakota St 19133-1522 37th wd.
1,176 Sq. Ft. OPA#371344500 Improve-
ments: Residential Property
ANDRE MITCHELL A/K/A ANDRE K.
MITCHELL C.P. August Term, 2014
No. 02693 \$29,182.39 Phelan Hallinan
Diamond & Jones, LLP

1711-537
1601 W 67th Ave 19126 10th wd. 1,964
Sq. Ft. (land); 1,568 Sq. Ft. (improvement)
OPA#101240900 Improvements: Row B/
gar 2 Sty Masonry
CLARENCE BUTLER, JR C.P. Feb-
ruary Term, 2015 No. 01263 \$57,688.09
Laurent W Metzler, Esq

1711-538
6113 Ross St 19144-1029 59th wd.
(formerly 22nd wd.) 1,528 Sq. Ft.
OPA#592271900 Improvements: Resi-
dential Property
ANGELINA BELL C.P. February Term,
2016 No. 03319 \$63,877.10 Phelan Hal-
linan Diamond & Jones, LLP

1711-539
3113 Cedar St 19134-4423 25th wd. 994
Sq. Ft. BRT#251426800 Improvements:
Row 2 Sty Masonry
GREEN TREE ASSET MANAGEMENT
LLC C.P. February Term, 2017 No.
06148 \$146,159.75 plus \$20.82 per day
after 2/10/2017 Laurence A. Mester, Mes-
ter & Schwartz, P.C.

1711-540
2535 S 10th St 19148-4424 39th wd. 870
Sq. Ft. (land); 1,318 Sq. Ft. (improvement)
OPA#393492800 Improvements: Row 2
Sty Masonry
CLARENCE BUTLER, JR C.P. Janu-
ary Term, 2015 No. 02882 \$114,155.36
Laurent W Metzler, Esq

1711-541
5748 N 7th St 19120 61st wd. Land: 1,440
Sq. Ft.; Building Area: 1,164 Sq. Ft.; Row
B/Gar 2 Sty Masonry OPA#61-2-235400
Improvements: Property (not Owner Occu-
pied)
LIBERATED PROPERTY HOLDINGS IV,
LLC C.P. April Term, 2017 No. 03548
\$106,811.01 plus interest at \$19.45 per day
after 7/17/2017 Nicholas D. Krawec, Es-
quire, Bernstein-Burkley P.C.

1711-542
4136 Brown St 19104 6th wd. ROW
2 STY MASONRY; 1,700 Sq. Ft.
BRT#061157200 Improvements: Resi-
dential Dwelling
CHARMAYNE WILSON, KNOWN SUR-
VIVING HEIR OF RUDELL WILSON,
CAROLYN M. LEWIS, KNOWN SUR-
VIVING HEIR OF RUDELL WILSON,
HAROLD WILSON, KNOWN SUR-
VIVING HEIR OF RUDELL WILSON,
DWAYNE E WILSON, KNOWN SUR-
VIVING HEIR OF RUDELL WILSON,
RHONDA WILSON, KNOWN SUR-
VIVING HEIR OF RUDELL WILSON,
LARRY WILSON, KNOWN SURVIV-
ING HEIR OF RUDELL WILSON, CON-
STANCE J. WILSON, KNOWN SUR-
VIVING HEIR OF RUDELL WILSON,
CHARLES R. WILSON, KNOWN SUR-
VIVING HEIR OF RUDELL WILSON,
RALPH R. WILSON, KNOWN SURVIV-
ING HEIR OF RUDELL WILSON AND
UNKNOWN SURVIVING HEIRS OF
RUDELL WILSON C.P. January Term,
2017 No. 04465 \$21,560.18 McCabe,
Weisberg, & Conway, P.C.

1711-543
4155 Hellerman St 19135-2520 55th
wd. 1,373.94 Sq. Ft. BRT#552112300;

SHERIFF'S SALE

PRCL#144N9-165 Improvements: Resi-
dential Dwelling
VICTOR SZAREK, DECEASED C.P.
December Term, 2014 No. 00603
\$88,295.27 Powers, Kirm & Associates,
LLC

1711-544
6007 N. Camac St 19141 49th wd. Land:
2,268 Sq. Ft.; Improvement: 1,406 Sq. Ft.
OPA#493167500 Subject to Rent Im-
provements: Apt 2-4 Units, 2 Sty Mason
CLARENCE BUTLER, JR C.P. January
Term, 2015 No. 03403 \$40,931.36 Lau-
rent W Metzler, Esq

1711-545
2447 76th Ave 19150 50th wd. ROW B/
GAR 2 STY MASONRY; 1,578 Sq. Ft.
BRT#501414400 Improvements: Resi-
dential Dwelling
DAVID P. MCFARLIN AND MARLENE
JONES C.P. January Term, 2016 No.
02115 \$143,497.33 McCabe, Weisberg,
& Conway, P.C.

1711-546
424 Sepviva St 19125 18th wd. ROW
3 STY MASONRY; 1,050 Sq. Ft.
BRT#181472400 Improvements: Resi-
dential Dwelling
DOROTHY E. BURNS C.P. August
Term, 2016 No. 01849 \$195,814.43 Mc-
Cabe, Weisberg, & Conway, P.C.

1711-547
5867 Upland Way 19131-3029 52nd wd.
1,280 Sq. Ft. OPA#522007700 Improve-
ments: Residential Property
NADINE ELYSEE C.P. October Term,
2016 No. 03249 \$98,584.45 Phelan Hal-
linan Diamond & Jones, LLP

1711-548
1520 W Duncannon Ave 19141 17th wd.
S/D W/B GAR 2 STY MASONRY; 1,856
Sq. Ft. BRT#171071200 Improvements:
Residential Dwelling
LYNELL A. ANDERSON, KNOWN SUR-
VIVING HEIR OF ALVIN L. WILLIAMS,
KINGSTON WILLIAMS, KNOWN
SURVIVING HEIR OF ALVIN L. WIL-
LIAMS (A MINOR) AND UNKNOWN
SURVIVING HEIRS OF ALVIN L. WIL-
LIAMS C.P. October Term, 2016 No.
02274 \$57,789.11 McCabe, Weisberg,
& Conway, P.C.

1711-549
2253 Friendship St 19149-1326 54th wd.
1,170 Sq. Ft. OPA#542125800 Improve-
ments: Residential Property
RIGOBERTO NUNEZ C.P. October
Term, 2016 No. 01741 \$161,038.66
Phelan Hallinan Diamond & Jones, LLP

1711-551
1512 Roselyn St 19141-1907 17th wd.
1,200 Sq. Ft. OPA#171215600 Improve-
ments: Residential Property
MAUREEN HAWTHORNE C.P.
November Term, 2016 No. 01692
\$120,529.68 Phelan Hallinan Diamond
& Jones, LLP

1711-552
**7439 Walnut Ln a/k/a 7439 E Wal-
nut Ln 19138** 10th wd. 1,260 Sq. Ft.
OPA#101204000 Improvements: Resi-
dential Property
JAREL W. DANIELS C.P. Febru-
ary Term, 2017 No. 07607 \$144,527.33
Phelan Hallinan Diamond & Jones, LLP

1711-553
517 W Clapier St 19144-4835 13th wd.
2,303 Sq. Ft. OPA#133067300 Improve-
ments: Residential Property
DARRIN MOLLETTA C.P. September
Term, 2008 No. 01316 \$69,919.09 Phel-
an Hallinan Diamond & Jones, LLP

1711-554
4137 Whiting Pl 19154-2805 66th wd.
1,296 Sq. Ft. OPA#662596200 Improve-
ments: Residential Property
LAUREN E. BROPHY; CHRISTOPHER
BROPHY C.P. January Term, 2017 No.
00576 \$114,898.87 Phelan Hallinan
Diamond & Jones, LLP

1711-555
5834 Florence Ave 19143-4530 3rd wd.
1,610 Sq. Ft. OPA#034070700 Improve-
ments: Residential Property
MONICA EXUM, IN HER CAPACITY
AS ADMINISTRATRIX AND HEIR OF

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>THE ESTATE OF RONALD EXUM; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD EXUM, DECEASED C.P. March Term, 2017 No. 00119 \$57,064.16 Phelan Hallinan Diamond & Jones, LLP</p>	<p>2017 No. 03840 \$125,007.92 McCabe, Weisberg, & Conway, P.C.</p>	<p>OPA#871231450 Subject to Mortgage PHILI EQUITIES, LLC C.P. March Term, 2016 No. 01889 \$352,000.00 Edward J. Hayes, Esquire; Fox Rothschild LLP</p>	<p>AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2016 No. 01252 \$39,744.93 McCabe, Weisberg, & Conway, P.C.</p>	<p>FRANK SCIARRA, KNOWN SURVIVING HEIR OF MARGARET M. SCIARRA, CONCETTA SULKOWSKI, KNOWN SURVIVING HEIR OF MARGARET M. SCIARRA, SUSAN MODERSKI, KNOWN SURVIVING HEIR OF MARGARET M. SCIARRA, JAMES SCIARRA, KNOWN SURVIVING HEIR OF MARGARET M. SCIARRA AND UNKNOWN SURVIVING HEIRS OF MARGARET M. SCIARRA C.P. August Term, 2016 No. 04577 \$234,609.79 McCabe, Weisberg, & Conway, P.C.</p>
<p>1711-556 1238 Wagner Ave 19141-2915 49th wd. 1,500 Sq. Ft. OPA#493016800 Improvements: Residential Property STEPHEN WOODS A/K/A STEPHEN C. WOODS A/K/A STEPHEN COREY WOODS C.P. July Term, 2016 No. 02000 \$169,765.94 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-567 5652 N Lawrence St 19120 61st wd. ROW 2 STY MASONRY; 1,128 Sq. Ft. BRT#612339300 Improvements: Residential Dwelling KEITH A. BAKER, EXECUTOR OF THE ESTATE OF BERTHA WISE C.P. February Term, 2016 No. 03838 \$64,766.70 McCabe, Weisberg, & Conway, P.C.</p>	<p>1711-577B 7620-24 Ogontz Ave 19150 50th wd. Front: 38.62' x Depth 120.00'; 4,634 Sq. Ft. OPA#882016110 Subject to Mortgage PHILI EQUITIES, LLC C.P. March Term, 2016 No. 01889 \$352,000.00 Edward J. Hayes, Esquire; Fox Rotschild LLP</p>	<p>1711-585 7349 Central Ave 19111 63rd wd. 6,325 Sq. Ft. OPA#631062800 Improvements: Residential Property KAREN C. MORRISSEY C.P. September Term, 2011 No. 02007 \$244,355.84 KML Law Group, P.C.</p>	
<p>1711-557 249-251 N 2nd St Unit 1R 19106-1304 5th wd. (formerly 88th wd.) 1,449 Sq. Ft. OPA#8880330378 Improvements: Residential Property SONIA CHAWLA C.P. February Term, 2017 No. 05334 \$412,885.49 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-568 312 Mifflin St 19148-1821 39th wd. 888 Sq. Ft. OPA#392000800 Improvements: Residential Property LISA ANN CIASTON, IN HER CAPACITY AS HEIR OF MICHAEL BURKE A/K/A MICHAEL P. BURKE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL BURKE, A/K/A MICHAEL P. BURKE, DECEASED C.P. June Term, 2012 No. 03168 \$64,259.89 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-577C-D 7625 Ogontz Ave 19150 50th wd. Front: 24.00' x Depth: 97.50'; 2,340 Sq. Ft. OPA#882924875 Subject to Mortgage PHILI EQUITIES, LLC C.P. March Term, 2016 No. 01889 \$352,000.00 Edward J. Hayes, Esquire; Fox Rothschild LLP</p>	<p>1711-586 169 Larkspur St 19116-2701 58th wd. 1,732 Sq. Ft. OPA#582270500 Improvements: Residential Property JAY LIPSCHUTZ A/K/A JAY A. LIP-SCHUTZ; LINDA SMITH A/K/A LINDA S. SMITH C.P. March Term, 2017 No. 00684 \$169,277.73 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-597 4710 Warrington Ave 19143-3505 46th wd. 2,700 Sq. Ft. OPA#461101200 Improvements: Residential Property CHARO MONIQUE FRENCH; WANDA BROWN C.P. April Term, 2016 No. 03462 \$367,019.45 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1711-558 1412 Wharton St 19146-4824 36th wd. 1,740 Sq. Ft. OPA#365340100 Improvements: Residential Property THELMA WRIGHT C.P. May Term, 2015 No. 02236 \$290,479.85 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-569 5949 Bingham St 19120 35th wd. 990 Sq. Ft. BRT#352311700 Improvements: Residential Real Estate JENNIFER WAGNER, AS KNOWN HEIR TO THE ESTATE OF FRANCIS A. WAGNER, JR. A/K/A ESTATE OF FRANCIS WAGNER AND MARY WAGNER, AS KNOWN HEIR TO THE ESTATE OF FRANCIS A. WAGNER, JR. A/K/A ESTATE OF FRANCIS WAGNER AND UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF FRANCIS A. WAGNER, JR. A/K/A ESTATE OF FRANCIS WAGNER C.P. July Term, 2015 No. 00886 \$89,362.74 Stern & Eisenberg PC</p>	<p>1711-578 1221 N 53rd St 19131 44th wd. 1,155 Sq. Ft. OPA#442319400 Improvements: Residential Property LESTER YOUNG AND SHIRLEY YOUNG C.P. October Term, 2016 No. 01422 \$74,506.97 KML Law Group, P.C.</p>	<p>1711-587 67 Bonnie Gellman Ct Unit 67 a/k/a 67 Bonnie Gellman Ct Unit D-67 a/k/a 67 Bonnie Gellman Ct Fountain Pointe Condo 19114 57th wd. 1,159 Sq. Ft. OPA#888570334 Improvements: Residential Property BRENNAN M. SHAPIRO C.P. February Term, 2017 No. 03490 \$103,354.41 KML Law Group, P.C.</p>	<p>1711-598 1122 S 9th St 19147-4610 2nd wd. 733 Sq. Ft. BRT#882917141 Improvements: Restrnt W/o Bar Masonry GABRIEL BRAVO AND GUADALUPE BRAVO C.P. June Term, 2015 No. 00453 \$105,613.62 Milstead & Associates, LLC</p>
<p>1711-559 2302 Faunce St 19152 56th wd. 3,081 Sq. Ft. BRT#561397500; OPA# 561397500 Improvements: Residential Dwelling BRUCE FELDMAN, AS KNOWN HEIR OF LILLIAN FELDMAN; RICHARD FELDMAN, AS KNOWN HEIR OF LILLIAN FELDMAN; SANDRA BOSS, AS KNOWN HEIR OF LILLIAN FELDMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LILLIAN FELDMAN C.P. March Term, 2017 No. 00019 \$193,342.18 Udren Law Offices, P.C.</p>	<p>1711-571 6232 Mershon St 19149 62nd wd. 1,104 Sq. Ft. OPA#621576600 Improvements: Residential Property MARIBEL SOSA C.P. September Term, 2015 No. 02747 \$143,324.26 KML Law Group, P.C.</p>	<p>1711-579 3322 Bowman St 19129 38th wd. 1,688 Sq. Ft. OPA#382089100 Improvements: Residential Property SARAH HEILER-JONES AND BRUCE JONES C.P. September Term, 2015 No. 01107 \$250,369.15 KML Law Group, P.C.</p>	<p>1711-588 148 Osborn St 19128 21st wd. 1,110 Sq. Ft. OPA#213041400 Improvements: Residential Property GERALD F. MELUSKY, SR. C.P. March Term, 2017 No. 00387 \$123,002.59 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-599 5140 Cedar Ave 19143-1510 46th wd. On South side of Cedar Ave; Front: 15 feet; Depth: 115 feet OPA#462055000 Improvements: Single Family Residence DONALD NORTON, IN HIS CAPACITY AS SURVIVING HEIR OF DOROTHY STEWART, DECEASED, WARREN STEWART, IN HIS CAPACITY AS SURVIVING HEIR OF DOROTHY STEWART, DECEASED, UNKNOWN SURVIVING HEIRS OF DOROTHY STEWART, DECEASED C.P. October Term, 2015 No. 03180 \$52,690.39 Stephen M. Hladik, Esq.</p>
<p>1711-560 6019 Hazelhurst St 19151 34th wd. ROW B/GAR 2 STY MASONRY; 1,560 Sq. Ft. BRT#342125000 Improvements: Residential Dwelling GLORIA BIVINS C.P. February Term, 2017 No. 05343 \$105,991.35 McCabe, Weisberg, & Conway, P.C.</p>	<p>1711-572A 1825 S. Cecil St 19143-5505 40th wd. 15'x53' BRT#401029800 Improvements: Row, 2 Story Masonry MARY M. ROBINSON SMALLEY C.P. April Term, 2009 No. 01587 \$59,850.71 Jay E. Kivitz, Esq.</p>	<p>1711-580 7559 Sherwood Rd 19151 34th wd. 1,868 Sq. Ft. OPA#343245500 Improvements: Residential Property LYNETTE FORD C.P. February Term, 2016 No. 03630 \$101,183.99 KML Law Group, P.C.</p>	<p>1711-589 2512 S Lloyd St 19142 40th wd. 1,120 Sq. Ft. OPA#404016300 Improvements: Residential Property RODNEY C. BOWEN C.P. February Term, 2013 No. 01986 \$62,081.11 KML Law Group, P.C.</p>	<p>1711-600 2555 S Massey St a/k/a 2555 Massey St 19142-2122 40th wd. 1,018 Sq. Ft. OPA#406115300 Improvements: Residential Property BERNICE L. TOWNSEND C.P. April Term, 2017 No. 03704 \$52,329.77 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1711-562 7554 Valley Ave 19128 21st wd. S/D W/B GAR 2 STY MASONRY; 1,666 Sq. Ft. BRT#214195700 Subject to Mortgage Improvements: Residential Dwelling ANTHONY ANTONUCCI AND KELLY ANTONUCCI C.P. October Term, 2016 No. 01848 \$160,973.39 McCabe, Weisberg, & Conway, P.C.</p>	<p>1711-572B 1827 S. Cecil St 19143-5505 40th wd. 15'x53' BRT#401029900 Improvements: Row 2 Story Masonry MARY M. ROBINSON SMALLEY C.P. April Term, 2009 No. 01587 \$59,850.71 Jay E. Kivitz, Esq.</p>	<p>1711-583 5444 Catharine St a/k/a 5444 Catherine St 19143 46th wd. 1,503 Sq. Ft. OPA#463103000 Improvements: Residential Property CLARENCE HENDERSON AND CHARLENE PARMENTER A/K/A CHARLENE D. PARMENTER C.P. April Term, 2016 No. 00722 \$119,661.88 KML Law Group, P.C.</p>	<p>1711-591 135 W Pomona St 19144-0000 59th wd. 1,173 Sq. Ft. OPA#593100300 Improvements: Residential Property MAUREEN J. MCLEOD C.P. October Term, 2015 No. 03497 \$111,353.49 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-601 11997 Dumont Rd 19116-2322 58th wd. 2,365 Sq. Ft. OPA#582392100 Improvements: Residential Property THOMAS P. GEORGE; SUJA THOMAS C.P. September Term, 2015 No. 00595 \$420,072.25 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1711-563 3835 Frankford Ave 19124-5634 45th wd. 2,083 Sq. Ft. BRT#452269810 Improvements: Row W.det Gar 2 Sty Mas ERIC TORRES C.P. February Term, 2017 No. 03756 \$95,565.30 Milstead & Associates, LLC</p>	<p>1711-573 4432 N Marshall St 19140 43rd wd. 720 Sq. Ft. OPA#433298500 Improvements: Residential Property GWENDOLYN ROGERS C.P. January Term, 2017 No. 03206 \$47,188.89 KML Law Group, P.C.</p>	<p>1711-584 4814 N Gransback St 19120 42nd wd. ROW B/GAR 2 STY MASONRY; 1,200 Sq. Ft. BRT#421502500 Improvements: Residential Dwelling DONNALEEN STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, KENNETH N. STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, SAMUEL STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, KERRY STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, BERNICE HINES, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, PAUL STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR</p>	<p>1711-592 2352 77th Ave 19150 50th wd. 1,920 Sq. Ft. OPA#501417900 Improvements: Residential Property MARCELLE W. MCKEIVER SOLELY IN HER CAPACITY AS HEIR OF MARCEL-LOUS W. MATTHEWS, JR., DECEASED C.P. January Term, 2017 No. 00304 \$141,853.90 KML Law Group, P.C.</p>	<p>1711-602 7266 N 21st St 19138-2102 50th wd. On Westerly side of Twenty-First Street; Front: 15 feet 4 inches; Depth: 118 feet OPA#101188500 Improvements: Single Family Residence WAYNE G. ANDREWS C.P. December Term, 2015 No. 02616 \$116,758.02 Stephen M. Hladik, Esq.</p>
<p>1711-564 1943 Plymouth St 19138 10th wd. 1,200 Sq. Ft. OPA#101320400 Improvements: Residential Property SHELLEY DIXON C.P. October Term, 2015 No. 01963 \$66,235.95 Shapiro & DeNardo, LLC</p>	<p>1711-574 6144 Lebanon Ave 19151 34th wd. 4,445 Sq. Ft. OPA#342126600 Improvements: Residential Property JAMES LEE WRIGHT A/K/A JAMES WRIGHT C.P. February Term, 2017 No. 02745 \$97,762.06 KML Law Group, P.C.</p>	<p>1711-585 4814 N Gransback St 19120 42nd wd. ROW B/GAR 2 STY MASONRY; 1,200 Sq. Ft. BRT#421502500 Improvements: Residential Dwelling DONNALEEN STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, KENNETH N. STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, SAMUEL STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, KERRY STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, BERNICE HINES, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER, PAUL STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR</p>	<p>1711-593 3927 Elsinore St 19124 33rd wd. 939 Sq. Ft. OPA#332217600 Improvements: Residential Property SYREETA LUGO C.P. January Term, 2016 No. 02660 \$125,677.77 KML Law Group, P.C.</p>	<p>1711-603 6022 N Water St a/k/a 6022 Water St 19120-2015 61st wd. 1,224 Sq. Ft. OPA#612485300 Improvements: Residential Property HOWARD G. PALMER C.P. March Term, 2016 No. 03388 \$102,856.78 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1711-565 6218 Old York Rd 19141 17th wd. ROW B/GAR 2 STY MASONRY; 1,584 Sq. Ft. BRT#172029000 Improvements: Residential Dwelling TONYA R. BELTON, KNOWN SURVIVING HEIR OF THOMAS KEVIN BELTON AND UNKNOWN SURVIVING HEIRS OF THOMAS KEVIN BELTON C.P. December Term, 2016 No. 00690 \$282,647.19 McCabe, Weisberg, & Conway, P.C.</p>	<p>1711-575 1165 Anchor St 19124 62nd wd. 1,277 Sq. Ft. OPA#621069700 Improvements: Residential Property RAHEEM FURSON C.P. October Term, 2015 No. 02591 \$104,224.42 KML Law Group, P.C.</p>	<p>1711-586 5444 Catharine St a/k/a 5444 Catherine St 19143 46th wd. 1,503 Sq. Ft. OPA#463103000 Improvements: Residential Property CLARENCE HENDERSON AND CHARLENE PARMENTER A/K/A CHARLENE D. PARMENTER C.P. April Term, 2016 No. 00722 \$119,661.88 KML Law Group, P.C.</p>	<p>1711-594 7673 Overbrook Ave 19151 34th wd. 1,778 Sq. Ft. OPA#343260300 Improvements: Residential Property NICOLE A. KINSEY C.P. July Term, 2016 No. 03022 \$122,222.64 KML Law Group, P.C.</p>	<p>1711-604 6540 Marsden St 19135 41st wd. 1,260 Sq. Ft. OPA#411258100 Improvements: Residential Property SUSAN HENRIQUES SOLELY IN HER CAPACITY AS HEIR OF THOMAS A. REED, DECEASED, MICHAEL REED SOLELY IN HIS CAPACITY AS HEIR OF THOMAS A. REED, DECEASED, THOMAS REED SOLELY IN HIS CAPACITY AS HEIR OF THOMAS A. REED, DECEASED, WILLIAM REED SOLELY IN HIS CAPACITY AS HEIR OF THOMAS A. REED, DECEASED AND CATHERINE ROSATI SOLELY IN HER CAPACITY AS HEIR OF THOMAS A. REED, DECEASED C.P. August Term, 2017 No. 00770 \$93,124.96 KML Law Group, P.C.</p>
<p>1711-566 5749 N Camac St 19141 49th wd. ROW B/GAR 2 STY MASONRY; 1,226 Sq. Ft. BRT#493162200 Improvements: Residential Dwelling BRUCE GANT C.P. February Term,</p>	<p>1711-576 1911 Medary Ave 19141 17th wd. 1,140 Sq. Ft. OPA#171317800 Improvements: Residential Property EDNA RUTH NORTHCUTT C.P. February Term, 2017 No. 07140 \$79,570.57 KML Law Group, P.C.</p>	<p>1711-587 5444 Catharine St a/k/a 5444 Catherine St 19143 46th wd. 1,503 Sq. Ft. OPA#463103000 Improvements: Residential Property CLARENCE HENDERSON AND CHARLENE PARMENTER A/K/A CHARLENE D. PARMENTER C.P. April Term, 2016 No. 00722 \$119,661.88 KML Law Group, P.C.</p>	<p>1711-595 4400 Teesdale St 19136-4010 41st wd. 2,113 Sq. Ft. BRT#412090700 Improvements: Apt 2-4 Units 2 Sty Mason CAROL FAHY A/K/A CAROL FAHEY C.P. September Term, 2015 No. 04226 \$116,676.37 Milstead & Associates, LLC</p>	<p>1711-605 6243 N. Woodstock St 19138-3041 50th</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>wd. On Easterly side of Woodstock Street; Front: 15 feet 3 inches; Depth: 76 feet OPA#172395600 Subject to Mortgage Improvements: Single Family Residence WANDA SHULER C.P. February Term, 2017 No. 00172 \$65,486.50 Stephen M. Hladik, Esq.</p> <p>1711-606 1947 Bridge St 19124-2126 62nd wd. 1,440 Sq. Ft. OPA#622117400 Improvements: Residential Property LILLIAN FORD C.P. February Term, 2016 No. 02014 \$87,055.39 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-607 2860 Jasper St 19134-3539 25th wd. 1,130 Sq. Ft. OPA#252536200 Improvements: Residential Property ZORAIDA RIOS C.P. May Term, 2015 No. 03111 \$24,889.37 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-608 1206 Stirling St 19111-5838 35th wd. On Southwesterly side of Stirling Street; Front: 16 feet; Depth: 109 feet OPA#531048600 Subject to Mortgage Improvements: Single Family Residence DELROY MORRIS AND TARA FELDER C.P. May Term, 2016 No. 01766 \$101,705.71 Stephen M. Hladik, Esq.</p> <p>1711-609 926 Afton St 19111-3208 63rd wd. 2,080 Sq. Ft. OPA#631193600 Improvements: Residential Property ABDUL AZIZ GHAFARY A/K/A ABDUL A. GHAFARY; ABDUL SATAR GHAFARY C.P. March Term, 2017 No. 00599 \$158,845.80 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-610 10616 Evans St 19116-3910 58th wd. 1,720 Sq. Ft. OPA#582601700 Improvements: Residential Property KAREN WRIGHT, IN HER CAPACITY AS HEIR OF ROBERT P. MAGYAR, DECEASED; RICHARD MAGYAR, IN HIS CAPACITY AS HEIR OF ROBERT P. MAGYAR, DECEASED; DAVID MAGYAR, IN HIS CAPACITY AS HIER OF ROBERT P. MAGYAR, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT P. MAGYAR, DECEASED C.P. November Term, 2016 No. 02861 \$213,042.61 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-611 3412 Saint Vincent St 19149-1626 55th wd. 1,480 Sq. Ft. OPA#551438400 Improvements: Residential Property KEVIN M. RAWLEY; DONNAMARIE MULHOLLAND C.P. March Term, 2017 No. 00122 \$136,305.40 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-612 12032 Tyrone Rd 19154-1829 66th wd. 1,360 Sq. Ft. OPA#663270800 Improvements: Residential Property WILLIAM E. BOEHMER; THERESA BOEHMER C.P. September Term, 2015 No. 00009 \$179,147.10 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-613 7128 Ogontz Ave 19138 10th wd. 2,280 Sq. Ft. OPA#102016200 Improvements: Residential Property MARY MORRAST A/K/A MARY E. MORRAST C.P. February Term, 2017</p>	<p>No. 07736 \$118,817.70 KML Law Group, P.C.</p> <p>1711-614 5915 N 21st St 19138-2921 17th wd. 1,120 Sq. Ft. OPA#172442200 Improvements: Residential Property SALIFOU CAMARA; GUERDA MERTILIEN C.P. February Term, 2017 No. 02497 \$73,666.98 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-615 1108 W Lindley St a/k/a 1108 Lindley Ave 19141 49th wd. 2,090 Sq. Ft. OPA#491150400 Improvements: Residential Property LISSHON BROWN C.P. July Term, 2017 No. 00960 \$154,854.46 KML Law Group, P.C.</p> <p>1711-616 5630 Hunter St 19131-3403 4th wd. OPA#043192700 Improvements: Residential Property DONNA CLAY, IN HER CAPACITY AS HEIR OF MILDRED L. CLAY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILDRED L. CLAY, DECEASED C.P. July Term, 2016 No. 02896 \$44,357.65 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-617 6526-28 Elmwood Ave 19142 STORE AND OFFICES 1 STORY MASONRY BRT#882061560 Improvements: Commercial/commercial Mixed Use Property MARY K. ZOU C.P. January Term, 2016 No. 02326 \$145,071.49 Robert W. Williams, Esquire</p>	<p>1711-618 8345 Algon Ave 19152-0000 56th wd. 1,066 Sq. Ft. OPA#562327157 Improvements: Residential Property GARY C. PRESLAR; DONNA M. PRES-LA A/K/A DONNA M. PRESSLAR A/K/A DONNA M. PRESLAR C.P. January Term, 2017 No. 03795 \$152,872.68 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-619 1830 W Erie Ave 19140-3523 13th wd. 2,475 Sq. Ft. OPA#131048600 Improvements: Residential Property KEVIN R. HUDSON C.P. March Term, 2009 No. 03235 \$38,113.60 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-620 5761 Stewart St 19131-3419 4th wd. 1,024 Sq. Ft. OPA#043218200 Improvements: Residential Property MARY M. BROWN C.P. March Term, 2016 No. 00247 \$29,676.20 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-621 4054 Aldine St 19136-3907 41st wd. 1,126 Sq. Ft. OPA#412110400 Improvements: Residential Property HENRY CHARLES ALPHIN, JR A/K/A HENRY C. ALPHIN JR; KRISTIN HOPE WILSON C.P. October Term, 2016 No. 00045 \$81,086.14 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-622 2304 N Myrtlewood St 19132-3421 28th wd. 840 Sq. Ft. OPA#282048700 Improvements: Residential Property THERESA M. STOKES C.P. September Term, 2016 No. 01940 \$46,065.95 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1711-623 7134 Erdrick St 19135-1013 41st wd. 1,290 Sq. Ft. OPA#412245400 Improvements: Residential Property LOU ANN FEUERSTEIN C.P. February Term, 2016 No. 00874 \$198,159.25 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-624 7122 Rutland St 19149-1115 54th wd. 1,272 Sq. Ft. OPA#542159400 Improvements: Residential Property FRANTZ ALVAREZ C.P. January Term, 2017 No. 02705 \$50,166.13 Phelan Hallinan Diamond & Jones, LLP</p> <p>1711-625 3131 N 28th St 19132 38th wd. BRT#381258500 ROBERT T. HARVIN, ONLY HEIR, AND AS ADMINISTRATOR FOR THE ESTATE OF ROBERT T. ENSLEY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT T. ENSLEY, DECEASED C.P. November Term, 2014 No. 00510 \$37,159.78 Emmanuel J. Argentieri, Esquire</p> <p>1711-626 3347 Kayford Cir 19114 58th wd. 1,756 Sq. Ft. OPA#661117900 Improvements: Residential Dwelling JOHN S. CONNOLLY, JR. C.P. November Term, 2016 No. 02782 \$145,125.14 Joseph R. Loverdi, Esquire</p> <p>1711-627 7642 Fairfield St 19152 64th wd. 1,552 Sq. Ft. OPA#641014000 Improvements: Residential Property ANDREA AMODEI C.P. February Term, 2017 No. 04524 \$210,493.23 Phelan Hallinan Diamond & Jones, LLP</p>

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