

Sheriff’s Sale Notices for December 5, 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>SECOND PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, December 5, 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 December 5, 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, DECEMBER 5, 2017</p>	<p>1712-306 7242 Rupert St 19149 54th wd. 1,210 Sq. Ft. OPA#542492700 Improvements: Residential Property QUEENATEESS DAVIS C.P. September Term, 2016 No. 01699 \$158,979.52 KML Law Group, P.C.</p> <p>1712-307 1910 E Atlantic St 19134-2043 45th wd. 1,080 Sq. Ft. BRT#452129400 Improvements: Residential Dwelling URIEL PEREZ RAMOS A/K/A URIAL PEREZ RAMOS C.P. August Term, 2016 No. 02593 \$44,902.72 Powers, Kirn & Associates, LLC</p> <p>1712-308 4611 N Camac St 19140 49th wd. 1,213 Sq. Ft. BRT#491470300; OPA#491470300 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DORTHEA SEAWRIGHT A/K/A DORTHEA SEAWRIGHT C.P. June Term, 2017 No. 02650 \$187,140.05 Udren Law Offices, P.C.</p> <p>1712-309 5003 Schuyler St 19144 13th wd. 3,063 Sq. Ft. BRT#133157000 Subject to Mortgage Improvements: Lot Or Piece Of Ground With The Buildings And Improvements JAMES R. ELEY C.P. March Term, 2016 No. 02874 \$158,916.06 Eugene J. Malady, Esquire</p> <p>1712-310 3712 Mimi Cir 19131 52nd wd. 7,634 Sq. Ft. BRT#521413400 Improvements: Residential Real Estate DARLENE E. THREATT C.P. December Term, 2015 No. 00494 \$214,401.79 Stern & Eisenberg PC</p> <p>1712-311 6716 Torresdale Ave 19135 41st wd. SEMI/DET 2 STY MASONRY; 1,396 Sq. Ft. BRT#412394600 Improvements: Residential Dwelling DAVID A. EDWARDS C.P. October Term, 2016 No. 04074 \$64,922.10 McCabe, Weisberg, & Conway, P.C.</p> <p>1712-312 1148 S 60th St 19143 3rd wd. ROW 2 STY MASONRY; 1,576 Sq. Ft. BRT#033215100 Improvements: Residential Dwelling JAIME WEATHERBE AND MICHAEL WEATHERBE C.P. January Term, 2017 No. 02188 \$162,937.90 McCabe, Weisberg, & Conway, P.C.</p> <p>1712-313 614 Strahle St Premises A 19111 63rd wd. 2,048 Sq. Ft. OPA#631406205 Improvements: Residential Property ANDREA DALY AND STEPHEN R. DALY C.P. February Term, 2016 No. 03940 \$210,742.77 KML Law Group, P.C.</p> <p>1712-314 6101 N Marshall St 19120 61st wd. 1,462 Sq. Ft. OPA#611138800 Improvements: Residential Property CELENA C. LOGAN AND ANTWOINE A. TURNER C.P. February Term, 2017 No. 07627 \$121,143.03 KML Law Group, P.C.</p> <p>1712-315 5608 Thomas Ave 19143 51st wd. ROW 2 STY MASONRY; 1,200 Sq. Ft. BRT#513090700 Improvements: Residential Dwelling DIANE T. HAINES C.P. November Term, 2014 No. 01913 \$21,425.19 McCabe, Weisberg, & Conway, P.C.</p> <p>1712-316 926 Marcella St 19124 35th wd. 1,078 Sq. Ft. OPA#351123600 Improvements:</p>	<p>Residential Property ALAN K. LUX C.P. February Term, 2017 No. 07629 \$23,861.29 KML Law Group, P.C.</p> <p>1712-317 1777 Scattergood St 19124 62nd wd. 1,140 Sq. Ft. OPA#622137000 Improvements: Residential Property WILLIAM N. PLANT C.P. January Term, 2016 No. 02659 \$64,348.80 KML Law Group, P.C.</p> <p>1712-318 6518 N 21st St 19138-2546 10th wd. 1,024 Sq. Ft. OPA#102088700 Improvements: Residential Property LAVERNE BAKER C.P. March Term, 2017 No. 00598 \$72,367.38 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-319 8113 Crispin St 19136 64th wd. 1,188 Sq. Ft. OPA#642023700 Improvements: Residential Property CHRISTOPHER RODRIGUEZ C.P. August Term, 2013 No. 01846 \$166,046.62 KML Law Group, P.C.</p> <p>1712-320 2661 Elbridge St 19149 62nd wd. 1,188 Sq. Ft. OPA#621302400 Improvements: Residential Property PAUL D. BREYER C.P. August Term, 2016 No. 03640 \$140,673.95 KML Law Group, P.C.</p> <p>1712-321 240 W Penn St 19144-3904 12th wd. 1,583 Sq. Ft. OPA#124016900 Improvements: Residential Property SCHNORRIS BURNS, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KAREN D. BURNS A/K/A KAREN BURNS A/K/A KAREN DENISE BURNS; SCHNORRIS BURNS, JR. IN HIS CAPACITY AS HEIR OF THE ESTATE OF KAREN D. BURNS A/K/A KAREN BURNS A/K/A KAREN DENISE BURNS; NICHOLE HAYES, IN HER CAPACITY AS HEIR OF THE ESTATE OF KAREN D. BURNS A/K/A KAREN BURNS A/K/A KAREN DENISE BURNS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KAREN D. BURNS A/K/A KAREN BURNS, DECEASED C.P. February Term, 2017 No. 04523 \$93,440.19 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-322 1858 E Russell St 19134 45th wd. 1,016 Sq. Ft. OPA#452089600 Improvements: Residential Property MICHAEL SABATO C.P. April Term, 2017 No. 04217 \$59,478.91 Shapiro & DeNardo, LLC</p> <p>1712-323 7568 Mayland St 19138 50th wd. 1,394 Sq. Ft. OPA#501381700 Improvements: Residential Property FRANCES TUCKER C.P. January Term, 2017 No. 03829 \$208,373.27 Shapiro & DeNardo, LLC</p> <p>1712-324 7314 Meadowlark Pl 19153 40th wd. 2,678 Sq. Ft. OPA#406675000 Improvements: Residential Property WINSTON DYKE AND ANNA DYKE C.P. August Term, 2015 No. 03445 \$156,323.40 Shapiro & DeNardo, LLC</p> <p>1712-325 1922 Ruan St 19124-4623 23rd wd. 882 Sq. Ft. OPA#232025100 Improvements: Residential Property TINARA HAMMONDS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF TONYA Y. HAMMONDS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TONYA Y. HAMMONDS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFF SAMS, DECEASED C.P. December Term, 2013 No. 01355 \$30,716.58 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-326 212 Stearly St 19111-5915 35th wd. 1,138 Sq. Ft. OPA#352168700 Improvements: Residential Property ALEISHA C. RILES C.P. March Term, 2017 No. 01634 \$65,059.41 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-327 249 S 45th St 19104-2950 27th wd. 3,348 Sq. Ft. OPA#272143960 Improvements: Residential Property DOUGLAS MOLOZNIK A/K/A DOUGLAS J. MOLOZNIK C.P. February Term, 2017 No. 04331 \$64,277.29 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-329 3447 H St 19134 33rd wd. 1,005 Sq. Ft. OPA#331354900 Improvements: Residential Property VERNON COYLE MEMBER OF CROSS KEYS INVESTMENT LLC, ROSE I. COYLE MEMBER OF CROSS KEYS INVESTMENT LLC AND CROSS KEYS INVESTMENT LLC C.P. May Term, 2017 No. 00681 \$77,245.50 KML Law Group, P.C.</p> <p>1712-331 6603 Lincoln Dr 19119-3116 22nd wd. 4,200 Sq. Ft. OPA#223266300 Improvements: Residential Property TERRENCE B. DELMOOR AND ERNESTINE P. DELMOOR C.P. March Term, 2017 No. 01001 \$306,815.79 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-332 1131 S Divinity St 19143-0000 51st wd. BRT#511171200 Improvements: Residential Dwelling DWAYNE BULLOCK C.P. February Term, 2017 No. 00171 \$78,760.26 Powers, Kirn & Associates, LLC</p> <p>1712-333 3329 N Howard St 19140 7th wd. 1,200 Sq. Ft. OPA#072034200 Improvements: Residential Property RUTH L. LAPORTE (MORTGAGOR) AND FRANCISCO GASTON LAPORTE (REAL OWNER) C.P. September Term, 2013 No. 03726 \$18,271.05 Shapiro & DeNardo, LLC</p> <p>1712-334 967 Clyde Ln 19128 21st wd. 31,353 Sq. Ft. OPA#214115233 Improvements: Residential Property CHRISTINA WHAUMBUSH EXECUTRIX OF THE ESTATE OF MARY WHAUMBUSH, DECEASED AND JACQUE WHAUMBUSH A/K/A JACQUE WHAUMBUSH SR. C.P. October Term, 2011 No. 03548 \$670,101.81 KML Law Group, P.C.</p> <p>1712-335 9445 Outlook Ave 19114-2617 57th wd. 3,250 Sq. Ft. BRT#572300450 Subject to Mortgage Improvements: Residential Dwelling ANDREW J. UNGARO C.P. March Term, 2017 No. 00750 \$59,929.36 Law Office of Gregory Javardian, LLC</p> <p>1712-336 2013 Parrish St 19130-1424 15th wd. 1,848 Sq. Ft. OPA#152291700 Improvements: Residential Property</p>	

SHERIFF'S SALE

ISREAL HUNTLEY AND ATHERIA HUNTLEY C.P. June Term, 2012 No. 01328 \$233,596.61 Phelan Hallinan Diamond & Jones, LLP

1712-337
601 Brill St 19120 35th wd. 1,026 Sq. Ft. BRT#351179000 Improvements: Residential Dwelling
CLINTON SIMPSON C.P. March Term, 2017 No. 00871 \$5,700.14 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1712-338
5508 Walnut St 19139 60th wd. Land: 2,000 Sq. Ft.; Improvement: 2,304 Sq. Ft.; Total: 4,304 Sq. Ft. OPA#604036800 Improvements: Residential Property
LINDA CONYERS AND NOLTON CONYERS AND LIONEL A. YATES C.P. February Term, 2017 No. 06038 \$222,777.43 Richard M. Squire & Associates, LLC

1712-339
1903 72nd Ave 19138 10th wd. 1,050 Sq. Ft. (land area); 1,230 Sq. Ft. (improvement area) BRT#101298600 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry
ELAYNE JEFFERSON AND ALIX S. JEFFERSON C.P. January Term, 2017 No. 01725 \$155,943.83 Keri P. Ebeck, Esquire

1712-340
1112 E Sharpnack St 19150 50th wd. 1,568 Sq. Ft. BRT#502323400 Improvements: Residential Dwelling
SCOTT COLEMAN, IN HIS CAPACITY AS HEIR AT LAW OF ELLA M. COLEMAN, DECEASED AND ISAAC COLEMAN, IN HIS CAPACITY AS HEIR AT LAW OF ELLA M. COLEMAN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLA M. COLEMAN, DECEASED C.P. December Term, 2016 No. 03059 \$113,881.08 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1712-341
1905 N 52nd St 19131 52nd wd. 1,312 Sq. Ft. BRT#521292500 Improvements: Residential Dwelling
ANNA KAY V. GREENWOOD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR-AT-LAW OF ELAINE B. O'CONNOR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELAINE B. O'CONNOR, DECEASED C.P. March Term, 2017 No. 02373 \$121,930.71 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1712-342
2654 Bonaffon Ter a/k/a 2654 Bonaffon St 19142-2718 40th wd. 1,104 Sq. Ft. BRT#406079200 Improvements: Residential Dwelling
DAWN S. JAMES C.P. February Term, 2017 No. 03757 \$57,821.86 Powers, Kirn & Associates, LLC

1712-343
6571 Windsor St 19142 40th wd. 1,248 Sq. Ft. OPA#403080600 Improvements: Residential Property
GREGORIO VIROLA C.P. March Term, 2017 No. 00653 \$106,882.30 KML Law Group, P.C.

1712-344
4015 M St 19124 33rd wd. 1,125 Sq. Ft. OPA#332467700 Improvements: Residential Property
YSA MEDINA C.P. December Term, 2016 No. 01412 \$107,825.47 KML Law Group, P.C.

1712-345
1117 Anchor St 19124 62nd wd. 1,504 Sq. Ft. OPA#621067600 Improvements: Residential Property
RICHARD SQUARES C.P. November

SHERIFF'S SALE

Term, 2016 No. 00935 \$42,925.45 KML Law Group, P.C.

1712-346
52201 Delaire Landing Rd, Unit 201 19114 65th wd. 992 Sq. Ft. OPA#888650656 Improvements: Residential Property
KEVIN CAMPBELL; DENISE CAMPBELL C.P. February Term, 2017 No. 07605 \$84,654.79 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1712-347
724 Kendrick St 19111 63rd wd. 1,572 Sq. Ft. OPA#632018500 Improvements: Residential Property
SCOTT CARPENTER C.P. March Term, 2017 No. 01757 \$236,464.05 KML Law Group, P.C.

1712-348
1127 E Cheltenham Ave 19124-1029 35th wd. 1,251 Sq. Ft. BRT#35-2017500 Improvements: Residential Dwelling
KRISTOL M. SLOAN C.P. February Term, 2017 No. 05322 \$66,572.43 Powers, Kirn & Associates, LLC

1712-349
2341 S 4th St 19148-3947 39th wd. 1,166 Sq. Ft. BRT#392251600; OPA#882060570 Improvements: Tavern Or Bar Masonry
STONE HOUSE LANE, LLC C.P. September Term, 2016 No. 03826 \$411,316.23 Janet L. Gold, Esquire

1712-350
4304 Comly St 19135 55th wd. 1,365 Sq. Ft. OPA#552002300 Improvements: Residential Property
BETZAIDA CARTAGENA C.P. August Term, 2014 No. 01783 \$67,627.86 KML Law Group, P.C.

1712-351
1130 Kenwyn St 19124 23rd wd. 2,763 Sq. Ft. OPA#234173100 Improvements: Residential Property
SHARON LYONS C.P. January Term, 2013 No. 03422 \$202,551.18 Shapiro & DeNardo, LLC

1712-352
1247 Patrick Henry Pl 19122 14th wd. 1,800 Sq. Ft. OPA#141174800 Improvements: Residential Property
ANNA J. ARAICA, A/K/A ANNA ARAICA; NAIM PASHA C.P. June Term, 2017 No. 01535 \$100,039.86 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1712-353
556 E Cheltenham Ave 19120 35th wd. 1,124 Sq. Ft. OPA#351294700 Improvements: Residential Property
RACHEL GORELICK HITCHENS, A/K/A RACHEL GORELICK-HITCHENS C.P. March Term, 2017 No. 00655 \$64,879.43 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1712-354
6951 Ogontz Ave 19141 10th wd. 1,544 Sq. Ft. OPA#101215100 Improvements: Residential Property
ROBIN PARKS C.P. September Term, 2016 No. 02595 \$93,855.32 KML Law Group, P.C.

1712-355
1102 Rosalie St 19149 35th wd. 1,160 Sq. Ft. OPA#352032600 Improvements: Residential Property
NAGENA EDMOND A/K/A NAGENA PIERRE-LOUIS C.P. January Term, 2017 No. 01893 \$42,971.35 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1712-356
3648 Emerald St 19134 45th wd. 2,751 Sq. Ft. OPA#452346300 Improvements: Residential Property
PATRICIA PAGNOTTI C.P. May Term, 2017 No. 02093 \$30,295.96 KML Law Group, P.C.

1712-357
3459 Jasper St 19134 45th wd. 1,145 Sq. Ft. OPA#452365100 Improvements: Residential Property
ALEXIS VELAZQUEZ A/K/A ALEXIS VELAZQUEZ RODRIGUEZ C.P. April Term, 2016 No. 01358 \$112,982.11

SHERIFF'S SALE

Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1712-358
59 N 51st St 19145 44th wd. 773 Sq. Ft. OPA#441093800 Improvements: Residential Property
THAXTER HICKS C.P. December Term, 2015 No. 00201 \$44,810.98 KML Law Group, P.C.

1712-359
8030 Ditman St, Unit 13C 19136 65th wd. 650 Sq. Ft. OPA#888650913 Improvements: Residential Property
TAMMY FARRIES, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DAVID H. FARRIES, A/K/A DAVID FARRIES; UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF DAVID H. FARRIES, A/K/A DAVID FARRIES; CHASITY FARRIES, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DAVID H. FARRIES, A/K/A DAVID FARRIES; CHRISTINE FARRIES, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DAVID H. FARRIES, A/K/A DAVID FARRIES; NICOLE FARRIES, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DAVID H. FARRIES, A/K/A DAVID FARRIES; TAMMIE FARRIES, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DAVID H. FARRIES, A/K/A DAVID FARRIES; AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DAVID H. FARRIES, A/K/A DAVID FARRIES C.P. May Term, 2016 No. 01363 \$55,538.41 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1712-360
1521 W Oxford St 19121 47th wd. 2,325 Sq. Ft. OPA#471134700 Improvements: Residential Property
HOWARD G. PALMER C.P. August Term, 2016 No. 03999 \$178,576.52 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1712-361
2628 S 10th St 19148 39th wd. 1,080 Sq. Ft. OPA#393511900 Improvements: Residential Property
JANET L. SBARAGLIA; NATALIE E. BERRIOS C.P. January Term, 2017 No. 01213 \$155,510.44 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1712-362
409 Hermitage St 19128 21st wd. 2,750 Sq. Ft. OPA#212274900 Improvements: Residential Property
GERALDINE R. SOWINSKI, A/K/A GERALDINE SOWINSKI C.P. September Term, 2016 No. 01997 \$137,486.41 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1712-363
6726 Lebanon Ave 19151 34th wd. 1,438 Sq. Ft. OPA#344053500 Improvements: Residential Property
GREGG B WALKER C.P. July Term, 2012 No. 00745 \$63,120.95 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1712-365
1615 Wakeling St 19124 23rd wd. 1,954 Sq. Ft. OPA#622000500 Improvements: Residential Property
JODY R. CARTER ALLEN, A/K/A JODY R. CARTER A/K/A JODY RENEE CARTER C.P. June Term, 2017 No. 00264 \$101,441.28 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1712-366
2325 Hartel Ave 19152 56th wd. 2,930 Sq. Ft. OPA#561500500 Improvements: Residential Property
MARIE L. FLYNN C.P. February Term, 2017 No. 07838 \$133,546.83 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1712-367
1269 Poquessing Creek Dr 19116 58th wd. 3,500 Sq. Ft. OPA#583084721 Improvements: Residential Property
NIKOLOZ GAMBASHIDZE, A/K/A N. GAMBASHIDZE C.P. September Term, 2016 No. 03126 \$231,414.97 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

SHERIFF'S SALE

1712-368
5928 Locust St 19139 3rd wd. 1,260 Sq. Ft. OPA#031091700 Improvements: Residential Property
ARCHIE T. ADAMS, SR., A/K/A ARCHIE T. ADAMS; LOIS N. ADAMS C.P. February Term, 2017 No. 00508 \$47,010.59 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1712-369
1446 Creston St 19149 54th wd. 1,271 Sq. Ft. OPA#541007300 Subject to Mortgage Improvements: Residential Property
JESSICA COTTO, A/K/A JESSICA M. COTTO; ALEXANDER LEBRON C.P. January Term, 2017 No. 04381 \$67,349.93 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1712-370
453 Lverington Ave 19128 21st wd. 2,244 Sq. Ft. OPA#212250400 Improvements: Residential Property
KURT C. STINE C.P. September Term, 2016 No. 02825 \$162,333.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1712-371
1016 Cantrell St 19148 39th wd. 840 Sq. Ft. OPA#394044700 Improvements: Residential Property
DOROTHY M. PICURI, A/K/A DOROTHY PICURI C.P. November Term, 2016 No. 01262 \$29,128.76 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1712-373
2020 E Tioga St 19134-2633 45th wd. 1,725 Sq. Ft. OPA#452104000 Improvements: Residential Property
PATRICK C. FORDHAM C.P. May Term, 2017 No. 03595 \$81,892.86 Phelan Hallinan Diamond & Jones, LLP

1712-374
1452 Sparks St 19141 17th wd. 1,290 Sq. Ft. OPA#171269500 Improvements: Residential Property
PING CAO; EDWARD CAO C.P. January Term, 2017 No. 03386 \$78,141.93 Phelan Hallinan Diamond & Jones, LLP

1712-375
4115-19 Gypsy Ln 19129-5529 21st wd. 1,200 Sq. Ft. OPA#213221000 Improvements: Residential Property
GREGORY C. WASHINGTON C.P. September Term, 2016 No. 00219 \$1,004,903.51 Phelan Hallinan Diamond & Jones, LLP

1712-376
1537 S Wilton St 19143-5023 51st wd. 1,068 Sq. Ft. OPA#512053100 Improvements: Residential Property
FACENDA M. PORTER C.P. March Term, 2017 No. 01338 \$39,150.89 Phelan Hallinan Diamond & Jones, LLP

1712-377
8918 Maxwell Pl 19152-1518 57th wd. 1,676 Sq. Ft. OPA#571268200 Improvements: Residential Property
ABRAHAM A. SWARAY, SR.; HELENA W. SWARAY C.P. March Term, 2017 No. 01337 \$343,559.19 Phelan Hallinan Diamond & Jones, LLP

1712-378
6640 Lansdowne Ave 19151 34th wd. 1,248 Sq. Ft. OPA#344023600 Improvements: Residential Property
JOSEPH J. WELCOME C.P. May Term, 2012 No. 01473 \$130,150.08 Phelan Hallinan Diamond & Jones, LLP

1712-379
1775 S 65th St 19142-1432 40th wd. 1,094 Sq. Ft. OPA#401197600 Improvements: Residential Property
HUOTH UY C.P. December Term, 2016 No. 03111 \$35,491.82 Phelan Hallinan Diamond & Jones, LLP

1712-380
539 Titan St 19147 2nd wd. BRT#021320200 Improvements: N/a
C.P. March Term, 2015 No. 03296 \$77,290.83 Brian H. Smith, Esquire

1712-381
2002 Brown St 19130-2615 15th wd. 1,066 Sq. Ft. OPA#15-2239620 Improvements: Residential Property

SHERIFF'S SALE

VICTOR S. ROZIER C.P. May Term, 2016 No. 03944 \$232,459.12 Phelan Hallinan Diamond & Jones, LLP

1712-382
2303 S Front St 19148 39th wd. 887 Sq. Ft. OPA#391224500 Improvements: Residential Property
GINA GAUTIERI C.P. February Term, 2017 No. 07383 \$158,179.17 KML Law Group, P.C.

1712-383
5342 Baltimore Ave 19143 51st wd. 992 Sq. Ft. BRT#51-1080200; OPA#511109300 Improvements: Residential Dwelling
ALBERT R. LACEY, III C.P. July Term, 2017 No. 01330 \$87,736.13 Udren Law Offices, P.C.

1712-384
1009 E Hortter St 19150 50th wd. 2,508 Sq. Ft. BRT#502343500; OPA#502343500 Improvements: Residential Dwelling
JEWELL D. TURNER, KNOWN HEIR OF MARGARET TURNER, OSCAR TURNER, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET TURNER, PAMELA TURNER, KNOWN HEIR OF MARGARET TURNER, ESTATE OF MARGARET TURNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET TURNER C.P. March Term, 2017 No. 02027 \$150,969.59 Udren Law Offices, P.C.

1712-385
7615 Thouron St n/k/a 7615 Thouron Ave 19150 50th wd. 2,000 Sq. Ft. BRT#502163600; OPA#502163600 Improvements: Residential Dwelling
JOHN L. BAILEY C.P. March Term, 2017 No. 02717 \$85,928.77 Udren Law Offices, P.C.

1712-386
6464 Woodcrest Ave 19151 34th wd. 1,998 Sq. Ft. BRT#34-4-1121-00 Improvements: Residential Dwelling
NETTIE L. JOHNSON; RUSSELL SIMMS C.P. July Term, 2012 No. 01767 \$268,100.72 Udren Law Offices, P.C.

1712-387
159 W. Ruscomb St 19120 42nd wd. Improvement Area: 1,050 Sq. Ft.; Land Area: 1,050 Sq. Ft. BRT#422160800 Subject to Mortgage Improvements: Row 2 Sty Masonry
JAMES FULGINITI A/K/A JAMES R. FULGINITI III AND JEANINE FULGINITI A/K/A JEANINE A. FULGINITI C.P. September Term, 2016 No. 00282 \$67,951.06 Brett L. Messinger, Ryan A. Gower, & Paul J. Fanelli

1712-388
3041 Gaul St 19134 25th wd. Improvement Area: 750 Sq. Ft.; Land Area: 1,005 Sq. Ft. BRT#251381300 Improvements: Row 2 Sty Masonry
CHRISTINE T. SULLIVAN C.P. December Term, 2016 No. 02055 \$155,725.76 Brett L. Messinger, Ryan A. Gower, & Paul J. Fanelli

1712-389
6615 N. 13th St 19126 61st wd. Improvement Area: 2,300 Sq. Ft.; Land Area: 5,991 Sq. Ft. OPA#611194000 Subject to Mortgage Improvements: S/d W/d Gar 3 Sty Stone
CLARENCE BUTLER, JR. C.P. April Term, 2015 No. 03109 \$96,293.70 Brett L. Messinger, Ryan A. Gower, & Paul J. Fanelli

1712-390
4609 Ditman St 19124 23rd wd. Improvement Area: 930 Sq. Ft.; Land Area: 1,035 Sq. Ft. OPA#232365200 Improvements: Semi/det 2 Sty Masonry
DASHAUN RILEY C.P. October Term, 2016 No. 03563 \$63,879.66 Brett L. Messinger, Ryan A. Gower, & Paul J. Fanelli

1712-391
5723 N. 19th St 19141 17th wd. Improvement Area: 1,368 Sq. Ft.; Land Area: 1,332 Sq. Ft. BRT#172338100 Improvements: Row B/gar 2 Sty Masonry
BRANDON SMITH C.P. July Term,

SHERIFF'S SALE

EDUARDO FONSECA, JR. AND HEATHER L. OWENS C.P. June Term, 2015 No. 02435 \$107,875.21 Stern & Eisenberg PC

1712-447
4333 Fleming St 19128 4th wd. 1,279 Sq. Ft. OPA#211307200 Improvements: Residential Property
KIM M. SMITH C.P. November Term, 2016 No. 01093 \$239,317.05 KML Law Group, P.C.

1712-449
845 N 5th St 19123-2118 5th wd. 1,906 Sq. Ft. OPA#056232500 Improvements: Residential Property
SHERRI KAE CALKINS C.P. January Term, 2016 No. 02665 \$311,778.75 Phelan Hallinan Diamond & Jones, LLP

1712-450
5804 Malvern Ave 19131-3003 52nd wd. 1,217 Sq. Ft. OPA#522112000 Improvements: Residential Property
CATHERN L. WASHINGTON A/K/A CATHERN WASHINGTON C.P. October Term, 2013 No. 03532 \$86,560.79 Phelan Hallinan Diamond & Jones, LLP

1712-451
887 W Walnut Ln 19144-3720 21st wd. 1,474 Sq. Ft. OPA#213086600 Improvements: Residential Property
NAKIA MERRIWEATHER; JOSE RODRIGUEZ, JR C.P. January Term, 2017 No. 02891 \$194,638.40 Phelan Hallinan Diamond & Jones, LLP

1712-452
3933 Elsinore St 19124-5411 33rd wd. 1,024 Sq. Ft. OPA#332217900 Improvements: Residential Property
QUETSY RODRIGUEZ C.P. June Term, 2012 No. 02743 \$57,763.92 Phelan Hallinan Diamond & Jones, LLP

1712-453
4910 E Cheltenham Ave 19124 41st wd. 3,442 Sq. Ft. OPA#411072800 Improvements: Residential Property
JAMES J. RICE C.P. April Term, 2017 No. 00350 \$114,121.53 KML Law Group, P.C.

1712-454
2874 Tolbut St 19136 57th wd. 2,541 Sq. Ft. OPA#572049135 Improvements: Residential Property
ROSEMARY C. FITZGERALD AND ROBERT J. FITZGERALD JR C.P. April Term, 2015 No. 03706 \$99,655.65 KML Law Group, P.C.

1712-455
5329 Reinhard St 19143 51st wd. 940 Sq. Ft. OPA#512027100 Improvements: Residential Property
STEVEN WESTBROOK C.P. July Term, 2017 No. 01815 \$42,805.23 KML Law Group, P.C.

1712-456
2713 S Smedley St 19145 26th wd. 1,068 Sq. Ft. OPA#261336800 Improvements: Residential Property
GERALDINE CAVALIERE C.P. February Term, 2017 No. 00040 \$263,993.09 KML Law Group, P.C.

1712-457
4133 Maywood St 19124 33rd wd. 990 Sq. Ft. OPA#332486600 Improvements: Residential Property
JOHN E. NACE C.P. April Term, 2017 No. 00750 \$50,801.67 KML Law Group, P.C.

1712-458
5464 N Marvine St 19141 49th wd. 1,260 Sq. Ft. OPA#493102400 Improvements: Residential Property
GENNIE W. CARTER C.P. November Term, 2016 No. 02652 \$27,701.37 KML Law Group, P.C.

1712-459
136 Wright St 19127 21st wd. 1,170 Sq. Ft. OPA#211440100 Improvements: Residential Property
JOHN H. O'DONNELL A/K/A JOHN O'DONNELL III C.P. February Term, 2017 No. 06119 \$137,524.70 KML Law Group, P.C.

SHERIFF'S SALE

1712-460
4908 W Thompson St 19131-4531 44th wd. 1,125 Sq. Ft. BRT#442114000 Improvements: Row Conv/apt 3 Sty Mason
BIANCA BARNES C.P. October Term, 2016 No. 03294 \$116,673.63 Milstead & Associates, LLC

1712-461
2015 68th Ave 19138 10th wd. 740 Sq. Ft. OPA#102439500 Improvements: Residential Property
ROBERT TUCKER C.P. February Term, 2017 No. 03500 \$97,641.77 KML Law Group, P.C.

1712-462
2130 Homer St 19138 10th wd. 1,320 Sq. Ft. OPA#102146500 Improvements: Residential Property
TANYA J. CAPERS WALTON C.P. August Term, 2015 No. 02205 \$155,188.21 KML Law Group, P.C.

1712-463
9819 Bonner St 19115 58th wd. 2,562 Sq. Ft. OPA#581470400 Improvements: Residential Property
ATEF JELASSI C.P. November Term, 2014 No. 01611 \$184,617.64 KML Law Group, P.C.

1712-464
6222 N 10th St 19141-3802 49th wd. 1,440 Sq. Ft. BRT#411266700 Improvements: Row B/gar 2 Sty Masonry
PHYLLIS OLIVER C.P. September Term, 2014 No. 02488 \$169,375.85 Milstead & Associates, LLC

1712-465
157 Mifflin St 19148 1st wd. 915 Sq. Ft. OPA#011171300 Improvements: Residential Property
JADE CARROLL AND KEVIN CARROLL C.P. March Term, 2017 No. 00459 \$149,144.74 KML Law Group, P.C.

1712-466
2034 Lansing St 19152 56th wd. 2,563 Sq. Ft. OPA#561472900 Improvements: Residential Property
ROBIN MILLER AND DAVID J. MILLER JR. C.P. April Term, 2012 No. 02080 \$190,250.39 KML Law Group, P.C.

1712-467
330 N 53rd St 19139 44th wd. 1,800 Sq. Ft. OPA#441361100 Improvements: Residential Property
JADE POWELL C.P. January Term, 2016 No. 03194 \$63,101.09 KML Law Group, P.C.

1712-468
104 W Courtland St 19140 42nd wd. 680 Sq. Ft. OPA#422033300 Improvements: Residential Property
JAMIL WILLIAMS C.P. March Term, 2012 No. 02565 \$40,349.22 KML Law Group, P.C.

1712-469
4846 N 9th St 19141 49th wd. 1,290 Sq. Ft. OPA#491297000 Improvements: Residential Property
SOYIKA ELDEMIRE C.P. July Term, 2015 No. 02854 \$86,671.33 KML Law Group, P.C.

1712-470
226 E Montana St 19119-2259 22nd wd. 1,306 Sq. Ft. OPA#221139800 Improvements: Residential Property
LAKEISHA WEBB C.P. March Term, 2017 No. 02633 \$91,916.69 Phelan Hallinan Diamond & Jones, LLP

1712-471
1433 W Fisher Ave 19141-1638 17th wd. 2,122 Sq. Ft. OPA#171075600 Improvements: Residential Property
SEAN D. VANCE C.P. March Term, 2017 No. 00383 \$169,661.31 Phelan Hallinan Diamond & Jones, LLP

1712-472
6029 Angora Terr a/k/a 6029 Angola Terr 19143-3101 3rd wd. 1,024 Sq. Ft. BRT#034024700 Improvements: Row B/gar 2 Sty Masonry
JACQUELINE M. BURTON C.P. June Term, 2017 No. 03447 \$64,779.46 Milstead & Associates, LLC

SHERIFF'S SALE

1712-473
914 W Tabor Rd 19141 49th wd. 1,212 Sq. Ft. OPA#492056000 Improvements: Residential Property
FRANK E. WILLIAMS C.P. June Term, 2017 No. 00833 \$60,842.09 KML Law Group, P.C.

1712-474
8862 Manchester Ave a/k/a 8862 Manchester St 19152-1515 57th wd. 1,536 Sq. Ft. OPA#571276700 Improvements: Residential Property
JESTINA HARDING; GIBRILLA DUMBUYA C.P. August Term, 2015 No. 04140 \$230,311.24 Phelan Hallinan Diamond & Jones, LLP

1712-476
4233 Neilson St 19124 33rd wd. 810 Sq. Ft. OPA#332529800 Improvements: Residential Property
EDWARD CORREA AND RICHARD CORREA C.P. March Term, 2017 No. 00685 \$62,342.49 KML Law Group, P.C.

1712-477
1172 E Sharpnack St 19150-3109 50th wd. 1,706 Sq. Ft. BRT#502326400 Improvements: Row B/gar 2 Sty Masonry
JEFFREY L. WILLIAMS A/K/A JEFFREY WILLIAMS C.P. April Term, 2015 No. 00152 \$116,692.07 Milstead & Associates, LLC

1712-478
12100 Elmore Rd 19154-2709 66th wd. 1,520 Sq. Ft. OPA#662205600 Improvements: Residential Property
JILL-ANN HIGGINS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF KAREN A. MEEKER; WENDI MEEKER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF KAREN A. MEEKER; BRIAN PATRICK HIGGINS, III, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF KAREN A. MEEKER; EDWARD A. REPPER, IN HIS CAPACITY AS TRUSTEE OF THE ESTATE OF KAREN A. MEEKER; THE KAREN A. MEEKER TESTAMENTARY TRUST C.P. October Term, 2016 No. 04536 \$161,855.97 Phelan Hallinan Diamond & Jones, LLP

1712-479
1144 S 18th St 19146-2901 36th wd. 961 Sq. Ft. BRT#361140700 Improvements: Row 2 Sty Masonry
NORMA GRAY AND RICARDO GRAY C.P. December Term, 2014 No. 01134 \$281,060.62 Milstead & Associates, LLC

1712-480
5048 Homestead St 19135-4306 41st wd. 960 Sq. Ft. OPA#41113800 Improvements: Residential Property
MICHELLE OSORIO, IN HER CAPACITY AS HEIR OF ANGEL OSORIO, DECEASED; MINERVA OSORIO, IN HER CAPACITY AS HEIR OF ANGEL OSORIO, DECEASED; JOSE R. OSORIO, IN CAPACITY AS HEIR OF ANGEL OSORIO, DECEASED; MARIA OSORIO, IN HER CAPACITY AS HEIR OF ANGEL OSORIO, DECEASED; FELIX OSORIO, IN HIS CAPACITY AS HEIR OF ANGEL OSORIO, DECEASED; JOSEFA OSORIO, IN HIS CAPACITY AS HEIR OF ANGEL OSORIO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGEL OSORIO, DECEASED C.P. November Term, 2016 No. 02647 \$34,894.16 Phelan Hallinan Diamond & Jones, LLP

1712-481
8901 Alton St 19115 63rd wd. 2,755 Sq. Ft. OPA#63-2-3110-24 Improvements: Residential Dwelling
NATHAN BERGER, DECEASED C.P. October Term, 2016 No. 003209 \$22,359.18 Craig H. Fox, Esq

1712-482
6885 N 19th St 19126-1534 50th wd. 2,550 Sq. Ft. BRT#101111100 Improvements: S/d W/b Gar 2 Sty Masonry
LEROY BOYD, DECEASED C.P. February Term, 2016 No. 03317 \$42,273.25 Milstead & Associates, LLC

SHERIFF'S SALE

1712-483
5848 Montrose St 19143-3020 46th wd. 953 Sq. Ft. BRT#033077100 Improvements: Row 2 Sty Masonry
JOSIE JOHNSON AND GLORIA HAWKS C.P. February Term, 2008 No. 03922 \$51,319.15 Milstead & Associates, LLC

1712-484
5748 N Fairhill St 19120-2207 61st wd. 1,659 Sq. Ft. BRT#612297700 Improvements: Row Conv/apt 2 Sty Mason
ZAINAB HUNDLEY C.P. February Term, 2016 No. 01140 \$222,169.85 Milstead & Associates, LLC

1712-485
1246 Stirling St 19111-5838 53rd wd. 1,744 Sq. Ft. BRT#531050600 Improvements: Row B/gar 2 Sty Masonry
ALLEN R. SCHWARTZ A/K/A ALLEN SCHWARTZ C.P. October Term, 2011 No. 03936 \$192,160.00 Milstead & Associates, LLC

1712-486
5800 Woodbine Ave 19131-2222 52nd wd. 4,594 Sq. Ft. BRT#522173600 Improvements: Row W/det Gar 3 Sty Mas
LUNA SAINT-LOUIS C.P. August Term, 2015 No. 03100 \$195,831.83 Milstead & Associates, LLC

1712-487
1534 Roselyn St 19141-1907 49th wd. 1,360 Sq. Ft. BRT#171216700 Improvements: Row B/gar 2 Sty Masonry
ALBERTA ROYAL C.P. February Term, 2017 No. 02898 \$91,127.15 Milstead & Associates, LLC

1712-488
283 S 63rd St a/k/a 283 Cobbs Creek Pkwy 19139-3723 46th wd. 1,280 Sq. Ft. BRT#031209600 Improvements: Row 2 Sty Masonry
JULIA E. WHITE AND ALMEDA THORNE, DECEASED C.P. May Term, 2016 No. 02622 \$169,767.51 Milstead & Associates, LLC

1712-489
6301 Marsden St 19135-3208 10th wd. 1,260 Sq. Ft. BRT#411266700 Improvements: Row 2 Sty Masonry
JOHN L. WARNER A/K/A JOHN WARNER AND GUOLI WARNER C.P. November Term, 2016 No. 02675 \$79,920.95 Milstead & Associates, LLC

1712-490
6056 Belden St 19149-3232 53rd wd. 1,597 Sq. Ft. BRT#531297000 Improvements: Row B/gar 2 Sty Masonry
LITA DANIELS C.P. May Term, 2015 No. 01150 \$217,539.05 Milstead & Associates, LLC

1712-491
3450 Ryan Ave 19136-4312 64th wd. 1,720 Sq. Ft. BRT#642099500 Improvements: Row Conv/apt 2 Sty Masonry
ANTHONY CANCELLIERE C.P. June Term, 2017 No. 01739 \$91,099.32 Milstead & Associates, LLC

1712-492
4316 Loring St 19136-3928 41st wd. 1,082 Sq. Ft. BRT#412168000 Improvements: Row B/gar 2 Sty Masonry
GEORGIANNA LANDIS AND WILLIAM M. LANDIS C.P. December Term, 2014 No. 02937 \$112,855.38 Milstead & Associates, LLC

1712-493
843 Markoe St, a/k/a 843 N Markoe St, a/k/a 843 Markoe St (H16) 19139 6th wd. 1,332 Sq. Ft. OPA#062392800 Improvements: Residential Property
DANIELLE D. DAVIS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF THERESA SULLIVAN A/K/A THERESA M. SULLIVAN; AYANNA ZAKAIA AKUA SULLIVAN, IN HERE CAPACITY AS DEVISEE OF THE ESTATE OF THERESA SULLIVAN A/K/A THERESA M. SULLIVAN C.P. February Term, 2017 No. 03483 \$98,816.79 Phelan Hallinan Diamond & Jones, LLP

1712-494
3129 Belgreen Terr 19154-1304 66th wd. 1,843 Sq. Ft. BRT#663088100 Improvements: Residential Dwelling

SHERIFF'S SALE

JOSEPH JAWORSKI AND KYRIE JAWORSKI C.P. February Term, 2016 No. 02924 \$196,680.72 Law Office of Gregory Javardian, LLC

1712-495
5127 Walnut St 19139 60th wd. ROW W/OFF STR 2 STY MASON; 1,650 Sq. Ft. BRT#871251200 Improvements: Residential Dwelling
VICTOR B. KIAHOUR A/K/A FREDERICK S. GIBSON AND CLEMENTINE O. KIAHOUR A/K/A CLEMENTINE ZADI C.P. August Term, 2013 No. 02431 \$63,800.39 McCabe, Weisberg, & Conway, P.C.

1712-496
5406 Large St 19124 62nd wd. ROW B/GAR 2 STY MASONRY; 1,462 Sq. Ft. BRT#621333800 Improvements: Residential Dwelling
MARC GLENN AND DEREKA D. GLENN C.P. March Term, 2017 No. 01874 \$117,307.05 McCabe, Weisberg, & Conway, P.C.

1712-497
4420 E Wingohocking St 19124 23rd wd. SEMI/DET 2 STY MASON; 1,260 Sq. Ft. BRT#234206600 Improvements: Residential Dwelling
GARY J. BUSCHTA, KNOWN SURVIVING HEIR OF RICHARD J. TOMASELLI, JOSEPH TOMASELLI, KNOWN SURVIVING HEIR OF RICHARD J. TOMASELLI AND UNKNOWN SURVIVING HEIRS OF RICHARD J. TOMASELLI C.P. February Term, 2017 No. 06102 \$73,939.47 McCabe, Weisberg, & Conway, P.C.

1712-498
146-150 W Queen Ln 19144 12th wd. 3,415 Sq. Ft. OPA#123117210 Improvements: Residential Property
MICHAEL F. COATES C.P. April Term, 2015 No. 01265 \$218,963.88 Shapiro & DeNardo, LLC

1712-499
3605-07 Janney St 19134-2711 45th wd. 3,600 Sq. Ft. BRT#451446500 Subject to Mortgage Improvements: Residential Dwelling
CAROLYN R. FAIRBURN C.P. March Term, 2017 No. 01872 \$51,016.90 Law Office of Gregory Javardian, LLC

1712-500
3226 W Oxford St 19121 29th wd. ROW 3 STY MASONRY; 2,514 Sq. Ft. BRT#292227500 Improvements: Residential Dwelling
SANDRA HORSEY, ADMINISTRATRIX OF THE ESTATE OF GERALDINE E. HORSEY, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 01463 \$132,028.22 McCabe, Weisberg, & Conway, P.C.

1712-501
455 Martin St 19128-3423 21st wd. 1,600 Sq. Ft. OPA#212091100 Improvements: Residential Property
JONATHAN A. THOMAS C.P. October Term, 2016 No. 01728 \$241,284.82 Phelan Hallinan Diamond & Jones, LLP

1712-503
3349 Princeton Ave 19149-1631 55th wd. 1,326 Sq. Ft. OPA#551397900 Improvements: Residential Property
ANGELIC WEISSINGER; ROBERT WEISSINGER C.P. March Term, 2017 No. 02350 \$146,929.58 Phelan Hallinan Diamond & Jones, LLP

1712-504
1322 Hale St 19111-5818 53rd wd. 1,122 Sq. Ft. OPA#531031300 Improvements: Residential Property
LUIS A. TAPIA C.P. February Term, 2012 No. 03847 \$119,174.82 Phelan Hallinan Diamond & Jones, LLP

1712-505
3113 Teesdale St 19152 64th wd. S/D W/B GAR 2 STY MASONRY; 1,360 Sq. Ft. BRT#641164300 Improvements: Residential Dwelling
JAMES HAIGH A/K/A JAMES T. HAIGH C.P. January Term, 2014 No. 02255 \$154,452.59 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>1712-506 5224 Arbor St 19120 42nd wd. 1,520 Sq. Ft. BRT#84N3-109/421387000; OPA#421387000 Improvements: Residential Dwelling JUANITA P. LEWIS C.P. April Term, 2017 No. 00082 \$167,136.33 Udren Law Offices, P.C.</p>	<p>HERMAN B. ZICCARDI C.P. May Term, 2017 No. 03305 \$81,096.87 Shapiro & DeNardo, LLC</p>	<p>Residential, 2.5 Story Masonry, Single Family Detached With Garage RICHARD T. DOYLE, JR. & GEORGIA L. DOYLE C.P. February Term, 2017 No. 03762 \$1,804,396.00 Andrew L. Unterlack, Esquire</p>	<p>ANN WUNDER C.P. March Term, 2017 No. 01003 \$130,966.17 Phelan Hallinan Diamond & Jones, LLP</p>	<p>RESENTATIVES, DEVISEES AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THERESA M. WADE, DECEASED C.P. April Term, 2017 No. 00924 \$46,154.48 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>
<p>1712-507 901 N. Penn St, Unit R1303 19123 5th wd. 1,173 Sq. Ft. OPA#888062146 Subject to Mortgage RAHEEM BROCK SC-15-11-03-3170 \$8,296.50 Monica M. Littman, Esq.; Fineman, Krekstein & Harris, PC</p>	<p>1712-517 946 W Fisher Ave 19141 49th wd. ROW 2 STY MASONRY; 1,885 Sq. Ft. BRT#492044500 Improvements: Residential Dwelling NORMA R. COOPER, KNOWN SURVIVING HEIR OF WILLIE L. COOPER AND UNKNOWN SURVIVING HEIRS OF WILLIE L. COOPER C.P. December Term, 2016 No. 01407 \$72,145.69 McCabe, Weisberg, & Conway, P.C.</p>	<p>1712-525B 82 Bethlehem Pike 19118 9th wd. 52,171 Sq. Ft. BRT#091234410 Improvements: Residential, 2 Story Masonry, Single Family Detached RICHARD T. DOYLE & GEORGIA L. DOYLE C.P. February Term, 2017 No. 03762 \$1,804,396.00 Andrew L. Unterlack, Esquire</p>	<p>1712-534 8232 Bayard St 19150-1702 50th wd. 1,578 Sq. Ft. OPA#501204300 Improvements: Residential Property SANDRA L. MITCHELL C.P. April Term, 2013 No. 03279 \$358,060.60 Phelan Hallinan Diamond & Jones, LLP</p>	
<p>1712-508 4759 Meridian St 19136 65th wd. 1,110 Sq. Ft. OPA#651164100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VINCENT L. BRISTER, DECEASED AND LISA A. ROSE-BRISTER, KNOWN HEIR OF VINCENT L. BRISTER, DECEASED C.P. May Term, 2016 No. 01741 \$141,008.76 Shapiro & DeNardo, LLC</p>	<p>1712-518 852 Brill St 19124-1006 35th wd. 1,068 Sq. Ft. BRT#351174000 Improvements: Residential Dwelling JOSEPH KENNETH ARNOLD C.P. March Term, 2017 No. 01870 \$28,129.71 Law Office of Gregory Javardian, LLC</p>	<p>1712-526 5628 Hunter St 19131 4th wd. Land: 1,200 Sq. Ft.; Improvement: 1,116 Sq. Ft.; Total: 2,316 Sq. Ft. OPA#043192600 Improvements: Residential Property JOHNATHON STEWART, SOLELY AS HEIR TO THE ESTATE OF IDELLA ADAMS, DECEASED AND ESTATE OF IDELLA ADAMS, DECEASED, AND ALL UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER C.P. September Term, 2016 No. 02416 \$36,700.51 Richard M. Squire & Associates, LLC</p>	<p>1712-535 1143 Bridge St 19124-1819 62nd wd. 1,248 Sq. Ft. OPA#621029000 Improvements: Residential Property CESAR MIRANDA C.P. March Term, 2017 No. 02712 \$48,329.24 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1712-547 1121 E Stafford St 19138 59th wd. 1,266 Sq. Ft. BRT#59-1050700; OPA#591050700 Improvements: Residential Dwelling DERRICK L. GLOVER, SR., KNOWN HEIR BEVERLY GLOVER; KIMBERLY CONTRELL A/K/A KIMBERLY COTTRELL A/K/A KIMBERLY R. GLOVER, KNOWN HEIR OF BEVERLY GLOVER; GARY LONON; SANDRA GLOVER A/K/A SANDRA T. GLOVER, KNOWN HEIR OF BEVERLY GLOVER; SUSAN SANTIAGO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BEVERLY GLOVER C.P. September Term, 2015 No. 01019 \$55,328.12 Udren Law Offices, P.C.</p>
<p>1712-509 1626 N 25th St 19121-2932 32nd wd. 1,752 Sq. Ft. OPA#324085700 Improvements: Residential Property CYNTHIA V. HALL C.P. March Term, 2016 No. 01742 \$78,999.02 plus interest in the amount of \$7,779.59 from 06/07/16 Samantha J. Koopman, Esquire</p>	<p>1712-519 7032 Erdrick St 19135-1604 55th wd. 1,376 Sq. Ft. OPA#552267700 Improvements: Residential Property FLORIDALMA ALFARO A/K/A FLORIDALMA M. ALFARO; JOSE RODRIGUEZ A/K/A JOSE T. RODRIQUEZ C.P. December Term, 2016 No. 00542 \$143,537.25 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1712-527 4234-42 Macalester St 19124 42nd wd. 11,287 Sq. Ft. BRT#884348640 Improvements: Residential Dwelling GLORIMAR DEJESUS AND HECTOR VALENTIN C.P. May Term, 2017 No. 3007 \$176,431.58 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.</p>	<p>1712-536 4417 Riverview Ln #43 19129-1733 38th wd. N/A BRT#888380147 Improvements: Res Condo 2 Sty Mas+oth ANITA B. CAUTHORN A/K/A ANITA BARNES CAUTHORN AND LAWRENCE L. YANCEY C.P. September Term, 2014 No. 04388 \$338,294.42 Milstead & Associates, LLC</p>	<p>1712-548 622 S 15th St 19146 30th wd. Land Area: 833 Sq. Ft./Improvement Area: 2,097 Sq. Ft. OPA#301273310 Subject to Mortgage REPUBLIC FIRST BANK D/B/A REPUBLIC BANK C.P. September Term, 2017 No. 00098 \$2,976,617.52 Walter Weir, Jr., Esquire; Jennifer Hiller-Nimeroff, Esquire</p>
<p>1712-510 6244 Summerdale Ave 19111 53rd wd. 1,404 Sq. Ft. BRT#53-1-245500; OPA#531245500 Improvements: Residential Dwelling FREDERICK DRAYTON A/K/A FREDERICK M DRAYTON, JOANNE DRAYTON C.P. January Term, 2017 No. 01948 \$214,410.25 Udren Law Offices, P.C.</p>	<p>1712-520A 4108 W Girard Ave 19129 6th wd. 3,420 Sq. Ft. BRT#062167800 Improvements: Residential Real Estate PAULINE BROOKS, RAYMOND BROOKS AND ANGELA TERRIGNO C.P. November Term, 2016 No. 00098 \$207,286.54 Stern & Eisenberg PC</p>	<p>1712-528 6104 Newton Ave 19111 35th wd. 1,583 Sq. Ft. OPA#352207700 Improvements: Residential Property MICHELLE E. ROACH A/K/A MICHELLE E. BROGAN C.P. June Term, 2015 No. 00986 \$199,955.78 Shapiro & DeNardo, LLC</p>	<p>1712-537 3165 Gaul St 19134-4446 25th wd. 1,152 Sq. Ft. OPA#251385400 Improvements: Residential Property ROBERT J. LINDSAY; DIANA GLINKA C.P. February Term, 2016 No. 04920 \$171,904.66 Phelan Hallinan Diamond & Jones, LLP</p>	
<p>1712-511 753 S 60th St 19143-2340 3rd wd. 1,460 Sq. Ft. OPA#033198500 Improvements: Residential Property ESSIE COATES A/K/A ESSIE MAE COATES C.P. June Term, 2016 No. 02453 \$77,051.22 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1712-520B 628 Dudley St 19148 39th wd. 630 Sq. Ft. BRT#393019500 Improvements: Residential Real Estate PAULINE BROOKS, RAYMOND BROOKS AND ANGELA TERRIGNO C.P. November Term, 2016 No. 00098 \$207,286.54 Stern & Eisenberg PC</p>	<p>1712-529 3750 Clarendon Ave, Apartment 37 19114 66th wd. 1,138 Sq. Ft. OPA#88-8-6600-37 Improvements: Residential Property JENNIFER A. MCGOVERN C.P. August Term, 2015 No. 03878 \$127,214.20 Shapiro & DeNardo, LLC</p>	<p>1712-538 5255 N Mascher St a/k/a 5255 Mascher St 19120-3419 42nd wd. 1,200 Sq. Ft. OPA#422360000 Improvements: Residential Property ANGELA MANLEY C.P. June Term, 2017 No. 03140 \$42,174.43 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1712-549 615 Marlyn Rd 19151 34th wd. 1,110 Sq. Ft. OPA#344259600 Improvements: Residential Property PAULINE TAYLOR, IN HER CAPACITY AS HEIR OF EVELYN NAPIER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EVELYN NAPIER, DECEASED C.P. January Term, 2017 No. 02706 \$37,167.29 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1712-512 9654 Sandanne Rd 19115 57th wd. 9,500 Sq. Ft. OPA#632200411 Improvements: Residential Dwelling BIJU MATHAI AND ANNAMMA BIJU C.P. February Term, 2017 No. 02890 \$269,225.70 Joseph R. Loverdi, Esquire</p>	<p>1712-521 3215 W Susquehanna Ave 19121-1124 28th wd. 2,784 Sq. Ft. OPA#282280600 Improvements: Residential Property JEAN E. LOPEZ C.P. March Term, 2017 No. 02363 \$58,888.73 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1712-530 424 N 65th St 19151 34th wd. 1,428 Sq. Ft. OPA#343122400 Improvements: Residential Property GAYLE PULLER C.P. November Term, 2016 No. 00366 \$64,286.48 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1712-539 1836 Lindley Ave 19141-1015 17th wd. 1,236 Sq. Ft. BRT#17-1067000 Improvements: Residential Dwelling CORWIN T. JACKSON A/K/A COWIN T. JACKSON C.P. January Term, 2017 No. 03302 \$65,991.47 Powers, Kirn & Associates, LLC</p>	<p>1712-550 5710 W Oxford St 19131 4th wd. ROW B/GAR 2 STY MASONRY; 1,399 Sq. Ft. BRT#043263400 Improvements: Residential Dwelling CLARENCE HERBERT, WENDY HERBERT AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. October Term, 2010 No. 01221 \$120,376.48 McCabe, Weisberg, & Conway, P.C.</p>
<p>1712-513A 4124 Ogden St 19104 6th wd. 1,622 Sq. Ft. BRT#062070100 Improvements: 3 Story Masonry Residential Semi Detached Converted To Apartments BRIAN K. WISE C.P. March Term, 2017 No. 00689 \$152,191.41 Janet L. Gold, Esquire</p>	<p>1712-522 1120 W Nevada St 19133 37th wd. 1,031 Sq. Ft. BRT#371314200 Improvements: 2 Story Masonry Row Home BRIAN K. WISE C.P. March Term, 2017 No. 00689 \$152,191.41 Janet L. Gold, Esquire</p>	<p>1712-531 1505 Bainbridge St 19146 30th wd. Land Area: 259 Sq. Ft.; Improvement Area: 630 Sq. Ft. OPA#301039710 Subject to Mortgage REPUBLIC FIRST BANK D/B/A REPUBLIC BANK C.P. September Term, 2017 No. 00098 \$2,976,617.52 Walter Weir, Jr., Esquire; Jennifer Hiller-Nimeroff, Esquire</p>	<p>1712-540 367 W Hortter St 19119 22nd wd. BRT#88-2-0179-70 Improvements: Commercial/commercial Mixed-use RICHARD HWANG A/K/A KWANG PYO HWANG C.P. August Term, 2014 No. 00988 \$356,717.30 Charles N. Shurr, Jr. Esquire, Kozloff Stoudt</p>	<p>1712-551 2128 S 68th St 19142-1232 40th wd. 1,600 Sq. Ft. OPA#403191300 Improvements: Residential Property JULIAN DIPIETRO A/K/A GINO P. DIPIETRO, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF GINO JOSEPH DIPIETRO A/K/A GINO DIPIETRO; GINO R. DIPIETRO A/K/A GINO DIPIETRO, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF GINO JOSEPH DIPIETRO A/K/A GINO DIPIETRO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GINO JOSEPH DIPIETRO A/K/A GINO DIPIETRO, DECEASED C.P. February Term, 2017 No. 05339 \$53,578.29 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1712-513B 3233 N 25th St 19129 38th wd. 900 Sq. Ft. BRT#381058800 Improvements: 2 Story Masonry Row Home BRIAN K. WISE C.P. March Term, 2017 No. 00689 \$152,191.41 Janet L. Gold, Esquire</p>	<p>1712-523 1210 W Allegheny Ave 19133 43rd wd. 1,175 Sq. Ft. BRT#431024600 f/k/a BRT#039N04-0075; OPA#431024600 Improvements: Residential Dwelling EDWARD JOHNSON, INDIVIDUALLY AND AS KNOWN HEIR OF ESTHER JOHNSON; TYCAHE JOHNSON, INDIVIDUALLY AND AS A KNOWN HEIR OF ESTHER JOHNSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ESTHER JOHNSON C.P. April Term, 2017 No. 00081 \$41,942.24 Udren Law Offices, P.C.</p>	<p>1712-532 1651 S 26th St 19145-1214 36th wd. 1,060 Sq. Ft. OPA#364213500 Improvements: Residential Property JAMES E. HELMAN; CHRISTIAN J. LOSCH, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF GARY R. THOMAS; THE GARY R. THOMAS LIVING TRUST AGREEMENT; UNKNOWN TRUSTEES OF THE GARY R. THOMAS LIVING TRUST AGREEMENT; UNKNOWN BENEFICIARIES OF THE GARY R. THOMAS LIVING TRUST AGREEMENT C.P. April Term, 2016 No. 03389 \$44,744.30 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1712-542 4241 Hellerman St 19135 55th wd. Improvement Area: 1,106 Sq. Ft.; Land Area: 1,243 Sq. Ft. OPA#552114500 Improvements: Row B/gar 2 Sty Masonry JORGE E. GARCIA A/K/A JORGE GARCIA C.P. September Term, 2016 No. 00281 \$158,971.59 Brett L. Messinger, Ryan A. Gower, and Paul J. Fanelli</p>	
<p>1712-514 7375 Rugby St 19138-1236 10th wd. 1,426 Sq. Ft. OPA#102466700 Improvements: Residential Property THERESA DORSETT WALLS C.P. March Term, 2017 No. 00590 \$117,868.94 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1712-524A 178 Hillcrest Ave 19118 9th wd. 13,369 Sq. Ft. BRT#091143210 Improvements: Vacant Residential Land DOYLINK CORPORATION C.P. February Term, 2017 No. 03762 \$1,804,396.00 Andrew L. Unterlack, Esquire</p>	<p>1712-533 3516 Cresson St 19129-1648 38th wd. 960 Sq. Ft. OPA#383120700 Improvements: Residential Property ROBERT B. WUNDER, JR.; JENNIFER</p>	<p>1712-543 4932-4934 Lancaster Ave 19131 44th wd. Land Area: 1,582 Sq. Ft. OPA#871206650 Subject to Mortgage Improvements: 2,920 Sq. Ft. SHELLEY SALTER C.P. July Term, 2012 No. 02831 \$58,662.57, plus Attorneys' fees of \$2,500 and Court/Sheriff's Filing Fees of \$2,443 Court/Sheriff's Filing Fees Michael D. Manno</p>	
<p>1712-515 7 W Sunset Ave 19118 9th wd. 5,145 Sq. Ft. BRT#092233522 Subject to Mortgage Improvements: Residential Dwelling SCOTT DICLAUDIO C.P. July Term, 2017 No. 00007 \$208,844.10 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.</p>	<p>1712-524B 180 Hillcrest Ave 19118 9th wd. 16,929 Sq. Ft. BRT#091143220 Improvements: Vacant Residential Land DOYLINK CORPORATION C.P. February Term, 2017 No. 03762 \$1,804,396.00 Andrew L. Unterlack, Esquire</p>		<p>1712-545 1204 Fillmore St 19124 23rd wd. 1,280 Sq. Ft. OPA#234109300 Improvements: Residential Property IANETTE SANTIAGO C.P. March Term, 2015 No. 02105 \$193,234.20, plus interest in the amount of \$14,477.00 Samantha J. Koopman, Esquire</p>	
<p>1712-516 7145 Gillespie St 19135 41st wd. 1,200 Sq. Ft. OPA#412303800 Improvements: Residential Property</p>	<p>1712-525A 145 E Bells Mill Rd 19118 9th wd. 30,818 Sq. Ft. BRT#091141810 Improvements:</p>		<p>1712-546 5645 Elliott St 19143 51st wd. 1,122 Sq. Ft. BRT#513098500 Improvements: Residential Dwelling RICHARD SMITH, III, IN HIS CAPACITY AS HEIR OF THERESA M. WADE, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS, REP-</p>	

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>BRT#581059200 Improvements: Residential Dwelling JOHN M. KLEEMANN, KNOWN SURVIVING HEIR OF EVA E. PFEFFER, MICHAEL J. LAUTH, KNOWN SURVIVING HEIR OF EVA E. PFEFFER, CHRISTINE A. FRASCH, KNOWN SURVIVING HEIR OF EVA E. PFEFFER AND UNKNOWN SURVIVING HEIRS OF EVA E. PFEFFER C.P. January Term, 2017 No. 04671 \$183,965.11 McCabe, Weisberg, & Conway, P.C.</p> <p>1712-554 745 Wynnewood Rd 19151-3820 34th wd. 1,564 Sq. Ft. BRT#344209900 Improvements: Residential Dwelling ALBERT BUTTS A/K/A ALBERT BUTTS, JR. C.P. March Term, 2016 No. 02029 \$57,870.55 Law Office of Gregory Javardian, LLC</p> <p>1712-555 615 E Wyoming Ave 19120 42nd wd. 1,381 Sq. Ft. OPA#421065400 Improvements: Residential Property DUNG THACH AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HUONG T. TANG, A/K/A HUONG THI TANG, DECEASED C.P. March Term, 2017 No. 02384 \$43,286.88 Shapiro & DeNardo, LLC</p> <p>1712-556 1362 Fanshawe St 19111-4912 53rd wd. 1,204 Sq. Ft. BRT#532034900 Improvements: Row B/gar 2 Sty Masonry</p>	<p>WAYNE M. CROZIER, SR. A/K/A WAYNE CROZIER C.P. March Term, 2017 No. 01758 \$148,611.55 Milstead & Associates, LLC</p> <p>1712-557 1114 Hellerman St 19111 53rd wd. 1,962 Sq. Ft. OPA#531119600 Improvements: Residential Property SALVADOR R. CRUZ, A/K/A SALVADOR CRUZ C.P. September Term, 2016 No. 03019 \$123,060.15 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1712-558 5958 Warrington Ave 19143-5218 3rd wd. 1,320 Sq. Ft. OPA#034088200 Improvements: Residential Property NELLIE MALAVE, IN HER CAPACITY AS EXECUTRIX AND DEVISS OF THE ESTATE OF MIGUEL C. MALAVE A/K/A MIGUEL C. MALARE; JAMIE GANT, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MIGUEL C. MALAVE A/K/A MIGUEL C. MALARE C.P. January Term, 2017 No. 00759 \$8,010.45 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-559 2601 Pennsylvania Ave, Unit 1231 19130 15th wd. 952 Sq. Ft. OPA#888073364 Improvements: Residential Property MARK SHVETS C.P. May Term, 2017 No. 03603 \$260,974.78 Shapiro & DeNardo, LLC</p> <p>1712-560 4011 Hellerman St 19135 55th wd. ROW</p>	<p>B/GAR 2 STY MASONRY; 1,152 Sq. Ft. BRT#552109100 Improvements: Residential Dwelling JON SIDERIO A/K/A JON J. SIDERIO AND JOANNE SIDERIO A/K/A JOANNE P. SIDERIO C.P. February Term, 2017 No. 04636 \$133,848.39 McCabe, Weisberg, & Conway, P.C.</p> <p>1712-561 2308 Cedar St 19125-2902 31st wd. 1,481 Sq. Ft. OPA#312031200 Improvements: Residential Property ANTHONY OPALKA; KATHLEEN OPALKA C.P. September Term, 2008 No. 02416 \$23,833.22 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-562 4642 Melrose St 19124 45th wd. 1,137 Sq. Ft. BRT#453440500 Improvements: Residential Dwelling MICHAEL J. SABATO C.P. July Term, 2017 No. 01204 \$58,470.50 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.</p> <p>1712-563 2048 Estaugh St a/k/a 2048 W Estaugh St 19140-4801 11th wd. 1,048 Sq. Ft. OPA#112072600 Improvements: Residential Property JOSE GONZALEZ GONZALEZ C.P. April Term, 2017 No. 00091 \$66,938.70 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-564 4648 N 12th St 19140 49th wd. ROW 2 STY MASONRY; 1,338 Sq. Ft. BRT#491459000 Subject to Mortgage</p>	<p>Improvements: Residential Dwelling PEGGY J. TURNER C.P. March Term, 2017 No. 00530 \$32,160.90 McCabe, Weisberg, & Conway, P.C.</p> <p>1712-565 6922 Kindred St 19149 54th wd. 1,325 Sq. Ft. OPA#542261500 Improvements: Residential Property DELWAR HUSSAIN C.P. July Term, 2017 No. 02541 \$114,206.35 Shapiro & DeNardo, LLC</p> <p>1712-566 2123 N 59th St 19131-3001 52nd wd. 1,408 Sq. Ft. OPA#522254800 Improvements: Residential Property WILLIAM CARTER A/K/A WILLIAM P. CARTER C.P. October Term, 2016 No. 04502 \$64,670.53 Phelan Hallinan Diamond & Jones, LLP</p> <p>1712-567 1231 N Conestoga St 19131 52nd wd. 1,779 Sq. Ft. BRT#04-1137800; OPA#041137800 Improvements: Residential Dwelling GERALD T BROOKS C.P. December Term, 2016 No. 02726 \$41,569.63 Udren Law Offices, P.C.</p> <p>1712-568 1746-1748 Orthodox St 19124 23rd wd. 2,561 Sq. Ft. OPA#232090200 Improvements: Residential Property BRUCE I. SUSSER C.P. October Term, 2016 No. 03829 \$172,409.59 KML Law Group, P.C.</p> <p>1712-569 1864 N. Judson St 19121 32nd wd. 1,280</p>	<p>Sq. Ft. OPA#322130200 Improvements: Residential Property JERVIS WALTON-BUIE C.P. August Term, 2016 No. 02705 \$38,510.60, plus interest in the amount of \$961.40 Samantha J. Koopman, Esquire</p> <p>1712-570 5323 Darrah St 19124 62nd wd. 1,048 Sq. Ft. BRT#622227200 Improvements: Residential Dwelling MICHAEL SABATO C.P. July Term, 2017 No. 01203 \$53,085.71 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.</p> <p>1712-571 1328 Medary Ave 19141 49th wd. 1,669 Sq. Ft. OPA#493055700 Improvements: Residential Property RONALD HARLEY; GLORIA HARLEY C.P. December Term, 2014 No. 01071 \$112,342.63 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1712-572 23 E. Montana St 19119 22nd wd. BRT#221148300; PRCL#221148300 ALMA ROANE C.P. June Term, 2013 No. 00113 \$150,516.83 Michael F.J. Romano, Esquire</p> <p>1712-573 319-321 S 3rd St 19106-4304 5th wd. 1968 Sq. Ft. BRT#051058010 Improvements: Row 3 Sty Masonry LISA COLTON AKA LISA G. COLTON C.P. September Term, 2015 No. 00357 \$753,423.57 Milstead & Associates, LLC</p>

The Legal Intelligencer

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