

Sheriff's Sale Notices for January 5, 2016

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, January 5, 2016 at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET, 3RD FLOOR
9:00 A.M. (EDT).
Jewell Williams, Sheriff

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff

The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.

A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.

The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.

The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale

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 web-

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site at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on January 5, 2016.

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

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

EXPLANATION

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

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

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

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

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

502-588 A-C

51st Wd. (5403 Chester Ave. - Premises A - 19143) On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Propheprty

51st Wd. (5405 Chester Ave. - Premises B - 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property
40th Wd. (5349 Chester Ave. - Premises C - 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1206-376A-B

51st Wd. (5420-28 Paschall Ave. - Premises A - 19143) 170' Northeast of 55th St., Front: 130', Depth 195' BRT#884350840 Improvements: Commercial Property

51st Wd. (5430-44 Paschall Ave. - Premises B - 19143) Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170' Depth: 195' BRT#884350845 Improvements: Commercial Property
FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.

The following property, sale of which was postponed from the March 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1403-446

812 West Moyamensing Avenue 19148
39th Wd. 2415 Sq. Ft. OPA#393326200

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Improvements: Residential Property
KSM INVESTMENTS, LLC C.P. June Term, 2011 No. 2634 \$115,407.56 Dean E. Weisgold, Esq.

The following property, sale of which was postponed from the May 6, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1405-685

2342 Griffith Street 19152 56th Wd. On the southwesterly side of Griffith Street (50 feet wide) and the northwesterly side of Bradford Street (70 feet wide); front 28 ft 5-1/2 in, depth 111 ft 3 in BRT#561537300 Improvements: Residential
ADVANCED ACQUISITIONS, LLC C.P. January Term, 2014 No. 003339 \$145,060.64 David E. Stern, Esq.

The following property, sale of which was postponed from the August 5, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1408-460

2375 Welsh Road 19114 57th Wd. 54567 Sq Ft BRT#88-3-3811-25 Improvements: Parking Lot With A One Story, Free Standing, Commercial Retail Building
SRAMPICKAL DEVELOPERS, LLC C.P. August Term, 2011 No. 03972 \$437,761.21 Janet L. Gold, Esq.

The following property, sale of which was postponed from the October 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1410-715

7030 Sheldrake Place 19153 40th Wd. Row B/ Gar 2Sty Masonry; 1360 Sq Ft BRT#406641700 Subject to Mortgage Improvements: Residential Dwelling
DIANA J. LAWRENCE, KNOWN SURVIVING HEIR OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER, STEVEN DOUGLAS LAWRENCE, KNOWN SURVIVING HEIR OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 01506 \$128,521.88 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the December 2, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1412-453

5323 Yocum Street 19143 51st Wd. Row 2 Story Masonry BRT#512091400; PRCL#29SI-44 Improvements: Residential Dwelling
JESSIE MAE MCNEIL C.P. April Term, 2013 No. 01531 \$45,018.00 Federman & Associates, LLC

1412-571

8520 Michener Street 19150 50th Wd. 1158 Sq Ft BRT#501139400 Improvements: Residential Real Estate
BRIDGET KORNEGAY C.P. July Term, 2014 No. 02956 \$62,849.74 Stern & Eisenberg, P.C.

The following property, sale of which was postponed from the January 6, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1501-701

5843 Florence Avenue 19143 3rd Wd. Row 2 Story Masonry; 1510 Sq Ft BRT#034068300 Improvements: Residential Dwelling
ETHEL E EDWARDS; TITLE IS VESTED IN ETHEL E. EDWARDS BY DEED DATED NOVEMBER 6, 2002 AND RECORDED JANUARY 30, 2003 AS INSTRUMENT NO. 50605243 C.P. October Term, 2010 No. 00464 \$52,224.98 Federman & Associates, LLC

1501-719

2027 S. Alden Street 19143 40th Wd. 1080 Sq Ft; Row 2 Sty Masonry PRCL# 40-1-0145-00 Improvements: Residential Dwelling

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LOUIS KARBEDEH C.P. September Term, 2012 No. 002502 \$65,159.53 Federman & Associates, LLC

The following property, sale of which was postponed from the February 3, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1502-616

1831-33 Harrison Street 19124 23rd Wd. 3340 Sq Ft; Situated on Northeast Side of Harrison Street At 76 feet 9 inches from Southeast side of Charles Street, Thence: 77 feet To: Northeast parallel to Charles Street, Thence: 25 feet 9 inches To: Northeast Parallel to Harrison Street, Thence: 51 feet From: Southeast side of Charles Street, Thence 16 feet To: Northeast of Charles Street, Thence: 51 feet To: Southeast parallel to Harrison Street, Thence: 38 feet 6 inches To: Northeast parallel to Charles Street, Thence: 102 feet To: Southeast parallel to Harrison Street, Thence 47 feet To: Northwest parallel to Harrison Street, Thence: 71 feet 10 inches From: Northeast side of Harrison Street, Thence: 31 feet 3 inches From: Northwest side of Harrison Street BRT#871529080
MAO KHAI VAN C.P. May Term, 2014 No. 02260 \$92,057.92 plus \$37.26 per day after 5/15/14 Laurence A. Mester; Mester & Schwartz, P.C.

The following property, sale of which was postponed from the April 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1504-303

2402 South Percy Street 19148-3730 39th Wd. 990 Sq Ft BRT#393454400 Subject to Mortgage Improvements: Residential Dwelling
RAYMOND A. MEIRINO III A/K/A RAYMOND MEIRINO, III AND LISA A. HOCHSTUHL C.P. January Term, 2014 No. 02713 \$136,805.05 Powers, Kirn & Associates, LLC

1504-424

4343 Teesdale Street 19136-3902 41st Wd. 914 Sq Ft BRT#412102600 Improvements: Residential Property
MOHAMMUD O. RAHMAN, AS SOLE OWNER C.P. January Term, 2012 No. 3251 \$97,410.68 Zucker, Goldberg & Ackerman, LLC

1504-473

6901-29 Valley Avenue Unit G-2 19128 21st Wd. 780 Sq Ft BRT#888211063 Improvements: Residential Property
THOMAS HANDZUS C.P. September Term, 2014 No. 03022 \$121,632.39 KML Law Group, P.C.

1504-548

2913 Normandy Drive 19154-1620 66th Wd. DET 1-1/2 STY FRAME; 1392 Sq Ft BRT#662498700 Improvements: Residential Dwelling
STEPHEN D. METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, THERESA ANN FREDA, A/K/A THERESA ANN METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, CHRISTOPHER W.S. METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER AND STEPHEN METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 00230 \$170,292.46 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the May 5, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1505-347

409 W Ellet Street 19119 22nd Wd. 2050 Sq Ft BRT#223156300 Improvements: Residential Dwelling

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DAVID ALSTON A/K/A DAVID A. ALSTON AND TIFFINI ALSTON A/K/A TIFFINI K. ALSTON C.P. November Term, 2013 No. 00620 \$158,756.35 Udren Law Offices, P.C.

1505-393

4155 HELLERMAN STREET 19135 55th Wd. 1152 Sq Ft BRT#552112300 Improvements: Residential Dwelling
VICTOR SZAREK C.P. December Term, 2014 No. 00603 \$73,377.40 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1505-482

1706 Fulmer Street 19115-3107 58th Wd. 2538 Sq Ft BRT#581035802 Subject to Mortgage Improvements: No
LAUREN KANE C.P. September Term, 2013 No. 02038 \$14,722.86 plus legal interest Michael S. Bomstein, Esq.

1505-613

6613 Rising Sun Avenue 19111 35th Wd. 21000 Sq Ft; All that certain lot or piece of ground with the buildings and improvements thereon erected, known as the Lawndale Theatre. Situate on the East side of Rising Sun Avenue and the South side of Fanshawe Street, Lawndale, in the Thirty-fifth Ward of the City of Philadelphia. Containing in front or breadth on the said Rising Sun Avenue eighty-four feet two inches and extending of that width in length or depth Eastwardly along the said side of Fanshawe Street, on the North line thereof, one hundred forty feet nine inches on the South line thereof, one hundred forty-two feet two and one-quarter inches. OPA#882051375 Improvements: Misc. Day Cart Masonry
ALLEGHENY REAL ESTATE ASSOCIATES, LLC C.P. July Term, 2014 No. 00923 \$30,196.05 Stuckert and Yates; Steven H. Sailer, Esq.

1505-619

1815 Elston Street 19126 10th Wd. ROW B/GAR 2STY MASONRY; 1072 Sq Ft BRT#101333900 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF VERA LAWSON, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 01016 \$97,105.87 McCabe, Weisberg & Conway, P.C.

1505-628

7148 Vandike Street 19135-1333 65th Wd. 1260 Sq Ft OPA#651269000 Improvements: Residential Property
JOHN J. MISNIK AND MARGARET M. MISNIK C.P. September Term, 2011 No. 00731 \$129,544.54 Phelan Hallinan Diamond & Jones, LLP

The following property, sale of which was postponed from the June 2, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1506-349

4223 Tudor Street 19136 41st Wd. 1204 Sq Ft BRT#412138800 Improvements: Residential Property
ALEXIS T. ORTIZ C.P. August Term, 2014 No. 01080 \$136,433.29 KML Law Group, P.C.

1506-355

419 East Woodlawn Street 19144 12th Wd. 1780 Sq Ft BRT#122095500 Improvements: Residential Property
ALISON BRAXTON-NESMITH AND SCHUYLER NESMITH C.P. September Term, 2014 No. 03185 \$173,240.87 KML Law Group, P.C.

1506-366

2408 East York Street 19125 31st Wd. 2709 Sq Ft BRT#313148100 Improvements: Residential Property
FRANK SCHMIDT AND MARGARET SCHMIDT C.P. November Term, 2014 No. 01917 \$136,485.91 KML Law Group, P.C.

The following property, sale of which was postponed from the July 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

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1507-359

322 West Ashdale Avenue 19120 42nd wd. 1056 Sq Ft BRT#422176800 Improvements: Residential Real Estate
ANIBAL AYALA, EXECUTOR OF THE ESTATE OF AWILDA AYALA, DECEASED C.P. January Term, 2015 No. 02113 \$46,189.98 Stern & Eisenberg, P.C.

1507-394

1925 West Spencer Street 19141 17th wd. 1230 Sq Ft BRT#171260300 Improvements: Residential Property
JAMES DAILEY C.P. May Term, 2014 No. 03270 \$57,267.85 KML Law Group, P.C.

1507-478

5804 North 4th Street a/k/a 5804 4th Street 19120 61st wd. 896 Sq Ft BRT#612363400 Improvements: Residential Property
JAMES E. BRODIE C.P. December Term, 2014 No. 01059 \$89,280.51 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1507-498

3208 Belgreen Road 19154-1430 66th wd. 1360 Sq Ft; Beginning at a point on the Southwest side of Belgreen Road (64 feet wide) which point is measured North 29° 39' 37" West 255 feet 2-3/4 inches OPA#663084100 Improvements: Row 2 Sty Masonry
RAYMOND T. GRANT AND ANNE F. GRANT C.P. November Term, 2014 No. 01914 \$241,985.55 Richard J. Nalbandian, III

1507-505

1628 North 55th Street 19131 4th wd. 2496 Sq Ft BRT#041317000 Improvements: Residential Real Estate
VINCENT SAUNDERS A/K/A VINCENT K. SAUNDERS AND DEMARCUS R. WAITES C.P. August Term, 2014 No. 00234 \$81,530.74 Stern & Eisenberg, P.C.

1507-567

1036 South 54th Street 19143 51st wd. ROW B/GAR 2STY MASONRY; 1344 Sq Ft BRT#513126200 Improvements: Residential Dwelling
LULA M. WILSON-TOE AND DANIEL S. TOE, SR. C.P. February Term, 2014 No. 00852 \$78,867.59 McCabe, Weisberg & Conway, P.C.

1507-579

3222 North 17th Street 19140 11th wd. 2233 Sq Ft BRT#112229700 Subject to Mortgage Improvements: Residential Property
ANIBAL TORRES C.P. April Term, 2011 No. 2698 \$192,442.02 Zucker, Goldberg & Ackerman, LLC

1507-595

2327 Catherine Street 19146 30th wd. ROW CONV/APT 3STY MASONRY; 1686 Sq Ft BRT#302086100 Improvements: Residential Dwelling
JOHN WASHINGTON AND JAMILLAH WASHINGTON C.P. July Term, 2012 No. 00319 \$246,741.53 McCabe, Weisberg & Conway, P.C.

1507-637

129 East Washington Lane 19144-2010 59th wd. 2612 Sq Ft OPA#592146500 Improvements: Residential Property
LINDA HIGHTOWER C.P. May Term, 2013 No. 02578 \$58,717.02 Phelan Hallinan Diamond & Jones, LLP

5914 Horrocks Street 19149 62nd wd. ROW B/GAR 2STY MASONRY; 1472 Sq Ft BRT#621343900 Subject to Mortgage Improvements: Residential Dwelling
MARK P. FORDHAM A/K/A MARK FORDHAM; TERRY W. FORDHAM; LAWRENCE A. GOUDIE AS TRUSTEE OF MARK FORDHAM TRUST, NO. 2502861, DATED 03/01/2006, A CALIFORNIA CORPORATION AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. March Term, 2014 No. 05131 \$47,033.66 McCabe, Weisberg & Conway, P.C.

1507-705

139 East Walnut Lane 19144 59th wd. 2071 Sq Ft; SEMI/DET 3 STY MASONRY OPA#592071900 Improvements: Residential Dwelling
VALERIE BARR A/K/A VALERIE V. BARR C.P. October Term, 2014 No. 03329 \$236,873.15 Federman & Associates, LLC

SHERIFF'S SALE

The following property, sale of which was postponed from the August 4, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1508-397

5219 Horrocks Street 19124 62nd wd. 1318 Sq Ft BRT#621346500 Improvements: Row B/gar 2sty Masonry
RICHARD MITCHELL, SR. A/K/A RICHARD MILLER, ORIGINAL MORTGAGOR AND JOSELYN A. MITCHELL A/K/A JOSELYN A. TINSLEY, ORIGINAL MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01022 \$166,595.78 Milstead & Associates, LLC

1508-420

8 Bristow Place 19123-3003 5th wd. 1130 Sq Ft OPA#055032670 Improvements: Residential Property
LESLIE J. ARNETTE-PINA C.P. May Term, 2014 No. 02614 \$191,074.73 Phelan Hallinan Diamond & Jones, LLP

1508-438

3910 Claridge Street 19124-5502 33rd wd. 800 Sq Ft OPA#332334500 Improvements: Residential Property
DIANILDA GONZALEZ A/K/A DINILDA GONZALEZ C.P. October Term, 2013 No. 01593 \$16,728.92 Phelan Hallinan Diamond & Jones, LLP

1508-529

9900 President Street 19115 58th wd. SEMI/DET 2STY MAS+OTHER; 1560 Sq Ft BRT#581401602 Improvements: Residential Dwelling
GREGORY BAGRAMYAN AND VADIM BAGRAMYAN C.P. January Term, 2015 No. 01453 \$164,134.04 McCabe, Weisberg & Conway, P.C.

1508-539

5904 Alma Street 19149 53rd wd. ROW B/GAR 2STY MASONRY; 1472 Sq Ft BRT#531325200 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF FRANK CHERVOITCH, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 01048 \$96,110.62 McCabe, Weisberg & Conway, P.C.

1508-578

253 South Frazier Street 19139 60th wd. ROW 2STY MASONRY; 1302 Sq Ft BRT#604231000 Improvements: Residential Dwelling
ELLIS GROSS, KNOWN SURVIVING HEIRS OF MALACHI GROSS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF MALACHI E. GROSS, DECEASED MORTGAGOR AND REAL OWNER; TYRONE GROSS A/K/A TY GROSS, KNOWN SURVIVING HEIR OF MALACHI E. GROSS, DECEASED MORTGAGOR AND REAL OWNER; RHONDA A. GRANT A/K/A RHONDA A. GROSS, KNOWN SURVIVING HEIR OF MALACHI E. GROSS, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 05112 \$37,146.99 McCabe, Weisberg & Conway, P.C.

1508-580

7165 Montague Street 19135-1108 41st wd. 1064 Sq Ft BRT#41-2263800 Subject to Mortgage Improvements: Residential Property
MICHAEL KOSTELNY, AS SOLE OWNER C.P. March Term, 2014 No. 01250 \$169,590.21 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1508-582

1116 Bleigh Avenue 19111-3620 56th wd. 1350 Sq Ft OPA#561292500 Improvements: Residential Property
STACEY A. BOYLE C.P. July Term, 2014 No. 03130 \$161,709.14 Phelan Hallinan Diamond & Jones, LLP

1508-634

2826 Rosehill Street 19134 7th wd. 1400 Sq Ft; 15' frontage x. 76'4" depth OPA#071412800 Improvements: Residential Property
EYDA MENDEZ C.P. September Term, 2013 No. 00505 \$38,677.27 Richard M. Squire & Associates, LLC

The following property, sale of which was postponed from the September 1, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1509-303

5001 North Sydenham Street 19141-2209 17th wd. 1600 Sq Ft BRT#172076900 Improvements: Residential Property
ENTRUST CAMA, FBO JANETTE LEE CURRY, IRA AND BRUCE D. RYAN C.P. January Term, 2015 No. 03193 \$48,293.62 KML Law Group, P.C.

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1509-306

2751 Pennsylvania Avenue, Unit# B109 19130-1743 15th wd. 1325 Sq Ft; Together with all right, title and interest to a 0.747% undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration. OPA#888151733 Improvements: Residential Property
JOSEPH A. CANUSO C.P. May Term, 2009 No. 01765 \$235,861.76 Phelan Hallinan Diamond & Jones, LLP

1509-320

2159 Homer Street 19138 10th wd. 1188 Sq Ft BRT#102140100 Improvements: Residential Real Estate
NAIPHESA HILLIARD C.P. December Term, 2013 No. 001486 \$159,936.17 Stern & Eisenberg, P.C.

1509-334

351 Claremont Road 19120 61st wd. Land Area: 1152 Sq Ft BRT#61-1-3521-00; PRCL#28N14-244 Improvements: Row B/gar 2sty Masonry
BABS L. PARLER C.P. June Term, 2014 No. 03614 \$136,350.00 Milstead & Associates, LLC

1509-357

5317 Laurens Street 19144-4615 12th wd. 1880 Sq Ft OPA#124149600 Improvements: Residential Property
NICOLE BRISCOE C.P. October Term, 2011 No. 03839 \$159,612.77 Phelan Hallinan Diamond & Jones, LLP

1509-364

4832 Longshore Avenue 19135-2334 41st wd. 2625 Sq Ft BRT#871563410 Subject to Mortgage Improvements: Row W-off/str 2sty Masonry
MU MING ZHENG AND MEIYUN LIN C.P. December Term, 2013 No. 02833 \$102,616.84 Brett L. Messinger, Esq.

1509-368

5917 Turner Street 19151 34th wd. 1080 Sq Ft BRT#342104100 Improvements: Residential Property
CARLOS G. BAUTISTA C.P. September Term, 2012 No. 003294 \$75,789.92 Shapiro & DeNardo, LLC

1509-371

1222 Master Street a/k/a 1222 West Master Street 19122 14th wd. 1152 Sq Ft BRT#141464200 Improvements: Residential Dwelling
KAREN E. GRANT AND MARGUERITE GRANT C.P. January Term, 2006 No. 02670 \$86,886.23 Law Offices of Gregory Javardian

1509-381

3321 Guilford Street 19136 64th wd. 1408 Sq Ft BRT#642094000 Improvements: Residential Real Estate
ALFRED FACCHIANO AND SUSAN FACCHIANO C.P. May Term, 2012 No. 00347 \$98,102.47 Stern & Eisenberg, P.C.

1509-388

619 Shawmont Avenue 19128-3124 21st wd. 1836 Sq Ft OPA#214054400 Improvements: Residential Property
MANJINDER PANDHER C.P. September Term, 2013 No. 02625 \$217,852.24 Phelan Hallinan Diamond & Jones, LLP

1509-389

517 West Clapier Street 19144-4835 13th wd. 2303 Sq Ft OPA#133067300 Improvements: Residential Property
DARRIN MOLLETTA A/K/A DARREN MOLLETTA C.P. September Term, 2008 No. 01316 \$69,919.09 Phelan Hallinan Diamond & Jones, LLP

1509-398

814 Moore Street 19148 1st wd. 1272 Sq Ft BRT#012352300 Improvements: Residential Dwelling
KIEN NGOC LY AND OOI HA CHONG C.P. November Term, 2014 No. 02265 \$152,147.13 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1509-403

6605 Blakemore Street 19119 22nd wd. 2016 Sq Ft BRT#221287410 Subject to Mortgage Improvements: Residential Property
NANA Y. AMOH, SOLE OWNER C.P. August Term, 2011 No. 4229 \$119,549.61 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1509-408

6142 Tackawanna Street 19135-3416 55th wd. 1785 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

1509-410

727 Sherrie Road 19115 63rd wd. 8450 Sq

SHERIFF'S SALE

Ft BRT#632139200 Subject to Mortgage Improvements: Residential Property
EDWARD VESCIO, JR. AND BERNADETTE VESCIO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES C.P. March Term, 2012 No. 1524 \$277,476.75 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1509-411

3922 Lankenau Avenue 19131-2809 52nd wd. 2171 Sq Ft OPA#521427000 Improvements: Residential Property
FRED T. CRAWFORD A/K/A FRED CRAWFORD A/K/A FREDERICK L. CRAWFORD C.P. January Term, 2015 No. 03421 \$27,924.03 Phelan Hallinan Diamond & Jones, LLP

1509-418

1 Wissahickon Lane a/k/a 6904 Wissahickon Avenue 19119-3733 21st wd. 12257 Sq Ft BRT#213116045 Improvements: Residential Dwelling
DELORES HENDERSON C.P. September Term, 2013 No. 01571 \$262,316.93 Powers, Kim & Associates, LLC

1509-423

2535 South 10th Street 19148-4424 39th wd. 870 Sq Ft; Front: 15'4" Depth: 58' OPA#393492800 Improvements: Single Family Dwelling
GENEVIEVE MARTINO C.P. January Term, 2015 No. 002882 \$114,155.36 Jerome R. Balka, Esq., Reger Rizzo Darnall LLP

1509-431

4119 Barnett Street 19135-3011 55th wd. Land Area: 1245 BRT#552066200 Improvements: Row B/gar 2 Story Masonry
ARTHUR W. MARNIEN C.P. August Term, 2014 No. 01291 \$110,416.00 Milstead & Associates, LLC

1509-435

4334 1/2 Boone Street 19128-4901 21st wd. 6179 Sq Ft OPA#211264025 Improvements: Residential Property
FRANCIS PILLER C.P. March Term, 2012 No. 02897 \$306,189.77 Phelan Hallinan Diamond & Jones, LLP

1509-438

822 Brighton Street 19111-4127 53rd wd. 2680 Sq Ft OPA#532245800 Improvements: Residential Property
GINA FREDERIQUE AND KEVIN COMPTON C.P. April Term, 2013 No. 04335 \$157,839.77 Phelan Hallinan Diamond & Jones, LLP

1509-439

4525 Ashburner Street 19136-2808 65th wd. 2800 Sq Ft BRT#652040813 Improvements: Residential Property
EDWARD L. ADAMS AND JENNIFER L. RENZI C.P. February Term, 2013 No. 01769 \$129,279.76 Zucker, Goldberg & Ackerman, LLC

1509-442

1102 Haworth Street, a/k/a 1102 Hayworth Street 19124-2506 23rd wd. 2604 Sq Ft OPA#234160800 Improvements: Residential Property
ROBIN A. LEWIS A/K/A ROBIN LEWIS C.P. April Term, 2013 No. 00438 \$143,668.85 Phelan Hallinan Diamond & Jones, LLP

1509-443

6005 Reach Street 19111-5910 35th wd. 1723 Sq Ft OPA#352243500 Improvements: Residential Property
DIANE K. FRASER-BROWN A/K/A DIANE K. FRASER BROWN C.P. October Term, 2014 No. 00295 \$93,871.40 Phelan Hallinan Diamond & Jones, LLP

1509-447

6230 Bingham Street 19111-5755 35th wd. 6216 Sq Ft OPA#353268010 Improvements: Residential Property
SAMUEL K. TIGAH; ESTHER NATOGMA C.P. February Term, 2015 No. 01548 \$138,623.83 Phelan Hallinan Diamond & Jones, LLP

1509-464

8104 Terry Street 19136-2622 64th wd. 1210.62 Sq Ft BRT#642028700 Improvements: Residential Real Estate
MARK JUSZCZUK AND PATRICIA JUSZCZUK C.P. November Term, 2013 No. 01582 \$59,273.35 Stern & Eisenberg, P.C.

1509-468

228 South 49th Street 19139 60th wd. SEMI/DET 3 STY MASONRY; 1799 Sq Ft BRT#601091800 Subject to Mortgage Improvements: Residential Dwelling
MARY ELLEN JONES A/K/A MARY E. JONES C.P. December Term, 2013 No. 00691 \$177,012.38 McCabe, Weisberg, & Conway, P.C.

1509-478

923 North St. Bernard Street 19131 44th

SHERIFF'S SALE

wd. ROW 2STY MASONRY; 825 Sq Ft BRT#442213800 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF WILLIE JETER, DECEASED MORTGAGOR AND REAL OWNER; OMAR J. JETER KNOWN SURVIVING HEIR OF WILLIE JETER, DECEASED MORTGAGOR AND REAL OWNER; TRACEE J. JETER KNOWN SURVIVING HEIRS OF WILLIE JETER, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01434 \$29,660.72 McCabe, Weisberg, & Conway, P.C.

1509-481

2528 Cedar Street 19125 31st wd. ROW 3 STY MASONRY; 868 Sq Ft BRT#312035600 Improvements: Residential Dwelling
JAMES BIDWELL C.P. October Term, 2013 No. 01819 \$214,496.37 McCabe, Weisberg, & Conway, P.C.

1509-491

219 South Farragut Street 19139 46th wd. APT 2-4 UNITS 2STY MASONRY; 2062 Sq Ft BRT#461183200 Improvements: Residential Dwelling
HANEEF NELSON C.P. September Term, 2013 No. 00467 \$273,833.05 McCabe, Weisberg, & Conway, P.C.

1509-492

5333 Wingohocking Terrace 19144 12th wd. SEMI/DET 3STY STONE; 2274 Sq Ft BRT#122188000 Improvements: Residential Dwelling
HRISTO DIMITROV C.P. January Term, 2015 No. 00457 \$111,506.64 McCabe, Weisberg, & Conway, P.C.

1509-502

6615 North 13th Street 19126 61st wd. S/D W DET GAR 3S STONE; 5990 Sq Ft BRT#611194000 Improvements: Residential Dwelling
CLARENCE BUTLER, JR., CO-ADMINISTRATOR OF THE ESTATE OF ELIZABETH MCCORMICK, DECEASED MORTGAGOR AND REAL OWNER; SARAH B. JOHNSON, CO-ADMINISTRATRIX OF THE ESTATE OF ELIZABETH MCCORMICK, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2015 No. 01262 \$92,569.41 McCabe, Weisberg, & Conway, P.C.

1509-504

7657 Brookhaven Road 19151 34th wd. ROW B/GAR 2STY MASONRY; 1293.60 Sq Ft BRT#343219500 Improvements: Residential Dwelling
DWAYNE DUNHAM C.P. October Term, 2014 No. 00681 \$166,713.19 McCabe, Weisberg, & Conway, P.C.

1509-506

7707 Jason Place 19153 40th wd. ROW B/GAR 2STY MASONRY; 1800 Sq Ft BRT#405852000 Improvements: Residential Dwelling
SAMUEL LEE VAUGHAN, KNOWN SURVIVING HEIR OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER; CHRISTINE A. CHAMBLISS, KNOWN SURVIVING HEIR OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER; CYNTHIA V. RUSSELL, KNOWN SURVIVING HEIR OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2014 No. 02714 \$48,348.36 McCabe, Weisberg, & Conway, P.C.

1509-507

246 Slocum Street 19119 22nd wd. ROW 2 STY MASONRY; 1464 Sq Ft BRT#222045900 Improvements: Residential Dwelling
ANTHONY E. HANEY AND LISA P. HANEY C.P. December Term, 2014 No. 01967 \$68,731.34 McCabe, Weisberg, & Conway, P.C.

1509-511

6173 North 17th Street 19141 17th wd. 1408 Sq Ft BRT#172193200 Improvements: Residential Dwelling
REGINALD FERGUSON C.P. January Term, 2015 No. 3509 \$62,194.76 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1509-517

125 West Mount Pleasant Avenue 19119 9th wd. 3904.7 Sq Ft BRT#092001900 Improvements: Residential Property
ZUBAIR ABDUSSHAHEED C.P. June Term, 2009 No. 04383 \$575,309.59 Zucker, Goldberg & Ackerman, LLC

1509-522

6509 West Jefferson Street, a/k/a 6509-11 Jefferson Street 19151-3310 34th wd. 1910 Sq Ft OPA#344046200 Improvements: Residential Property
OVE SORENSEN C.P. February Term, 2014 No. 00340 \$148,987.32 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1509-526
6336 North 8th Street 19126-3703 49th wd. 3895 Sq Ft; on the Northwesterly side of 8th St at a distance of 176 feet Northeastwardly from the Northeastly side of Chelton Ave; Front: Irregular x Depth: Irregular OPA#49213500 Subject to Mortgage Improvements: Single Family Residence
 CASSANDRA PHILLIPS C.P. September Term, 2014 03547 \$209,828.19 Stephen M. Hladik, Esq.

1509-530

1922 Medary Avenue 19141-1410 17th wd. 1455 Sq Ft; on the Southerly side of Medary Ave at a distance of 168 feet Westwardly from the Westerly side of Ogontz Avenue; Front: 15 ft x Depth: 97 ft OPA#171306500 Subject to Mortgage Improvements: Single Family Residence
 KEITH CHESTER C.P. January Term, 2015 03508 \$98,874.34 Stephen M. Hladik, Esq.

1509-531

230 Higbee Street 19111 35th wd. 1296 Sq Ft BRT#352151900 Improvements: Residential Property
 SHARON HOLLIDAY AND RUBEN FEAGINS C.P. October Term, 2014 No. 001252 \$122,944.75 Shapiro & DeNardo, LLC

1509-534

6825 Roosevelt Boulevard a/k/a 6825 East Roosevelt Boulevard 19149 55th wd. 1759 Sq Ft BRT#551526500 Improvements: Residential Property
 DEREK JACKSON C.P. August Term, 2013 No. 01843 \$82,096.46 KML Law Group, P.C.

1509-542

238 South Hutchinson Street 19107-5703 5th wd. 497 Sq Ft OPA#054247400 Improvements: Residential Property
 SCOTT E. ROBINSON C.P. February Term, 2015 No. 01546 \$292,450.42 Phelan Hallinan Diamond & Jones, LLP

1509-553

6510 Keystone Street 19135 41st wd. 1817 Sq Ft OPA#411464000 Improvements: Residential Property
 FRANCES CRIST C.P. February Term, 2015 No. 00592 \$74,983.16 Phelan Hallinan Diamond & Jones, LLP

1509-555

5365 Charles Street 19124-1403 62nd wd. 2325 Sq Ft OPA#622291900 Improvements: Residential Property
 CARLIN H. BELL C.P. March Term, 2010 No. 04791 \$73,056.70 Phelan Hallinan Diamond & Jones, LLP

The following property, sale of which was postponed from the October 6, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1510-343

5843 Newtown Avenue 19120-1146 35th wd. 1183 Sq Ft OPA#352214300 Improvements: Residential Property
 RICHARD TERRELL, II C.P. March Term, 2015 No. 00479 \$117,088.87 Phelan Hallinan Diamond & Jones, LLP

1510-344

2704 Cambridge Street 19130-1207 29th wd. 615 Sq Ft OPA#292009400 Improvements: Residential Property
 TAIRI PROFIT C.P. March Term, 2015 No. 01134 \$217,489.17 Phelan Hallinan Diamond & Jones, LLP

1510-347

3517 Rand Street 19134-1304 33rd wd. 792 Sq Ft OPA#331363500 Improvements: Residential Property
 EDNA LEON ROSARIO C.P. September Term, 2014 No. 00251 \$23,033.58 Phelan Hallinan Diamond & Jones, LLP

1510-356

6828 North 9th Street 19126 61st wd. 2689 Sq Ft BRT#611175500 Improvements: Residential Property
 DAWN S. HUGHES C.P. September Term, 2013 No. 01530 \$51,423.76 KML Law Group, P.C.

1510-363

321 Hermitage Street 19128-4605 21st wd. 1600 Sq Ft OPA#211430500 Improvements: Residential Property
 CAROL ABT, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF THOMAS SCHREIBER; LINDSAY SCHREIBER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF THOMAS SCHREIBER; DANA SCHREIBER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF THOMAS SCHREIBER; SAMANTHA SCHREIBER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF THOMAS SCHREIBER C.P. November Term, 2014 No. 02553 \$164,664.25 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1510-371
5513 Warrington Avenue 19143-4720 51st wd. 1210 Sq Ft OPA#513302800 Improvements: Residential Property
 ANTHONY A. WILBURN A/K/A ANTHONY H. WILBURN A/K/A TONY WILBURN C.P. July Term, 2014 No. 00980 \$22,370.14 Phelan Hallinan Diamond & Jones, LLP

1510-375

405 West Stafford Street 19144-4407 59th wd. 2717 Sq Ft OPA#593007400 Improvements: Residential Property
 PHILIP DAVIDSON AND GABRIELLE E. DAVIDSON C.P. March Term, 2003 No. 01288 \$186,879.35 Phelan Hallinan Diamond & Jones, LLP

1510-376

2032 McKean Street 19145-2827 48th wd. 825 Sq Ft OPA#481109600 Improvements: Residential Property
 KALEYNA TABB A/K/A KALEYNA M. TABB C.P. October Term, 2013 No. 02692 \$96,805.64 Phelan Hallinan Diamond & Jones, LLP

1510-424

148 East Colonial Street 19120-1029 61st wd. 1632 Sq Ft OPA#611321000 Improvements: Residential Property
 LYNDY R. SMITH C.P. February Term, 2013 No. 02178 \$126,429.15 Phelan Hallinan Diamond & Jones, LLP

1510-426

227 South 53rd Street 19139 60th wd. 1284 Sq Ft BRT#602192800 Improvements: Residential Dwelling
 ELIZABETH SHABAZZ C.P. March Term, 2015 No. 02741 \$64,192.30 Pressman & Doyle, LLC

1510-428

1218 Christian Street 19147 2nd wd. 960 Sq Ft; Beginning at a point on the Southerly side of Christian Street (66 feet wide) at the distance of 126 feet 0 inches Westwardly from the Westerly side of 12th Street (50 feet wide). BRT#021019500 Improvements: Row 3 Sty Masonry
 COY GIBSON, DECEASED C.P. July Term, 2014 No. 02023 \$300,558.70 Richard J. Nalbandian, III, Esq.

1510-437

5223 Euclid Street 19131-3208 52nd wd. 1143 Sq Ft OPA#521080700 Improvements: Residential Property
 UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF CALIEK A. RUFFIN A/K/A CALIEK RUFFIN, DECEASED; KYLIE RUFFIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF CALIEK A. RUFFIN A/K/A CALIEK RUFFIN A/K/A CALIEK RUFFIN A/K/A CALIEK ANTONIO RUFFIN; ISAIAH POOLE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CALIEK A. RUFFIN A/K/A CALIEK RUFFIN A/K/A CALIEK ANTONIO RUFFIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CALIEK A. RUFFIN A/K/A CALIEK RUFFIN A/K/A CALIEK ANTONIO RUFFIN C.P. July Term, 2014 No. 00544 \$143,637.50 Phelan Hallinan Diamond & Jones, LLP

1510-448

1705 Scattergood Street 19124-1234 62nd wd. 1122 Sq Ft OPA#622133400 Improvements: Residential Property
 HELEN M. STOKES C.P. October Term, 2014 No. 01851 \$77,697.06 Phelan Hallinan Diamond & Jones, LLP

1510-457

1927 South 21st Street 19145-2821 48th wd. 1185 Sq Ft OPA#481362500 Improvements: Residential Property
 ANTHONY WILLIAMS, IN HIS CAPACITY AS ADMINSTRATOR AND HEIR OF THE ESTATE OF JULIUS J. WILLIAMS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JULIUS J. WILLIAMS, DECEASED C.P. October Term, 2014 No. 02259 \$29,650.30 Phelan Hallinan Diamond & Jones, LLP

1510-459

607 Cobbs Creek Parkway 19143 3rd wd. 1600 Sq Ft BRT#032256200 Improvements: Residential Property
 KELLI M. WILLIAMSON C.P. November Term, 2014 No. 01339 \$82,548.91 KML Law Group, P.C.

1510-461

6545 Walker Street 19135 55th wd. 1329 Sq Ft BRT#552331100 Improvements: Residential Property
 LAWRENCE BROWN C.P. July Term, 2011 No. 01640 \$116,564.44 KML Law Group, P.C.

1510-463

6740 Kindred Street 19149 54th wd. 1425

SHERIFF'S SALE

Sq Ft BRT#542257800 Improvements: Residential Property
 BARBARA J. TAYLOR C.P. April Term, 2013 No. 03616 \$57,978.65 KML Law Group, P.C.

1510-465

5355 Woodland Avenue 19143-5425 51st wd. 1266 Sq Ft; Situate on the Northwesterly side of Woodland Avenue at the distance of 377 feet 8-3/8 inches Southwestwardly from the Southwesterly side of 53rd Street. BRT#871577160 Improvements: Row W-off/str 2 Sty Masonry
 STEVEN L. GORDON C.P. January Term, 2010 No. 200277 \$98,840.88 Richard J. Nalbandian, III, Esq.

1510-471

426-28 Sentner Street 19120 35th wd. 4500 Sq Ft OPA#351227900 Improvements: Residential Property
 GIA M. BALLARD C.P. August Term, 2014 No. 2126 \$218,620.71 Richard M. Squire & Associates, LLC

1510-474

189 West Thelma Street 19140 42nd wd. 798 Sq Ft BRT#422046700 Improvements: Residential Property
 YANICE RODRIGUEZ-DIAZ C.P. June Term, 2014 No. 02539 \$58,659.03 KML Law Group, P.C.

1510-478

6130 Palmetto Street 19111-5730 35th wd. 1028 Sq Ft OPA#352292000 Improvements: Residential Property
 DIANE GODETTE-HYMAN, IN HER CAPACITY AS HEIR OF SHARON GODETTE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHARON GODETTE, DECEASED C.P. March Term, 2015 No. 00771 \$52,412.43 Phelan Hallinan Diamond & Jones, LLP

1510-491

2961 Boudinot Street 19134-2950 7th wd. 1462 Sq Ft OPA#071479700 Improvements: Residential Property
 JESSICA MALDONADO C.P. July Term, 2014 No. 01823 \$49,100.30 Phelan Hallinan Diamond & Jones, LLP

1510-503

1507 East Duval Street 19138 10th wd. 2250 Sq Ft OPA#102290900 Improvements: Residential Property
 KATHLEEN BARNES, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDRE L. BARNES; ADRIANNE ALEDINSEWO, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; STEPHANIE HARRIS, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; WESTLEY BARNES, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; JAMES BARNES, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; ROCHELLE LUCUS, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; ESTATE OF ANDRE L. BARNES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANDRE L. BARNES C.P. June Term, 2014 No. 01280 \$161,404.15 Phelan Hallinan Diamond & Jones, LLP

1510-513

4051 M Street 19124 33rd wd. 1125 Sq Ft BRT#332469500 Improvements: Row B/gar 2sty Masonry
 YOLANDA ROLON, JUAN LOPEZ AND YOLANDA ROLON C.P. January Term, 2014 No. 02154 \$105,479.05 Milstead & Associates, LLC

1510-529

5958 Horrocks Street 19149-3313 62nd wd. 1479.63 Sq Ft BRT#62-1-3455-00 Improvements: Row B/gar 2sty Masonry
 DAVID A. THOMPSON C.P. August Term, 2012 No. 02679 \$154,198.43 Milstead & Associates, LLC

1510-542

3424 North 20th Street 19140 11th wd. Land Area: 1348.5 Sq Ft; Improvement Area: 1170 Sq Ft OPA#112288000 Improvements: Residential Real Estate - Single Family Dwelling
 JOSEPH SPEERO AND MICHAEL SPEERO C.P. March Term, 2015 No. 02460 \$44,977.72 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm

1510-552

6021 Clifford Terrace 19151-3505 34th wd. 1280 Sq Ft OPA#342121300 Improvements: Residential Property
 SHADIA JOHNSON C.P. January Term, 2014 No. 02658 \$107,411.75 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1510-571
2831 Cantrell Street 19145 48th wd. 840 Sq Ft OPA#482083400 Improvements: Residential Property
 DOMENICO CENTOFANTI C.P. June Term, 2010 No. 01513 \$115,886.97 Phelan Hallinan Diamond & Jones, LLP

1510-574

5906 North Hutchinson Street 19141 49th wd. DET 2 STY FRAME; 891 Sq Ft BRT#492162010 Improvements: Residential Dwelling
 RAYMOND R. WILMORE AND MARIA ZURITA C.P. January Term, 2015 No. 02225 \$97,357.29 McCabe, Weisberg & Conway P.C.

1510-575

111 East Upsal Street 19119-2340 22nd wd. 11040 Sq Ft PRCL#221090900 Improvements: Residential Property
 JACQUELYN JOHNSON AND ANTHONY JOHNSON C.P. December Term, 2011 No. 02323 \$316,543.57 Phelan Hallinan Diamond & Jones, LLP

1510-578

6065 Frankford Avenue 19135-4406 62nd wd. 1400 Sq Ft OPA#622220900 Improvements: Residential Property
 MELODI-MARI ARROYO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JANICE Y. SERRANO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANICE Y. SERRANO, DECEASED C.P. March Term, 2015 No. 02059 \$89,131.21 Phelan Hallinan Diamond & Jones, LLP

1510-583

4526 North 15th Street 19140-1102 13th wd. 888 Sq Ft OPA#132060000 Improvements: Residential Property
 SHAWN TUCKER, IN HIS CAPACITY AS HEIR OF MERRILE D. TERRY A/K/A DORIS M. WILSON, DECEASED; JEFFREY TUCKER, IN HIS CAPACITY AS HEIR OF MERRILE D. TERRY A/K/A DORIS M. WILSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MERRILE D. TERRY A/K/A DORIS M. WILSON, DECEASED C.P. July Term, 2013 No. 00963 \$78,178.78 Phelan Hallinan Diamond & Jones, LLP

1510-617

2639 South Lloyd Street 19153 40th wd. ROW 2 STY MASONRY; 1155 Sq Ft BRT#404014800 Improvements: Residential Dwelling
 NAKIA A. CALICAT C.P. June Term, 2014 No. 04573 \$93,920.78 McCabe, Weisberg & Conway P.C.

1510-620

4000 Gypsy Lane, Unit 550 19129 21st wd. on Gypsy Lane Condominium Side of Gypsy Lane; Front: Irregular; Depth: Irregular BRT#888210300 Subject to Mortgage Improvements: Res. Condo 3 Sty Masonry
 ESTATE OF ERLENE BASS NELSON C.P. January Term, 2015 No. 001892 \$18,553.66 Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.

1510-623

5893 Woodcrest Avenue 19131-2214 52nd wd. 1651.36 Sq Ft BRT#52-2-1617-00 Improvements: Residential Dwelling
 JESTINE JOHNSON C.P. July Term, 2013 No. 04450 \$79,011.58 Barbara A. Fein, Esq.

1510-625

2040 Tyson Avenue 19149-1809 54th wd. 3698.20 Sq Ft BRT#54-2-0779-00 Improvements: Residential Dwelling
 YOUNG HAE PARK AND STONE PARK C.P. April Term, 2012 No. 01128 \$143,441.55 Barbara A. Fein, Esq.

1510-626

5713 Ashland Avenue 19143 51st wd. SEMI DET 2 STY MASONRY; 1900 Sq Ft BRT#513079500 Improvements: Residential Dwelling
 GREGORY BANKS AND TINEKA WILLIAMS C.P. May Term, 2014 No. 03384 \$106,956.48 McCabe, Weisberg & Conway P.C.

1510-637

3131 Edgemont Street 19134 25th wd. ROW W-OFF/STR 2STY MASONRY; 714 Sq Ft BRT#871531930 Improvements: Residential Dwelling
 CORINA MERRIGAN AND ANTHONY M. ZUCCARINI C.P. December Term, 2014 No. 01965 \$123,531.93 McCabe, Weisberg & Conway P.C.

1510-639

2020 South Frazier Street 19143 51st wd. 930 Sq Ft BRT#514236700 Improvements: Residential Property
 RONYA WILSON C.P. November Term,

SHERIFF'S SALE

2014 No. 00130 \$29,665.36 KML Law Group, P.C.

The following property, sale of which was postponed from the November 10, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1511-302

2012 South 23rd Street 19145-2602 48th wd. 798 Sq Ft; Situate on the Westerly side of Twenty-third Street at a distance of eighty-six feet Southwardly from the Southerly side of McKean Street BRT#482260400 Improvements: ROW 2STY MASONRY
 THOMAS N. COOPER, JR., F/K/A THOMAS N. COOPER, SR. C.P. December Term, 2010 No. 00277 \$111,082.56 Richard J. Nalbandian, III

1511-305

5422 Willows Avenue 19143 51st wd. 1222 Sq Ft BRT#513213400 Improvements: Residential Property
 SONYA RIGGS C.P. October Term, 2011 No. 00038 \$92,674.94 KML Law Group, P.C.

1511-308

181 West 65th Avenue, Unit A 19120 61st wd. 4360 Sq Ft BRT#611397900 Improvements: Residential Property
 JAMES PRITCHETT C.P. December Term, 2012 No. 00798 \$137,309.48 KML Law Group, P.C.

1511-309

4737 Meridian Street 19136 65th wd. 1055 Sq Ft BRT#651163000 Improvements: Residential Property
 JERRY HODGES C.P. June Term, 2014 No. 04502 \$92,161.54 KML Law Group, P.C.

1511-311

6321 North 13th Street 19141 49th wd. 2197 Sq Ft BRT#493208500 Improvements: Residential Property
 AMIRATARIQA WILLIAMS C.P. March Term, 2015 No. 02115 \$153,771.17 KML Law Group, P.C.

1511-312

1801 West Champlost Street 19141 17th wd. 3844 Sq Ft BRT#871522550 Improvements: Residential Property
 WYKITA S. ROBINSON, INDIVIDUALLY AND AS A GUARDIAN AD LITEM FOR AMARIS J. WARREN-ROBINSON AND NAISER H. WARREN-ROBINSON; JOHN MASON, SOLELY IN HIS CAPACITY AS HEIR OF THE ESTATE OF EDDIE MAE MASON, DECEASED; TRUDIE MASON, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF EDDIE MAE MASON, DECEASED; THE UNKNOWN HEIRS OF EDDIE MAE MASON; KIARA J. ROBINSON; NAISER H. WARREN-ROBINSON; AMARIS J. WARREN-ROBINSON C.P. July Term, 2013 No. 01732 \$46,149.79 KML Law Group, P.C.

1511-315

6519 North Woodstock Street 19138 10th wd. 1184 Sq Ft BRT#102075900 Improvements: Residential Real Estate
 NOVA TUCKER C.P. July Term, 2014 No. 03005 \$102,736.71 Stern & Eisenberg P.C.

1511-316

3122 Boudinot Street 19134 7th wd. 700 Sq Ft BRT#071472200 Improvements: Residential Property
 TROY GRANT A/K/A TROY K. GRANT C.P. September Term, 2014 No. 03199 \$38,347.04 KML Law Group, P.C.

1511-319

4250 Neilson Street 19124 33rd wd. 930 Sq Ft BRT#332524900 Improvements: Residential Property
 VIVIAN CAMACHO C.P. February Term, 2011 No. 01193 \$100,681.96 KML Law Group, P.C.

1511-320

222 East Price Street 19144 59th wd. 6262 Sq Ft BRT#591057500 Improvements: Residential Property
 INEZ LOVE C.P. December Term, 2012 No. 02671 \$267,623.53 KML Law Group, P.C.

1511-322

20 North 51st Street 19139 44th wd. 1792 Sq Ft BRT#441097600 Improvements: Residential Property
 MYRTICE SERMONS C.P. April Term, 2015 No. 01533 \$28,551.69 Shapiro & DeNardo, LLC

1511-323

4298 Parkside Avenue 19104 11th District 1702 Sq Ft BRT#062227700 Improvements: Residential Property
 VICTOR BAILEY C.P. July Term, 2014 No. 3315 \$80,651.28 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1511-324
3825 North 8th Street 19140 43rd wd. 1057 Sq Ft BRT#432301800 Improvements: Residential Property
 NATHAN J. BROWN, CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON A/K/A DELORES M. CLAYTON, DECEASED; DARLENE G. CARTER, AS CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON A/K/A DELORES M. CLAYTON, DECEASED C.P. July Term, 2005 No. 00686 \$40,190.29 KML Law Group, P.C.

1511-331
182 Gay Street, Apt 1201 19128-4846 21st wd. 718 Sq Ft OPA#888211638 Improvements: Residential Property
 GRACE MEE PARK A/K/A GRACE M. PARK; JEA CHUL LEE C.P. March Term, 2015 No. 04113 \$147,104.81 Phelan Hallinan Diamond & Jones, LLP

1511-338
12004 Tyrone Road 19154-1829 66th wd. 2098 Sq Ft OPA#63269300 Improvements: Residential Property
 VICTOR S. KORNICKI A/K/A VICTOR KORNICKI C.P. August Term, 2014 No. 00072 \$106,608.06 Phelan Hallinan Diamond & Jones, LLP

1511-340
6507 Guyer Avenue 19142-2807 40th wd. 1183 Sq Ft OPA#40-6-3064-00 Improvements: Residential Property
 DEGUSIA P. SOEH C.P. April Term, 2015 No. 01163 \$44,002.78 Phelan Hallinan Diamond & Jones, LLP

1511-341
704 Kenilworth Avenue 19126-3715 49th wd. 10500 Sq Ft OPA#492075900 Improvements: Residential Property
 BARBARA GREGG AND SHALEEM GILL C.P. August Term, 2014 No. 00559 \$40,504.83 Phelan Hallinan Diamond & Jones, LLP

1511-342
5132 North 11th Street 19141-2843 49th wd. 2162 Sq Ft OPA#493067600 Improvements: Residential Property
 WAYNE G. BUTLER C.P. March Term, 2015 No. 03224 \$123,845.24 Phelan Hallinan Diamond & Jones, LLP

1511-359
3330 Gurley Road 19154 66th wd. 2000 Sq Ft BRT#663116300 Improvements: Residential Property
 KATHLEEN A. JORDAN C.P. January Term, 2013 No. 00948 \$115,675.21 KML Law Group, P.C.

1511-361
2606 North 18th Street 19132-3813 16th wd. 1560 Sq Ft OPA#162013500 Improvements: Residential Property
 CHARLES PEOPLES C.P. April Term, 2015 No. 00086 \$33,221.93 Phelan Hallinan Diamond & Jones, LLP

1511-363
6824 North 7th Street 19126 61st wd. 1433.75 Sq Ft BRT#611156700 Improvements: ROW 2 STY MASONRY
 BERTHA M. HUDSON, ADMINISTRATRIX OF THE ESTATE OF CRAIG A. HUDSON, DECEASED AND BERTHA M. HUDSON, ADMINISTRATRIX OF THE ESTATE OF CRAIG A. HUDSON, DECEASED C.P. December Term, 2014 No. 01375 \$43,717.71 Milstead & Associates, LLC

1511-364
2717 Dudley Street 19145 48th wd. 1606.5 Sq Ft BRT#482046200 Improvements: ROW B/GAR 2STY MASONRY
 ROSE MARIE RAO, ROSE MARIE RAO AND ROSE MARIE RAO C.P. January Term, 2015 No. 00335 \$227,357.18 Milstead & Associates, LLC

1511-368
3027 Janney Street 19134-3715 25th wd. 1430 Sq Ft OPA#252404900 Improvements: Residential Property
 ANGLIQUE O'DONNELL C.P. June Term, 2014 No. 02061 \$154,709.51 Phelan Hallinan Diamond & Jones, LLP

1511-369
5230 Diamond Street 19131-2304 52nd wd. 1750 Sq Ft OPA#521146500 Improvements: Residential Property
 WINNIE ELDER C.P. June Term, 2015 No. 00712 \$97,867.17 Phelan Hallinan Diamond & Jones, LLP

1511-370
2339 South Carlisle Street 19145-4419 26th wd. 690 Sq Ft OPA#261117300 Improvements: Residential Property
 KATHLEEN A. SERGI A/K/A KATHLEEN SERGI C.P. November Term, 2014 No. 00021 \$110,375.00 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1511-371
6526 Harlan Street 19151 34th wd. 2105 Sq Ft OPA#344013000 Improvements: Residential Property
 KISHA PRINCE AND TYRONE PRINCE C.P. February Term, 2008 No. 03953 \$118,403.31 Phelan Hallinan Diamond & Jones, LLP

1511-372
1306 South Carlisle Street 19146-4811 36th wd. 1184 Sq Ft OPA#365028500 Improvements: Residential Property
 ANDRE MURRAY; DELORES MURRAY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LILLIE BROWN, DECEASED C.P. October Term, 2007 No. 02516 \$43,468.69 Phelan Hallinan Diamond & Jones, LLP

1511-373
1116 West Moyamensing Avenue 19148-3616 39th wd. 1053 Sq Ft OPA#394110200 Improvements: Residential Property
 FRANK L. CASILLO C.P. September Term, 2012 No. 03270 \$189,297.53 Phelan Hallinan Diamond & Jones, LLP

1511-376
4615 Hurley Street 19124 42nd wd. ROW 2STY MASONRY; 1200 Sq Ft BRT#421445500 Improvements: Residential Dwelling
 JAMAL REYNOLDS C.P. October Term, 2008 No. 03984 \$45,973.13 McCabe, Weisberg & Conway, P.C.

1511-380
5402 Akron Street 19124 62nd wd. 1215 Sq Ft BRT#621421400 Improvements: Residential Property
 AVIS CARR C.P. November Term, 2014 No. 00885 \$93,124.93 KML Law Group, P.C.

1511-383
6540 Guyer Avenue 19142 40th wd. 1061 Sq Ft BRT#406322000 Improvements: Residential Property
 KORKOP KAMARA AND MORRIS A. KEITA C.P. December Term, 2013 No. 03607 \$92,818.60 KML Law Group, P.C.

1511-386
829 McClellan Street 19148 1st wd. 700 Sq Ft BRT#012357400 Improvements: Residential Property
 NELSON MARTINEZ C.P. September Term, 2009 No. 02893 \$40,447.84 KML Law Group, P.C.

1511-388
802 Federal Street 19147 2nd wd. ROW 2STY MASONRY; 900 Sq Ft BRT#021267300 Improvements: Residential Dwelling
 EDWARD J. DIBIASE, KNOWN SURVIVING HEIR OF JENNIE DIBIASE, POTENTIALLY DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF JENNIE DIBIASE, POTENTIALLY DECEASED MORTGAGOR AND REAL OWNER AND JENNIE DIBIASE C.P. December Term, 2013 No. 00587 \$329,342.20 McCabe, Weisberg & Conway, P.C.

1511-394
828 South 56th Street 19143 46th wd. 1266.40 Sq Ft BRT#463224300 Improvements: Residential Real Estate
 WILLIAM LOVETT C.P. June Term, 2015 No. 02903 \$89,117.57 Stern & Eisenberg P.C.

1511-395
7368 Wheeler Street 19153-1421 40th wd. 1056 Sq Ft OPA#404214900 Improvements: Residential Property
 VERNINA LESLIE JOHNSON C.P. May Term, 2014 No. 03413 \$114,355.85 Phelan Hallinan Diamond & Jones, LLP

1511-397
12209 Aster Road 19154-1703 66th wd. 2236 Sq Ft PRCL#663202500 Improvements: Residential Property
 GERMAN YAKUBOV C.P. November Term, 2011 No. 01389 \$246,313.04 Phelan Hallinan Diamond & Jones, LLP

1511-399
5016 Hazel Avenue 19143 46th wd. 2200 Sq Ft BRT#46205700 Improvements: Residential Real Estate
 MOSHIN ALTUFAYLI AND ABDUL MALIK C.P. February Term, 2015 No. 00583 \$165,484.83 Stern & Eisenberg P.C.

1511-401
5103 Brown Street 19139 44th wd. 1175 Sq Ft BRT#441278600 Improvements: Residential Property
 SHIRL I. WILLIAMS C.P. April Term, 2015 No. 02816 \$39,856.55 Shapiro & DeNardo, LLC

1511-403
2508 South 11th Street 19148 39th wd. 889

SHERIFF'S SALE

Sq Ft BRT#394198010 Improvements: Residential Property
 JOHN ZIRILLI C.P. March Term, 2015 No. 003932 \$182,107.18 Shapiro & DeNardo, LLC

1511-404
4417 Shelmore Avenue 19136 65th wd. 1283.42 Sq Ft BRT#65-1-0483-00 Improvements: ROW B/GAR 2STY MASONRY
 LISA SODA C.P. January Term, 2015 No. 03188 \$150,926.88 Milstead & Associates, LLC

1511-405
9736 Chapel Road 19115 58th wd. 6600 Sq Ft BRT#581291200 Improvements: Residential Real Estate
 RICHARD DEANE AND ILEENE CARLETTINI C.P. January Term, 2014 No. 00379 \$310,859.73 Stern & Eisenberg P.C.

1511-406
6128 Lensen Street 19144 59th wd. 1357 Sq Ft BRT#592276500 Improvements: Residential Property
 SHELLY K. CHAPPELL C.P. December Term, 2013 No. 00975 \$141,186.02 Shapiro & DeNardo, LLC

1511-407
1230 North 42nd Street 19104 6th wd. 1454 Sq Ft BRT#062293900 Improvements: Residential Real Estate
 JULIUS THIGPEN AND SABRINA THIGPEN C.P. March Term, 2014 No. 00496 \$153,610.03 Stern & Eisenberg P.C.

1511-410
2500 Bonaffon Street 19142 40th wd. 1135.05 Sq Ft BRT#871562430 Improvements: Residential Real Estate
 MAURICE HEARD C.P. June Term, 2015 No. 00557 \$136,891.02 Stern & Eisenberg P.C.

1511-411
826 North Newkirk Street 19130 15th wd. 1231 Sq Ft BRT#151329260 Improvements: Residential Property
 KENNETH H. LEVITT C.P. February Term, 2015 No. 01380 \$349,364.19 KML Law Group, P.C.

1511-416
2241 West Somerset Street 19132 11th wd. 1231 Sq Ft BRT#111039600 Improvements: Residential Property
 WILLIAM JAMES DAVIS C.P. March Term, 2015 No. 00666 \$59,313.08 KML Law Group, P.C.

1511-418
2002 66th Avenue 19138 10th wd. ROW B/GAR 2STY MASONRY; 1132 Sq Ft BRT#102362800 Improvements: Residential Dwelling
 SANDRA HEGGS C.P. January Term, 2012 No. 05088 \$94,905.42 McCabe, Weisberg & Conway, P.C.

1511-422
902 McPherson Street 19150 50th wd. S/D W B/G 2S MASONRY; 2589 Sq Ft BRT#502505000 Improvements: Residential Dwelling
 DENISE WALKER C.P. November Term, 2014 No. 01329 \$160,903.86 McCabe, Weisberg & Conway, P.C.

1511-423
3007 Longshore Avenue 19149 55th wd. ROW B/GAR 2STY MASONRY; 1874 Sq Ft BRT#551274500 Improvements: Residential Dwelling
 ELIZABETH M. CARR C.P. February Term, 2015 No. 01392 \$129,402.68 McCabe, Weisberg & Conway, P.C.

1511-424
6133 Nassau Road 19151 34th wd. 3108.02 Sq Ft BRT#342086300 Improvements: Residential Dwelling
 MARY GRAVES A/K/A MARY E. GRAVES; JOHN GRAVES A/K/A JOHN H. GRAVES A/K/A JOHN H. GRAVES, JR. A/K/A JOHN GRAVES, JR. C.P. August Term, 2014 No. 00894 \$175,188.33 Udren Law Offices, P.C.

1511-426
2820 Guilford Street 19152 64th wd. S/D W B/G 2S MASONRY; 2319 Sq Ft BRT#641169500 Improvements: Residential Dwelling
 VIRGINIA FIORDIMONDO AND ANNETTE R. PLATI C.P. May Term, 2014 No. 01128 \$40,244.27 McCabe, Weisberg & Conway, P.C.

1511-438
5405 Rutland Street 19124-1127 62nd wd. 1476 Sq Ft OPA#621328200 Improvements: Residential Property
 TANYA D. KENNEDY, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MICHAEL CRAIG KENNEDY A/K/A MICHAEL C. KENNEDY,

DECEASED DEVISEE OF THE ESTATE OF MELVINA KENNEDY A/K/A MELVINA KENNEDY; JOHN C. ALBERT A/K/A JOHN ALBERT, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL CRAIG KENNEDY A/K/A MICHAEL C. KENNEDY, DECEASED DEVISEE OF THE ESTATE OF MELVINA KENNEDY A/K/A MELVINA KENNEDY; JOHN F. KENNEDY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MICHAEL CRAIG KENNEDY A/K/A MICHAEL C. KENNEDY, DECEASED DEVISEE OF THE ESTATE OF MICHAEL CRAIG KENNEDY A/K/A MICHAEL C. KENNEDY, DECEASED DEVISEE OF THE ESTATE OF MELVINA KENNEDY A/K/A MELVINA KENNEDY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL CRAIG KENNEDY, DECEASED C.P. February Term, 2015 No. 01177 \$100,300.25 Phelan Hallinan Diamond & Jones, LLP

1511-439
3576 Edgemont Street 19134-5408 45th wd. 1532 Sq Ft OPA#451223785 Improvements: Residential Property
 RHYS T. LEGGE AND KRISTINA P. LEGGE C.P. October Term, 2013 No. 01451 \$150,231.73 Phelan Hallinan Diamond & Jones, LLP

1511-443
12514 Medford Place 19154 66th wd. 2455.08 Sq Ft; on the Southwest side of Medford Place (50 feet wide) which point is measured North 29 degrees 39 minutes 27 seconds West 89 feet 4-5/8 inches from a point. OPA#663240000 Improvements: ROW B/GAR 2STY MASONRY
 COLLEEN A. STONE AND ROBERT S. STONE C.P. April Term, 2015 No. 01607 \$216,713.69 Richard J. Nalbandian, III

1511-446
1829 South 65th Street 19142 40th wd. 1729 Sq Ft BRT#401199800 Improvements: Residential Property
 TILEE DOLO C.P. September Term, 2014 No. 02350 \$103,504.76 KML Law Group, P.C.

1511-448
2004 Tyson Avenue 19149-1809 54th wd. 1543 Sq Ft OPA#542076100 Improvements: Residential Property
 DEBBIE BUTLER C.P. December Term, 2014 No. 01012 \$97,546.17 Phelan Hallinan Diamond & Jones, LLP

1511-449
1911 West Sparks Street 19141-1303 17th wd. 1272 Sq Ft PRCL#171279600 Improvements: Residential Property
 PEARL M. SPEAKS C.P. November Term, 2014 No. 02232 \$31,513.22 Phelan Hallinan Diamond & Jones, LLP

1511-457
849 East Russell Street 19134 33rd wd. 1590 Sq Ft BRT#331180000 Improvements: Residential Property
 KIMBERLY CRUZ C.P. May Term, 2014 No. 02369 \$67,102.24 KML Law Group, P.C.

1511-460
3351 Morning Glory Road 19154 66th wd. 2160 Sq Ft BRT#663043800 Improvements: Residential Property
 DOMINIC COLLARETTI AND DONNA COLLARETTI C.P. November Term, 2014 No. 01321 \$210,223.82 KML Law Group, P.C.

1511-462
1431 North Felton Street 19151 34th wd. 810 Sq Ft BRT#342331700 Improvements: Residential Property
 JOAN MURRAY AND IRA R. MURRAY III C.P. April Term, 2013 No. 02872 \$53,688.20 KML Law Group, P.C.

1511-466
7117 Horrocks Street 19149 54th wd. 1364 Sq Ft BRT#542353900 Improvements: Residential Property
 ISMAEL CENTENO AND EDNA I. MORALES C.P. November Term, 2014 No. 01211 \$153,685.95 KML Law Group, P.C.

1511-468
521 East Brinton Street 19144-1004 59th wd. 2927 Sq Ft OPA#592172800 Improvements: Residential Property
 KEMAL MOISE C.P. June Term, 2013 No. 00565 \$181,889.04 Phelan Hallinan Diamond & Jones, LLP

1511-472
2927 South 67th Street 19142-2613 40th wd. 1798 Sq Ft PRCL#406616400 Improvements: Residential Property
 HAYWOOD RUFFIN AND WENDY BLACKWELL C.P. August Term, 2012 No. 00380 \$171,768.09 Phelan Hallinan

SHERIFF'S SALE

Diamond & Jones, LLP
1511-475
4232 North 8th Street 19140 43rd wd. 803 Sq Ft BRT#433364100 Improvements: ROW 2STY MASONRY
 RENEE MARIA VARQUEZ C.P. April Term, 2015 No. 02189 \$53,084.69 Milstead & Associates, LLC

1511-479
9323 Rising Sun Avenue 19115 63rd wd. 4860 Sq Ft BRT#632298000 Improvements: Residential Real Estate
 RICHARD CARLETTINI AND JENNIFER CARLETTINI C.P. April Term, 2014 No. 02234 \$238,100.52 Stern & Eisenberg P.C.

1511-482
3858 Salina Road 19154 66th wd. 2666 Sq Ft BRT#662557800 Improvements: Residential Dwelling
 PATRICK J. VETTER C.P. December Term, 2014 No. 03585 \$159,447.47 Law Offices of Gregory Javardian, LLC

1511-484
3324 Fairdale Road 19154 66th wd. 1800 Sq Ft BRT#663023100 Improvements: Residential Dwelling
 WILLIAM G. MCGREEVY, JR. C.P. April Term, 2015 No. 03675 \$165,142.24 Udren Law Offices, P.C.

1511-487
4624 Regent Street 19143 46th wd. 1460 Sq Ft BRT#461136500 Improvements: Residential Dwelling
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARLENA SETTLES, LAST RECORD OWNER; MICHELLE SETTLES, KNOWN HEIR OF MARLENA SETTLES; RODNEY SETTLES, KNOWN HEIR OF MARLENA SETTLES; SHARON SETTLES, KNOWN HEIR OF MARLENA SETTLES; MARLENA SETTLES, LAST RECORD OWNER C.P. December Term, 2011 No. 00323 \$83,751.84 Udren Law Offices, P.C.

1511-488
1206 South Millick Street 19143 3rd wd. 984 Sq Ft BRT#033221000 Improvements: Residential Property
 ACY WYNN, SOLELY IN HIS CAPACITY AS HEIR OF CATHERINE WYNN, DECEASED; CATHY WILLIAMS, SOLELY IN HER CAPACITY AS HEIR OF CATHERINE WYNN, DECEASED; DELILAH WYNN, SOLELY IN HER CAPACITY AS HEIR OF CATHERINE WYNN, DECEASED; KIRK WYNN, SOLELY IN HIS CAPACITY AS HEIR OF CATHERINE WYNN, DECEASED; THE UNKNOWN HEIRS OF CATHERINE WYNN, DECEASED C.P. May Term, 2014 No. 03785 \$33,460.74 KML Law Group, P.C.

1511-489
4739 Lansing Street 19136 65th wd. 1208.42 Sq Ft BRT#65-1181400 Improvements: Residential Dwelling
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGUERITE WEISS ROBIN BYOUK, KNOWN HEIR OF MARGUERITE WEISS; HEATHER SHARAR, KNOWN HEIR OF MARGUERITE WEISS; TIMOTHY HARY, KNOWN HEIR OF MARGUERITE WEISS C.P. October Term, 2014 No. 02472 \$135,556.80 Udren Law Offices, P.C.

1511-490
2144 South Lambert Street 19145 48th wd. 897 Sq Ft BRT#481356000 Improvements: Residential Property
 ADRIANE PAUL C.P. January Term, 2015 No. 01728 \$138,228.56 KML Law Group, P.C.

1511-494
1518 Arrott Street a/k/a 1518 East Arrott Street 19124 23rd wd. 2000 Sq Ft BRT#232140200 Improvements: Residential Real Estate
 BORIS TANSKY AND GARY SHEKHTMAN C.P. February Term, 2015 No. 01124 \$94,133.31 Stern & Eisenberg P.C.

1511-495
2425 West 78th Avenue 19150 50th wd. 1920 Sq Ft BRT#501444800 Improvements: Residential Real Estate
 PHYLLIS HYLTON AND BARRINGTON U. HYLTON C.P. June Term 2015 \$101,335.42 Stern & Eisenberg P.C.

1511-497
2032 Federal Street 19146 36th wd. 3972 Sq Ft BRT#36-1043400 Improvements: ROW 2 STY MASONRY
 ANGELA D. MADISON, ORIGINAL MORTGAGOR AND REAL OWNER AND TYRONE L. MADISON, ORIGINAL MORTGAGOR C.P. July Term, 2012 No. 04352

SHERIFF'S SALE

\$61,029.01 Milstead & Associates, LLC

1511-500

121 North Felton Street 19139 34th wd. S/D W DET GAR 2 STY MASONRY; 2100 Sq Ft BRT#341243100 Subject to Rent Improvements: Residential Dwelling PRISCILLA JAMES C.P. June Term, 2013 No. 01609 \$92,705.52 McCabe, Weisberg & Conway, P.C.

1511-506

3045 North 4th Street 19133 19th wd. ROW 2 STY MASONRY; 826 Sq Ft BRT#193094300 Improvements: Residential Dwelling JOSEPH F. LORENTI A/K/A JOSEPH F. LORENT C.P. March Term, 2014 No. 00585 \$36,299.21 McCabe, Weisberg & Conway, P.C.

1511-507

445 West Wellen Street 19120 42nd wd. ROW 2 STY MASONRY; 903 Sq Ft BRT#422240100 Improvements: Residential Dwelling HARRIET ROBINSON C.P. October Term, 2014 No. 00427 \$69,894.23 McCabe, Weisberg & Conway, P.C.

1511-508

7103 Dorel Street 19151 40th wd. ROW 2STY MASONRY; 1138 Sq Ft BRT#404361000 Improvements: Residential Dwelling CURTIS CHESSON C.P. September Term, 2013 No. 01620 \$56,599.22 McCabe, Weisberg & Conway, P.C.

1511-511

3528 Nottingham Lane 19114 66th wd. ROW B/GAR 2STY MAS + OTHER; 3353 Sq Ft BRT#661236400 Improvements: Residential Dwelling BRIAN KRAVITZ AND TAMARA KRAVITZ C.P. January Term, 2014 No. 01427 \$261,243.61 McCabe, Weisberg & Conway, P.C.

1511-515

2006 Medary Street 19138 17th wd. ROW 2STY MASONRY; 1242 Sq Ft BRT#171310000 Improvements: Residential Dwelling VADIM MAYZEL AND INARA MAYZEL C.P. April Term, 2015 No. 00078 \$84,477.80 McCabe, Weisberg & Conway, P.C.

1511-518

3257 Cottman Avenue 19149 35th wd. ROW B/GAR 2STY MASONRY; 1416 Sq Ft BRT#641151400 Improvements: Residential Dwelling MARY ROSE BREINER, KNOWN SURVIVINGHEIROFJAMESJ.MIDDLETON, A/K/A JAMES J. MIDDLETONE, A/K/A JAMES J. MIDDLETON, JR., DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JAMES J. MIDDLETON, A/K/A JAMES J. MIDDLETONE, A/K/A JAMES J. MIDDLETON, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01314 \$68,511.94 McCabe, Weisberg & Conway, P.C.

1511-519

1923 67th Avenue 19138 50th wd. ROW B/GAR 2STY MASONRY; 1146 Sq Ft BRT#102432200 Improvements: Residential Dwelling UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA; KENNETH IRICK AND SYREETA S. SCOTT A/K/A SYREETA SCOTT C.P. September Term, 2013 No. 02380 \$48,639.92 McCabe, Weisberg & Conway, P.C.

1511-521

937 East Tioga Street 19134-1340 33rd wd. 1402 Sq Ft OPA#331214600 Improvements: Residential Property CANDIDA RIOS, DECEASED C.P. September Term, 2004 No. 02736 \$65,277.20 Phelan Hallinan Diamond & Jones, LLP

1511-522

9313 Germania Street 19114 65th wd. 2800 Sq Ft BRT#65-2-433310 Improvements: Residential Dwelling DANIEL PALUCIS; TAMARA PALUCIS A/K/A TAMARA M. PALUCIS C.P. April Term, 2014 No. 01322 \$138,952.37 Udren Law Offices, P.C.

1511-533

3839 Pearson a/k/a 3839 Pearson Avenue a/k/a 3839 Pearson Street 19114 57th wd. 3850 Sq Ft BRT#57-2-154122 Improvements: Residential Dwelling LORI L. SINGMASTER; WILLIAM SINGMASTER A/K/A WILLIAM J. SINGMASTER C.P. December Term, 2014 No. 03923 \$142,419.77 Udren Law Offices, P.C.

1511-534

1721 Wharton Street 19146 36th wd. 1617.04 Sq Ft BRT#365338700 Improvements: Residential Dwelling RONALD CONEY, KNOWN HEIR OF LULUA MAE CONEY; UNKNOWN HEIRS,

SHERIFF'S SALE

SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LULUA MAE CONEY, LAST RECORD OWNER C.P. July Term, 2014 No. 02386 \$135,116.69 Udren Law Offices, P.C.

1511-541

1332 Saint Vincent Street 19111 53rd wd. 2806 Sq Ft BRT#532321400 Improvements: Residential Property JEAN W. MERCERON C.P. July Term, 2014 No. 00903 \$181,292.49 KML Law Group, P.C.

1511-543

889 North 42nd Street 19104 6th wd. 1650 Sq Ft OPA#062278200 Subject to Mortgage Improvements: Residential Property DARYL WESTON C.P. September Term, 2014 No. 03349 \$16,980.60 Brett A. Solomon, Michael C. Mazack

1511-545

6551 North Lambert Street 19138 10th wd. 1209 Sq Ft BRT#102083700 Improvements: Residential Property BOBBIE E. WILLIAMS C.P. January Term, 2013 No. 03303 \$61,031.15 KML Law Group, P.C.

1511-551

323 East Cliveden Street 19119 22nd wd. 2635 Sq Ft BRT#221048600 Improvements: Residential Property WILLENE JOHNSON C.P. November Term, 2014 No. 003084 \$73,585.95 Shapiro & DeNardo, LLC

1511-555

253 South 53rd Street 19139 60th wd. 1600 Sq Ft BRT#602194150 Improvements: Residential Property STEVEN MOORE A/K/A STEVEN J. MOORE C.P. March Term, 2014 No. 003191 \$148,414.08 Shapiro & DeNardo, LLC

1511-560

2363 Orthodox Street 19137-1129 45th wd. 2000 Sq Ft OPA#453353900 Improvements: Residential Property ANTHONY CANCELLIERE C.P. June Term, 2015 No. 00040 \$105,708.08 Phelan Hallinan Diamond & Jones, LLP

1511-561

1469 North Wannamaker Street 19131-3825 4th wd. 780 Sq Ft OPA#043148500 Improvements: Residential Property SYLVIA WATSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF IDA BLOODWORTH; BERNARD TYLER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF IDA BLOODWORTH; ODELL TYLER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF IDA BLOODWORTH; CYNTHIA TYLER, IN HER CAPACITY AS HEIR OF THE ESTATE OF IDA BLOODWORTH; JUANITA BLOODWORTH, IN HER CAPACITY AS HEIR OF THE ESTATE OF LOUIS BLOODWORTH; A/K/A LEWIS BLOODWORTH; UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF LOUIS BLOODWORTH A/K/A LEWIS BLOODWORTH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOUIS BLOODWORTH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER IDA BLOODWORTH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIO J. GULINO; DECEASED C.P. May Term, 2009 No. 02683 \$74,932.62 Phelan Hallinan Diamond & Jones, LLP

1511-562

3330 Guilford Street 19136 64th wd. 1996 Sq Ft BRT#642092200 Improvements: Residential Property FREDERICK W. BRUESTLE AND RUTH A. BRUESTLE C.P. April Term, 2015 No. 01118 \$128,880.86 Shapiro & DeNardo, LLC

1511-567

1320 Orthodox Street 19124-3623 23rd wd. 3630 Sq Ft OPA#234058600 Improvements: Residential Property MICHELE E. JACKSON C.P. March Term, 2015 No. 03118 \$140,533.97 Phelan Hallinan Diamond & Jones, LLP

1511-575

6538 Allman Street 19142-1924 40th wd. 828 Sq Ft OPA#403106200 Improvements: Residential Property CHARLES BEVAN C.P. April Term, 2015 No. 01103 \$61,407.24 Phelan Hallinan Diamond & Jones, LLP

1511-579

2495 78th Avenue 19150-1824 50th wd.

SHERIFF'S SALE

2149 Sq Ft BRT#501448300 Improvements: Residential Dwelling DAVID KELLIEHAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF BEULAH A. KELLIEHAN C.P. August Term, 2013 No. 01332 \$116,419.96 Powers, Kirm & Associates, LLC

1511-590

525 Foster Street 19116-3307 58th wd. 3300 Sq Ft BRT#582170400; Lot&Blk#153N21-161 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQUIRE, AS ADMINISTRATOR OF THE ESTATE OF ALPHONSE J. MILANO, DECEASED C.P. January Term, 2015 No. 03295 \$32,039.35 Powers, Kirm & Associates, LLC

1511-592

4744 North Marvne Street 19141 49th wd. 1730 Sq Ft BRT#491435400; Lot&Blk#124N080037 Improvements: Residential Dwelling JASMINE BUSH, IN HER CAPACITY AS ADMINSTRATRIX OF THE ESTATE OF MELVIN R. PRYOR A/K/A MELVIN PRYOR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN MILES, DECEASED C.P. April Term, 2014 No. 04370 \$74,856.86 Powers, Kirm & Associates, LLC

1511-596

3333 Elliston Circle 19114-1205 66th wd. 5559 Sq Ft OPA#661160300 Improvements: Residential Property YOUNG JA WOO AND KIL CHANG WOO C.P. November Term, 2010 No. 01048 \$92,533.40 Phelan Hallinan Diamond & Jones, LLP

1511-599

3520 Avalon Street 19114-1502 66th wd. 6000 Sq Ft OPA#661082920 Improvements: Residential Property RAMONA SANTINI C.P. September Term, 2012 No. 03392 \$140,196.79 Phelan Hallinan Diamond & Jones, LLP

1511-600

6142 Morton Street 19144-1043 59th wd. 2133 Sq Ft OPA#592201300 Improvements: Residential Property TERRENCE EVANS A/K/A TERRENCE E. EVANS C.P. September Term, 2012 No. 03480 \$152,551.54 Phelan Hallinan Diamond & Jones, LLP

1511-602

226 Devereaux Avenue 19111-5920 35th wd. 2520 Sq Ft OPA#352191300 Improvements: Residential Property JOSETT M. DAVIS A/K/A JOSETT DAVIS C.P. April Term, 2014 No. 03923 \$104,009.29 Phelan Hallinan Diamond & Jones, LLP

1511-605

907 Carver Street 19124-1025 35th wd. 942 Sq Ft OPA#351255600 Improvements: Residential Property JAMES VARGHESE AND MARY JAMES C.P. December Term, 2014 No. 03385 \$99,014.04 Phelan Hallinan Diamond & Jones, LLP

1511-606

2418 South 19th Street 19145-4226 26th wd. 818 Sq Ft OPA#262120300 Improvements: Residential Property FRANK L. GULINO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARIO J. GULINO; CHRISTOPHER GULINO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARIO J. GULINO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIO J. GULINO, DECEASED C.P. August Term, 2012 No. 00038 \$109,320.77 Phelan Hallinan Diamond & Jones, LLP

The following property, sale of which was postponed from the December 1, 2015, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, January 5, 2016.

1512-304

11891 Academy Road Unit J5 19154 66th wd. 1326 Sq Ft BRT#888660468 Subject to Mortgage Improvements: Residential JENIFER E. AND SANDRA SHOREY C.P. February Term, 2008 No. 03544 \$30,395.46 Hal A. Barrow, Esq.

1512-313

1447 North 52nd Street 19131 44th wd. 924 Sq Ft BRT#442282600 Improvements: Residential Property ANDRAY MCNAIR AND TARA MCNAIR C.P. December Term, 2013 No. 03857 \$67,952.27 KML Law Group, P.C.

SHERIFF'S SALE

1512-316

8533 Forrest Avenue 19150 50th wd. 3287.81 Sq Ft OPA#502232300 Improvements: Residential Dwelling SAUNDRA WHITE C.P. April Term, 2015 No. 002451 \$120,205.60 Joseph R. Loverdi, Esq.

1512-318

2824 North 20th Street 19132 11th wd. 1200 Sq Ft BRT#111259200 Improvements: Residential Property KENITA GREEN C.P. November Term, 2013 No. 02466 \$62,501.10 KML Law Group, P.C.

1512-323

5841 North 3rd Street 19120 61st wd. 1294 Sq Ft BRT#612387200 Improvements: Residential Property VENEL V. CLARKE C.P. January Term, 2015 No. 01443 \$52,215.83 KML Law Group, P.C.

1512-325

6530 Chester Avenue 19142 40th wd. 941 Sq Ft BRT#403098900 Improvements: Residential Property MAMADOU BAH C.P. September Term, 2014 No. 02716 \$44,001.07 KML Law Group, P.C.

1512-329

948 East Price Street 19138-1720 59th wd. 1202 Sq Ft BRT#591069000 Improvements: Row B/gar 2sty Masonry KARL GAMBLE, EXECUTOR TO THE ESTATE OF MARY J. MARSHALL, DECEASED ORIGINAL MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 01436 \$37,407.05 Milstead & Associates, LLC

1512-337

7436 Medrick Street 19153-2319 40th wd. 6641 Sq Ft BRT#406679900 Improvements: Row B/gar 1sty Masonry RASHAN BROWN C.P. June Term, 2014 No. 00271 \$179,785.22 Milstead & Associates, LLC

1512-339

171 West Nedro Avenue 19120 61st wd. 1014 Sq Ft BRT#612104000 Improvements: Residential Property KATHY L. RICE AND LIONEL W. RICE C.P. September Term, 2014 No. 00596 \$38,582.19 KML Law Group, P.C.

1512-345

881 Perkiomen Street 19130 15th wd. 884 Sq Ft BRT#151374700 Improvements: Residential Property JANET FRIEL, AS ADMINISTRATRIX OF THE ESTATE OF ALEXANDER FRIEL, DECEASED C.P. June Term, 2014 No. 00153 \$220,877.45 KML Law Group, P.C.

1512-347

2634 Almond Street 19125 31st wd. 900 Sq Ft BRT#312081700 Improvements: Residential Property THE UNKNOWN HEIRS OF TIMOTHY L. CARROLL, DECEASED; PATRICIA GREMMEL, SOLELY IN HER CAPACITY AS HEIR OF TIMOTHY L. CARROLL, DECEASED; SARAH CARROLL A/K/A SALLY CARROLL, SOLELY IN HER CAPACITY AS HEIR OF TIMOTHY L. CARROLL, DECEASED C.P. November Term, 2014 No. 01310 \$114,670.69 KML Law Group, P.C.

1512-350

6121 Shlser Street 19149 53rd wd. 1592 Sq Ft BRT#531290500 Improvements: Residential Property MARITZA SANTOS C.P. March Term, 2015 No. 00229 \$72,053.76 KML Law Group, P.C.

1512-365

3410 Braddock Street a/k/a 3410 Braddock Street 19134-2620 45th wd. 973 Sq Ft OPA#452310800 Improvements: Residential Property RICHARD SANTIAGO C.P. November Term, 2012 No. 02185 \$35,555.09 Phelan Hallinan Diamond & Jones, LLP

1512-377

1914 South 23rd Street 19145-2601 48th wd. Beginning Point: situate on the West side of 23rd Street at the distance of 286 feet Northward from the North side of McKean Street; 910 Sq Ft OPA#482257600 Improvements: Row 2sty Masonry TIA KING-WALLACE A/K/A TIA KING C.P. June Term, 2013 No. 01386 \$81,191.08 Richard J. Nalbandian, III, Esq.

1512-378

6491 Woodcrest Avenue 19151 34th wd. 2398 Sq Ft BRT#344122000 Improvements: Residential Dwelling JEFFREY A. GAMMON C.P. September Term, 2014 No. 03958 \$62,601.76 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

SHERIFF'S SALE

1512-383

545 North Allison Street 19131-4902 4th wd. 949 Sq Ft OPA#041197000 Improvements: Residential Property JACQUELINE C. ROBINSON AND GWENDOLYN SMITH C.P. September Term, 2011 No. 03824 \$56,463.75 Phelan Hallinan Diamond & Jones, LLP

1512-392

1026 Knorr Street 19111 53rd wd. 2937 Sq Ft BRT#532118200 Improvements: Residential Property ROXANNE STUART, AS EXECUTRIX OF THE ESTATE OF PHYLLIS FELDMAN, DECEASED C.P. April Term, 2014 No. 01865 \$90,491.05 KML Law Group, P.C.

1512-393

5846 Cedar Avenue 19143-1934 3rd wd. 1201 Sq Ft OPA#032141600 Improvements: Residential Property OLIVER A. FRANCIS C.P. June Term, 2014 No. 00536 \$132,777.71 Phelan Hallinan Diamond & Jones, LLP

1512-403

2001 Hamilton Street, Apt 1516 19130-4215 8th wd. 0 Sq Ft OPA#888091296 Improvements: Residential Property ANTHONY ANDREOLI C.P. March Term, 2015 No. 02065 \$141,061.18 Phelan Hallinan Diamond & Jones, LLP

1512-409

1717 West Wingohocking Street 19140-1146 13th wd. 826 Sq Ft OPA#132369000 Improvements: Residential Property JEROME ROBINSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CARLENE ROBINSON C.P. October Term, 2005 No. 00471 \$70,936.70 Phelan Hallinan Diamond & Jones, LLP

1512-414

12742 Kenny Road 19154-1412 66th wd. (f/k/a 58th wd.) 2000 Sq Ft OPA#663317100 Improvements: Residential Property NEAL H. SHOEMAKER AND SUSAN SHOEMAKER C.P. April Term, 2015 No. 02333 \$224,543.31 Phelan Hallinan Diamond & Jones, LLP

1512-416

6553 Ditman Street 19135-2704 41st wd. 1182 Sq Ft OPA#411241900 Improvements: Residential Property CATHERINE GAMBLE C.P. January Term, 2015 No. 01429 \$60,828.88 Phelan Hallinan Diamond & Jones, LLP

1512-426

52 East Walnut Lane 19144 59th wd. 1086 Sq Ft BRT#592055700 Improvements: Residential Dwelling ARON GERSHKOVICH A/K/A GERSHKOVICH ARON AND LYUBA GERSHKOVICH A/K/A GERSHKOVICH LYUBA AND STELLA GERSHKOVICH A/K/A GERSHKOVICH STELLA C.P. June Term, 2015 No. 04500 \$83,319.81 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1512-439

4633 Emery Street 19137-2116 45th wd. 970 Sq Ft OPA#453294800 Improvements: Residential Property KATHLEEN A. GLATTS C.P. April Term, 2014 No. 04226 \$143,894.45 Phelan Hallinan Diamond & Jones, LLP

1512-440

1314 North Allison Street 19131 4th wd. 1575 Sq Ft BRT#041334800 Improvements: Residential Real Estate UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF PHYLLIS LINDSAY AND CHRISTOPHER AIKEN C.P. October Term, 2014 No. 00418 \$20,267.93 Stern & Eisenberg P.C.

1512-443

1739 South 13th Street 19148 39th wd. 742 Sq Ft BRT#394619400 Improvements: Residential Property LUCKY CONSTRUCTION CO., INC.; MICHAEL MITTELMAN AND DOE, JOHN OR ANY UNKNOWN PERSONS HAVING OR CLAIMING AN INTEREST OR TITLE TO THE SUBJECTED PREMISES C.P. May Term, 2014 No. 00111 \$251,515.19 KML Law Group, P.C.

1512-444

1211 Bridge Street 19124 62nd wd. 1620 Sq Ft (land area); 1088 Sq Ft (improvement area) BRT#621030500 Subject to Mortgage Improvements: Row B/gar 2sty Masonry DONALD R. RINEAR C.P. January Term, 2015 No. 00863 \$84,928.45 Keri P. Ebeck, Esq.

1512-470

617 Elkins Avenue 19120 61st wd. 2150 Sq Ft OPA#612029900 Improvements: S/d Conv Apt 2sty Masonry ISAIAH BARNES AND ROSETTA R. TURNER C.P. May Term, 2015 No. 01501 \$234,904.06 Richard M. Squire & Associates, LLC

SHERIFF'S SALE

1512-485
1729 Faunce Street 19111 56th wd. 2437 Sq Ft BRT#56-1-4088-00; BRT#138 N 12-270 Improvements: Residential Dwelling LISETTE DUTERVIL C.P. September Term, 2014 No. 01613 \$162,424.44 Powers, Kirn & Associates, LLC

1512-491
1449 McKinley Street 19149 54th wd. 2336 Sq Ft BRT#541078500 Improvements: Residential Property MYUNG H. CHO C.P. September Term, 2009 No. 03158 \$234,656.89 KML Law Group, P.C.

1512-511
1523 Van Kirk Street 19149 62nd wd. 2681.77 Sq Ft BRT#621117400 Improvements: Row 2 Sty Masonry SOFIA RUBAKH C.P. December Term, 2014 No. 01056 \$89,068.47 Milstead & Associates, LLC

1512-531
646 Alcott Street 19120 35th wd. 1224 Sq Ft BRT#352060600 Improvements: Residential Property DORLEATHA M. JOHNSON A/K/A DORLEATHA JOHNSON C.P. May Term, 2015 No. 00542 \$76,797.66 Shapiro & DeNardo, LLC

1512-532
203 West Clapier Street 19144 13th wd. (formerly part of the 22nd wd.) 1185 Sq Ft BRT#133063000 Improvements: Residential Real Estate ANN HENDERSON A/K/A ANN COOPER C.P. May Term, 2015 No. 002122 \$109,159.39 Stern & Eisenberg P.C.

1512-536
1342 South 46th Street 19143-3804 27th wd. 1088 Sq Ft BRT#273004400 Improvements: Residential Real Estate MARK BROWN, ADMINISTRATOR OF THE ESTATE OF LOUISE ROBINSON, DECEASED C.P. December Term, 2014 No. 01308 \$65,360.77 Stern & Eisenberg P.C.

1512-538
5836 Christian Street 19143 3rd wd. 1240 Sq Ft BRT#033061400 Improvements: Residential Real Estate MARLO RUSSELL AND JOHN ROBERT RUSSELL, JR. C.P. April Term, 2015 No. 03879 \$37,485.97 Stern & Eisenberg P.C.

1512-541
1324 Elbridge Street 19111 53rd wd. 1053 Sq Ft BRT#531091900 Improvements: Residential Real Estate MELISSA PARKER C.P. June Term, 2015 \$92,613.34 Stern & Eisenberg P.C.

1512-546
3107 North 32nd Street 19132 38th wd. 1159 Sq Ft BRT#382176300 Improvements: Residential Dwelling FRANKLIN D. HART, SR. AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JESSIE MAE NATHAN A/K/A JESSIE M. NATHAN, DECEASED C.P. May Term, 2015 No. 00486 \$8,675.56 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1512-560
5233 Roosevelt Boulevard 19124 23rd wd. 1911 Sq Ft BRT#233026600 Improvements: Residential Property CLARK E. MCCAULEY C.P. December Term, 2008 No. 03210 \$45,155.94 KML Law Group, P.C.

1512-561
1324 Locust Street Unit 312 19107 5th wd. 342 Sq Ft OPA#888115264 Improvements: Residential Property JOHN P. KEALEY C.P. October Term, 2011 No. 02057 \$152,912.19 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-565
4000 Gypsy Lane, Unit 405 19129 21st wd. 1054 Sq Ft (no land area) BRT#888210231 Improvements: Residential Condominium Unit JANE M. HEANEY, DECEASED C.P. January Term, 2015 No. 002678 \$36,731.58 Elliot H. Berton, Esq. - Benjamin F. Dill, Esquire

1512-566
2909 Disston Street 19149 55th wd. 1788 Sq Ft BRT#551305100 Improvements: Residential Property SANDRA BURNS C.P. September Term, 2014 No. 02351 \$159,476.92 KML Law Group, P.C.

1512-568
914 Clinton Street 19107 5th wd. 1920 Sq Ft BRT#053011120 Improvements: Residential Dwelling MICHAEL T. CONNOR C.P. February Term, 2013 No. 01666 \$959,607.68 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1512-571
2246 Fraley Street 19137 45th wd. 924 Sq Ft

SHERIFF'S SALE

BRT#453396400 Improvements: Residential Property SANDRA M. JONES C.P. June Term, 2015 No. 01618 \$24,298.77 KML Law Group, P.C.

1512-577
7265 Pitville Avenue 19126 10th wd. 1353 Sq Ft BRT#101058300 Improvements: Residential Property INGRID M. RANSOM C.P. February Term, 2015 No. 00347 \$354,320.39 KML Law Group, P.C.

1512-583
4641 Salmon Street 19137 45th wd. 1195 Sq Ft BRT#453288820 Improvements: Residential Property RUTHANNE A. KANE C.P. May Term, 2015 No. 01162 \$120,753.00 KML Law Group, P.C.

1512-584
2142 North 58th Street 19131 52nd wd. 1357 Sq Ft BRT#522224800 Improvements: Residential Property ANNIS HOLMES C.P. January Term, 2010 No. 000667 \$77,102.61 Shapiro & DeNardo, LLC

1512-587
5427 Belmar Terrace 19143 51st wd. 1072 Sq Ft BRT#51-4-0893-00 Improvements: Residential Property AARON PORTER C.P. February Term, 2010 No. 01520 \$59,982.64 Shapiro & DeNardo, LLC

1512-595
5045 Tulip Street 19124 88th wd. 1308 Sq Ft BRT#881164460 Improvements: Residential Property RAY WALL C.P. October Term, 2014 No. 02546 \$159,521.07 KML Law Group, P.C.

1512-596
6230 North Mascher Street 19120 61st wd. 1800 Sq Ft BRT#611025200 Improvements: Residential Property RICHARD K. OHLIGER C.P. June Term, 2012 No. 3076 \$37,937.71 Shapiro & DeNardo, LLC

1512-597
1605 Faunce Street 19111 56th wd. 2160 Sq Ft BRT#561406000 Improvements: Residential Property ANNA GALARZA C.P. January Term, 2015 No. 03502 \$67,164.37 KML Law Group, P.C.

1512-598
4938 Lancaster Avenue 19131-4535 44th wd. ROW 2STY MASONRY; 921 Sq Ft BRT#442189300 Subject to Mortgage Improvements: Residential Dwelling ANTONIO WATSON A/K/A ANTONIO R. WATSON C.P. September Term, 2013 No. 03796 \$142,681.82 McCabe, Weisberg, & Conway, P.C.

1512-619
6127 Morton Street 19144 59th wd. ROW 2STY MASONRY; 1578 Sq Ft BRT#592207500 Improvements: Residential Dwelling CHARMINA JOHNSON C.P. April Term, 2015 No. 03683 \$55,831.78 McCabe, Weisberg, & Conway, P.C.

1512-622
7202 Gillespie Street 19135 41st wd. 1440 Sq Ft BRT#412299800 Improvements: Residential Property THE UNKNOWN HEIRS OF ROBERT WOLFE; BRIGITTE WOLFE, SOLELY IN HER CAPACITY AS HEIR OF ROBERT WOLFE, DECEASED; DAVID WOLFE, SOLELY IN HIS CAPACITY AS HEIR OF ROBERT WOLFE, DECEASED; PHILLIP WOLFE, SOLELY IN HIS CAPACITY AS HEIR OF ROBERT WOLFE, DECEASED; ROBERT WOLFE, JR., IN HIS CAPACITY AS HEIR OF ROBERT WOLFE, DECEASED C.P. December Term, 2014 No. 02939 \$215,230.31 KML Law Group, P.C.

1512-623
5634 Girard Avenue 19131 4th wd. 1290 Sq Ft BRT#043021900; BRT#61 N 20-96; PRCL#37040-05634 Improvements: Residential Dwelling ROSEMARIE MCNEIL C.P. May Term, 2009 No. 00538 \$157,631.17 Jessica N. Manis; Powers, Kirn & Associates, LLC

1512-625
845 Atwood Road 19151 34th wd. 1679 Sq Ft BRT#344323000 Improvements: Residential Dwelling MICHAEL A. MINERVA, JR. C.P. December Term, 2013 No. 00899 \$97,859.73 Powers, Kirn & Associates, LLC

1512-629
1832 Afton Street 19111 56th wd. S/D W B/G 2S MASONRY; 2861 Sq Ft BRT#561423200 Improvements: Residential Dwelling NICHOLAS M. GAROFALO C.P. October Term, 2014 No. 02188 \$297,599.14 McCabe, Weisberg, & Conway, P.C.

1512-631
2433 East Indiana Avenue 19134 25th wd. 1014 Sq Ft BRT#25-1094700 Subject to Mortgage Improvements: Residential Property

SHERIFF'S SALE

LYNN POTTER C.P. December Term, 2013 No. 01873 \$149,431.08 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-632
2555 South Hobson Street 19142 40th wd. 1108 Sq Ft OPA#406082400 Improvements: Residential Property FREDDIE M. HARRIS A/K/A FREDDIE M. HARRIS, JR. C.P. November Term, 2010 No. 4125 \$95,626.60 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-634
1725 South 55th Street 19143 51st wd. 975 Sq Ft OPA#51-4197500 Improvements: Residential Property CRYSTAL BINNS, INDIVIDUALLY AND AS CO-ADMINISTRATRIX OF THE ESTATE OF DOROTHY O. MILLER; TRACEY COLLIER, INDIVIDUALLY AND AS CO-ADMINISTRATRIX OF THE ESTATE OF DOROTHY O. MILLER C.P. November Term, 2014 No. 001946 \$47,081.38 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-640
6408 Marsden Street 19135 41st wd. On the Northwesterly side of Marsden Street 40 feet wide at a distance of 87 ft 5-1/2 in Northeastwardly from the Northeastly side of Levick Street; Front 19 ft 10-1/2 in, Depth: 90 ft; 1788.3 Sq Ft OPA#411254600 Improvements: Single Family Residence THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC.; ALTERNATIVE LOAN TRUST 2005-9CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9CB C.P. January Term, 2015 \$137,549.13 Stephen M. Hladik, Esq.

1512-644
989 North 66th Street 19151-3102 34th wd. 1005 Sq Ft BRT#344366200 Subject To Mortgage Deutsche Bank National Trust Company, as Trustee for Ameriqest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10 Improvements: Residential Dwelling THE ESTATE OF GLORIA A. NESBITT C/O CHARLES NESBITT A/K/A CHARLES NIESBITT, ADMINISTRATOR; CHARLES NESBITT A/K/A CHARLES NIESBITT, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF GLORIA A. NESBITT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLORIA A. NESBITT, LAST RECORD OWNER; SHANELL JONES, KNOWN HEIR OF GLORIA A. NESBITT; CHAREEF NESBITT, KNOWN HEIR OF GLORIA A. NESBITT; TASHA SCOTT, KNOWN HEIR OF GLORIA A. NESBITT C.P. August Term, 2013 No. 03003 \$87,147.90 Udren Law Offices, P.C.

1512-646
352 Stevens Street 19111 35th wd. 1575 Sq Ft BRT#352183800 Improvements: Residential Dwelling KHALIL FARAH C.P. November Term, 2014 No. 02981 \$148,808.23 Law Offices of Gregory Javardian, LLC

1512-648
6405 Paschall Avenue 19142 40th wd. SEMI DET 2STY MASONRY; 1920 Sq Ft BRT#401353100 Improvements: Residential Dwelling KISHA SMITH C.P. July Term, 2014 No. 03044 \$126,845.71 McCabe, Weisberg, & Conway, P.C.

1512-653
4200-60 Woodhaven Road 19154 66th wd. 87845 Sq Ft BRT#88-6-7616-52 Subject to Mortgage Improvements: Multi-unit Apartment Building THE CHARLES SIMON TRUST UNDER TRUST AGREEMENT DATED 2/28/1985 AS AMENDED AND RESTATED ON 09/20/1985, AS AMENDED ON 10/14/1985 AS AMENDED ON 4/30/1986 AS AMENDED ON 1/5/1989, AS AMENDED AND RESTATED ON 6/14/1986, AS AMENDED AND RESTATED ON 2/25/1992, AS AMENDED AND RESTATED ON 3/2/1998 AND AS AMENDED AND RESTATED ON 6/5/2009 C.P. May Term, 2015 No. 003506 \$293,700.00 Craig H. Fox, Esq.

1512-664
1930 South Juniper Street 19148-2218 39th wd. 712 Sq Ft OPA#394640000 Improvements: Residential Property STEPHEN MCDONALD C.P. July Term, 2013 No. 04266 \$147,381.65 Phelan Hallinan Diamond & Jones, LLP

1512-673
1341 Disston Street 19111-4501 53rd wd. 2500 Sq Ft OPA#532210500 Improvements: Residential Property KRISTEN G. RICHARDSON AND STEPHEN

SHERIFF'S SALE

F. MOLESKI C.P. August Term, 2013 No. 01628 \$177,670.26 Phelan Hallinan Diamond & Jones, LLP

1512-680
3652 Jasper Street 19134 45th wd. 798 Sq Ft BRT#452389300 Improvements: Residential Property RAY S. GRACIA C.P. December Term, 2014 No. 001306 \$44,344.22 Shapiro & DeNardo, LLC

1512-686
7335 Central Avenue 19111-3001 63rd wd. 2778 Sq Ft OPA#631062100 Improvements: Residential Property PATRICK JOSEPH C.P. March Term, 2015 No. 01159 \$203,867.73 Phelan Hallinan Diamond & Jones, LLP

1512-688
6023 Tackawanna Street 19135-4414 62nd wd. 1901 Sq Ft OPA#622323800 Improvements: Residential Property JOSEPH L. JEAN-PIERRE, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARIANNE JEAN-PIERRE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIANNE JEAN-PIERRE, DECEASED C.P. February Term, 2015 No. 00588 \$108,029.41 Phelan Hallinan Diamond & Jones, LLP

1512-689
5646 Haddington Street 19131 4th wd. Approximate Size: South Side of Haddington St 30 ft 4 in East of 57th St; Front: 15 ft, Depth: 75 ft; 1125 Sq Ft OPA#043222200 Improvements: Row 2sty Masonry BARBARA JOHNSON C.P. February Term, 2015 No. 02583 \$65,500.00 Denise A. Kuestner, Esq.

1512-692
1234 North Alden Street 19131 4th wd. 915 Sq Ft BRT#043116900 Improvements: Residential Real Estate TYRONE MILLER C.P. August Term, 2015 No. 00567 \$72,412.22 Stern & Eisenberg P.C.

1512-706
4241 North Hicks Street 19140-1915 13th wd. 674 Sq Ft OPA#132070100 Improvements: Residential Property VINSON FLOWERS C.P. January Term, 2015 No. 03579 \$23,859.02 Phelan Hallinan Diamond & Jones, LLP

1512-714
6727 Akron Street 19149-2329 54th wd. 2433 Sq Ft OPA#542432000 Improvements: Residential Property RONALD H. ROSEMAN, IN HIS CAPACITY AS HEIR OF DARRYL ROSEMAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DARRYL ROSEMAN, DECEASED C.P. December Term, 2014 No. 00194 \$102,262.85 Phelan Hallinan Diamond & Jones, LLP

1512-732
5500 Litchfield Street 19143 51st wd. 1439.37 Sq Ft BRT#513296900; PRCL#026S240188 Improvements: Residential Dwelling WILLIE NEAL AND CLARA H. NEAL C.P. October Term, 2014 No. 02235 \$72,732.75 Powers, Kirn & Associates, LLC

1512-735
1500 Widener Place 19141 17th wd. S/D CONV. APT 2STY MASONRY; 1885 Sq Ft BRT#171178500 Improvements: Residential Dwelling OLIVIA MYERS C.P. January Term, 2014 No. 00791 \$131,636.23 McCabe, Weisberg, & Conway, P.C.

1512-746A-H
1727 North 33rd Street – Premises A – 19121 32nd wd. On the Northeast corner of 33rd Street and Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324208700 Improvements: Commercial Property
1731 North 33rd Street – Premises B – 19121 32nd wd. (formerly part of the 29th wd.) On the East side of 33rd Street, 32 ft North side of Clifford St; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324208900 Improvements: Commercial Property
1733 North 33rd Street – Premises C – 19121 32nd wd. On the East Side of 33rd Street, 48 ft North Side of Clifford Street; Front: 16 ft, Depth 86 ft; 1376 Sq Ft OPA#324209000 Improvements: Commercial Property
1741 North 33rd Street – Premises D – 19121 32nd wd. On the East Side of 33rd Street, 110 ft North Side of Clifford Street; Front: 15 ft, Depth: 86 ft; 1290 Sq Ft OPA#324209400 Improvements: Commercial Property
1747 North 33rd Street – Premises E – 19121 32nd wd. (formerly part of the 29th wd.) On the East Side of 33rd Street, 156 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324209700 Improvements: Commercial Property
1749 North 33rd Street – Premises F – 19121

SHERIFF'S SALE

32nd wd. (formerly part of the 29th wd.) On the East Side of 33rd Street, 172 ft North side of Clifford Street; Front: 16 ft, Depth: 88 ft; 1376 Sq Ft OPA#324209800 Improvements: Commercial Property
1751 North 33rd Street – Premises G – 19121 32nd wd. (formerly part of the 29th wd.) On the East Side of 33rd Street, 188 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324209900 Improvements: Commercial Property
1753 North 33rd Street – Premises H – 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property
INFINITY ONE, LP, A PENNSYLVANIA LIMITED PARTNERSHIP C.P. July Term, 2015 No. 00953 \$217,759.73 plus legal interest in the amount of \$4881.83 and costs to date of \$5446.35 for a subtotal of \$228087.91 Leona Mogavero, Esq.

1512-750
7848 Bayard Street 19150 50th wd. On the Southwesterly side of Bayard Street 60 ft wide at a distance of 125 ft 5 in Southwestwardly from the Southeasterly side of Phil-Ellena Street; Front: 15 ft 11 in, Depth: 128 ft; 2036.48 Sq Ft OPA/BRT#501199200 Subject to Mortgage Improvements: Single Family Residence U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU MORTGAGE PASS THROUGH CERTIFICATE WALMT SERIES 2007-OA3 C.P. February Term, 2015 No. 02196 \$133,424.76 Stephen M. Hladik, Esq.

1512-757A-B
1928-1930 South 20th Street – Premises A – 19145-2820 48th wd. 3532 Sq Ft; All those two certain lots or pieces of ground, with the buildings and improvements thereon erected, situate in the 48th Ward of the City of Philadelphia BRT#882970200; PRCL#015S14-0026 Improvements: Auto Body Shop Masonry
1932-34 South 20th Street – Premises B – 19145-2820 48th wd. Land Area: 4709 Sq Ft; Improvement Area: 4692 Sq Ft; All that certain lot or pieces of ground, with the buildings and improvements thereon erected, situate in the 48th Ward of the City of Philadelphia BRT#884350520; PRCL#015S14-0366 Improvements: Auto Shop Masonry TIFFANY GALATI C.P. January Term, 2015 No. 011870 \$159,455.40 Joseph P. Kerrigan

SHERIFF'S SALE OF TUESDAY, JANUARY 5, 2016

1601-301
6752 Chew Avenue 19119 22nd wd. 942.5 Sq Ft BRT#222199700 Improvements: Residential Dwelling DOROTHY MOORE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF SHERMAN A. QUARLES C.P. November Term, 2012 No. 02393 \$41,974.49 Law Offices of Gregory Javardian, LLC

1601-302
273 Cobbs Creek Parkway 19139 3rd wd. 16'x80' BRT#031209100 Improvements: Residence ALMAX HOMES, INC C.P. August Term, 2015 No. 04427 \$63,084.16 John J. Kelly, Jr., Esq.

1601-303
5214 Kershaw Street 19131 44th wd. 1290 Sq Ft BRT#442141100 Improvements: Row Conv/apt 2 Story Masonry ARIF PRICE C.P. February Term, 2014 No. 00931 \$97,072.72 Milstead & Associates, LLC

1601-304
2122 Wallace Street 19130 15th wd. 1432.25 Sq Ft BRT#152080000 Improvements: Row 3 Story Masonry GREGORY L. DEVANEY C.P. April Term, 2013 No. 03507 \$469,719.26 Milstead & Associates, LLC

1601-305
2730 North 24th Street 19132 28th wd. 882.03 Sq Ft BRT#281005900 Improvements: Row 2 Story Masonry ANTHONY TAYLOR C.P. July Term, 2015 No. 02889 \$59,134.94 Milstead & Associates, LLC

1601-306
5807 North 12th Street 19141 49th wd. (formerly of the 42nd wd.) 1440 Sq Ft BRT#493124300 Improvements: Residential Property TISHA CAREY C.P. October Term, 2014 No. 03313 \$50,003.49 KML Law Group, P.C.

1601-307
4932 Gransback Street 19120 42nd wd. 1149 Sq Ft BRT#421506700 Improvements:

SHERIFF'S SALE

Residential Property
JOSE RODRIGUEZ C.P. June Term, 2014
No. 02031 \$97,261.25 KML Law Group,
P.C.

1601-308

2116 East Ann Street 19134 25th wd. 672
Sq Ft BRT#252206200 Improvements:
Residential Property
CHARLES J. CONRAD AND ENRIQUE C.
SERRANO C.P. June Term, 2014 No. 04139
\$69,705.10 KML Law Group, P.C.

1601-309

613 Allengrove Street 19120 35th wd. 1347
Sq Ft BRT#351087100 Improvements:
Residential Property
BENJAMIN CEPEDA AND ZORAIDA ORTIZ-
CEPEDA C.P. August Term, 2013 No. 03347
\$82,114.70 KML Law Group, P.C.

1601-310

4941 North 7th Street 19120 49th wd. 1218
Sq Ft BRT#491207500 Improvements:
Residential Property
DORIS E. HOGUE, INDIVIDUALLY AND
IN HER CAPACITY AS HEIR OF GENEVA
R. HOGUE, DECEASED; JERRY MARLIN,
SOLELY IN HIS CAPACITY AS HEIR OF
GENEVA R. HOGUE, DECEASED; LOIS
MCFADDEN, SOLELY IN HER CAPACITY
AS HEIR OF GENEVA R. HOGUE,
DECEASED; MYRTLE HOGUE, SOLELY IN
HER CAPACITY AS HEIR OF GENEVA R.
HOGUE, DECEASED C.P. March Term,
2014 No. 03261 \$43,241.35 KML Law
Group, P.C.

1601-311

6639 North Fairhill Street 19126 61st wd.
1545 Sq Ft BRT#611115400 Improvements:
Residential Property
JEANETTE WIDEMAN C.P. July Term,
2013 No. 01962 \$83,414.39 KML Law
Group, P.C.

1601-312

4210 Comly Street 19135 62nd wd. 2500 Sq Ft
BRT#622182000 Improvements: Residential
Property
CHRISTIAN R. APELT C.P. September
Term, 2014 No. 02649 \$163,376.49 KML
Law Group, P.C.

1601-313

7911 Gilbert Street 19150 50th wd. 1485 Sq Ft
BRT#502129800 Improvements: Residential
Property
NAFHRAH ABRAHAM-CUFF C.P. April
Term, 2015 No. 00397 \$96,797.70 KML
Law Group, P.C.

1601-314

123 Linton Street 19120 61st wd. (formerly
of the 42nd wd.) 1048 Sq Ft BRT#612146400
Improvements: Residential Property
DONTE MARTIN C.P. July Term, 2014 No.
03120 \$98,965.54 KML Law Group, P.C.

1601-315

5200 North 6th Street 19120 49th wd. 1211
Sq Ft BRT#492109900 Improvements:
Residential Property
ADAM MINUS A/K/A ADAM L. MINUS C.P.
November Term, 2014 No. 01319 \$104,659.20
KML Law Group, P.C.

1601-316

239 Higbee Street 19111 35th wd. 1209 Sq Ft
BRT#352155300 Improvements: Residential
Property
ANTRA VIE C.P. October Term, 2014 No.
01860 \$89,342.68 KML Law Group, P.C.

1601-317

3309 Rhawn Street 19136 64th wd. 4540 Sq Ft
BRT#642298485 Improvements: Residential
Property
SAMUEL TROPPIO, AS ADMINISTRATOR OF
THE ESTATE OF STEPHEN TROPPIO C.P.
January Term, 2014 No. 02060 \$159,925.80
KML Law Group, P.C.

1601-318

315 South Camac Street 19107 5th wd. 640
Sq Ft BRT#053140200 Improvements:
Residential Property
THE UNKNOWN HEIRS OF NADINE H.
MITCHELL, DECEASED; HOWARD
MITCHELL, JR., SOLELY IN HIS CAPACITY
AS HEIR OF THE ESTATE OF NADINE H.
MITCHELL, DECEASED C.P. March Term,
2013 No. 00228 \$154,342.78 KML Law
Group, P.C.

1601-319

1432 70th Avenue 19126 10th wd. 2385 Sq Ft
BRT#101275800 Improvements: Residential
Property
DONNA L. PATTERSON A/K/A DONNA
PATTERSON C.P. October Term, 2014 No.
01859 \$125,346.81 KML Law Group, P.C.

1601-320

900 East Rittenhouse Street 19138 59th wd.
2850 Sq Ft BRT#591112600 Improvements:
Residential Property
BRUCE NEAL AS ADMINISTRATOR OF THE
ESTATE OF CAROLE NEAL, DECEASED
C.P. July Term, 2015 No. 00423 \$142,918.64
KML Law Group, P.C.

SHERIFF'S SALE

1601-321

4131 East Howell Street 19135 62nd wd.
1320 Sq Ft BRT#622177900 Improvements:
Residential Property
STEPHANIE A. PARKER C.P. July Term,
2013 No. 01876 \$99,648.94 KML Law
Group, P.C.

1601-322

6034 North 16th Street 19141 17th wd. 3468
Sq Ft BRT#172145700 Improvements:
Residential Property
IONISHA GARRETT, AS EXECUTRIX OF
THE ESTATE OF MALCOLM D. HEPBURN,
DECEASED C.P. January Term, 2015 No.
00145 \$130,986.01 KML Law Group, P.C.

1601-323

7309 North 21st Street 19138 10th wd. 1888
Sq Ft BRT#101178800 Improvements:
Residential Property
CYNTHIA NURSE AND ROBERT NURSE,
JR. C.P. October Term, 2013 No. 02647
\$159,443.56 KML Law Group, P.C.

1601-324

5011-15 Penn Street 19124 62nd wd. 9323
Sq Ft BRT#621490400 Improvements:
Residential Property
ROBERT L. TATUM AND SHAWANDA R.
TATUM C.P. November Term, 2011 No.
03580 \$96,161.59 KML Law Group, P.C.

1601-325

117 North 53rd Street 19139 44th wd. 1596
Sq Ft BRT#441164200 Improvements:
Residential Property
LEAH M. LEWIS C.P. March Term, 2014 No.
03870 \$143,151.92 KML Law Group, P.C.

1601-326

11996 Lockart Road 19116 58th wd. 10258
Sq Ft BRT#582410100 Improvements:
Residential Property
ARNO WEINSTEIN AND GINGER
WEINSTEIN C.P. September Term, 2014 No.
02341 \$296,436.60 KML Law Group, P.C.

1601-327

4721 Belgrade Street 19137 45th wd. 1125
Sq Ft BRT#453184600 Improvements:
Residential Property
UNKNOWN HEIRS AND/OR
ADMINISTRATORS OF THE ESTATE OF
DIANE E. LEWANDOWSKI C.P. May
Term, 2014 No. 01549 \$71,294.02 KML
Law Group, P.C.

1601-328

6558 North 18th Street 19126 17th wd. 1440
Sq Ft BRT#172285600 Improvements:
Residential Property
JACQUELINE L. WILLIAMS C.P. February
Term, 2015 No. 02817 \$99,476.34 KML
Law Group, P.C.

1601-329

366 East Sharpnack Street 19119 22nd wd.
1699 Sq Ft BRT#221113600 Improvements:
Residential Property
DEWEY SPANN, JR. C.P. September Term,
2014 No. 02340 \$54,106.83 KML Law
Group, P.C.

1601-330

1352 South Street Unit 216 19147 2nd wd.
1090 Sq Ft; together with all right, title
and interest to a 0.73% undivided interest of,
and to the Common Elements BRT#888303250
Improvements: Residential Property
JON COFFEE C.P. July Term, 2014 No.
00506 \$416,093.64 KML Law Group, P.C.

1601-331

627 East Cheltenham Avenue 19120 35th wd.
1088 Sq Ft BRT#352011800 Improvements:
Residential Real Estate
KARL HAEGELE C.P. March Term, 2015
No. 02778 \$45,954.74 Stern & Eisenberg,
P.C.

1601-332

336 East Meehan Avenue 19119 22nd wd.
1808 Sq Ft BRT#222088100 Improvements:
Residential Property
EMILY S. MARTIN C.P. May Term, 2014
No. 02671 \$176,146.50 KML Law Group,
P.C.

1601-333

7417 Loretto Avenue 19111 56th wd. 5250
Sq Ft BRT#561190600 Improvements:
Residential Real Estate
ANNA L. COLLAZO A/K/A ANA L.
COLLAZO C.P. May Term, 2015 No. 017528
\$153,899.71 Stern & Eisenberg, P.C.

1601-334

4641 Edmund Street 19124-3409 23rd wd.
2000 Sq Ft BRT#232390500 Improvements:
Residential Real Estate
JOANN S. MONTE C.P. May Term, 2015 No.
02495 \$59,694.26 Stern & Eisenberg, P.C.

1601-335

4418 North Gratz Street 19140 43rd wd. on
the Westerly side of Gratz St at a distance of 135
feet Northwardly from the Northerly side Cayuga
St; Front: 14ft, Depth: 50ft OPA#132196700
Improvements: Single Family Residence
DONNA LYNN WILLIS C.P. May Term,
2015 \$43,629.34 Stephen M. Hladik, Esq.

SHERIFF'S SALE

1601-336

8041 Buist Avenue 19153 40th wd. on
Northwesterly side of Buist Ave at the distance
of 461.060 ft from the Southwesterly side of 80th
St; Front: 19.951 ft Depth: 90ft OPA#405755945
Subject to Mortgage Improvements: Single
Family Residence
BAFEMO KAMAGATE AND DJENEBA
KARAMUKO C.P. January Term, 2015 No.
003410 \$175,370.57 Stephen M. Hladik,
Esq.

1601-337

4815 Tyson Avenue 19135 41st wd. 1540 Sq Ft
BRT#412045900 Improvements: Residential
Property
PETER PANTELOGLUS C.P. November
Term, 2014 No. 001477 \$124,780.02 Shapiro
& DeNardo, LLC

1601-338

6549 Vandike Street 19135 41st wd. 1056
Sq Ft BRT#411350300 Improvements:
Residential Property
JOSEF BANIN AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER NINEL BANIN,
DECEASED C.P. May Term, 2015 No. 03373
\$69,151.05 Shapiro & DeNardo, LLC

1601-339

7923 Thouron Avenue 19150 50th wd. 1224
Sq Ft BRT#502169000 Improvements:
Residential Property
JOANN WORLEY C.P. June Term, 2015 No.
01515 \$43,780.91 Shapiro & DeNardo, LLC

1601-340

908 Vernon Road 19150 50th wd. Situate on the
Southeasterly side of Vernon Rd (70 feet wide)
at the distance of 133 ft 6 in Northeastwardly from
Northeasterly side of Stenton Ave (70 feet wide)
BRT#502398100 Improvements: Apt 2-4 Unts
2sty Masonry
ANGEL B. SANTOS C.P. May Term,
2014 No. 01551 \$267,243.56 Richard J.
Nalbandian, III

1601-341

1714 North 59th Street 19151 34th wd. 1244
Sq Ft BRT#342155600 Improvements:
Residential Property
JOYCE T. BOLDEN C.P. March Term,
2015 No. 002055 \$105,684.12 Shapiro &
DeNardo, LLC

1601-342

2077 East Clearfield Street 19134 25th wd.
1060 Sq Ft BRT#25-2-2427-00 Improvements:
Residential Property
ALEXANDER VALENTIN C.P. January
Term, 2015 No. 001988 \$59,057.43 Shapiro
& DeNardo, LLC

1601-343

1987 West 74th Avenue 19138 10th wd. 1296
Sq Ft BRT#101391300 Improvements:
Residential Property
JAMAL SHELLMON C.P. March Term,
2015 No. 002056 \$77,295.51 Shapiro &
DeNardo, LLC

1601-345

2045 East Walnut Lane 19138 50th wd.
1600 Sq Ft BRT#501347900 Improvements:
Residential Property
MARIA CARMEN NATUZZI C.P. May
Term, 2015 No. 00545 \$133,538.23 Shapiro
& DeNardo, LLC

1601-346

3302 Sheffield Street 19136 64th wd. 1480
Sq Ft BRT#642213900 Improvements:
Residential Property
JOSEPH MCCUEN AND ROSEANN
MCCUEN C.P. June Term, 2015 No. 01514
\$110,980.35 Shapiro & DeNardo, LLC

1601-347

6155 Vandike Street 19135 41st wd. 864 Sq Ft
BRT#411343800 Improvements: Residential
Property
WILFRED B. DUGDALE C.P. June Term,
2015 No. 00558 \$30,810.62 Shapiro &
DeNardo, LLC

1601-348

4464 North 3rd Street 19140 7th wd. 992
Sq Ft BRT#072130900 Improvements:
Residential Property
JERROLD R. COBB, II C.P. June Term,
2015 No. 01339 \$50,776.03 Shapiro &
DeNardo, LLC

1601-350

5206-10 Filbert Street 19139 44th wd. On the
south side of Filbert St 75 ft westerly of 52nd
St then south leading into Filbert St 115 ft to
the northerly line of an alley leading eastwardly
into 52nd St, west 48'6" then back to beginning
BRT#884349390 Improvements: Ind Wsh
Masonry
DAVE PAK AND KYUNG SOOK PAK C.P.
August Term, 2013 No. 00067 \$751,590.67
plus interest from 12/5/2014 to 1/5/2016 at
the rate of 5.42% per annum or \$44,181.00
Max L. Lieberman, Esq.; Max L. Lieberman &
Associates, P.C.

SHERIFF'S SALE

1601-351

6744 North Bouvier Street 19126 10th wd.
Situate on the westerly side of Bouvier St at
the distance of 344'6" northward from the
northerly side of 67th Ave BRT#101077500
Improvements: Row B/gar 2sty Masonry
JEFFREY T. GRIFFIN C.P. December Term,
2014 No. 01962 \$164,154.68 Richard J.
Nalbandian, III

1601-352

218 West Colonial Street 19126 61st wd. 1360
Sq Ft BRT#61-1322600 Subject to Mortgage
Improvements: Residential Property
MICHAEL T. BUTLER AND MICHELLE S.
BUTLER C.P. August Term, 2014 No. 03561
\$58,981.33 Kimberly A. Bonner, Esq.; Scott
A. Dieterick, Esq.; Jana Fridfinnsdottir, Esq.;
Michael E. Carleton, Esq.

1601-353

1034 Kerper Street 19111-4808 53rd wd.
1188 Sq Ft OPA#532085600 Improvements:
Residential Property
LISA M. MELVIN C.P. March Term, 2012
No. 00534 \$145,336.52 Phelan Hallinan
Diamond & Jones, LLP

1601-354

335 East Belgrade Street 19125 18th wd. 1280
Sq Ft BRT#181434900 Improvements: Row
3 Sty Masonry
HARRY H. SLEVENSKI, JR. A/K/A HARRY
SLEVENSKI C.P. March Term, 2015 No.
00227 \$46,846.49 Milstead & Associates,
LLC

1601-355

36 East Seymour Street 19144 12th wd.
976 Sq Ft OPA#121031350 Improvements:
Residential Property
OLGA M. ASHBY-BACON AND SANDRA L.
LARK C.P. September Term, 2013 No. 00088
\$25,654.00 Kimberly A. Bonner, Esq.; Scott
A. Dieterick, Esq.; Jana Fridfinnsdottir, Esq.;
Michael E. Carleton, Esq.

1601-356

151 West Nedro Avenue 19120 61st wd. 1037.4
Sq Ft BRT#61-2-1051-00 Improvements:
Row 2 Sty Masonry
FREDERICK HALL, SHEILA T. VELAZQUEZ
AND FREDERICK HALL C.P. July Term,
2014 No. 02785 \$117,889.62 Milstead &
Associates, LLC

1601-357

4204 Cottman Avenue 19135 41st wd. 1600 Sq
Ft BRT#412063400 Improvements: Row B/
gar 2sty Masonry
LAUREN TUCKER C.P. January Term,
2014 No. 02061 \$175,283.22 Milstead &
Associates, LLC

1601-358

4421 Knorr Street 19135 55th wd. 1694 Sq Ft
BRT#552162900 Improvements: Residential
Property
JOHN FLATON III C.P. November Term,
2013 No. 00400 \$92,999.41 KML Law
Group, P.C.

1601-359

11228 Jeanes Street 19116 58th wd. 4416 Sq
Ft BRT#582447800 Improvements: S/d W
B/g 2 Story Masonry
DZHAMBUL KUKAVA AND ELLA KUKAVA
C.P. February Term, 2015 No. 00873
\$255,468.57 Milstead & Associates, LLC

1601-360

5044 Copley Road 19144 22nd wd. 1800 Sq
Ft BRT#133166300 Improvements: Row B/
gar 2 Story Masonry
ROBERT BALAZS C.P. May Term, 2015 No.
01776 \$102,814.39 Milstead & Associates,
LLC

1601-361

233 North 62nd Street 19139 34th wd. 796
Sq Ft BRT#341213302 Improvements:
Residential Property
JOSEPH JOHNSON C.P. January Term, 2015
No. 02541 \$39,699.12 KML Law Group, P.C.

1601-362

811 North Preston Street 19104 6th wd. 2500
Sq Ft BRT#062236300 Improvements: S/d
Conv Apt 3sty Masonry
JAMES AYERS C.P. September Term,
2014 No. 02357 \$177,493.35 Milstead &
Associates, LLC

1601-363

1307 South Hicks Street 19146 36th wd. 835.8
Sq Ft BRT#365064700 Improvements: Row 2
Sty Masonry
DONNIKA WASHINGTON C.P. June Term,
2012 No. 00929 \$103,428.27 Milstead &
Associates, LLC

1601-364

113 North 59th Street 19139 4th wd. 1005 Sq
Ft BRT#402109100 Improvements: Row 2
Sty Masonry
RODERICK SLOCUM C.P. November Term,
2013 No. 02506 \$111,480.30 Milstead &
Associates, LLC

1601-365

3146 Birch Road 19154 66th wd. 1890 Sq Ft
BRT#66-3-0137-00 Improvements: Row B/
gar 2sty Masonry

SHERIFF'S SALE

gar 2sty Masonry
MICHAEL DASHKOV C.P. September Term,
2013 No. 03274 \$173,416.37 Milstead &
Associates, LLC

1601-366

1017 Harrison Street 19124 23rd wd. 2556
Sq Ft BRT#234134900 Improvements:
Residential Property
UNKNOWN HEIRS AND/OR
ADMINISTRATOR OF THE ESTATE OF
TUCCI, PATRICIA R. C.P. December Term,
2014 No. 00190 \$168,116.15 KML Law
Group, P.C.

1601-367

452 East Vernon Road 19119 22nd wd. 3133
Sq Ft BRT#222028100 Improvements: Row
B/gar 2sty Masonry
PATRICIA JEFFERSON C.P. September
Term, 2014 No. 01686 \$76,171.38 Milstead
& Associates, LLC

1601-368

431 Rhawn Street 19111 63rd wd. Located on
Northeast Side of Rhawn Street 127 ft
1-7/8 in Northwest of Elberton Avenue; Front:
153'5-5/8" Depth: 165' 4-7/8" OPA#631306900
Improvements: Det W/det Gar 3 Sty Frame
DONALD HUDSON AND CHARLOTTE
HUDSON C.P. July Term, 2015 No. 03471
\$235,649.47 Phillip D. Berger, Esq.; Berger
Law Group, PC

1601-369

3401 Oakmont Street 19136 64th wd. 3421.54
Sq Ft BRT#642192200 Improvements: Row
B/gar 2sty Masonry
JENNIFER GEER AND GORDON J. GEER
C.P. May Term, 2014 No. 03210 \$179,280.18
Milstead & Associates, LLC

1601-370

8339 Gilbert Street 19150-2804 50th wd.
1532.72

SHERIFF'S SALE

00896 \$256,922.97 Milstead & Associates, LLC

1601-377

6336 Brous Avenue 19149 62nd wd. 1047 Sq Ft BRT#621591700 Improvements: Residential Property
UNKNOWN HEIRS OF KENNETH ALEXANDER, DECEASED AND SANDRA ALEXANDER, SOLELY IN HER CAPACITY AS HEIR OF KENNETH ALEXANDER, DECEASED C.P. November Term, 2014 No. 01447 \$185,406.03 KML Law Group, P.C.

1601-379

7249 Ogontz Avenue 19138 50th wd. 1894 Sq Ft BRT#501306900 Improvements: Row W/ det Gar 2sty Masonr
ALICE M. BROWN, EXECUTRIX OF THE ESTATE OF EDWIN DUDLEY BRYAN A/K/A EDWIN D. BRYAN C.P. April Term, 2015 No. 01530 \$109,606.62 Milstead & Associates, LLC

1601-380

3615 Warren Street 19104 24th wd. 1095 Sq Ft BRT#24-1045700 Improvements: Row 3 Sty Masonry
ANTHONY T. ALSTON AND ANTHONY T. ALSTON C.P. July Term, 2015 No. 00547 \$206,665.47 Milstead & Associates, LLC

1601-381

2031 South Bucknell Street 19145 48th wd. 806 Sq Ft BRT#482293700 Improvements: Residential Property
TEGUH SUSWANTO AND HABIBO YATE C.P. April Term, 2015 No. 01730 \$95,877.08 KML Law Group, P.C.

1601-382

2212 West Berks Street 19121 32nd wd. ROW 2 STY MASONRY; 1254 Sq Ft BRT#322225701 Subject to Mortgage Improvements: Residential Dwelling
ROBIN D. GAYMON C.P. December Term, 2012 No. 01391 \$33,547.63 McCabe, Weisberg & Conway, P.C.

1601-383

1824 South 9th Street 19148 1st wd. ROW 2 STY MASONRY; 1152 Sq Ft BRT#012388700 Improvements: Residential Dwelling
JOSEPH M. FANELLI C.P. March Term, 2015 No. 04100 \$173,398.47 McCabe, Weisberg & Conway, P.C.

1601-384

6160 North 17th Street 19141 49th wd. ROW B/GAR 2STY MASONRY; 1416 Sq Ft BRT#172209200 Improvements: Residential Dwelling
WENDY BARBER AND STEWART A. DAVID A/K/A STEWART DAVID C.P. April Term, 2014 No. 04310 \$134,771.69 McCabe, Weisberg & Conway, P.C.

1601-385

7700 Thouron Avenue 19150-2516 50th wd. 1260 Sq Ft OPA#502141800 Improvements: Residential Property
CANDACE R. PICKETT C.P. February Term, 2013 No. 02001 \$86,269.87 Phelan Hallinan Diamond & Jones, LLP

1601-386

1853 East Venango Street 19134-1521 45th wd. 1272 Sq Ft OPA#452150000 Improvements: Residential Property
ANTONIO SANTIAGO C.P. October Term, 2013 No. 02858 \$58,680.68 Phelan Hallinan Diamond & Jones, LLP

1601-387

3600 Conshohocken Avenue #1513 a/k/a 3600 Conshohocken Avenue Unit 1513 19131-5328 88th wd. 1470 Sq Ft OPA#888520582 Improvements: Residential Property
SYLVIA WRIGHT A/K/A SYLVIA I. WRIGHT, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JENNIFER J. BEAUMONT; SYBIL A. BEAUMONT, IN HER CAPACITY AS HEIR OF THE ESTATE OF JENNIFER J. BEAUMONT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JENNIFER J. BEAUMONT, DECEASED C.P. May Term, 2015 No. 02241 \$279,955.22 Phelan Hallinan Diamond & Jones, LLP

1601-388

1535 67th Avenue 19126-2707 10th wd. 1356 Sq Ft OPA#101240400 Improvements: Residential Property
JOSEPH O'HARA A/K/A JOSEPH OHARA C.P. August Term, 2015 No. 01565 \$106,185.41 Phelan Hallinan Diamond & Jones, LLP

1601-389

3913 Brandywine Street 19104-4603 24th wd. 648 Sq Ft OPA#242202700 Improvements: Residential Property
STEPHEN L. DUNHAM, INDIVIDUALLY AND AS TRUSTEE OF THE MALIK DUNHAM AND QUADIR WATERS TRUST UNDER AGREEMENT DATED C.P. June Term, 2012 No. 02224 \$104,695.83 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1601-390

7964 Thouron Avenue 19150-2521 50th wd. 1224 Sq Ft OPA#502149500 Improvements: Residential Property
JENNIFER J. MILLS A/K/A JENNIFER MILLS C.P. January Term, 2012 No. 02057 \$98,664.26 Phelan Hallinan Diamond & Jones, LLP

1601-391

5045 North 16th Street 19141-2240 17th wd. 1314 Sq Ft OPA#172115400 Improvements: Residential Property
RAYMOND T. BLUE AND VERONICA I. BLUE C.P. March Term, 2009 No. 02130 \$75,325.00 Phelan Hallinan Diamond & Jones, LLP

1601-392

2500 South Hancock Street 19148 39th wd. 1479.25 Sq Ft BRT#39-1264930 Improvements: Row 2sty Masonry
LUCILLE PENDERGAST AND KEVIN PENDERGAST C.P. September Term, 2013 No. 00472 \$167,144.69 Milstead & Associates, LLC

1601-393

2618 65th Street 19142-2813 40th wd. 1236 Sq Ft OPA#406002700 Improvements: Residential Property
DEBRAH STERLING C.P. November Term, 2010 No. 00722 \$68,916.99 Phelan Hallinan Diamond & Jones, LLP

1601-394

338 Milne Street a/k/a 338 West Milne Street 19144-4206 13th wd. 960 Sq Ft OPA#133002200 Improvements: Residential Property
PEARL C. RHODES C.P. June Term, 2015 No. 00038 \$74,279.03 Phelan Hallinan Diamond & Jones, LLP

1601-395

8019 Lindbergh Boulevard 19153-1109 40th wd. 1260 Sq Ft PRCL#405844200 Improvements: Residential Property
FRED CELLICH C.P. February Term, 2015 No. 03014 \$127,802.38 Phelan Hallinan Diamond & Jones, LLP

1601-396

1084 Wagner Avenue 19141-2928 49th wd. 1300 Sq Ft OPA#492014400 Improvements: Residential Property
ERNESTINE JOHNSON C.P. March Term, 2012 No. 03867 \$100,554.48 Phelan Hallinan Diamond & Jones, LLP

1601-397

1927 Fitzgerald Street 19145-3612 26th wd. 1004 Sq Ft OPA#262258800 Improvements: Residential Property
LEONARD APADULA C.P. March Term, 2013 No. 01989 \$135,342.80 Phelan Hallinan Diamond & Jones, LLP

1601-398

327 South 16th Street 19102-4909 8th wd. 1733.75 Sq Ft BRT#081154900 Improvements: Residential Real Estate
DENISE PALLANTE AND JOSEPH T. PALLANTE C.P. May Term, 2014 No. 02535 \$790,013.45 Stern & Eisenberg, P.C.

1601-399

1115 Hower Lane 19115-4810 63rd wd. 2,310 sq ft OPA#632075200 Improvements: Residential Property
BASHIRAN BIBI AND SHAHBAZ KHAN C.P. March Term, 2013 No. 02983 \$383,909.96 Phelan Hallinan Diamond & Jones, LLP

1601-400

5623 Spruce Street 19139 60th wd. 1936 Sq Ft BRT#604066000 Improvements: Semi Det 2sty Masonry
NINA BRACEY C.P. March Term, 2015 No. 03935 \$132,999.25 Milstead & Associates, LLC

1601-401

4627 Princeton Avenue 19135-1849 41st wd. 1440 Sq Ft OPA#412061000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NOLBERTO VELEZ, DECEASED C.P. June Term, 2015 No. 01801 \$174,941.79 Phelan Hallinan Diamond & Jones, LLP

1601-402

5223 Harlan Street 19131-4022 44th wd. 1024 Sq Ft OPA#442175900 Improvements: Residential Property
VINCENT MCNEIL C.P. October Term, 2014 No. 02302 \$61,492.88 Phelan Hallinan Diamond & Jones, LLP

1601-403

1822 Fairmount Avenue 19130-2814 15th wd. 2240 Sq Ft OPA#152124000 Improvements: Residential Property
ROBERT TROMBETTA AND LORI ARNOLD C.P. June Term, 2014 No. 00028 \$249,626.30 Phelan Hallinan Diamond & Jones, LLP

1601-404

1512 Green Street, Apt 3 19130 88th wd. 638 Sq Ft BRT#888100433 Improvements:

SHERIFF'S SALE

Residential Real Estate
ANTHONY MCNEILL C.P. August Term, 2015 No. 01149 \$113,943.29 Stern & Eisenberg, P.C.

1601-405

5747 Howard Street a/k/a 5747 North Howard Street 19120-2413 61st wd. 1200 Sq Ft OPA#612455100 Improvements: Residential Property
ANGELA EDWARDS C.P. April Term, 2013 No. 04874 \$125,001.17 Phelan Hallinan Diamond & Jones, LLP

1601-406

423 Regina Street 19116-2404 58th wd. 1200 Sq Ft OPA#582309600 Improvements: Residential Property
DANIEL J. KELLY C.P. June Term, 2015 No. 01329 \$199,517.49 Phelan Hallinan Diamond & Jones, LLP

1601-407

3108 Brighton Street 19149 55th wd. 1881.54 Sq Ft BRT#551352000 Improvements: Row B/gar 2sty Masonry
MICHELLE RASCHER C.P. March Term, 2015 No. 03026 \$150,951.50 Milstead & Associates, LLC

1601-408

4839 Rorer Street 19120-4304 42nd wd. 1200 Sq Ft OPA#421536800 Improvements: Residential Property
JORGE FAGUNDES C.P. October Term, 2014 No. 02905 \$81,285.95 Phelan Hallinan Diamond & Jones, LLP

1601-409

8661 Williams Avenue 19150 50th wd. Of the Northeasterly corner of Williams Avenue and Ivy Hill Road; Width: 60 ft; Depth: 90'1/4" to a driveway OPA#502282200 Subject To Rent Tenant occupied Improvements: Residential Dwelling
LYNNETTE MCMICHAEL AND MARK V. HAIRE C.P. October Term, 2015 No. 1400 \$70,000.00 James McGarrity, Esq.

1601-410

5247 Walnut Street 19139 60th wd. 1682.4 Sq Ft BRT#602050000 Improvements: Residential Real Estate
TEFONI YOUNG C.P. August Term, 2011 No. 03678 \$104,391.90 Stern & Eisenberg, P.C.

1601-411

1418 West Allegheny Avenue 19132-1708 11th wd. 2613 Sq Ft OPA#111128600 Improvements: Residential Property
ROSALIND MCCREA AND KA COMMUNITY DEVELOPMENT GROUP, LLC C.P. December Term, 2011 No. 00890 \$85,290.55 Phelan Hallinan Diamond & Jones, LLP

1601-412

5963 Malta Street 19120 35th wd. 2020.56 Sq Ft OPA#352286700 Subject to Mortgage Improvements: Unknown
SVETLANA LEE C.P. June Term, 2015 No. 00804 \$92,004.48 + \$1,163.58 (interest from September 4, 2015 until sale, \$9.46 per diem) Michael J. Shavel, Esq.; Hill Wallack, LLP

1601-413

2518 Shelmore Avenue 19152 56th wd. S/D W B/G 2S MASONRY PRCL#56-1-3482-00 Improvements: Residential Dwelling
YVETTE JACKSON A/K/A YVETTE LAUREN JACKSON C.P. August Term, 2012 No. 02949 \$184,224.67 Hladik, Onorato & Federman, LLP

1601-414

1909 Conlyn Street 19141 17th wd. (formerly the 49th wd.) 1381.25 Sq Ft BRT#171147200 Improvements: Residential Real Estate
MILLICENT WALTERS C.P. June Term, 2013 No. 03191 \$91,705.95 Stern & Eisenberg, P.C.

1601-415

610 Brill Street 19120 35th wd. 900 Sq Ft BRT#351170500 Improvements: Residential Real Estate
DELROSE IRVING AND GERSHAM SPENCER C.P. May Term, 2015 No. 01288 \$51,327.68 Stern & Eisenberg, P.C.

1601-416

2419 North 20th Street 19132-3720 16th wd. 1424 Sq Ft PRCL#162135300 Improvements: Residential Property
KEMBERLEY D. CAMP C.P. December Term, 2011 No. 02876 \$46,350.86 Phelan Hallinan Diamond & Jones, LLP

1601-417

7905 Fox Run Lane 19111 63rd wd. DET W/GAR 2STY FRAME PRCL#631179803 Improvements: Residential Dwelling
JOE L. BARRETO AND BETSY D. DELGADO C.P. July Term, 2009 No. 03442 \$312,982.79 Hladik, Onorato & Federman, LLP

1601-419

1417 East Barringer Street 19150 10th wd. S/D W B/G 2S MASONRY PRCL#102308300 Improvements: Residential Dwelling
LATOYA WHITE A/K/A LATOYA M. WHITE C.P. June Term, 2011 No. 00058 \$154,324.51

SHERIFF'S SALE

Hladik, Onorato & Federman, LLP

1601-420

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

1601-421

7022 Gillespie Street 19135 55th wd. 2237 Sq Ft BRT#552439400 Improvements: Residential Property
MIGUEL E. CHICO A/K/A MIGUEL CHICO C.P. May Term, 2014 No. 01489 \$152,666.58 KML Law Group, P.C.

1601-422

6122 Walnut Street 19139 3rd wd. 1414 Sq Ft BRT#031070300 Improvements: Residential Property
CORA L. PARKS A/K/A CORA PARKS C.P. September Term, 2013 No. 04431 \$41,028.00 KML Law Group, P.C.

1601-423

4845 North Howard Street 19120-4217 42nd wd. 1200 Sq Ft OPA#422330600 Improvements: Residential Property
MANUEL A. MARTE C.P. May Term, 2010 No. 03364 \$122,389.35 Phelan Hallinan Diamond & Jones, LLP

1601-424

3240 E Street 19134-1725 7th wd. 1064 Sq Ft OPA#073192300 Improvements: Residential Property
KIMBERLY BERRY C.P. March Term, 2015 No. 03116 \$64,453.00 Phelan Hallinan Diamond & Jones, LLP

1601-425

1538 North 10th Street, #C, a/k/a 1538 North 10th Street Unit C 19122-3472 20th wd. 1152 Sq Ft OPA#20-2-1866-44 Improvements: Residential Property
SANDRA MOORE C.P. March Term, 2015 No. 01437 \$95,239.36 Phelan Hallinan Diamond & Jones, LLP

1601-426

8101 Temple Road 19150-1217 50th wd. 1088 Sq Ft OPA#501100200 Improvements: Residential Property
CRYSTAL R. KEARNS; VILINDA FENNEL, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF KENTIS C. FENNEL A/K/A CURTIS FENNEL A/K/A KENTIS FENNEL A/K/A KENTIS CURTIS FENNEL C.P. September Term, 2014 No. 04417 \$95,074.92 Phelan Hallinan Diamond & Jones, LLP

1601-427

6025 Reach Street 19111-5910 35th wd. 1224 Sq Ft OPA#352244500 Improvements: Residential Property
THOMAS W. REDMOND, JR. C.P. January Term, 2015 No. 01469 \$87,481.31 Phelan Hallinan Diamond & Jones, LLP

1601-428

8300 Algon Avenue 19152-2224 56th wd. 1301 Sq Ft OPA#562319000 Improvements: Residential Property
WILLIAM J. PEPE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF CARL SCHMITTINGER, JR. A/K/A CARL H. SCHMITTINGER; JAMES A. PEPE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF CARL SCHMITTINGER, JR. A/K/A CARL H. SCHMITTINGER; UNKNOWN SUCCESSOR EXECUTOR OF THE ESTATE OF DOLORES SCHMITTINGER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CARL SCHMITTINGER, JR. A/K/A CARL H. SCHMITTINGER, DECEASED C.P. April Term, 2015 No. 01938 \$102,268.17 Phelan Hallinan Diamond & Jones, LLP

1601-429

2758 Mower Street 19152-2107 57th wd. 1584 Sq Ft OPA#571100000 Improvements: Residential Property
MARK E. GEIST C.P. November Term, 2010 No. 03473 \$180,182.35 Phelan Hallinan Diamond & Jones, LLP

1601-430

2613 South Darien Street 19148-4530 39th wd. 1120 Sq Ft OPA#393393400 Improvements: Residential Property
ESTHER A. WELLS C.P. April Term, 2015 No. 01040 \$123,337.06 Phelan Hallinan Diamond & Jones, LLP

1601-431

7705 Dungan Road 19111-2732 56th wd. 1040 Sq Ft OPA#561068300 Improvements: Residential Property
BECKY ESPANOL AND MANUEL A. BELTRAN C.P. February Term, 2015 No. 01474 \$161,168.93 Phelan Hallinan Diamond & Jones, LLP

1601-432

1019 East Tioga Street 19134-1428 33rd wd. 1500 Sq Ft OPA#331216400 Improvements:

SHERIFF'S SALE

Residential Property
DOROTHY E. NEGLER A/K/A DOROTHY NEGLER, JR. C.P. April Term, 2015 No. 01147 \$45,128.01 Phelan Hallinan Diamond & Jones, LLP

1601-433

1806 West Master Street a/k/a 1806 Master Street 19121 29th wd. 1583 Sq Ft BRT#471108100 Improvements: Residential Dwelling
SAMUEL G. SMITH A/K/A SAMUEL G. SMITH, III A/K/A SAMUEL GRANT SMITH C.P. October Term, 2014 No. 02543 \$44,875.84 Law Offices of Gregory Javardian, LLC

1601-435

8103 Brous Avenue 19152-3101 64th wd. 1025 Sq Ft OPA#641075100 Improvements: Residential Property
JACKIE RAMOS-STEEL C.P. March Term, 2010 No. 05566 \$202,933.38 Phelan Hallinan Diamond & Jones, LLP

1601-436

105 Rochelle Avenue 19128 21st wd. 9187 Sq Ft OPA#881083720 Improvements: Apts 5-50 Units Masonry
RONALD KAISEN AND KAREN TAPPENDEN C.P. February Term, 2012 No. 03090 \$737,324.55 together with interest at the per diem rate of \$141.52 accruing after May 14, 2012 Frank G. Murphy, Esq.

1601-437

5341 Reinhard Street 19143 51st wd. 949.92 Sq Ft OPA#512027700 Improvements: Residential Dwelling
LOUIS DIAZ C.P. October Term, 2010 No. 01543 \$75,340.10 Udren Law Offices, P.C.

1601-438

1216 Alcott Street 19149 35th wd. 1088 Sq Ft BRT#35-2-0673-00 Improvements: Residential Dwelling
PABLO CAMACHO C.P. April Term, 2014 No. 01104 \$50,679.90 Powers, Kim & Associates, LLC

1601-439

2008 East Tioga Street 19134 45th wd. ROW 2 STY MASONRY; 1411 Sq Ft BRT#452103400 Improvements: Residential Dwelling
MARQUISE ROBINSON A/K/A MARQUISE K. ROBINSON C.P. January Term, 2015 No. 00459 \$78,697.75 McCabe, Weisberg & Conway, P.C.

1601-440

2020 Morris Street 19145 36th wd. 1059.18 Sq Ft BRT#363127300 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORINA LEE, LAST RECORD OWNER; ESTATE OF LORINA LEE; AISHA LEE, CO-ADMINISTRATOR OF THE ESTATE OF LORINA LEE; BRUCE LEE, CO-ADMINISTRATOR OF THE ESTATE OF LORINA LEE C.P. June Term, 2013 No. 00149 \$25,226.96 Udren Law Offices, P.C.

1601-441

238 Earlam Terrace a/k/a 238 West Earlam Street 19144 12th wd. 1667 Sq Ft BRT#

SHERIFF'S SALE

KEVIN KIRKPATRICK C.P. 1850203224
\$152,683.07 McCabe, Weisberg & Conway,
P.C.

1601-447

4750 Melrose Street 19137 45th wd. Situate
on the North Side of Melrose St (50 ft wide)
No. 4750) at the distance of 359'4-1/4"
eastward from the east side of Margaret St
OPA#453444300 Improvements: Row 2sty
Masonry
DANIEL WILLIG C.P. June Term, 2015 No.
02345 \$76,373.14 Richard J. Nalbandian, III

1601-448

28 East Durham Street 19119 22nd wd.
On Southeast side of Durham St 290 ft 1 in
southwestwardly from the Southwest Side of
Chew St; Front: 17 ft. 1-1/2 in., Depth: 60 ft. 6
in. OPA#222150800 Improvements: Single
Family Residence
ANGELA SINGLETON, AS
ADMINISTRATRIX OF THE ESTATE OF
SAMUEL L. SINGLETON AND ANGELA
SINGLETON C.P. July Term, 2014 No.
02470 \$177,840.64 Stephen M. Hladik, Esq.

1601-449

5041 Arch Street 19139-2733 44th wd. 1720
Sq Ft OPA#441018000 Improvements:
Residential Property
LORRAINE SMALLEY AND TYESE
SMALLEY C.P. April Term, 2013 No.
01793 \$63,138.69 Phelan Hallinan Diamond
& Jones, LLP

1601-450

7938 Lister Street 19152 64th wd. 3335.57
Sq Ft BRT#641083600 Improvements:
Residential Dwelling
WILLIAM P. DAVIS, III AND MARY KATE
DAVIS C.P. January Term, 2015 No.
02006 \$156,833.42 Law Offices of Gregory
Javardian, LLC

1601-451

516 Cross Street 19147-6513 1st wd. 1112
Sq Ft OPA#011292100 Improvements:
Residential Property
ROSALIND MCCREA A/K/A ROSALIND C.
MCCREA C.P. January Term, 2012 No.
00378 \$105,915.37 Phelan Hallinan Diamond
& Jones, LLP

1601-452

1013 South 47th Street 19143-3601 46th wd.
2733 Sq Ft OPA#461196900 Improvements:
Residential Property
NICOLE MCEWAN A/K/A NICOLE D.
MCEWAN C.P. March Term, 2015 No.
02374 \$135,666.11 Phelan Hallinan Diamond
& Jones, LLP

1601-453

234 West Loudon Street 19120 42nd
wd. ROW 2 STY MASONRY; 1278 Sq Ft
BRT#422087300 Improvements: Residential
Dwelling
MIGUEL A. ABREU C.P. August Term, 2014
No. 01727 \$85,889.12 McCabe, Weisberg &
Conway, P.C.

1601-454

1381 Pratt Street 19124-1925 62nd wd. 1996
Sq Ft OPA#621023700 Improvements:
Residential Property
IGOR MAKOVOZ C.P. August Term, 2012
No. 01016 \$136,864.83 Phelan Hallinan
Diamond & Jones, LLP

1601-455

5638 Cedar Avenue 19143 46th wd.
SEMI DET 2STY MASONRY; 1560 Sq Ft
BRT#463052700 Improvements: Residential
Dwelling
LUCY M. RIDLEY A/K/A LUCY RIDLEY
C.P. June Term, 2015 No. 01288 \$112,487.46
McCabe, Weisberg & Conway, P.C.

1601-456

3215 Brookdale Road 19114 57th wd.
(formerly part of the 35th wd.) DET 1-1/2
STY FRAME; 1584 Sq Ft BRT#572111100
Improvements: Residential Dwelling
CAROLE A. TUSTIN C.P. March Term, 2015
No. 02432 \$139,573.80 McCabe, Weisberg
& Conway, P.C.

1601-457

4043 North 12th Street 19141 43rd wd. ROW
2STY MASONRY; 1440 Sq Ft BRT#433162600
Improvements: Residential Dwelling
AZALEE MCDONALD C.P. January Term,
2011 No. 03619 \$32,509.24 McCabe,
Weisberg & Conway, P.C.

1601-458

2730 North 46th Street 19131 52nd wd.
(formerly 34th wd.) ROW W/BAS.GAR
3STY STONE; 1354 Sq Ft BRT#521230900
Improvements: Residential Dwelling
TAMARA L. WATKINS C.P. March Term,
2014 No. 00679 \$148,294.72 McCabe,
Weisberg & Conway, P.C.

1601-460

1821 North Leithgow Street 19122 18th
wd. ROW 3 STY MASONRY; 1464 Sq Ft
BRT#183164500 Improvements: Residential
Dwelling
ISMAEL M. JABER C.P. April Term, 2014

SHERIFF'S SALE

No. 01928 \$73,025.71 McCabe, Weisberg &
Conway, P.C.

1601-461

2633 South Mildred Street 19148 39th
wd. ROW 2STY MASONRY; 1140 Sq Ft
BRT#393368000 Improvements: Residential
Dwelling
QUYEN Q. CHUNG A/K/A KEVIN CHUNG
C.P. October Term, 2013 No. 02294 \$122,741.95
McCabe, Weisberg & Conway, P.C.

1601-462

5848 Penn Street 19149 35th wd. ROW
B/GAR 2STY MASONRY; 1574 Sq Ft
BRT#621486400 Improvements: Residential
Dwelling
JACKY A. JOHNSON C.P. August Term,
2013 No. 05695 \$89,777.80 McCabe,
Weisberg & Conway, P.C.

1601-463

2847 South 64th Street 19142 40th wd.
ROW B/GAR 2STY MASONRY; 1056 Sq Ft
BRT#402138300 Improvements: Residential
Dwelling
ANDREW S. CINGOLO A/K/A ANDREW
CINGOLO C.P. April Term, 2014 No. 01170
\$36,198.02 McCabe, Weisberg & Conway,
P.C.

1601-464

3131 Birch Road 19154 6th wd. 2675.88 Sq Ft
BRT#66-3-0081-00 Improvements: Row B/
gar 2sty Masonry
WILLIAM BETTS AND LORETTA BETTS
C.P. November Term, 2014 No. 00828
\$159,313.20 Milstead & Associates, LLC

1601-465

10814 Pedrick Road 19154 66th wd. 6526.42
Sq Ft BRT#662063100 Improvements:
Residential Dwelling
DANIEL RIOS, JR. AND MAXINE A.
RIOS C.P. February Term, 2015 No.
00342 \$152,202.23 Law Offices of Gregory
Javardian, LLC

1601-466

7010 Rutland Street 19149 34th wd. 1204.28
Sq Ft BRT#542156410 Improvements: Apt
2-4 Unts 2sty Masonry
JINGYI WEN, LIZI LIANG AND YUN
HUANG C.P. June Term, 2015 No. 01995
\$155,420.00 Milstead & Associates, LLC

1601-467

4143 Orchard Street 19124 23rd wd. 1050
Sq Ft BRT#232255400 Improvements: Row
Conv/apt 2sty Masonry
MENACHEM SAMPSON AND AGMS, LLC,
REAL OWNER C.P. November Term, 2014
No. 00017 \$76,881.66 Milstead & Associates,
LLC

1601-468

3238 Fuller Street 19136 84th wd. 2504.25 Sq
Ft BRT#642304400 Improvements: S/d W
Det Gar 2 Sty Mason
TERENCE W. GIBSON AND JOANNE L.
GIBSON C.P. September Term, 2014 No.
02863 \$220,243.66 Milstead & Associates,
LLC

1601-469

2700 Plover Street 19153-2218 40th wd.
1360 Sq Ft OPA#406710101 Improvements:
Residential Property
HUY QUANG TRUONG C.P. August Term,
2010 No. 04692 \$147,743.39 Phelan Hallinan
Diamond & Jones, LLP

1601-471

712 North 66th Street 19151 34th wd.
ROW B/GAR 2STY MAS+OTHER; 1086 Sq Ft
BRT#344370800 Improvements: Residential
Dwelling
RAY WOODLEY AND TONDALAYA
DILLON-WOODLEY C.P. July Term, 2014
No. 00365 \$128,349.35 McCabe, Weisberg
& Conway, P.C.

1601-472

1362 Narragansett Street 19138-1912 59th wd.
1260 Sq Ft OPA#591146600 Improvements:
Residential Property
SOLDAIR ACQUISITIONS, LLC C.P. May
Term, 2015 No. 03109 \$55,051.76 Phelan
Hallinan Diamond & Jones, LLP

1601-473

6438 Woodcrest Avenue 19151-2407 34th wd.
1408 Sq Ft OPA#344110800 Improvements:
Residential Property
DWAN W.A. NILES AND OREALL C. NILES
C.P. April Term, 2013 No. 05098 \$208,460.23
Phelan Hallinan Diamond & Jones, LLP

1601-474

6034 Shisler Street 19149 53rd wd. 1422.96
Sq Ft BRT#53-1-2800-00 Subject to Mortgage
Improvements: Residential Dwelling
DANTE CORRADO AND JACQUELINE
CORRADO, H/W C.P. July Term, 2015 No.
03602 \$69,281.47 William T. Dudeck, Esq.;
Eastburn and Gray, P.C.

1601-475

1832 Pear Street 19124 23rd wd. 1182 Sq Ft
BRT#232083600 Improvements: Residential
Property
ESTATE OF HILLS, MARGARET AND

SHERIFF'S SALE

UNKNOWN HEIRS C.P. May Term, 2014
No. 00931 \$33,536.23 KML Law Group, P.C.

1601-476

620 Elkins Avenue 19120-2214 61st wd.
1380 Sq Ft OPA#612026600 Improvements:
Residential Property
LORRAINE T. KING C.P. June Term, 2012
No. 00053 \$85,463.09 Phelan Hallinan
Diamond & Jones, LLP

1601-477

6720 Rutland Street 19149-2130 54th wd.
1090 Sq Ft OPA#542151600 Improvements:
Residential Property
JEFFRY J. AVILA C.P. March Term, 2014
No. 03091 \$125,263.13 Phelan Hallinan
Diamond & Jones, LLP

1601-478

2519 South Iseminger Street 19148 39th wd.
665 Sq Ft BRT#394400700 Improvements:
Residential Property
ERICA FOLEY, MARTIN A. LONG
AND UNKNOWN HEIRS AND/OR
ADMINISTRATORS OF THE ESTATE OF
MARTIN LONG C.P. June Term, 2014 No.
01240 \$200,094.01 KML Law Group, P.C.

1601-479

4304 Cottman Avenue 19135 41st wd. 1600
Sq Ft BRT#412065600 Improvements:
Residential Property
MARY L. EGAN C.P. February Term, 2015
No. 03221 \$120,441.46 KML Law Group,
P.C.

1601-480

5537 Windsor Avenue 19143 51st wd. 1143
Sq Ft BRT#514070800 Improvements:
Residential Property
RACHEL L. PATTERSON C.P. January
Term, 2015 No. 01419 \$56,221.90 KML Law
Group, P.C.

1601-481

2016 East Venango Street 19134-2122 45th wd.
1088 Sq Ft OPA#542145950 Improvements:
Residential Property
JENNIFER HORAN, IN HER CAPACITY AS
HEIR OF HENRY A. PELL, DECEASED;
TRACY TLILI, IN CAPACITY AS HEIR OF
HENRY A. PELL, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER HENRY A. PELL,
DECEASED C.P. April Term, 2013 No.
04164 \$81,639.08 Phelan Hallinan Diamond
& Jones, LLP

1601-482

1241 Orthodox Street 19124 23rd wd. 1685.55
Sq Ft BRT#234062800 Improvements:
Residential Real Estate
ZACARIAS BORRERO C.P. July Term, 2015
No. 02126 \$76,903.09 Stern & Eisenberg,
P.C.

1601-483

12160 Rambler Road 19154 66th wd. 1296
Sq Ft BRT#663208900 Improvements:
Residential Real Estate
REGINA M. CONNOLLY C.P. August
Term, 2015 No. 00063 \$180,876.12 Stern &
Eisenberg, P.C.

1601-484

5947 Alma Street 19149 53rd wd. 1405.23
Sq Ft BRT#531336300 Improvements:
Residential Dwelling
ROSAIDA E. BALDEMORA C.P. May Term,
2014 No. 02616 \$92,938.66 Law Offices of
Gregory Javardian, LLC

1601-485

169 Linton Street 19120 61st wd. 1014.9 Sq Ft
BRT#612143900 Improvements: Residential
Property
KEITH S. BROOKER C.P. March Term,
2015 No. 004107 \$43,227.87 Shapiro &
DeNardo, LLC

1601-486

4212 Chester Avenue 19104-4416 27th wd.
4415 Sq Ft BRT#88-1-1213-70 Improvements:
Residential Dwelling
HANEEF NELSON C.P. October Term,
2013 No. 03102 \$304,528.21 Barbara A.
Fein, Esq.

1601-487

1919 Ruan Street 19124-4622 23rd wd. 845
Sq Ft OPA#232029200 Improvements:
Residential Property
JOSE L. CARABALLO C.P. July Term,
2012 No. 04458 \$70,407.01 Phelan Hallinan
Diamond & Jones, LLP

1601-488

6035 Charles Street 19135-4402 62nd wd.
1200 Sq Ft OPA#622303200 Improvements:
Residential Property
PABLO R. VALLE AND ELISANDRA
MALAVE VALLE C.P. September Term,
2008 No. 04745 \$98,095.35 Phelan Hallinan
Diamond & Jones, LLP

1601-489

1247 Helleman Street 19111-5528 53rd wd.
1224 Sq Ft OPA#531134000 Improvements:
Residential Property

SHERIFF'S SALE

REGINA ROANE AND KIA HAILEY C.P.
May Term, 2013 No. 02768 \$63,803.49
Phelan Hallinan Diamond & Jones, LLP

1601-490

827 Glenn Street 19115-1311 58th wd. 1248
Sq Ft OPA#581172600 Improvements:
Residential Property
MICHAEL D. VIGGIANO AND CHRISTINE
M. VIGGIANO C.P. May Term, 2015 No.
02029 \$34,925.17 Phelan Hallinan Diamond
& Jones, LLP

1601-491

617 East Brinton Street 19138-1003 22nd wd.
1188 Sq Ft OPA#221009800 Improvements:
Residential Property
BARRY PARKER C.P. October Term, 2013
No. 02685 \$58,555.06 Phelan Hallinan
Diamond & Jones, LLP

1601-492

**805 Red Lion Road, Unit A1 a/k/a 805
Red Lion Road 19116-1462** 88th wd. 1035
Sq Ft OPA#888580001 Improvements:
Condominium
GRIGORIY AVSHALUMOV C.P. July Term,
2010 No. 02810 \$166,087.06 Phelan Hallinan
Diamond & Jones, LLP

1601-493

**6108-10 Lawndale Avenue, a/k/a 6108-10
Lawndale Street 19111-5726** 35th wd. 1260
Sq Ft OPA#352319400 Improvements:
Residential Property
SHERMIAH BALLARD AND BRANDON E.
BALLARD C.P. June Term, 2015 No. 00993
\$140,911.17 Phelan Hallinan Diamond &
Jones, LLP

1601-494

6638 Elmwood Avenue 19142-2726 40th wd.
1056 Sq Ft OPA#406230500 Improvements:
Residential Property
ELIZABETH AYRES AND JAMES AYRES
C.P. November Term, 2014 No. 00889
\$33,595.54 Phelan Hallinan Diamond &
Jones, LLP

1601-495

5641 North 10th Street 19141 49th wd. 1544
Sq Ft OPA#492171500 Improvements:
Residential Property
RAEMARIE COLEMAN, IN HER CAPACITY
AS ADMINISTRATRIX AND HEIR OF
THE ESTATE OF RAYMOND BLOCKER
A/K/A RAYMOND P. BLOCKER; CLARICE
BLOCKER, IN HER CAPACITY AS HEIR OF
THE ESTATE OF RAYMOND BLOCKER
A/K/A RAYMOND P. BLOCKER; RAYMOND
BLOCKER, JR., IN HIS CAPACITY AS HEIR
OF THE ESTATE OF RAYMOND BLOCKER
A/K/A RAYMOND P. BLOCKER; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER RAYMOND BLOCKER,
DECEASED C.P. July Term, 2012 No. 04544
\$115,426.12 Phelan Hallinan Diamond &
Jones, LLP

1601-496

927 Marcella Street 19124-1734 35th wd.
1020 Sq Ft OPA#351128200 Improvements:
Residential Property
CHERYL D. WATSON C.P. April Term,
2010 No. 00884 \$71,332.16 Phelan Hallinan
Diamond & Jones, LLP

1601-497

5807 Fernwood Street 19143-3920 3rd wd.
1300 Sq Ft OPA#34032600 Improvements:
Residential Property
BARBARA MORRIS C.P. February Term,
2012 No. 03688 \$47,754.19 Phelan Hallinan
Diamond & Jones, LLP

1601-498

1213 Wharton Street 19147-4509 2nd wd.
2012 Sq Ft OPA#021354100 Improvements:
Residential Property
BRETT M. LASKIN A/K/A BRETT LASKIN
A/K/A BRETT MICHAEL LASKIN C.P.
March Term, 2014 No. 05405 \$223,095.02
Phelan Hallinan Diamond & Jones, LLP

1601-499

1200 East Price Street 19138-1913 59th wd.
1064.7 Sq Ft OPA#591074100 Improvements:
Residential Property
GARRY L. LASSITER C.P. May Term, 2013
No. 00036 \$155,419.44 Phelan Hallinan
Diamond & Jones, LLP

1601-500

**436 West Winona Street, a/k/a 436 Winona
Street 19144-4508** 12th wd. 1650 Sq Ft
OPA#124061100 Improvements: Residential
Property
CHAUNCEY HARLEE C.P. July Term, 2013
No. 00042 \$121,597.93 Phelan Hallinan
Diamond & Jones, LLP

1601-501

2623 South Sartain Street 19148-4415
39th wd. 1090 Sq Ft OPA#394210100
Improvements: Residential Property
DONNA DADDAZIO C.P. February Term,
2015 No. 02821 \$17,071.29 Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE

1601-502

5818 Washington Avenue 19143 3rd wd.
1280 Sq Ft BRT#033113900 Improvements:
Residential Property
MARIAN D. MOORE C.P. February Term,
2014 No. 00788 \$79,786.33 KML Law
Group, P.C.

1601-503

6303 Ogontz Avenue 19141-1414 17th wd.
1242 Sq Ft OPA#172244500 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER LEE
DATTS, JR., DECEASED; LEE DATTS, III
A/K/A LEE W. DATTS, IN HIS CAPACITY
AS ADMINISTRATOR AND HEIR OF THE
ESTATE OF LEE DATTS, JR. A/K/A LEE
EVANS, JR.; VELLINA DATTS, IN HER
CAPACITY AS HEIR OF THE ESTATE OF
LEE DATTS, JR. A/K/A LEE EVANS, JR.;
VELLEE DATTS, IN HER CAPACITY AS
HEIR OF THE ESTATE OF LEE DATTS, JR.
A/K/A LEE EVANS, JR.; NATHAN W. DATTS,
IN HIS CAPACITY AS HEIR OF THE ESTATE
OF LEE DATTS, JR. A/K/A LEE EVANS,
JR.; NELSON DATTS, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF LEE DATTS, JR.
A/K/A LEE EVANS, JR.; ANGEL DATTS, IN
HER CAPACITY AS HEIR OF THE ESTATE
OF LEE DATTS, JR. A/K/A LEE EVANS, JR.;
STEVEN DATTS, IN HIS CAPACITY AS HEIR
OF THE ESTATE OF LEE DATTS, JR. A/K/A
LEE EVANS, JR.; LAVONIA S. DATTS, IN
HER CAPACITY AS HEIR OF THE ESTATE
OF LEE DATTS, JR. A/K/A LEE EVANS, JR.;
EL TORO N. DATTS, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF LEE DATTS, JR.
A/K/A LEE EVANS, JR.; RUSSELL W. DATTS,
IN HIS CAPACITY AS HEIR OF THE ESTATE
OF LEE DATTS, JR. A/K/A LEE EVANS, JR.;
ROSZITA S. DATTS, IN HER CAPACITY AS
HEIR OF THE ESTATE OF LEE DATTS, JR.
A/K/A LEE EVANS, JR. C.P. June Term,
2010 No. 03064 \$85,538.31 Phelan Hallinan
Diamond & Jones, LLP

1601-504

56 North 58th Street 19139 4th wd. Situate
on the Corner formed by the intersection of West
side of 58th St with the South side of Arch St
OPA#042091100 Improvements: Row 2sty
Masonry
ERNEST PITTMAN C.P. June Term, 2015
No. 00604 \$92,297.65 Richard J. Nalbandian,
III

1601-505

226 East Montana Street 19119-2259 22nd wd.
1306 Sq Ft OPA#221139800 Improvements:
Residential Property
LAKEISHA WEBB C.P. August

SHERIFF'S SALE

AS HEIR OF GAIL L. GIBBS, DECEASED; TERRANCE GIBBS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; MARCUS ROGERS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; ALLISON HARRIS A/K/A ALLISON STERN, IN HER CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; EVERETTE ROGERS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; NANA A. ANTIWAA-BEY, IN HER CAPACITY AS HEIR OF DOROTHY ERVIN-MILLER A/K/A DOROTHY M. ERVIN-MILLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOROTHY ERVIN-MILLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GAIL L. GIBBS, DECEASED C.P. March Term, 2010 No. 02033 \$105,424.80 Phelan Hallinan Diamond & Jones, LLP

1601-512

8000 Ridge Avenue 19128-3056 21st wd. 960 Sq Ft OPA#212518620 Improvements: Residential Property
STEPHEN D. FORSTER, III A/K/A STEPHEN FORSTER, III AND DIANNE L. FORSTER A/K/A DIANN L. FORSTER C.P. August Term, 2015 No. 00568 \$108,294.21 Phelan Hallinan Diamond & Jones, LLP

1601-513

127 East Tulpehocken Street 19144 59th wd. Situate on the North side of Tulpehocken St, at the distance of 243'5-3/4" Northeastward from the Northeast side of Bavnton St OPA#592115800 Improvements: Row 2sty Masonry
SEREA BROWN C.P. April Term, 2015 No. 00154 \$90,636.53 Richard J. Nalbandian, III

1601-514

6104 Newtown Avenue 19111 25th wd. 1583.35 Sq Ft BRT#352207700 Improvements: Residential Property
MICHELLE E. ROACH A/K/A MICHELLE E. BROGAN C.P. June Term, 2015 No. 00986 \$172,579.50 Shapiro & DeNardo, LLC

1601-515

7193 Montague Street 19135-1108 41st wd. 1596 Sq Ft OPA#412265200 Improvements: Residential Property
KATHLEEN M. CORSON A/K/A KATHLEEN CORSON C.P. February Term, 2015 No. 02048 \$49,506.82 Phelan Hallinan Diamond & Jones, LLP

1601-516

7601 Crittenden Street, Unit C4 19118 9th wd. condo OPA#888200528 Improvements: Res. Condo 2.5 Sty Masonry
ELLA M. HARRIS C.P. January Term, 2013 No. 02651 \$218,220.92 Louis P. Vitti, Esq.

1601-517

6829 Marsden Street 19135-2228 41st wd. 1428 Sq Ft OPA#412385200 Improvements: Residential Property
THOMAS J. BURNS C.P. May Term, 2015 No. 01675 \$111,414.78 Phelan Hallinan Diamond & Jones, LLP

1601-518

5010 Copley Road 19144 13th wd. 2863.34 Sq Ft BRT#133164500 Improvements: Residential Real Estate
FREDERICK PERRY A/K/A FREDERICK S. PERRY C.P. April Term, 2015 No. 03202 \$115,415.43 Stern & Eisenberg, P.C.

1601-519

3462 Crystal Street 19134-1207 33rd wd. 728 Sq Ft OPA#331258700 Improvements: Residential Property
SHIRLEY WARREN C.P. February Term, 2015 No. 01274 \$46,551.74 Phelan Hallinan Diamond & Jones, LLP

1601-520

8013 Moro Street 19136 64th wd. 3380 Sq Ft BRT#642055200 Improvements: Residential Property
TROY A. ANUSKY C.P. January Term, 2015 No. 003276 \$114,000.87 Shapiro & DeNardo, LLC

1601-521

7020 Saybrook Avenue 19142 40th wd. 4253.75 Sq Ft BRT#40-3-3074-00 Improvements: 2 Sty Masonry Row
LOUIS F. DIAZ C.P. August Term, 2014 No. 02217 \$522,341.62 Amar A. Agrawal, Esq.

1601-522

1845 East Monmouth Street 19134-3553 25th wd. 1118 Sq Ft OPA#252128300 Improvements: Residential Property
DAWN MOREIRA, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF BRUCE A. MARTELL; SALLIE MARTELL, IN HER CAPACITY AS HEIR OF THE ESTATE OF BRUCE A. MARTELL; SARA SWIERCZYNSKI, IN HER CAPACITY AS HEIR OF THE ESTATE

SHERIFF'S SALE

OF BRUCE A. MARTELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRUCE A. MARTELL, DECEASED C.P. June Term, 2015 No. 01348 \$12,675.07 Phelan Hallinan Diamond & Jones, LLP

1601-523

5110 West Nevada Street 19131-2418 52nd wd. 1400 Sq Ft OPA#521179600 Improvements: Residential Property
FRANCIS KILSON C.P. March Term, 2012 No. 02129 \$166,732.32 Phelan Hallinan Diamond & Jones, LLP

1601-524

1706 Stenton Avenue 19141 17th wd. 1460.07 Sq Ft BRT#171344500 Improvements: Residential Dwelling
NAJEE MURRAY C.P. January Term, 2015 No. 02772 \$82,619.69 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1601-525

11133 Drake Drive 19154 66th wd. 1893.35 Sq Ft BRT#662226700 Improvements: Residential Property
THOMAS F. KURTZ AND LAUREN N. TENAGLIA C.P. January Term, 2014 No. 000733 \$127,974.78 Shapiro & DeNardo, LLC

1601-527

6728 North Smedley Street 19126-2758 10th wd. 1180 Sq Ft OPA#101041500 Improvements: Residential Property
RHONDA TUCKER, INDIVIDUALLY AND IN CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MARGARET G. SMITH; TYREANE TUCKER A/K/A TYREANE HUNTER; JENIASE TUCKER A/K/A JENICE TUCKER, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARGARET G. SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET G. SMITH, DECEASED C.P. May Term, 2015 No. 00536 \$30,157.83 Phelan Hallinan Diamond & Jones, LLP

1601-528

6738 Blakemore Street 19119 22nd wd. on the Shouthwesterly Side of Blakemore St. 368 ft seven-eighths of an inch Northwestwardly from the Northwesterly side of Vernon Road OPA#222240200 Improvements: Apt. 2-4 Units 2 Sty Mansony
NICOLE E. ARNOLD C.P. February Term, 2003 No. 2256 \$46,298.01 Louis P. Vitti, Esq.

1601-529

2227 North 54th Street 19131 52nd wd. 19,200 Sq Ft BRT#521363300 Improvements: Residential Dwelling
RAMONA DEREFF C.P. February Term, 2015 No. 02185 \$326,388.58 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1601-530

2719 North Sydenham Street 19132-2224 11th wd. 970 Sq Ft OPA#111175200 Improvements: Residential Property
ERIC IRBY C.P. August Term, 2015 No. 01643 \$43,674.39 Phelan Hallinan Diamond & Jones, LLP

1601-531

5554 North Lawrence Street 19120-2808 42nd wd. 1260 Sq Ft OPA#422492500 Improvements: Residential Property
ZANIFFA MONTENEGRO C.P. December Term, 2014 No. 02447 \$98,287.03 Phelan Hallinan Diamond & Jones, LLP

1601-532

219 East Sharpnack Street 19119 22nd wd. 1969.87 Sq Ft BRT#221123700 Improvements: Residential Dwelling
ISSAC BLYTHER C.P. June Term, 2015 No. 00303 \$8,011.20 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1601-533

5727 North 13th Street 19141-4119 49th wd. 1360 Sq Ft OPA#493200300 Improvements: Residential Property
NICOLE BROWN C.P. January Term, 2014 No. 01103 \$140,821.98 Phelan Hallinan Diamond & Jones, LLP

1601-534

1331 Tyson Avenue 19111 35th wd. 5500 Sq Ft BRT#532240200 Improvements: Residential Property
RAFAEL MARRERO C.P. June Term, 2014 No. 003856 \$187,438.11 Shapiro & DeNardo, LLC

1601-535

5516 Ridgewood Street 19143-4031 51st wd. 1080 Sq Ft OPA#51-3-2507-00 Improvements: Residential Property
MONIQUE BROWN A/K/A MONIQUE C. BROWN C.P. January Term, 2013 No.

SHERIFF'S SALE

03843 \$90,672.84 Phelan Hallinan Diamond & Jones, LLP

1601-536

6132 Tulip Street 19135-4224 41st wd. 1056 Sq Ft OPA#411426300 Improvements: Residential Property
DANA PRICE-SKERRETT C.P. August Term, 2013 No. 01473 \$130,953.55 Phelan Hallinan Diamond & Jones, LLP

1601-537

3103 North 32nd Street 19132 38th wd. 1159 Sq Ft BRT#382176100 Improvements: Residential Property
DONTE JULIA, AS EXECUTOR OF THE ESTATE OF FREDA L. WILLIAMS, DECEASED C.P. December Term, 2014 No. 00598 \$80,076.44 KML Law Group, P.C.

1601-538

1939 South 22nd Street 19145 48th wd. 937.87 Sq Ft BRT#48-2186400 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY A. DUPREE, DECEASED C.P. September Term, 2014 No. 01439 \$6,524.52 Powers, Kim & Associates, LLC

1601-539

7329 Ogontz Avenue 19138 50th wd. 1888 Sq Ft BRT#501308700 Improvements: Residential Property
ANDREA TABRON AND EARL TABRON C.P. October Term, 2012 No. 00176 \$53,904.13 KML Law Group, P.C.

1601-540

3369 Coral Street 19134-3212 45th wd. 616 Sq Ft OPA#452248300 Improvements: Residential Property
AIMEE M. CANDELET A/K/A AIMEE CANDELET C.P. March Term, 2015 No. 04317 \$26,218.28 Phelan Hallinan Diamond & Jones, LLP

1601-541

2434 North 13th Street 19133-1128 37th wd. 1114 Sq Ft OPA#371274300 Improvements: Residential Property
JEAN WINN C.P. March Term, 2015 No. 01433 \$49,414.21 Phelan Hallinan Diamond & Jones, LLP

1601-542

530 East Walnut Lane 19144 59th wd. 1140 Sq Ft BRT#592067200 Improvements: Residential Property
LARRY W. CAREY, INDIVIDUALLY AND AS THE ADMINISTRATOR OF THE ESTATE OF GEORGE W. CAREY, SR., DECEASED C.P. August Term, 2014 No. 002804 \$78,128.03 Shapiro & DeNardo, LLC

1601-543

5782 Stewart Street 19131 4th wd. 1024 Sq Ft BRT#67 N 11-254; PRCL#04-3-2119-00 Improvements: Residential Dwelling
ANTHONY PURNELL C.P. January Term, 2015 No. 00538 \$68,911.46 Amanda L. Rauer, Esq.; Powers, Kim & Associates, LLC

1601-544

3354 Wellington Street 19149-1614 55th wd. 1656 Sq Ft OPA#55-1-4635-00 Improvements: Residential Property
JEFFREY WIDMAN C.P. February Term, 2014 No. 00414 \$114,553.06 Phelan Hallinan Diamond & Jones, LLP

1601-545

6634 Torresdale Avenue 19135-2828 41st wd. 1920 Sq Ft BRT#871563160 Improvements: Residential Dwelling
IRAKLI LITI AND VEZIRE LITI C.P. July Term, 2014 No. 02120 \$150,610.24 Powers, Kim & Associates, LLC

1601-546

2009 North Wanamaker Street 19131-3020 52nd wd. 1192 Sq Ft OPA#522226500 Improvements: Residential Property
KIMBERLY M. DAVIS BURNETT A/K/A KIMBERLY M. DAVID BURNETT C.P. January Term, 2015 No. 03665 \$58,596.67 Phelan Hallinan Diamond & Jones, LLP

1601-547

1123 South 26th Street 19146-3934 36th wd. 1068 Sq Ft OPA#361392400 Improvements: Residential Property
GARY LEE AND ANGELA MYERS C.P. February Term, 2015 No. 01550 \$63,084.06 Phelan Hallinan Diamond & Jones, LLP

1601-548

5215 Irving Street 19139-4018 60th wd. 1230 Sq Ft BRT#602092900 Improvements: Residential Real Estate
TINA BAKER C.P. June Term, 2015 No. 01165 \$44,363.00 Stern & Eisenberg, P.C.

1601-549

3911 I Street 19124 33rd wd. 1343 Sq Ft BRT#332165000 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF RAYMOND W. ATTEWELL C.P. November

SHERIFF'S SALE

Term, 2014 No. 01947 \$73,027.94 KML Law Group, P.C.

1601-550

319 Daly Street 19148 39th wd. 812 Sq Ft BRT#392140400 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF VEASEY, CATHERINE M. C.P. December Term, 2013 No. 00453 \$119,245.82 KML Law Group, P.C.

1601-551

5551 Pemberton Street 19143 46th wd. 1194 Sq Ft BRT#463058700 Improvements: Residential Property
VENUS MACK C.P. April Term, 2015 No. 03708 \$56,933.48 Shapiro & DeNardo, LLC

1601-553

5908 McCallum Street 19144 59th wd. 3360 Sq Ft BRT#593150300 Improvements: Residential Property
MICHAEL J. RYAN C.P. April Term, 2014 No. 02229 \$184,396.56 KML Law Group, P.C.

1601-555

2113 East Somerset Street 19134-3912 25th wd. 1734 Sq Ft OPA#252029700 Improvements: Residential Property
RAYMOND CAMACHO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF RAFAEL CAMACHO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAFAEL CAMACHO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LU V. CAMACHO, DECEASED C.P. July Term, 2015 No. 02191 \$91,254.86 Phelan Hallinan Diamond & Jones, LLP

1601-556

2101-17 Chestnut Street 1726 a/k/a, 2101-17 Chestnut Street Unit 1726 19103 88th wd. 437 Sq Ft; together with all right, title, and interest to a 0.747% undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration OPA#888112446 Improvements: Condo
BRUCE A. LINCOLN A/K/A BRUCE ANTHONY LINCOLN AND ANNMARIE C. LINCOLN A/K/A ANN MARIE LINCOLN C.P. June Term, 2014 No. 01052 \$185,078.75 Phelan Hallinan Diamond & Jones, LLP

1601-557

6104 Grays Avenue 19142-3208 40th wd. 1740 Sq Ft OPA#402156000 Improvements: Residential Property
JOHNNIE M. JENKINS C.P. August Term, 2014 No. 00740 \$58,739.01 Phelan Hallinan Diamond & Jones, LLP

1601-558

610 West Chew Street 19120 61st wd. 2475 Sq Ft BRT#612033500 Improvements: Residential Real Estate
DORENE NORTHINGTON-MCNEILL A/K/A DORENE NORTHINGTON C.P. October Term, 2014 No. 03139 \$95,696.32 Stern & Eisenberg, P.C.

1601-559

2040 Croskey Street 19145 48th wd. ROW 2STY MASONRY; 1120 Sq Ft BRT#482221600 Improvements: Residential Dwelling
KEVIN WILLIAMS AND KIM P. RYANS C.P. January Term, 2015 No. 00685 \$40,427.65 McCabe, Weisberg & Conway, P.C.

1601-560

6702 Woodland Avenue 19142 40th wd. 1600 Sq Ft OPA#403151300 Subject to Mortgage Improvements: Row 2sty Masonry
JAMES WAH C.P. April Term, 2015 No. 01744 \$52,446.68 Christopher P. Coval, Esq.

1601-561

1533 West Butler Street 19140 13th wd. 1200 Sq Ft BRT#131084400 Improvements: Residential Property
KEITH A. KING C.P. June Term, 2013 No. 01874 \$23,304.41 KML Law Group, P.C.

1601-562

2070 Carver Street 19124 41st wd. 915.2 Sq Ft OPA#411044800 Subject to Mortgage Improvements: Residential Property
ANTHONY DI NOFA AND MARY DI NOFA C.P. May Term, 2015 No. 125 \$71,585.78 Lauren Berschler Karl, Esq.

1601-563

5821 Ditman Street assessed as 5821-23 Ditman Street 19135 41st wd. 7000 Sq Ft BRT#41-1-2261-00 Improvements: Residential Property
MICHAEL BRADLEY C.P. May Term, 2015 No. 00935 \$101,683.60 Shapiro & DeNardo, LLC

1601-564

6647 Edmund Street 19135 41st wd. 1260 Sq Ft BRT#411415900 Improvements:

SHERIFF'S SALE

Residential Real Estate
DIANA GOZALEZ C.P. May Term, 2015 No. 00252 \$113,976.16 Stern & Eisenberg, P.C.

1601-565

558 East Clarkson Avenue 19120 42nd wd. 2215 Sq Ft BRT#421236200 Improvements: Residential Property
LINDA WILLIAMS C.P. June Term, 2015 No. 01624 \$54,443.57 KML Law Group, P.C.

1601-566

111 South 15th Street, Apartment 2011 19102-2605 88th wd. 1184 Sq Ft OPA#888087350 Improvements: Residential Property
BAMBANG RIYADI SOEGOMO A/K/A BAMBANG R. SOEGOMO C.P. May Term, 2015 No. 01852 \$361,768.19 Phelan Hallinan Diamond & Jones, LLP

1601-567

1714 Bridge Street 19124 62nd wd. 1266 Sq Ft BRT#622097400 Improvements: Residential Property
DEBRA A. JONES A/K/A DEBRA JONES C.P. May Term, 2015 No. 01898 \$37,992.28 KML Law Group, P.C.

1601-568

1928 East Ontario Street 19134 45th wd. 1131 Sq Ft BRT#452074100 Improvements: Residential Property
ERIK ROCKMORE AND GINA ROCKMORE C.P. December Term, 2009 No. 03270 \$60,105.89 Shapiro & DeNardo, LLC

1601-569

200-10 Lombard Street #640 19147-1605 88th wd. 626 Sq Ft OPA#888050083 Improvements: Residential Property
DEREK VIETRO C.P. August Term, 2015 No. 01337 \$279,122.44 Phelan Hallinan Diamond & Jones, LLP

1601-570

1169 Passmore Street 19111 53rd wd. ROW B/GAR 2STY MASONRY; 1278 Sq Ft BRT#531113100 Improvements: Residential Dwelling
SUSAN MARLENE SHAPIRO, KNOWN SURVIVING HEIR OF ZELDA COHN; UNKNOWN SURVIVING HEIR OF ZELDA COHN AND ROBERT COHN, KNOWN SURVIVING HEIR OF ZELDA COHN C.P. May Term, 2015 No. 00506 \$141,416.84 McCabe, Weisberg & Conway, P.C.

1601-571

5424 Saul Street 19124-1216 62nd wd. 1356 Sq Ft BRT#621454700 Improvements: Residential Real Estate
MICHAEL MCGARRY AND DEBRA A. MCGARRY C.P. March Term, 2015 No. 04252 \$89,002.86 Stern & Eisenberg, P.C.

1601-572

2038 North Hope Street 19122 18th wd. 869.4 Sq Ft BRT#183231701 Improvements: Residential Property
ILUMINADO MALDONADO C.P. April Term, 2015 No. 02112 \$79,309.29 Shapiro & DeNardo, LLC

1601-573

422 Roxborough Avenue 19128 21st wd. single family home - 1,760 Sq Ft PRCL#212072800 Subject to Mortgage Improvements: Single Family Home
ROBERT J. MADRAK C.P. August Term, 2015 No. 02473 \$213,816.71 Leo M. Gibbons, Esq. and Michael G. Louis, Esq.

1601-574

5116 North 10th Street 19141 49th wd. 2101 Sq Ft BRT#492180000 Improvements: Residential Property
QUINCY JONES, KNOWN HEIR TO THE ESTATE OF FRANCES M. HOPKINS, DECEASED; FRANCESCA JONES, KNOWN HEIR TO THE ESTATE OF FRANCES M. HOPKINS, DECEASED; MELONY HOPKINS, KNOWN HEIR TO THE ESTATE OF FRANCES M. HOPKINS, DECEASED; THOMAS HOPKINS, KNOWN HEIR TO THE ESTATE OF FRANCES M. HOP

SHERIFF'S SALE

1601-578

2462 North Fairhill Street 19133 19th wd. 2208 Sq Ft BRT#871525250 Improvements: Residential Real Estate
ANNIE R. WOODALL AND MICHELLE V. WOODALL C.P. June Term, 2015 No. 01835 \$10,499.49 Stern & Eisenberg, P.C.

1601-579

5314 Yocum Street 19143-5432 51st wd. 984 Sq Ft OPA#512093700 Improvements: Residential Property
VALERIE COOPER C.P. January Term, 2008 No. 00103 \$98,275.68 Phelan Hallinan Diamond & Jones, LLP

1601-580

4207 Benner Street 19135 55th wd. 1440 Sq Ft BRT#552014800 Improvements: Residential Property
TASHIA K. MARSHALL C.P. December Term, 2014 No. 02318 \$54,519.92 KML Law Group, P.C.

1601-581

6020 Catherine Street 19143 46th wd. 2145 Sq Ft OPA#033005900 Subject to Mortgage Improvements: Residential Property
JERRY M. DAVIS C.P. March Term, 2015 No. 002557 \$38,108.14 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1601-582

7312 North 20th Street 19138 10th wd. 1740 Sq Ft BRT#101169100 Improvements: Residential Property
KEITH MITCHELL SOLELY IN HIS CAPACITY AS HEIR OF GERTRUDE E. MITCHELL, DECEASED C.P. March Term, 2015 No. 00256 \$109,849.12 KML Law Group, P.C.

1601-584

2033 South 22nd Street 19145 48th wd. 953 Sq Ft BRT#482188800 Improvements: Residential Property
JASON A. WHITE, AS ADMINISTRATOR OF THE ESTATE OF MICHELLE STEVENS, DECEASED C.P. March Term, 2015 No. 02623 \$103,866.30 KML Law Group, P.C.

1601-585

3920 Claridge Street 19124 33rd wd. 1131 Sq Ft BRT#332335000 Improvements: Residential Property
CARLOS LIZARDI, JR. AND NOEMI LIZARDI C.P. June Term, 2015 No. 00569 \$82,695.87 KML Law Group, P.C.

1601-586

3124 F Street 19134 33rd wd. 929 Sq Ft BRT#331283200 Improvements: Residential Property
MIA EBONY PARKS C.P. June Term, 2015 No. 00503 \$62,442.50 KML Law Group, P.C.

1601-587

2011 Carpenter Street 19146 30th wd. 1120 Sq Ft BRT#301235300 Improvements: Residential Property
ANGELA M. BAYLOCK C.P. July Term, 2009 No. 00918 \$333,753.28 KML Law Group, P.C.

1601-588

421 Van Kirk Street 19120 35th wd. 1880 Sq Ft BRT#352110500 Improvements: Residential Property
ATIYAH ALI C.P. June Term, 2015 No. 02310 \$133,813.56 KML Law Group, P.C.

1601-589

2125 West Chew Avenue 19138 17th wd. (formerly part of the 42nd wd.) ROW W/ DET GAR 2STY MASONRY; 1,572 Sq Ft BRT#171106600 Improvements: Residential Dwelling
EWAN EWERS C.P. June Term, 2014 No. 03357 \$82,891.33 McCabe, Weisberg & Conway, P.C.

1601-590

3232 D Street 19134 7th wd. (formerly of the 33rd wd.) 773 Sq Ft BRT#073147900 Improvements: Residential Property
VALERIE BERNATOWICZ C.P. August Term, 2014 No. 03911 \$49,542.50 KML Law Group, P.C.

1601-591

1544 Womrath Street 19124 23rd wd. 1,121 Sq Ft BRT#232008900 Improvements: Residential Property
NELSON COLON AND ANTOINETTE ORTIZ C.P. February Term, 2015 No. 01115 \$56,675.31 KML Law Group, P.C.

1601-592

9843 Bonner Street 19115-2303 58th wd. 1720 Sq Ft OPA#581471600 Improvements: Residential Property
SVYATOSLAV FELTSAN AND MARIANNA FELTSAN C.P. November Term, 2013 No. 02369 \$238,966.49 Phelan Hallinan Diamond & Jones, LLP

1601-593

6147 Lansdowne Avenue 19151 34th wd. 1960 Sq Ft BRT#871154800 Improvements: Residential Property
LILLIE WOOD C.P. June Term, 2015 No. 02236 \$107,733.09 KML Law Group, P.C.

SHERIFF'S SALE

1601-594

612 North 23rd Street 19130 15th wd. 1296 Sq Ft BRT#151169400 Improvements: Residential Property
JOHN M. WILLIS C.P. March Term, 2015 No. 00297 \$96,894.49 KML Law Group, P.C.

1601-595

1315 East Vernon Road a/k/a 1315 Vernon Road 19150 50th wd. 1828 Sq Ft BRT#502411100 Improvements: Residential Property
THOMAS WILSON C.P. March Term, 2015 No. 02556 \$52,252.01 KML Law Group, P.C.

1601-596

1032 North Orianna Street 19123-1549 5th wd. 2,043 Sq Ft OPA#057095420 Improvements: Residential Property
JOSEPH STEWARD, III AND SHARON MCPHERSON C.P. May Term, 2008 No. 03544 \$436,757.89 Phelan Hallinan Diamond & Jones, LLP

1601-598

175 East Walnut Park Dr 19120 61st wd. 1600 Sq Ft BRT#611361400 Improvements: Residential Property
TORY HARRIS C.P. June Term, 2015 No. 01154 \$151,877.74 KML Law Group, P.C.

1601-599

12028 Covert Road 19154-2707 58th wd. 1440 Sq Ft OPA#662156800 Improvements: Residential Property
TERENCE F. DEVLIN C.P. February Term, 2015 No. 02200 \$150,412.94 Phelan Hallinan Diamond & Jones, LLP

1601-600

5760 Rodman Street 19142 46th wd. 992 Sq Ft BRT#463036500 Improvements: Residential Property
RONALD MATHURIN A/K/A RONALD MATURIN C.P. January Term, 2014 No. 02038 \$59,590.13 KML Law Group, P.C.

1601-601

614 West Bristol Street 19140 43rd wd. 865 Sq Ft BRT#433205100 Improvements: Residential Property
KAMLA D. WILLIAMS C.P. January Term, 2015 No. 03202 \$25,427.66 KML Law Group, P.C.

1601-602

39 Meehan Avenue a/k/a, 39 East Meehan Avenue 19119-2130 22nd wd. 1200 Sq Ft OPA#222091300 Improvements: Residential Property
ANINIY BURSHTTEYN A/K/A ANANIY BURSHTTEYN C.P. April Term, 2015 No. 00477 \$127,967.58 Phelan Hallinan Diamond & Jones, LLP

1601-603

3971 Constance Road 19114 66th wd. 1,623 Sq Ft BRT#661288633 Improvements: Residential Property
NICHOLAS D. MATLAK C.P. November Term, 2014 No. 02123 \$197,565.50 KML Law Group, P.C.

1601-604

1430 North 58th Street 19131-3810 4th wd. 1152 Sq Ft OPA#043138300 Improvements: Residential Property
ALONZO REDDICK A/K/A ALONZO LAMONT REDDICK C.P. May Term, 2014 No. 02925 \$103,954.21 Phelan Hallinan Diamond & Jones, LLP

1601-605

51 North 63rd Street 19139 34th wd. 1272 Sq Ft BRT#341264200 Improvements: Residential Property
NOEL G. WALKER C.P. February Term, 2015 No. 01952 \$86,502.45 KML Law Group, P.C.

1601-606

7149 Ardleigh Street 19119-1211 22nd wd. 2775 Sq Ft OPA#222250900 Improvements: Residential Property
ALEXANDER Z. TALMADGE, JR. A/K/A ALEXANDER TALMADGE, JR. C.P. December Term, 2012 No. 01586 \$670,115.90 Phelan Hallinan Diamond & Jones, LLP

1601-607

6046 Carpenter Street 19143 3rd wd. 2320 Sq Ft BRT#033096200 Improvements: Residential Property
CHARLES STORY C.P. August Term, 2013 No. 02347 \$79,029.50 KML Law Group, P.C.

1601-608

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

1601-609

164 Shelly Lane 19115 57th wd. DET W/B GAR 2STY MAS + OTHER; 2,324 Sq Ft BRT#632172400 Improvements: Residential Dwelling
JONAH GREGORY CORBETT, ADMINISTRATOR OF THE ESTATE OF JUDY-LYNN GOLDBERG C.P. July Term,

SHERIFF'S SALE

2015 No. 03489 \$176,443.12 McCabe, Weisberg & Conway, P.C.

1601-610

1623 Griffith Street 19111 56th wd. 2280 Sq Ft BRT#561539100 Improvements: Residential Real Estate
WILLIAM WAINWRIGHT AND KATHLEEN WAINWRIGHT C.P. June Term, 2013 No. 02855 \$267,390.08 Stern & Eisenberg, P.C.

1601-611

1213 North 25th Street 19121 29th wd. 1,072 Sq Ft BRT#291324200 Subject to Mortgage Improvements: Residential Dwelling
JOSE L. REYES AND CASSANDRA LOVE C.P. November Term, 2013 No. 02094 \$96,921.74 Law Offices of Gregory Javardian, LLC

1601-612

110 West Meade Street 19122-4624 9th wd. 1477 Sq Ft OPA#092194300 Improvements: Residential Property
DAVID B. MACDONALD A/K/A DAVID MACDONALD AND CELIA CRUZ C.P. June Term, 2012 No. 03092 \$175,169.73 Phelan Hallinan Diamond & Jones, LLP

1601-613

6725 North 7th Street 19126 61st wd. DET CONV APT 3STY STONE; 2,205 Sq Ft BRT#611150100 Improvements: Residential Dwelling
LYDIA E. ELSETINOW A/K/A LIDIA ELSETINOW AND CHRISTOPHER ELSETINOW C.P. October Term, 2013 No. 03010 \$56,309.91 McCabe, Weisberg & Conway, P.C.

1601-614

3413 North Ella Street 19134 7th wd. 1050 Sq Ft BRT#073078200 Improvements: Residential Property
THE UNKNOWN HEIRS OF FRANCISCO RIVERA, DECEASED AND SALVADORA RIVERA, SOLELY IN HER CAPACITY AS HEIR OF FRANCISCO RIVERA, DECEASED C.P. October Term, 2014 No. 03698 \$13,519.67 KML Law Group, P.C.

1601-615

113 Fernon Street 19148 1st wd. 1160 Sq Ft BRT#011089400 Improvements: Row 2 Sty Masonry
MICHAEL J. DEWEES AND REGINA F. DOOLEY-DEWEES C.P. January Term, 2015 No. 00534 \$302,375.02 Emmanuel J. Argentieri, Esq.

1601-616

1523 West Courtland Street 19140 13th wd. 2,190 Sq Ft BRT#132379300 Improvements: Commercial Use
BARBARA LENHART C.P. August Term, 2015 No. 4811 \$77,727.73 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1601-617

117 North 57th Street 19139 52nd wd. 826.50 Sq Ft BRT#04-2076800 Improvements: Residential Dwelling
GERALD ANDREWS, JR. A/K/A GERALD J. ANDREWS, JR. C.P. August Term, 2015 No. 02802 \$78,611.12 Udren Law Offices, P.C.

1601-618

3191 Edgemont Street 19134 25th wd. 707 Sq Ft BRT#251230200 Improvements: Residential Property
RICHARD MARSZALEK AND EDNA YOUNONIS C.P. June Term, 2015 No. 00696 \$126,749.52 KML Law Group, P.C.

1601-619

5161 Arbor Street 19120 42nd wd. 1500 Sq Ft BRT#421390700 Improvements: Residential Dwelling
DE JIN ZHENG C.P. December Term, 2014 No. 01424 \$81,213.85 Udren Law Offices, P.C.

1601-620

4920 Ormes Street 19120 42nd wd. 1,056 Sq Ft BRT#421330700 Improvements: Residential Property
CINDRIA MCKNIGHT AND TINISHA MCKNIGHT C.P. February Term, 2014 No. 03137 \$98,993.24 KML Law Group, P.C.

1601-621

6816 Chester Avenue 19142 40th wd. 1670.75 Sq Ft BRT#403239600 Improvements: Residential Dwelling
TAMIKA EMERY A/K/A TAMIKA MILLER, SOLELY IN HER CAPACITY AS HEIR OF MARY EMERY A/K/A MARY E. EMERY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR UNDER MARY EMERY A/K/A MARY E. EMERY, DECEASED C.P. December Term, 2014 No. 02312 \$109,599.71 Powers, Kim & Associates, LLC

1601-622

6140 Charles Street 19135 55th wd. (formerly of the 41st wd.) 1876 Sq Ft BRT#552219500 Improvements: Residential Property

SHERIFF'S SALE

DEBRALLEE GURBA AND PETER W. GURBA A/K/A PETER J. GURBA C.P. December Term, 2014 No. 02944 \$54,323.61 KML Law Group, P.C.

1601-623

7158 North Uber Street 19138 10th wd. 1644 Sq Ft BRT#101149400 Improvements: Residential Property
JAMAR LITTLE C.P. July Term, 2013 No. 03373 \$124,063.84 KML Law Group, P.C.

1601-624

4318 East Wingohocking Street 19124 23rd wd. 2755 Sq Ft BRT#234205400 Improvements: Residential Property
SHAUN J. MCAVINNEY AND JULIETTE K. MCAVINNEY C.P. January Term, 2015 No. 02569 \$75,450.62 KML Law Group, P.C.

1601-625

4709 Wallace Place 19139 6th wd. ROW B/GAR 2STY MASONRY; 1408 Sq Ft BRT#061103006 Subject to Mortgage Improvements: Residential Dwelling
MARSHA E. BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; DAVID BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; JULIA J. BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; LAVERNE BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; C.P. October Term, 2013 No. 00273 \$87,648.35 McCabe, Weisberg & Conway, P.C.

1601-626

5643 Sansom Street 19139 60th wd. 1137 Sq Ft BRT#604027100 Improvements: Residential Property
CURLEY PRATT C.P. July Term, 2014 No. 00006 \$52,814.75 KML Law Group, P.C.

1601-627

436 West Harvey Street 19144 22nd wd. (formerly part of the 59th wd.) SEMI/DET 3STY MASONRY; 2,688 Sq Ft BRT#593050800 Improvements: Residential Dwelling
DAVID LEE BOWENS, KNOWN SURVIVING HEIR OF PATRICE PAULIN, DECEASED MORTGAGOR AND REAL OWNER; DARIAN THOMAS, KNOWN SURVIVING HEIR OF PATRICE PAULIN, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN HEIRS OF PATRICE PAULIN, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2014 No. 01320 \$239,645.60 McCabe, Weisberg & Conway, P.C.

1601-628

6020 Pine Street 19143 3rd wd. 2,250 Sq Ft BRT#032045800 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LUCY GAINES; MARILYN STEWART, PERSONAL REPRESENTATIVE OF THE ESTATE OF LUCY GAINES; ESTATE OF LUCY GAINES C.P. March Term, 2014 No. 04627 \$79,290.62 Udren Law Offices, P.C.

1601-629

4851 Fairmount Avenue 19139 44th wd. 1080 Sq Ft BRT#441230800 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BIANCA F. MORRISON; PAULA MORRISON, PERSONAL REPRESENTATIVE OF THE ESTATE OF BIANCA F. MORRISON; ESTATE OF BIANCA F. MORRISON C.P. June Term, 2015 No. 02161 \$45,917.27 Udren Law Offices, P.C.

1601-630

314 Pensdale Street 19128 21st wd. 2087 Sq Ft BRT#212057700 Improvements: Residential Property
CATHERINE A. SPONBURGH A/K/A CATHERINE ANN SPONBURGH C.P. June Term, 2014 No. 00832 \$136,859.30 KML Law Group, P.C.

1601-632

5108 Roosevelt Boulevard 19124 35th wd. 6500 Sq Ft BRT#35-1028400 Improvements: Residential Dwelling
WILTON J. FRANCOIS A/K/A WILTON JEAN FRANCOIS C.P. March Term, 2015 No. 02427 \$459,148.00 Udren Law Offices, P.C.

1601-633

6009 North Warnock Street 19141 49th wd. 1357.6 Sq Ft BRT#49-2-206100 Improvements: Residential Dwelling
VANETTA L. JONES C.P. January Term, 2015 No. 02118 \$147,689.41 Udren Law Offices, P.C.

SHERIFF'S SALE

1601-635

6136 North 6th Street 19120 61st wd. 1568 Sq Ft OPA#61-1133900 Improvements: Residential Property
REGINALD FREEMAN C.P. July Term, 2013 No. 02525 \$157,298.24 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1601-636

7544 East Walnut Lane a/k/a 7544 Walnut Lane 19138 50th wd. 1200 Sq Ft BRT#501356200 Improvements: Residential Property
VANESSA WOODS C.P. May Term, 2015 No. 03521 \$27,386.08 KML Law Group, P.C.

1601-637

5462 Arlington Street 19131-3115 52nd wd. 1402 Sq Ft OPA#522057500 Improvements: Residential Property
BRENDA DURHAM C.P. December Term, 2014 No. 00203 \$103,539.99 Phelan Hallinan Diamond & Jones, LLP

1601-638

1904 Orthodox Street 19124 23rd wd. 2208 Sq Ft OPA#232092000 Improvements: Residential Property
MICHELE P. RUSDEN C.P. May Term, 2013 No. 03988 \$80,096.88 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1601-640

2030 Lansing Street 19152 56th wd. 2563 Sq Ft OPA#56-1473100 Improvements: Residential Property
JASON ARMSTRONG AND KARA K. ARMSTRONG C.P. January Term, 2014 No. 03011 \$175,972.49 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1601-642

1990 Penfield Street 19138 10th wd. 1127 Sq Ft (land area); 1392 Sq Ft (improvement area) BRT#101377800 Subject to Mortgage Improvements: Row B/gar 2sty Masonry
TASHA L. BLAKENEY C.P. April Term, 2015 No. 02601 \$127,691.42 Kerri P. Ebeck, Esq.

1601-643

1148 South 52nd Street 19143 51st wd. 1536 Sq Ft BRT#511199800 Improvements: Residential Property
LIONEL DUNBAR C.P. February Term, 2015 No. 00867 \$145,663.78 KML Law Group, P.C.

1601-644

4221 North 3rd Street 19140-2609 7th wd. 960 Sq Ft OPA#072118000 Improvements: Residential Property
CARLOS M. SANTOS C.P. December Term, 2014 No. 03225 \$29,358.04 Phelan Hallinan Diamond & Jones, LLP

1601-645

3326 A Street 19134 7th wd. 1103 Sq Ft BRT#073054600 Improvements: Residential Property
CARMEN FRIAS AND VICKY PAULINO C.P. August Term, 2014 No. 01293 \$88,961.75 KML Law Group, P.C.

1601-646

2632 South Muhlfeld Street, a/k/a 2632 Muhlfeld Street 19142-1712 40th wd. 960 Sq Ft OPA#406160700 Improvements: Residential Property
ANDREA M. JOHNSON C.P. October Term, 2014 No. 02928 \$34,992.91 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1601-651
4715 Knorr Street 19135 41st wd. 1320 Sq Ft
 BRT#41-2020400 Improvements: Residential
 Property
 CHARLES STIER C.P. December Term,
 2014 No. 00584 \$76,653.34 Kimberly A.
 Bonner, Esq.; Scott A. Dietterick, Esq.; Jana
 Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
 Manley Deas Kochalski LLC

1601-652
541 Washington Avenue 19147-4005 2nd wd.
 672 Sq Ft OPA#021143500 Improvements:
 Residential Property
 ROSERITA R. DEPIANO A/K/A ROSE RITA
 DE PIANO AND DENNIS MARYAK C.P.
 February Term, 2011 No. 02914 \$170,000.00
 Phelan Hallinan Diamond & Jones, LLP

1601-653
7620 Sherwood Road 19151-2020 34th wd.
 1120 Sq Ft OPA#34239700 Improvements:
 Residential Property
 JANICE SCOTT AND BASIL SCOTT C.P.
 April Term, 2014 No. 03822 \$171,801.59
 Phelan Hallinan Diamond & Jones, LLP

1601-654
823 Lombard Street 19147 5th wd. 900 Sq Ft
 BRT#053050345 Improvements: Residential
 Property
 PAUL H. DURANTE C.P. February Term,
 2015 No. 00448 \$243,398.80 KML Law
 Group, P.C.

1601-655
2622 South Carlisle Street 19145-4620
 26th wd. 1110 Sq Ft OPA#261137300
 Improvements: Residential Property
 PHYLLIS M. VALENTINO A/K/A PHYLLIS
 M. CASTELLI C.P. July Term, 2014 No.
 03996 \$79,585.21 Phelan Hallinan Diamond
 & Jones, LLP

1601-656
2222 South Clarion Street 19148 39th
 wd. ROW 2 STY MASONRY; 1116 Sq
 Ft BRT#394450300 Subject to Mortgage
 Improvements: Mobile Home
 THOMAS HANLY AND PAULINE HANLY
 C.P. March Term, 2014 No. 05415 \$117,149.73
 McCabe, Weisberg & Conway, P.C.

1601-657
4926 Ella Street 19120 42nd wd. 1252.65 Sq Ft
 BRT#42-1307400 Improvements: Residential
 Dwelling
 CARMEN COLON A/K/A CARMEN D.
 COLON AND SANTOS RODRIGUEZ C.P.

SHERIFF'S SALE

September Term, 2013 No. 02601 \$67,648.39
 Udren Law Offices, P.C.

1601-658
2225 South Fairhill Street 19148 39th
 wd. ROW 2STY MASONRY; 1131 Sq Ft
 BRT#392310000 Improvements: Residential
 Dwelling
 MARY J. BRATCHER C.P. June Term, 2015
 No. 01206 \$133,758.66 McCabe, Weisberg
 & Conway, P.C.

1601-659
816 North 6th Street 19123 14th wd. 3158
 Sq Ft BRT#141002260 Improvements:
 Residential Property
 UNKNOWN HEIRS AND/OR
 ADMINSTRATOR OF THE ESTATE OF
 MATTIE GORDON JENKINS A/K/A MATTIE
 G. JENKINS C.P. December Term, 2014 No.
 00581 \$235,006.30 KML Law Group, P.C.

1601-660
7204 Leonard Street 19149 54th wd. 1454
 Sq Ft BRT#542480100 Improvements:
 Residential Property
 BONNIE G. KALISER A/K/A BONNIE N.
 KALISER C.P. September Term, 2014 No.
 00217 \$166,927.48 KML Law Group, P.C.

1601-661
54 East Durham Street 19119 22nd wd.
 1020 Sq Ft BRT#222152100 Improvements:
 Residential Property
 SEDINA MILES C.P. June Term, 2014 No.
 01262 \$89,252.13 KML Law Group, P.C.

1601-662
5044 Erringer Place 19144 13th wd. 3221
 Sq Ft BRT#133156300 Improvements:
 Residential Property
 MICHELLE QUARLES C.P. April Term,
 2014 No. 03109 \$218,786.96 KML Law
 Group, P.C.

1601-663
3900 Ford Road, Unit 11J 19131 52nd wd.
 578 Sq Ft BRT#888520166 Subject to Rent
 Improvements: Res. Condo 5+ Sty Masonry
 DEFENDANT, DOROTHY ROBINSON C.P.
 December Term, 2010 No. 215682 \$5,444.60
 Monica M. Littman, Esq.; Fineman, Krekstein
 & Harris, PC

1601-664
2544 South Reese Street 19148 39th wd. ROW
 2STY MASONRY; 940 Sq Ft BRT#392309100
 Improvements: Residential Dwelling
 EVETTE D. RAYNOR, A/K/A EVETTE
 DORINE RAYNOR, A/K/A EVETTE DORINE

SHERIFF'S SALE

ALEXANDER, KNOWN SURVIVING HEIR
 OF EVERETTE RAYNOR, JR., DECEASED
 MORTGAGOR AND REAL OWNER AND
 UNKNOWN SURVIVING HEIRS OF
 EVERETTE RAYNOR, JR., DECEASED
 MORTGAGOR AND REAL OWNER C.P.
 January Term, 2015 No. 01458 \$77,496.44
 McCabe, Weisberg & Conway, P.C.

1601-665
1424 68th Avenue 19126 10th wd. (formerly the
 42nd wd.) S/D CONV APT 2.5STY MASON;
 2020 Sq Ft BRT#101247000 Improvements:
 Residential Dwelling
 LEROY A. SMITH, KNOWN SURVIVING
 HEIR OF PHYLLIS SHOCKLEY,
 DECEASED MORTGAGOR AND REAL
 OWNER; JACQUELINE ROBINSON A/K/A
 JACQUELINE EPPS, KNOWN SURVIVING
 HEIR OF PHYLLIS SHOCKLEY, DECEASED
 MORTGAGOR AND REAL OWNER;
 UNKNOWN SURVIVING HEIRS OF PHYLLIS
 SHOCKLEY, DECEASED MORTGAGOR
 AND REAL OWNER C.P. June Term, 2014
 No. 00491 \$74,058.38 McCabe, Weisberg &
 Conway, P.C.

1601-666
232 Regina Street 19116 58th wd. 7137 Sq Ft
 BRT#582304374 Improvements: Residential
 Property
 ELBA DORMOI C.P. November Term, 2014
 No. 01336 \$253,442.42 KML Law Group, P.C.

1601-667
5909 Crystal Street 19120 35th wd. 1225 Sq Ft
 BRT#352219700 Improvements: Residential
 Property
 CHARME P. GAMBLE C.P. October Term,
 2010 No. 1967 \$130,679.38 Kimberly A.
 Bonner, Esq.; Scott A. Dietterick, Esq.; Jana
 Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
 Manley Deas Kochalski LLC

1601-668
5233 Irving Street 19139 60th wd. 1200 Sq Ft
 OPA#602093901 Improvements: Residential
 Dwelling
 ALBERT N. PHIPPS C.P. August Term, 2014
 No. 02755 \$63,237.95 Joseph R. Loverdi,
 Esq.

1601-669
532 South 57th Street 19143 46th wd. 1200
 Sq Ft BRT#463244100 Improvements:
 Residential Property
 UNKNOWN HEIRS AND/OR
 ADMINISTRATORS OF THE ESTATE OF
 SARAH BURTON C.P. April Term, 2014

SHERIFF'S SALE

No. 03477 \$91,758.10 KML Law Group, P.C.

1601-670
413 Titan Street 19147 2nd wd. 2001 Sq Ft
 BRT#021316910 Improvements: Residential
 Property
 WANDA D. DAVIS C.P. June Term, 2013 No.
 03224 \$129,606.58 KML Law Group, P.C.

1601-671
150 East Walnut Lane 19144 59th wd.
 (formerly part of the 22nd wd.) 2615 Sq Ft
 BRT#592059400 Improvements: Residential
 Property
 DIAMOND A. WEBB C.P. January Term,
 2012 No. 01600 \$122,927.68 KML Law
 Group, P.C.

1601-672
4518 Comly Street 19135 41st wd. 2500 Sq Ft
 BRT#411117900 Improvements: Residential
 Property
 LIGE S. YERKA C.P. February Term, 2013
 No. 01582 \$135,808.13 KML Law Group,
 P.C.

1601-673
7200 Limekiln Turnpike 19138 10th wd.
 1471 Sq Ft BRT#102072200 Improvements:
 Residential Property
 JENNIFER PEARSON C.P. April Term,
 2013 No. 01474 \$242,007.15 KML Law
 Group, P.C.

1601-674
442 North Daggett Street 19151 34th wd.
 1500 Sq Ft BRT#343130200 Improvements:
 Residential Property
 MARRIE L. CHESS C.P. July Term, 2015 No.
 01263 \$130,025.97 KML Law Group, P.C.

1601-675
5620 Christian Street 19143 46th wd. 1289
 Sq Ft BRT#463136200 Improvements:
 Residential Property
 DARIN GALLMAN C.P. December Term,
 2012 No. 02456 \$82,859.98 KML Law
 Group, P.C.

1601-676
6402 Carlton Street 19139 34th wd. 1005
 Sq Ft BRT#343014800 Improvements:
 Residential Property
 RUSSELL A. WILLIAMS, III C.P. November
 Term, 2014 No. 00884 \$115,266.89 KML
 Law Group, P.C.

1601-677
7110 Vandike Street 19135 65th wd. 1500
 Sq Ft BRT#651267100 Improvements:

SHERIFF'S SALE

Residential Property
 GISELLE ROSA C.P. April Term, 2015 No.
 03107 \$112,862.25 KML Law Group, P.C.

1601-678A-B
5216 Arendell Avenue - Premises A - 19114
 65th wd. 8281.36 Sq Ft OPA#882075276
 Improvements: Vac Land Comm <acre
5216R Arendell Avenue -Premises B - 19114
 65th wd. 2725.22 Sq Ft OPA#882075280
 Improvements: Vac Land Comm <acre
 9250 DELAWARE, LLC C.P. March Term,
 2015 No. 2190 \$663,766.25, plus interest
 through the date of the sheriff's sale, plus costs
 William J. Levant, Esq.

1601-679
2019 Wilmot Street 19124 23rd wd. 1080
 Sq Ft OPA#23-2136500 Improvements:
 Residential Property
 KEVIN GRANADOS C.P. January Term,
 2013 No. 01055 \$74,430.23 Justin F.
 Kobeski, Esq.; Kimberly A. Bonner, Esq.; Scott
 A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.;
 Michael E. Carleton, Esq.

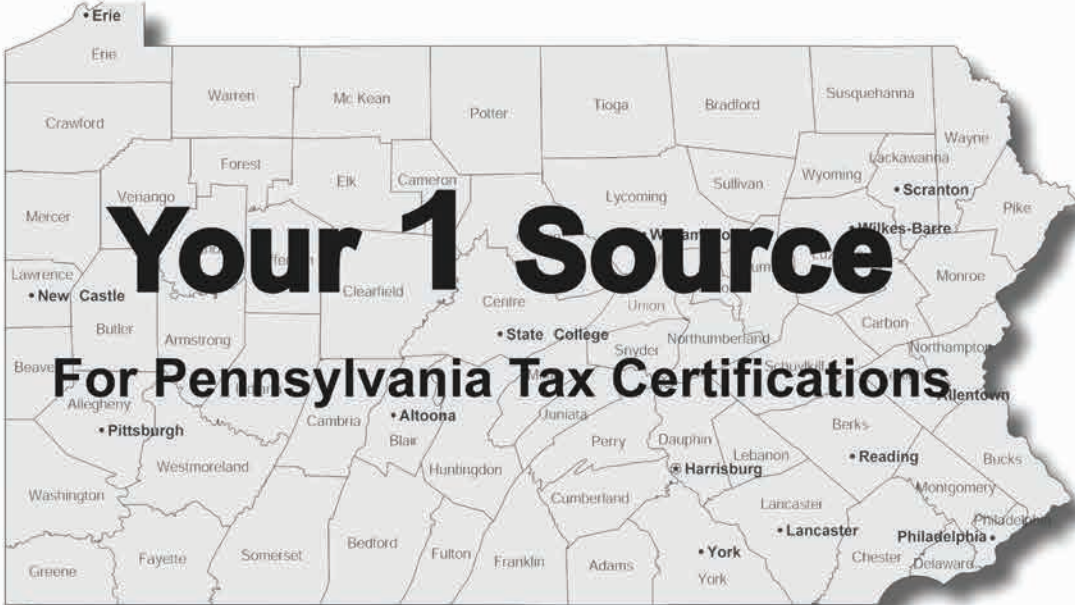
1601-680
6634 Haddington Lane 19151 34th wd. 960
 Sq Ft BRT#344041400 Improvements:
 Residential Dwelling
 ADRIAN WASHINGTON C.P. August Term,
 2015 No. 01503 \$63,295.58 Udren Law
 Offices, P.C.

1601-681A-D
7th wd. (2918 Ella Street - Premises A - 19134)
 Approximate size: 1120 Sq Ft ; Land Area: 952
 Sq Ft BRT#071374300 & PRCL#071374300
 Subject to Mortgage Subject to Rent

45th wd. (3471 Helen Street - Premises B - 19134)
 Approximate size: 1017 Sq Ft ;
 Land Area: 1117.74 Sq Ft BRT#452350900
 & PRCL#45-2-3509-00 Subject to Mortgage
 Subject to Rent

23rd wd. (1504 Sellers Street - Premises C - 19124)
 Approximate size: 826 Sq Ft ;
 Land Area: 1337 Sq Ft BRT#232060900 &
 PRCL#232060900 Subject to Mortgage Subject
 to Rent

25th wd. (1902 East Wishart Street - Premises D - 19134)
 Approximate size: 728 Sq Ft ;
 Land Area: 664.95 Sq Ft BRT#2522 91000
 & PRCL#2522 91000 Subject to Mortgage
 Subject to Rent
 MIGUEL SORIANO AND KIYOMI SORIANO
 C.P. April Term, 2014 No. 0176 \$212,227.38
 Scott F. Landis, Esq.



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- ✓ **Philadelphia Special Improvement District information**
- ✓ **Local occupancy requirement data and contact information**

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