

Sheriff's Sale Notices for January 10, 2017

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, January 10, 2017 at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET, 3RD FLOOR
09:00 A.M. (EST).
Jewell Williams, Sheriff

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

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

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

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

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

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

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

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

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

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

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at <http://philadocx.phila.gov> where they can view

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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 10, 2017

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

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

EXPLANATION

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

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

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

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

SHERIFF'S SALE OF TUESDAY, JANUARY 10, 2017

1605-570

5013 North Fairhill Street 19120 49th wd. 1,500 Sq Ft OPA#491171600 Improvements: Residential Property
FELIX INFANTE A/K/A FELIX OMAR INFANTE C.P. May Term, 2011 No. 01357 \$67,883.01 Manley Deas Kochalski, LLC

1701-301

1931 West Erie Avenue 19140 13th wd. 1760 Sq Ft OPA#131064700 Subject to Mortgage Improvements: Residential Property
MARION L. BRITTINGHAM A/K/A TINA BRITT C.P. February Term, 2016 No. 2098 \$17,348.47 Lauren Berschler Karl, Esq.

1701-302

2822 Maxwell Street 19136 57th wd. 2356 Sq Ft OPA#572052723 Improvements: Residential Property
TEAKIE MCLAUGHLIN C.P. November Term, 2015 No. 04129 \$74,625.11 KML Law Group, P.C.

1701-303

7039 Gillespie Street 19135 41st wd. 1440 Sq Ft BRT#552454800 Improvements: Residential Real Estate
DARRYL L. PARKER C.P. May Term, 2016 No. 1128 \$197,699.32 Stern & Eisenberg PC

1701-304

5007 Woodland Avenue 19143 27th wd. 1664 Sq Ft BRT#273146200 Improvements: Residential Real Estate
JACOB HASIS C.P. November Term, 2015 No. 00350 \$201,622.00 Stern & Eisenberg PC

1701-305

1248 South 15th Street 19146-3133 36th wd. 2319 Sq Ft OPA#365053100 Improvements: Residential Property

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THELMA REGINA WRIGHT, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOHN L. BROWN; ELIZABETH N. BROWN, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOHN L. BROWN; PAUL BARKSDALE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN L. BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN L. BROWN, DECEASED C.P. June Term, 2014 No. 02541 \$364,024.40 Phelan Hallinan Diamond & Jones, LLP

1701-306

3539 Old York Road 19140-4227 43rd wd. 1724 Sq Ft OPA#432156800 Improvements: Residential Property

LENWOOD COOPER, JR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ESTHER COOPER; JEANENE COOPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ESTHER COOPER; NICOLE COOPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ESTHER COOPER; UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF LILLIE BURNETT A/K/A LILLE BURNETT A/K/A LILLIE M. MAITHE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ESTHER COOPER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LILLIE BURNETT A/K/A LILLE BURNETT A/K/A LILLIE M. MAITHE, DECEASED C.P. May Term, 2014 No. 03125 \$22,443.26 Phelan Hallinan Diamond & Jones, LLP

1701-307

315 South Camac Street 19107 5th wd. 640 Sq Ft OPA#053140200 Improvements: Residential Property
THE UNKNOWN HEIRS OF NADINE H. MITCHELL, DECEASED AND 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.

1701-309

6714 North 15th Street 19126 10th wd. 1925 Sq Ft OPA#101018800 Improvements: Residential Property
THE UNKNOWN HEIRS OF VALARIE A. FAULKNER, DECEASED; BRIAN FAULKNER, SOLELY IN HIS CAPACITY AS HEIR OF VALARIE A. FAULKNER, DECEASED; CLAUDETTE FAULKNER JOHNSON, SOLELY IN HER CAPACITY AS HEIR OF VALARIE A. FAULKNER, DECEASED C.P. December Term, 2015 No. 01744 \$87,707.90 KML Law Group, P.C.

1701-310

5726 Malcolm Street 19143 51st wd. 930 Sq Ft OPA#513182200 Improvements: Residential Property
THE UNKNOWN HEIRS OF MATTIE J. BARHAM, DECEASED; KIMBERLY BARHAM, SOLELY IN HER CAPACITY AS HEIR OF MATTIE J. BARHAM, DECEASED; DEVIN BARHAM, SOLELY IN HIS CAPACITY AS HEIR OF MATTIE J. BARHAM, DECEASED C.P. February Term, 2016 No. 01714 \$54,183.86 KML Law Group, P.C.

1701-311

2052 West Stella Street 19132-1535 11th wd. 840 Sq Ft OPA#111055400 Improvements: Residential Property
KENDAL GREEN C.P. October Term, 2015 No. 02817 \$39,106.95 Phelan Hallinan Diamond & Jones, LLP

1701-312

1515 South Dover Street 19146-4430 36th wd. 896 Sq Ft OPA#364379100 Improvements: Residential Property
MWM INVESTMENTS, LLC C.P. April Term, 2016 No. 02281 \$49,815.53 Phelan Hallinan Diamond & Jones, LLP

1701-313

6575 Windsor Street 19142-1319 40th wd. 1216 Sq Ft OPA#403080800 Improvements: Residential Property
LISA SANDERS C.P. November Term,

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2010 No. 01077 \$86,362.02 Phelan Hallinan Diamond & Jones, LLP

1701-314

452 Cinnaminon Street a/k/a 452 Cinnaminon Lane 19128-4530 21st wd. 1120 Sq Ft OPA#212330400 Improvements: Residential Property
JC BOHLEMAN A/K/A J.C. BOHLEMAN; LINDA BOHLEMAN A/K/A LINDA J. BOHLEMAN C.P. February Term, 2015 No. 00348 \$235,522.95 Phelan Hallinan Diamond & Jones, LLP

1701-315

3600 Conshohocken Avenue, Apt 1115 19131-5322 52nd wd. 940 Sq Ft OPA#888520535 Improvements: Residential Property
SEAN D. BRADLEY C.P. May Term, 2016 No. 01686 \$99,722.62 Phelan Hallinan Diamond & Jones, LLP

1701-316

6031 Morton Street 19144-1105 59th wd. 2106 Sq Ft OPA#592207000 Subject to Mortgage Improvements: Residential Property
ALL KNOWN AND UNKNOWN HEIRS OF ALVIN JACKSON A/K/A ALVIN JACKSON, SR. C.P. November Term, 2015 No. 01674 \$135,986.88 Brett A. Solomon, Michael C. Mazack

1701-318

1723 South Newkirk Street 19145 36th wd. 865 Sq Ft OPA#364363100 Subject to Mortgage Improvements: Residential Property
JOAN I. MILLER C.P. November Term, 2015 No. 04692 \$61,537.47 Brett A. Solomon, Michael C. Mazack

1701-319

4036 Reno Street 19104 6th wd. 672 Sq Ft OPA#062040900 Subject to Mortgage Improvements: Residential Property
ALL KNOWN AND UNKNOWN HEIRS OF BETTY BURKS C.P. December Term, 2014 No. 03922 \$32,971.61 Brett A. Solomon, Michael C. Mazack

1701-320

2719 South Cleveland Street 19145 26th wd. 843 Sq Ft OPA#262104800 Subject to Mortgage Improvements: Residential Property
FREDERIC D. MUSILLI AND MICHELLE R. MUSILLI C.P. February Term, 2016 No. 02072 \$40,443.60 Brett A. Solomon, Michael C. Mazack

1701-321

857 Granite Street 19124 35th wd. 1073 Sq Ft BRT#351137800 Improvements: Residential Dwelling
OLAJIDE OLUBUNMI C.P. August Term, 2016 No. 00585 \$70,857.33 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1701-322

884 Foulkrod Street 19124-2302 35th wd. 1362 Sq Ft OPA#351078900 Improvements: Residential Property
PORFIRIO BARRERA A/K/A PORFIRIO A. BARRERA C.P. February Term, 2016 No. 02034 \$125,070.35 Phelan Hallinan Diamond & Jones, LLP

1701-323

534 Benner Street 19111 35th wd. 2200 Sq Ft BRT#352160400 Improvements: Residential Dwelling
JONATHAN J. VIDAL C.P. March Term, 2016 No. 03081 \$107,178.54 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1701-324

6136 Morton Street 19144 59th wd. 2133 Sq Ft OPA#592201000 Improvements: Residential Property
ANTONIA BARFIELD C.P. April Term, 2016 No. 02108 \$157,899.36 KML Law Group, P.C.

1701-325

642 Robbins Street 19111 35th wd. 1573 Sq Ft OPA#353023600 Improvements: Residential Property
DANNY SERRANO C.P. September Term, 2015 No. 01957 \$152,532.27 KML Law Group, P.C.

1701-326

403 South 56th Street 19143 60th wd. 1373 Sq Ft BRT#604209100 Improvements: Residential Dwelling
JAMAR ABDULLAH C.P. August Term, 2016 No. 00381 \$102,355.34 Martha E. Von

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Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1701-327

7952 Langdon Street 19111 56th wd. 3257 Sq Ft BRT#561136600 Improvements: Residential Dwelling
MAURY SIMPSON AND SHIRA SIMPSON C.P. May Term, 2016 No. 01974 \$276,819.40 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1701-328

4923 North 10th Street 19141 49th wd. 1370 Sq Ft OPA#491339700 Improvements: Residential Property
RALPH PAGE C.P. April Term, 2016 No. 01841 \$36,023.15 KML Law Group, P.C.

1701-329

1429 South Carlisle Street 19146 36th wd. 1153 Sq Ft OPA#365019400 Improvements: Residential Property
RUSSELL BROWN AND DARLENE JOHNSON C.P. May Term, 2013 No. 02784 \$167,102.50 KML Law Group, P.C.

1701-330

5919 West Jefferson Street a/k/a 5919 Jefferson Street 19151 34th wd. 1654 Sq Ft OPA#342065100 Improvements: Residential Property
ERIC J. BANKS C.P. March Term, 2016 No. 02612 \$95,686.97 KML Law Group, P.C.

1701-331

5740 Addison Street 19143 60th wd. 1207 Sq Ft OPA#604135400 Improvements: Residential Property
GARY HASBROUCK, SOLELY IN HIS CAPACITY AS HEIR OF CLIFFORTINE BARNES, DECEASED C.P. April Term, 2016 No. 02212 \$109,172.16 KML Law Group, P.C.

1701-333

1448 McKinley Street 19149 54th wd. 1524 Sq Ft OPA#541070500 Improvements: Residential Property
CLEVAN A. MURRAY C.P. January Term, 2016 No. 02123 \$179,603.40 KML Law Group, P.C.

1701-334

242 Christian Street 19147 2nd wd. 1182 Sq Ft OPA#021007300 Improvements: Residential Property
OLYMPIA JOHNSON A/K/A OLYMPIA HANKINSON C.P. March Term, 2016 No. 01071 \$314,952.70 KML Law Group, P.C.

1701-335

6621 Tackawanna Street 19135 55th wd. 1254 Sq Ft OPA#552254000 Improvements: Residential Property
DAVID SASSE, JR. AND LAURA SASSE C.P. March Term, 2015 No. 01057 \$113,939.99 KML Law Group, P.C.

1701-336

263 East Upsal Street 19119 22nd wd. 2018 Sq Ft OPA#221095200 Improvements: Residential Property
RASHAWN L. REED, SR. C.P. February Term, 2016 No. 03765 \$363,048.35 KML Law Group, P.C.

1701-338

210 McClellan Street 19148 1st wd. 742 Sq Ft BRT#011152200 Improvements: Residential Real Estate
ANNA MARIE WAKELEY STRUNK A/K/A ANNA MARIE STRUNK C.P. January Term, 2016 No. 01844 \$80,365.36 Stern & Eisenberg PC

1701-339

2074 East Atlantic Street 19134 45th wd. 958 Sq Ft OPA#452133200 Improvements: Residential Property
MICHAEL F. KUBRAK C.P. January Term, 2016 No. 02418 \$72,359.84 KML Law Group, P.C.

1701-340

1351 St. Vincent Street 19111 53rd wd. 2420 Sq Ft OPA#532332400 Improvements: Residential Property
SHANE ROSENTHAL, DECEASED; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SHANE ROSENTHAL C.P. March Term, 2016 No. 01804 \$201,607.79 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1701-341

4900 North Camac Street 19141 49th wd. 2340 Sq Ft OPA#49-1491700 Improvements: Residential Property

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PAULA L. BROOKS-VAZQUEZ C.P. May Term, 2012 No. 02917 \$172,987.65 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1701-342

2320 North 50th Street 19131 52nd wd. 9750 Sq Ft OPA#521256600 Improvements: Residential Property
ZEOLA LANCASTER C.P. July Term, 2016 No. 02143 \$278,493.02 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1701-343

877 Brill Street 19124 35th wd. 1068 Sq Ft OPA#351184200 Improvements: Residential Property
SIMON M. RAKHMAN A/K/A SIMON RAKHMAN C.P. June Term, 2016 No. 01242 \$49,360.94 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1701-345

7386 Wheeler Street 19153 40th wd. 1056 Sq Ft OPA#404215800 Improvements: Residential Property
UDO UMOH C.P. July Term, 2016 No. 00003 \$87,999.94 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1701-346

1157 North 65th Street a/k/a 1157 65th Street 19151 34th wd. 1360 Sq Ft OPA#344302400 Improvements: Residential Property
FAITH M. SPROUL C.P. May Term, 2016 No. 00721 \$153,974.15 KML Law Group, P.C.

1701-347

4639 C Street 19120 42nd wd. 1129 Sq Ft OPA#421368100 Improvements: Residential Property
CATHERINE HERNANDEZ C.P. December Term, 2015 No. 01401 \$86,873.18 KML Law Group, P.C.

1701-348

6144 Webster Street 19143 3rd wd. 3316 Sq Ft OPA#033037400 Improvements: Residential Property
JOREE PETTEY C.P. May Term, 2016 No. 02317 \$99,431.08 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1701-349

204 Lockart Lane 19116 58th wd. 2807 Sq Ft OPA#58-2137500 Subject to Mortgage Improvements: Residential Property
JOHN B. PRIADKA C.P. December Term, 2014 No. 00167 \$244,604.86 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1701-350

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

1701-351

2422 South Carlisle Street 19145 26th wd. 690 Sq Ft OPA#261133900 Improvements: Residential Property
ROBERT J. HERON, SR. C.P. June Term, 2013 No. 02450 \$83,127.12 KML Law Group, P.C.

1701-352

436 East Tulpehocken Street 19144-1634 59th wd. 2700 Sq Ft OPA#592108600 Improvements: Residential Property
SYLVIA WATTS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOSEPH LEAPHART; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH LEAPHART, DECEASED C.P. March Term, 2015 No. 01563 \$76,068.48 Phelan Hallinan Diamond & Jones, LLP

1701-353

241 West Mentor Street 19120 42nd wd. 1515 Sq Ft OPA#422080800 Improvements: Residential Property
THE UNKNOWN HEIRS OF GLORIA T. WILLIAMS, DECEASED; DONALD WILLIAMS, SOLELY IN HIS CAPACITY AS HEIR OF GLORIA T. WILLIAMS, DECEASED; JAMES WILLIAMS, SOLELY IN HIS CAPACITY AS HEIR OF GLORIA T. WILLIAMS, DECEASED; LESTER WILLIAMS, SOLELY IN HIS CAPACITY AS HEIR OF GLORIA T. WILLIAMS, DECEASED C.P. November Term, 2015 No. 04148 \$23,141.18 KML Law Group, P.C.

1701-354

1133 Brill Street 19124 62nd wd. 2000 Sq Ft OPA#621038900 Improvements: Residential Property
EDNA M. SANCHEZ C.P. August Term, 2014 No. 01785 \$69,805.40 KML Law Group, P.C.

1701-355

1035 Vankirk Street 19149-3628 BRT#35-2-1194-00 Improvements: Residential

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Dwelling
JEAN BAPTISTE-LAMADIEU AND LINDA ALEUS C.P. February Term, 2016 No. 04139 \$65,589.90 Powers, Kim & Associates, LLC

1701-356

6161 Lebanon Avenue 19151-3231 34th wd. 1342 Sq Ft OPA#342130600 Improvements: Residential Property
JESUS A. RIVERA C.P. April Term, 2016 No. 00462 \$78,218.16 Phelan Hallinan Diamond & Jones, LLP

1701-357

6033 West Oxford Street 19151-3529 34th wd. 1845 Sq Ft OPA#342097800 Improvements: Residential Property
KWAME WILLIAMS C.P. April Term, 2016 No. 00024 \$161,934.46 Phelan Hallinan Diamond & Jones, LLP

1701-358

49 West Manheim Street 19144-2942 12th wd. 1772 Sq Ft OPA#123074500 Improvements: Residential Property
ERICK M. DOUGLAS, IN HIS CAPACITY AS HEIR OF VIRGINIA DOUGLAS, DECEASED; ANGELA DOUGLAS, IN HER CAPACITY AS HEIR OF VIRGINIA DOUGLAS, DECEASED; MARILYN DOUGLAS, IN HER CAPACITY AS HEIR OF VIRGINIA DOUGLAS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VIRGINIA DOUGLAS, DECEASED C.P. May Term, 2016 No. 01540 \$109,803.71 Phelan Hallinan Diamond & Jones, LLP

1701-359

2004 Rosalie Street 19135-4010 41st wd. 660 Sq Ft OPA#411082200 Improvements: Residential Property
VIOLA HUGHES, IN HER CAPACITY AS HEIR OF CATHERINE E. BOLES A/K/A CATHERINE BOLES, DECEASED; JOHN QUICI, SOLELY IN HIS CAPACITY AS HEIR OF CATHERINE E. BOLES A/K/A CATHERINE BOLES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CATHERINE E. BOLES A/K/A CATHERINE BOLES, DECEASED C.P. January Term, 2015 No. 03124 \$59,524.02 Phelan Hallinan Diamond & Jones, LLP

1701-361

707 Medary Avenue 19126-3718 61st wd. 4500 Sq Ft OPA#492078400 Improvements: Residential Property
WILLIE MAE HALL C.P. March Term, 2016 No. 01665 \$249,194.37 Phelan Hallinan Diamond & Jones, LLP

1701-363

1016 South 5th Street 19147 2nd wd. 1200 Sq Ft BRT#021423210 Improvements: Residential Dwelling
SHEILA DIXON C.P. December Term, 2012 No. 02659 \$271,892.67 Udren Law Offices, P.C.

1701-364

2087 East Victoria Street 19134 45th wd. 825 Sq Ft OPA#452161400 Improvements: Residential Property
JENNIFER R. LEACH C.P. December Term, 2015 No. 01402 \$74,053.59 KML Law Group, P.C.

1701-365

2014 North 56th Street 19131-3132 52nd wd. 1083 Sq Ft OPA#522211800 Improvements: Residential Property
KIMBERLY ROBERSON-COSBY; ANTOINE ROBERSON C.P. January Term, 2013 No. 00025 \$35,602.84 Phelan Hallinan Diamond & Jones, LLP

1701-366

3351 Red Lion Road 19114 66th wd. 900 Sq Ft OPA#662258510 Improvements: Residential Property
MARCIA PATTERSON C.P. September Term, 2015 No. 00594 \$99,651.34 Phelan Hallinan Diamond & Jones, LLP

1701-367

427 East Mechanic Street 19144 59th wd. 868 Sq Ft OPA#592025600 Improvements: Residential Property
JERRILYN C. CHRISTIAN C.P. September Term, 2013 No. 01382 \$27,123.72 KML Law Group, P.C.

1701-368

5333 Vine Street 19139 44th wd. 2650 Sq Ft OPA#441041700 Improvements: Residential Property
PETER A. CAMPS C.P. December Term, 2014 No. 01556 \$142,273.77 KML Law Group, P.C.

1701-369

4909 North 15th Street 19141 13th wd. 1187 Sq Ft OPA#132051100 Improvements:

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Residential Property
NONDAS BROWN A/K/A NONDAS DAVIS C.P. September Term, 2007 No. 03038 \$60,177.95 KML Law Group, P.C.

1701-370

6645 North 15th Street, Apt A 19126-2723 10th wd. 1560 Sq Ft OPA#101012508 Improvements: Residential Property
ANDREA R. SHEPPARD C.P. July Term, 2016 No. 00319 \$61,566.00 Phelan Hallinan Diamond & Jones, LLP

1701-371

2329 Bucknell Avenue 19145 48th wd. Land Area 687 sq. ft.; Improvement Area 1020 sq. ft. OPA#482298800 Improvements: Single Family Row Style Home
KENNETH J. CASTAGNA 00297-2014 \$107,355.43 Vincent T Cieslik, Esq.

1701-372

5410 Bingham Street 19124 35th wd. 4353 Sq Ft OPA#351321000 Improvements: Residential Property
JUAN A. AYENDE AND RUSSELL MONTALVO C.P. August Term, 2015 No. 03318 \$50,866.11 Richard M. Squire & Associates, LLC

1701-373

44 North 50th Street 19139 44th wd. 2300 Sq Ft BRT#44-1062900 Improvements: Residential Dwelling
CARL E. WAY, III C.P. July Term, 2016 No. 03089 \$196,346.64 Udren Law Offices, P.C.

1701-374

886 North 46th Street 19139 6th wd. 938 Sq Ft OPA#062377200 Improvements: Residential Property
EARNESTINE HELLER, SOLELY IN HER CAPACITY AS HEIR OF JEFFREY HELLER, DECEASED; THE UNKNOWN HEIRS OF JEFFREY HELLER, DECEASED C.P. April Term, 2016 No. 02116 \$94,713.90 KML Law Group, P.C.

1701-375

6042 Hasbrook Avenue 19111 35th wd. 1728 Sq Ft OPA#352255200 Improvements: Residential Property
PEDRO CASTILLO C.P. May Term, 2016 No. 00990 \$158,972.81 KML Law Group, P.C.

1701-376

5243 Diamond Street 19131 52nd wd. 1749 Sq Ft OPA#521154800 Improvements: Residential Property
DOROTHEA L. ROYSTER C.P. April Term, 2016 No. 01967 \$87,021.11 KML Law Group, P.C.

1701-377

2227 North Park Avenue 19132 37th wd. 1472 Sq Ft OPA#371281400 Improvements: Residential Property
DIANA A. STANSBURY C.P. February Term, 2016 No. 04928 \$107,537.19 KML Law Group, P.C.

1701-378

6047 Delancey Street 19143 3rd wd. 992 Sq Ft OPA#032013900 Improvements: Residential Property
GEVELE G. MCKINLEY C.P. February Term, 2016 No. 01958 \$71,291.03 KML Law Group, P.C.

1701-379

6019 North 12th Street 19141 49th wd. 1667 Sq Ft OPA#493128900 Improvements: Residential Property
WALTER RICE, ADMINISTRATOR OF THE ESTATE OF ELIZABETH L. GREEN C.P. October Term, 2014 No. 02061 \$61,915.98 KML Law Group, P.C.

1701-381

2010 West 66th Avenue a/k/a 2010 66th Avenue 19138 10th wd. 1253 Sq Ft OPA#102363200 Improvements: Residential Property
URAN LYNCH AND ARLENA NORFLEET C.P. July Term, 2015 No. 00794 \$116,524.76 KML Law Group, P.C.

1701-382

5918 Larchwood Avenue 19143 3rd wd. 1425 Sq Ft OPA#032095900 Improvements: Residential Property
LEE AUDREY WILLIAMS (REMAINDER) AND GEORGE E. WILLIAMS (REMAINDER) C.P. July Term, 2013 No. 04566 \$121,696.33 KML Law Group, P.C.

1701-383

3616 Solly Avenue 19136 64th wd. 2005 Sq Ft OPA#642332300 Improvements: Residential Property
MICHAEL J. DOUGHERTY C.P. April Term, 2016 No. 01966 \$129,919.83 KML Law Group, P.C.

1701-384

916 East Sedgwick Street 19150 50th wd. 2764 Sq Ft OPA#502426800 Improvements: Residential Property
MARTINA CHELISE GORDON AND DANIELLE ANGLIQUE WOODEN C.P.

SHERIFF'S SALE

December Term, 2008 No. 00003 \$175,800.00 KML Law Group, P.C.

1701-385

7200 Cornelius Street 19138-1618 10th wd. 2241 Sq Ft BRT#102375400 Improvements: Row B/gar 2 Sty Masonry
TARA DELRAY CARTER, ADMINISTRATRIX OF THE ESTATE OF TARA JANE BLAKE A/K/A TARA J. BLAKE A/K/A TARA BLAKE A/K/A TARA J. CARTER, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2016 No. 02825 \$71,945.88 Milstead & Associates, LLC

1701-386

4000 Gypsy Lane, Unit 550 19129-0000 21st wd. 1124 Sq Ft (no land area) OPA#888210300 Subject to Mortgage Improvements: Residential Condominium Unit
GREGORY A. NELSON, SOLELY IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF ERLINE BASS NELSON, DECEASED C.P. January Term, 2015 No. 001892 \$18,553.66 Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.

1701-387

4315 Benner Street 19135-3511 55th wd. 1200 Sq Ft OPA#552016600 Improvements: Residential Property
ROBERT A. TAVAREZ C.P. March Term, 2010 No. 04348 \$100,692.76 Phelan Hallinan Diamond & Jones, LLP

1701-388

8410 Madison Street a/k/a 8410 Madison Place 19153-1527 40th wd. 1440 Sq Ft OPA#405100305 Improvements: Residential Property
JAMES BROWN; JOYCE JORDAN-BROWN C.P. December Term, 2011 No. 01104 \$80,960.47 Phelan Hallinan Diamond & Jones, LLP

1701-390

218 Rubican Street 19120 42nd wd. 1120 Sq Ft OPA#42-2-2057-00 Improvements: Residential Property
DANIELLE E. STEWART C.P. March Term, 2016 No. 02869 \$63,712.19 Shapiro & DeNardo, LLC

1701-391

2116 Mifflin Street 19145-2734 48th wd. 921 Sq Ft BRT#482033400 Improvements: Row 2 Sty Masonry
JESSIE MCCLAY C.P. October Term, 2014 No. 03692 \$78,168.95 Milstead & Associates, LLC

1701-392

877 Sanger Street 19125 35th wd. 1208 Sq Ft OPA#351221200 Improvements: Residential Property
LAWANDA F. DYSON AND LAVETTE D. DYSON C.P. November Term, 2015 No. 01672 \$90,843.22 Shapiro & DeNardo, LLC

1701-393

5045 Walnut Street 19139-4250 60th wd. 2250 Sq Ft OPA#602044600 Improvements: Residential Property
CECILIA ANN ROBERTS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDNA ROBERTS A/K/A EDNA ROBERT; CHERE' CUNNINGHAM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF EDNA ROBERTS A/K/A EDNA ROBERT; PATRICE CUNNINGHAM IN HER CAPACITY AS DEVISEE OF THE ESTATE OF EDNA ROBERTS A/K/A EDNA ROBERT C.P. July Term, 2011 No. 02216 \$30,150.31 Phelan Hallinan Diamond & Jones, LLP

1701-394

1934 74th Avenue 19138 42nd wd. 1138 Sq Ft BRT#101386400 Improvements: Row B/gar 2 Sty Masonry
ETHEL O. BOYD A/K/A ETHEL WHITE LOWERY BOYD C.P. January Term, 2016 No. 00941 \$40,535.01 Milstead & Associates, LLC

1701-395

5638 Ridgewood Street 19143 51st wd. 1032 Sq Ft OPA#513253700 Improvements: Residential Property
THAXTER HICKS C.P. February Term, 2016 No. 03128 \$21,131.77 Shapiro & DeNardo, LLC

1701-396

3044 Longshore Avenue 19149-1905 55th wd. 1224 Sq Ft OPA#551259000 Improvements: Residential Property
MARIO SANCHEZ; TANESA SANCHEZ C.P. April Term, 2013 No. 04961 \$185,612.21 Phelan Hallinan Diamond & Jones, LLP

1701-397

866 East Cheltenham Avenue 19138 12th wd. 2500 Sq Ft OPA#122119000 Improvements: Residential Property
JUNIOUS BERVINE C.P. October Term, 2015 No. 02543 \$154,941.13 Shapiro & DeNardo, LLC

1701-398

1361 Kerper Street 19111-4901 53rd wd. 1792 Sq Ft BRT#532110800 Improvements:

SHERIFF'S SALE

Row B/gar 2 Sty Masonry
DARIN DAGOSTINO C.P. July Term, 2014 No. 03682 \$101,310.78 Milstead & Associates, LLC

1701-399

6739 Gillespie Street 19135-2205 55th wd. 1170 Sq Ft OPA#552452000 Improvements: Residential Property
OLENA MALAYDAKH C.P. June Term, 2010 No. 03251 \$151,655.40 Phelan Hallinan Diamond & Jones, LLP

1701-400

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

1701-401

645 East Westmoreland Street 19134 33rd wd. 1260 Sq Ft OPA#331104300 Improvements: Residential Property
HELEN MARIE BRAUN C.P. August Term, 2016 No. 03252 \$55,115.59 Shapiro & DeNardo, LLC

1701-402

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

1701-403

7756 Woodbine Avenue 19151-2723 34th wd. 1120 Sq Ft OPA#343205600 Improvements: Residential Property
THERESA R. SCOTT C.P. March Term, 2015 No. 02366 \$125,158.70 Phelan Hallinan Diamond & Jones, LLP

1701-404

131 East Westmoreland Street 19134 7th wd. 1200 Sq Ft OPA#073235000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GABRIEL MATEO A/K/A GABRIEL R. MATEO A/K/A GABRIEL RODRIGUEZ, DECEASED; ANGEL RODRIGUEZ, KNOWN HEIR OF GABRIEL MATEO A/K/A GABRIEL R. MATEO A/K/A GABRIEL RODRIGUEZ, DECEASED C.P. July Term, 2016 No. 00250 \$10,706.34 Shapiro & DeNardo, LLC

1701-405

3326 D Street 19134-1704 7th wd. 1050 Sq Ft OPA#073147600 Improvements: Residential Property
LAMAR ROBINSON-KING, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ROBERT L. ROBINSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT L. ROBINSON, DECEASED C.P. May Term, 2016 No. 02870 \$29,812.19 Phelan Hallinan Diamond & Jones, LLP

1701-406

6101 Magnolia Street 19144 59th wd. 1799 Sq Ft OPA#592246500 Improvements: Residential Property
NAOMI ADAMS AS EXECUTRIX OF THE ESTATE OF MARY F. SHORT, DECEASED C.P. October Term, 2014 No. 003151 \$57,791.64 Shapiro & DeNardo, LLC

1701-407

8232 Bayard Street 19150-1702 50th wd. 1578 Sq Ft OPA#501204300 Improvements: Residential Property
SANDRA L. MITCHELL C.P. April Term, 2013 No. 03279 \$358,060.60 Phelan Hallinan Diamond & Jones, LLP

1701-408

6367 Woodbine Avenue 19151-2523 34th wd. 3045 Sq Ft OPA#344134500 Improvements: Residential Property
ROBERT F.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
No. 02923 \$263,989.96 Phelan Hallinan Diamond & Jones, LLP	1701-412 7313 Drexel Road 19151-2208 34th wd. 1120 Sq Ft OPA#344148800 Improvements: Residential Property JONATHAN D. COFER A/K/A JONATHAN COFER C.P. May Term, 2014 No. 01096 \$153,548.30 Phelan Hallinan Diamond & Jones, LLP	1701-412 1913 West Diamond Street 19121 32nd wd. 1615 Sq Ft BRT#321186300 Improvements: Residential Dwelling ALEXANDER BUSH AND LIAM KEMMERLEY C.P. April Term, 2016 No. 01615 \$251,131.29 Powers, Kim & Associates, LLC	\$192,531.33 Phelan Hallinan Diamond & Jones, LLP	Residential Real Estate ROBERT P. DERR A/K/A ROBERT DERR C.P. July Term, 2016 No. 01929 \$149,229.72 Stern & Eisenberg PC
1701-413 1613 Cheltenham Avenue 19126 17th wd. 1224 Sq Ft BRT#143N17-261/171334600; OPA #171334600 Improvements: Residential Dwelling AIM HIGH PROPERTY DEVELOPMENT, LLC C.P. July Term, 2016 No. 01258 \$57,884.27 Udren Law Offices, P.C.	1701-413 6900 Oakley Street 19111-3917 35th wd. 1400 Sq Ft OPA#353217500 Improvements: Residential Property PHILIP E. KERWICK C.P. April Term, 2015 No. 01618 \$35,489.32 Phelan Hallinan Diamond & Jones, LLP	1701-412 1613 Catharine Street, Unit B 19147 2nd wd. BRT#888021762 Improvements: Residential Dwelling CHE GREEN C.P. June Term, 2009 No. 00489 \$1,193,732.42 Powers, Kim & Associates, LLC	1701-441 613 Catharine Street, Unit B 19147 2nd wd. BRT#888021762 Improvements: Residential Dwelling CHE GREEN C.P. June Term, 2009 No. 00489 \$1,193,732.42 Powers, Kim & Associates, LLC	1701-456 1701 South 29th Street 19145 36th wd. ROW 2 STY MASONRY; 1120 Sq Ft BRT#364399600 Improvements: Residential Dwelling ROSALIE A. MCFARLAND A/K/A ROSALIE MCFARLAND C.P. October Term, 2014 No. 02539 \$117,190.82 McCabe, Weisberg, & Conway, P.C.
1701-414 2002 Brown Street 19130-2615 15th wd. 1066 Sq Ft OPA#15-2239620 Improvements: Residential Property VICTOR S. ROZIER C.P. May Term, 2016 No. 03944 \$232,459.12 Phelan Hallinan Diamond & Jones, LLP	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-442 1606 Streetanwood Street 19152-2219 56th wd. 1968 Sq Ft OPA#562040900 Improvements: Residential Property MARVIN A. BROOKS C.P. January Term, 2015 No. 01427 \$234,602.82 Phelan Hallinan Diamond & Jones, LLP	1701-442 1606 Streetanwood Street 19152-2219 56th wd. 1968 Sq Ft OPA#562040900 Improvements: Residential Property MARVIN A. BROOKS C.P. January Term, 2015 No. 01427 \$234,602.82 Phelan Hallinan Diamond & Jones, LLP	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-414 2002 Brown Street 19130-2615 15th wd. 1066 Sq Ft OPA#15-2239620 Improvements: Residential Property VICTOR S. ROZIER C.P. May Term, 2016 No. 03944 \$232,459.12 Phelan Hallinan Diamond & Jones, LLP	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-443 2342 West Cheltenham Avenue 19150 50th wd. 2650 Sq Ft OPA#50-1269800 Improvements: Residential Property ALICE R. SPOTWOOD C.P. April Term, 2014 No. 02239 \$167,973.81 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC	1701-443 2342 West Cheltenham Avenue 19150 50th wd. 2650 Sq Ft OPA#50-1269800 Improvements: Residential Property ALICE R. SPOTWOOD C.P. April Term, 2014 No. 02239 \$167,973.81 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-415 1735 North 32nd Street 19121 32nd wd. 1440 Sq Ft BRT#32-4203100 Improvements: Residential Dwelling WADE HAMPTON A/K/A WADE M. HAMPTON C.P. February Term, 2016 No. 00082 \$44,435.58 Udren Law Offices, P.C.	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-444 1814 Farrington Road 19151-2011 34th wd. 1120 Sq Ft OPA#343350800 Improvements: Residential Property RICARDO ROSA A/K/A RICARDO A. ROSA C.P. October Term, 2012 No. 00218 \$165,380.60 Phelan Hallinan Diamond & Jones, LLP	1701-444 1814 Farrington Road 19151-2011 34th wd. 1120 Sq Ft OPA#343350800 Improvements: Residential Property RICARDO ROSA A/K/A RICARDO A. ROSA C.P. October Term, 2012 No. 00218 \$165,380.60 Phelan Hallinan Diamond & Jones, LLP	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-416 1208 McKinley Street 19111-5834 53rd wd. 1292 Sq Ft OPA#531018300 Improvements: Residential Property DIANE J. LEWIS C.P. June Term, 2015 No. 00032 \$80,961.55 Phelan Hallinan Diamond & Jones, LLP	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-445 3809 Cresson Street 19127 21st wd. ROW 2 STY STONE; 1148 Sq Ft BRT#211214400 Subject to Mortgage DAWN M. WEEMS C.P. May Term, 2015 No. 00268 \$175,847.97 McCabe, Weisberg, & Conway, P.C.	1701-445 3809 Cresson Street 19127 21st wd. ROW 2 STY STONE; 1148 Sq Ft BRT#211214400 Subject to Mortgage DAWN M. WEEMS C.P. May Term, 2015 No. 00268 \$175,847.97 McCabe, Weisberg, & Conway, P.C.	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-416 1208 McKinley Street 19111-5834 53rd wd. 1292 Sq Ft OPA#531018300 Improvements: Residential Property DIANE J. LEWIS C.P. June Term, 2015 No. 00032 \$80,961.55 Phelan Hallinan Diamond & Jones, LLP	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-446 6305 North 11th Street 19141-3303 49th wd. 2287 Sq Ft OPA#492246100 Improvements: Residential Property ALYNTHIA DANIELS; TONY DANIELS C.P. April Term, 2016 No. 00549 \$167,685.31 Phelan Hallinan Diamond & Jones, LLP	1701-446 6305 North 11th Street 19141-3303 49th wd. 2287 Sq Ft OPA#492246100 Improvements: Residential Property ALYNTHIA DANIELS; TONY DANIELS C.P. April Term, 2016 No. 00549 \$167,685.31 Phelan Hallinan Diamond & Jones, LLP	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-417 2021 Granite Street 19124 62nd wd. 815 Sq Ft BRT#62-2-0873-00 Improvements: Residential Dwelling SHERNEEN L. BERRY C.P. May Term, 2016 No. 00844 \$54,054.53 Udren Law Offices, P.C.	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-447 4815 East Cheltenham Avenue 19124-1612 41st wd. 750 Sq Ft OPA#411081400 Improvements: Residential Property LILLIAN LOPEZ C.P. March Term, 2016 No. 00804 \$74,752.98 Phelan Hallinan Diamond & Jones, LLP	1701-447 4815 East Cheltenham Avenue 19124-1612 41st wd. 750 Sq Ft OPA#411081400 Improvements: Residential Property LILLIAN LOPEZ C.P. March Term, 2016 No. 00804 \$74,752.98 Phelan Hallinan Diamond & Jones, LLP	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-417 2021 Granite Street 19124 62nd wd. 815 Sq Ft BRT#62-2-0873-00 Improvements: Residential Dwelling SHERNEEN L. BERRY C.P. May Term, 2016 No. 00844 \$54,054.53 Udren Law Offices, P.C.	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-448 2100 Carpenter Street 19146 30th wd. ROW CONV/APT 3 STY MASON; 2544 Sq Ft BRT#302228600 Improvements: Residential Dwelling ANTHONY BAYLOCK C.P. June Term, 2016 No. 00506 \$454,022.45 McCabe, Weisberg, & Conway, P.C.	1701-448 2100 Carpenter Street 19146 30th wd. ROW CONV/APT 3 STY MASON; 2544 Sq Ft BRT#302228600 Improvements: Residential Dwelling ANTHONY BAYLOCK C.P. June Term, 2016 No. 00506 \$454,022.45 McCabe, Weisberg, & Conway, P.C.	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-418 223 East Washington Lane 19144-1629 59th wd. 1576 Sq Ft OPA#592149000 Improvements: Residential Property EVELYN E. WHITING C.P. June Term, 2016 No. 01955 \$68,850.40 Phelan Hallinan Diamond & Jones, LLP	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-449 2635 South 68th Street 19142-2724 40th wd. 1056 Sq Ft OPA#406093300 Improvements: Residential Property ANTHONY R. WILLIAMS C.P. December Term, 2011 No. 02954 \$86,488.11 Phelan Hallinan Diamond & Jones, LLP	1701-449 2635 South 68th Street 19142-2724 40th wd. 1056 Sq Ft OPA#406093300 Improvements: Residential Property ANTHONY R. WILLIAMS C.P. December Term, 2011 No. 02954 \$86,488.11 Phelan Hallinan Diamond & Jones, LLP	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-418 223 East Washington Lane 19144-1629 59th wd. 1576 Sq Ft OPA#592149000 Improvements: Residential Property EVELYN E. WHITING C.P. June Term, 2016 No. 01955 \$68,850.40 Phelan Hallinan Diamond & Jones, LLP	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-450 7236 Forrest Avenue 19138-1302 50th wd. 1412 Sq Ft OPA#501004500 Improvements: Residential Property TAMMI WILLIAMS C.P. April Term, 2016 No. 02598 \$125,887.42 Phelan Hallinan Diamond & Jones, LLP	1701-450 7236 Forrest Avenue 19138-1302 50th wd. 1412 Sq Ft OPA#501004500 Improvements: Residential Property TAMMI WILLIAMS C.P. April Term, 2016 No. 02598 \$125,887.42 Phelan Hallinan Diamond & Jones, LLP	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-419 12240 Sweet Briar Road 19154 66th wd. BRT#66-3-1774-00 Improvements: Residential Dwelling JONATHAN MALCOM A/K/A JONATHAN M. MALCOLM; KRISTY MALCOM A/K/A KRISTY B. MALCOLM C.P. August Term, 2015 No. 02607 \$188,907.05 Udren Law Offices, P.C.	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-451 331 Manton Street 19147 2nd wd. 816 Sq Ft OPA#021279800 Improvements: Residential Property CLARENCE CLARK C.P. April Term, 2016 No. 01783 \$380,925.80 KML Law Group, P.C.	1701-451 331 Manton Street 19147 2nd wd. 816 Sq Ft OPA#021279800 Improvements: Residential Property CLARENCE CLARK C.P. April Term, 2016 No. 01783 \$380,925.80 KML Law Group, P.C.	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-419 12240 Sweet Briar Road 19154 66th wd. BRT#66-3-1774-00 Improvements: Residential Dwelling JONATHAN MALCOM A/K/A JONATHAN M. MALCOLM; KRISTY MALCOM A/K/A KRISTY B. MALCOLM C.P. August Term, 2015 No. 02607 \$188,907.05 Udren Law Offices, P.C.	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-452 413 Hermitage Street 19128 21st wd. ROW 2 STY MASONRY; 1380 Sq Ft BRT#212275200 Improvements: Residential Dwelling RAE N. GOETZENBERGER C.P. April Term, 2016 No. 00691 \$195,715.28 McCabe, Weisberg, & Conway, P.C.	1701-452 413 Hermitage Street 19128 21st wd. ROW 2 STY MASONRY; 1380 Sq Ft BRT#212275200 Improvements: Residential Dwelling RAE N. GOETZENBERGER C.P. April Term, 2016 No. 00691 \$195,715.28 McCabe, Weisberg, & Conway, P.C.	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-420 7146 Cottage Street 19135-1202 41st wd. 1536 Sq Ft OPA#412286300 Improvements: Residential Property JENNIFER L. SHINN C.P. April Term, 2016 No. 03390 \$72,707.82 Phelan Hallinan Diamond & Jones, LLP	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-453 1756 South 60th Street 19142 3rd wd. ROW B/GAR 2 STY MASONRY; 1538 Sq Ft BRT#034139400 Improvements: Residential Dwelling JAMES A. UBOTEE AND UNITED STATES OF AMERICA C.P. July Term, 2012 No. 02561 \$155,009.93 McCabe, Weisberg, & Conway, P.C.	1701-453 1756 South 60th Street 19142 3rd wd. ROW B/GAR 2 STY MASONRY; 1538 Sq Ft BRT#034139400 Improvements: Residential Dwelling JAMES A. UBOTEE AND UNITED STATES OF AMERICA C.P. July Term, 2012 No. 02561 \$155,009.93 McCabe, Weisberg, & Conway, P.C.	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-420 7146 Cottage Street 19135-1202 41st wd. 1536 Sq Ft OPA#412286300 Improvements: Residential Property JENNIFER L. SHINN C.P. April Term, 2016 No. 03390 \$72,707.82 Phelan Hallinan Diamond & Jones, LLP	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-454 9906 Bustleton Avenue Apt F-11 19115 58th wd. RES CONDO 2 STY MASONRY; 1227 Sq Ft BRT#888580520 Improvements: Residential Dwelling BETTY BARUCH C.P. June Term, 2016 No. 01273 \$124,401.38 McCabe, Weisberg, & Conway, P.C.	1701-454 9906 Bustleton Avenue Apt F-11 19115 58th wd. RES CONDO 2 STY MASONRY; 1227 Sq Ft BRT#888580520 Improvements: Residential Dwelling BETTY BARUCH C.P. June Term, 2016 No. 01273 \$124,401.38 McCabe, Weisberg, & Conway, P.C.	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-421 6108 Carpenter Street 19143 46th wd. 2258 Sq Ft BRT#033096800 Improvements: Residential Dwelling INEZ E. CROCKER C.P. May Term, 2016 No. 02657 \$98,475.56 Udren Law Offices, P.C.	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-455 2661-63 Webb Street 19125 31st wd. 514 Sq Ft BRT#312157800 Improvements:	1701-455 2661-63 Webb Street 19125 31st wd. 514 Sq Ft BRT#312157800 Improvements:	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-421 6108 Carpenter Street 19143 46th wd. 2258 Sq Ft BRT#033096800 Improvements: Residential Dwelling INEZ E. CROCKER C.P. May Term, 2016 No. 02657 \$98,475.56 Udren Law Offices, P.C.	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-455 2661-63 Webb Street 19125 31st wd. 514 Sq Ft BRT#312157800 Improvements:	1701-455 2661-63 Webb Street 19125 31st wd. 514 Sq Ft BRT#312157800 Improvements:	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-422 16 North 58th Street 19139 4th wd. 1176 Sq Ft BRT#04-2-0890-00 Improvements: Residential Dwelling WILLIAM A. BROWNLEE, SR.; DIVINE STYLES SALON LLC C.P. June Term, 2016 No. 00816 \$38,884.88 Udren Law Offices, P.C.	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-456 3617 Haywood Street 19129-1517 38th wd. 1573 Sq Ft OPA#382067400 Improvements: Residential Property MICHAEL D. DOONEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MICHAEL P. DOONEY; MARA E. DOONEY, IN HER CAPACITY AS HEIR OF THE ESTATE OF MICHAEL P. DOONEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL P. DOONEY, DECEASED C.P. February Term, 2016 No. 00868 \$152,457.18 Phelan Hallinan Diamond & Jones, LLP	1701-456 3617 Haywood Street 19129-1517 38th wd. 1573 Sq Ft OPA#382067400 Improvements: Residential Property MICHAEL D. DOONEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MICHAEL P. DOONEY; MARA E. DOONEY, IN HER CAPACITY AS HEIR OF THE ESTATE OF MICHAEL P. DOONEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL P. DOONEY, DECEASED C.P. February Term, 2016 No. 00868 \$152,457.18 Phelan Hallinan Diamond & Jones, LLP	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.
1701-423 1101 Harrison Street 19124-2907 23rd wd. 1800 Sq Ft OPA#234135500 Improvements: Residential Property FERNANDO L. VILLAR A/K/A FERNANDO VILLAR C.P. October Term, 2015 No. 03507 \$56,719.17 Phelan Hallinan Diamond & Jones, LLP	1701-413 6219 Lansdowne Avenue 19151-3401 34th wd. 1446 Sq Ft BRT#34-2055400; PRCL#68 N 23-146 Improvements: Residential Dwelling STEPHEN SIMMONS C.P. February Term, 2016 No. 02395 \$99,443.90 Powers, Kim & Associates, LLC	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/DET 2 STY MASONRY; 1728 Sq Ft BRT#171328400 Improvements: Residential Dwelling CAROLYN L. MAGEE-LARK C.P. October Term, 2015 No. 02277 \$46,717.25 McCabe, Weisberg, & Conway, P.C.	1701-457 2022 East Cheltenham Avenue 19138 17th wd. SEMI/

SHERIFF'S SALE

JOELLA ERRIQUEZ-DAY AND ROBERT DAY C.P. July Term, 2015 No. 00426 \$682,550.00 Milstead & Associates, LLC

1701-482

225 McClellan Street 19148 1st wd. 2376 Sq Ft OPA#871501100; PRCL#01-1-147835 Subject to Mortgage Improvements: Row W/ off Str 2.5 Sty Mas
ROBERT HERSHMAN C.P. August Term, 2012 No. 1562 \$34,095.78 plus interest Joshua Upin, Esq.; Spector, Gadon & Rosen, PC

1701-483

5348 Race Street 19139-2611 44th wd. 1357 Sq Ft BRT#441029500 Improvements: Residential Dwelling
ALBERT CHESHIRE, III C.P. August Term, 2015 No. 03657 \$71,547.46 Law Office of Gregory Javardian, LLC

1701-484

5340 Lena Street 19144-2306 12th wd. 1434 Sq Ft BRT#122133300 Improvements: Residential Dwelling
AUBREY NANCE C.P. December Term, 2015 No. 02139 \$79,714.46 Law Office of Gregory Javardian, LLC

1701-485

1819 South 6th Street 19148 1st wd. 1147 Sq Ft OPA#011463900 Improvements: Residential Property
MARY L. GIBSON C.P. March Term, 2016 No. 02840 \$228,515.41 KML Law Group, P.C.

1701-486

944 Marcella Street 19124 35th wd. 930 Sq Ft OPA#351124500 Improvements: Residential Property
WILLIAM T. MCKINLAY C.P. February Term, 2016 No. 00197 \$91,877.03 KML Law Group, P.C.

1701-487

6740 Kindred Street 19149 54th wd. 1426 Sq Ft OPA#542257800 Improvements: Residential Property
BARBARA J. TAYLOR C.P. April Term, 2013 No. 03616 \$57,978.65 KML Law Group, P.C.

1701-488

1932 South Beechwood Street 19145-2726 48th wd. 722 Sq Ft BRT#482173600 Improvements: Residential Dwelling
TANYA A. ROCKEMORE C.P. February Term, 2016 No. 01667 \$27,996.54 Law Office of Gregory Javardian, LLC

1701-489

257 South 56th Street 19139-3904 60th wd. 1348 Sq Ft BRT#604207000 Improvements: Residential Dwelling
JANILA NAVARRO C.P. February Term, 2016 No. 03307 \$98,675.22 Law Office of Gregory Javardian, LLC

1701-490

1105 Wellington Street 19111-4238 53rd wd. 1314 Sq Ft OPA#532341200 Improvements: Residential Property
ANTONIO D'ANGELO; CARLO D'ANGELO; MARIA D'ANGELO C.P. June Term, 2012 No. 02410 \$97,432.74 Phelan Hallinan Diamond & Jones, LLP

1701-491

5920 Lawndale Street 19120-1210 35th wd. 1272 Sq Ft OPA#352315900 Improvements: Residential Property
ECCLESIASTICAL TRUSTEE, FRAMEWORK FINANCIAL CONSULTANTS C.P. February Term, 2014 No. 00993 \$198,096.09 Phelan Hallinan Diamond & Jones, LLP

1701-492

5519 North 4th Street 19120-2824 42nd wd. 1019 Sq Ft BRT#422453900 Improvements: Residential Dwelling
WILLIAM SEMEZIER C.P. August Term, 2015 No. 04446 \$64,700.99 Law Office of Gregory Javardian, LLC

1701-493

2714 South 7th Street 19148-5019 39th wd. 1671 Sq Ft BRT#395194800 Improvements: Residential Dwelling
ANTONIO D. TAVERAS C.P. February Term, 2016 No. 02926 \$151,415.44 Law Office of Gregory Javardian, LLC

1701-494

3900 Ford Road, Unit 17M 19131 52nd wd. OPA#888520254 Improvements: Condominium Unit
ANTOINETTE M. HARRIS C.P. February Term, 2016 No. 00889 \$109,711.92 Phelan Hallinan Diamond & Jones, LLP

1701-496

6317 Calvert Street 19149-2908 62nd wd. 1703 Sq Ft BRT#621524700 Improvements: Residential Dwelling
AMOS CHERRY, JR. C.P. September Term, 2015 No. 02482 \$129,461.88 Law Office of Gregory Javardian, LLC

1701-497

1206 East Stafford Street 19138-1931 59th

SHERIFF'S SALE

wd. 950 Sq Ft OPA#591038400 Improvements: Residential Property
KIMBERLY LEWIS C.P. August Term, 2015 No. 02455 \$85,198.84 Phelan Hallinan Diamond & Jones, LLP

1701-498

5922 Crystal Street 19120-1128 35th wd. 1219 Sq Ft BRT#352218200 Improvements: Residential Dwelling
PIERRE A. MYRTHIL C.P. November Term, 2015 No. 03229 \$81,422.54 Law Office of Gregory Javardian, LLC

1701-499

2632 South Chadwick Street 19145-4522 26th wd. 968 Sq Ft OPA#261335200 Improvements: Residential Property
DOMENIC VARRA C.P. May Term, 2016 No. 04075 \$138,246.91 Phelan Hallinan Diamond & Jones, LLP

1701-500

844 Marlyn Road 19151-3318 34th wd. 1500 Sq Ft OPA#344282300 Improvements: Residential Property
CHERYL D. SYKES C.P. September Term, 2013 No. 00715 \$162,323.02 Phelan Hallinan Diamond & Jones, LLP

1701-501

6723 North 18th Street 19126-2603 10th wd. 1336 Sq Ft OPA#101085200 Improvements: Residential Property
RAINFORD THOMAS C.P. March Term, 2013 No. 00160 \$141,981.43 Phelan Hallinan Diamond & Jones, LLP

1701-502

4741 Marple Street 19136-3322 65th wd. 1104 Sq Ft BRT#651115400 Improvements: Residential Dwelling
SAMUEL R. HIGGINSON AND DIANE M. HIGGINSON C.P. February Term, 2016 No. 01059 \$97,002.97 Law Office of Gregory Javardian, LLC

1701-503

4736 Penn Street #4738 a/k/a 4736 North Penn Street #4738 a/k/a 4736-4738 North Penn Street 19124 23rd wd. 2236 Sq Ft OPA#23-4-2899-00 Improvements: Residential Property
HAROLD RODRIGUEZ C.P. January Term, 2016 No. 00344 \$139,991.47 Phelan Hallinan Diamond & Jones, LLP

1701-504

5350 Magnolia Street 19144-1427 12th wd. 2647 Sq Ft OPA#122191800 Improvements: Residential Property
WALTER T. ARTHUR, SR. A/K/A WALTER T. ARTHUR C.P. May Term, 2016 No. 00256 \$184,072.97 Phelan Hallinan Diamond & Jones, LLP

1701-505

2324 South Croskey Street 19145-3311 48th wd. 1120 Sq Ft OPA#482226500 Improvements: Residential Property
TIFFANY E. RANDOLPH C.P. June Term, 2012 No. 01828 \$54,629.16 Phelan Hallinan Diamond & Jones, LLP

1701-507

5309 Large Street 19124-1120 62nd wd. (formerly 23rd wd.) 1368 Sq Ft OPA#621336600 Improvements: Residential Property
CLAUDIA ROMERO C.P. April Term, 2016 No. 00277 \$110,372.70 Phelan Hallinan Diamond & Jones, LLP

1701-508

7309 Drexel Road 19151-2208 34th wd. 1466 Sq Ft BRT#344148600 Improvements: Row B/gar 2 Sty Masonry
NAKIA SHULER AND ANDRE SHULER C.P. October Term, 2015 No. 01143 \$181,929.02 Milstead & Associates, LLC

1701-509

2001 Hamilton Street, Unit 915 19130-4220 88th wd. 937 Sq Ft OPA#888091134 Improvements: Condominium
ERIC MAISTER C.P. August Term, 2014 No. 00701 \$236,453.70 Phelan Hallinan Diamond & Jones, LLP

1701-510

428 Woodhaven Place a/k/a 428 Woodhaven Road 19116 58th wd. 8438 Sq Ft OPA#582346000 Improvements: Residential Property
ANTAR ISMAIL C.P. May Term, 2016 No. 00761 \$315,344.57 KML Law Group, P.C.

1701-511

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

1701-512

1147 South 61st Street 19143 3rd wd. 1591 Sq Ft OPA#033225200 Improvements: Residential Property
ROSALIND D. MILES A/K/A ROSALIND MILES-THOMPSON C.P. July Term, 2015

SHERIFF'S SALE

No. 02781 \$98,671.06 KML Law Group, P.C.

1701-513

330 North Gross Street a/k/a 328-330 North Gross Street 19139-1018 34th wd. 1453 Sq Ft OPA#343063700 Improvements: Residential Property
WENDY J. WORKMAN C.P. March Term, 2016 No. 02621 \$119,797.58 Phelan Hallinan Diamond & Jones, LLP

1701-514

5022 Wayne Avenue 19144 13th wd. 934 Sq Ft BRT#47N15-40/BRT#871520110 Improvements: Residential Dwelling
JJS ASSOCIATES INCORPORATION A/K/A JJS ASSOCIATES, INC. A/K/A JJS, INC.; EDWIN SANTIAGO A/K/A EDWIN E. SANTIAGO C.P. July Term, 2016 No. 03213 \$127,517.26 Udren Law Offices, P.C.

1701-515

1314-16 North Broad Street 19121-4303 47th wd. Improvement area: 50192 Sq Ft; On westerly side of Broad St, 146 ft northwardly of Thompson St, Front: 74 ft Depth: 200 ft BRT#882735630 Improvements: Amusement Hall Masonry
RAY-WHITAKER, INC. C.P. October Term, 2016 No. 1241 \$2,686,000.00 James W. Hennessey, Esq., Dilworth Paxson LLP

1701-516

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

1701-517

5853 North Mascher Street 19120-2419 61st wd. 1926 Sq Ft BRT#612442800 Improvements: Row 2 Sty Masonry
JOVON A. EMFINGER C.P. April Term, 2015 No. 02123 \$116,190.35 Milstead & Associates, LLC

1701-518

926 East Durard Street 19150 50th wd. APT 2-4 UNITS 2 STY MASON; 1952 Sq Ft BRT#502422500 Improvements: Residential Dwelling
PAULETTE M. DONALDSON, ADMINISTRATRIX OF THE ESTATE OF HELEN A. DONALDSON, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 04932 \$208,777.13 McCabe, Weisberg, & Conway, P.C.

1701-520

1841 Master Street 19121-4907 47th wd. 2789 Sq Ft OPA#471114800 Improvements: Residential Property
FREDA D. EBBA A/K/A FREDA EBBA C.P. March Term, 2007 No. 00158 \$125,371.36 Phelan Hallinan Diamond & Jones, LLP

1701-521

403 West Wellens Street 19120 42nd wd. 1092 Sq Ft OPA#422238000 Improvements: Residential Property
KEVIN P. CLARK C.P. February Term, 2016 No. 04690 \$39,419.04 Shapiro & DeNardo, LLC

1701-522

1805 South Napa Street 19145 48th wd. SEMI/DET 2 STY MAS+OTHER; 1441 Sq Ft BRT#482410800 Improvements: Residential Dwelling
MARGARET HARRIS C.P. February Term, 2016 No. 03333 \$107,253.95 McCabe, Weisberg, & Conway, P.C.

1701-523

419 Dudley Street 19148 39th wd. 676 Sq Ft BRT#39-2014800 Improvements: Residential Dwelling
BARBARA J. GRANT, INDIVIDUALLY AND AS KNOWN HEIR OF GERALD J. GRANT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERALD J. GRANT C.P. June Term, 2016 No. 01107 \$34,145.67 Udren Law Offices, P.C.

1701-524

6049 Ogontz Avenue 19141 17th wd. 1280 Sq Ft BRT#119N5-103/882935010 Improvements: Residential Dwelling
JJS ASSOCIATES INCORPORATION A/K/A JJS ASSOCIATES, INC. A/K/A JJS, INC.; EDWIN SANTIAGO A/K/A EDWIN E. SANTIAGO C.P. January Term, 2016 No. 01680 \$120,524.34 Udren Law Offices, P.C.

1701-525

6524 North 13th Street 19126-3603 49th wd. 5310 Sq Ft BRT#4932224900 Improvements: Residential Real Estate
SAEEDA TURNIPSEED C.P. January Term, 2016 No. 00268 \$52,889.61 Stern & Eisenberg PC

1701-526

3029 North 35th Street 19132 38th wd. 1776

SHERIFF'S SALE

Sq Ft BRT#382204200 Improvements: Residential Real Estate
CHERYL GRIFFIN C.P. August Term, 2011 No. 000815 \$112,504.24 Stern & Eisenberg PC

1701-527

303 West Earham Terrace a/k/a 303 Earham Terrace 19144-3919 12th wd. 2256 Sq Ft OPA#124052000 Improvements: Residential Property
AUSTIN WALLACE, JR.; DAISHANEEN WATKINS C.P. June Term, 2016 No. 00577 \$181,882.43 Phelan Hallinan Diamond & Jones, LLP

1701-528

5014 Cottage Street 19124 62nd wd. 1241 Sq Ft OPA#622374800 Improvements: Residential Property
SONJIA PORTER C.P. August Term, 2014 No. 00086 \$29,516.30 KML Law Group, P.C.

1701-529

3311 Ashville Street 19136 69th wd. 1824 Sq Ft BRT#64-2278600 Improvements: Residential Dwelling
JENNIFER BUPP, KNOWN HEIR OF ELAINE R. MCGINNESS; RICHARD BUPP, KNOWN HEIR OF ELAINE R. MCGINNESS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELAINE R. MCGINNESS C.P. August Term, 2015 No. 04540 \$91,760.96 Udren Law Offices, P.C.

1701-530

3521 Oakmont Street 19136-3520 64th wd. 1844 Sq Ft BRT#642195500 Improvements: Residential Dwelling
CHARLES M. COYNE AND COLEEN P. COYNE C.P. September Term, 2015 No. 00647 \$51,467.59 Law Office of Gregory Javardian, LLC

1701-531

11104 Dora Drive 19154-3623 66th wd. 1984 Sq Ft BRT#662220300 Improvements: Residential Dwelling
THOMAS F. KURTZ C.P. February Term, 2016 No. 01061 \$117,060.93 Law Office of Gregory Javardian, LLC

1701-532

742 South 53rd Street 19143-2635 46th wd. 1248 Sq Ft BRT#462152100 Improvements: Residential Dwelling
SANDRA MARTINEZ C.P. November Term, 2015 No. 03198 \$80,109.07 Law Office of Gregory Javardian, LLC

1701-533

1536 West Shunk Street 19145-4652 26th wd. 960 Sq Ft BRT#261053300 Improvements: Residential Real Estate
WILLIAM ROSETTI AND JOANN M. ROSETTI C.P. May Term, 2015 No. 01759 \$298,226.84 Stern & Eisenberg PC

1701-534

327 South 16th Street 19102-4909 8th wd. 1734 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 PC

1701-535

7341 Tulip Street 19136 65th wd. Improvement Area: 18137 Sq Ft; On Southeasterly side of Tulip St, 475 ft 7 in NE of Cotton Ave; Irregular lot BRT#88-4254610 Improvements: Masonry Building
DEVAL CORPORATION C.P. April Term, 2016 No. 01732 \$982,933.36 Jennifer L. Maleski, Esq.; Dilworth Paxson, LLP

1701-536

506 Oak Lane a/k/a 506 Oak Lane Avenue 19126 61st wd. 26062 Sq Ft OPA#611421800 Improvements: Residential Property
JOYCE LEORA BRYANT-SNEED AND GARFIELD SNEED C.P. September Term, 2008 No. 02227 \$260,762.05 KML Law Group, P.C.

1701-537

2750 Buckius Street 19137-2041 45th wd. 2768 Sq Ft BRT#453104900 Improvements: Semi/det 2 Sty Frame
EILEEN BUSLER C.P. January Term, 2016 No. 03046 \$185,904.36 Milstead & Associates, LLC

1701-538

3528 Ashville Street 19136-3002 64th wd. 1817 Sq Ft BRT#642277700 Improvements: Row B/gar 2 Sty Masonry
JOHN CHARLES PHILLIPS A/K/A JOHN PHILLIPS A/K/A JOHN C. PHILLIPS C.P. November Term, 2015 No. 01114 \$134,089.33 Milstead & Associates, LLC

1701-539

217 North 62nd Street 19139-1145 34th wd. 972 Sq Ft OPA#341212500 Improvements: Residential Property
QADIR RANDOLPH, IN HIS CAPACITY AS

SHERIFF'S SALE

HEIR OF LULA JOHNSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LULA JOHNSON, DECEASED C.P. April Term, 2015 No. 01735 \$41,411.57 Phelan Hallinan Diamond & Jones, LLP

1701-540

1444 Lardner Street 19149-3223 54th wd. 909 Sq Ft BRT#541028700 Improvements: Row B/gar 2 Sty Masonry
ERIC B. WHITE A/K/A ERIC WHITE C.P. July Term, 2015 No. 00409 \$100,618.44 Milstead & Associates, LLC

1701-541

110 West Bybery Road, Unit R-7 assessed 110-30 Bybery Road, Unit K7 19116 58th wd. 712 Sq Ft OPA#888581567 Improvements: Residential Property
UMIDA I. ERGASHBAEVA A/K/A UMIDA F. ERGASHBAEVA C.P. August Term, 2016 No. 01463 \$60,977.89 Shapiro & DeNardo, LLC

1701-542

5248 Baynton Street 19144 12th wd. S/D W B/G 2S STONE; 1438 Sq Ft BRT#121177300 Improvements: Residential Dwelling
LOUISE HILL, KNOWN SURVIVING HEIR OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER; ALFRED CARR, KNOWN SURVIVING HEIR OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2012 No. 03832 \$152,252.08 McCabe, Weisberg, & Conway, P.C.

1701-543

6047 Ogontz Avenue 19141 17th wd. 1312 Sq Ft BRT#172240700/119N5102 Improvements: Residential Dwelling
JJS ASSOCIATES INCORPORATION A/K/A JJS ASSOCIATES, INC. A/K/A JJS, INC.; EDWIN SANTIAGO A/K/A EDWIN E. SANTIAGO C.P. June Term, 2016 No. 03454 \$126,361.47 Udren Law Offices, P.C.

1701-544

3617 Red Lion Road 19114-1305 66th wd. Irregular; on Northeasterly side of Red Lion Rd OPA#662258717 Improvements: Single Family Residence
ANTHONY S. O'QUINN C.P. August Term, 2014 No. 01768 \$363,782.92 Stephen M. Hladik, Esq.

1701-545

726 West Raymond Street 19140 49th wd. 1098 Sq Ft OPA#49-1-0263-00 Improvements: Residential Property
GAIL P. FAULKNER C.P. March Term, 2015 No. 001550 \$53,483.07 Shapiro & DeNardo, LLC

1701-546

1208 McKean Street 19148 39th wd. On S side of McKean St; Front: 15'10" Depth: 67' OPA#394258100 Improvements: Single Family Residence
MONIQUE CIANCAGLANI C.P. September Term, 20

SHERIFF'S SALE

GARY LASSITER C.P. November Term, 2014 No. 00517 \$123,235.94 Lois M. Vitti, Esq.

1701-552

1221 Gilham Street 19111 53rd wd. 1222 Sq Ft OPA#531170100 Improvements: Residential Property
ALLA V. KHEYFETS C.P. April Term, 2015 No. 01901 \$75,909.10 Shapiro & DeNardo, LLC

1701-553

4815 Tyson Avenue 19135 41st wd. 2138 Sq Ft OPA#412045900 Improvements: Residential Property
PETER PANTELOGLUS C.P. November Term, 2014 No. 001477 \$124,780.02 Shapiro & DeNardo, LLC

1701-554

7915 Rugby Street 19150-2511 50th wd. 1849 Sq Ft BRT#502096900 Improvements: Residential Dwelling
CHANDRA ANDREWS C.P. April Term, 2016 No. 02995 \$109,458.12 Powers, Kim & Associates, LLC

1701-555

1810 Rittenhouse Square a/k/a 1806-18 Rittenhouse Square Apt 202 a/k/a 1806-18 Rittenhouse Square Apt 202 19103-5802 8th wd. BRT#88-8-0829-62; BRT#2 S 21-230 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NITA GODMILOW A/K/A NITA GODMILLOW, DECEASED C.P. November Term, 2015 No. 01934 \$323,945.00 Powers, Kim & Associates, LLC

1701-556

13675 Philmont Avenue, Unit 20 19116 1952 Sq Ft BRT#888583318 Improvements: Residential Dwelling
SVETLANA KUTOVOY C.P. October Term, 2015 No. 00278 \$314,296.57 Udren Law Offices, P.C.

1701-557

1619 Grange Avenue 19141 17th wd. ROW B/GAR 2 STY MASONRY; 1954 Sq Ft BRT#171122000 Improvements: Residential Dwelling
RITA AUGUSTINE ALEXANDER C.P. December Term, 2015 No. 03055 \$89,031.33 McCabe, Weisberg, & Conway, P.C.

1701-558

1204 South Edgewood Street 19143 46th wd. 960 Sq Ft BRT#033217600 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MABEL HOLLOWAY A/K/A MABLE HOLLOWAY C.P. September Term, 2015 No. 00734 \$41,031.78 Udren Law Offices, P.C.

1701-559

4612 Benner Street 19135 41st wd. 2125 Sq Ft BRT#411136202 Improvements: Residential Dwelling
JAMAR ABDULLAH C.P. April Term, 2016 No. 02451 \$60,853.40 Udren Law Offices, P.C.

SHERIFF'S SALE

1701-560

2834 Fanshawe Street 19149 55th wd. 1580 Sq Ft BRT#55-1-1069-00 Improvements: Residential Dwelling
DEBRA ELIA; PAUL ELIA, JR. C.P. May Term, 2015 No. 01589 \$126,554.91 Udren Law Offices, P.C.

1701-561

4906 Knorr Street 19135 41st wd. 1324 Sq Ft BRT#41-2-015800 Improvements: Residential Dwelling
PETER S. WOJCIECHOWSKI C.P. June Term, 2016 No. 00790 \$124,793.90 Udren Law Offices, P.C.

1701-562

6221 Addison Street 19143 46th wd. 1016 Sq Ft BRT#032075800 Improvements: Residential Dwelling
ROBERT A. CRAWLEY C.P. April Term, 2016 No. 02219 \$66,391.75 Udren Law Offices, P.C.

1701-563

2629 South Sartain Street 19148 39th wd. 708 Sq Ft BRT#39-4-2104-00 Subject to Mortgage Improvements: Residential Dwelling
LAUREN CAPOCCI C.P. January Term, 2016 No. 03042 \$238,287.84 Udren Law Offices, P.C.

1701-564

4829 Princeton Avenue 19135 65th wd. 2,000 Sq Ft (land area); 1219 sq ft (improvement area) BRT#651002400 Subject to Mortgage Improvements: Det 2 Sty Masonry
MICHELE CHURCH C.P. May Term, 2016 No. 03758 \$82,934.61 Keri P. Ebeck, Esq.

1701-565

7209 Erdrick Street 19135-1014 41st wd. On Southeasterly side of Erdrick St; Front: 20' 1/2" Depth: 90' OPA#412252800 Improvements: Single Family Residence
ANTHONY M. CANCELLIERE C.P. October Term, 2015 No. 00265 \$90,442.48 Stephen M. Hladik, Esq.

1701-566

7023 Calvert Street 19149 54th wd. 1511 Sq Ft BRT#542505900 Improvements: Residential Dwelling
FAISAL H. ELHASSAN C.P. August Term, 2016 No. 02359 \$118,668.87 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1701-567

6968 Cedar Park Avenue 19138 10th wd. 1404 Sq Ft BRT#10-2-5024-00 Improvements: Residential Dwelling
CALVIN FEATHERSTONE; DENISE WALLACE A/K/A DENISE S. WALLACE C.P. September Term, 2015 No. 01105 \$113,526.10 Udren Law Offices, P.C.

1701-568

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

1701-569

6434 North 15th Street 19126 17th wd. ROW B/GAR 2 STY MASONRY; 1674 Sq Ft BRT#172072400 Improvements: Residential Dwelling

SHERIFF'S SALE

UNKNOWN SURVIVING HEIRS OF JACQUELYN PROCTOR A/K/A JACQUELYN LILLIAN PROCTOR, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2014 No. 02234 \$73,127.12 McCabe, Weisberg, & Conway, P.C.

1701-570

8816 Ridge Avenue, Unit 7 19128 21st wd. 1632 Sq Ft OPA#21-2-5228-18 Improvements: Residential Property
CHARLTON MEDLEY; SYBIL P. MCK-NIGHT-MEDLEY A/K/A SYBIL MCK-NIGHT-MEDLEY A/K/A SYBIL MC NIGHT-MEDLEY C.P. July Term, 2011 No. 00600 \$337,317.61 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1701-571

2654 North Bancroft Street 19132 16th wd. 920 Sq Ft OPA#161115201 Improvements: Residential Property
CHARLES J. WALKER A/K/A CHARLES WALKER C.P. April Term, 2016 No. 03200 \$64,512.37 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1701-572

12307 Medford Road 19154 66th wd. 2000 Sq Ft OPA#663254500 Subject to Mortgage Improvements: Residential Property
KENNETH M. GRIFFIN AND JUDITH A. GRIFFIN C.P. April Term, 2014 No. 2457 \$53,389.99 Lauren Berschler Karl, Esq.

1701-573

7614 Gilbert Street 19150-2606 10th wd. 1266 Sq Ft BRT#102481200 Improvements: Residential Real Estate
DONDREA E. WARD C.P. April Term, 2016 No. 02601 \$187,862.61 Stern & Eisenberg PC

1701-574

220 East Montana Street 19119 22nd wd. 1450 Sq Ft OPA#221139500 Improvements: Residential Property
EMMA PHILLIPS C.P. August Term, 2016 No. 02122 \$87,066.90 Shapiro & DeNardo, LLC

1701-575

1700 Reed Street 19146 36th wd. 1044 Sq Ft BRT#36-5355600 Improvements: Residential Dwelling
ARLINE R. ROBERTS; DAMON ROBERTS A/K/A DAMON K. ROBERTS C.P. January Term, 2016 No. 02402 \$227,258.73 Udren Law Offices, P.C.

1701-576

4956 North 8th Street 19120 49th wd. 1403 Sq Ft OPA#491270700 Improvements: Residential Dwelling
CONNIE M. WHITE C.P. April Term, 2016 No. 03064 \$75,528.49 Joseph R. Loverdi, Esq.

1701-577

4151 Passmore Street 19135 41st wd. 1076 Sq Ft OPA#552100500 Improvements: Residential Dwelling
ROBERT D. COSTIGAN C.P. February Term, 2015 No. 01660 \$94,685.75 Joseph R. Loverdi, Esq.

1701-578

1538 Shunk Street 19145 26th wd. ROW 2 STY MASONRY; 1504 Sq Ft BRT#261053400 Improvements: Residential Dwelling
STACEY MASELLA AND VICTOR MASELLA C.P. September Term, 2015 No. 01354 \$249,445.94 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1701-579

7340 North Bouvier Street 19126 10th wd. Land Area: 1,120 Sq Ft; Improvement Area: 1,564 sq ft OPA#101081000 Improvements: Single Family Row Style Home
RONDELL BENTON 001989-2010 \$86,389.96 Vincent T Cieslik, Esq.

1701-580

1809 South 4th Street 19148 1st wd. 629 Sq Ft BRT#011427700 Improvements: Residential Dwelling
LUZ M. TORRES C.P. May Term, 2016 No. 01968 \$29,391.19 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1701-581

5605 Chester Avenue 19143 51st wd. 1619 Sq Ft BRT#514131300 Improvements: Residential Dwelling
TROY N. CHIDDICK C.P. August Term, 2016 No. 00383 \$46,204.55 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1701-582

1014 West Olney Avenue 19141 49th wd. (formerly part of the 42nd wd.) 1612 Sq Ft OPA#492064200 Improvements: Residential Property
ROBERT BUGGS AND CYNTHIA BUGGS C.P. January Term, 2014 No. 000560 \$27,798.27 Shapiro & DeNardo, LLC

1701-583

1422-26 Callowhill Street 19130 8th wd. 6060 Sq Ft BRT#884549200 Improvements: Commercial Property
KOPACZ IRREVOCABLE FAMILY TRUST AND UNKNOWN HEIRS, DEVISEES, SUCCESSORS, PERSONAL REPRESENTATIVES, ASSIGNS OF, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRY A. KOPACZ C.P. May Term, 2012 No. 001837 \$2,316,254.29 plus interest of \$277,006.46 and costs of \$1,500.00 for a total amount due of \$2,594,760.75 William P. Rubley, Esq.

1701-584

3222 North Hope Street 19140 33rd wd. 616 Sq Ft BRT#072020700 Improvements: Residential Dwelling
JOSEPH E. BENNETT A/K/A JOE BENNETT AND MARK C. NUZZO A/K/A MARK NUZZO C.P. May Term, 2016 No. 03954 \$42,278.21 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1701-585

2510 East Boston Road 19125-0000 31st wd. 636 Sq Ft OPA#313175400 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
ANTHONY M. CANCELLIERE 2015-00284 \$110,912.23 Kevin D. Birkhead, Esq.

1701-586

110 West Tabor Road 19120-2912 42nd wd. 730 Sq Ft OPA#422280000 Subject to Mortgage Subject to Rent Improvements: S/d Conv Apt 3 Sty Mason
ANTHONY M. CANCELLIERE 2015-00255 \$112,384.55 Kevin D. Birkhead, Esq.

1701-587

333 Shawmont Avenue, Apt C, Unit 1G-2 19128 88th wd. 1058 Sq Ft BRT#888210654

SHERIFF'S SALE

Improvements: Res.condo.3sty Mas + Other
PHILIP GIANNINI AND GRACE GIANNINI, BOTH DECEASED AND UNKNOWN HEIRS OF BOTH DECEDENTS C.P. January Term, 2016 No. 03340 \$21,812.90 Michelle J. Stranen, Esq.

1701-588A-B

4921 North 20th Street - Premises A - 19144 17th wd. 1800 Sq Ft BRT#172370100
4926 North Ueber Street - Premises B - 19141 17th wd. 1757 Sq Ft BRT#172357400 Improvements: Residential Dwelling
JAMES PETERKIN C.P. June Term, 2016 No. 01474 \$82,133.21 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1701-589A-B

1075 Southampton Road - Premises A - 19116 58th wd. (formerly 35th wd.) 163,104 Sq Ft OPA#88-2-8884-00 Improvements: Amuse Priv Club Masonry
1101 Southampton Road - Premises B - 19116 58th wd. (formerly 35th wd.) 778605 Sq Ft OPA#88-2-8885-00 PHILADELPHIA QUARTETTE CLUB, DEFENDANT AND QUARTETT ESTATES, LP, ALLEGED REAL OWNER C.P. July Term, 2016 No. 002712 \$1,110,605.40 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esq.

1701-590A-B

1619 South Etting Street - Premises A - 19145-1220 Approximate size: 1004 Sq Ft; Land Area: 749 sq ft BRT#364308200 Subject to Mortgage Subject to Rent
2025 Moore Street - Premises B - 19145-2006 Approximate size: 1108 Sq Ft; Land Area: 910 sq ft BRT#363165500 Subject to Mortgage Subject to Rent
MWM INVESTMENTS, LLC \$295,517.93 Barley Snyder; William F. Colby, Jr., Esq.

1701-591A-B

2050 Emily Street - Premises A - 19145-2823 Approximate size: 942 Sq Ft; Land Area: 658 sq ft BRT#481121200 Subject to Mortgage Subject to Rent
2115 South Beechwood Street - Premises B - 19145-3407 Approximate size: 936 Sq Ft; Land Area: 713 sq ft BRT#482167400 Subject to Mortgage Subject to Rent
C.P. July Term, 2016 No. 00291 \$248,069.71 Barley Snyder

1701-592

3463 Helen Street 19134-2020 45th wd. 1118 Sq Ft BRT#452350500 Improvements: Residential Dwelling
SHOSHANNA CHEESEBORO C.P. February Term, 2016 No. 04266 \$43,790.72 Law Office of Gregory Javardian, LLC

1701-593

4212 L Street 19124 33rd wd. 1764 Sq Ft OPA#332391600 Subject to Rent
BALDEMIRO RODRIGUEZ C.P. April Term, 2015 No. 00306 \$150,000.00 Joseph B. Silverstein, Esq.

1701-594

1700 North 28th Street 19121 32nd wd. 1065 Sq Ft OPA#871543110 Subject to Rent
BALDEMIRO RODRIGUEZ C.P. April Term, 2015 No. 00306 \$150,000.00 Joseph B. Silverstein, Esq.



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