

Sheriff's Sale Notices for February 2, 2016

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 2, 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-

SHERIFF'S SALE

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 February 2, 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 February 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, February 2, 2016.

1402-395

2106 North Marvine Street 19122 20th wd. 1839 Sq. Ft. more or less BRT#202246100 Improvements: Residential Dwelling
QUANDA N. GARRISON C.P. September Term, 2011 No. 01193 \$99,668.32 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg L.L.P.

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

1410-366

5854 North Marshall Street a/k/a 5854 Marshall Street 19120 61st wd. 1234.35 Sq Ft OPA#612259000 Improvements: Residential Property
KENESHA L. JOHNSON C.P. March Term, 2012 No. 02628 \$70,963.59 Phelan Hallinan, LLP

1410-498

4621 Mulberry Street 19124-3305 23rd wd. 1800 Sq Ft OPA#232317100 Improvements: Residential Property
MENACHEM SAMPSON A/K/A

SHERIFF'S SALE

MENACHEM M. SAMPSON A/K/A M. SAMPSON AGMS, LLC C.P. November Term, 2013 No. 00913 \$46,000.91 Phelan Hallinan, LLP

1410-594

1613 South Orkney Street 19148-1328 1st wd. 1136 Sq Ft OPA#011442000 Improvements: Residential Property
CYRIL V. ADDISON A/K/A CYRIL ADDISON C.P. March Term, 2014 No. 02233 \$302,087.09 Phelan Hallinan, LLP

The following property, sale of which was postponed from the January 6, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, February 2, 2016.

1501-423

7842 Gilbert Street 19150-2504 50th wd. 1084 Sq Ft OPA# 502112600 Improvements: Residential Property
TEENA COLEMAN C.P. January Term, 2014 No. 02654 \$130,858.87 Phelan Hallinan, LLP

1501-492

6020 N. 11th Street 19141 49th wd. 1664 Sq Ft more or less BRT#49-3-0768-00 Improvements: Residential Dwelling
PAULINE HOWARD A/K/A PAULEEN HOWARD C.P. November Term, 2009 No. 01502 \$105,242.45 Scott P. Sheetman, Esq.

1501-711

9201 Krewstown Road 19115 63rd wd. 5933 Sq Ft BRT#882748700; PRCL# 151N14-212 Subject to Mortgage Subject to Rent Improvements: One Story Commercial Building With A One Bay Automated Car Washing Facility, Two Auto Servicing Bays, A Customer Area, Parking Facilities, Signage, And Security Lighting
KREWSIN KLEAN, LLC C.P. August Term, 2014 No. 02057 \$397,450.17 Jack, J. Seitz, Esq.; Zachary J. Cohen, Esq.; Lesavoy Butz & Seitz, LLC

The following property, sale of which was postponed from the February 3, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, February 2, 2016.

1502-605

607 East Edison Avenue 19116 58th wd. 1040 Sq Ft and 1.0526% undivided interest in the common elements, as more fully described in the Declaration of Condominium and Plats and Plans dated 1/26/1979 and recorded 1/29/1979 in Deed Book DCC 16567 page 9. BRT#888581363 Subject to Mortgage Improvements: Residential Condominium
WAYNE R. COBB C.P. April Term, 2011 No. 022690 \$38,889.45 Glenn M. Ross, Esq.

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 March 3, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, February 2, 2016.

1503-445

7388 Wheeler Street 19153 40th wd. 1024 Sq Ft; Row B/GAR 2 Sty Masonry BRT#404215900; PRCL#26S10-70 Improvements: A Residential Dwelling
ANTHONY GOODWIN A/K/A ANTHONY SEAN GOODWIN, JR. A/K/A ANTHONY SEAN GOODWIN; JOY A. GOODWIN A/K/A

SHERIFF'S SALE

JOY GOODWIN C.P. December Term, 2012 No. 01331 \$143,537.20 Federman & Associates, LLC

1503-466

5429 Erdrick Street 19124-1406 62nd wd. 1056 Sq Ft OPA#622348400 Improvements: Residential Property
DONNA DONIA A/K/A DONNA BESHEL C.P. October Term, 2014 No. 02051 \$103,682.18 Phelan Hallinan, LLP

1503-550

5628 Rodman Street 19143 46th wd. Row 2 Sty Masonry; 1020 Sq Ft BRT#463032100 Subject to Mortgage Improvements: Residential Dwelling
MALVINA K. JACKSON C.P. May Term, 2014 No. 00169 \$79,653.76 McCabe, Weisberg, & Conway, 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, February 2, 2016.

1504-384

8052 Temple Road 19150-1225 50th wd. 1156 Sq Ft OPA#501068900 Improvements: Residential Property
JOHN SEABRON AND ROSE MARY SZAPECS SEABRON A/K/A ROSE MARY SEABRON C.P. September Term, 2014 No. 03302 \$110,044.69 Phelan Hallinan, LLP

1504-503

608 North 63rd Street 19151 34th wd. ROW 2 STY MASONRY; 1666 Sq Ft BRT#344191500 Subject to Mortgage Improvements: Residential Dwelling
JOSEPH B. BILLUPS KNOWN SURVIVING HEIR OF ANNA B. BILLUPS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ANNA B. BILLUPS, DECEASED MORTGAGOR AND REAL OWNER AND STEPHANIE S. BILLUPS, KNOWN SURVIVING HEIR OF ANNA B. BILLUPS, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 02490 \$65,458.86 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, February 2, 2016.

1505-333

75 Church Lane 19144 12th wd. 1818 Sq Ft BRT#122039400 Improvements: Residential Property
PAMELA M. BROWN C.P. October Term, 2014 No. 01494 \$104,529.18 KML Law Group, P.C.

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

1506-595

4625 Fernhill Road 19144 13th wd. 1032 Sq Ft OPA#133127500 Improvements: Residential Property
LESTER BUSSEY C.P. February Term, 2008 No. 04136 \$95,618.12 Phelan Hallinan Diamond & Jones, LLP

1506-635

6307 Buist Avenue 19142 40th wd. ROW 2 STY MASONRY; 953 Sq Ft BRT#402258000 Improvements: Residential Dwelling
DOLORES GULLA A/K/A DOLORES E. GULLA C.P. May Term, 2014 No. 00334 \$29,077.54 McCabe, Weisberg & Conway, P.C.

1506-644

1168 East Hortter Street 19150-3105 50th wd. 1100 Sq Ft OPA#502340900 Improvements: Residential Property
RAYMOND C. HEIM A/K/A RAYMOND HEIM C.P. September Term, 2014 No. 04660 \$114,580.10 Phelan Hallinan Diamond & Jones, LLP

1506-668

3245 North Marston Street 19129 38th wd. ROW 2 STY MASONRY; 1157 Sq Ft All that certain lot or piece of ground with the message or tenement thereon erected described according to a survey and plan thereof made by

SHERIFF'S SALE

W.F. Wingate Esq. Surveyor and Regulator of the 13th District on the 30th day of September A.D. 1922 as follows to wit:

Situate on the East side of Marston Street at the distance of 326 feet 6 inches Northward from the North side of Allegheny Avenue in the 38th Ward of the City of Philadelphia.

Containing in front or breadth on the said Marston Street 14 feet 3 inches and extending of that width in length or depth Eastward between parallel lines at right angles to the said Marston Street 62 feet 6 inches to a certain 3 feet wide alley which extends Northward into Marston Street and Southward it communicates with a 10 feet wide driveway which leads Eastward into Etting Street and Westward into the said Marston Street.

Being known as 3245 North Marston Street. BRT#381230200 Improvements: Residential Dwelling

DAVID STANSON, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER; CHARLOTTE W. STANSON A/K/A CHARLOTTE J. WHEELER A/K/A CHARLOTTE J. WHEELER A/K/A LYDIA DELGADO, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EARL STANSON, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2038 No. 30200 \$48,676.08 McCabe, Weisberg & Conway, 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, February 2, 2016.

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.

1507-404

7509 Woodcrest Avenue 19151-2702 34th wd. 1266 Sq Ft OPA#343191000 Improvements: Residential Property
CANDACE EDWARDS C.P. February Term, 2013 No. 01461 \$178,086.73 Phelan Hallinan Diamond & Jones, LLP

1507-594

6222 Belfield Avenue 19144 59th wd. ROW 2 STY MASONRY; 1600 Sq Ft BRT#592288800 Improvements: Residential Dwelling
JEFFREY K. KNIGHT A/K/A J. KNIGHT A/K/A JEFFREY KNIGHT, KNOWN SURVIVING HEIR OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER; ROBIN C. ROBINSON, KNOWN SURVIVING HEIR OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 03042 \$52,630.78 McCabe, Weisberg & Conway, P.C.

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.

1507-598

2237 North 51st Street 19131 52nd wd. DET 3 STY STONE; 4063 Sq Ft BRT#521274300 Improvements: Residential Dwelling
ANNIE B. POWELL C.P. May Term, 2014 No. 02414 \$174,169.53 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

1507-606
220 South Cecil Street 19139 60th wd. ROW
 2 STY MASONRY; 990 Sq Ft BRT#604278200
 Improvements: Residential Dwelling
 LORRAINE WEAVER TAWWAD C.P.
 January Term, 2015 No. 00454 \$58,346.59
 McCabe, Weisberg & Conway, P.C.

1507-697
1861 Sanford Street 19116 58th wd. 1696
 Sq Ft; DET W/B GAR 2STY MAS+OTHER
 OPA#58-2-0721-00 Improvements:
 Residential Dwelling
 AWILDA CASTRO A/K/A AWILDA T.
 CASTRO, UNITED STATES OF AMERICA
 C/O U.S. ATTORNEY FOR THE EASTERN
 DISTRICT OF PENNSYLVANIA C.P.
 October Term, 2014 No. 002910 \$275,641.92
 Federman & Associates, LLC

1507-698
879 North Brooklyn Street 19104 6th wd.
 1182 Sq Ft BRT#062299400 Improvements:
 Residential Dwelling
 MICKEY R. DAVIS A/K/A MICKEY DAVIS
 C.P. April Term, 2013 No. 05159 \$85,213.48
 Federman & Associates, LLC

1507-700
1031 South 55th Street 19143 51st wd.
 1316 Sq Ft; ROW 2 STY MASONRY
 BRT#513130400; PRCL#26-S-13-292
 Improvements: Residential Dwelling
 KAREEM T. LAWRENCE A/K/A KAREM
 T. LAWRENCE C.P. November Term,
 2014 No. 01302 \$69,878.32 Federman &
 Associates, LLC

1507-702
2082 East Victoria Street 19134 45th
 wd. 961 Sq Ft; ROW 2 STY MASONRY
 OPA#452158600 Improvements: Residential
 Dwelling
 MARY OSENDOWSKI C.P. November
 Term, 2014 No. 01213 \$99,594.95 Federman
 & Associates, LLC

The following property, sale of which was postponed from the August 4, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, February 2, 2016.

1508-352
Unit 8-A, a/k/a Unit 801, Rittenhouse Plaza Cooperative, 1901-05 Walnut Street 19103 8th wd. 279109 Sq Ft BRT#88-1-0255-00 (Covers Entire Cooperative) Improvements: Condominium Unit
 SLAVKO S. BRKICH AND VICTORIA Z. BRKICH C.P. April Term, 2015 No. 001546 \$501,089.64 Steven J. Adams, Esq.; Stevens & Lee

1508-358
6337 Morton Street 19144 59th wd. 1760
 Sq Ft BRT#592213037 Improvements:
 Residential Dwelling
 ALONZO PICKRON C.P. November Term,
 2013 No. 00474 \$94,993.54 Martha E. Von
 Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
 D. Davis, Esq.

1508-387
3923 Brown Street 19104 24th wd. 1864 Sq
 Ft BRT#243122500 Improvements: Row 3
 Sty Masonry
 RICHARD WILSON C.P. June Term,
 2014 No. 00246 \$46,750.00 Milstead &
 Associates, LLC

1508-431
12127 Ranier Road 19154-1826 66th wd.
 1360 Sq Ft OPA#663268300 Improvements:
 Residential Property
 JOHN MCCAMLEY C.P. March Term, 2015
 No. 00195 \$199,792.16 Phelan Hallinan
 Diamond & Jones, LLP

1508-434
1930 Wilder Street 19146-4641 36th wd.
 980 Sq Ft OPA#363035500 Improvements:
 Residential Property
 DOROTHY R. FERGUSON C.P. January
 Term, 2015 No. 00349 \$57,105.54 Phelan
 Hallinan Diamond & Jones, LLP

1508-474
30 West Chestnut Hill Avenue 19118-3744 9th wd. 3138 Sq Ft OPA#092224100
 Improvements: Residential Property
 DAVID BUTEN AND JUDITH E. BUTEN
 C.P. February Term, 2012 No. 00027
 \$385,960.50 Phelan Hallinan Diamond &
 Jones, LLP

1508-489
4446 Salmon St 19137 45th wd. 1095 Sq
 Ft BRT#453270300 Subject to Mortgage
 Improvements: Residential Dwelling
 ZENIA BENT C.P. May Term, 2012 No.
 02410 \$139,839.20 Udren Law Offices,
 P.C.

1508-525
6206 Tabor Avenue 19111-5715 35th wd.
 1212 Sq Ft OPA#353284600 Improvements:
 Residential Property
 ANDRE R. CARR A/K/A ANDRE CARR;

SHERIFF'S SALE

QUEENETTA BIRCH C.P. November
 Term, 2013 No. 00922 \$106,993.82 Phelan
 Hallinan Diamond & Jones, LLP

1508-542
3878 Kipling Place 19154-4204 66th wd.
 1332 Sq Ft BRT#662288000 Improvements:
 Residential Dwelling
 DAVID CLEARY AND PATRICIA
 CLEARY C.P. October Term, 2007 No.
 03220 \$152,759.31 Law Offices of Gregory
 Javardian

1508-547
1320 Harrison Street 19124-2602 23rd
 wd. ROW 3STY MASONRY; 2062 Sq Ft
 BRT#234130500 Improvements: Residential
 Dwelling
 UNKNOWN SURVIVING HEIRS OF MARIA
 GREEN, DECEASED MORTGAGOR AND
 REAL OWNER; CARLOS R. DIAZ,
 KNOWN SURVIVING HEIR OF MARIA
 GREEN, DECEASED MORTGAGOR AND
 REAL OWNER; FELISHIA J. GREEN,
 KNOWN SURVIVING HEIR OF MARIA
 GREEN, DECEASED MORTGAGOR AND
 REAL OWNER; GLADYS E. GARCIA,
 KNOWN SURVIVING HEIR OF MARIA
 GREEN, DECEASED REAL OWNER AND
 MORTGAGOR; CRYSTAL J. TEXTER,
 KNOWN SURVIVING HEIR OF MARIA
 GREEN, DECEASED MORTGAGOR AND
 REAL OWNER; CASSANDRA MARIA
 DIAZ, KNOWN SURVIVING HEIR OF
 MARIA GREEN, DECEASED MORTGAGOR
 AND REAL OWNER; BOBBY A. GREEN,
 KNOWN SURVIVING HEIR OF MARIA
 GREEN, DECEASED MORTGAGOR AND
 REAL OWNER C.P. September Term, 2014
 No. 03029 \$43,412.53 McCabe, Weisberg &
 Conway, P.C.

1508-551
6558 Lansdowne Avenue 19151 34th wd.
 ROW B/GAR 2STY MASONRY; 1110 Sq Ft
 BRT#344020800 Improvements: Residential
 Dwelling
 ALL UNKNOWN SURVIVING HEIRS OF
 WILLIAM G. BEDWARD, DECEASED
 MORTGAGOR AND REAL OWNER C.P.
 August Term, 2013 No. 01110 \$85,499.98
 McCabe, Weisberg & Conway, P.C.

1508-554
5125 Valley Street 19124 62nd wd. ROW
 B/GAR 1STY MASONRY; 732 Sq Ft
 BRT#622331700 Improvements: Residential
 Dwelling
 DORIS ANN DUNN, INDIVIDUALLY AND
 AS EXECUTRIX OF THE ESTATE OF JOHN
 A. DUNN C.P. August Term, 2013 No.
 50469 \$24,596.69 McCabe, Weisberg &
 Conway, P.C.

1508-651
2912 North Taney Street 19132-1209 38th wd.
 900 Sq Ft OPA#38-1-1962-00 Improvements:
 Residential Property
 MAMIE PERKINS AND CATHERINE
 GREEN C.P. March Term, 2015 No. 04111
 \$90,511.32 Phelan Hallinan Diamond &
 Jones, LLP

The following property, sale of which was postponed from the September 1, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, February 2, 2016.

1509-314A-U

1319 Bainbridge Street - Premises A - 19147-1826 2nd wd. 2589 Sq Ft OPA#023196105
 Improvements: Commercial Real Estate

1321 Bainbridge Street - Premises B - 19147-1826 2nd wd. 1974 Sq Ft OPA#023196205
 Improvements: Commercial Real Estate

1323 Bainbridge Street - Premises C - 19147-1826 2nd wd. 1155 Sq Ft OPA#023196305
 Improvements: Commercial Real Estate

1325 Bainbridge Street - Premises D - 19147-1826 2nd wd. 1155 Sq Ft OPA#023196405
 Improvements: Commercial Real Estate

1327 Bainbridge Street - Premises E - 19147-1826 2nd wd. 1155 Sq Ft OPA#023196505
 Improvements: Commercial Real Estate

1329 Bainbridge Street - Premises F - 19147-1826 2nd wd. 1155 Sq Ft OPA#023196605
 Improvements: Commercial Real Estate

1331 Bainbridge Street - Premises G - 19147-1826 2nd wd. 1155 Sq Ft OPA#023196705
 Improvements: Commercial Real Estate

1333 Bainbridge Street - Premises H - 19147-1826 2nd wd. 1155 Sq Ft OPA#023196805
 Improvements: Commercial Real Estate

1337 Bainbridge Street - Premises I - 19147-1826 2nd wd. 1155 Sq Ft OPA#023197005
 Improvements: Commercial Real Estate

1318 Kater Street - Premises J - 19147-1826 2nd wd. 1155 Sq Ft OPA#023184605
 Improvements: Commercial Real Estate

1320 Kater Street - Premises K - 19147-1826 2nd wd. 1155 Sq Ft OPA#023184705
 Improvements: Commercial Real Estate

1322 Kater Street - Premises L - 19147-1826 2nd wd. 1155 Sq Ft OPA#023184805

SHERIFF'S SALE

Improvements: Commercial Real Estate
1324 Kater Street - Premises M - 19147-1826 2nd wd. 1155 Sq Ft OPA#023184905
 Improvements: Commercial Real Estate

1326 Kater Street - Premises N - 19147-1826 2nd wd. 1155 Sq Ft OPA#023185005
 Improvements: Commercial Real Estate

1328 Kater Street - Premises O - 19147-1826 2nd wd. 1155 Sq Ft OPA#023185105
 Improvements: Commercial Real Estate

1330 Kater Street - Premises P - 19147-1826 2nd wd. 1155 Sq Ft OPA#023185205
 Improvements: Commercial Real Estate

1332 Kater Street - Premises Q - 19147-1826 2nd wd. 1155 Sq Ft OPA#023185305
 Improvements: Commercial Real Estate

1334 Kater Street - Premises R - 19147-1826 2nd wd. 1155 Sq Ft OPA#023185405
 Improvements: Commercial Real Estate

1336 Kater Street - Premises S - 19147-1826 2nd wd. 1155 Sq Ft OPA#023185505
 Improvements: Commercial Real Estate

1338 Kater Street - Premises T - 19147-1826 2nd wd. 1930 Sq Ft OPA#023185605
 Improvements: Commercial Real Estate

618 South Clarion Street - Premises U - 19147-1826 2nd wd. 565 Sq Ft OPA#023291100
 Improvements: Commercial Real Estate
 CLARKE REAL ESTATE DEVELOPMENT,
 LLC AND DONOVAN W. CLARKE C.P.
 March Term, 2015 No. 02259 \$10,104,809.06
 Bruce S. Luckman, Esq.

1509-338
3331 Bleigh Avenue 19136 64th wd. Land Area:
 1188 Sq Ft BRT#642146900 Improvements:
 Row B/gar 2 Story Masonry
 JAMES EWING A/K/A JAMES E. EWING
 AND PAMELA LLOYD A/K/A PAMELA T.
 LLOYD C.P. January Term, 2015 No. 02198
 \$69,000.00 Milstead & Associates, LLC

1509-342
7532 Woodcrest Avenue 19151 34th wd.
 Land Area: 1266 Sq Ft BRT#34-3-1851-00
 Improvements: Row B/garage 2 Story Masonry
 TAJINDER SINGH, KNOWN HEIR
 OF TRACEY SMITH, DECEASED
 MORTGAGOR AND REAL OWNER;
 BRITNEY SMITH, KNOWN HEIR
 OF TRACEY SMITH, DECEASED
 MORTGAGOR AND REAL OWNER;
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS,
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE, OR INTEREST FROM OR UNDER
 TRACEY SMITH C.P. July Term, 2014 No.
 00806 \$72,250.00 Milstead & Associates,
 LLC

1509-345
848 North Bambrey Street 19130 15th wd.
 820 Sq Ft BRT#151275800 Subject to Rent
 Improvements: Residential Property
 WENDY DECOU A/K/A WENDY S. DECOU;
 ROLF F. DECOU C.P. June Term, 2012 No.
 3295 \$195,656.67 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

1509-471
2244 South 9th Street 19148 39th wd. 965.56
 Sq Ft BRT#393430500 Improvements:
 Residential Dwelling
 ALLEN E. WINDRIM, III C.P. April Term,
 2013 No. 0633 \$182,429.46 Martha E. Von
 Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
 D. Davis, Esq.

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.

1509-506
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.

1509-517
125 West Mount Pleasant Avenue 19119
 9th wd. 3904.7 Sq Ft BRT#092001900
 Improvements: Residential Property
 ZUBAIR ABDUSHAHEED C.P. June
 Term, 2009 No. 04383 \$575,309.59 Zucker,
 Goldberg & Ackerman, LLC

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.

The following property, sale of which was postponed from the October 6, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, February 2, 2016.

1510-301
5826 Vine Street 19139 4th wd. 1152 Sq Ft
 BRT#042160100 Improvements: Residential
 Dwelling
 DARIUS GERALD C.P. March Term, 2015
 No. 01894 \$41,249.52 Martha E. Von
 Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
 D. Davis, Esq.

1510-311
3035 North Lawrence Street 19133 19th wd.
 711 Sq Ft OPA#193105901; BRT#37N18-115
 Improvements: Residential Dwelling
 ANGEL PEREZ AND ANASTACIO GOMEZ
 C.P. September Term, 2014 No. 02495
 \$45,499.23 Powers, Kirn & Associates, LLC

1510-312
6924 Greenway Avenue 19142 40th wd.
 7684 Sq Ft BRT#40-3-2726-00; BRT#30 S 3-3
 Improvements: Residential Dwelling
 LISTERVELT RITTER, ADMINISTRATOR
 OF THE ESTATE OF CLARA R. HELM
 A/K/A CLARA HELM C.P. March Term,
 2015 No. 02431 \$123,469.34 Powers, Kirn
 & Associates, LLC

1510-325
6129 North 6th Street 19120 61st wd. 1904
 Sq Ft BRT#611125100 Improvements: Row
 B/gar 2sty Masonry
 THOMAS BRYANT, JR. A/K/A THOMAS
 BRYANT AND KATHRYN BRYANT C.P.
 August Term, 2014 No. 00358 \$79,959.00
 Milstead & Associates, LLC

1510-334
2439 South Lawrence Street 19148 39th wd.
 750 Sq Ft BRT#392264500 Improvements:
 Residential Property
 CHRISTOPHER GOTTSALK, JR. C.P.
 March Term, 2013 No. 01657 \$121,848.09
 KML Law Group, P.C.

1510-339
6626 Lansdowne Avenue 19151 34th wd.
 1134 Sq Ft BRT#344022900 Improvements:
 Residential Property
 CHARITA N. HENRY C.P. February Term,
 2015 No. 0024 \$63,217.05 Shapiro &
 DeNardo, LLC

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

1510-350
1113 West Wyoming Avenue 19140 49th wd.
 1520 Sq Ft BRT#491068700 Improvements:
 Residential Property
 ERICKSON T. MIRANDA C.P. January
 Term, 2015 No. 00330 \$94,256.86 KML
 Law Group, P.C.

1510-351
6813 Jackson Street 19135-2211 41st wd.
 1346 Sq Ft OPA#412316800 Improvements:
 Residential Property
 NICHOLAS RYZIOW C.P. March Term, 2015
 No. 04315 \$86,718.36 Phelan Hallinan
 Diamond & Jones, LLP

1510-359
3620 Richmond Street 19134-6218 45th wd.
 1552 Sq Ft OPA#451154200 Improvements:
 Residential Property
 JAMES RISPO A/K/A JAMES R. RISPO, SR.
 C.P. June Term, 2013 No. 02378 \$70,178.82
 Phelan Hallinan Diamond & Jones, LLP

1510-373
2519 Cedar Street 19125-3122 31st wd.
 840 Sq Ft OPA#312046200 Improvements:
 Residential Property
 HERMAN ROZIER A/K/A H. ROZIER, JR.
 AND H. ROZIER, JR., TRUSTEE FOR OMAR
 C. ROZIER C.P. February Term, 2015
 No. 00080 \$123,655.23 Phelan Hallinan
 Diamond & Jones, LLP

1510-374
1015 East Durham Street 19150-3418

SHERIFF'S SALE

50th wd. 2981 Sq Ft OPA#502458200
 Improvements: Residential Property
 HELEN JOHNSON A/K/A HELEN L.
 JOHNSON AND SHAWN GARDINER C.P.
 June Term, 2013 No. 01585 \$241,150.43
 Phelan Hallinan Diamond & Jones, LLP

1510-377
6112 Hasbrook Avenue 19111-5904 35th wd.
 1562 Sq Ft OPA#352256400 Improvements:
 Residential Property
 GALAN EMILIANO A. RAMIREZ; GLORIA
 DELEON C.P. March Term, 2015 No. 00742
 \$116,218.12 Phelan Hallinan Diamond &
 Jones, LLP

1510-381
7156 Montague Street 19135-1109 41st wd.
 1372 Sq Ft OPA#412256800 Improvements:
 Residential Property
 DOROTHY E. GRAZIOSO C.P. February
 Term, 2015 No. 02800 \$45,056.62 Phelan
 Hallinan Diamond & Jones, LLP

1510-384
1238 Patrick Henry Place 19122-4011
 14th wd. 1602 Sq Ft OPA#141177100
 Improvements: Residential Property
 STANLEY INGRAM C.P. June Term, 2012
 No. 01655 \$121,054.45 Phelan Hallinan
 Diamond & Jones, LLP

1510-385
7128 Tulip Street 19135-1428 65th wd. 3520
 Sq Ft OPA#651295500 Improvements:
 Residential Property
 CHRISTOPHER J. NUGENT C.P. July
 Term, 2013 No. 03646 \$70,957.24 Phelan
 Hallinan Diamond & Jones, LLP

1510-387
1918 East Willard Street 19134 45th wd.
 ROW CONV/APT 2STY MASONRY; 821
 Sq Ft BRT#45-2022000 Improvements:
 Residential Property
 MICHAEL KUDERS C.P. March Term,
 2015 No. 01071 \$53,712.77 Alicia M.
 Sandoval, Esq.

1510-392
3900 Brown Street 19104 24th wd. 1466.08
 Sq Ft BRT#243067200 Improvements:
 Commercial Real Estate
 LEAH M. LEATHERBURY C.P. March
 Term, 2012 No. 02750 \$144,271.45 Stern
 & Eisenberg P.C.

1510-393
53 West Seymour Street 19144 12th wd.
 2500 Sq Ft BRT#123054800 Improvements:
 Residential Real Estate
 MAXIM VOVK C.P. August Term, 2014 No.
 02378 \$105,894.87 Stern & Eisenberg P.C.

1510-394
6726 Large Street 19149 54th wd. 2565 Sq Ft
 BRT#542222800 Improvements: Residential
 Real Estate
 JACK BARMASH AND MINA BARMASH
 C.P. August Term, 2013 No. 00924 \$95,664.96
 Stern & Eisenberg P.C.

1510-397
3322 North Uber Street 19140-4810 11th wd.
 1448 Sq Ft OPA#112277400 Improvements:
 Residential Property
 ESTHER SANDY MICKEALS C.P. May
 Term, 2013 No. 02596 \$93,800.14 Phelan
 Hallinan Diamond & Jones, LLP

1510-406

SHERIFF'S SALE

May Term, 2014 No. 03413 \$114,355.85
Phelan Hallinan Diamond & Jones, LLP

1511-404

4417 Shel mire 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

1511-423

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.

1511-426

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.

1511-427

8663 Rugby Street 19150 50th wd. ROW B/GAR 2STY MASONRY; 1440 Sq Ft BRT#502108200 Improvements: Residential Dwelling
ROXANE H. TAYLOR C.P. February Term, 2014 No. 02271 \$133,375.24 McCabe, Weisberg & Conway, P.C.

1511-428

406 North 58th Street 19131 52nd wd. 1372.5 Sq Ft BRT#04-2-219200 Subject To Mortgage Reverse Mortgage Solutions, Inc. Improvements: Residential Dwelling
DONALD W. TEAL, JR., KNOWN HEIR OF ALONZA MAE TEAL; JAMES E. TEAL, KNOWN HEIR OF ALONZA MAE TEAL; LINDA GREE, KNOWN HEIR OF ALONZA MAE TEAL; KAREN L. TEAL, KNOWN HEIR OF ALONZA MAE TEAL; TERRI T. TEAL, KNOWN HEIR OF ALONZA MAE TEAL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALONZA MAE TEAL, LAST RECORD OWNER C.P. June Term, 2014 No. 01012 \$63,597.55 Udren Law Offices, P.C.

1511-436

2341 South Franklin Street 19148-3820 39th wd. 679 Sq Ft OPA#393217100 Improvements: Residential Property
ROSE BRETT C.P. February Term, 2013 No. 01256 \$33,949.66 Phelan Hallinan Diamond & Jones, LLP

1511-437

2715 North 16th Street 19132-2204 11th wd. 924 Sq Ft OPA#111187925 Improvements: Residential Property
BENNY THOMAS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF GLORIA THOMAS C.P. December Term, 2014 No. 03574 \$93,034.80 Phelan Hallinan Diamond & Jones, LLP

1511-445

256 West Zeralda Street 19144-4213 13th wd. 1394 Sq Ft OPA#133020500 Improvements: Residential Property
WALLACE E. TAYLOR C.P. April Term, 2015 No. 02337 \$66,938.51 Phelan Hallinan Diamond & Jones, LLP

1511-459

5902 Haverford Avenue 19151 4th wd. 2169 Sq Ft BRT#042191100 Improvements: Residential Property
JULINDA R. CAMPBELL C.P. January Term, 2015 No. 00161 \$60,164.36 KML Law Group, P.C.

1511-469

1349 Dyre Street 19124 62nd wd. 1510.32 Sq Ft OPA#621007900 Improvements: ROW 2STY MASONRY
LASHAUNA ROSEBOROUGH C.P. March Term, 2015 No. 00539 \$124,292.04 Richard M. Squire & Associates, LLC

1511-474

5849 North Marshall Street 19120-1314 61st wd. 1237 Sq Ft OPA#612267700 Improvements: Residential Property
TROY JONES C.P. February Term, 2013 No. 01447 \$108,778.38 Phelan Hallinan 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

1511-477

1264 Alcott Street 19149-3710 35th wd. 1093 Sq Ft OPA#352069700 Improvements:

SHERIFF'S SALE

Residential Property
MAUVALYN O. TOMLIN A/K/A MAUVALYN TOMLIN C.P. December Term, 2012 No. 03784 \$54,336.16 Phelan Hallinan Diamond & Jones, LLP

1511-481

4424 Saint Davids Street 19127 21st wd. 1088 Sq Ft BRT#211230300 Improvements: Residential Dwelling
SANDRA J. CANNON C.P. June Term, 2013 No. 01507 \$160,965.81 Law Offices of Gregory Javardian, LLC

1511-501

1923 Benton Avenue 19152 56th wd. (f/k/a 35th wd.) S/D W B/G 1STY MASONRY; 3500 Sq Ft BRT#562263500 Improvements: Residential Dwelling
SCOTT L. ROONEY, EXECUTOR OF THE ESTATE OF JOHN J. ROONEY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2014 No. 04166 \$302,023.27 McCabe, Weisberg & Conway, P.C.

1511-509

5222 Schuyler Street 19144 12th wd. APT 2-4 UNITS 2STY MASONRY; 2357 Sq Ft BRT#123242100 Improvements: Residential Dwelling
LISA MARIE BARON, ADMINISTRATRIX OF THE ESTATE OF MICHAEL E. SHIELDS, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 03335 \$267,136.79 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.

1511-519

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.

1511-528

2809 Shipley Road 19152-1616 57th wd. 2933 Sq Ft OPA#571049900 Improvements: Residential Property
CHRISTOPHER K. BOYER C.P. October Term, 2014 No. 03550 \$177,661.82 Phelan Hallinan Diamond & Jones, LLP

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.

1511-536

146-150 West Queen Lane 19144 12th wd. 3077 Sq Ft BRT#123117210 Improvements: Residential Property
MICHAEL F. COATES C.P. April Term, 2015 No. 001265 \$218,963.88 Shapiro & DeNardo, LLC

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.

1511-546

622 Elkins Avenue 19120 61st wd. 2150 Sq Ft BRT#612026500 Improvements: Residential Property
BERNICE MCNEIL C.P. February Term, 2013 No. 01376 \$97,026.69 KML Law Group, P.C.

1511-557

6827 Souder Street 19149-2226 54th wd. 1242 Sq Ft OPA#542319000 Improvements: Residential Property
BARRY CAPLAN C.P. August Term, 2013 No. 02484 \$64,097.22 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

SHERIFF'S SALE

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 LOUIS BLOODWORTH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUNIUS TYLER, DECEASED C.P. May Term, 2009 No. 02683 \$74,932.62 Phelan Hallinan Diamond & Jones, LLP

1511-597

436 East Phil Ellena Street 19119-1943 22nd wd. 1849 Sq Ft OPA#221202100 Improvements: Residential Property
ROSA M. MERCER A/K/A ROSA MERCER C.P. January Term, 2013 No. 03604 \$161,557.32 Phelan Hallinan Diamond & Jones, LLP

1511-603

1943 West Spencer Street, a/k/a 1943 Spencer Street 19141-1305 17th wd. 1320 Sq Ft OPA#171261200 Improvements: Residential Property
DESMOND G. SPENCER C.P. September Term, 2014 No. 00936 \$51,928.86 Phelan Hallinan Diamond & Jones, LLP

The following property, sale of which was postponed from the December 1, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, February 2, 2016.

1512-303

1818 Dallas Street 19126 10th wd. 1205 Sq Ft OPA#101283000 Improvements: Residential Property
DANATAY JONES-GREEN AND KAREEM GREEN C.P. October Term, 2010 No. 03257 \$166,919.02 Richard M. Squire & Associates, LLC

1512-305

5541 Pine Street 19143 60th wd. 1126 Sq Ft BRT#604090400 Improvements: Row 2 Sty Masonry
ALGERNON NUTTER (DECEASED) AND YVONNE NUTTER (DECEASED) C.P. March Term, 2015 No. 03017 \$96,717.30 Michael F.J. Romano, Esq.

1512-310

5440 Hermit Terrace 19128 21st wd. Beginning Point: at a point on the Southwesterly side of Hermit Terrace (100 feet wide) measured South 28 degrees 34 minutes 15 seconds East along the said southwesterly side of Hermit Terrace; 2002 Sq Ft OPA#213221840 Improvements: Apt 2-4 Units 2sty Masonry
BRUCE IZZI C.P. November Term, 2014 No. 0095 \$264,320.70 Richard J. Nalbandian, III, Esq.

1512-311

945 Pratt Street 19124 35th wd. 930 Sq Ft BRT#351120000 Improvements: Residential Property
GARY S. THOMPSON C.P. June Term, 2013 No. 00114 \$38,680.25 KML Law Group, P.C.

1512-320

419 West Earlharn Terrace 19144 12th wd. 995 Sq Ft BRT#124054200 Improvements: Residential Property
ANGELA ANCRUM AND VERNON R. ANCRUM C.P. July Term, 2014 No. 02125 \$78,872.97 KML Law Group, P.C.

1512-322

2617 East Norris Street 19125 31st wd. 1654.06 Sq Ft BRT#313011900 Improvements: Row 3 Story Masonry
SIMONE CESARINI AND LIDIA CESARINI C.P. July Term, 2014 No. 01563 \$397,209.02 Milstead & Associates, LLC

1512-332

1163 Overington Street 19124 23rd wd. 1620 Sq Ft BRT#234078800 Improvements: Residential Property
ANDREA BULLOCK C.P. September Term, 2014 No. 03539 \$78,287.53 KML Law Group, P.C.

1512-336

2300 West Huntingdon Street 19132 16th wd. 2070 Sq Ft BRT#871522460 Improvements: Residential Property
CARL C. BEY A/K/A CARL BEY C.P.

SHERIFF'S SALE

January Term, 2015 No. 00160 \$63,301.53
KML Law Group, P.C.

1512-338

3131 North Marston Street 19132-1237 38th wd. 609 Sq Ft BRT#381226700 Improvements: Row 2 Story Masonry
DIANE JAMES C.P. March Term, 2015 No. 01923 \$21,469.00 Milstead & Associates, LLC

1512-341

1426 Van Kirk Street 19149 62nd wd. 1331 Sq Ft BRT#621109100 Improvements: Residential Property
MARIA M. ULLOA AND VICTOR M. ULLOA, JR. C.P. December Term, 2014 No. 02936 \$112,121.94 KML Law Group, P.C.

1512-346

4013 Claridge Street 19124 33rd wd. 1040 Sq Ft BRT#33-2-3498-00 Subject to Mortgage Improvements: Residential Dwelling
MARLON SMITH C.P. May Term, 2015 No. 01911 \$97,482.38 Udren Law Offices, 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.

1512-349

1821 North Gratz Street 19121 32nd wd. 2017 Sq Ft BRT#321237701 Improvements: Residential Property
BELINDA LAWRENCE C.P. February Term, 2013 No. 03134 \$44,839.09 KML Law Group, P.C.

1512-353

5345 Irving Street 19139 60th wd. 1200 Sq Ft BRT#603053800 Improvements: Residential Property
THE UNKNOWN HEIRS OF OLLIE MCCOLLEY, DECEASED AND RUDOLPH MCCOLLEY, JR., SOLELY IN HIS CAPACITY AS HEIR OF OLLIE MCCOLLEY, DECEASED C.P. February Term, 2014 No. 02028 \$97,556.74 KML Law Group, P.C.

1512-361

6713 Torresdale Avenue 19135 41st wd. 2137 Sq Ft BRT#412410400 Improvements: Residential Property
PAUL BERNARD AND ANDREA BRYAN C.P. February Term, 2012 No. 02204 \$140,838.84 KML Law Group, P.C.

1512-363

4810 Knox Street 19144-3616 12th wd. 1687 Sq Ft OPA#123184000 Improvements: Residential Property
ALESHIA PATE C.P. May Term, 2015 No. 00192 \$100,826.84 Phelan Hallinan Diamond & Jones, LLP

1512-364

2140 Titan Street 19146-4319 36th wd. 630 Sq Ft OPA#361105300 Improvements: Residential Property
KIRSHNA A. HILLYARD A/K/A KIRSHNA HILLYARD C.P. April Term, 2014 No. 04238 \$92,670.47 Phelan Hallinan Diamond & Jones, LLP

1512-366

6733 North Broad Street 19126-2837 61st wd. 2000 Sq Ft OPA#61-1-2074-00 Improvements: Residential Property
MARTAY DAVIS AND SIDNEY DAVIS C.P. April Term, 2015 No. 03417 \$137,246.07 Phelan Hallinan Diamond & Jones, LLP

1512-369

4370 Richmond Street 19137 45th wd. 2188 Sq Ft BRT#453302800 Improvements: Row 2 Sty Masonry
ROBIN D. HAINES AND JUDITH HAINES C.P. November Term, 2014 No. 02450 \$83,442.54 Emmanuel J. Argentieri, Esq.

1512-370

1851 Roseberry Street 19145-3721 26th wd. 714 Sq Ft OPA#262284800 Improvements: Residential Property
JAMES DREW DEMARCO A/K/A JAMES D. DEMARCO A/K/A JAMES DRU DEMARCO C.P. April Term, 2015 No. 01273 \$52,764.58 Phelan Hallinan Diamond & Jones, LLP

1512-371

1033 East Haines Street 19138 59th wd. Beginning Point: At the intersection of the south-west line or Ardleigh Street (70' wide) with the northwest line of Haines Street (60 wide); 4183 Sq Ft BRT#592016300 Improvements: S/d W Det Gar 2 Sty Mason
JAMES B. JOHNSON C.P. May Term, 2013 No. 00705 \$202,527.75 Richard J.

SHERIFF'S SALE

Nalbandian, III, Esq.

1512-372

1723 Dorrance Street 19145 36th wd. Beginning Point: Situate on the east side of Dorrance Street at a distance of 158 feet southward from south side of Morris Street; 630 Sq Ft BRT#363191300 Improvements: Row 2 Sty Masonry
NOVELLA J. HARRIS AND ELIJAH HARRIS C.P. August Term, 2012 No. 3573 \$98,025.80 Richard J. Nalbandian, III, Esq.

1512-373

1114 West Tioga Street 19140 43rd wd. 1212 Sq Ft BRT#431104600 Improvements: Row 2 Sty Masonry
ROMELLA HOLMES (DECEASED) C.P. June Term, 2014 No. 04052 \$71,946.48 Michael F.J. Romano, Esq.

1512-381

1028 Herbert Street 19124 23rd wd. 1725 Sq Ft BRT#234081000 Improvements: Residential Real Estate
NAIDA J. QUIROS C.P. April Term, 2015 No. 03639 \$64,862.98 Stern & Eisenberg P.C.

1512-386

6017 Frontenac Street 19149-3238 53rd wd. 1508 Sq Ft OPA#531270200 Improvements: Residential Property
ROBERT S. O'DONNELL AND KATHRYN J. O'DONNELL C.P. December Term, 2014 No. 01964 \$55,322.57 Phelan Hallinan Diamond & Jones, LLP

1512-388

1614 West Godfrey Avenue 19141 17th wd. 1480 Sq Ft BRT#171284000 Improvements: Residential Property
CHAMELLE JEFFERSON C.P. December Term, 2012 No. 02211 \$134,501.94 KML Law Group, P.C.

1512-390

2718 North Bonsall Street 19132 11th wd. 652 Sq Ft BRT#111396300 Improvements: Residential Property
NICKEYA JAMES C.P. September Term, 2014 No. 02919 \$44,108.21 KML Law Group, P.C.

1512-401

3426 Emerald Street 19134 45th wd. 1106 Sq Ft OPA#452338000 Improvements: Residential Property
DONNA M. DAEHLING AND DANIEL DAEHLING C.P. January Term, 2015 No. 03418 \$40,820.04 Phelan Hallinan Diamond & Jones, LLP

1512-402

7227 Lindbergh Boulevard 19153-2705 40th wd. 1651 Sq Ft OPA#406559414 Improvements: Residential Property
PATRICIA M. COCLEA A/K/A PATRICIA COCLEA AND GHEORGHE COCLEA A/K/A COCLEA GHEORGHE CRISTIAN C.P. February Term, 2013 No. 00670 \$137,681.03 Phelan Hallinan Diamond & Jones, LLP

1512-406

6626 Woodland Avenue 19142-2223 40th wd. 2400 Sq Ft OPA#403150700 Improvements: Residential Property
HASSAN MUHAMMAD C.P. July Term, 2015 No. 00190 \$26,955.10 Phelan Hallinan Diamond & Jones, LLP

1512-407

1017 Mollbore Terrace 19148-4922 39th wd. 1035 Sq Ft OPA#395025300 Improvements: Residential Property
LOUIS T. MENNA, IV C.P. March Term, 2015 No. 00241 \$210,847.35 Phelan Hallinan Diamond & Jones, LLP

1512-413

6712 Souder Street 19149-2208 54th wd. 1383 Sq Ft OPA#542296100 Improvements: Residential Property
YIN QUN LUN C.P. June Term, 2012 No. 01534 \$135,490.71 Phelan Hallinan Diamond & Jones, LLP

1512-417

1722 West Norris Street 19121 32nd wd. 1095 Sq Ft OPA#321148500 Improvements: Residential Property
JASON COHEN C.P. May Term, 2015 No. 02253 \$257,134.61 Phelan Hallinan Diamond & Jones, LLP

1512-421

2540 South Rosewood Street 19145

SHERIFF'S SALE

1512-435
1132 Rosalie Street 19149 35th wd. 904 Sq Ft
 BRT#352034100 Improvements: Residential
 Property
 P.A.C. RENTALS, LLC AND DAVID
 RODRIGUEZ C.P. April Term, 2015
 No. 00297 \$28,673.92 KML Law Group,
 P.C.

1512-436
7705 Overbrook Avenue 19151-2016 34th wd.
 1766 Sq Ft OPA#343260800 Improvements:
 Residential Property
 MICHELLE RESPASS C.P. April Term,
 2015 No. 01928 \$114,874.44 Phelan
 Hallinan Diamond & Jones, LLP

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 Kerri P. Ebeck,
 Esq.

1512-448
530 Hart Lane 19134 7th wd. 560 Sq Ft
 BRT#071230700 Improvements: Residential
 Property
 DYEISHA COLBERT C.P. November Term,
 2014 No. 02508 \$45,505.69 KML Law
 Group, P.C.

1512-449
2128 Pratt Street 19124 62nd wd. 2193 Sq Ft
 BRT#622058400 Improvements: Residential
 Property
 JUAN CARRION A/K/A JUAN O. CARRION
 C.P. August Term, 2014 No. 01079 \$87,496.49
 KML Law Group, P.C.

1512-450
6021 North Camac Street 19141 49th wd.
 1330 Sq Ft BRT#493168100 Improvements:
 Residential Property
 ALAN JOHNSON C.P. September Term,
 2012 No. 03474 \$91,614.14 KML Law
 Group, P.C.

1512-459
6750 Lindbergh Boulevard 19142 40th wd.
 32950 Sq Ft BRT#884348360 Improvements:
 Commercial Use Building
 VYREAK HENG C.P. July Term, 2015
 No. 1435 \$459,425.24 Weber Gallagher
 Simpson Stapleton Fires & Newby, LLP, Sarah
 A. Elia, Esq.

1512-460
1384 North 76th Street 19151-2823 34th wd.
 2240 Sq Ft OPA#343309000 Improvements:
 Residential Property
 TARA THERESA BLIGEN A/K/A TARA
 BLIGEN C.P. March Term, 2013 No. 01752
 \$168,955.74 Phelan Hallinan Diamond &
 Jones, LLP

1512-461
**1823 East Moyamensing Avenue 19148-
 1944** 1st wd. 1242 Sq Ft OPA#011214200
 Improvements: Residential Property
 JOHN E. MCNAMEE C.P. July Term, 2012
 No. 03408 \$331,751.40 Phelan Hallinan
 Diamond & Jones, LLP

1512-464
5540 North Lawrence Street 19120 42nd wd.
 2134 Sq Ft BRT#422491800 Improvements:
 Residential Real Estate
 AMANDA J. BROWN C.P. September
 Term, 2014 No. 02864 \$147,913.41 Stern
 & Eisenberg P.C.

1512-467
3928 Haverford Avenue 19104-1808 24th wd.
 1584 Sq Ft OPA#242205800 Improvements:
 Residential Property
 GEORGE BLACK C.P. August Term, 2012
 No. 00609 \$69,830.43 Phelan Hallinan
 Diamond & Jones, LLP

1512-476
4535 Aldine Street 19136 41st wd. 1052 Sq Ft
 BRT#412126500 Improvements: Residential
 Property
 MEGAN BOYLE C.P. May Term, 2015 No.
 01299 \$116,276.00 Shapiro & DeNardo,
 LLC

1512-479
275 West Wellens Avenue 19120 42nd wd.
 903 Sq Ft BRT#422236000 Improvements:
 Residential Property
 MICHELLE S. GRIFFIN C.P. September
 Term, 2013 No. 000239 \$38,171.98 Shapiro
 & DeNardo, LLC

1512-482
3718 North 9th Street 19140-3121 43rd wd.
 816 Sq Ft OPA#432327300 Improvements:
 Residential Property

SHERIFF'S SALE

DALE E. CROY A/K/A DALE CROY C.P.
 June Term, 2015 No. 03794 \$54,662.08
 Phelan Hallinan Diamond & Jones, LLP

1512-483
6623 North 8th Street 19126 61st wd. 8731
 Sq Ft BRT#611167500 Improvements:
 Residential Property
 EMMA COX-WATSON AND RODERICK
 WATSON C.P. May Term, 2013 No. 002721
 \$265,486.82 Shapiro & DeNardo, LLC

1512-488
60 West Manheim Street 19144 12th wd. 1315
 Sq Ft BRT#12-3-0688-00 Improvements:
 Residential Dwelling
 PAULA JACKSON C.P. August Term, 2012
 No. 03139 \$261,837.13 Powers, Kim &
 Associates, LLC

1512-489
1015 West Rockland Street 19141 49th
 wd. 1934.76 Sq Ft BRT#491125100
 Improvements: Residential Property
 JARRYEL BERRY C.P. May Term,
 2015 No. 00060 \$107,537.73 Shapiro &
 DeNardo, LLC

1512-490
1500 South Taylor Street 19146 36th
 wd. 705.05 Sq Ft BRT#36-4-1882-15
 Improvements: Residential Dwelling
 SHAMINA S. UPSHUR C.P. August Term,
 2007 No. 003767 \$79,906.91 Udren Law
 Offices, P.C.

1512-493
6619 Malvern Avenue 19151-2346 34th wd.
 1309 Sq Ft OPA#344085800 Improvements:
 Residential Property
 KYSHA DAVIS AND MICHAEL
 DAVIS C.P. June Term, 2008 No. 04930
 \$185,855.88 Phelan Hallinan Diamond &
 Jones, LLP

1512-499
1417 Devereaux Avenue 19149 54th wd.
 2131 Sq Ft BRT#541061500 Improvements:
 Residential Property
 PATRICK MICHAEL TYSON C.P. October
 Term, 2014 No. 03682 \$56,133.06 KML
 Law Group, P.C.

1512-501
606 Walnut Lane 19128 21st wd. 4440 Sq Ft
 OPA#213085900 Improvements: Residential
 Property
 JOHN J. KLINE AND TAISA R. KLINE C.P.
 January Term, 2015 No. 00944 \$314,261.15
 Richard M. Squire & Associates, LLC

1512-502
6532 Marsden Street 19135 41st wd. 1260
 Sq Ft OPA#411257700 Improvements:
 Residential Property
 YISCHOR D. FRIEDMAN C.P. December
 Term, 2013 No. 01715 \$67,939.30 Richard
 M. Squire & Associates, LLC

1512-503
226 East Roosevelt Boulevard 19120-3935
 42nd wd. 2314 Sq Ft BRT#421128000 Subject
 To Mortgage No (Mortgage in favor of judge-
 ment holder) Improvements: Residential
 Property
 NORMAN BEY C.P. November Term, 2010
 No. 743 as conformed at C.P. March Term, 2011
 No. 2003 \$66855.04, plus interest and costs
 Andrew L. Miller, Esq.; Andrew L. Miller &
 Associate, P.C.

1512-509
3811 North 7th Street 19140 43rd wd. 1360.35
 Sq Ft BRT#43-2-278600 Improvements: Row
 2sty Masonry
 SAGRARIO JIMENEZ C.P. March Term,
 2015 No. 00547 \$58,204.85 Milstead &
 Associates, LLC

1512-510
3607 Miller Street 19134 45th wd. 898.12 Sq
 Ft BRT#451349000 Improvements: Row 2
 Sty Masonry
 ROBERT G. SHIRLEY C.P. August Term,
 2014 No. 02582 \$122,339.38 Milstead &
 Associates, LLC

1512-512
6822 Marsden Street 19135 41st wd. 1282.5
 Sq Ft BRT#41-2-3736-00 Improvements:
 Row B/gar 2sty Masonry
 LEVONZA G. THOMPSON C.P. April
 Term, 2015 No. 01028 \$89,807.38
 Milstead & Associates, LLC

1512-515
5123 D Street 19120 42nd wd. 1688.4 Sq Ft
 BRT#42-1-4812-00 Improvements: Row B/
 gar 2sty Masonry
 LISA ANTOINETTE SUMMERS A/K/A LISA
 A. SUMMERS A/K/A LISA TAYLOR C.P.
 May Term, 2015 No. 02802 \$112,476.83
 Milstead & Associates, LLC

1512-516
**421 East Rittenhouse Street a/k/a 421-423
 East Rittenhouse Street 19144-5743** 59th wd.
 3112 Sq Ft BRT#59-1127000 Improvements:
 Residential Dwelling
 TAMARA GUILMOUTDINOV AND
 ARTOUR GUILMOUTDINOV C.P.
 February Term, 2015 No. 02373 \$138,549.56
 Powers, Kim & Associates, LLC

SHERIFF'S SALE

1512-517
1365 Fanshawe Street 19111-4911 53rd
 wd. 1200.83 Sq Ft BRT#532050000
 Improvements: Residential Dwelling
 KAREN DEVITT-LIND C.P. July Term,
 2014 No. 02104 \$109,702.37 Powers, Kim
 & Associates, LLC

1512-518
1757 North 27th Street 19121-2824 32nd wd.
 937 Sq Ft BRT#32-4-1320-00 Improvements:
 Residential Dwelling
 JUNE EZEKIEL, IN HER CAPACITY
 AS HEIR OF GEORGE E. EZEKIEL,
 DECEASED; VINEL COOPER, IN HER
 CAPACITY AS HEIR OF GEORGE E.
 EZEKIEL, DECEASED; ELVIN EZEKIEL,
 IN HIS CAPACITY AS HEIR OF GEORGE
 E. EZEKIEL, DECEASED; AND UNKNOWN
 HEIRS, SUCCESSORS, ASSIGNS, AND ALL
 PERSONS, FIRMS, OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE, OR INTEREST
 FROM OR UNDER GEORGE E. EZEKIEL,
 DECEASED C.P. September Term, 2014
 No. 00396 \$81,890.66 Powers, Kim &
 Associates, LLC

1512-519
8233 Pickering Street 19150 50th wd. 5145
 Sq Ft BRT#501239500 Improvements: Det
 W/b Gar 2sty Mas+other
 THOMAS STERLING A/K/A THOMAS E.
 STERLING, ORIGINAL MORTGAGOR;
 WANDA B. DESSES A/K/A WANDA DESSES,
 ORIGINAL MORTGAGOR AND REAL
 OWNER AND BETTY ANNE STERLING,
 ORIGINAL MORTGAGOR C.P. February
 Term, 2015 No. 00444 \$226,922.83
 Milstead & Associates, LLC

1512-521
7419 Woodbine Avenue 19151 34th wd. 1557
 Sq Ft BRT#34-3-2074-00; PRCL#66N15-52
 Improvements: Residential Dwelling
 ILYASHA MURPHY AND HASHIM A.
 MURPHY C.P. July Term, 2010 No. 01931
 \$218,000.00 Jessica N. Manis; Powers, Kim
 & Associates, LLC

1512-522
4525 Milnor Street 19124-4119 23rd wd.
 2183 Sq Ft BRT#231045700 Improvements:
 Residential Dwelling
 STEPHEN M. GAGAJEWSKI C.P. March
 Term, 2015 No. 01163 \$89,814.72 Law
 Offices of Gregory Javardian, LLC

1512-523
6544 Torresdale Avenue 19135 41st wd. 1072
 Sq Ft (land area); 1600 Sq Ft (improvement
 area) BRT#87-1-1918-00 Subject to Mortgage
 Subject to Rent Improvements: Str/off + Apt
 2sty Masonry
 CUNYU WEI AND MEIYING LIN C.P. July
 Term, 2015 No. 0185 \$111,599.18 Jennifer
 Hiller Nimeroff, Esq.; Weir & Partners LLP

1512-524
5902 North 7th Street 19120 61st wd. 1402
 Sq Ft BRT#612240600 Improvements:
 Residential Property
 MAURICE BOWSER C.P. April Term,
 2013 No. 03614 \$70,085.08 KML Law
 Group, P.C.

1512-525
2243 South Bonsall Street 19145 48th wd.
 708 Sq Ft BRT#482278700 Improvements:
 Residential Property
 TYESHA TILGHMAN C.P. August Term,
 2013 No. 01964 \$35,648.69 KML Law
 Group, P.C.

1512-535
2110-12 East Clementine Street 19134
 25th wd. 1475 Sq Ft BRT#252257300
 Improvements: Residential Property
 JOSE N. PEREZ C.P. March Term, 2014 No.
 005816 \$46,666.80 Shapiro & DeNardo,
 LLC

1512-543
1741 North Gratz Street 19121 47th wd. 900
 Sq Ft BRT#47-1-3118-00 Improvements:
 Two Unit Residential Dwelling
 DOM PROPERTIES, LLC C.P. March
 Term, 2015 No. 004103 \$300,565.29 Craig
 H. Fox, Esq.

1512-544
12712 Minden Road 19154 66th wd. 2242.12
 Sq Ft BRT#663332200 Improvements:
 Residential Dwelling
 JAMES LANKIN C.P. September Term,
 2014 No. 02953 \$115,075.48 Martha E. Von
 Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
 D. Davis, Esq.

1512-545
1713 Dyre Street 19124 62nd wd. 6100 Sq Ft
 BRT#622044500 Improvements: Residential
 Dwelling
 VINCENT GRIMES AND MAUREEN
 GRIMES C.P. November Term, 2014
 No. 01390 \$45,570.74 Martha E. Von
 Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
 D. Davis, Esq.

1512-548
325 Jackson Street 19148 39th wd. 1007.5

SHERIFF'S SALE

Sq Ft BRT#392107800 Improvements:
 Residential Dwelling
 WALTER COOK A/K/A WALTER T. COOK,
 SR., LAST RECORD OWNER; ROSEMARY
 COOK, INDIVIDUALLY AND AS KNOWN
 HEIR OF WALTER COOK A/K/A WALTER
 T. COOK, SR., LAST RECORD OWNER;
 WALTER T. COOK, JR., AS KNOWN
 HEIR OF WALTER COOK A/K/A WALTER
 T. COOK, SR., LAST RECORD OWNER;
 JOHN M. COOK, AS KNOWN HEIR OF
 WALTER COOK A/K/A WALTER T. COOK,
 SR., LAST RECORD OWNER; UNKNOWN
 HEIRS, SUCCESSORS, ASSIGNS, AND ALL
 PERSONS, FIRMS, OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE, OR INTEREST
 FROM OR UNDER WALTER COOK A/K/A
 WALTER T. COOK, SR., LAST RECORD
 OWNER C.P. December Term, 2010 No.
 00179 \$133,584.11 Udren Law Offices, P.C.

1512-549
7119 Keystone Street 19135-1426 65th wd.
 2200 Sq Ft OPA#651306800 Improvements:
 Residential Property
 JANETTE G. LOCKE C.P. February Term,
 2015 No. 02796 \$54,537.53 Phelan Hallinan
 Diamond & Jones, LLP

1512-551
**2001 Hamilton Street, Unit 915 19130-
 4220** 8th wd. 0 Sq Ft OPA#888091134
 Improvements: Condominium Unit
 ERIC MAISTER C.P. August Term, 2014
 No. 00701 \$236,453.70 Phelan Hallinan
 Diamond & Jones, LLP

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. Dietterick, Esq.; Jana
 Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

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.

1512-570
920 Tyson Avenue 19111-4406 53rd wd. 1596
 Sq Ft BRT#53-2-2177-00 Improvements:
 Residential Dwelling
 MARINA WILLIAMS AND ANTON
 ONOSOV C.P. September Term, 2014
 No. 00391 \$122,271.60 Powers, Kim &
 Associates, LLC

1512-572
1539 South Marston Street 19146 36th wd.
 744 Sq Ft BRT#364323800 Improvements:
 Residential Property
 MARKEY MILLS C.P. January Term,
 2012 No. 02758 \$72,873.22 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.

1512-578
6323 Morton Street 19144 59th wd. APT
 2-4 UNITS 2STY MASONRY; 1317 Sq Ft
 BRT#592213023 Improvements: Residential
 Dwelling
 UNKNOWN SURVIVING HEIRS
 OF FREDDIE L. FORD, DECEASED
 MORTGAGOR AND REAL OWNER C.P.
 January Term, 2015 No. 01729 \$116,077.38
 McCabe, Weisberg, & Conway, P.C.

1512-581
1448 South Newkirk Street 19143-3737 36th
 wd. Beginning Point: Situate on the North side
 of Titan Street, beginning at the distance of 75
 feet Westward from the West side of 19th Street;
 679 Sq Ft BRT#364367000 Improvements:
 Row 2sty Masonry
 DONALD J. SIMMINS C.P. May Term,
 2015 No. 01153 \$71,537.08 Richard J.
 Nalbandian, III, Esq.

1512-582
4200 Orchard Street 19124 23rd wd. 1766
 Sq Ft BRT#232249300 Improvements:
 Residential Property
 MARIYA HERNANDEZ AND CARMELO
 HERNANDEZ C.P. February Term, 2012
 No. 02532 \$62,476.51 Shapiro & DeNardo,
 LLC

1512-589
3020 Robbins Avenue 19149 55th wd. 1050
 Sq Ft BRT#551002207 Improvements:
 Residential Property
 DARNELL DICKERSON C.P. September
 Term, 2014 No. 002708 \$80,589.79 Shapiro
 & DeNardo, LLC

1512-590
248-250 Market Street 19106-2817 5th wd.

SHERIFF'S SALE

2602 Sq Ft OPA#881007027 Subject to Rent
 Improvements: Apts 5-50 Units; Masonry
 GIULIANO PROPERTIES, INC. C.P. June
 Term, 2013 No. 01502 \$1983955.15 together
 with interest accruing at the per annum rate of
 6.00% after July 29, 2013. Total amount due as
 of December 1, 2015 is \$2264159.62 Duane
 Morris LLP c/o Louise Melchor, Esq.

1512-593
4736 Benner Street 19135 41st wd. 1230
 Sq Ft BRT#411138000 Improvements:
 Residential Property
 IOSLAV STARIKOV AND SVETLANA
 STARIKOVA C.P. May Term, 2015 No.
 02124 \$78,464.46 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.

1512-599
273 Nandina Place 19116 58th wd. 3540 Sq Ft
 BRT#582158600 Improvements: Residential
 Property
 YELENA KUSHEL C.P. September Term,
 2014 No. 004568 \$362,309.41 Shapiro &
 DeNardo, LLC

1512-600
2148 Magee Avenue 19149 54th wd. ROW
 B/GAR 2STY MASONRY; 1308 Sq Ft
 BRT#541134700 Improvements: Residential
 Dwelling
 ALOYSIUS BENJAMIN AND JAYTAY
 NUKAH C.P. July Term, 2014 No. 02394
 \$109,040.46 McCabe, Weisberg, & Conway,
 P.C.

1512-602
4101 Levick Street 19135 55th wd. ROW
 B/GAR 2STY MASONRY; 2209 Sq Ft
 BRT#552077000 Improvements: Residential
 Dwelling
 APRYL DENISE JONES C.P. January Term,
 2015 No. 00531 \$157,189.04 McCabe,
 Weisberg, & Conway, P.C.

1512-605
3737 North Bouvier Street 19140 13th
 wd. ROW 3 STY MASONRY; 1273 Sq Ft
 BRT#131232800 Improvements: Residential
 Dwelling
 HAKIM ABDUL ALI, KNOWN SURVIVING
 HEIR OF AUSTIN MITCHELL,
 DECEASED MORTGAGOR AND REAL
 OWNER AND UNKNOWN SURVIVING
 HEIRS OF AUSTIN MITCHELL,
 DECEASED MORTGAGOR AND REAL
 OWNER C.P. September Term, 2014 No.
 04184 \$78,394.00 McCabe, Weisberg,
 & Conway, P.C.

1512-606
1837 Sulis Street 19141-1020 17th wd. 1067
 Sq Ft OPA#171035700 Improvements:
 Residential Property
 MONICA L. MITCHELL C.P. November
 Term, 2010 No. 03832 \$58,443.65 Phelan
 Hallinan Diamond & Jones, LLP

1512-614
7000 Roosevelt Boulevard 19149 54th wd.
 ROW B/GAR 2STY MASONRY; 2995 Sq Ft
 BRT#542517100 Improvements: Residential
 Dwelling
 CONSTANTINE AGOSTAROLA C.P.
 April Term, 2015 No. 02199 \$142,064.25
 McCabe, Weisberg, & Conway, 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. 00

SHERIFF'S SALE

1512-639

5373 Gainor Road 19131 52nd wd. 9800 Sq Ft OPA#521166900 Improvements: Residential Property
RAHEEM A. BEY AND NASHID ABDUL-RAHMAN A/K/A NASHID Q. ABDUL-RAHMAN C.P. May Term, 2014 No. 02361 \$298,998.18 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-641

824 South 60th Street 19143 3rd wd. ROW 2 STY MASONRY; 1566 Sq Ft BRT#033209700 Improvements: Residential Dwelling
JEAN J. GUILLAUME C.P. May Term, 2015 No. 02127 \$104,941.57 McCabe, Weisberg, & Conway, P.C.

1512-643

748 Charette Road 19115 63rd wd. S/D W B/G 1STY MASONRY; 3788 Sq Ft BRT#632131700 Improvements: Residential Dwelling
KATIE KIPPLE, KNOWN SURVIVING HEIR OF FRANK C. KIPPLE, DECEASED MORTGAGOR AND REAL OWNER; ASHLEY N. KIPPLE, KNOWN SURVIVING HEIR OF FRANK C. KIPPLE, DECEASED MORTGAGOR AND REAL OWNER; AMANDA M. KIPPLE, KNOWN SURVIVING HEIR OF FRANK C. KIPPLE, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF FRANK C. KIPPLE, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF FRANK C. KIPPLE, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2015 No. 00272 \$206,037.96 McCabe, Weisberg, & Conway, P.C.

1512-645

3226 F Street 19134 33rd wd. ROW 2 STY MASONRY; 960 Sq Ft BRT#331284200 Improvements: Residential Dwelling
ROBERTA C. HAYWARD C.P. February Term, 2015 No. 01533 \$29,886.67 McCabe, Weisberg, & Conway, P.C.

1512-650

2217 West Berks Street 19121 48th wd. ROW 3 STY MASONRY; 936 Sq Ft BRT#322231600 Improvements: Residential Dwelling
ARIEL CHRISTINA PENNICK C.P. January Term, 2015 No. 01965 \$110,063.45 McCabe, Weisberg, & Conway, P.C.

1512-652

8015 Gilbert Street 19150 50th wd. S/D W B/G 2S MASONRY; 2457 Sq Ft BRT#502133700 Improvements: Residential Dwelling
STANLEY A. MCDANIEL C.P. April Term, 2014 No. 0462 \$190,800.41 McCabe, Weisberg, & Conway, P.C.

1512-656

1212 North Redfield Street 19151 34th wd. SEMI DET 2STY MASONRY; 1800 Sq Ft BRT#342173100 Improvements: Residential Dwelling
LATASHA A. MARTIN, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; LATOYA D. MARTIN, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; CRYSTAL TANN SPELLER, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; WILLIAM L. SIMMS, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; WILLIAM L. SIMMS, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2014 No. 00010 \$74,674.24 McCabe, Weisberg, & Conway, P.C.

1512-658

1745 South Avondale Street 19142 40th wd. ROW 2STY MASONRY; 920 Sq Ft BRT#401180100 Improvements: Residential Dwelling
MARLENE BROCKINGTON AND DARNELL BROCKINGTON C.P. November Term, 2012 No. 01039 \$44,191.60 McCabe, Weisberg, & Conway, P.C.

1512-663

5239 Westford Road 19120 42nd wd. ROW B/GAR 2STY MASONRY; 1527 Sq Ft BRT#421408500 Improvements: Residential Dwelling
JEAN J. RENARD C.P. January Term, 2012 No. 03411 \$132,014.68 McCabe, Weisberg, & Conway, P.C.

1512-666

2442 North Bouvier Street 19132-4305 16th wd. 675 Sq Ft OPA#161236300 Improvements: Residential Property
MICHAEL D. KELLY AND RHINO INVESTMENT PROPERTIES, LLC C.P. May Term, 2014 No. 01291 \$50,500.07 Phelan Hallinan Diamond & Jones, LLP

1512-667

521 West Cambria Street 19133 19th

SHERIFF'S SALE

wd. ROW 3 STY MASONRY; 928 Sq Ft BRT#192340600 Improvements: Residential Dwelling
NERAIDA ZAYAS A/K/A NEREIDA ZAYAS C.P. November Term, 2014 No. 00604 \$47,034.07 McCabe, Weisberg, & Conway, P.C.

1512-670

3918 North Delhi Street 19140-3113 43rd wd. 723 Sq Ft OPA#433154400 Improvements: Residential Property
EDRIS RAYMOND AND MARIE RAYMOND C.P. April Term, 2014 No. 04087 \$48,118.18 Phelan Hallinan Diamond & Jones, LLP

1512-676

1436 South 28th Street 19146 36th wd. ROW 2STY MASONRY; 800 Sq Ft BRT#364344600 Improvements: Residential Dwelling
DONALD STURGIS C.P. November Term, 2014 No. 02451 \$60,449.72 McCabe, Weisberg, & Conway, P.C.

1512-678

266 Linton Street 19120 61st wd. 1027 Sq Ft BRT#612129300 Improvements: Residential Property
THOMAS CARR AND DOREEN ANDREWS-CARR C.P. December Term, 2014 No. 003402 \$55,944.36 Shapiro & DeNardo, LLC

1512-687

1223 Atwood Road 19151-3110 34th wd. 1488 Sq Ft OPA#344329700 Improvements: Residential Property
SEBASTIAN R. REMBERT AND FRANCINE M. REMBERT C.P. August Term, 2012 No. 01882 \$57,550.63 Phelan Hallinan Diamond & Jones, LLP

1512-693

4844 North 15th Street 19141-2104 13th wd. 1236 Sq Ft OPA#132066600 Improvements: Residential Property
TROY W. DULA AND BRIDGET EDMONDS A/K/A BRIDGET DULA C.P. October Term, 2014 No. 00291 \$31,702.86 Phelan Hallinan Diamond & Jones, LLP

1512-701

4028 Lansing Street 19136-3116 65th 2623 sq ft OPA# 651168200 Improvements: Residential Property
NICOLE WEBB C.P. August Term, 2014 No. 02137 \$90,613.07 Phelan Hallinan Diamond & Jones, LLP

1512-704

2039 Haworth Street 19124-2209 62nd wd. 1078 Sq Ft OPA#622034500 Improvements: Residential Property
BARBARA ASHLEY-SHAH A/K/A BARBARA ASHLEY SHAH C.P. June Term, 2014 No. 03192 \$70,299.49 Phelan Hallinan Diamond & Jones, LLP

1512-707

1640 South Newkirk Street 19145-1208 36th wd. 679 Sq Ft OPA#364372400 Improvements: Residential Property
SAGE BUYERS, LLC C.P. April Term, 2015 No. 03100 \$19,702.24 Phelan Hallinan Diamond & Jones, LLP

1512-708

13494 Proctor Road 19116-1724 58th wd. 7800 sq ft OPA# 583130160 Improvements: Residential Property
MARY HRUZA AND MARYANN KENNEDY C.P. May Term, 2014 No. 00937 \$693,020.60 Phelan Hallinan Diamond & Jones, LLP

1512-713

1814 Farrington Road 19151-2011 34th wd. 1530 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

1512-719

3626 Essex Lane 19114 66th wd. 3313 Sq Ft BRT#661274000 Improvements: Residential Property
THOMAS FITZMAURICE C.P. September Term, 2014 No. 04170 \$166,424.71 KML Law Group, P.C.

1512-720

1145 North 63rd Street 19151 34th wd. SEMI/DET 3STY MAS+OTHER; 7143 Sq Ft BRT#342365100 Improvements: Residential Dwelling
ELIZABETH DOLAN C.P. August Term, 2014 No. 02437 \$154,118.44 McCabe, Weisberg, & Conway, P.C.

1512-721

6254 Crafton Street 19149-3509 62nd wd. 2052 Sq Ft OPA#621538200 Improvements: Residential Property
LUKE F. STAKELBECK, SR C.P. December Term, 2011 No. 01906 \$85,362.34 Phelan Hallinan Diamond & Jones, LLP

1512-724

846 East Haines Street 19138 59th wd. 5850 Sq Ft BRT#591161600; PRCL#85N23 70 Improvements: Residential Dwelling

SHERIFF'S SALE

ROBYN M. DAVIS-MCLAURIN, AS ADMINISTRATRIX OF THE ESTATE OF MELVIN F. MORAGNE, DECEASED C.P. October Term, 2014 No. 01065 \$137,616.80 Powers, Kirm & Associates, LLC

1512-728

5454 Warrington Avenue 19143-4810 51st wd. 1098 Sq Ft BRT#51-4-0582-00; PRCL#28 S 3-45 Improvements: Residential Dwelling
CYNTHIA H. ROBINSON C.P. December Term, 2014 No. 01748 \$48,914.12 Jessica N. Manis; Powers, Kirm & Associates, LLC

1512-729

1412 Wharton Street 19146-4824 36th wd. 960 Sq Ft OPA#365340100 Improvements: Residential Property
THELMA WRIGHT C.P. May Term, 2015 No. 02236 \$290,479.85 Phelan Hallinan Diamond & Jones, LLP

1512-730

214 North Gross Street 19139 34th wd. ROW 2 STY MASONRY; 840 Sq Ft BRT#343062100 Improvements: Residential Dwelling
DELROSE IRVING C.P. July Term, 2015 No. 02890 \$57,064.86 McCabe, Weisberg, & Conway, P.C.

1512-737

2112 South Lambert Street 19145 48th wd. ROW W/GAR 2STY MASONRY; 892 Sq Ft BRT#481354400 Improvements: Residential Dwelling
HOANG T. NGO A/K/A HOANG TU NGO C.P. April Term, 2014 No. 02120 \$87,615.93 McCabe, Weisberg, & Conway, P.C.

1512-739

3333 Comly Road, Unit 30 19154-3306 30th wd. 0 Sq Ft BRT#88-8660659 Improvements: Residential Dwelling
ANATOLI BEGOUN AND OLGA BARANNIK C.P. May Term, 2012 No. 02736 \$134,458.94 Powers, Kirm & Associates, LLC

1512-742

5010 North 4th Street 19120-3802 42nd wd. 1200 Sq Ft OPA#422462500 Improvements: Residential Property
GLORIA B. CARRILLO C.P. January Term, 2013 No. 03660 \$84,648.37 Phelan Hallinan Diamond & Jones, LLP

1512-743

41 North Edgewood Street 19139-2350 34th wd. 937 Sq Ft OPA#341089300 Improvements: Residential Property
VERONICA REDWOOD C.P. January Term, 2014 No. 02453 \$65,464.70 Phelan Hallinan Diamond & Jones, LLP

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 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.

1512-748

609 Laramie Place 19115-1810 58th wd. 12752 Sq Ft OPA/BRT#581109100;

SHERIFF'S SALE

OPA#151N21-0290 Improvements: Residential Property
JAMES MCGURN AND PATRICIA MCGURN C.P. February Term, 2013 No. 02169 \$425,712.81 Phelan Hallinan Diamond & Jones, LLP

1512-749A-B

4007 Lancaster Avenue - Premises A - 19104-1711 6th wd. 1617.1 Sq Ft (4007) BRT#774211010 Improvements: Hse Worship All 1 Sty Mas
4009-4011 Lancaster Avenue - Premises B - 19104-1711 6th wd. 2288 Sq Ft (4009-11) BRT#774212010 Improvements: Hse Worship All 1 Sty Mas
RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC

1512-752

3024 East Thompson Street 19134-5041 25th wd. 918 Sq Ft BRT#251259800 Subject to Mortgage Improvements: Residential Dwelling
JAMES GAWRONSKI AND JACQUELINE C. HALE C.P. April Term, 2014 No. 03656 \$153,227.23 Law Offices of Gregory Javardian, LLC

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

1601-307

4932 Gransback Street 19120 42nd wd. 1149 Sq Ft BRT#421506700 Improvements: Residential Property
JOSE RODRIGUEZ C.P. June Term, 2014 No. 02031 \$97,261.25 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.

1601-312

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.

1601-317

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

1601-344

5618 Rosehill Street 19120 61st wd. 1330 Sq Ft BRT#612518600 Improvements: Residential Property
MARGALIE LOUIS AND BERNADIN LOUIS C.P. April Term, 2015 No. 000407 \$129,270.36 Shapiro & DeNardo, LLC

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

1601-366

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.

1601-368

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

1601-370

8339 Gilbert Street 19150-2804 50th wd. 1532.72 Sq Ft BRT#502138100 Improvements: Row B/gar 2 Story Masonry
JONATHAN BROWN C.P. May Term,

SHERIFF'S SALE

2014 No. 02591 \$188,084.38 Milstead & Associates, LLC

1601-375

2543 Tulip Street 19125 31st wd. 784 Sq Ft BRT#311267200 Improvements: Residential Property
MODESTO VARGAS C.P. August Term, 2014 No. 01726 \$120,456.82 KML Law Group, 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.

1601-406

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

1601-408

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.

1601-417

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 Hladik, Onorato & Federman, LLP

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

1601-428

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,

SHERIFF'S SALE

Unit Property known named and identified in the Declaration referred to as "The Cobblestones at Chestnut Hill Condominium" BRT#888200514 Improvements: Condominium Unit
DARIEN W. HOLLOWAN, SR C.P. July Term, 2014 No. 002469 \$282,119.64 Stephen M. Hladik, Esq.

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

1601-456

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.

1601-458

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

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

1601-481

2016 East Venango Street 19134-2122 45th wd. 1088 Sq Ft OPA#452145950 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

1601-496

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

1601-500

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

1601-510

925 Granite Street 19124-1730 35th wd. 1104 Sq Ft OPA#351141200 Improvements: Residential Property
JEAN MARY GEORGES-MILORD C.P. February Term, 2015 No. 00207 \$77,319.12 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.

1601-529

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.

1601-533

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

1601-538

1939 South 22nd Street 19145 48th wd. 937.87 Sq Ft BRT#48-2186400 Improvements:

SHERIFF'S SALE

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, Kirn & Associates, LLC

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

1601-560

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.

1601-565

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.

1601-573

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.

1601-576

540 East Walnut Lane 19144 59th wd. 1140 Sq Ft BRT#592067700 Improvements: Residential Property
PRISCILLA PETTWAY C.P. June Term, 2015 No. 01043 \$83,325.33 KML Law Group, P.C.

1601-577

534 Van Kirk Street 19120 35th wd. 1140 Sq Ft BRT#352096600 Improvements: Residential Real Estate
NANCY RAMIREZ C.P. June Term, 2015 No. 00455 \$134,283.83 Stern & Eisenberg, 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.

1601-586

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.

1601-588

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.

1601-591

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.

1601-593

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.

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.

1601-598

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,

SHERIFF'S SALE

2015 No. 02200 \$150,412.94 Phelan Hallinan Diamond & Jones, LLP

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.

1601-603

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.

1601-620

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.

1601-623

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.

1601-634

2601 Pennsylvania #CU4 19130 8th wd. 488 Sq Ft OPA#888073398 Improvements: Commercial Condominium
B&F INVESTMENT, LLC C.P. March Term, 2015 No. 01426 \$110,206.26, plus interest in the amount of \$5,619.63 from 02/05/15 Michael V. Phillips, 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.

1601-644

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

1601-648

6343 Reedland Street 19142 40th wd. 975 Sq Ft BRT#402204000 Improvements: Residential Property
WILLIAM T. RICHARDSON C.P. June Term, 2014 No. 00616 \$40,766.60 KML Law Group, P.C.

1601-650

2644 East Clearfield Street 19134 25th wd. 1194 Sq Ft BRT#251114200 Improvements: Residential Property
DANIELLE J. MOORE AND RONALD M. SWANSON C.P. September Term, 2010 No. 02402 \$62,890.79 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

1601-661

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.

1601-669

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

1601-679

2019 Wilmot Street 19124 23rd wd. 1080 Sq Ft OPA#23-2136500 Improvements: Residential Property
KEVIN GRANADOS C.P. January Term,

SHERIFF'S SALE

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.

SHERIFF'S SALE OF TUESDAY, FEBRUARY 2, 2016

1602-301

1626 Loney Street 19111 56th wd. 3169 Sq Ft BRT#561550000 Improvements: Residential Property
LAWRENCE J. BISSINGER C.P. June Term, 2015 No. 01621 \$113,890.94 KML Law Group, P.C.

1602-302

3922 North Darien Street 19140 43rd wd. 1120 Sq Ft OPA#43-3131000 Subject to Mortgage Improvements: Residential Property
ANGELIQUE HAWES RICHARDSON C.P. October Term, 2011 No. 03744 \$50,123.99 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-303

5333 Arlington Street 19131 52nd wd. 1680 Sq Ft BRT#521131000 Improvements: Residential Property
LAMAR T. FOUSE C.P. April Term, 2014 No. 01734 \$122,176.31 KML Law Group, P.C.

1602-304

1756 South Avondale Street 19142 40th wd. 1741 Sq Ft BRT#401186300 Improvements: Residential Property
ESAYAS T. HAILU C.P. June Term, 2015 No. 01888 \$84,198.96 KML Law Group, P.C.

1602-305

6524 Saybrook Avenue 19142 40th wd. 945 Sq Ft BRT#403156700 Improvements: Residential Property
TYEISHA HARRIS C.P. November Term, 2014 No. 03065 \$27,305.05 KML Law Group, P.C.

1602-306

5818 Oxford Avenue 19149 35th wd. 1138 Sq Ft BRT#352340200 Improvements: Residential Property
CHEDDTA FLOWERS C.P. May Term, 2015 No. 00550 \$131,225.34 KML Law Group, P.C.

1602-307

1269 Stirling Street 19111 53rd wd. (formerly of the 35th wd.) 1744 Sq Ft BRT#531057500 Improvements: Residential Property
PIERRE R. ALEUS C.P. June Term, 2015 No. 01475 \$213,815.01 KML Law Group, P.C.

1602-308

4952 Wellington Street 19135 65th wd. 1128 Sq Ft BRT#651014300 Improvements: Residential Property
ANTHONY BLACK C.P. March Term, 2015 No. 00236 \$51,001.66 KML Law Group, P.C.

1602-309

5829 North 7th Street 19120 61st wd. 1320 Sq Ft BRT#612248900 Improvements: Residential Property
DIANE S. JONES C.P. May Term, 2015 No. 01178 \$72,878.77 KML Law Group, P.C.

1602-310

3133 Tulip Street 19134 25th wd. 798 Sq Ft BRT#252361600 Improvements: Residential Property
JOHN BOSWELL C.P. December Term, 2014 No. 02080 \$97,858.83 KML Law Group, P.C.

1602-311

7731 Langdon Street 19111 56th wd. 3375 Sq Ft BRT#561139800 Improvements: Residential Property
THE UNKNOWN HEIRS OF ANNA MARIE DANIELS, DECEASED; WALTER DANIELS, JR., SOLELY IN HIS CAPACITY AS HEIR OF ANNA MARIE DANIELS, DECEASED; FERNANDO GARRO-ROJAS, SOLELY IN HIS CAPACITY AS HEIR OF ANNA MARIE DANIELS, DECEASED; TABETHA MONTELEONE, SOLELY IN HER CAPACITY AS HEIR OF ANNA MARIE DANIELS, DECEASED C.P. November Term, 2013 No. 00101 \$234,012.92 KML Law Group, P.C.

1602-312

1816 Daly Street 19145 26th wd. 700 Sq Ft BRT#262239000 Improvements: Residential Property

SHERIFF'S SALE

JERRY P. GAMDUTON AND LAXAMEE D. GAMDUTON A/K/A LAXAMEE GAMDUTON C.P. May Term, 2015 No. 02070 \$144,295.05 KML Law Group, P.C.

1602-313

4041 Castor Avenue 19124 33rd wd. 1125 Sq Ft BRT#332515700 Improvements: Residential Property
PEDRO CASTRO, JR. C.P. November Term, 2014 No. 01608 \$94,871.65 KML Law Group, P.C.

1602-314

2218 South 21st Street 19145 48th wd. 1200 Sq Ft BRT#482142200 Improvements: Residential Dwelling
ENDANG RATNAWATI C.P. June Term, 2014 No. 03584 \$240,567.83 Law Offices of Gregory Javardian, LLC

1602-315

225 Catharine Street a/k/a Catharine Street 19147 3rd wd. 1600 Sq Ft BRT#022032000; PRCL#5S16-68 Improvements: Residential Dwelling
FRANK REYNOLDS AND JESSICA REYNOLDS A/K/A JESSICA LITTLE C.P. January Term, 2009 No. 01746 \$738,031.94 Powers, Kim & Associates, LLC

1602-316

4812 D Street 19120 42nd wd. 1628 Sq Ft BRT#421456500 Improvements: Residential Property
DERRICK MURPHY C.P. June Term, 2014 No. 02027 \$71,953.72 KML Law Group, P.C.

1602-317

5817 North 3rd Street 19120 61st wd. 2741 Sq Ft BRT#612386300 Improvements: Residential Property
THE UNKNOWN HEIRS OF RONALD B. CLARKE, DECEASED AND RONALD CLARKE, III, SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. CLARKE, DECEASED C.P. September Term, 2014 No. 02956 \$67,957.88 KML Law Group, P.C.

1602-318

3149 West Thompson Street, Unit No. 24 19121 29th wd. Condo BRT#888290048 Improvements: Residential Dwelling
BRUCE A. PIERSON C.P. February Term, 2013 No. 00436 \$294,458.84 Law Offices of Gregory Javardian, LLC

1602-319

536 Parnell Place 19144 12th wd. 1379 Sq Ft BRT#122015100 Improvements: Residential Property
ADRIENNE TABORN-STORY A/K/A ADRIENNE STORY C.P. May Term, 2015 No. 01738 \$78,666.80 KML Law Group, P.C.

1602-320

4430 North 16th Street 19140 13th wd. 976 Sq Ft BRT#132120300 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DOLORES RUTH TAGUE C.P. August Term, 2014 No. 03369 \$51,388.48 KML Law Group, P.C.

1602-321

5805 Addison Street 19143 60th wd. 1016 Sq Ft BRT#604187500 Improvements: Residential Property
UNKNOWN HEIRS/ADMINISTRATORS OF THE ESTATE OF CHARLES MCLEMORE, SR. A/K/A CHARLES J. MCLEMORE AND WILLIE DELL MOSLEY, EXECUTOR OF THE ESTATE OF LENZA RAINEY C.P. April Term, 2015 No.

SHERIFF'S SALE

1602-325
3312 Brighton Street 19149 55th wd. 1665 Sq Ft BRT#551356700 Improvements: Residential Property
 MICHAEL TYE C.P. February Term, 2015 No. 02042 \$142,446.81 KML Law Group, P.C.

1602-326
7115 Theodore Street 19142 40th wd. 1259 Sq Ft BRT#40249400 Improvements: Residential Property
 QUADREYYAH WILLIAMS C.P. June Term, 2015 No. 04369 \$81,293.87 KML Law Group, P.C.

1602-327
3113 F Street 19134 33rd wd. 778.8 Sq Ft BRT#331291400 Improvements: Row 2 Sty Masonry
 JERMAINE SUTTON C.P. January Term, 2015 No. 03189 \$56,385.00 Milstead & Associates, LLC

1602-328
321 West Ashdale Street 19120 42nd wd. 1008 Sq Ft BRT#422183400 Improvements: Row 2 Sty Masonry
 JANELLE PIERSALL C.P. July Term, 2012 No. 02116 \$55,104.19 Milstead & Associates, LLC

1602-329
1312 North Wanamaker Street 19131 4th wd. Beginning Point: Situate on the West side of Wanamaker St at the distance of 92'6" Northward from the North Side of Thompson St BRT#043151300 Improvements: Row 2 Sty Masonry
 NATHAN OSBORNE, JR. C.P. June Term, 2015 No. 01481 \$48,242.32 Richard J. Nalbandian, III, Esq.

1602-330
6638 Ditman Street 19135 41st wd. 2250 Sq Ft BRT#4-11-224400 Improvements: Semi Det 2sty Masonry
 JOSE G. COLON C.P. January Term, 2015 No. 00458 \$317,420.86 Milstead & Associates, LLC

1602-331
3615 Prince Circle 19114 66th wd. 2479 Sq Ft BRT#661202700 Improvements: Row B/gar 2sty Mas + Other
 WILLIAM A. FARRIS AND LUCINDA FARRIS C.P. January Term, 2015 No. 00329 \$152,241.62 Milstead & Associates, LLC

1602-332
4216 J Street 19124 33rd wd. 1254.68 Sq Ft BRT#332234900 Improvements: Row B/gar 2sty Masonry
 HELEN EDWARDS C.P. September Term, 2014 No. 00724 \$44,328.07 Milstead & Associates, LLC

1602-333
1251 HELLERMAN STREET, a/k/a 1251 HELLERMAN 19111-5528 53rd wd. 1224 Sq Ft OPA#531134200 Improvements: Residential Property
 CARLOS L. BERRIOS C.P. August Term, 2015 No. 04139 \$94,083.80 Phelan Hallinan Diamond & Jones, LLP

1602-334
1625 East Hunting Park Avenue a/k/a 1625 Hunting Park Avenue 19124 33rd wd. 1306 Sq Ft BRT#332087600 Improvements: Residential Property
 RAYMOND D. MCCRAY C.P. June Term, 2015 No. 02226 \$46,378.18 KML Law Group, P.C.

1602-335
7028 Saybrook Avenue 19142 40th wd. 1253.75 Sq Ft BRT#40-3-3078-00 Improvements: Residential Property
 EDDIE INGRAM C.P. February Term, 2015 No. 01138 \$42,307.43 Scott A. Dieterick, Esq., and/or Kathryn L. Mason, Esq.

1602-336
3714 Richmond Street 19137-1414 45th wd. 746 Sq Ft OPA#451155900 Improvements: Residential Property
 DONNA M. FLADE C.P. October Term, 2010 No. 01111 \$138,047.48 Phelan Hallinan Diamond & Jones, LLP

1602-337
6623 Yocum Street 19142 40th wd. 1178 Sq Ft OPA#40-3136400 Improvements: Residential Property
 DERRIK NGUYEN C.P. September Term, 2013 No. 01546 \$30,434.23 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-338
1251 Byberry Road 19116 58th wd. 88200 Sq ft BRT#884236200 Improvements: Commercial Real Estate

SHERIFF'S SALE

FRATELLI CONCRETE INC. C.P. August Term, 2015 No. 002477 \$140,391.70 Sherman, Silverstein, Kohl, Rose, & Podolsky, PA

1602-339
2658 North 27th Street 19132 28th wd. 1120 Sq Ft OPA#28-1077300 Improvements: Residential Property
 CHERYL MORRIS BLACKMAN, EXECUTRIX OF THE ESTATE OF MARGARET C. MORRIS C.P. March Term, 2014 No. 04307 \$65,419.32 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-340
7601 Crittenden Street, Apt F2 a/k/a/ Unit F-2 19118-3225 88th wd. 1566 Sq Ft OPA#888200574 Improvements: Residential Property
 PAMELA D. SHAW C.P. March Term, 2014 No. 04629 \$118,089.27 Phelan Hallinan Diamond & Jones, LLP

1602-341
251 West Sulis Street 19120 42nd wd. 1120 Sq Ft OPA#42-2128300 Improvements: Residential Property
 ANGELA M. JACKSON-CHRISTIAN A/K/A ANGELA JACKSON C.P. August Term, 2014 No. 00519 \$58,973.54 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-342
1940 West Carey Street 19140 38th wd. 1056 Sq Ft OPA#131073700 Improvements: Residential Property
 THE UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF ALFRIEDA R. COX C.P. April Term, 2012 No. 03317 \$50,772.91 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-343
3434 Emerald Street 19134 45th wd. 1106 Sq Ft OPA#45-2338400 Improvements: Residential Property
 TAMILLA DOVMAN A/K/A TAMILA DOVMAN C.P. July Term, 2012 No. 00001 \$40,055.92 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-344
1435 Ellsworth Street 19146 36th wd. 1496.6 Sq Ft BRT#36-5-2630-00 Improvements: Row 2 Sty Masonry
 ROCHELLE SPROUDEL A/K/A ROCHELLEE SPROUDEL C.P. January Term, 2010 No. 00915 \$166,653.39 Milstead & Associates, LLC

1602-345
2267 Friendship Street 19149 35th wd. 1710 Sq Ft OPA#54-2-126500 Improvements: Residential Property
 JOSE SANCHEZ, JR. A/K/A JOSE SANCHEZ AND GINA SANCHEZ C.P. January Term, 2014 No. 01104 \$183,138.18 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-346
5827 North 21st Street 19138-2906 42nd wd. 1092 Sq Ft BRT#172441100 Improvements: Residential Real Estate
 THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVEISEES OF THE ESTATE OF CORNELIOUS AUSTIN A/K/A CORNELIUS AUSTIN, DECEASED C.P. August Term, 2015 No. 02463 \$66,410.09 Stern & Eisenberg P.C.

1602-347
6616 Cornelius Street 19138 10th wd. 1400 Sq Ft OPA#102370900 Improvements: Residential Property
 SONJA LEATH C.P. January Term, 2011 No. 00948 \$118,479.18 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-348
6407 Dorel Street 19142 40th wd. 1261 Sq Ft OPA#406332000 Improvements: Residential Property
 FREDDIE M. HARRIS, JR. C.P. November Term, 2010 No. 03101 \$71,793.02 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.;

SHERIFF'S SALE

Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-349
6321 Elmhurst Street 19111 53rd wd. 1460 Sq Ft OPA#53-1220600 Improvements: Residential Property
 AZIZ TOLLIVER AND ROBIN TOLLIVER C.P. January Term, 2014 No. 03010 \$63,046.22 Meredith H. Wooters, Esq.; Kimberly A. Bonner, Esq.; Scott A. Dieterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-350
858 Medway Road 19115-1314 58th wd. 1248 Sq Ft OPA#581160801 Improvements: Residential Property
 EFTHIMIA MALTEZOS A/K/A EFFIE MALTEZOS C.P. August Term, 2015 No. 02935 \$168,457.96 Phelan Hallinan Diamond & Jones, LLP

1602-351
4232 Chippendale Street 19136 65th wd. 982.2 Sq Ft BRT#651119700 Improvements: Row B/gar 2sty Masonry
 EDGAR H. HARWOOD, II AND MICHELE L. HARWOOD C.P. December Term, 2011 No. 02887 \$114,981.06 Milstead & Associates, LLC

1602-352
1324 Locust Street, Apt 529 19107 5th wd. 321 Sq Ft OPA#888115420 Improvements: Residential Property
 JAY P. THOMAS C.P. March Term, 2011 No. 02823 \$151,103.37 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-353
2024 Ripley Street 19152 56th wd. 2500 Sq Ft BRT#561571300 Improvements: Residential Dwelling
 BRIAN E. ROSTUCHER AND CAROL A. ROSTUCHER C.P. March Term, 2015 No. 04255 \$157,969.90 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1602-354
2152 Knorr Street 19149 54th wd. 1475 Sq Ft BRT#542004300 Improvements: Residential Property
 IGBAL AHMED AND SALAH T. ALI C.P. January Term, 2014 No. 01423 \$151,488.30 KML Law Group, P.C.

1602-355
2729 North 20th Street 19132 11th wd. 990 Sq Ft BRT#111252500 Improvements: Residential Property
 LILLIAN BRAND AND TONY MACK C.P. June Term, 2015 No. 03646 \$23,506.06 KML Law Group, P.C.

1602-356
1215 Friendship Street 19111-4203 53rd wd. 1703 Sq Ft OPA#532305900 Improvements: Residential Property
 JOYCE URQUHART AND MARTHA URQUHART C.P. March Term, 2014 No. 03093 \$204,916.95 Phelan Hallinan Diamond & Jones, LLP

1602-357
7911 Limekiln Pike 19150 50th wd. 1640 Sq Ft BRT#501293900 Improvements: Residential Property
 THE UNKNOWN HEIRS OF CAROL B. JONES, DECEASED; DARLENE EMMANUEL, SOLELY IN HER CAPACITY AS HEIR OF CAROL B. JONES, DECEASED; MICHAEL JONES, SOLELY IN HIS CAPACITY AS HEIR OF CAROL B. JONES, DECEASED C.P. February Term, 2015 No. 02508 \$123,182.79 KML Law Group, P.C.

1602-358
7536 Elmwood Avenue 19153 40th wd. 1354 Sq Ft BRT#404238700 Improvements: Residential Property
 THE UNKNOWN HEIRS OF SHARON WILLIAMS A/K/A SHARON A. WILLIAMS, DECEASED AND LOPEZ WILLIAMS, SOLELY IN HIS CAPACITY AS HEIR OF SHARON WILLIAMS A/K/A SHARON A. WILLIAMS, DECEASED C.P. December Term, 2014 No. 02013 \$123,041.60 KML Law Group, P.C.

1602-359
5624 Boyer Street 19138 12th wd. 1226 Sq Ft BRT#122246300 Improvements: Residential Property
 UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JAMES GUESS, JR. C.P. August Term, 2013 No. 02760 \$51,449.94 KML Law Group, P.C.

SHERIFF'S SALE

1602-360
2821 Stevens Street 19149 62nd wd. 925 Sq Ft BRT#621209900 Improvements: Residential Property
 NATALIA VLOUCHKINA C.P. June Term, 2015 No. 03240 \$114,739.34 KML Law Group, P.C.

1602-361
5943 North 3rd Street 19120-1843 61st wd. 1118 Sq Ft OPA#612389700 Improvements: Residential Property
 ANDRENA L. DIXON C.P. April Term, 2011 No. 03124 \$125,922.98 Phelan Hallinan Diamond & Jones, LLP

1602-362
2224 Bonaffon Street 19142 40th wd. 946 Sq Ft BRT#403059600 Improvements: Residential Property
 SERGEI KISHCHENKO C.P. June Term, 2015 No. 01072 \$54,038.15 KML Law Group, P.C.

1602-363
1916 East Pacific Street 19134 45th wd. (formerly of the 25th wd.) 1077 Sq Ft BRT#452164100 Improvements: Residential Property
 HARVEY D. YOLLIN AND YVONNE I. YOLLIN C.P. June Term, 2015 No. 02306 \$28,042.52 KML Law Group, P.C.

1602-364
7729 Dorcas Street 19111 56th wd. 3703 Sq Ft BRT#561120300 Improvements: Residential Property
 LEON JONES, JR. A/K/A LEON JONES C.P. April Term, 2015 No. 02113 \$66,920.88 KML Law Group, P.C.

1602-365
6133 Carpenter Street 19143-2904 3rd wd. 1922 Sq Ft OPA#033086400 Improvements: Residential Property
 JOHN W. LEWIS, III C.P. April Term, 2014 No. 02913 \$112,435.72 Phelan Hallinan Diamond & Jones, LLP

1602-366
2133 Stevens Street 19149 62nd wd. 1251 Sq Ft BRT#621204800 Improvements: Residential Property
 HALIMAH ABDALLAH C.P. June Term, 2015 No. 01042 \$124,229.57 KML Law Group, P.C.

1602-367
1902 East Monmouth Street 19134-3522 25th wd. 948 Sq Ft OPA#252115200 Improvements: Residential Property
 TISHA KINSEY C.P. May Term, 2015 No. 01677 \$26,598.41 Phelan Hallinan Diamond & Jones, LLP

1602-368
113 West Clarkson Street 19120 42nd wd. 4420 Sq Ft BRT#422297300 Improvements: Residential Property
 TERSITA A. GUZMAN A/K/A TERESITA A. GUZMAN AND NAPOLEON H. MIRANDA C.P. May Term, 2015 No. 02928 \$53,226.64 KML Law Group, P.C.

1602-369
4250 Levick Street 19135 55th wd. 1314 Sq Ft BRT#552076600 Improvements: Residential Property
 PATRICIA A. MEDARY C.P. April Term, 2014 No. 00763 \$118,828.11 KML Law Group, P.C.

1602-370
6413 North Fairhill Road a/k/a 6413 North Fairhill Street 19126-3848 61st wd. 1600 Sq Ft OPA#611112700 Improvements: Residential Property
 SHAUN WIGGINS AND KAREEMA MURPHY-WIGGINS A/K/A KAREEMA MURPHY C.P. February Term, 2014 No. 00126 \$160,682.44 Phelan Hallinan Diamond & Jones, LLP

1602-371
934 West Fisher Street a/k/a 934 West Fisher Avenue 19141-4034 49th wd. 1420 Sq Ft OPA#492043900 Improvements: Residential Property
 DONNA CULBRETH C.P. June Term, 2009 No. 02124 \$58,849.68 Phelan Hallinan Diamond & Jones, LLP

1602-372
84 East Ashmead Street 19144-2314 12th wd. 1092 Sq Ft OPA#121081100 Improvements: Residential Property
 OONA BNYAHUDA A/K/A OONA BNYAHUDA C.P. August Term, 2012 No. 01372 \$63,041.80 Phelan Hallinan Diamond & Jones, LLP

1602-373
6611 North 21st Street 19138-2607 15th wd. 1188 Sq Ft OPA#102087100 Improvements: Residential Property
 JUNIOR CORIOLAN C.P. May Term, 2015

SHERIFF'S SALE

No. 02691 \$183,218.89 Phelan Hallinan Diamond & Jones, LLP

1602-374
414-416 Sanger Street 19120-1612 35th wd. 1582 Sq Ft OPA#351190400 Improvements: Residential Property
 LEROY C. JOHNSON C.P. April Term, 2012 No. 03586 \$106,019.30 Phelan Hallinan Diamond & Jones, LLP

1602-375
7718 Jackson Street 19136 65th wd. 8266.83 Sq Ft BRT#65-1-2451-00 Improvements: Residential Dwelling
 DOROTHY ACEVEDO AND LOUIS PANARIELLO C.P. June Term, 2015 No. 01993 \$196,135.14 Udren Law Offices, P.C.

1602-376
3018 Harper Street a/k/a 3018 West Harper Street 19130 29th wd. 1776 Sq Ft BRT#292173500 Improvements: Residential Dwelling
 SALVATORE LICASTRI C.P. June Term, 2015 No. 02964 \$254,455.23 Stern & Eisenberg, PC

1602-377
413 Benson Street 19111 63rd wd. 3154.5 Sq Ft BRT#631400200 Improvements: Residential Dwelling
 CHRISTIAN WERTZ C.P. June Term, 2015 No. 03464 \$154,842.40 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1602-378
1328 North Hancock Street 19122 18th wd. 2494.66 Sq Ft BRT#18-2083500 Improvements: Residential Dwelling
 SHERIDAN L. SOSTRE C.P. June Term, 2013 No. 02403 \$230,185.14 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1602-379
1515 South 15th Street 19146 36th wd. 1500 Sq Ft BRT#365043400 Improvements: Residential Dwelling
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LARRY LEONARD, DECEASED C.P. April Term, 2015 No. 02270 \$69,993.23 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1602-380
5905 Elmhurst Street 19149 35th wd. 1483 Sq Ft BRT#351381600 Improvements: Residential Property
 DOLORES FUENTES AND PASCASIO FUENTES C.P. May Term, 2014 No. 02949 \$110,898.12 KML Law Group, P.C.

1602-381
7206 Jackson Street 19135 41st wd. 1560 Sq Ft BRT#412312200 Improvements: Residential Property
 DANIELLE RIPLEY C.P. September Term, 2014 No. 03191 \$95,483.66 KML Law Group, P.C.

1602-382
3151 Weymouth Street 19134 33rd wd. 680 Sq Ft BRT#331301900 Improvements: Residential Property
 JORGE ZAVALA AND MARIBEL ZAVALA C.P. March Term, 2015 No. 02053 \$44,396.53 KML Law Group, P.C.

1602-383
3405 West Penn Street 19129 38th wd. 1020 Sq Ft BRT#383021900 Improvements: Residential Property
 DOROTHY M. SELGRATH C.P. April Term, 2015 No. 03700 \$112,593.70 Shapiro & DeNardo, LLC

1602-384
6628 Algard Street 19135 55th wd. 1120 Sq Ft BRT#552353200 Improvements: Residential Property
 LAURA S. PINKNEY C.P. November Term, 2014 No. 001992 \$127,756.43 Shapiro & DeNardo, LLC

1602-385
1451 West Lycoming Street 19140 43rd wd. 1536 Sq Ft BRT#132270800 Improvements: Residential Property
 EMILY CRAWFORD C.P. June Term, 2015 No. 04258 \$28,632.06 Shapiro & DeNardo, LLC

1602-386
4147 Gilham Street 19135 55th wd. 975 Sq Ft BRT#552135800 Improvements: Residential Dwelling
 DEBORAH PEIRCE A/K/A DEBORAH PIERCE C.P. February Term, 2015 No. 01400 \$83,470.51 Udren Law Offices, P.C.

1602-387
140 East Pomona Street 19144-1931 59th wd.

SHERIFF'S SALE

1674 Sq Ft OPA#592153400 Improvements: Residential Property
VERNARD WESTLEY TRENT A/K/A VERNARD W. TRENT C.P. April Term, 2015 No. 02332 \$202,731.59 Phelan Hallinan Diamond & Jones, LLP

1602-388

6625 North 17th Street 19126 50th wd. 1422 Sq Ft BRT#138 N 210 333 Improvements: Residential Dwelling
 ESTATE OF ROBERT ROSS A/K/A ROBERT G. ROSS C/O RHONDA JOHNSON, EXECUTRIX; RHONDA JOHNSON, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF ROBERT ROSS A/K/A ROBERT G. ROSS; TAMIR JOHNSON, KNOWN HEIR OF ROBERT ROSS A/K/A ROBERT G. ROSS; ROSLYN JOHNSON, KNOWN HEIR OF ROBERT ROSS A/K/A ROBERT G. ROSS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT ROSS A/K/A ROBERT G. ROSS C.P. July Term, 2013 No. 01572 \$72,992.13 Udren Law Offices, P.C.

1602-389

4455 Greene Street 19144 13th wd. 1203 Sq Ft OPA#133086700 Improvements: Residential Property
 SHLOMARR FAISON A/K/A SHLOMARR D. FAISON C.P. August Term, 2015 No. 04243 \$51,663.70 Phelan Hallinan Diamond & Jones, LLP

1602-390

245 West Berkley Street a/k/a 245 Berkley Street 19144 13th wd. 1494 Sq Ft OPA#133014400 Improvements: Residential Property
 ELBERT SMITH, JR. C.P. June Term, 2015 No. 04002 \$73,040.78 Phelan Hallinan Diamond & Jones, LLP

1602-391

2345 Fernon Street 19145-1321 36th wd. 2094 Sq Ft OPA#364074100 Improvements: Residential Property
 RICHARD SIMMONS C.P. October Term, 2014 No. 03546 \$83,060.64 Phelan Hallinan Diamond & Jones, LLP

1602-392

65 West Sharpnack Street 19119-2722 22nd wd. 2688 Sq Ft OPA#223043200 Improvements: Residential Property
 GARRY VOLTAIRE C.P. September Term, 2015 No. 01012 \$39,941.16 Phelan Hallinan Diamond & Jones, LLP

1602-393

5323 Pine Street 19143-1414 60th wd. 1504 Sq Ft OPA#603084700 Improvements: Residential Property
 ERMA WILLIAMS C.P. June Term, 2015 No. 02686 \$24,303.60 Phelan Hallinan Diamond & Jones, LLP

1602-394

4620 Devereaux Street 19135-3639 41st wd. 1350 Sq Ft OPA#411147200 Improvements: Residential Property
 MILAGROS IRIZARRY C.P. July Term, 2014 No. 02961 \$156,762.31 Phelan Hallinan Diamond & Jones, LLP

1602-395

161 West Grange Avenue 19120-2445 61st wd. 1290 Sq Ft OPA#612073800 Improvements: Residential Property
 VANESSA D. AVENT A/K/A VANESSIA D. AVENT C.P. May Term, 2015 No. 03337 \$24,738.87 Phelan Hallinan Diamond & Jones, LLP

1602-396

3176 Agate Street 19134 25th wd. 868 Sq Ft BRT#25-2-3498-00 Improvements: Residential Property
 JASON WEBB AND MICHELE WEBB C.P. June Term, 2015 No. 02227 \$57,735.26 Shapiro & DeNardo, LLC

1602-397

300 Byberry Road Unit L-5 19116 58th wd. 928 Sq Ft BRT#888582209 Improvements: Residential Property
 JAMES M. BOWKER AND JEANNIE BOWKER C.P. February Term, 2015 No. 01119 \$95,585.37 Shapiro & DeNardo, LLC

1602-398

1505 West Ritner Street assessed as 1505 Ritner Street 19145 26th wd. 1472 sq ft BRT#26-1-025400 Improvements: Residential Property
 DREW THOMAS BYRNE, SR. AND JOANN M. ORIENTE BYRNE C.P. May Term, 2015 No. 02598 \$119,486.17 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1602-399
6652 Tulip Street 19135 41st wd. 1260 Sq Ft BRT#411436600 Subject to Mortgage Improvements: Residential Dwelling
 JOHN F. MCNASBY, III A/K/A JOHN MCNASBY, III C.P. September Term, 2015 No. 01633 \$57,124.53 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1602-400

403 North 55th Street 19139 34th wd. 1422 Sq Ft BRT#774682832 Improvements: Residential Property
 EDWIN MONTOUTE AND MONICA MONTOUTE C.P. May Term, 2015 No. 03456 \$85,397.99 Shapiro & DeNardo, LLC

1602-401

8415 Lynewood Road 19150-3204 50th wd. 1402 Sq Ft OPA#502035400 Improvements: Residential Property
 DEBORAH LEWIS AND MARK ANTHONY LEWIS C.P. October Term, 2013 No. 03648 \$272,022.68 Phelan Hallinan Diamond & Jones, LLP

1602-402

1025 North 64th Street 19151-4507 34th wd. 2147 Sq Ft OPA#344244100 Improvements: Residential Property
 MIGUEL MEDINA AND JANELLE MEDINA C.P. November Term, 2014 No. 00564 \$93,789.61 Phelan Hallinan Diamond & Jones, LLP

1602-403

2743 South 9th Street 19148-5047 39th wd. 960 Sq Ft OPA#395234700 Improvements: Residential Property
 LAURA DRISCOLL AND JOSEPH S. FURBER, JR. C.P. November Term, 2014 No. 02270 \$137,809.50 Phelan Hallinan Diamond & Jones, LLP

1602-404

217 Benner Street 19111 35th wd. 2808 Sq Ft BRT#352162600 Improvements: Residential Property
 JAYSON N. FIGUEROA C.P. June Term, 2015 No. 00997 \$127,111.69 KML Law Group, P.C.

1602-405

1928 Pratt Street 19124 62nd wd. 1395 Sq Ft BRT#622053800 Improvements: Residential Property
 MASSI FLETCHER C.P. February Term, 2013 No. 03277 \$129,053.04 KML Law Group, P.C.

1602-406

2814 North Newkirk Street 19132 38th wd. 1008 Sq Ft OPA#381268800 Improvements: Residential Dwelling
 DONNELL MCCARTY C.P. April Term, 2014 No. 03920 \$38,634.40 Joseph R. Loverdi, Esq.

1602-407

6715 Trinity Street 19142 40th wd. 1205 Sq Ft BRT#403092900 Improvements: Residential Property
 TAUHEDAH CRYOR C.P. January Term, 2015 No. 00732 \$79,794.46 KML Law Group, P.C.

1602-408

1824 Ruan Street 19124 23rd wd. 1192 Sq Ft OPA#23-2024100 Improvements: Residential Property
 RALPH POWERS C.P. March Term, 2014 No. 02185 \$35,455.36 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-409

613 Sanger Street 19120 35th wd. Approximate size: .0265 OPA#35-1216600 Subject to Mortgage Improvements: Residential Property
 CORNELIUS M. MOHSIN C.P. August Term, 2012 No. 03572 \$33,872.61 Kimberly J. Hong, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Justin F. Kobeski, Esq.; Manley, Deas Kochalski LLC

1602-410

6169 Grays Avenue 19142 40th wd. 1920 Sq Ft OPA#40-2152000 Improvements: Residential Property
 LILLIAN D. GALLOWAY C.P. January Term, 2014 No. 00787 \$97,742.01 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-411

5052 Germantown Avenue 19144 12th wd. 2358 Sq Ft OPA#12-3-1313-00 Improvements: Residential Property

SHERIFF'S SALE

STEVEN JONES C.P. April Term, 2014 No. 01808 \$161,244.64 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-412

7142 Tabor Avenue 19111 53rd wd. 3163 Sq Ft OPA#532393800 Improvements: Residential Property
 REBEKAH ORTIZ AND WILLIAM J. BLASZCZYK C.P. June Term, 2013 No. 01867 \$155,367.50 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-413

4900 North Camac Street 19141 49th wd. 2340 Sq Ft OPA#491491700 Improvements: Residential Property
 PAULA L. BROOKS-VAZQUEZ C.P. May Term, 2012 No. 02917 \$172,987.65 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-414

113 Durfor Street 19148 49th wd. 876 Sq Ft OPA#39-1111900 Improvements: Residential Property
 BRIAN GIFFEAR A/K/A BRIAN S. GIFFEAR C.P. April Term, 2015 No. 00731 \$140,127.98 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-415

1326 East Airdrie Street 19124 33rd wd. 1050 Sq Ft OPA#331237200 Improvements: Residential Property
 CHRISTINA C. HARRIS C.P. March Term, 2012 No. 01314 \$68,048.65 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-416

617 West Annsbury Street 19140 49th wd. 1050 Sq Ft OPA#49-1022900 Improvements: Residential Property
 RAMIRO J. ROSARIO A/K/A RAMIRO ROSARIO; JOSIFINA ROSARIO A/K/A JOSIFINA ROSARIO AND UNITED STATES OF AMERICA C.P. August Term, 2014 No. 02560 \$46,284.47 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-417

4050 Neilson Street 19124 33rd wd. 1528 Sq Ft OPA#33-2522300 Improvements: Residential Property
 BERQUIS A. HERRERA A/K/A BERQUIS HERRERA C.P. February Term, 2015 No. 02416 \$49,427.37 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-418

457 East Wyoming Avenue 19120 42nd wd. 1760 Sq Ft BRT#871564200 Improvements: Commercial Use
 RICARDO A. TEJADA C.P. August Term, 2015 No. 2256 \$21,351.97 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1602-419

1503 Frankford Avenue 19125-4411 18th wd. 1374 Sq Ft OPA#181007900 Improvements: Residential Property
 NARCISO R. RODRIGUEZ C.P. November Term, 2004 No. 04151 \$61,505.70 Phelan Hallinan Diamond & Jones, LLP

1602-420

528-30 Gates Street a/k/a 528 Gates Street 19128-2509 21st wd. 3600 Sq Ft OPA#213297400 Improvements: Residential Property
 CHESTER J. FRANCYK, III C.P. September Term, 2012 No. 01914 \$127,457.53 Phelan Hallinan Diamond & Jones, LLP

1602-421

2957 A Street 19134-2815 7th wd. 1204 Sq Ft OPA#071371600 Improvements: Residential Property
 HERMA V. ABREU C.P. June Term, 2015 No. 01838 \$35,752.56 Phelan Hallinan Diamond & Jones, LLP

1602-422

433 West Bringhurst Street 19144-4601 12th wd. 2412 Sq Ft OPA#123112700

SHERIFF'S SALE

Improvements: Residential Property
 JAZY STROMAN; JANICE HICKSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BESSIE WALLACE; JANICE HICKSON, IN HER CAPACITY AS HEIR OF REGINALD M. WALLACE A/K/A REGINALD M. WALLACE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BESSIE WALLACE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER REGINALD M. WALLACE A/K/A REGINALD M. WALLACE, DECEASED C.P. March Term, 2015 No. 02111 \$128,103.27 Phelan Hallinan Diamond & Jones, LLP

1602-423

1400 South Vodges Street 19143-5304 51st wd. 1316 Sq Ft OPA#514014300 Improvements: Residential Property
 ALBERT G. ALEMU; FANTA BEKELE C.P. December Term, 2011 No. 00120 \$64,253.16 Phelan Hallinan Diamond & Jones, LLP

1602-424

11808 Basile Road 19154-2523 66th wd. 1380 Sq Ft OPA#662015300 Improvements: Residential Property
 JOHN HANNIGAN AND PATRICIA A. HANNIGAN C.P. November Term, 2013 No. 01138 \$160,331.18 Phelan Hallinan Diamond & Jones, LLP

1602-425

5113 Wayne Avenue 19144 22nd wd. on Northeasterly side of Wayne Ave 154'5-3/8" Northwestwardly from the Northwesterly side of Manheim St; Front 25'11-1/4", Depth 177'1/8" OPA#123214300
 LEON D. CHAMBERS C.P. June Term, 2010 No. 01040 \$181,684.07 Louis P. Vitti, Esq.

1602-426

7121 Woolston Avenue 19138 10th wd. 1425 Sq Ft BRT#102416900 Improvements: Residential Property
 ANITA L. CUNNINGHAM C.P. June Term, 2015 No. 01340 \$60,061.58 KML Law Group, P.C.

1602-427

5901 Colgate Street 19120 35th wd. 975 Sq Ft BRT#352275200 Improvements: Residential Property
 EDGARDO J. REYES A/K/A EDGARDO REYES C.P. February Term, 2014 No. 01077 \$110,796.22 KML Law Group, P.C.

1602-428

421 West Ruscomb Street 19120 42nd wd. 1750 Sq Ft BRT#422167600
 PARIS JOHNSON AND GILBERTINA JOHNSON C.P. October Term, 2014 No. 01502 \$125,924.72 Emmanuel J. Argentieri, Esq.

1602-429

6367 Edmund Street 19135 41st wd. 1440 Sq Ft OPA#41-1408900 Improvements: Residential Property
 UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JOHN LERRO A/K/A JOHN J. LERRO A/K/A JOHN JUDE LERRO; NANCY LERRO, BELIEVED HEIR AND/OR ADMINISTRATRIX OF THE ESTATE OF JOHN LERRO A/K/A JOHN J. LERRO A/K/A JOHN JUDE LERRO C.P. October Term, 2013 No. 01823 \$79,994.95 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-430

2639 Oakford Street 19146 36th wd. 910 Sq Ft BRT#362043600 Improvements: Residential Property
 SHEILA WILLIAMS, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ROSETTA THORPE PAIGE, DECEASED C.P. June Term, 2015 No. 00681 \$34,445.11 KML Law Group, P.C.

1602-431

6524 North Uber Street 19138 10th wd. 1080 Sq Ft OPA#10-2025700 Improvements: Residential Property
 YOLONDA PARKS, ADMINISTRATRIX OF THE ESTATE OF SHONDA STEVENS A/K/A SHONDA SHAVONN STEVENS A/K/A SHONDA S. STEVENS C.P. February Term, 2014 No. 02712 \$102,710.81 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

SHERIFF'S SALE

1602-432
207 Wilder Street 19147 1st wd. 1260 Sq Ft OPA#011020200 Improvements: Residential Property
 CATHERINE A. CONROY A/K/A CATHERINE A. CONROY LORD C.P. August Term, 2014 No. 01968 \$121,808.62 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-433

1842 West Thompson Street 19121 47th wd. 960 Sq Ft BRT#471066200 Improvements: Residential Property
 ALICE SMITH C.P. August Term, 2014 No. 02127 \$240,292.99 KML Law Group, P.C.

1602-434

1931 West Sparks Avenue 19141 49th wd. 1756 Sq Ft OPA#171280600 Improvements: Residential Property
 GEORGIA PARRISH MUHAMMAD A/K/A GEORGIA P. MUHAMMAD C.P. January Term, 2012 No. 03224 \$117,269.97 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-435

6650 Blakemore Street 19119 22nd wd. Beginning Point: Beginning at a point on the Southwesterly side of Blakemore St (50 ft wide) at the distance of 134'3-5/8" Northwestwardly measured along the said Southwesterly side of Blakemore St from the Northwesterly side of Horter St (50 ft wide) BRT#221285800 Subject to Mortgage Improvements: Row B/gar 2sty Masonry
 JOSEPH D. JOHNSON, JR. C.P. January Term, 2012 No. 02040 \$189,458.28 Richard J. Nalbandian, III, Esq.

1602-436

5637 Stewart Street 19131 4th wd. 1200 Sq Ft OPA#04-3-2147-00 Improvements: Residential Property
 UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ALETHA P. GREEN C.P. October Term, 2013 No. 01820 \$37,836.39 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-437

2315 Tasker Street 19145 36th wd. 1170 Sq Ft OPA#364063300 Subject to Mortgage Improvements: Residential Property
 KELLI E. RICHARDS C.P. June Term, 2015 No. 03627 \$70,435.50 Brett A. Solomon, Esq. Michael C. Mazack, Esq.

1602-438

3600 Conshohocken Avenue, Unit 411 19131 52nd wd. 1251 Sq Ft OPA#88-8-5204-13 Improvements: Residential Property
 UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF BARBARA A. WELDON C.P. June Term, 2014 No. 01050 \$112,100.81 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-439

1161 North 65th Street 19151 34th wd. 1388.05 Sq Ft OPA#135N18 188 or 34-4-3026-00 Subject to Mortgage Improvements: Residential Dwelling
 KIMBERLY WILLIAMS A/K/A KIM WILLIAMS C.P. June Term, 2015 No. 01426 \$82,219.61 Udren Law Offices, P.C.

1602-440

147 East Walnut Lane 19144 59th wd. 3398 Sq Ft OPA#592072300 Improvements: Residential Property
 ADA BUTLER A/K/A ADA N. BUTLER A/K/A ADA BUTTLER A/K/A ADA N. BUTTLER C.P. January Term, 2012 No. 0711 \$173,055.30 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-441

2909 Memphis Street 19134 25th wd. Land Area: 952 Sq Ft; Improvement Area: 1248 Sq Ft OPA#251488100 Improvements: Residential Real Estate - Single Family Dwelling
 JAMES N. LAVELLE C.P. December Term, 2013 No. 03825 \$64,875.80 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm

1602-442

521 North Hobart Street 19131 4th wd. 602 Sq Ft BRT#04-3-1569-00 Improvements: Residential Dwelling

SHERIFF'S SALE

JEFFERY B. TIHANSKY C.P. November Term, 2014 No. 01212 \$46,812.31 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1602-443

3047 Coral Street 19134 25th wd. 800 Sq Ft OPA#25-2456800 Improvements: Residential Property

SONYA RODRIGUEZ A/K/A SONIA RODRIGUEZ C.P. December Term, 2013 No. 03195 \$13,937.41 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-444

5628 Nelson Street 19138 12th wd. 1138.08 Sq Ft BRT#122256500; LOT AND BLOCK #86N4-131 Improvements: Residential Dwelling

CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ERNEST WILLIAMS A/K/A ERNEST WILLIAMS, SR., DECEASED C.P. December Term, 2013 No. 00214 \$58,377.87 Powers, Kim & Associates, LLC

1602-445

1517 South 32nd Street 19146 36th wd. 767.40 Sq Ft BRT#364460100 Improvements: Residential Real Estate

OSMAN BARRIE C.P. August Term, 2015 No. 03910 \$84,346.00 Stern & Eisenberg P.C.

1602-446

234 South 60th Street 19139 3rd wd. 2610 Sq Ft OPA#871050300 Improvements: Residential Property

CHARLENE CARROLL C.P. February Term, 2011 No. 04056 \$153,250.80 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-447

6516 Saybrook Avenue 19142 40th wd. 1044 Sq Ft BRT#403156300 Improvements: Residential Property

RICHARD DEREFF C.P. December Term, 2014 No. 001740 \$12,436.75 Shapiro & DeNardo, LLC

1602-448

4323 Lawndale Street 19124 33rd wd. 1362 Sq Ft OPA#33-2279300 Improvements: Residential Property

JULIO VERA C.P. September Term, 2013 No. 00874 \$11,266.13 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-449

761 East Thayer Street 19134 33rd wd. 825 Sq Ft BRT#331150800 Improvements: Residential Property

SONIA I. MARQUEZ C.P. October Term, 2005 No. 001615 \$37,695.13 Shapiro & DeNardo, LLC

1602-450

6022 West Oxford Street 19151-3528 34th wd. 1429.2 Sq Ft BRT#342090200 Improvements: Residential Real Estate

TALAINA O. HILL AND DONALD TRAWICK, JR. C.P. May Term, 2015 No. 02481 \$209,549.43 Stern & Eisenberg P.C.

1602-451

6507 Belfield Avenue 19119 22nd wd. 1088 Sq Ft BRT#221250400 Improvements: Residential Real Estate

JOAN WADE C.P. July Term, 2013 No. 04709 \$28,640.06 Stern & Eisenberg P.C.

1602-452

6259 North Broad Street 19141 49th wd. 1599.36 Sq Ft BRT#493254900 Improvements: Residential Real Estate

BARRINGTON HYLTON AND PHYLLIS F. HYLTON C.P. August Term, 2015 No. 00941 \$146,783.55 Stern & Eisenberg P.C.

1602-453

5107-09 Duffield Street 19124 62nd wd. 1470 Sq Ft & 140 Sq Ft BRT#622246800 & 622246900 Improvements: Residential Property

YVETTE MCGARRELL C.P. October Term, 2013 No. 000727 \$141,576.43 Shapiro & DeNardo, LLC

1602-454

9733 Clark Street 19115 58th wd. 3200 Sq Ft BRT#581438300 Improvements: Residential Real Estate

ELEANOR KOSIELOWSKI C.P. August Term, 2015 No. 022628 \$156,208.14 Stern & Eisenberg P.C.

1602-455

1340 East Sharpnack Street 19150 50th wd.

SHERIFF'S SALE

1280 Sq Ft OPA#502329400 Improvements: Residential Property

BEATRICE MARTIN A/K/A BEATRICE B. MARTIN C.P. June Term, 2014 No. 04143 \$44,038.45 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-456

5742 Drexel Road 19131 52nd wd. 4312 Sq Ft BRT#522190800 Improvements: S/d W B/g 2 Story Masonry

RONALD DANIELS AND LATONYA J. DANIELS C.P. October Term, 2014 No. 03541 \$203,275.27 Milstead & Associates, LLC

1602-457

5248 Sylvester Street 19124 62nd wd. 1570.78 Sq Ft BRT#621364200 Improvements: Row 2 Story Masonry

JULIO PERALTA C.P. June Term, 2015 No. 01800 \$89,153.77 Milstead & Associates, LLC

1602-458

3554 Jasper Street 19134 45th wd. 1089 Sq Ft BRT#452385200 Improvements: Residential Property

TANH T. HUYNH AND MY-TIEN T. HUYNH C.P. December Term, 2014 No. 002144 \$29,629.83 Shapiro & DeNardo, LLC

1602-459

156 West Coulter Street 19144 22nd wd. 3613 Sq Ft OPA#124034900 Improvements: Residential Property

DAVID J. HARTZOG AND WILLIAM J. HARTZOG C.P. August Term, 2013 No. 02933 \$147,362.21 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-460

4938 Penn Street 19124 23rd wd. 5342.73 Sq Ft BRT#234292600 Improvements: Residential Property

COLLEEN SCOTT-JENKINS, ADMINISTRATRIX OF THE ESTATE OF STEVEN B. JENKINS, DECEASED C.P. August Term, 2013 No. 001402 \$215,322.26 Shapiro & DeNardo, LLC

1602-461

148 Rosemar Street 19120 61st wd. 1050 Sq Ft OPA#61-1233800 Improvements: Residential Property

ANDRE BRYAN AND PHILBERT THOMAS C.P. January Term, 2014 No. 00265 \$101,236.64 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-462

6330 Oakland Street 19149 54th wd. 1378 Sq Ft BRT#541255100 Improvements: Residential Property

DENISE TOOTLE C.P. April Term, 2015 No. 03105 \$144,021.66 KML Law Group, P.C.

1602-463

243 North Alden Street 19139 4th wd. 1078 Sq Ft BRT#042205900 Improvements: Residential Property

DEBORAH BAKER, AS ADMINISTRATRIX OF THE ESTATE OF MARTHA S. BAKER, DECEASED C.P. June Term, 2014 No. 04721 \$30,636.55 KML Law Group, P.C.

1602-464

6820 Cobbs Creek Pkwy 19142 40th wd. 2500 Sq Ft BRT#403227700 Improvements: Residential Property

ALGRIE M. JOHNSON C.P. December Term, 2014 No. 01019 \$61,792.36 KML Law Group, P.C.

1602-465

1701 North 62nd Street 19151 34th wd. 1552 Sq Ft BRT#342301300 Improvements: Residential Property

SEAN D. MASSEY C.P. November Term, 2014 No. 01335 \$102,478.51 KML Law Group, P.C.

1602-466

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

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

1602-467

740 Manton Street 19147 2nd wd. 371 Sq Ft BRT#021299100 Improvements: Residential Property

BOK KIM AND JOHN DOE OWNER OR ANY UNKNOWN PERSON HAVING OR CLAIMING AN INTEREST OR TITLE TO

SHERIFF'S SALE

THE SUBJECT PREMISES C.P. September Term, 2013 No. 02826 \$269,334.25 KML Law Group, P.C.

1602-468

1244 Ellsworth Street 19147 2nd wd. 752 Sq Ft BRT#021207100 Improvements: Residential Property

CATHERINE AVERSA C.P. April Term, 2013 No. 04227 \$469,144.78 KML Law Group, P.C.

1602-469

12039 Sewell Road 19116 35th wd. 7500 Sq Ft BRT#58-2-587800 Improvements: Residential Dwelling

NORMA J. EGENOLF AND WILLIAM E. EGENOLF C.P. May Term, 2009 No. 03805 \$155,566.17 Udren Law Offices, P.C.

1602-470

210 Robat Street 19120 42nd wd. 1282.94 Sq Ft BRT#42-1-1835-00 Improvements: Residential Dwelling

SHARON CROSBY C.P. September Term, 2013 No. 02121 \$110,048.07 Udren Law Offices, P.C.

1602-471

1110 West Glenwood Avenue 19133 37th wd. 1356 Sq Ft OPA#37-2460000 Improvements: Residential Property

TAYSHAMIEA MEARES A/K/A TAYSHAMIEA HOLLY AND SHAWN HOLLY C.P. April Term, 2014 No. 01807 \$51,532.84 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-472

5934 Crystal Street 19120 35th wd. 1219 Sq Ft BRT#352218800 Improvements: Residential Property

CINQUETTA HAWKINS AND RHONDA HAWKINS C.P. April Term, 2013 No. 01647 \$98,006.15 KML Law Group, P.C.

1602-473

4117 Markland Street 19124 33rd wd. 990 Sq Ft BRT#332500500 Improvements: Residential Property

MATEO ROLON MARTINEZ C.P. December Term, 2013 No. 02945 \$72,179.68 KML Law Group, P.C.

1602-474

9331 Edmund Street 19114 65th wd. 7500 Sq Ft BRT#652390600 Improvements: Residential Property

LARITZA DEL VALLE AND JUSTO FIGUEREO C.P. September Term, 2010 No. 02170 \$471,483.45 KML Law Group, P.C.

1602-475

8532 Frontenac Street 19152 56th wd. (formerly of the 35th wd.) 3444 Sq Ft BRT#562361700 Improvements: Residential Property

JERRY LIDOVITCH AND JUNE G. LIDOVITCH C.P. June Term, 2014 No. 03585 \$27,576.63 KML Law Group, P.C.

1602-476

12202 Academy Road 19154 66th wd. 2000 Sq Ft BRT#663345100 Improvements: Residential Property

BRENDA TORRES C.P. September Term, 2013 No. 03154 \$167,633.32 KML Law Group, P.C.

1602-477

1755 North Mascher Street 19122 18th wd. 765 Sq Ft BRT#183085900 Improvements: Residential Property

SUGEHILO MARRERO C.P. December Term, 2014 No. 02003 \$30,981.59 KML Law Group, P.C.

1602-478

1126 Harrison Street 19124 23rd wd. 1352 Sq Ft BRT#234126100 Improvements: Residential Property

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ALETA A. WILLIAMS AND SARAN JACKSON, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ALETA A. WILLIAMS C.P. January Term, 2015 No. 02067 \$60,098.47 KML Law Group, P.C.

1602-479

4990 Pennway Street 19124 23rd wd. (formerly part of the 35th wd.) 1574 Sq Ft BRT#233092700 Improvements: Residential Property

ELIE JACQUES ADRIEN C.P. March Term, 2014 No. 02743 \$39,224.78 KML Law Group, P.C.

1602-480

1107 Glenview Street 19111 53rd wd. 2766 Sq Ft BRT#532158900 Improvements: Residential Property

THERESA BLACKWELL C.P. December

SHERIFF'S SALE

Term, 2012 No. 01451 \$151,511.92 KML Law Group, P.C.

1602-481

2633 West Oxford Street 19121 32nd wd. 1330 Sq Ft BRT#324004000 Improvements: Residential Property

WAYNE F. JOHNSON C.P. November Term, 2014 No. 01309 \$129,729.07 KML Law Group, P.C.

1602-482

732 Hagner Street 19128 21st wd. 3978 Sq Ft BRT#214041068 Improvements: Residential Property

LEONARD E. JOHNSON AND MARGERY E. SHAW A/K/A MARGERY E. SHAW-JOHNSON C.P. January Term, 2014 No. 01952 \$425,861.60 KML Law Group, P.C.

1602-483

37 West Rockland Street 19144 12th wd. 1505 Sq Ft BRT#123037600 Improvements: Residential Property

ANDRI COUNCIL, JR. C.P. February Term, 2015 No. 01113 \$120,061.53 KML Law Group, P.C.

1602-484

2554 South 67th Street 19142 40th wd. 1112 Sq Ft BRT#406061400 Improvements: Residential Property

KANEESHA DANIELS C.P. June Term, 2014 No. 02025 \$59,778.79 KML Law Group, P.C.

1602-485

1602 South 16th Street 19145 36th wd. (formerly part of the 26th wd.) 992 Sq Ft BRT#365136800 Improvements: Residential Property

DEANA FERGUSON, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SAMUEL S. PARKS; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SAMUEL S. PARKS AND TAMMI PARKS, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SAMUEL S. PARKS C.P. October Term, 2014 No. 02245 \$101,800.88 KML Law Group, P.C.

1602-486

929 East Godfrey Avenue 19124 35th wd. 1716 Sq Ft BRT#351111900 Improvements: Residential Property

MARY I. RODRIGUEZ C.P. June Term, 2015 No. 00394 \$112,665.46 KML Law Group, P.C.

1602-487

2035 Carver Street 19124 41st wd. (formerly of the 23rd wd.) 1061 Sq Ft BRT#411049500 Improvements: Residential Property

TASHA HILL C.P. June Term, 2015 No. 01892 \$134,335.60 KML Law Group, P.C.

1602-488

2860 North Taylor Street 19132 38th wd. 628 Sq Ft BRT#381041100 Improvements: Residential Property

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MARY B. VAUGHN C.P. July Term, 2014 No. 03917 \$25,766.21 KML Law Group, P.C.

1602-489

2557 South Massey Street 19142 40th wd. 1252 Sq Ft BRT#406115400 Improvements: Residential Property

FOFIE KAMARA C.P. June Term, 2015 No. 03682 \$65,573.89 KML Law Group, P.C.

1602-490

623 East Thayer Street 19134 33rd wd. 637 Sq Ft BRT#331145400 Improvements: Residential Property

SIMON GORDON C.P. June Term, 2015 No. 02770 \$21,020.53 KML Law Group, P.C.

1602-491

12149 Aster Street 19154 66th wd. 4615 Sq Ft BRT#663200200 Improvements: Residential Property

DAWN KOBER A/K/A DAWN M. KOBER AND RONALD J. WRIGHT C.P. June Term, 2015 No. 00369 \$201,372.25 KML Law Group, P.C.

1602-492

5930 West Thompson Street 19151 34th wd. 2025 Sq Ft BRT#871153550 Improvements: Residential Property

DELICIA A. DEBRO, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF GERALD E. SOLOMON, DECEASED C.P. July Term, 2015 No. 00804 \$33,270.10 KML Law Group, P.C.

1602-493

773 Livezey Lane 19128 21st wd. 4139 Sq Ft BRT#214003600 Improvements: Residential Property

ANNE G. BRIGGS AND MATTHEW

SHERIFF'S SALE

SANITATE C.P. May Term, 2009 No. 02808 \$154,108.50 Rachel C Heinrich, Esq.; Wilentz Goldman & Spitzer P.A.

1602-494

1632 Lewis Street 19124 33rd wd. 1200 Sq Ft BRT#332034100 Improvements: Residential Property

JOHN C. CATALDI, JR. C.P. January Term, 2015 No. 00924 \$25,077.13 Shapiro & DeNardo, LLC

1602-495

2254 Faunce Street 19152 56th wd. 1876 Sq Ft BRT#561397220 Improvements: Residential Property

CARLOS A. CARTAGENA, JR. AND ELIZABETH M. CARTAGENA C.P. January Term, 2015 No. 00669 \$213,818.57 Shapiro & DeNardo, LLC

SHERIFF'S SALE

Residential Dwelling
HEATHER M. CONGELOSI C.P. June Term,
2015 No. 01836 \$11,646.96 Powers, Kirn &
Associates, LLC

1602-509

6042 Wissahickon Avenue 19144 21st wd.
3600 Sq Ft BRT#213260700 Improvements:
Residential Real Estate
GUMLAN DUNCAN C.P. May Term, 2013
No. 00171 \$156,560.35 Stern & Eisenberg
P.C.

1602-510

540 East Geneva Street 19120 42nd wd.
1500 Sq Ft BRT#421214300 Improvements:
Residential Real Estate
BEVERLY THOMISON-SADIA C.P. June
Term, 2015 No. 02347 \$64,347.18 Stern &
Eisenberg P.C.

1602-511

**136 North 2nd Street, Unit 5D a/k/a 136-138
North 2nd Street, Unit 5D 19106** 5th wd.
2121.51 Sq Ft BRT#888053741 Improvements:
Residential Real Estate
RICHARD A. STEVENS C.P. August Term,
2014 No. 02690 \$503,526.00 Stern &
Eisenberg P.C.

1602-512

219 North Robinson Street 19139 34th wd.
1585 Sq Ft OPA#34-1170900 Improvements:
Residential Property
KRISTIE TRICE C.P. March Term, 2014
No. 04306 \$31,826.94 Meredith H. Wooters,
Esq.; Scott A. Dietherick, Esq.; Kimberly A.
Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael
E. Carleton, Esq.; Justin F. Kobeski, Esq.;
Manley Deas Kochalski LLC

1602-513

1539 Robbins Avenue 19149 54th wd. 1800
Sq Ft OPA#541087600 Improvements:
Residential Property
EDDY S. DOMINGUEZ C.P. June Term,
2013 No. 00334 \$158,944.09 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-514

6137 Jefferson Street 19151 34th wd. 1740
Sq Ft OPA#34-2070500 Improvements:
Residential Property
NKURUMAH GOWIE C.P. January Term,
2015 No. 02168 \$101,245.87 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-515

2165 East Letterly Street 19125 31st wd. 1231
Sq Ft OPA#31-3-23-49-00 Improvements:
Residential Property
CHRISTOPHER J. LOUNSBURY AND
THERESA LOUNSBURY C.P. October
Term, 2013 No. 03649 \$180,878.68 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-516

4500 Oakmont Street 19136 41st wd. 1902
Sq Ft OPA#65-1064800 Improvements:
Residential Property
RAYMOND DIAZ, JR. AND MEAGAN A.
DIAZ C.P. June Term, 2013 No. 03783
\$175,585.42 Justin F. Kobeski, Esq.; Scott
A. Dietherick, Esq.; Kimberly A. Bonner, Esq.;
Jana Fridfinnsdottir, Esq.; Michael E. Carleton,
Esq.; Meredith H. Wooters, Esq.; Manley Deas
Kochalski LLC

1602-517

1740 South Conestoga Street 19143 51st wd.
900 Sq Ft OPA#51-4190200 Improvements:
Residential Property
JOEL KESTENBAUM, JOEL PHILLIP C.P.
August Term, 2013 No. 02237 \$48,471.69
Meredith H. Wooters, Esq.; Scott A. Dietherick,
Esq.; Kimberly A. Bonner, Esq.; Jana
Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
Justin F. Kobeski, Esq.; Manley Deas Kochalski
LLC

1602-518

7428 Torresdale Avenue 19136 41st wd. 1260
Sq Ft OPA#41-2409200 Improvements:
Residential Property
WILLIAM SULLIVAN C.P. March Term,
2011 No. 00939 \$105,003.32 Meredith
H. Wooters, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Justin F.
Kobeski, Esq.; Manley Deas Kochalski LLC

1602-519

4167 Ridge Avenue 19129 38th wd. 1234 Sq Ft
BRT#382246900 Improvements: Residential
Real Estate
SOL C. YOUNG C.P. September Term,

SHERIFF'S SALE

2015 No. 00516 \$155,180.54 Stern &
Eisenberg P.C.

1602-520

2807 Ryerson Place 19114 57th wd. 1800
Sq Ft OPA#57-2094623 Improvements:
Residential Property
JESSICA MURAO AND STEVEN K.
MURAO C.P. June Term, 2013 No. 02114
\$204,698.72 Meredith H. Wooters, Esq.; Scott
A. Dietherick, Esq.; Kimberly A. Bonner, Esq.;
Jana Fridfinnsdottir, Esq.; Michael E. Carleton,
Esq.; Justin F. Kobeski, Esq.; Manley Deas
Kochalski LLC

1602-521

2413 Grays Ferry Avenue 19146 30th wd.
1740 Sq Ft BRT#302176000 Improvements:
Residential Property
JOHN PRIMIANO C.P. January Term,
2012 No. 4755 \$250,220.45 Shapiro &
DeNardo, LLC

1602-522

2220 Ellsworth Street 19146 36th wd. 1376
Sq Ft BRT#361240300 Improvements:
Residential Property
MICHELLE RENEE CHANCE AS
EXECUTRIX OF THE ESTATE OF ELOISE
N. HAINES, DECEASED C.P. April Term,
2014 No. 00711 \$135,135.88 Shapiro &
DeNardo, LLC

1602-523

191 West Spencer Street 19120 61st wd.
1140 Sq Ft OPA#139N7-186, 611220400
Improvements: Residential Property
STACY SAVAGE A/K/A STACEY SAVAGE
C.P. May Term, 2013 No. 02573 \$43,416.24
Meredith H. Wooters, Esq.; Scott A. Dietherick,
Esq.; Kimberly A. Bonner, Esq.; Jana
Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
Justin F. Kobeski, Esq.; Manley Deas Kochalski
LLC

1602-524

1947 Laveer Street 19141 17th wd. 992 Sq Ft
BRT#171300900 Improvements: Residential
Property
TAWANA COLEMAN C.P. March Term,
2015 No. 003924 \$47,311.00 Shapiro &
DeNardo, LLC

1602-525

5558 Market Street 19139 60th wd. 1867.5
Sq Ft BRT#60-4-002600 Improvements:
Residential Dwelling
ERIC WOODARD AND TONYA WOODARD
A/K/A TONYA M. WOODARD C.P. June
Term, 2014 No. 00196 \$121,875.04 Udren
Law Offices, P.C.

1602-526

9849 Haldeman Avenue 19115 58th wd. 2935.5
Sq Ft BRT#58-1345800 Improvements:
Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER RIA DORA
SEGALOW A/K/A DORA SEGALOW; POLA
MICHAELS, KNOWN HEIR OF RIA DORA
SEGALOW A/K/A DORA SEGALOW; RICKY
SEGALOW, KNOWN HEIR OF RIA DORA
SEGALOW A/K/A DORA SEGALOW; RIA
DORA SEGALOW A/K/A DORA SEGALOW,
LAST RECORD OWNER C.P. September
Term, 2014 No. 03075 \$207,518.31 Udren
Law Offices, P.C.

1602-527

1418 68th Avenue 19126 50th wd. 1944 Sq
Ft BRT#10-1246700 Subject to Mortgage
Improvements: Residential Dwelling
HOPE DRAPER AND MARK DRAPER C.P.
September Term, 2015 No. 02662 \$155,545.37
Udren Law Offices, P.C.

1602-528

**303 East Shawmont Avenue, #2A6 a/k/a 303
Showmont Avenue, Apt F 19128** 21st wd.
0 Sq Ft BRT#888210585 Improvements:
Residential Dwelling
ESTATE OF ELEANOR SWEENEY A/K/A
ELEANOR B. SWEENEY, C/O MICHAEL
SWEENEY A/K/A MICHAEL A. SWEENEY,
PERSONAL REPRESENTATIVE; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER ELEANOR SWEENEY
A/K/A ELEANOR B. SWEENEY C/O
MICHAEL SWEENEY A/K/A MICHAEL A.
SWEENEY, PERSONAL REPRESENTATIVE
OF THE ESTATE OF ELEANOR SWEENEY
A/K/A ELEANOR B. SWEENEY; THERESA
M. BACH, KNOWN HEIR OF ELEANOR
SWEENEY A/K/A ELEANOR B. SWEENEY;
BETH ANN C. NICHOLS, KNOWN HEIR OF
ELEANOR SWEENEY A/K/A ELEANOR B.
SWEENEY; KATHLEEN ELLIOTT, KNOWN
HEIR OF ELEANOR SWEENEY A/K/A
ELEANOR B. SWEENEY C.P. March
Term, 2014 No. 05269 \$66,002.51 Udren

SHERIFF'S SALE

Law Offices, P.C.

1602-529

1627 Allen Grove Street 19124 23rd wd.
1445 Sq Ft OPA#23-2217000 Improvements:
Residential Property
RONALD W. GAYLE, SR. C.P. April
Term, 2014 No. 03328 \$73,406.89 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-530

6113 Gardenia Street 19144 22nd wd. 1280
Sq Ft OPA#59-2221600 Improvements:
Residential Property
DEREK A. BURNEY C.P. February
Term, 2014 No. 02577 \$85,104.63 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-531

4147 Knorr Street 19135 41st wd. 3411 Sq Ft
OPA#55-2160600 Improvements: Residential
Property
ALBERTA E. SPINELLI C.P. September
Term, 2014 No. 03564 \$123,027.15 Meredith
H. Wooters, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Justin F.
Kobeski, Esq.; Manley Deas Kochalski LLC

1602-532

1306 West Somerset Street 19132 37th wd.
1827 Sq Ft OPA#37-2-3361-00 Improvements:
Residential Property
ABDUR-RAHIYM NEEQUAYE C.P.
January Term, 2012 No. 03025 \$51,798.20
Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-533

2154 North Lambert Street 19121 32nd wd.
1164 Sq Ft OPA#322042800 Improvements:
Residential Property
MILDRED BROCKINGTON C.P. May
Term, 2013 No. 00010 \$35,330.03 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-534

10814 Modena Ter 19116 66th wd. 18'x60';
new sewer pipes at curb OPA#662053000
Subject to Mortgage Improvements: Row B/gar
2 Sty Mas + Other
EVELYN RIVERA C.P. March Term, 2015
No. 04249 \$50,788.60 John J. Lynch

1602-535

213 West Abbottsford Avenue 19144 13th wd.
1999 Sq Ft OPA#13-3038100 Improvements:
Residential Property
JULIAN GARNETT AND LATRELL B.
GARNETT A/K/A LATRELL GARNETT
C.P. October Term, 2014 No. 03312
\$102,813.67 Meredith H. Wooters, Esq.; Scott
A. Dietherick, Esq.; Kimberly A. Bonner, Esq.;
Jana Fridfinnsdottir, Esq.; Michael E. Carleton,
Esq.; Justin F. Kobeski, Esq.; Manley Deas
Kochalski LLC

1602-536

1752 North Taney Street 19121 32nd wd.
984 Sq Ft OPA#324126100 Improvements:
Residential Property
MITZIE LYONS-FOSTER C.P. April
Term, 2011 No. 00850 \$56,420.55 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-537

6017 Agusta Street 19149 53rd wd. 1138 Sq Ft
OPA#531258400 Improvements: Residential
Property
WENDY WATSON; SHAWNA BARNES;
ALICIA BROWN AND AJEYKEA BROWN
C.P. October Term, 2011 No. 02890 \$87,163.90
Justin F. Kobeski, Esq.; Scott A. Dietherick,
Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-538

110 Rector Street 19127 21st wd. Approximate
size: 1632 OPA#21-1087300 Improvements:
Residential Property
MARGARET A. PICKERSGILL C.P.
February Term, 2015 No. 01266 \$63,097.98
Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-539

**1110 East Tioga Street a/k/a 1110 Tioga Street
19134** 5th wd. 1440 Sq Ft OPA#331208300

SHERIFF'S SALE

Improvements: Residential Property
JAMES RANDOLPH, JR. C.P. January
Term, 2014 No. 01330 \$41,848.75 Meredith
H. Wooters, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Justin F.
Kobeski, Esq.; Manley Deas Kochalski LLC

1602-540

7016 Jackson Street 19135 55th wd. 2244
Sq Ft OPA#55-2-4704-00 Improvements:
Residential Property
TIMOTHY LEACH C.P. August Term,
2011 No. 02826 \$132,415.44 Meredith
H. Wooters, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Justin F.
Kobeski, Esq.; Manley Deas Kochalski LLC

1602-541

2542 North Patton Street 19132 28th wd.
836 Sq Ft OPA#282179500 Improvements:
Residential Property
THE UNKNOWN HEIRS AND
ADMINISTRATORS OF THE ESTATE OF
CHARLES W. COOPER A/K/A CHARLIE W.
COOPER C.P. February Term, 2012 No.
02661 \$13,771.20 Meredith H. Wooters,
Esq.; Scott A. Dietherick, Esq.; Kimberly A.
Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael
E. Carleton, Esq.; Justin F. Kobeski, Esq.;
Manley Deas Kochalski LLC

1602-542

885 Granite Street 19124-1728 35th wd.
1022 Sq Ft OPA#351139200 Improvements:
Residential Property
BLEASE BURNO C.P. November Term,
2013 No. 01135 \$65,029.33 Phelan Hallinan
Diamond & Jones, LLP

1602-543

7930 Mars Place 19153 40th wd. Approximate
size: 1612 OPA#40-5890025 Improvements:
Residential Property
BETTY JEAN CRUMEL C.P. January Term,
2011 No. 00951 \$145,764.60 Meredith
H. Wooters, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Justin F.
Kobeski, Esq.; Manley Deas Kochalski LLC

1602-544

**322 East Roosevelt Boulevard 19120-
3949** 42nd wd. 1550 Sq Ft OPA#421130300
Improvements: Residential Property
PHYLLIS WALKER C.P. August Term,
2014 No. 03555 \$83,615.03 Phelan Hallinan
Diamond & Jones, LLP

1602-545

3144 D Street 19134-2313 7th wd. 980 Sq Ft
OPA#071500600 Improvements: Residential
Property
CARMEN VELAZQUEZ C.P. April Term,
2015 No. 03099 \$35,927.34 Phelan Hallinan
Diamond & Jones, LLP

1602-546

7901 Ditman Street 19136-3237 65th wd.
1120 Sq Ft OPA#651249000 Improvements:
Residential Property
ANTHONY VENNARI C.P. August Term,
2013 No. 00008 \$168,168.27 Phelan
Hallinan Diamond & Jones, LLP

1602-547

2249 North Vanpelt Street 19132 16th wd.
1526 Sq Ft OPA#162190500 Improvements:
Residential Property
LEONARD PURNELL C.P. April Term,
2011 No. 02701 \$54,148.05 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-548

147 West Sharpnack Street 19119 22nd
wd. Approximate size: 2688 OPA#223047000
Improvements: Residential Property
MARIA MITCHELL C.P. May Term, 2013
No. 03781 \$284,144.46 Justin F. Kobeski,
Esq.; Scott A. Dietherick, Esq.; Kimberly A.
Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael
E. Carleton, Esq.; Meredith H. Wooters, Esq.;
Manley Deas Kochalski LLC

1602-549

1255 East Sanger Street 19124 23rd wd.
1269 Sq Ft OPA#621059900 Improvements:
Residential Property
BRYANT L. MAXIE C.P. June Term, 2013
No. 01382 \$58,423.77 Justin F. Kobeski,
Esq.; Scott A. Dietherick, Esq.; Kimberly A.
Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael
E. Carleton, Esq.; Meredith H. Wooters, Esq.;
Manley Deas Kochalski LLC

1602-550

2716 North 46th Street 19131 34th wd. 1945
Sq Ft OPA#521230200 Improvements:
Residential Property
LECHERYL HAWKES C.P. October
Term, 2012 No. 00192 \$44,180.90 Justin

SHERIFF'S SALE

F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-551

5213 North Warnock Street 19141 49th
wd. Approximate size: 2100 OPA#492198700
Improvements: Residential Property
RATTANA PHANSACKDY C.P. April
Term, 2013 No. 00261 \$129,114.31 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-552

1832 East Clementine Street 19134 25th
wd. Approximate size: 1098 OPA#25-2249500
Improvements: Residential Property
TAMILLA DOVMAN C.P. January
Term, 2014 No. 00418 \$44,735.11 Justin
F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-553

2411 South Garnet Street 19145 48th wd.
1068 Sq Ft OPA#262132200 Improvements:
Residential Property
MATTHEW DIVARIO AND ERICA
TUBENS C.P. July Term, 2012 No. 03913
\$118,051.26 Meredith H. Wooters, Esq.; Scott
A. Dietherick, Esq.; Kimberly A. Bonner, Esq.;
Jana Fridfinnsdottir, Esq.; Michael E. Carleton,
Esq.; Justin F. Kobeski, Esq.; Manley Deas
Kochalski LLC

1602-554

5902 Shisler Street 19149 53rd wd. 1512 Sq Ft
OPA#531275200 Improvements: Residential
Property
JULMICE JOSUE AND SHAMAIIA CHOIZI
C.P. April Term, 2013 No. 01227 \$99,401.63
Justin F. Kobeski, Esq.; Scott A. Dietherick,
Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-555

1220 East Fletcher Street 19125 18th wd.
Approximate size: 755 OPA#18-1257300
Improvements: Residential Property
ROBERT PALUMBO A/K/A ROBERT L.
PALUMBO A/K/A ROBERT PALUMBO, JR.
C.P. March Term, 2014 No. 05739 \$131,206.47
Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Manley Deas Kochalski LLC

1602-556

6835 Walker Street 19135 55th wd. 1808 Sq Ft
OPA#552336600 Improvements: Residential
Property
BARBARA FRONGELLO C.P. May Term,
2013 No. 03987 \$117,272.25 Meredith
H. Wooters, Esq.; Scott A. Dietherick, Esq.;
Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Justin F.
Kobeski, Esq.; Manley Deas Kochalski LLC

1602-557

5447 Rising Sun Avenue 19120 42nd wd.
1800 Sq Ft OPA#421271400 Improvements:
Residential Property
PEGGY STUART AND TYRONE LEGGETT
C.P. February Term, 2013 No. 02807
\$82,129.96 Meredith H. Wooters, Esq.; Scott
A. Dietherick, Esq.; Kimberly A. Bonner, Esq.;
Jana Fridfinnsdottir, Esq.; Michael E. Carleton,
Esq.; Justin F. Kobeski, Esq.; Manley Deas
Kochalski LLC

1602-558

SHERIFF'S SALE

03371 \$152,908.60 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-561

3329 North Mascher Street 19140 7th wd. Approximate size: 1008 OPA#072052200 Improvements: Residential Property FRANCISCO SANTIAGO C.P. February Term, 2013 No. 03335 \$45,901.90 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-562

443 Tree Street 19148 39th wd. Approximate size: 1072 OPA#392128400 Improvements: Residential Property FRANCIS ETHREDGE C.P. June Term, 2014 No. 02874 \$71,847.66 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-563

2004 South 15th Street 19145 48th wd. Approximate size: 1500 OPA#48-1169200 Improvements: Residential Property JERI A. KAPPLER C.P. April Term, 2014 No. 01004 \$36,994.68 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-564

2553 Stetler Street 19142 40th wd. Approximate size: 1248 OPA#40-4-011300 Improvements: Residential Property DENISE LITTLE AND GEORGE LITTLE C.P. October Term, 2011 No. 03251 \$76,022.12 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-565

7123 Torresdale Avenue 19135 65th wd. Approximate size: 2430 OPA#651257000 Improvements: Residential Property JOSEPH A. DAUT AND MICHELLE DAUT C.P. May Term, 2011 No. 01332 \$143,025.06 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-566

6305 Trotter Street 19111 53rd wd. 2088 Sq Ft OPA#531236200 Improvements: Residential Property ANDRENOR RICHARD, F/K/A ANDRENOR MONDELUS AND BRUNETTE RICHARD, F/K/A BRUNETTE MONDELUS C.P. April Term, 2012 No. 01580 \$56,918.02 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-567

1701 Locust Street, Unit 1705 19103 8th wd. Approximate size: 1116 OPA#88-8110692 Improvements: Residential Property MATTHEW MCMANUS AND JENNIFER BURMAN-MCMANUS C.P. April Term, 2015 No. 00732 \$385,265.24 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-568

833 Sanger Street 19124 35th wd. 1240 Sq Ft BRT#351219000 Improvements: Residential Property SUNDAY E. ADEYEMI AND BOLA ADEYEMI C.P. February Term, 2014 No. 01501 \$32,737.29 Shapiro & DeNardo, LLC

1602-569

601 Watkins Street 19148 1st wd. 1312 Sq Ft OPA#012122200 Improvements: Residential Property AMERICAN HERITAGE FEDERAL CREDIT UNION C.P. August Term, 2014 No. 03494 \$90,217.09 plus interest in the amount of \$12596.43 from 8/27/14 Michael V. Phillips, Esq.

1602-570

2143 Tyson Street 19149 54th wd. 1788 Sq Ft OPA#542087700 Improvements: Residential Property RICHARD E. FOUNTAIN, JR. AND KAREN F. FOUNTAIN C.P. February Term, 2013 No. 02039 \$48,602.53 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael

SHERIFF'S SALE

E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-571

921 Wadsworth Avenue, a/k/a 921 East Wadsworth Street 19150-3416 50th wd. 1738 Sq Ft OPA#502500100 Improvements: Residential Property EUGENE D. FRASIER AND TAWANNA GREEN N/K/A TAWANNA FRASIER C.P. March Term, 2015 No. 01435 \$269,184.24 Phelan Hallinan Diamond & Jones, LLP

1602-572

304 East Clarkson Avenue 19120 42nd wd. ROW 2 STY MASONRY PRCL#42-1-2306-00 Improvements: Residential Dwelling SEAN MILLIGAN C.P. August Term, 2013 No. 02098 \$136,928.19 Hladik, Onorato & Federman, LLP

1602-573

5405 Westminster Avenue 19131-4919 4th wd. 1140 Sq Ft OPA#041056400 Improvements: Residential Property REGINALD D. LUNDY, II AND APRIL E. LUNDY C.P. March Term, 2015 No. 01136 \$45,668.43 Phelan Hallinan Diamond & Jones, LLP

1602-574

1425 East Susquehanna Avenue 19125 18th wd. On Northeasterly side of Susquehanna Ave 18' Southeastwardly from the Southeasterly side of Gaul St; Front: abnormal, Depth: abnormal BRT#181252900 Improvements: Single Family Residence JONATHAN WOJTIW C.P. March Term, 2013 No. 03820 \$261,704.91 Stephen M. Hladik, Esq.

1602-575

6003 North Warnock Street 19141-3709 49th wd. 1088 Sq Ft OPA#492205800 Improvements: Residential Property MAURICE P. CARTER AND MICHELLE LATTANY C.P. October Term, 2013 No. 03321 \$84,015.83 Phelan Hallinan Diamond & Jones, LLP

1602-576

5314 Jackson Street 19124 62nd wd. On Northwest side of Jackson St 135'8" Northeast from the Northeast side of Kennedy St (50' wide); Front: abnormal, Depth: abnormal BRT#622399500 Improvements: Single Family Residence CANDICE LEES C.P. September Term, 2014 No. 01603 \$192,544.42 Stephen M. Hladik, Esq.

1602-577

1376 Pennington Road 19151 34th wd. On Southwesterly side of Pennington Rd 46 feet wide measured south 44 degrees 59 minutes East along the southwesterly side of Pennington; Front: abnormal, Depth: abnormal BRT#343328500 Improvements: Single Family Residence SABRINA FISHER C.P. December Term, 2013 No. 028320 \$135,954.12 Stephen M. Hladik, Esq.

1602-578

10043 Ferndale Street 19116 58th wd. 2850 Sq Ft BRT#582479900 Improvements: Residential Property VASYL FEDELESH C.P. March Term, 2012 No. 00444 \$187,675.00 KML Law Group, P.C.

1602-579

3997 Stevenson Lane 19114 66th wd. ROW B/GAR 2STY MASONRY; 1386 Sq Ft BRT#661288063 Improvements: Residential Dwelling YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 McCabe, Weisberg, & Conway, P.C.

1602-580

1828 Federal Street 19146 36th wd. ROW 3STY MASONRY; 1440 Sq Ft BRT#361038800 Improvements: Residential Dwelling BRUCE G. STENBERG, II C.P. August Term, 2013 No. 01920 \$256,555.27 McCabe, Weisberg, & Conway, P.C.

1602-581

1522 South 31st Street 19146 36th wd. ROW 2STY MASONRY; 1020 Sq Ft BRT#364436200 Improvements: Residential Dwelling EQUITY HOLDING CORPORATION, A NON-PROFIT CALIFORNIA CORPORATION, AS TRUSTEE OF THE SOUTH PHILLY CHILDREN TRUST, NO. 10033149, DATED 03/25/2010, BRIAN E. KUMAHOR AND MARSHALL JONES KUMAHOR C.P. July Term, 2013 No. 02833 \$72,139.72 McCabe, Weisberg, & Conway, P.C.

1602-582A-D

2nd wd. (1301 Federal Street - Premises A - 19147) 18'x52' OPA#021252700 Subject to Mortgage Subject to Rent Improvements: Row

SHERIFF'S SALE

Con/apt 3 Sty Mason **23rd wd. (4750 Frankford Avenue - Premises B - 19124)** Approximate size: 17'x85'8" OPA#871110050 Subject to Rent Improvements: Sty Off + Apt 3 Sty Masonry **39th wd. (2140 South 8th Street - Premises C - 19148)** Approximate size: 16'x65' OPA#393255200 Subject to Mortgage Improvements: Row 2 Sty Masonry **23rd wd. (4655-4661 Paul Street - Premises D - 19124)** Approximate size: 61'x89' OPA#0882966800 Subject to Rent Improvements: Store 1 Sty Masonry BIK YANG LAU C.P. June Term, 2008 No. 04947 \$125,000.00 Drew Salaman, Esq.

1602-583

7723 Temple Road 19150 50th wd. ROW B/GAR 2STY MASONRY; 990 Sq Ft BRT#501088000 Improvements: Residential Dwelling UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA AND WAYNE HUDSON, JR. C.P. October Term, 2014 No. 02458 \$135,651.33 McCabe, Weisberg, & Conway, P.C.

1602-584

5908 Agusta Street 19149 53rd wd. ROW B/GAR 2STY MASONRY; 1086 Sq Ft BRT#531248500 Improvements: Residential Dwelling IVETTE MARTELL C.P. September Term, 2014 No. 03565 \$77,271.26 McCabe, Weisberg, & Conway, P.C.

1602-585

5800 Chew Avenue 19138 59th wd. ROW B/GAR 2STY MASONRY; 1438 Sq Ft BRT#591200900 Improvements: Residential Dwelling WILLIAM C. JONES, KNOWN SURVIVING HEIR OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2012 No. 01408 \$93,585.75 McCabe, Weisberg, & Conway, P.C.

1602-586

939 Pratt Street 19124 35th wd. ROW B/GAR 2STY MASONRY; 1148 Sq Ft BRT#351119700 Improvements: Residential Dwelling ANA ZAMORA C.P. June Term, 2015 No. 00657 \$48,158.87 McCabe, Weisberg, & Conway, P.C.

1602-587

1817 Hoffnagle Street 19152-2308 56th wd. 1328 Sq Ft PRCL#562115500 Improvements: Residential Property THERESA NOVALSKI C.P. April Term, 2012 No. 00760 \$155,582.24 Phelan Hallinan Diamond & Jones, LLP

1602-588

5813 North Camac Street 19144 49th wd. 1249 Sq Ft BRT#493163400; BRT#122N18-75 Improvements: Residential Dwelling CALVIN GADSON C.P. July Term, 2014 No. 01700 \$163,668.09 Powers, Kirn & Associates, LLC

1602-589A-C

4324 Main Street - Premises A - 19127 21st wd. 1974.56 Sq Ft OPA#871274800 Improvements: Row W/off Str 2sty Masonry **4326 Main Street - Premises B - 19127** 21st wd. 5429 Sq Ft OPA#871019250 Improvements: Str/off+apts 3sty Masonry **4328 Main Street - Premises C - 19127** 21st wd. 4893.81 Sq Ft OPA#871274850 Improvements: Row W-off/str 2sty Masonry 4326 MAIN STREET, L.P. C.P. April Term, 2010 No. 01278 \$1132077.87 together with interest at the per diem rate of \$178.70 accruing after March 5, 2014 Frank G. Murphy, Esq.

1602-590

6109 North Marshall Street 19120 61st wd. 1360 Sq Ft BRT#611139200 Improvements: Residential Property JOHN T. BRICE C.P. April Term, 2015 No. 02445 \$96,025.36 KML Law Group, P.C.

1602-591

3266 Miller Street 19134 45th wd. On Northwesterly side of Miller St 88ft Northeastwardly from the Northeasterly side of Madison St; Front: 14'4", Depth: 62' BRT#451354500 Improvements: Single Family Residence KENNETH WICK A/K/A KENNETH W. WICK, JR. AND NICOLE M. WICK C.P. November Term, 2014 No. 001305 \$167,870.52 Stephen M. Hladik, Esq.

1602-592

6719 Gillespie Street 19135 55th wd. 1458 Sq Ft BRT#552451000 Improvements: Residential Property DANIEL TOBIN C.P. September Term,

SHERIFF'S SALE

2014 No. 02648 \$76,588.42 KML Law Group, P.C.

1602-593

6030 Shisler Street 19149 53rd wd. 1422 Sq Ft BRT#531279800 Improvements: Residential Property RAUSHANAH GREEN C.P. November Term, 2012 No. 00744 \$155,967.89 KML Law Group, P.C.

1602-594

2619 North 23rd Street 19132 16th wd. 992 Sq Ft BRT#162226700 Improvements: Residential Property HAZEL G. TAYLOR C.P. June Term, 2015 No. 04006 \$46,032.27 KML Law Group, P.C.

1602-595

4640 Reach Street 19120 42nd wd. (formerly of the 5th wd.) 1206 Sq Ft BRT#421596900 Improvements: Residential Property RASHI J. FREEMAN C.P. June Term, 2015 No. 03995 \$75,061.76 KML Law Group, P.C.

1602-596

406 North 53rd Street 19139 44th wd. 1170 Sq Ft BRT#442326400 Improvements: Residential Property MAWIYAH BAWA C.P. July Term, 2014 No. 02782 \$63,544.84 KML Law Group, P.C.

1602-597

6134 Vandike Street 19135 41st wd. 1056 Sq Ft OPA#411331500 Improvements: Residential Property GENO F. DEDOMENICO AND LINDA M. DEDOMENICO C.P. January Term, 2014 No. 02899 \$46,204.41 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-598

549 South Salford Street 19143 3rd wd. 909 Sq Ft OPA#032211200 Improvements: Residential Property SHIRNISE DENNIS, A/K/A SHIRNISE E. DENNIS C.P. February Term, 2013 No. 03055 \$59,398.05 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-599

442 St Luke Street 19140 7th wd. 782 Sq Ft OPA#07-2-2450-00 Improvements: Residential Property GERALD B. COOPER, JR. C.P. March Term, 2012 No. 01245 \$47,554.51 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-600

7308 Palmetto Street 19111 6th wd. 1218 Sq Ft OPA#561005800 Subject to Mortgage Improvements: Residential Property NADINE GRIFFIN C.P. August Term, 2011 No. 04005 \$160,356.13 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-601

6129 Grays Avenue 19142 40th wd. 976 Sq Ft OPA#402150000 Improvements: Residential Property TYRONE BOOKER C.P. November Term, 2014 No. 01797 \$88,401.92 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-602

2018 East Cumberland Street 19125 31st wd. 1282 Sq Ft OPA#31-4-0056-00 Improvements: Residential Property ALICIA HURST AND JOSEPH HURST C.P. December Term, 2011 No. 02276 \$105,524.51 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-603

5937 Tackawanna Street 19135 62nd wd. On Southeasterly side of Tackawanna St 103'6" Southwestwardly from the Southwesterly side of Comly St; Front: 30'1-1/8", Depth: Irregular BRT#622323000 Improvements: Single Family Residence HOWARD Q. WALKER, SR. A/K/A HOWARD Q. WALKER AND JACQUELINE WALKER C.P. July Term, 2014 No. 002492 \$195,755.49 Stephen M. Hladik, Esq.

1602-604

6224 Algon Avenue 19111 53rd wd. (formerly

SHERIFF'S SALE

35th wd.) APT 2-4 UNITS 2STY MASONRY; 1600 Sq Ft BRT#531207100 Subject to Mortgage Improvements: Residential Dwelling EDWARD J. SCHREIBER AND BARBARA FEINBERG C.P. August Term, 2013 No. 01368 \$130,807.31 McCabe, Weisberg, & Conway, P.C.

1602-605

2020 Dorrance Street 19145 48th wd. (formerly part of the 36th wd.) ROW 2STY MASONRY; 840 Sq Ft BRT#481271200 Improvements: Residential Dwelling JOHN J. CHEATLEY C.P. April Term, 2013 No. 02579 \$59,911.72 McCabe, Weisberg, & Conway, P.C.

1602-606

903 Clinton Street #1F 19107 5th wd. 0 Sq Ft BRT#88-8-030454 Improvements: Residential Dwelling JAVIER GOMEZ A/K/A JAVIER H. GOMEZ AND KAREN GOMEZ C.P. November Term, 2014 No. 00124 \$378,283.77 Udren Law Offices, P.C.

1602-607

5148 Bingham Street 19120 42nd wd. On Northwesterly side of Bingham St 95'9" Southwestwardly from the Southwesterly side of Ashdale St; Front: irregular, Depth: irregular BRT#421495000 Improvements: Single Family Residence JIA QING HUANG C.P. September Term, 2014 No. 02494 \$82,900.57 Stephen M. Hladik, Esq.

1602-608

6644 North 18th Street 19126 10th wd. 1472 Sq Ft BRT#101094400 Improvements: Residential Property THOMAS GRANT C.P. February Term, 2014 No. 01342 \$92,902.68 KML Law Group, P.C.

1602-609

9060 Verree Road 19115 63rd wd. DET W/GAR 1.5STY MAS+OTHER; 1395 Sq Ft BRT#632262300 Improvements: Residential Dwelling PHILIP NACE, CECELIA NACE AND IRMA RIVERA C.P. March Term, 2015 No. 03949 \$215,164.92 McCabe, Weisberg, & Conway, P.C.

1602-610

1425 Englewood Street 19111 53rd wd. (formerly of the 35th wd.) 2355 Sq Ft BRT#532361500 Improvements: Residential Property UNKNOWN HEIRS/ADMINISTRATORS OF THE ESTATE OF HELEN T. HOWE AND ROBERT HOWE, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HELEN T. HOWE C.P. November Term, 2014 No. 00535 \$154,873.79 KML Law Group, P.C.

1602-611

625 East Durham Street 19119 22nd wd. 5534 Sq Ft BRT#222170200 Improvements: Residential Property WAYNE M. GARVIN C.P. June Term, 2015 No. 03791 \$436,947.46 KML Law Group, P.C.

1602-612

4928 C Street 19120 42nd wd. 1270 Sq Ft BRT#421360300 Improvements: Residential Property VICTORIA DEMARCO, SOLELY IN HER CAPACITY AS HEIR OF MARY MAIALETTI, DECEASED; VERONICA HARTMANN, SOLELY IN HER CAPACITY AS HEIR OF MARY MAIALETTI, DECEASED C.P. August Term, 2015 No. 02384 \$54,449.43 KML Law Group, P.C.

1602-613

6356 Marsden Street 19135 41st wd. ROW 2STY MASONRY; 1084 Sq Ft BRT#411252800 Improvements: Residential Dwelling MARKEEM KENDALL C.P. March Term, 2015 No. 01548 \$101,013.33 McCabe, Weisberg, & Conway, P.C.

1602-614

7600 East Roosevelt Boulevard Unit 604 19152 36th wd. RES CONDO .5+STY MASONRY; 712 Sq Ft BRT#888560986 Improvements: Condominium SHIRLEY SOMERS C.P. June Term, 2015 No. 02829 \$84,585.51 McCabe, Weisberg, & Conway, P.C.

1602-615

3206 Princeton Avenue 19149 55th wd. 1735 Sq Ft BRT#551381200 Improvements: Residential Property BRIAN C. BUCK AND CHRISTINE M. BUCK C.P. November Term, 2014 No. 02121 \$154,984.18 KML Law Group, P.C.

1602-616

5742 Filbert Street 19139 4th wd. 930 Sq Ft

SHERIFF'S SALE

BRT#042016100 Improvements: Residential Property
FELICIA BASKERVILLE A/K/A FELICIA L. BASKERVILLE C.P. February Term, 2015 No. 01137 \$29,386.29 KML Law Group, P.C.

1602-617

5401 Diamond Street 19131 52nd wd. 2223 Sq Ft OPA#52-2-0924-00 Improvements: Residential Property
KIM NOVACK FOX C.P. April Term, 2013 No. 02884 \$129,403.44 Justin F. Kobeski, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-618

6624 Woodland Avenue 19142 40th wd. On Southeasterly side of Woodland Ave 50 ft Southwestwardly from the Southwesterly side of Shields St; Front: 24', Depth: 100' BRT#403150600 Improvements: Single Family Residence
KING S. CORNEH AND MARY M. CORNEH A/K/A MARY M. FORTUNE C.P. November Term, 2014 No. 00193 \$107,080.52 Stephen M. Hladik, Esq.

1602-619

4033 Loring Street 19136 41st wd. 1003 Sq Ft BRT#412177200 Improvements: Residential Property
CHRISTINE LYNN PARKER A/K/A CHRISTINE PARKER C.P. October Term, 2014 No. 02909 \$112,481.64 KML Law Group, P.C.

1602-620

4633 Hurley Street 19120 42nd wd. 1200 Sq Ft BRT#421446400 Improvements: Residential Property
HERMINIO RAMOS CASTILLO C.P. December Term, 2014 No. 02300 \$87,366.41 KML Law Group, P.C.

1602-621

1554 North 57th Street 19131 4th wd. (formerly of the 34th wd.) 1179 Sq Ft BRT#043287800 Improvements: Residential Property
GRETTE A. DAVIS C.P. June Term, 2015 No. 00501 \$48,874.05 KML Law Group, P.C.

1602-622

2319 West Harold Street 19132 28th wd. ROW 2STY MASONRY; 1120 Sq Ft BRT#162331500 Improvements: Residential Dwelling
MARIAN WISE, KNOWN SURVIVING HEIR OF GEORGIANNA RIVERS A/K/A GEORGIANNA RIVERS AND UNKNOWN SURVIVING HEIRS OF GEORGIANNA RIVERS A/K/A GEORGIANNA RIVERS C.P. May Term, 2015 No. 00533 \$64,313.30 McCabe, Weisberg, & Conway, P.C.

1602-623

4543 Bleigh Avenue 19136 41st wd. On Northeasterly side of Bleigh St at the distance of 395'2-1/2" Southeasterly from the Southeasterly side of Jackson St; Front: 18'3", Depth: 66'5-3/16" BRT#412160800 Improvements: Single Family Residence
MADÉLINE G. MAZIE AND FRANK MAZIE C.P. September Term, 2014 No. 00727 \$114,137.41 Stephen M. Hladik, Esq.

1602-624

2133 Devereaux Street 19111 62nd wd. (formerly of the 35th wd.) 1592 Sq Ft BRT#621236600 Improvements: Residential Property
GEORGINA MONTES AND ALCIDES RUIZ, JR. C.P. March Term, 2014 No. 00258 \$72,479.85 KML Law Group, P.C.

1602-625

5524 Torresdale Avenue 19124 41st wd. (formerly of the 23rd wd.) 1175 Sq Ft BRT#411281300 Improvements: Residential Property
GLORIA E. SANTIAGO A/K/A GLORIA ESTHER SANTIAGO C.P. March Term, 2015 No. 02441 \$80,755.72 KML Law Group, P.C.

1602-626

407 South 63rd Street a/k/a 407 Cobbs Creek Pkwy 19143 3rd wd. (formerly of the 46th wd.) 1280 Sq Ft BRT#032252500 Improvements: Residential Property
SHELLEY COLLINS C.P. December Term, 2013 No. 03487 \$133,433.55 KML Law Group, P.C.

1602-627

3136 Friendship Street 19149 55th wd. (formerly of the 35th wd.) 1706 Sq Ft BRT#551404100 Improvements: Residential Property
ROBERT J. SUTULA, JR. C.P. September Term, 2010 No. 01292 \$171,825.58 KML Law Group, P.C.

SHERIFF'S SALE

1602-628

1330 South 13th Street 19147 1st wd. (formerly part of the 26th wd.) ROW 3 STY MASONRY; 2016 Sq Ft BRT#012495500 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER; ANTHONY D. HANS, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER; TRISHA CITRIGNO, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER; WILLIAM J. HANS, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER; JULIETTE HANS TORRES, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER; JEFFREY HANS, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01326 \$298,991.40 McCabe, Weisberg, & Conway, P.C.

1602-629

2625 Oakford Street 19146 36th wd. On North side of Oakford St 214' Eastward from the East side of 27th St; Front: 14', Depth: 65' BRT#362042900 Improvements: Single Family Residence
RHONDA FRISBY C.P. September Term, 2014 No. 03359 \$102,304.32 Stephen M. Hladik, Esq.

1602-630

1123 Faunce Street 19111-2703 56th wd. 1198 Sq Ft OPA#561400100 Improvements: Residential Property
WILLIAM E. KENNEDY AND MAUREEN MCGILL C.P. July Term, 2015 No. 00710 \$200,792.53 Phelan Hallinan Diamond & Jones, LLP

1602-631

266 West Duncannon Avenue 19120-3327 42nd wd. 1344 Sq Ft OPA#422217500 Improvements: Residential Property
LUISA SOTO A/K/A LUISA SOTA C.P. March Term, 2015 No. 00476 \$62,147.08 Phelan Hallinan Diamond & Jones, LLP

1602-632

421 Lemonte Street 19128-4534 21st wd. 1224 Sq Ft OPA#212316003 Improvements: Residential Property
TAREK GARBOUJ AND RUTH TRIESTER C.P. August Term, 2013 No. 02492 \$250,089.58 Phelan Hallinan Diamond & Jones, LLP

1602-633

715 North 41st Street 19104-1720 6th wd. 1822 Sq Ft PRL#061218200 Improvements: Residential Property
RAMONA D. TAYLOR, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF CARL E. WATTS; CARLA WATTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF CARL E. WATTS; CARA WATTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF CARL E. WATTS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CARL E. WATTS, DECEASED C.P. May Term, 2012 No. 02944 \$85,689.65 Phelan Hallinan Diamond & Jones, LLP

1602-634

2401 Pennsylvania Avenue Apt 6B30 a/k/a 2401 Pennsylvania Avenue Unit 6B30 19130-3025 88th wd. 1127 Sq Ft OPA#888150599 Improvements: Condominium
ESTATE OF SHERIE ENGELKE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHERIE ENGELKE, DECEASED C.P. March Term, 2015 No. 02509 \$179,495.93 Phelan Hallinan Diamond & Jones, LLP

1602-635

604 South Washington Square, Unit 2913 19106 5th wd. RES.CONDO .5+STY MASONRY; 415 Sq Ft BRT#888051078 Improvements: Condominium
UNKNOWN SURVIVING HEIRS OF CAROL W. SPITZ, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2015 No. 02470 \$151,010.44 McCabe, Weisberg, & Conway, P.C.

1602-636

7156 North 20th Street 19138-2128 10th wd. 1192 Sq Ft OPA#101164000 Improvements: Residential Property
ERICA ANTHONY, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF DEBORAH ANTHONY; UNKNOWN HEIRS, SUCCESSORS,

SHERIFF'S SALE

ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBORAH ANTHONY, DECEASED C.P. April Term, 2013 No. 03803 \$98,664.09 Phelan Hallinan Diamond & Jones, LLP

1602-637

1701 South 29th Street 19145 36th wd. ROW 2STY MASONRY; 1120 Sq Ft BRT#364399600 Improvements: Residential Dwelling
ROSALIE A. MCFARLAND A/K/A ROSALIE MCFARLAND C.P. October Term, 2014 No. 02539 \$117,195.82 McCabe, Weisberg, & Conway, P.C.

1602-638

4641 Worth Street 19124-3424 23rd wd. 918 Sq Ft OPA#232404400 Improvements: Residential Property
MIGUEL HUERTAS C.P. May Term, 2013 No. 02581 \$64,433.42 Phelan Hallinan Diamond & Jones, LLP

1602-639

8520 Lyons Place 19153 40th wd. Approximate size: 2160 BRT#405181429 Improvements: Residential Property
JEANETTE ROMAN AND BRIAN LAWHON C.P. January Term, 2014 No. 00895 \$181,843.83 Kimberly A. Bonner, Esq.; Scott A. Dieterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-640

227 West Rockland Street 19120-4133 42nd wd. 1438 Sq Ft OPA#422117700 Improvements: Residential Property
RONALD D. ANDREWS C.P. May Term, 2014 No. 03544 \$79,234.50 Phelan Hallinan Diamond & Jones, LLP

1602-641

5842 Alter Street 19143 3rd wd. 1024 Sq Ft OPA#033129600 Improvements: Residential Property
MARK NUZZO AND JOE BENNETT C.P. April Term, 2015 No. 02698 \$46,408.38 Phelan Hallinan Diamond & Jones, LLP

1602-642

4468 Carwithan Street 19136 65th wd. 1600 Sq Ft BRT#65-2-1174-00; BRT#136 N 18-341 Improvements: Residential Dwelling
PATRICK GLYNN AND VALERIE GLYNN C.P. May Term, 2015 No. 01422 \$145,479.96 Powers, Kim & Associates, LLC

1602-643

1131 Helleman Street 19111-5413 53rd wd. 1260 Sq Ft OPA#531129700 Improvements: Residential Property
CORNELIA GHERGA AND ADRIAN GHERGA C.P. January Term, 2015 No. 02007 \$101,916.22 Phelan Hallinan Diamond & Jones, LLP

1602-644

6133 Ditman Street 19135 41st wd. On SE side of Ditman Street 224' 3/4" SW from SW side of Devereaux St; Front: 24'9-3/4", Depth: 100' BRT#411229500
MIGUEL SORIANO AND KIYOMI SORIANO C.P. October Term, 2015 No. 000034 \$90,346.58 John J. Kelly, Jr.

1602-645

5649 Hazel Avenue 19143 46th wd. ROW 2 STY MASONRY; 1020 Sq Ft BRT#463015700 Improvements: Residential Dwelling
MARILYN MORDECAI-JACKSON C.P. April Term, 2015 No. 01113 \$70,718.54 McCabe, Weisberg, & Conway, P.C.

1602-646

1734 Annin Street 19146 26th wd. ROW 3 STY MASONRY; 1644 Sq Ft BRT#365286500 Improvements: Residential Dwelling
ELLIOT LEVI C.P. May Term, 2014 No. 01893 \$258,205.64 McCabe, Weisberg, & Conway, P.C.

1602-647

7447 Ruskin Road 19151-2925 34th wd. 1152 Sq Ft OPA#343166500 Improvements: Residential Property
DOREEN I. FORDE A/K/A DOREEN FORDE AND STANLEY FORDE C.P. July Term, 2015 No. 00709 \$61,633.27 Phelan Hallinan Diamond & Jones, LLP

1602-648

109 Fern Street 19120 61st wd. (formerly part of the 42nd wd.) ROW B/GAR 2STY MASONRY; 1188 Sq Ft BRT#612211900 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF VALERIE C. ARTTAWAY, DECEASED MORTGAGOR AND REAL OWNER; ROSTON R. ARTTAWAY, KNOWN SURVIVING HEIR OF VALERIE C. ARTTAWAY, DECEASED MORTGAGOR AND REAL OWNER; JAMAAL SEDALE ARTTAWAY A/K/A JAMAAL A.A. ARTTAWAY, KNOWN SURVIVING HEIR OF VALERIE C. ARTTAWAY, DECEASED

SHERIFF'S SALE

MORTGAGOR AND REAL OWNER C.P. January Term, 2015 No. 02459 \$47,734.84 McCabe, Weisberg, & Conway, P.C.

1602-649

9123 Ryerson Road 19114-3403 57th wd. 1404 Sq Ft OPA#572197213 Improvements: Residential Property
CHARLES T. SINES AND SARAH C. SINES A/K/A SARA C. SINES C.P. April Term, 2015 No. 00303 \$50,720.46 Phelan Hallinan Diamond & Jones, LLP

1602-650

8437 Williams Avenue 19150-1920 50th wd. 1604 Sq Ft OPA#502275100 Improvements: Residential Property
LISA WICKS C.P. May Term, 2012 No. 01444 \$176,806.07 Phelan Hallinan Diamond & Jones, LLP

1602-651

2644 South Watts Street 19148-4335 39th wd. 816 Sq Ft OPA#394491100 Improvements: Residential Property
JASON D. HELMER C.P. February Term, 2015 No. 01553 \$192,342.96 Phelan Hallinan Diamond & Jones, LLP

1602-652

1805 South Camac Street 19148 1st wd. ROW 2 STY MASONRY; 840 Sq Ft BRT#394601000 Improvements: Residential Dwelling
NICHOLAS MIGLINO, ADMINISTRATOR OF THE ESTATE OF DOLORES MIGLINO, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01547 \$234,750.86 McCabe, Weisberg, & Conway, P.C.

1602-653

2009 East Tioga Street 19134 45th wd. ROW 2 STY MASONRY; 1320 Sq Ft BRT#452112500 Improvements: Residential Dwelling
UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA; UNKNOWN SURVIVING HEIRS OF GEORGE N. JONES, JR., DECEASED MORTGAGOR AND REAL OWNER; JAMAL NAEEM JONES, KNOWN SURVIVING HEIR OF GEORGE N. JONES, JR.; CYNTHIA R. JOHNSON, KNOWN SURVIVING HEIR OF GEORGE N. JONES, JR.; BRENDERLY ANDERSON JONES, KNOWN SURVIVING HEIR OF GEORGE N. JONES, JR. C.P. June Term, 2015 No. 01269 \$65,856.85 McCabe, Weisberg, & Conway, P.C.

1602-654

7464 Rhoads Street 19151-2922 34th wd. 1446 Sq Ft OPA#343156200 Improvements: Residential Property
CARLA WATTS C.P. January Term, 2011 No. 02976 \$147,558.29 Phelan Hallinan Diamond & Jones, LLP

1602-655

653 North 33rd Street 19104 24th wd. ROW CONV/APT 3STY MASONRY; 2315 Sq Ft BRT#242143100 Improvements: Residential Dwelling
SHEILA MORRISON-WESLEY C.P. May Term, 2015 No. 03030 \$230,947.12 McCabe, Weisberg, & Conway, P.C.

1602-656

1110 St. Vincent Street 19111 53rd wd. S/D W B/G 2S MASONRY; 1328 Sq Ft BRT#532316800 Improvements: Residential Dwelling
CLIFF COTTER, ADMINISTRATOR OF THE ESTATE OF JOHN CARSON, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2015 No. 01460 \$108,754.90 McCabe, Weisberg, & Conway, P.C.

1602-657

7102 Valley Avenue 19128 21st wd. S/D W B/G 2S MASONRY; 2080 Sq Ft BRT#214182400 Subject to Mortgage Improvements: Residential Dwelling
CARMEN SIERRA C.P. September Term, 2013 No. 02147 \$255,610.00 McCabe, Weisberg, & Conway, P.C.

1602-658

5303 North 16th Street 19141 17th wd. S/D CONV APT 2STY MASONRY; 1600 Sq Ft BRT#172120100 Improvements: Residential Dwelling
ALTON R. REAVES A/K/A ALTON REAVES, KNOWN SURVIVING HEIR OF MARGARET BYRD STEVENSON, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF MARGARET BYRD STEVENSON, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 02797 \$119,654.14 McCabe, Weisberg, & Conway, P.C.

1602-659

1431 Helleman Street 19149-2742 54th wd. 1620 Sq Ft OPA#541125000 Improvements: Residential Property

SHERIFF'S SALE

SHARMAINE MICKENS C.P. December Term, 2010 No. 01767 \$145,296.74 Phelan Hallinan Diamond & Jones, LLP

1602-660

2515 South Fairhill Street 19148-4626 39th wd. 1000 Sq Ft OPA#392313300 Improvements: Residential Property
MARIO VALDEZ HERNANDEZ C.P. April Term, 2015 No. 01165 \$70,670.29 Phelan Hallinan Diamond & Jones, LLP

1602-661

2923 South Robinson Street 19142-3417 40th wd. 1216 Sq Ft OPA#402091700 Improvements: Residential Property
ELOVE TARPEK C.P. April Term, 2015 No. 02334 \$41,573.91 Phelan Hallinan Diamond & Jones, LLP

1602-662

4229 Glenview Street 19135 41st wd. 1875 Sq Ft OPA#552171900 Improvements: Residential Property
MICHAEL K. HALDEMAN AND CORY L. LEWIS C.P. July Term, 2013 No. 02527 \$117,458.87 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-663

2431 East Cumberland Street 19125-3104 31st wd. 1778 Sq Ft OPA#314039000 Improvements: Residential Property
TIMOTHY R. BENSTON C.P. April Term, 2013 No. 03973 \$337,666.46 Phelan Hallinan Diamond & Jones, LLP

1602-664

936 East Phil Ellena Street a/k/a 936 Phil-Ellena Street 19150-3606 50th wd. 1314 Sq Ft OPA#502350200 Improvements: Residential Property
JACQUELINE M. JOHNSON C.P. September Term, 2010 No. 03793 \$217,153.42 Phelan Hallinan Diamond & Jones, LLP

1602-665

4218 Cottman Avenue 19135-1105 41st wd. 1664 Sq Ft OPA#412064100 Improvements: Residential Property
DAVID MEDINA C.P. November Term, 2014 No. 00565 \$146,538.58 Phelan Hallinan Diamond & Jones, LLP

1602-666

5023 North 8th Street 19120-3105 49th wd. 950 Sq Ft OPA#491257700 Improvements: Residential Property
KIM S. MALONE C.P. April Term, 2012 No. 03600 \$77,131.24 Phelan Hallinan Diamond & Jones, LLP

1602-667

4314 North 7th Street a/k/a 4314 North 07th Street 19140-2316 43rd wd. 826 Sq Ft OPA#433317300 Improvements: Residential Property
NICHOLE L. JORDAN A/K/A NICHOLE JORDAN C.P. February Term, 2014 No. 00719 \$62,631.90 Phelan Hallinan Diamond & Jones, LLP

1602-668

4417 McKinley Street 19135-3216 55th wd. 1980 Sq Ft OPA#552034500 Improvements: Residential Property
LISA M. GALLO C.P. September Term, 2013 No. 00126 \$68,742.54 Phelan Hallinan Diamond & Jones, LLP

1602-669

5920 Malvern Avenue 19131-3004 52nd wd. 1440 Sq Ft OPA#522116800 Improvements: Residential Property
AVISZELEMA MCKENZIE C.P. September Term, 2009 No. 03204 \$132,997.53 Phelan Hallinan Diamond & Jones, LLP

1602-670

7626 Wyndale Avenue 19151-2707 34th wd. 2186 Sq Ft OPA#343178100 Improvements: Residential Property
CRYSTAL Y. LIGHT A/K/A CRYSTAL LIGHT C.P. October Term, 2010 No. 01104 \$104,366.28 Phelan Hallinan Diamond & Jones, LLP

1602-671

563 Parker Avenue 19128-2423 21st wd. 4330 Sq Ft OPA#213340800 Improvements: Residential Property
BRIAN ECKELMEYER C.P. July Term, 2014 No. 03985 \$219,607.68 Phelan Hallinan Diamond & Jones, LLP

1602-672

1039 North Orianna Street 19123-1548 5th wd. 1002 Sq Ft OPA#057089300 Improvements: Residential Property
SHARLENE R. HEAD A/K/A SHARLENE HEAD AND NATHANIEL HEAD C.P. September Term, 2015 No. 01016 \$205,671.99 Phelan Hallinan Diamond & Jones,

SHERIFF'S SALE

1602-673

3118 Barnett Street 19149-3101 55th wd. 960 Sq Ft OPA#551008500 Improvements: Residential Property
ERNEST LAWRENCE AND SOPHIA JOHNSON C.P. September Term, 2012 No. 02960 \$42,174.39 Phelan Hallinan Diamond & Jones, LLP

1602-674

2754 West Country Club Road 19131 52nd wd. 1418 Sq Ft BRT#521380100; PRCL#157 N 11-75 Improvements: Residential Dwelling
JAMES WILSON AND ALLYSON WILSON C.P. June Term, 2013 No. 00872 \$198,292.53 Powers, Kim & Associates, LLC

1602-675

5444 Charles Street 19124-1405 62nd wd. 1056 Sq Ft OPA#622284300 Improvements: Residential Property
CHAD L. HARRIS AND TAHIRAH A. HARRIS C.P. April Term, 2013 No. 02452 \$116,028.58 Phelan Hallinan Diamond & Jones, LLP

1602-676

3542 Primrose Road 19114-2622 57th wd. 1224 Sq Ft OPA#572125466 Improvements: Residential Property
HARRY LEIBRECHT, JR. AND KATHLEEN LEIBRECHT C.P. April Term, 2015 No. 00304 \$155,540.23 Phelan Hallinan Diamond & Jones, LLP

1602-677

6834 Roosevelt Boulevard 19149 54th wd. 1773.69 Sq Ft BRT#542514200 Improvements: Residential Property
WAYNE BLASSINGAME AND ANNETTE BLASSINGAME C.P. June Term, 2013 No. 02221 \$144,530.57 James D. Young, Esq.

1602-678

3418 Chalfont Drive 19154-3908 66th wd. 1449 Sq Ft OPA#662392600 Improvements: Residential Property
ROBERT S. RENN AND BONNIE S. RENN C.P. February Term, 2012 No. 03447 \$211,758.81 Phelan Hallinan Diamond & Jones, LLP

1602-679

1918 Montrose Street 19146-2629 30th wd. 1590 Sq Ft OPA#301219500 Improvements: Residential Property
MARTHA LEATHERBERRY A/K/A MARTHA BOWEN-LEATHERBERRY, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE AND DEVISEE OF THE ESTATE OF HENRY WELCH; DOILA WELCH A/K/A DOILA A. WELCH, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF HENRY WELCH; JANETTE WELCH A/K/A JANETTE JENNIFER WELCH, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH; GILBERT WELCH A/K/A GILBERT LEOPOLD PERCIVAL WELCH, INDIVIDUALLY IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH C.P. May Term, 2010 No. 03329 \$47,944.03 Phelan Hallinan Diamond & Jones, LLP

1602-680

5333 Addison Street 19143 60th wd. 1878 Sq Ft BRT#603107200 Improvements: Residential Real Estate
THE UNKNOWN HEIRS, ADMINISTRATORS, EXECUTORS AND DEVISEES OF THE ESTATE OF BERNICE PIERCE, DECEASED C.P. August Term, 2015 No. 2526 \$44,431.57 Stern & Eisenberg P.C.

1602-681

7805 Chelwynde Avenue 19153-1702 40th wd. 1360 Sq Ft OPA#405811400 Improvements: Residential Property
MARKEL CRUMP A/K/A MARKEL FOSTER, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALBERTA CRUMP, DECEASED; MICHAEL CRUMP, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ALBERTA CRUMP, DECEASED; GERALD CRUMP, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ALBERTA CRUMP, DECEASED; TROY CRUMP, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ALBERTA CRUMP, DECEASED; MAURCE A. CRUMP, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ALBERTA CRUMP, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALBERTA CRUMP, DECEASED C.P. May Term, 2014 No. 01100 \$88,374.85 Phelan Hallinan Diamond & Jones, LLP

1602-682

3129 North Patton Street 19132 38th wd.

SHERIFF'S SALE

Beginning Point: Situate on the Easterly Side of Patton St at the distance of 200' Southwardly from the Southerly Side of Allegheny Ave BRT#382172200 Improvements: Row 2 Story Masonry
DARRELL DORSEY C.P. August Term, 2015 No. 04379 \$43,326.27 Richard J. Nalbandian, III, Esq.

1602-683

2543 East Somerset Street 19134 25th wd. 1811 Sq Ft OPA#251016300 Improvements: Residential Property
SHERRY PRATT C.P. April Term, 2012 No. 03699 \$50,150.22 Justin F. Kobeski, Esq.; Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1602-684

5818 North Howard Street 19120-2416 61st wd. 1020 Sq Ft OPA#612451200 Improvements: Residential Property
NATALIE C. WILLIAMS, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ALI MOROCCO ALI A/K/A ALI MOROCCO AL-AMIN ALI A/K/A ALI ALI A/K/A ALI MOROCCO A/K/A ALI MOROCCO WILLIAMS; TABLICA ALI, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ALI MOROCCO ALI A/K/A ALI MOROCCO AL-AMIN ALI A/K/A ALI ALI A/K/A ALI MOROCCO A/K/A ALI MOROCCO WILLIAMS; GWENDOLYN WILLIAMS AHMAD A/K/A GWEN AHMAD, IN HER CAPACITY AS CO-TRUSTEE OF THE ESTATE OF ALI MOROCCO ALI A/K/A ALI MOROCCO AL-AMIN ALI A/K/A ALI ALI A/K/A ALI MOROCCO A/K/A ALI MOROCCO WILLIAMS; LAVERN WILLIAMS, IN HER CAPACITY AS CO-TRUSTEE OF THE ESTATE OF ALI MOROCCO ALI A/K/A ALI MOROCCO AL-AMIN ALI A/K/A ALI ALI A/K/A ALI MOROCCO A/K/A ALI MOROCCO WILLIAMS; MALIK WILLIAMS, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ALI MOROCCO ALI A/K/A ALI MOROCCO AL-AMIN ALI A/K/A ALI ALI A/K/A ALI MOROCCO A/K/A ALI MOROCCO WILLIAMS; VALERIE PICKFORD, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ALI MOROCCO ALI A/K/A ALI MOROCCO AL-AMIN ALI A/K/A ALI ALI A/K/A ALI MOROCCO A/K/A ALI MOROCCO WILLIAMS; THE ALI MOROCCO ALI TESTAMENTARY TRUST; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALI MOROCCO ALI, DECEASED C.P. April Term, 2015 No. 02830 \$39,928.97 Phelan Hallinan Diamond & Jones, LLP

1602-685

1201 North 65th Street 19151 34th wd. Front: 21', Depth: 88'; Northeasterly corner of 65th St and Diamond St BRT#344302700 Improvements: Single Family Residence
YAYA BAGAYOKO C.P. August Term, 2014 No. 002009 \$224,888.17 Stephen M. Hladik, Esq.

1602-686

1574 McKinley Street 19149 54th wd. 1152 Sq Ft OPA#54-1075900 Improvements: Residential Property
MICHAEL FEREBEE AND CASSANDRA FEREBEE C.P. April Term, 2013 No. 02881 \$126,468.25 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-687

7310 Crittenden Street 19119 9th wd. 7020 Sq Ft BRT#091225700 Improvements: Residential Dwelling
CHARLENE P. WALLER C.P. January Term, 2011 No. 01911 \$397,632.19 Law Offices of Gregory Javardian, LLC

1602-688

7459 Rhoads Street 19151 34th wd. 1345.68 Sq Ft BRT#343160000 Improvements: Residential Dwelling
CHERYL A. ROBERTSON C.P. December Term, 2014 No. 03595 \$171,748.63 Law Offices of Gregory Javardian, LLC

1602-689

417 Fern Street 19120 61st wd. 1035 Sq Ft BRT#612205300 Improvements: Residential Dwelling
ANNA M. SATTERTHWAITTE C.P. December Term, 2014 No. 03581 \$74,139.57 Law Offices of Gregory Javardian, LLC

1602-690

4212 Welsh Road 19136 41st wd. 3600 Sq Ft BRT#652007300 Improvements: Residential Dwelling
ROBERT L. DOWNER, JR. C.P. April Term,

SHERIFF'S SALE

2015 No. 00881 \$132,440.60 Law Offices of Gregory Javardian, LLC

1602-691

6840 Finch Place 19142 40th wd. 1801.8 Sq Ft BRT#406578700 Improvements: Residential Dwelling
OSINAKACHI EGBUKWU A/K/A OSINAKACHI EGBUKWA C.P. December Term, 2014 No. 03577 \$102,170.43 Law Offices of Gregory Javardian, LLC

1602-692

6223 Clearview Street 19138 59th wd. 873 Sq Ft BRT#59-2308600 Improvements: Residential Dwelling
GAIL R. DAVENPORT A/K/A GAIL DAVENPORT C.P. November Term, 2014 No. 01907 \$123,720.80 Powers, Kim & Associates, LLC

1602-693

730 Wynnewood Road 19151-3819 34th wd. 1576 Sq Ft BRT#344225700 Improvements: Row 2 Sty Masonry
LILLIAN I. COOK (DECEASED) C.P. July Term, 2015 No. 00664 \$161,366.04 Michael F.J. Romano, Esq.

1602-694

2535 South 62nd Street 19142 40th wd. 1113 Sq ft BRT#40-2-1039-00 Improvements: Residential Dwelling
JACK JANES C.P. May Term, 2013 No. 00191 \$69,283.41 Powers, Kim & Associates, LLC

1602-695

2490 78th Avenue 19150 50th wd. 1920 Sq Ft BRT#501440500 Improvements: Residential Dwelling
CHRISTOPHER BREWER C.P. December Term, 2014 No. 01022 \$115,143.99 Law Offices of Gregory Javardian, LLC

1602-696

5910 Turner Street 19151 34th wd. 1070 Sq Ft BRT#34-2-101800 Improvements: Residential Property
CHARLES A.J. HALPIN, III, SOLELY IN HIS CAPACITY AS THE ADMINISTRATOR OF THE ESTATE OF KAREN R. VANN, DECEASED C.P. January Term, 2015 No. 0666 \$97,646.37 Shapiro & DeNardo, LLC

1602-697

6728 Cornelius Street 19138-1617 10th wd. 1040 Sq Ft OPA#102375200 Improvements: Residential Property
ROLEL QUITEN COLEMAN JONES, III, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ROLEL COLEMAN; GARRETT C. SPANGLER, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF ROLEL COLEMAN; KWAHILL QUINTEZ COLEMAN-JONES, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROLEL COLEMAN; TRE-VON QUINZELL COLEMAN JONES HITCH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROLEL COLEMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROLEL COLEMAN, DECEASED C.P. April Term, 2015 No. 00105 \$110,539.18 Phelan Hallinan Diamond & Jones, LLP

1602-698

400 West Hortter Street, Unit C, a/k/a 400-414 West Hortter Street, Unit C 19119 22nd wd. 1500 Sq Ft BRT#88-8-220201 Improvements: Residential Dwelling
ROBERTA J. TIGHE AND JOSEPH V. TIGHE C.P. June Term, 2014 No. 00138 \$64,050.91 Jessica N. Manis, Esq.; Powers, Kim, & Associates, LLC

1602-699

1554 South Lambert Street 19146-4520 36th wd. 1387 Sq Ft OPA#363261700 Improvements: Residential Property
KAMAU FLOYD C.P. January Term, 2012 No. 03302 \$178,333.18 Phelan Hallinan Diamond & Jones, LLP

1602-700

143 Linton Street 19120-1931 61st wd. 1050 Sq Ft OPA#612145400 Improvements: Residential Property
IRIS GROGINS C.P. May Term, 2015 No. 03105 \$132,090.62 Phelan Hallinan Diamond & Jones, LLP

1602-701

419 South 62nd Street 19143 46th wd. 1140 Sq Ft OPA#032239400 Improvements: Residential Property
LESLIE R. KYLER A/K/A LESLIE KYLER C.P. April Term, 2013 No. 03373 \$64,031.81 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

SHERIFF'S SALE

1602-702

3420 Shelmore Avenue 19136-3525 64th wd. 1432 Sq Ft OPA#642170200 Improvements: Residential Property
ANGELICA M. MARQUEZ C.P. December Term, 2013 No. 02406 \$134,785.85 Phelan Hallinan Diamond & Jones, LLP

1602-703

3000 Helleman Street 19149-3129 55th wd. 1370 Sq Ft OPA#551038500 Improvements: Residential Property
SEBASTIAN C. FALSONE C.P. March Term, 2014 No. 05389 \$90,837.56 Phelan Hallinan Diamond & Jones, LLP

1602-704

3258 Belgrade Street 19134 45th wd. 1200 Sq Ft BRT#451331600 Improvements: Residential Property
UNKNOWN SURVIVING HEIRS OF ANN P. BIBBY A/K/A ANN BIBBY, DECEASED MORTGAGOR AND REAL OWNER; ROBERT J. CASANA, KNOWN SURVIVING HEIR OF ANN P. BIBBY A/K/A ANN BIBBY, DECEASED MORTGAGOR AND REAL OWNER; PATRICIA LALLY, KNOWN SURVIVING HEIR OF ANN P. BIBBY A/K/A ANN BIBBY, DECEASED MORTGAGOR AND REAL OWNER; ROBERT GACZHIAS, KNOWN SURVIVING HEIR OF ANN P. BIBBY A/K/A ANN BIBBY, DECEASED MORTGAGOR AND REAL OWNER; MARK J. GACZHIAS, KNOWN SURVIVING HEIR OF ANN P. BIBBY A/K/A ANN BIBBY, DECEASED MORTGAGOR AND REAL OWNER; ROBERT GACZHIAS, JR., KNOWN SURVIVING HEIR OF ANN P. BIBBY A/K/A ANN BIBBY, DECEASED MORTGAGOR AND REAL OWNER; FRANCES E. MONGAN A/K/A FRANCES E. HROSOVSKY, KNOWN SURVIVING HEIR OF ANN P. BIBBY A/K/A ANN BIBBY, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2014 No. 01699 \$33,736.89 KML Law Group, P.C.

1602-705

8520 Torresdale Avenue 19136-1504 65th wd. 1088 Sq Ft OPA#652320700 Improvements: Residential Property
REGINA PERRY A/K/A REGINA PERRY MOORE C.P. February Term, 2015 No. 02795 \$53,031.56 Phelan Hallinan Diamond & Jones, LLP

1602-706

4131 Devereaux Avenue 19135 55th wd. 1513 Sq Ft BRT#552027100 Improvements: Residential Property
GREGORY G. BENNER AND MICHELLE J. BENNER C.P. December Term, 2014 No. 01300 \$35,556.78 KML Law Group, P.C.

1602-707

5131 North 16th Street 19141 17th wd. 1480 Sq Ft BRT#172117000 Improvements: Residential Property
ALBERTA JENKINS AND ROSALIND JENKINS C.P. October Term, 2013 No. 02374 \$38,380.04 KML Law Group, P.C.

1602-708

850 Centennial Square North 19116 58th wd. 2340 Sq Ft BRT#582336009 Improvements: Residential Property
SHI JIAN ZHENG C.P. November Term, 2013 No. 02312 \$128,610.00 KML Law Group, P.C.

1602-709

22 East Hortter Street 19119 22nd wd. 1297.35 Sq Ft BRT#22-1159800 Improvements: 1200 Sq Ft; Row 2 Sty Masonry
CAROLYN NOBLE C.P. June Term, 2014 No. 01594 \$80,984.18 Richard M. Squire & Associates, LLC

1602-710

1657 West Wyoming Avenue 19140-1133 13th wd. 1216 Sq Ft PRCL#132392600 Improvements: Residential Property
GLADYS HUGHES C.P. February Term, 2012 No. 03458 \$58,342.93 Phelan Hallinan Diamond & Jones, LLP

1602-711

2016 South Alden Street 19143-5924 40th wd. 1200 Sq Ft OPA#401023800 Improvements: Residential Property
KIM ISON C.P. April Term, 2015 No. 01934 \$14,040.42 Phelan Hallinan Diamond & Jones, LLP

1602-712

4409 Comly Street 19135-4013 55th wd. 1080 Sq Ft OPA#552006600 Improvements: Residential Property
KATHLEEN V. ROONEY C.P. June Term, 2015 No. 03510 \$51,646.30 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1602-713

4118 Bennington Street 19124-5217 33rd wd. 684 Sq Ft OPA#332287500 Improvements: Residential Property
ANDREA DEMPSEY AND ROBERT DEMPSEY A/K/A ROBERT W. DEMPSEY C.P. August Term, 2012 No. 02817 \$87,983.17 Phelan Hallinan Diamond & Jones, LLP

1602-714

1211 Ripley Street 19111 63rd wd. 1082 Sq Ft OPA#631297700 Improvements: Residential Property
WILLIAM M. MILLER C.P. May Term, 2015 No. 02244 \$188,382.97 Phelan Hallinan Diamond & Jones, LLP

1602-715

1708 South Front Street 19148-2023 1st wd. 1290 Sq Ft OPA#011195700 Improvements: Residential Property
ROBERT CHOLMINSKI, SR. AND ROBERT CHOLMINSKI, JR. C.P. October Term, 2014 No. 02260 \$180,509.25 Phelan Hallinan Diamond & Jones, LLP

1602-716

3315 Friendship Street 19149-1619 55th wd. 1494 Sq Ft OPA#551421900 Improvements: Residential Property
JANINE CANCELLIERE AND ANTHONY M. CANCELLIERE A/K/A ANTHONY CANCELLIERE C.P. April Term, 2015 No. 01007 \$28,006.64 Phelan Hallinan Diamond & Jones, LLP

1602-717

1932 Sigel Street 19145-2030 48th wd. 1024 Sq Ft OPA#481046700 Improvements: Residential Property
MICHAEL MURTHA A/K/A MICHAEL W. MURTHA AND NOELLE R. MURTHA C.P. March Term, 2012 No. 02614 \$65,407.82 Phelan Hallinan Diamond & Jones, LLP

1602-718

5725 Jefferson Street a/k/a 5725 West Jefferson Street 19131-3417 4th wd. 1628 Sq Ft OPA#043249900 Improvements: Residential Property
JERRY WILLIAMS AND ROSEMARY STARKEY A/K/A ROSEMARY WILLIAMS C.P. April Term, 2013 No. 01378 \$78,090.19 Phelan Hallinan Diamond & Jones, LLP

1602-719

3660 Chesterfield Road 19114-1806 66th wd. 1100 Sq Ft OPA#661039000 Improvements: Residential Property
CLAIRE ORR AND BRUCE A. ORR C.P. March Term, 2013 No. 02420 \$258,020.59 Phelan Hallinan Diamond & Jones, LLP

1602-720

3456 Amber Street 19134-2602 45th wd. 1040 Sq Ft OPA#452241910 Improvements: Residential Property
SCOTT E. TISDALE AND KATHLEEN E. TISDALE C.P. June Term, 2015 No. 04443 \$35,665.44 Phelan Hallinan Diamond & Jones, LLP

1602-721

8612 Provident Road 19150 50th wd. 1152 Sq Ft BRT#501179600 Improvements: Residential Property
JUDITH QUARLES AND JOHN P. QUARLES, SR. C.P. September Term, 2012 No. 002747 \$120,826.54 Shapiro & DeNardo, LLC

1602-722A-B

2452 South Lee Street – Premises A – 19148-4106 39th wd. 710 Sq Ft BRT#391217400 Improvements: Residential Real Estate
2454 South Lee Street – Premises B – 19149-4106 39th wd. 764.5 Sq Ft BRT#391217500 Improvements: Residential Real Estate
DEBRA O'ROURKE C.P. February Term, 2015 No. 02315 \$249,222.35 Stern & Eisenberg P.C.

1602-723A-B

2401-2421 West Allegheny Avenue – Premises A – 19132 38th wd. Approximate size: 120'x116' OPA#882895200 Subject to Mortgage Improvements: Gas Station
3281 Fox Street – Premises B – 19129 38th wd. Approximate size: 175'x150' OPA#882730400 Subject to Mortgage Improvements: Gas Station/mini Mart
NASHIN KAHN, ET AL. C.P. March Term, 2011 No. 01491 \$400,000 plus interest Robert L. Sanzo

1602-724

8085 Fayette Street 19150 50th wd. 1605 Sq Ft OPA#50-1040000 Improvements: Residential Property
ANDRE L. MCMILLAN C.P. September Term, 2014 No. 03893 \$115,268.86 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

SHERIFF'S SALE

1602-725
450 Wolf Street 19148 39th wd. 950 Sq Ft
 OPA#392164100 Improvements: Residential
 Property
 BRIAN MCKENNA C.P. June Term,
 2014 No. 02365 \$117,984.16 Meredith
 H. Wooters, Esq.; Scott A. Dietterick,
 Esq.; Kimberly A. Bonner, Esq.; Jana
 Fridfinnsdottir, Esq.; Michael E. Carleton,
 Esq.; Justin F. Kobeski, Esq.; Manley Deas
 Kochalski LLC

1602-726
2411 Bleigh Avenue 19152 56th wd. 2583
 Sq Ft OPA#561311300 Improvements:
 Residential Property
 SHAHENA BEGUM AND MAMUNUR
 RASHID A/K/A MAMUNUR RASHIID
 C.P. May Term, 2012 No. 02233 \$209,136.19
 Meredith H. Wooters, Esq.; Scott A. Dietterick,
 Esq.; Kimberly A. Bonner, Esq.; Jana
 Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
 Justin F. Kobeski, Esq.; Manley Deas Kochalski
 LLC

SHERIFF'S SALE

1602-727
6507 Theodore Street 19142 40th wd. 1040
 Sq Ft OPA#40-6-2377-00 Improvements:
 Residential Property
 LORPU DENNIS C.P. January Term, 2012
 No. 00701 \$58,861.10 Meredith H. Wooters,
 Esq.; Scott A. Dietterick, Esq.; Kimberly A.
 Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael
 E. Carleton, Esq.; Justin F. Kobeski, Esq.;
 Manley Deas Kochalski LLC

1602-728
4031 Meridian Street 19136 65th wd. 2525
 Sq Ft OPA#65-1-1586-00 Improvements:
 Residential Property
 SUSAN M. MURPHY C.P. April Term,
 2014 No. 00042 \$166,645.61 Kimberly
 A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana
 Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
 Manley Deas Kochalski LLC

1602-729
1327 South 29th Street 19146 36th wd.
 Approximate size: 1128 OPA#5063271;

SHERIFF'S SALE

362169300 Improvements: Residential
 Property
 DARRYL GUNTHER AND JUANITA
 MOMENT C.P. January Term, 2013 No.
 03627 \$81,256.02 Justin F. Kobeski,
 Esq.; Scott A. Dietterick, Esq.; Kimberly A.
 Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael
 E. Carleton, Esq.; Meredith H. Wooters, Esq.;
 Manley Deas Kochalski LLC

1602-730
6711 Lansdowne Street 19151 34th wd.
 Approximate size: 3201 OPA#34-4029200
 Improvements: Residential Property
 THOMAS BACON, JR. AND ROBIN
 BACON C.P. March Term, 2012 No. 04095
 \$133,110.81 Justin F. Kobeski, Esq.; Kimberly
 A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana
 Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
 Manley Deas Kochalski LLC

1602-731
1755 South Avondale Street 19142 40th wd.
 1607 Sq Ft OPA#401180600 Improvements:

SHERIFF'S SALE

Residential Property
 KEHINDE AKANO C.P. October Term,
 2011 No. 02687 \$63,045.80 Kimberly A.
 Bonner, Esq.; Scott A. Dietterick, Esq.; Jana
 Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
 Manley Deas Kochalski LLC

1602-732
127 Osbourne Street 19128 21st wd.
 Approximate size: 2097 OPA#98N24-137,
 213046300 Improvements: Residential
 Property
 KAREN TAPPENDEN C.P. April Term,
 2014 No. 01589 \$105,808.76 Meredith
 H. Wooters, Esq.; Scott A. Dietterick, Esq.;
 Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir,
 Esq.; Michael E. Carleton, Esq.; Justin F.
 Kobeski, Esq.; Manley Deas Kochalski LLC

1602-734A-E
25th wd. (2126 East Monmouth Street –
Premises A – 19134) 695.6 Sq Ft (land area);
 980 Sq Ft (improvement area) BRT#252122800
 Improvements: Residential Rental Building

SHERIFF'S SALE

25th wd. (1866 East Clementine Street –
Premises B – 19134) 863.84 (land area); 1300
 Sq Ft (improvement area) BRT#252251000
 Improvements: Residential Rental Building
25th wd. (2950 Weikel Street – Premises
C – 19134) 866.96 Sq Ft (land area); 1116
 Sq Ft (improvement area) BRT#252392500
 Improvements: Residential Rental Building
23rd wd. (1920 Berkshire Street – Premises
D – 19124) 1396 Sq Ft (land area); 980
 Sq Ft (improvement area) BRT#232031800
 Improvements: Residential Rental Building
23rd wd. (4654 Torresdale Avenue – Premises
E – 19124) 1193.55 Sq Ft (land area); 800
 Sq Ft (improvement area) BRT#232378600
 Improvements: Residential Rental Building
 MICHAEL J. SABATO C.P. August Term,
 2015 No. 03586 \$206,832.71 Elliot H.
 Berton, Esq.

Find us on
facebook

www.facebook.com/legalintelligencer



Catch up with The Legal's reporters and editors,
 learn of latest breaking news and gain access to
 exclusive content!

Follow us on
Twitter

www.twitter.com/thelegalintel

The Legal Intelligencer

Pennsylvania Tax Handbook – 2016

By Stewart M. Weintraub and Jennifer Weidler Karpchuk – Chamberlain Hrdlicka



Pennsylvania Accountants, Tax Attorneys, and other Tax Professionals: As you gear up for the tax season, make sure the state's top tax book is in your hands!

Published by *The Legal Intelligencer* in cooperation with the Pennsylvania Institute of Certified Public Accountants, the Pennsylvania Tax Handbook is the leading resource for guidance and answers on any state and local tax issues in the state.

The authors provide up-to-date analysis and planning strategies through the lens of their significant experience as practicing attorneys and specialists in the field.

For more information or to place an order, visit:
www.lawcatalog.com/patx | call 800-756-8993

www.lawcatalog.com/patx

ALM
 Insights. Innovation. Connected.