

Sheriff’s Sale Notices for February 3, 2015

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>THIRD PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 3, 2015 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 10:00 A.M. (EST). Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than 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.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p> <p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</p> <p>The “BRT #” refers to a unique number assigned</p>	<p>by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006</p> <p>NOTICE OF SCHEDULE</p> <p>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 3, 2015.</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941, 223, means September Term, 1941, 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>The following property, sale of which was postponed from the May 1, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3 2015.</p> <p>502-588 A-C 51st Wd. (5403 Chester Ave. – Premises A – 19143) On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Property 51st Wd. (5405 Chester Ave. – Premises B – 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property 40th Wd. (5349 Chester Ave. – Premises C – 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-Fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.</p> <p>The following property, sale of which was postponed from the June 5, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1206-376A-B 51st wd. (5420-28 Paschall Ave. - Premises A – 19143) 170’ Northeast of 55th St., Front: 130’, Depth 195’ BRT#884350840 Improvements: Commercial Property 51st wd. (5430-44 Paschall Ave. – Premises B – 19143) Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170’ Depth: 195’ BRT#884350845 Improvements: Commercial Property FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.</p> <p>The following property, sale of which was postponed from the January 8, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1301-599 1828 Diamond St. 19121 32nd wd. Front: 17’-1/4”; Depth: 100’ OPA#881146290 Improvements: 3 Story, 6 Unit, 3,251 Sq. Ft. Apartment Building SUI LIN DAN-JONES C.P. October Term, 2011 No. 03424 \$455,623.32 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esq., O’Kelly Ernst & Bielli, LLC</p>	<p>1301-600 1838 Diamond St. 19121 32nd wd. Front: 18’; Depth: 84’ OPA#321180105 Improvements: 3 Story, 4 Unit, 3,305 Sq. Ft. Residential Dwelling SUI L. DAN-JONES C.P. October Term, 2011 No. 03414 \$337,593.55 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esquire, O’Kelly Ernst & Bielli, LLC</p> <p>The following property, sale of which was postponed from the February 5, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1302-621 2853-55 Kensington Avenue 19134 25th wd. front 36.10’; depth 71.90’ OPA#252575505 Improvements: 3523 Sq Ft; 2sty, 8 Units IVAN RIOS & ASHLEY GONZALES C.P. August Term, 2012 No. 03548 \$221,736.56 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esq.; O’Kelly Ernst Bielli & Wallen, LLC</p> <p>The following property, sale of which was postponed from the Sept. 10, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1309-310 301-323 Spring Garden Street 19123-2976 5th wd. West side of 3rd Street, front 33’ 9-5/8 inch, depth 108 ft 1/8 in HUMER, LLC C.P. January Term, 2011 No. 02167 \$1,057,224.18 Phillip D. Berger, Esq.</p> <p>The following property, sale of which was postponed from the Nov. 5, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1311-412 406 Wood Street 19106 5th wd. 663 Sq. Ft. BRT#056015000 Improvements: Residential Dwelling RONALD B. MCKAY C.P. August Term, 2012 No. 03320 \$443,378.86 Udren Law Offices, P.C.</p> <p>The following property, sale of which was postponed from the December 3, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1401-623 A-B 400 West Cheltenham Avenue - Premises A - 19120 61st wd. On southwesterly side of the intersection of southwest line of Cheltenham Avenue and northwesterly side of 4th Street. Front: 101 ft 2-384/1000 in Depth: Irreg OPA#882756700 Improvements: Commercial Property 408 Oak Lane Avenue – Premises B – 19120 GWANG HO YI C.P. April Term, 2009 No. 01149 \$899,460.38 Ron L. Woodman, Esq.</p> <p>The following property, sale of which was postponed from the February 4, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1402-396 5801 Brush Road 19138 59th wd. Front 16’4”, depth 80’ OPA#591228200 Improvements: 3 Story, 3 Unit, Mixed Use Row W/basement, Office/store & Apartments BRIAN THOMPSON C.P. July Term, 2008 No. 04362 \$148,986.51 Thomas D Bielli, Esq., Daniel P. Murray, Esq., O’Kelly Ernst & Bielli, L.L.C.</p>	<p>The following property, sale of which was postponed from the April 1, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1404-454 2834 B Street 19134 7th wd. 1102 Sq Ft BRT#071392300 Improvements: Residential Property JOHANNA ORTIZ SOLELY IN HER CAPACITY AS HEIR OF LUCIANO ORTIZ, DECEASED, JUANITA MORALES REYES ORTIZ, SOLELY IN HER CAPACITY AS HEIR OF LUCIANO ORTIZ, DECEASED AND UNKNOWN HEIRS OF LUCIANO ORTIZ, DECEASED. C.P. June Term, 2013 No. 01327 \$74,414.72 KML Law Group, P.C.</p> <p>1404-570 7727 Rockwell Avenue 19111 63rd wd. 7500 Sq Ft BRT#63-1-1166-00 Subject to Mortgage Improvements: Residential Dwelling ESTATE OF JEROME BILBEE C.P. February Term, 2013 No. 02856 \$236,271.19 Powers, Kirm & Javardian, LLC</p> <p>1404-642 5731 Rodman Street 19143 46th wd. 2062.5 Sq Ft; Row 2 Sty Masonry BRT#463029200 Improvements: Residential Dwelling WILLIAM M. COBB AND SHANA M. COBB C.P. February Term, 2009 No. 03252 \$67,781.22 McCabe, Weisberg, & Conway, P.C.</p> <p>The following property, sale of which was postponed from the May 6, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1405-376 819 Kerper Street 19111 53rd wd. 3106.43 Sq. Ft. BRT#532098300 Subject to Mortgage Improvements: Residential Property ISRAEL DIAZ AND NATALIE R. LEHUTA-DIAZ C.P. May Term, 2011 No. 3440 \$205,971.61 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC</p> <p>1405-495 1602 South Corlies Street 19143-1662 48th wd. 2913.28 Sq. Ft. OPA#482402700 Improvements: Residential Property MORRIS LITTLE AKA M H LITTLE C.P. April Term, 2013 No. 00246 \$113,081.09 Phelan Hallinan, LLP</p> <p>1405-523 314 Dickinson Street 19147 1st wd. 6760 Sq. Ft.; row 3 sty masonry BRT#011264700 Improvements: Residential Dwelling FRANK J. GALLO AKA FRANK J. GALLO AKA FRANK JOSEPH GALLO, SR. AND JANINE WISNIEWSKI AKA JANINE WISHIEWSKI C.P. September Term, 2011 No. 02101 \$560,544.84 McCabe, Weisberg & Conway, PC</p> <p>1405-617 1427 Conlyn Street 19141-2504 17th wd. 1304 Sq. Ft. OPA#171138700 Improvements: Residential Property YVONNE FLETCHER, WINSTON L. BRYANT, IN HIS CAPACITY AS ADMINISTRATOR OF OF THE ESTATE OF KATHERINE GREEN. ZAMAIR MARIE GREEN IN HER CAPACITY AS HEIR OF THE ESTATE OF KATHERINE GREEN. DESTINEE GREEEN, IN HER CAPACITY, AS HEIR OF THE ESTATE OF KATHERINE GREEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KATHERINE GREEN, DECEASED. C.P. March Term, 2012 No. 00219 \$92,337.35 Phelan Hallinan, LLP</p> <p>The following property, sale of which was postponed from the June 3, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1406-425 1914 Monument Street 19121 32nd wd. 912 Sq. Ft.; row 2sty masonry BRT#321139200 Improvements: Residential Dwelling TRUMEL COMBS C.P. October Term, 2013</p>	<p>No. 00405 \$56,884.25 McCabe, Weisberg, & Conway, PC</p> <p>1406-437 1333 South 4th Street 19147 1st wd. BRT#011307400 Subject to Mortgage STANLEY HENDRICKSON C.P. May Term, 2010 No. 03242 \$228,377.66 Ashley L. Lerch, Esq.</p> <p>1406-464 6347 Calvert Street 19149 62nd wd. 1242 Sq. Ft.; row b/gar 2sty masonry BRT#621526200 Improvements: Residential Dwelling JOSEPH KRAVITZ AND NANCY KRAVITZ C.P. February Term, 2013 No. 01594 \$149,993.42 McCabe, Weisberg, & Conway, PC</p> <p>1406-492 3900 Ford Road, Unit 4C 19131 52nd wd. 1206 Sq. Ft. BRT#888520039 Subject to Mortgage DEFENDANT, VICKI JO MEST SC-11-05-02-3098 \$9,670.00 Evan R. Bachove, Esq., Fineman Krekstein & Harris, PC</p> <p>1406-628 6234 Argyle Street 19111 35th wd. 1782.62 Sq. Ft. BRT#353233000 Improvements: Residential Property LISA MATHEWS AND JOSEPH F. MATHEWS II C.P. July Term, 2013 No. 03235 \$130,936.64 KML Law Group, PC</p> <p>The following property, sale of which was postponed from the July 1, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015.</p> <p>1407-368 5110 West Nevada Street 19131-2418 52nd wd. 6758 Sq Ft OPA#521179600 Improvements: Residential Property FRANCIS KILSON C.P. March Term, 2012 No. 02129 \$166,732.32 Phelan Hallinan, LLP</p> <p>1407-463 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. 002403 \$230,185.14 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1407-484 6915 East Wister Street 19138-1918 10th wd. 1440 Sq Ft BRT#10-2130600 Subject to Mortgage Improvements: Residential Dwelling NO AGENT PROPERTIES, LLC C.P. June Term, 2013 No. 03181 \$90,338.07 Powers, Kirm & Javardian, LLC</p> <p>1407-559 2914 Rorer Street 19134-3019 37th wd. 901 Sq Ft OPA#071521100 Improvements: Residential Property MURAD PEYGUMBARI AKA M PEYGUMBARI C.P. December Term, 2012 No. 02486 \$33,877.36 Phelan Hallinan, LLP</p> <p>1407-662 301 East Vernon Road 19119 22nd wd. 1350 Sq Ft; semi det 2sty masonry BRT#222032200 Improvements: Residential Dwelling KEVIN T. SMITH C.P. February Term, 2013 No. 00344 \$185,094.34 McCabe, Weisberg & Conway, P.C.</p> <p>1407-713 403 South Croskey Street 19146 8th wd. 896 Sq Ft; row 2sty masonry BRT#081191700 Improvements: Residential Dwelling RHONA SCHNEIMAN AKA RHONA GERBER SCHNEIMAN AND ERIK SCHNEIMAN AKA ERIK REID SCHNEIMAN C.P. December Term, 2011 No. 03345 \$306,097.15 McCabe, Weisberg & Conway, P.C.</p> <p>1407-722 5645 Loretto Avenue 19124 35th wd. 1276 Sq Ft; row b/gar 2sty masonry BRT#351401600 Improvements: Residential Dwelling ROBERT CAPERS C.P. April Term, 2012 No. 03002 \$79,090.64 McCabe, Weisberg & Conway, P.C.</p> <p>1407-786 103 North Gross Street 19139 34th wd. 1178 Sq Ft; row b/gar 2sty masonry BRT#343051900 Improvements: Residential Dwelling</p>

SHERIFF'S SALE

FRANK HUEBER C.P. October Term, 2013 No. 01824 \$87,291.11 McCabe, Weisberg & Conway, P.C.

1407-789

5738 North 20th Street 19138 49th wd. 1026 Sq Ft; row b/gar 2sty masonry BRT#172379900 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF SUSAN EMMA BROWN, DECEASED MORTGAGOR AND REAL OWNER, WILBUR L. BROWN, JR., KNOWN SURVIVING HEIR OF SUSAN EMMA BROWN, DECEASED MORTGAGOR AND REAL OWNER, UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA, GREGORY BROWN, KNOWN SURVIVING HEIR OF SUSAN EMMA BROWN, DECEASED MORTGAGOR AND REAL OWNER. C.P. April Term, 2013 No. 01905 \$78,984.15 McCabe, Weisberg & Conway, P.C.

1407-798

8412 Ridge Avenue 19128 21st wd. 1759 Sq Ft; det w/gar 2sty masonry BRT#212521100 Improvements: Residential Dwelling YEON SUN LIM AND SETH PRIMOSCH C.P. November Term, 2013 No. 02377 \$283,810.28 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the August 5, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, February 3, 2015.

1408-303

140 West Ashdale Street 19120 42nd wd. 1152 Sq Ft BRT#422171000 Improvements: Residential Property LEONARD HILL C.P. December Term, 2011 No. 001822 \$115,688.39 Bradley J. Osborne, Esq.

1408-322

425 West Rittenhouse Street 19144-3801 59th wd. 2149.52 Sq Ft OPA#593033500 Improvements: Residential Property JENNIFER ROSE C.P. November Term, 2013 No. 01471 \$124,841.50 Phelan Hallinan, LLP

1408-345

2300 79th Avenue 19150-1406 54th wd. 2730.53 Sq Ft OPA#501449000 Improvements: Residential Property ALICIA R. EASLEY C.P. March Term, 2012 No. 03854 \$118,894.64 Phelan Hallinan, LLP

1408-349

5413 Ridgewood Street 19143-4140 51st wd. 1000.12 Sq Ft BRT#513240900 Improvements: Residential Property ROBERT L. CRAWFORD C.P. March Term, 2012 No. 00356 \$73,214.36 Phelan Hallinan, LLP

1408-387

1313 Lombard Street 19147 5th wd. 752 Sq Ft BRT#053058305 Subject to Mortgage Improvements: Residential Dwelling DAVID J. TALBOT C.P. June Term, 2013 No. 01632 \$11,113.09 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1408-406

1723 Wharton Street 19146 36th wd. 1593.75 Sq Ft BRT#365338800 Improvements: Residential Dwelling DIXIE LEE MICKLES A/K/A DIXIE LEE MCFADDEN, INDIVIDUALLY AND KNOWN HEIR OF ROOSEVELT MICKLES UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROOSEVELT MICKLES, LAST RECORD OWNER ROOSEVELT MICKLES, C.P. April Term, 2013 No. 00779 \$45,122.13 Udren Law Offices, P.C.

1408-514

6608 Kindred Street 19149-2201 54th wd. 1364.94 Sq Ft OPA#541201700 Improvements: Residential Property DIONISIOS D. GOULIANOS C.P. December Term, 2013 No. 02235 \$100,461.08 Phelan Hallinan, LLP

1408-519

4229 Sheffield Street 19136 41st wd. 1312 Sq Ft; S/D W B/G 2S Masonry BRT#651143500 Improvements: Residential Dwelling LAURENCE J. MATHIS JR. C.P. January Term, 2010 No. 01615 \$111,341.14 McCabe, Weisberg, & Conway, P.C.

1408-534

5752 Pemberton Street 19143 46th wd. 1128 Sq Ft; Row 2 Sty Masonry BRT#463072700 Improvements: Lot

SHERIFF'S SALE

SAMUEL SCHELL, EXECUTOR OF THE ESTATE OF VERONICA COMEGYS, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 02198 \$55,394.63 McCabe, Weisberg, & Conway, P.C.

1408-542

4917 Olive Street 19139 44th wd. 1100 Sq Ft; Row 2 Sty Masonry BRT#441239900 Improvements: Lot RODNEY KEYES C.P. December Term, 2013 No. 03835 \$62,646.93 McCabe, Weisberg, & Conway, P.C.

1408-555

4905 North Penn Street a/k/a 4905 Penn Street 19124-2613 23rd wd. 2032.32 Sq Ft OPA#232423900 Improvements: Residential Property ROBERT B. BELCHER, IN HIS CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED MATTHEW S. BELCHER, IN HIS CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED KALI MAC DONALD, IN HER CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED CASEY A. MAC DONALD, IN HIS CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNDA MAC DONALD, DECEASED C.P. September Term, 2012 No. 03367 \$44,963.00 Phelan Hallinan, LLP

1408-565A-J

8712 Frankford Avenue, Unit 2 A&B – Premises A – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367803
8712 Frankford Avenue, Unit 3 A&B – Premises B – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367805
8712 Frankford Avenue, Unit 4 A&B – Premises C – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367807
8712 Frankford Avenue, Unit 5 A&B – Premises D – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367809
8712 Frankford Avenue, Unit 6 A&B – Premises E – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367811
8712 Frankford Avenue, Unit 14 A&B – Premises F – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367827
8712 Frankford Avenue, Unit 15 A&B – Premises G – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367829
8712 Frankford Avenue Unit 16 A&B – Premises H – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367831
8712 Frankford Avenue, Unit 17 A&B – Premises I – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367833
8712 Frankford Avenue, Unit 18 A&B – Premises J – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367835
PENNY LANCASTER C.P. February Term, 2014 No. 02081 \$1075,234.49 Justin L. Krik, Esq.; Lipsky and Brandt

1408-570

1233 West Hilton Street 19140 43rd wd. 1563.91 Sq Ft BRT#431040200 Improvements: Residential Dwelling CAROL S. RUSSELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF HARRISON HARPER, DECEASED C.P. November Term, 2013 No. 02728 \$64,759.50 Law Offices of Gregory Javardian

1408-588

2243 Mifflin Street 19145 48th wd. 1176 Sq Ft; Row 2 STY Masonry BRT#482030900 Improvements: Residential Dwelling NAKIA L. JOHNSON C.P. September Term, 2013 No. 01066 \$97,804.81 McCabe, Weisberg, & Conway, P.C.

1408-602

2211 North 52nd Street 19131 52nd wd. 11250 Sq Ft OPA#521298300 Improvements: Residential Property SHARON GOINES, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF SHIRLEY COOLEY A/K/A SHIRLEY CLAUDETTE COOLEY A/K/A SHIRLEY BURNS A/K/A SHIRLEY BETRAND MONTEZ A. SALDANA, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ANGELA COOLEY A/K/A ANGELA ELLEN COOLEY, A DECEASED DEVISEE OF THE ESTATE OF SHIRLEY COOLEY A/K/A SHIRLEY CLAUDETTE COOLEY A/K/A SHIRLEY BURNS A/K/A SHIRLEY BETRAND BERNICE BETRAND A/K/A BERNICE BANKS, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED THERESA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED VANESSA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED ALLEN BETRAND, IN HIS CAPACITY AS HEIR OF JAMES BETRAND, DECEASED SELINA

SHERIFF'S SALE

BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED TONIE BETRAND A/K/A ANTOINETTE BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BETRAND, DECEASED C.P. July Term, 2009 No. 02028 \$188,651.18 Phelan Hallinan, LLP

The following property, sale of which was postponed from the Sept. 9, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, February 3, 2015.

1409-356

1663 Fillmore Street 19124 23rd wd. 577.68 Sq Ft BRT#232192800 Improvements: Residential Property NELSON FREYTES RAMIREZ, SOLELY IN HIS CAPACITY AS HEIR OF ANA L. FREYTES, DECEASED AND UNKNOWN HEIRS OF ANA L. FREYTES, DECEASED C.P. January Term, 2014 No. 01971 \$11,226.92 KML Law Group, P.C.

1409-416

114 East 64th Avenue 19120 61st wd. 1600 Sq Ft BRT#611330500 Improvements: Residential Property MICHELLE BAGWELL AS ADMINISTRATRIX OF THE ESTATE OF LUCINDA E. DORSEY, DECEASED C.P. November Term, 2013 No. 02793 \$81,228.62 KML Law Group, P.C.

1409-417

2426 77th Avenue 19150-1821 50th wd. 1894.8 Sq Ft OPA#501419600 Improvements: Residential Property ADAM CLAYTON AND MIA CLAYTON C.P. January Term, 2012 No. 00090 \$68,955.78 Phelan Hallinan, LLP

1409-482

307 Levick Street 19111 35th wd. 2128.63 Sq Ft BRT#353041000 Improvements: Residential Property EVELYN ALEXANDER, AS ADMINISTRATOR OF THE ESTATE OF HERBERT ALEXANDER, DECEASED C.P. December Term, 2013 No. 001578 \$182,207.74 Bradley J. Osborne, Esq.

1409-513

3621 Spring Garden Street 19104 24th wd. 1758.75 Sq Ft BRT#242006200 Improvements: Residential Real Estate RALPH H. DEBERRY C.P. March Term 2014, No. 03585 \$48,491.61 Stern & Eisenberg, P.C.

1409-542

438 Delmar Street 19128 21st wd. Semi Det 2 Sty Masonry; 1184 Sq Ft BRT#212309100 Improvements: Residential Dwelling BRIAN CROVETTI C.P. September Term, 2013 No. 04192 \$141,220.89 McCabe, Weisberg, & Conway, P.C.

1409-623

300 East Queen Lane 19144 22nd wd. Row B/GAR 2STY Masonry; 1106 Sq Ft BRT#121126200 Improvements: Residential Dwelling ANTHONY HAIRSTON, KNOWN SURVIVING HEIR OF MILDRED HAIRSTON, DECEASED MORTGAGOR AND REAL OWNER; LISA WEAVER, KNOWN SURVIVING HEIR OF MILDRED HAIRSTON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIR OF MILDRED HAIRSTON, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2013 No. 00877 \$71,894.59 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the October 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, February 3, 2015.

1410-303

2227 South Reese Street 19148 39th wd. 672 Sq Ft BRT#31S19-234; BRT#392298200 Improvements: Residential Dwelling NANCY CARVELL AND HARRY CARVELL, JR. A/K/A HARRY CARVELL C.P. March Term, 2014 No. 04777 \$80,052.68 Udren Law Offices, P.C.

1410-305

6156 North 7th Street 19120-1323 61st wd. 1440 Sq Ft OPA#611154400 Improvements: Residential Property DAMON COLEMAN C.P. June Term, 2013 No. 03546 \$157,187.99 Phelan Hallinan, LLP

1410-308

1726 Latona Street 19146-3028 36th wd. 896 Sq Ft OPA#365325000 Improvements: Residential Property

SHERIFF'S SALE

CHRISTINE MULLER, IN HER CAPACITY AS HEIR OF FLORREL MULLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FLORREL MULLER, DECEASED C.P. January Term, 2014 No. 00882 \$57,204.11 Phelan Hallinan, LLP

1410-311

6230 Clearview Street 19138-1010 59th wd. 907.5 Sq Ft OPA#592306900 Improvements: Residential Property KIMBERLY K. HASKINS, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF NATHANIEL H. HASKINS, JUANITA R. MALCOLM; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NATHANIEL H. HASKINS, DECEASED C.P. May Term, 2013 No. 00297 \$45,260.01 Phelan Hallinan, LLP

1410-326

532 Solly Avenue 19111-1906 63rd wd. 4039.59 Sq Ft OPA#631348300 Improvements: Residential Property SHARON BETTS AND PERRY J. BETTS C.P. March Term, 2014 No. 05394 \$89,376.62 Phelan Hallinan, LLP

1410-341

1705 West Juniata Street 19140-2929 13th wd. 1110.90 Sq Ft OPA#132305100 Improvements: Residential Property MELANIE J. WINDER C.P. April Term, 2013 No. 00395 \$58,855.28 Phelan Hallinan, LLP

1410-344

2739 Lardner Street 19149-3515 62nd wd. 1007.5 Sq Ft OPA#621187600 Improvements: Residential Property MICHAEL ULLRICH, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF MICHAEL J. ULLRICH C.P. January Term, 2014 No. 02451 \$75,970.81 Phelan Hallinan, LLP

1410-350

5849 North Marshall Street 19120-1314 61st wd. 1237.50 Sq Ft OPA#61226770 Improvements: Residential Property TROY JONES C.P. February Term, 2013 No. 01447 \$85,768.96 Phelan Hallinan, LLP

1410-354

6929 Lynford Street 19149-1707 54th wd. 1705.72 Sq Ft OPA#542209300 Improvements: Residential Property M. OLONA A/K/A MUSA ALLEN OLONA C.P. March Term, 2013 No. 02986 \$153,669.94 Phelan Hallinan, LLP

1410-355

1084 Wagner Avenue 19141-2928 49th wd. 1044.71 Sq Ft OPA#492014400 Improvements: Residential Property ERNESTINE JOHNSON C.P. March Term, 2012 No. 03867 \$92,156.23 Phelan Hallinan, LLP

1410-356

2230 Hoffnagle Street 19152-2512 56th wd. 3049.77 Sq Ft OPA#562110700 Improvements: Residential Property LORRAINE SQUARES C.P. May Term, 2012 No. 00268 \$184,381.08 Phelan Hallinan, LLP

1410-362

5436 Tackawanna Street 19124-1411 62nd wd. 1126.77 Sq Ft OPA#622306600 Improvements: Residential Property ROBERT S. JUNIOUS A/K/A ROBERT JUNIOUS C.P. April Term, 2014 No. 00239 \$113,449.09 Phelan Hallinan, LLP

1410-363

304 Unruh Avenue a/k/a 304 Unruh Street 19111-4630 35th wd. 2500 Sq Ft OPA#353120600 Improvements: Residential Property EDWIN GIBSON AND DAWN GIBSON C.P. October Term, 2009 No. 04119 \$160,403.12 Phelan Hallinan, LLP

1410-364

5948 Bennington Street 19120-1202 35th wd. 1172.6 Sq Ft OPA#352328700 Improvements: Residential Property JULIE TANON AND HEDY SABATER C.P. September Term, 2012 No. 03296 \$68,279.56 Phelan Hallinan, LLP

1410-365

534 East Washington Lane 19144-1011 59th wd. 3075.8 Sq Ft OPA#592140400 Improvements: Residential Property ELSA V. CRICK A/K/A ELSA CRICK AND BERTRAM VAL CRICK C.P. October Term, 2011 No. 04084 \$141,014.57 Phelan Hallinan, LLP

SHERIFF'S SALE

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

1410-368

1018 Wharton Street 19147-5035 1st wd. 635 Sq Ft OPA#012408300 Improvements: Residential Property JAMES P. RANIERI C.P. January Term, 2014 No. 00574 \$165,322.08 Phelan Hallinan, LLP

1410-369

270 Fountain Street 19128-4508 21st wd. 2411.10 Sq Ft OPA#212291100 Improvements: Residential Property JOHN MARTIN AND CAROL D. MARTIN A/K/A CAROL MARTIN C.P. March Term, 2014 No. 00614 \$70,811.72 Phelan Hallinan, LLP

1410-375

903 North 65th Street 19151 34th wd. 1469.08 Sq Ft BRT#344297300 Improvements: Residential Property LOLITA V. BETHEA C.P. June Term, 2013 No. 01296 \$73,757.71 KML Law Group, P.C.

1410-386

5533 Walnut Street 19139-3922 60th wd. 2103.2 Sq Ft OPA#604033000 Improvements: Residential Property AMOUSSOU SAHOU C.P. April Term, 2014 No. 03778 \$71,089.92 Phelan Hallinan, LLP

1410-388A-I

908-910 Spruce Street Unit B1 – Premises A – 19107 5th wd. Approx. 17800 Sq Ft BRT#88-8-0420-31 Subject To Mortgage YES, Each BRT # subject to the mortgage of Liberty Philadelphia Reo, LP; BRT #88-8-042038 and 88-8-042042 also subject to a 1st lien mortgage of TD Bank, f/k/a Commerce Bank, N.A. Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 3 – Premises B – 19107 5th wd. Approx. 17800 Sq Ft BRT#88-8-0420-33 Subject To Mortgage YES, Each BRT # subject to the mortgage of Liberty Philadelphia REO, LP; BRT #88-8-042038 and 88-8-042042 also subject to a 1st lien mortgage of TD Bank, f/k/a Commerce Bank, N.A. Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 5 – Premises C – 19107 5th wd. Approx. 17800 Sq Ft BRT#88-8-0420-35 Subject To Mortgage YES, Each BRT # subject to the mortgage of Liberty Philadelphia REO, LP; BRT #88-8-042038 and 88-8-042042 also subject to a 1st lien mortgage of TD Bank, f/k/a Commerce Bank, N.A. Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 6 – Premises D – 19107 5th wd. Approx. 17800 BRT#88-8-0420-36 Subject To Mortgage YES, Each BRT # subject to the mortgage of Liberty Philadelphia REO, LP; BRT #88-8-042038 and 88-8-042042 also subject to a 1st lien mortgage of TD Bank, f/k/a Commerce Bank, N.A. Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 7 – Premises E – 19107 5th wd. Approx. 17800 Sq Ft BRT#88-8-0420-37 Subject To Mortgage YES, Each BRT # subject to the mortgage of Liberty Philadelphia REO, LP; BRT #88-8-042038 and 88-8-042042 also subject to a 1st lien mortgage of TD Bank, f/k/a Commerce Bank, N.A. Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 8 – Premises F – 19107 5th wd. Approx. 17800 Sq Ft BRT#88-8-0420-38 Subject To Mortgage YES, Each BRT # subject to the mortgage of Liberty Philadelphia REO, LP; BRT #88-8-042038 and 88-8-042042 also subject to a 1st lien mortgage of TD Bank, f/k/a Commerce Bank, N.A. Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 9 – Premises G – 19107 5th wd. Approx. 17800 Sq Ft BRT#88-8-0420-39 Subject To Mortgage YES, Each BRT # subject to the mortgage of Liberty Philadelphia REO, LP; BRT #88-8-042038 and 88-8-042042 also subject to a 1st lien mortgage of TD Bank, f/k/a Commerce Bank, N.A. Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 11 – Premises H – 19107 5th wd. Approx. 17800 Sq Ft BRT#88-8-0420-41 Subject To Mortgage YES, Each BRT # subject to the mortgage of Liberty Philadelphia REO, LP; BRT #88-8-042038 and 88-8-042042 also subject to a 1st lien mortgage of TD Bank, f/k/a Commerce Bank, N.A. Subject to Rent Improvements: Condominium Units

SHERIFF'S SALE

908-910 Spruce Street, Unit 12 – Premises I – 19107 5th wd. Approx. 17800 Sq Ft BRT#88-8-0420-42 Subject To Mortgage YES, Each BRT # subject to the mortgage of Liberty Philadelphia REO, LP; BRT #88-8-042038 and 88-8-042042 also subject to a 1st lien mortgage of TD Bank, f/k/a Commerce Bank, N.A. Subject to Rent Improvements: Condominium Units
EFL PARTNERS, X C.P. January Term, 2010 No. 00314 \$2651,323.55 Loren L. Speziale, Esq.

1410-391

2511 East Gordon Street 19111 31st wd. 590.62 Sq Ft BRT#313132700 Improvements: Residential Real Estate
WILLIAM MARION AND KELLY L. REYNOLDS C.P. October Term, 2013 No. 03611 \$120,189.89 Stern & Eisenberg P.C.

1410-392

10117 Alexandra Lane 19116 58th wd. 3780 Sq Ft BRT#58-2-6034-92; BRT#58-2-6036-01 Improvements: Residential Dwelling
BRUCE HUBERMAN C.P. No. 01331 \$276,484.85 Powers, Kirn & Associates, LLC

1410-397

1924 South 6th Street 19148 39th wd. 1072 Sq Ft (land area) BRT#871177550 Improvements: 3 Story Commercial Building
MARKEEM KENDALL C.P. May Term, 2013 No. 04000 \$191,017.60 Elliot H. Berton, Esq.

1410-401

872 North 4th Street 19123 5th wd. 2061 Sq Ft BRT#056201300 Improvements: Residential Property
ROBERT L. SAUNDERS A/K/A ROBERT R. SAUNDERS, ROBERT R. SAUNDERS C.P. May Term, 2013 No. 001675 \$167,273.30 Bradley J. Osborne, Esq.

1410-402

4613 Newhall Street 19141 13th wd. 2290 Sq Ft BRT#133102600
ALBERT E. STEWART C.P. January Term, 2012 No. 02338 \$142,004.41 Milstead & Associates, LLC

1410-409

2756 Tolbut Street 19152 57th wd. 2783 Sq Ft BRT#571110500 Improvements: Residential Dwelling
DENISE J. GROSS A/K/A DENISE J. GROSE AND DAVID C. BLAUSER C.P. October Term, 2013 No. 02831 \$27,863.08 Law Offices of Gregory Javardian, Esq.

1410-430

3452 Princeton Avenue 19149 55th wd. (formerly part of the Thirty-fifth wd.) 1760 Sq Ft BRT#551389400 Improvements: Residential Real Estate
JOHN K. FENNINGHAM C.P. April Term, 2014 No. 02189 \$97,319.94 Stern & Eisenberg P.C.

1410-433

6421 North 10th Street 19126 49th wd. 4875 Sq Ft BRT#492177400 Improvements: Residential Real Estate
TISHEKA Y. WORKMAN C.P. January Term, 2012 No. 00770 \$220,496.50 Stern & Eisenberg P.C.

1410-435

407 Roselyn Street 19120-1836 61st wd. 1200 Sq Ft BRT#612185900 Improvements: Residential Property
TABETHA DAVIS, AS SOLE OWNER C.P. August Term, 2013 No. 02744 \$108,739.02 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1410-440

1806 West Roselyn Street 19141 42nd wd. 1372.16 Sq Ft BRT#171219600 Improvements: Residential Dwelling
MODESTINE COATES AND GLADYS V. JAMES C.P. October Term, 2008 No. 00806 \$116,276.44 Powers, Kirn & Associates, LLC

1410-442

1243 Kenwyn Street 19124 62nd wd. 1308 Sq Ft BRT#621014200 Improvements: Residential Property
BRUCE K. DELEON, AS UMARRIED MAN C.P. July Term, 2013 No. 00836 \$83,590.18 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1410-445

7328 North Bouvier Street 19126-1535 10th wd. 1050 Sq Ft OPA#101080400 Improvements: Residential Property

SHERIFF'S SALE

ALESIA MCALLISTER C.P. January Term, 2013 No. 00468 \$97,987.33 Phelan Hallinan, LLP

1410-446

625 Fanshawe Street 19111-4713 35th wd. 1500 Sq Ft OPA#353118900 Improvements: Residential Property
MILTON R. FLORES AND ANGELA MAIERON C.P. October Term, 2009 No. 01265 \$107,928.42 Phelan Hallinan, LLP

1410-451

6610 Dorel Street 19142-2619 40th wd. 1143.10 Sq Ft OPA#406346900 Improvements: Residential Property
QUAZI M. ATIQUE AND CHERRILLANN BANGO C.P. January Term, 2014 No. 00411 \$59,938.33 Phelan Hallinan, LLP

1410-452

522 East Clarkson Avenue a/k/a 522 Clarkson Avenue 19120-2622 42nd wd. 1655.5 Sq Ft BRT#421234400 Improvements: Residential Property
CECIL A. MILLINGTON AND PAULA D. MILLINGTON, HUSBAND AND WIFE, TENANTS BY ENTIRETIES C.P. May Term, 2012 No. 2345 \$53,510.65 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1410-454

5627 Stokes Street 19144 12th wd. 1123.43 Sq Ft BRT#12-2202600 Improvements: Residential Dwelling
ROSLYN A. WILLIAMS C.P. June Term, 2013 No. 02406 \$21,843.71 Powers, Kirn & Associates, LLC

1410-455

1430 Christian Street 19146 30th wd. 1360 Sq Ft BRT#301184900 Improvements: Residential Dwelling
WILLIAM L. SAMPSON AND THE UNITED STATES OF AMERICA C.P. May Term, 2013 No. 02394 \$248,482.69 Powers, Kirn & Associates, LLC

1410-458

736 North 48th Street 19139 44th wd. 947.14 Sq Ft BRT#441325800 Improvements: Residential Dwelling
CHRISTOPHER SHAW C.P. January Term, 2014 No. 02220 \$39,178.74 Powers, Kirn & Associates, LLC

1410-460

2020 N. 19th Street 19121 32nd wd. 750.45 Sq Ft BRT#321266700 Improvements: Residential Dwelling
WILLIAM E. WORTHAM, JR. C.P. July Term, 2013 No. 03808 \$76,139.97 Powers, Kirn & Associates, LLC

1410-463

2804 South 16th Street 19145 26th wd. 870 Sq Ft BRT#261279900 Improvements: Residential Property
SERGIO BUCCIARELLI C.P. March Term, 2014 No. 05033 \$176,684.31 KML Law Group, P.C.

1410-468

6807 Guyer Avenue 19142 40th wd. 1088 Sq Ft BRT#406314700 Improvements: Residential Property
JOANNA Q. DUWANA C.P. December Term, 2013 No. 01364 \$64,939.74 KML Law Group, P.C.

1410-475

1805 North 33rd 19121 32nd wd. 1450.56 Sq Ft BRT#323338900 Improvements: Residential Property
BRENDA LYN COLLINS C.P. May Term, 2014 No. 00168 \$146,549.06 KML Law Group, P.C.

1410-480

2148 Marvine Street a/k/a 2148 North Marvine Street 19122-1213 20th wd. 1464 Sq Ft BRT#202248202 Improvements: Residential Property
JEFFREY B. ROSS C.P. July Term, 2013 No. 04027 \$73,381.35 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1410-481

4229 Glenview Street 19135-2111 55th wd. 1875 Sq Ft BRT#552171900 Improvements: Residential Property
MICHAEL K. HALDEMAN AND CORY L. LEWIS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. July Term, 2013 No. 02527 \$117,458.87 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman,

SHERIFF'S SALE

Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1410-483

1833 Pennington Road 19151-2018 34th wd. 1530 Sq Ft BRT#343323600 Improvements: Residential Property
SHIRON WALKER, AS SOLE OWNER C.P. March Term, 2012 No. 1313 \$118,116.91 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1410-495

1644 South 4th Street 19148-1303 1st wd. 1010.72 Sq Ft BRT#011431900 Improvements: Residential Dwelling
ERNEST WILKIE AND LINDA A. SMITH C.P. September Term, 2012 No. 03468 \$218,993.25 Powers, Kirn & Associates, LLC

1410-498

4621 Mulberry Street 19124-3305 23rd wd. 1800 Sq Ft OPA#232317100 Improvements: Residential Property
MENACHEM SAMPSON A/K/A MENACHEM M. SAMPSON A/K/A M. SAMPSON AGMS, LLC C.P. November Term, 2013 No. 00913 \$46,000.91 Phelan Hallinan, LLP

1410-499

1528 N. Edgewood Street 19151 34th wd. 912 Sq Ft BRT#342232600 Improvements: Residential Real Estate
MICHELLE R. SINGLETON C.P. May Term, 2014 No. 00521 \$75,348.45 Stern & Eisenberg P.C.

1410-501

5451 Euclid Street 19139 52nd wd. Land Area: 1628.70 Sq Ft BRT#52-2-0367-00 Improvements: Residential Dwelling
LEONARD K. LOMAX, JR. C.P. April Term, 2004 No. 00716 \$64,999.48 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1410-515

1501 Dyre Street 19124-1902 62nd wd. 1188.07 Sq Ft OPA#621009605 Improvements: Residential Property
CASSANDRA ROBINSON A/K/A CASSANDRO ROBINSON C.P. February Term, 2014 No. 00744 \$57,406.84 Phelan Hallinan, LLP

1410-518

1130 Kenwyn Street 19124-2516 23rd wd. 2763.2 Sq Ft OPA#234173100 Improvements: Residential Property
SHARON LYONS C.P. January Term, 2013 No. 03422 \$202,551.18 Phelan Hallinan, LLP

1410-521

617 East Brinton Street 19138-1003 22nd wd. 976.5 Sq Ft OPA#221009800 Improvements: Residential Property
BARRY PARKER C.P. October Term, 2013 No. 02685 \$49,550.89 Phelan Hallinan, LLP

1410-522

916 McKean Street 19148-2327 39th wd. 1440 Sq Ft OPA#393287600 Improvements: Residential Property
CARLOTTA LALA A/K/A CARLOTTA E. LALA C.P. July Term, 2012 No. 04561 \$209,349.54 Phelan Hallinan, LLP

1410-528

102 East Meehan Avenue 19119 64th wd. 1960.25 Sq Ft BRT#222081300 Improvements: Residential Real Estate
THEODORE WALLACE C.P. May Term, 2014 No. 01988 \$117,110.19 Stern & Eisenberg P.C.

1410-554

254 East Albanus Street 19120 42nd wd. 1125 Sq Ft BRT#421146600 Improvements: Residential Property
THE UNKNOWN HEIRS OF CLAUDINE ROBERTSON, DECEASED; GLORIA ROBERTSON, SOLELY IN HER CAPACITY AS HEIR OF CLAUDINE ROBERTSON, DECEASED; ANGELO ROBERTSON, SOLELY IN HIS CAPACITY AS HEIR OF CLAUDINE ROBERTSON, DECEASED C.P. June Term, 2013 No. 03076 \$84,985.41 KML Law Group, P.C.

1410-572

208 West Godfrey Avenue 19120-1408 61st wd. 1050 Sq Ft OPA#611277600 Improvements: Residential Property
DARYL BRITT A/K/A D. BRITT AND CARMEN PEREZ C.P. January Term, 2014 No. 02301 \$96,229.17 Phelan Hallinan, LLP

1410-576

1738 West Juniata Street 19140-2944 13th wd. 1296 Sq Ft OPA#131316700 Improvements: Residential Property
PAMELA RICHARDSON A/K/A PAMELA

SHERIFF'S SALE

ALEXANDER C.P. April Term, 2013 No. 03362 \$51,316.06 Phelan Hallinan, LLP

1410-579

2034 South 21st Street 19145-2722 48th wd. 953.25 Sq Ft OPA#482140200 Improvements: Residential Property
STELLA L. WILLIAMS AND BILL WILLIAMS C.P. May Term, 2013 No. 00486 \$111,427.67 Phelan Hallinan, LLP

1410-580

5500 Warrington Avenue 19143-4721 51st wd. 1458.1 Sq Ft OPA#514058400 Improvements: Residential Property
NATHANIEL LARK C.P. March Term, 2013 No. 02222 \$125,289.33 Phelan Hallinan, LLP

1410-582

1129 West Jefferson Street a/k/a 1129 Jefferson Street 19122-3441 20th wd. 1800 Sq Ft OPA#201017000 Improvements: Residential Property
STANLEY INGRAM C.P. September Term, 2012 No. 02646 \$142,911.64 Phelan Hallinan, LLP

1410-584

5219 Castor Avenue 19124-1703 23rd wd. 4103.50 Sq Ft OPA#234193700 Improvements: Residential Property
EDGARDO VALENTIN AND ROSELIND VALENTIN C.P. August Term, 2012 No. 00201 \$248,784.68 Phelan Hallinan, LLP

1410-590

5046 Copley Road 19144-4803 13th wd. 1290 Sq Ft OPA#133166400 Improvements: Residential Property
STEVEN E. SYKES C.P. April Term, 2014 No. 02919 \$53,202.09 Phelan Hallinan, LLP

1410-593

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 \$61,707.71 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

1410-597

7339 North 21st Street 19138-2107 10th wd. 1888 Sq Ft OPA#101180300 Improvements: Residential Property
TROY C. DUGGER C.P. April Term, 2014 No. 02928 \$83,310.82 Phelan Hallinan, LLP

1410-598

3420 Shelmire Avenue 19136-3525 64th wd. 1604.16 Sq Ft OPA#642170200 Improvements: Residential Property
ANGELICA M. MARQUEZ C.P. December Term, 2013 No. 02406 \$123,833.00 Phelan Hallinan, LLP

1410-602

2026 Plum Street 19124-3444 23rd wd. 1425 Sq Ft OPA#232112600 Improvements: Residential Property
BEATRIZ RODRIGUEZ C.P. March Term, 2011 No. 00079 \$80,498.98 Phelan Hallinan, LLP

1410-605

5242 North Marshall Street 19120-3135 49th wd. 1192.5 Sq Ft OPA#492118900 Improvements: Residential Property
LATANYA ROCKEYMORE C.P. March Term, 2014 No. 00153 \$82,929.74 Phelan Hallinan, LLP

1410-606

4717 Bleigh Avenue 19136-4101 65th wd. 972.45 Sq Ft OPA#651021900 Improvements: Residential Property
TERRANCE COOK C.P. January Term, 2008 No. 00988 \$127,986.85 Phelan Hallinan, LLP

1410-613

7436 Drexel Road 19151-2933 34th wd. 1260 Sq Ft OPA#343210600 Improvements: Residential Property
KYMALA A. RANSOM C.P. February Term, 2013 No. 02833 \$91,956.78 Phelan Hallinan, LLP

1410-615

320 Durfor Street 19148-3902 39th wd. 812 Sq Ft OPA#392171500 Improvements: Residential Property
THERESA A. PAYLOR C.P. August Term, 2012 No. 00612 \$169,647.12 Phelan Hallinan, LLP

1410-616

7964 Thouron Avenue 19150-2521 50th wd. 1224 Sq Ft OPA#502149500 Improvements: Residential Property
JENNIFER J. MILLS A/K/A JENNIFER

SHERIFF'S SALE

MILLS C.P. January Term, 2012 No. 02057 \$73,641.67 Phelan Hallinan, LLP

1410-625

2211 Solly Avenue 19152-2807 56th wd. 1025 Sq Ft OPA#562079600 Improvements: Residential Property
DELIA S. RODRIGUEZ C.P. June Term, 2013 No. 00560 \$196,911.50 Phelan Hallinan, LLP

1410-626

3000 Hellerman Street 19149-3129 55th wd. 1370 Sq Ft OPA#551038500 Improvements: Residential Property
SEBASTIAN C. FALSONE C.P. March Term, 2014 No. 05389 \$82,010.58 Phelan Hallinan, LLP

1410-633

3201 Capri Drive a/k/a 3201 Capri Drive Unit 39 19145-5766 26th wd. 1355 Sq Ft OPA#888260076 Improvements: Condominium Unit
DENISE SERPENTINE C.P. December Term, 2012 No. 03121 \$356,190.05 Phelan Hallinan, LLP

1410-638

501-05 Locust Avenue 19144 12th wd. Semi/ Det 3 Sty Stone; 5560 Sq Ft BRT#122070400 Improvements: Residential Dwelling
WILHEMENIA MOORE AND WAYNE E. MOORE C.P. March Term, 2013 No. 02011 \$328,779.98 McCabe, Weisberg, & Conway, P.C.

1410-642

1830 Rittenhouse Square, Unit 17B 19103 8th wd. 1610 Sq Ft BRT#888081782 Subject to Mortgage
JAMES W. GREENLEE AND ELLEN T. GREENLEE AS TENANTS BY THE ENTIRETY C.P. March Term, 2014 No. 00368 \$50,989.61 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

1410-647

2715 Cambridge Street 19130 29th wd. Row 3 Sty Masonry; 966 Sq Ft BRT#292014000 Improvements: Residential Dwelling
ALEXANDER GERTSBERG AND ROMAN ZILBERMAN C.P. September Term, 2013 No. 03632 \$283,524.11 McCabe, Weisberg, & Conway, P.C.

1410-658

6037 Lansdowne Avenue 19151 34th wd. 1446 Sq Ft BRT#342051900 Improvements: Residential Property
DOROTHY DAVID AND MICHAEL DAVID C.P. March Term, 2012 No. 00742 \$86,309.26 KML Law Group, P.C.
03170 \$51,010.88 KML Law Group, P.C.

1410-661A-D

45th wd. (3471 Helen Street – Premises A – 19134) 1017 Sq Ft; Land area 1117.74 Sq Ft BRT#452350900; PRCL#45-2-3509-00 Subject to Mortgage Subject to Rent
23rd wd. (1504 Sellers Street – Premises B – 19124) 0 Sq Ft; Land area 1337 Sq Ft BRT#232060900; PRCL#232060900 Subject to Mortgage Subject to Rent
25th wd. (1902 E. Wishart Street – Premises C – 19134) 728 Sq Ft; Land area 664.95 Sq Ft BRT#252291000; PRCL#252229100 Subject to Mortgage Subject to Rent
7th wd. (2918 Ella Street – Premises D – 19134) 1120 Sq Ft; Land area 952 Sq Ft BRT#071374300; PRCL#071374300 Subject to Mortgage Subject to Rent
MIGUEL SORIANO AND KIYOMI SORIANO C.P. April Term, 2014 No. 01760 \$212,227.38 Scott F. Landis, Esq.

1410-678

617 Benson Street 19111 63rd wd. Semi/ Det 3 Sty Frame; 1500 Sq Ft BRT#631400917 Improvements: Residential Dwelling
TODD MUFFLER C.P. March Term, 2014 No. 00595 \$148,129.11 McCabe, Weisberg, & Conway, P.C.

1410-679

2524 North 29th Street 19132 28th wd. 1302 Sq Ft BRT#282009100 Improvements: Residential Property
YVETTE JOHNSON C

SHERIFF'S SALE

1625 Sq Ft BRT#882924700 Improvements: Commercial Use
NAJLAH DARWISH C.P. May Term, 2014 No. 1287 \$106,436.60 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1410-682

7673 Overbrook Avenue 19151 34th wd. 1120 Sq Ft BRT#343260300 Improvements: Residential Property
NICOLE A. KINSEY C.P. May Term, 2011 No. 03037 \$141,041.50 KML Law Group, P.C.

1410-683

11805 Millbrook Road 19154-3710 66th wd. 1296 Sq Ft OPA#662235500 Improvements: Residential Property
RAYMOND MARASHESKI C.P. June Term, 2012 No. 02227 \$199,489.78 Phelan Hallinan, LLP

1410-690

5738 North 19th Street 19141-1204 17th wd. 1368 Sq Ft OPA#172346200 Improvements: Residential Property
RAISHA N. BYRD C.P. June Term, 2013 No. 02232 \$100,403.52 Phelan Hallinan, LLP

1410-701

1555 N. Orkney Street 19122 17th wd. 980 Sq Ft OPA#182262400 Improvements: Row 3 Sty Masonry
RAQUEL MANGUAL C.P. March Term, 2012 No. 01971 \$79,756.37 Richard J. Nalbandian, III, Esq.

1410-702

1814 Addison Street 19146 8th wd. Row 3 Sty Masonry; 1350 Sq Ft BRT#081125800 Improvements: Residential Dwelling
RACHAEL TEACHER C.P. April Term, 2014 No. 01107 \$186,423.88 McCabe, Weisberg, & Conway, P.C.

1410-703

4043 North 12th Street 19141 43rd wd. Row 2 Sty Masonry; 1440 Sq Ft BRT#433162600 Improvements: Residential Dwelling
AZALEE MCDONALD C.P. January Term, 2011 No. 03619 \$31,149.79 McCabe, Weisberg, & Conway, P.C.

1410-708

500 Southampton Road 19116 58th wd. 1634 Sq Ft OPA#583058100 Subject to Mortgage Improvements: Residential Property
MARIE C. GALLAGHER C.P. August Term, 2011 No. 03050 \$43,492.07 Donna M. Donaher, Esq.; Michael C. Mazack, Esq.

1410-714

1122 South 19th Street 19146 36th wd. Row Conv/Apt 2Sty Masonry; 1272 Sq Ft BRT#361170100 Improvements: Residential Dwelling
MICHELLE FREDERICKSDORF C.P. February Term, 2014 No. 01395 \$95,214.29 McCabe, Weisberg, & Conway, P.C.

1410-715

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

1410-722

1541 North Robinson Street 19151 34th wd. Row 2 Sty Masonry; 1380 Sq Ft BRT#342274600 Improvements: Residential Dwelling
CAROLYN GARRETT, EXECUTRIX OF THE ESTATE OF RUBY P. WALDEN, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 01160 \$77,736.06 McCabe, Weisberg, & Conway, P.C.

1410-727

1934 W Spencer St 19141 17th wd. 1218 Sq Ft BRT#17-1-252800 Improvements: Residential Dwelling
CHAD WILLIAMS C.P. November Term, 2010 No. 03104 \$114,680.33 Udren Law Offices, P.C.

1410-733

2121 South Woodstock Street 19145 48th wd. 1064 Sq Ft BRT#48-1-3335-00 Improvements: Residential Dwelling
KRISTOPHER REESE A/K/A KRISTOPHER S. REESE AND NICOLE SPARKMAN A/K/A NICOLE V. SPARKMAN C.P. March Term, 2014 No. 05035 \$79,100.23 Udren Law Offices, P.C.

SHERIFF'S SALE

1410-742

6124 Hawthorne Street 19135 62nd wd. 1120 Sq Ft BRT#62-2254600 Improvements: Residential Dwelling
MATTHEW TURNBULL AND RAQUEL TURNBULL C.P. June Term, 2013 No. 01514 \$149,464.04 Udren Law Offices, P.C.

1410-744

6910 Rodney Street 19138 10th wd. Row 2 Sty Masonry; 966 Sq Ft BRT#102394100 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM UNDER MINNIE E. GLENN A/K/A MINNIE ELLIS, DECEASED; JOANNA BUTTLER, AS POTENTIAL HEIR OF MINNIE E. GLENN A/K/A MINNIE ELLIS, DECEASED; JEROME BOYER, AS POTENTIAL HEIR OF MINNIE E. GLENN A/K/A MINNIE ELLIS, DECEASED; CHARLES WILLIAMS, AS POTENTIAL HEIR OF MINNIE E. GLENN A/K/A MINNIE ELLIS, DECEASED AND LARRY KING, AS POTENTIAL HEIR OF MINNIE E. GLENN A/K/A MINNIE ELLIS, DECEASED C.P. January Term, 2013 No. 00257 \$60,145.26 McCabe, Weisberg, & Conway, P.C.

1410-746A-B

431 W. Girard Avenue – Premises A – 19123 18th wd. 3630 Sq Ft OPA#871290250 Improvements: 3 Story Masonry Mixed Commercial And Residential Property
429 W. Girard Avenue – Premises B – 19123 18th wd. 3630 Sq Ft OPA#871290200 Improvements: 3 Story Masonry Mixed Commercial And Residential Property
CARLOS SANCHEZ C.P. July Term, 2011 No. 01715 \$398,695.53 Robert S. Esposito, Esq.

1410-748

1382 Westbury Drive 19151 34th wd. Row B/Gar 2 Sty Masonry; 1120 Sq Ft BRT#343290600 Subject to Mortgage Improvements: Residential Dwelling
MORTON ANSKY, KNOWN SURVIVING HEIR OF TOBY M. ANSKY, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF TOBY M. ANSKY, DECEASED MORTGAGOR AND REAL OWNER AND ROBERT LITMAN, KNOWN SURVIVING HEIR OF TOBY M. ANSKY, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2013 No. 02394 \$112,460.73 McCabe, Weisberg, & Conway, P.C.

1410-749

3627 Germantown Avenue 19140 43rd wd. Of the Northeastly side of Germantown Avenue (260 feet) Southeastward from South side of Erie Avenue; Width: 17 feet, Depth: 71 feet to a 3 foot wide alley OPA#871567020 Subject To Rent Tenant Occupied Improvements: 2 Story Commercial Store-office
MAMADOU BARRY C.P. July Term, 2014 No. 787 \$20,145.97 James McGarrity, Esq.

1410-751

2359 E. Hazzard Street 19125 31st wd. 1048 Sq Ft BRT#314124200 Improvements: Residential Property
LAURA M. KENNEDY C.P. May Term, 2014 No. 001701 \$96,546.53 Bradley J. Osborne, Esq.

The following property, sale of which was postponed from the November 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, February 3, 2015

1411-318

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

1411-323

8603 Alicia Street 19115-4101 63rd wd. 1498 Sq Ft OPA#632229600 Improvements: Residential Property
DANIEL P. CASHMAN; LYNN A. CASHMAN A/K/A LYNN ANN CASHMAN A/K/A LYNN E. CASHMAN C.P. May Term, 2014 No. 00548 \$163,156.67 Phelan Hallinan, LLP

1411-341

1732 South 65th Street 19142-1321 40th wd. 1410 Sq Ft OPA#403000700 Improvements: Residential Property
JEROME T. CLEMENTS C.P. January Term, 2008 No. 00725 \$53,892.64 Phelan Hallinan, LLP

1411-344

4545 Milnor Street 19124 23rd wd. 1204 Sq Ft BRT#231046700 Improvements: Residential Dwelling
PAUL TRACY AND SUSAN GERNER-TRACY C.P. October Term, 2013 No. 00554 \$91,388.46 Law Offices of Gregory Javardian

SHERIFF'S SALE

1411-350

6224 Jefferson Street 19151-3444 34th wd. 1760 Sq Ft OPA#342063400 Improvements: Residential Property
SHERRI RAZAQ-THIERS C.P. May Term, 2014 No. 03212 \$145,548.04 Phelan Hallinan, LLP

1411-352

902 Emily Street 19148-2304 39th wd. 896 Sq Ft OPA#393288700 Improvements: Residential Property
AZHAR JAMAL C.P. March Term, 2012 No. 02606 \$91,710.65 Phelan Hallinan, LLP

1411-361

8030 Ditman St Unit 71-L a/k/a 8030 Ditman St. Unit 71 19136 65th wd. 708 Sq Ft BRT#888650971 Improvements: Residential Dwelling
ERIK CAPLAN C.P. July Term, 2013 No. 03576 \$55,853.43 Powers, Kirm & Associates, LLC

1411-377

7026 Walker Street 19135 55th wd. 2250 Sq Ft BRT#55-2-319700 Improvements: Residential Dwelling
DANA STEVENSON A/K/A DANA M. STEVENSON A/K/A DANA MARY STEVENSON; ROBERT STEVENSON A/K/A ROBERT M. STEVENSON C.P. June Term, 2014 No. 01281 \$50,808.34 Udren Law Offices, P.C.

1411-394

5549 Larchwood Avenue 19143-1313 60th wd. 1177.5 Sq Ft OPA#604138300 Improvements: Residential Property
KELLY J. BROOKS AND CONSTANCE D. BROOKS C.P. May Term, 2013 No. 02451 \$50,180.04 Phelan Hallinan, LLP

1411-397

35 South Ashmead Place 19144 12th wd. 1246.56 Sq Ft BRT#123085100 Improvements: Residential Dwelling
LISA M. CARTER AND THE UNITED STATES OF AMERICA C.P. June Term, 2013 No. 01216 \$36,045.42 Powers, Kirm & Associates, LLC

1411-399

575 Van Kirk Street 19120 35th wd. 120000 Sq Ft BRT#352117000 Improvements: Residential Dwelling
ANITRA MEREDITH C.P. November Term, 2013 No. 00308 \$75,653.93 Powers, Kirm & Associates, LLC

1411-411

5251 Oakland Street 19124-1813 62nd wd. 1784.52 Sq Ft OPA#621403100 Improvements: Residential Property
LEONARD GLASGOW C.P. January Term, 2014 No. 00936 \$120,510.64 Phelan Hallinan, LLP

1411-413

5023 North 8th Street 19120-3105 49th wd. 950.55 Sq Ft PRCL# 491257700 Improvements: Residential Property
KIM S. MALONE C.P. April Term, 2012 No. 03600 \$77,131.24 Phelan Hallinan, LLP

1411-418

2043 South Redfield Street 19143-5902 40th wd. 1077.78 Sq Ft OPA#401065600 Improvements: Residential Property
TYNESHIA BETHEA A/K/A TYNEISHA BETHEA C.P. January Term, 2014 No. 02652 \$104,680.22 Phelan Hallinan, LLP

1411-420

1155 Elbridge Street 19111-5519 53rd wd. 1624 Sq Ft OPA#531095500 Improvements: Residential Property
TAYIBATOU ACHABL BRYM AND TOMALONA AKAKPO AYEWANOU C.P. April Term, 2013 No. 01197 \$149,961.73 Phelan Hallinan, LLP

1411-426

2926 West Thompson Street 19121 29th wd. Land Area: 990 Sq Ft; Improvement Area: 1650 Sq Ft OPA#292205910 Improvements: Residential Real Estate - Single Family Dwelling
ALDESHAWN ATKINS AND ROSHEEN JONES C.P. January Term, 2014 No. 03140 \$36,322.20 Robert J. Wilson, Esq., Wilson Law Firm

1411-441

7901 Ditman Street 19136-3237 65th wd. 1606.05 Sq Ft OPA#651249000 Improvements: Residential Property
ANTHONY VENNARI C.P. August Term, 2013 No. 00008 \$151,704.17 Phelan Hallinan, LLP

1411-444

619 Shawmont Avenue 19128-3124 21st wd. 2400 Sq Ft OPA#214054400 Improvements: Residential Property
MANJINDER PANDHER C.P. September

SHERIFF'S SALE

Term, 2013 No. 02625 \$208,752.27 Phelan Hallinan, LLP

1411-445

3524 Sheffield Street 19136-3519 64th wd. 1816.28 Sq Ft OPA#642219500 Improvements: Residential Property
MATTHEW GORMAN C.P. July Term, 2013 No. 03428 \$127,259.57 Phelan Hallinan, LLP

1411-446

6614 Revere Street 19149 55th wd. 1458.72 Sq Ft BRT#55-1-5306-08 Improvements: Residential Property
JOHN BALLENTINE C.P. May Term, 2014 No. 002771 \$145,508.99 Leon P. Haller, Esq.

1411-450

1768 South Avondale Street 19142 40th wd. 1745.70 Sq Ft BRT#401186900 Improvements: Residential Property
DEBRA L. SMITH C.P. December Term, 2012 No. 02262 \$54,914.28 KML Law Group, P.C.

1411-484

6924 Forrest Avenue 19138 10th wd. 1500 Sq Ft BRT#102517100 Subject to Mortgage Improvements: Residential Property
MARTISHA ALEXISSE HOBSON, AS SOLE OWNER C.P. February Term, 2014 No. 2140 \$117,546.89 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1411-496

3232 Emerald Street 19134 45th wd. 1262.88 Sq Ft BRT#452333600 Improvements: Residential Property
PENNINGTON 189 MANAGEMENT, LLC C.P. August Term, 2012 No. 03282 \$83,877.24 KML Law Group, P.C.

1411-522

4735 Hartel Avenue, a/k/a 4735 Hartel Street 19136-3306 65th wd. 1203.19 Sq Ft OPA#651197900 Improvements: Residential Property
WALTER H. DABBS C.P. September Term, 2013 No. 00131 \$116,770.78 Phelan Hallinan, LLP

1411-525

9001 Ridge Avenue, Unit 18 19128 21st wd. 1056 Sq Ft BRT#21-4146918 Subject To Mortgage Police and Fire Federal Credit Union Improvements: Residential Townhouse
FRED M. GREENE AND HELEN C. GREENE C.P. July Term, 2014 No. 01077 \$11,169.96 Stefan Richter, Esq.

1411-530

2826 South Hutchinson Street 19148 39th wd. 1066.53 Sq Ft; Row 1 Sty Masonry BRT#395243525 Improvements: Residential Dwelling
RUTH GUERRIERO, EXECUTRIX OF THE ESTATE OF ALFRED GUERRIERO, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 03816 \$195,832.25 McCabe, Weisberg & Conway, P.C.

1411-536

2661 East Norris Street 19125 31st wd. 840 Sq Ft; Row 2 Sty Masonry BRT#313014000 Improvements: Residential Dwelling
STEPHEN GROVES, ADMINISTRATOR OF THE ESTATE OF GEORGE GROVES, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 03507 \$111,333.39 McCabe, Weisberg & Conway, P.C.

1411-539

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 \$320,395.72 Phelan Hallinan, LLP

1411-540

424 North 65th Street 19151-4003 34th wd. 1875 Sq Ft OPA#343122400 Improvements: Residential Property
GAYLE PULLER C.P. October Term, 2013 No. 00993 \$64,307.26 Phelan Hallinan, LLP

1411-541

12632 Chilton Road 19154-1407 66th wd. 1985 Sq Ft OPA#663328300 Improvements: Residential Property
STEPHEN SPADARO A/K/A STEPHEN I. SPADARO C.P. September Term, 2013 No. 01021 \$181,981.09 Phelan Hallinan, LLP

1411-565

4251 Neilson Street 19124-4921 33rd wd. 1200 Sq Ft OPA#332530700 Improvements: Residential Property

SHERIFF'S SALE

RAQUEL TORRES C.P. April Term, 2012 No. 01144 \$78,260.42 Phelan Hallinan, LLP

1411-574

5922 Colgate Street 19120 35th wd. 1068 Sq Ft; Row B/Gar 2 Sty Masonry BRT#352272200 Improvements: Residential Dwelling
CONCETTA ANGELA GRAY C.P. September Term, 2013 No. 01526 \$61,802.63 McCabe, Weisberg & Conway, P.C.

1411-576

5881 Roosevelt Boulevard 19149 62nd wd. 1280 Sq Ft; Row B/Gar 2 Sty Masonry BRT#621319900 Improvements: Residential Dwelling
RACHELLE LAVENTURE C.P. June Term, 2012 No. 03009 \$149,319.16 McCabe, Weisberg & Conway, P.C.

1411-579

2243 East Clearfield Street 19134 25th wd. 1150 Sq Ft; Row 2 Sty Masonry BRT#252245500 Improvements: Residential Dwelling
YISCHOR FRIEDMAN C.P. October Term, 2013 No. 01840 \$74,960.47 McCabe, Weisberg & Conway, P.C.

1411-585

2411 S. Chadwick Street 19145 26th wd. 982 Sq Ft BRT#261316900 Improvements: Residential Dwelling
MICHAEL SOFI, ROBERT POLIZZANO AND MICHELE POLIZZANO C.P. March Term, 2012 No. 3629 \$76,900.79 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1411-586

7235 Pittville Street 19126 10th wd. 1216 Sq Ft; Row B/Gar 2 Sty Masonry BRT#101056800 Improvements: Residential Dwelling
LYNIA HARPER C.P. July Term, 2013 No. 02744 \$44,719.57 McCabe, Weisberg & Conway, P.C.

1411-590

121 North Felton Street 19139 34th wd. 920 Sq Ft; S/D w/Det Gar 2 Sty Mason BRT#341243100 Subject to Rent Improvements: Residential Dwelling
PRISCILLA JAMES C.P. June Term, 2013 No. 01609 \$92,705.52 McCabe, Weisberg & Conway, P.C.

1411-592

5908 Chestnut Street 19139 3rd wd. 1352 Sq Ft; Row 2 Sty Masonry BRT#031027900 Improvements: Residential Dwelling
GERALDINE CARLYLE, KNOWN SURVIVING HEIR OF WILLIAM CARLISLE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF WILLIAM CARLISLE, DECEASED MORTGAGOR AND REAL OWNER. C.P. January Term, 2013 No. 03527 \$56,152.64 McCabe, Weisberg & Conway, P.C.

1411-593

6201 Limekiln Pike 19141 17th wd. 1440 Sq Ft; Row 2 Sty Masonry BRT#172304200 Improvements: Residential Dwelling
EUGENE BEILIS C.P. April Term, 2014 No. 03036 \$65,108.43 McCabe, Weisberg & Conway, P.C.

1411-596

2609 Jefferson Street 19121 29th wd. 910 Sq Ft; Row W/Gar 2 Sty Masonry BRT#291194100 Improvements: Residential Dwelling
KENNETH CRAWFORD, JR. AND KENNETH CRAWFORD, SR. C.P. May Term, 2013 No. 00084 \$106,782.37 McCabe, Weisberg & Conway, P.C.

1411-598

1304 South 22nd Street 19146 36th wd. 1134 Sq Ft BRT#36-1328500 Improvements: Residential Property
QIARA AYCOX (REAL OWNER) AND EARL V. ROSS; TITLE TO SAID PREMISES IS VESTED IN EARL V. ROSS BY DEED FROM WALTER P. LOMAX, JR., EXECUTOR OF THE ESTATE OF CHASRLTES T. OBEY, DECEASED AND WALTER P. LOMAX JR. AND BEVERLY H. LOMAX, HUSBAND AND WIFE DATED FEBRUARY 26, 1997 AND RECORDED APRIL 9, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY IN BOOK JTD 277 PAGE 91; TITLE IS FURTHER VESTED IN QIARA AYCOX BY DEED FROM EARL V. ROSS DATED FEBRUARY 6, 2008 AND RECORDED MARCH 7, 2008 AS INSTRUMENT #51865874 C.P. January Term, 2014 No. 001025 \$74,355.72 Alicia M. Sandoval, Esq.

1411-600

1535 West Loudon Street 19141 13th wd. 1220 Sq Ft BRT#132409100 Improvements: Residential Dwelling
ESTATE OF HELEN E. HART, DECEASED AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS,

SHERIFF'S SALE

REPRESENTATIVES, DEVISEES, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ESTATE OF HELEN E. HART, DECEASED C.P. August Term, 2013 No. 02577 \$55,744.67 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1411-601
6144 North 6th Street 19120 61st wd. 1568 Sq Ft BRT#611134300 Improvements: Residential Dwelling
EDDIE FERRELL, JR. C.P. December Term, 2011 No. 02971 \$125,400.58 Law Offices of Gregory Javardian

1411-607
5432 Spruce Street 19139 46th wd. 1184 Sq Ft; Row 2 Sty Masonry BRT#603068600 Improvements: Residential Dwelling
CANDACE BROWN C.P. March Term, 2010 No. 00461 \$107,853.05 McCabe, Weisberg & Conway, P.C.

1411-616
2835 Benner Street 19149 62nd wd. 1224 Sq Ft; Row B/Gar 2 Sty Masonry BRT#621154300 Improvements: Residential Dwelling
IRINA RUBINOV AND GREGORY YUSUPOV C.P. June Term, 2013 No. 01118 \$116,476.80 McCabe, Weisberg & Conway, P.C.

1411-625
3520 Avalon Street 19114-1502 66th wd. 1200 Sq Ft OPA#661082920 Improvements: Residential Property
RAMONA SANTINI C.P. September Term, 2012 No. 03392 \$140,196.79 Phelan Hallinan, LLP

1411-630
4280 Paul Street 19124-4629 23rd wd. 2466 Sq Ft OPA#232515500 Improvements: Residential Property
RODNEY A. FISHER A/K/A RODNEY FISHER C.P. August Term, 2013 No. 00280 \$144,813.57 Phelan Hallinan, LLP

1411-631
6539 Linmore Avenue 19142-2206 40th wd. 1160 Sq Ft PRCL#403176900 Improvements: Residential Property
NATIA SAWYER C.P. June Term, 2013 No. 03071 \$83,211.40 Phelan Hallinan, LLP

1411-637
1437 South Franklin Street 19147-5738 1st wd. 746 Sq Ft OPA#012085700 Improvements: Residential Property
HOWARD RUSSELL C.P. April Term, 2014 No. 04232 \$87,856.66 Phelan Hallinan, LLP

1411-642A-B
1307 Cottman Avenue – Premises A – 19111 56th wd. 1552 Sq Ft; (Pending Motion to Reassess Damages to \$224,645.41) BRT#871246550 Subject To Mortgage Yes (executing Plaintiff’s Mortgage) Improvements: Str/off And Apts 2 Sty Masonry
1309 Cottman Avenue – Premises B – 19111 56th wd. 5860 Sq Ft; (Pending Motion to Reassess Damages to \$224,645.41) BRT#882926575 Subject To Mortgage Yes (executing Plaintiff’s Mortgage) Improvements: School 2 Sty Masonry
HOWARD A. AND MELVYN SCHWARTZ C.P. October Term, 2012 No. 44319 \$145,304.01 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Kenneth M. Portner, Esq.

1411-643
7 North Columbus Blvd Unit 203 19106 5th wd. 1658 Sq Ft BRT#888060204 Improvements: Residential Property
ROBERT T. VERDONE C.P. January Term, 2014 No. 01529 \$424,839.87 Drew Salaman, Esq.

The following property, sale of which was postponed from the December 2, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, February 3, 2015

1412-302
2201 Cherry Street Apartment 703 19103 8th wd. 948 Sq Ft BRT#888084326 Improvements: Residential Property
PORTIA S. MORALES C.P. February Term, 2014 No. 02181 \$183,375.69 KML Law Group, P.C.

1412-303
6543 Vandike Street 19135 41st wd. 1056 Sq Ft BRT#411350000 Improvements: Residential Property
GEORGE JUBILEE C.P. July Term, 2013 No. 02045 \$111,844.66 KML Law Group, P.C.

1412-305
1614 West Godfrey Avenue 19141 17th wd. 1552 Sq Ft BRT#171284000 Improvements: Residential Property
CHAMELLE JEFFERSON C.P. December

SHERIFF'S SALE

Term, 2012 No. 02211 \$134,501.94 KML Law Group, P.C.

1412-307
5953 Alma Street 19149 53rd wd. 1472 Sq Ft BRT#531336600 Improvements: Residential Property
JOSEPH T. CUSICK, JR. AND LIBERTINA RIVAS C.P. December Term, 2013 No. 03445 \$110,305.80 KML Law Group, P.C.

1412-309
4036 Loring Street 19136-3915 41st wd. 1200 Sq Ft OPA#412164300 Improvements: Residential Property
RAYMOND J. HANKINSON, III C.P. March Term, 2014 No. 01475 \$77,502.59 Phelan Hallinan, LLP

1412-314
1713 Wakeling Street 19124-2756 62nd wd. 1396 Sq Ft OPA#622003900 Improvements: Residential Property
OMAR NEGRON C.P. June Term, 2012 No. 01481 \$61,063.21 Phelan Hallinan, LLP

1412-316
1641 South 26th Street 19145-1214 36th wd. 1060 Sq Ft OPA#364213000 Improvements: Residential Property
ROBERT CHAMBERS C.P. July Term, 2013 No. 00323 \$37,227.28 Phelan Hallinan, LLP

1412-317
9206 Exeter Road 19114-3802 57th wd. 1544 Sq Ft OPA#572247700 Improvements: Residential Property
PATRICIA A. FABBIA C.P. August Term, 2008 No. 01017 \$258,905.88 Phelan Hallinan, LLP

1412-319
3333 Elliston Circle 19114-1205 66th wd. 1001 Sq Ft OPA#661160300 Improvements: Residential Property
YOUNG JA WOO AND KIL CHANG WOO C.P. November Term, 2010 No. 01048 \$92,533.40 Phelan Hallinan, LLP

1412-320
2839 South Sheridan Street 19148-4826 39th wd. 1212 Sq Ft OPA#395180900 Improvements: Residential Property
MALY YINN CHAPKEV, SENDY KEV AND SHIMON DAHAN C.P. August Term, 2012 No. 01526 \$160,185.55 Phelan Hallinan, LLP

1412-321
8304 Cottage Street 19136-2812 65th wd. 1190 Sq Ft OPA#652231015 Improvements: Residential Property
KATHRYN M. AUTENRIETH C.P. August Term, 2009 No. 00732 \$210,602.63 Phelan Hallinan, LLP

1412-322
810 North Uber Street 19130-2018 15th wd. 1800 Sq Ft OPA#151067410 Improvements: Residential Property
MIGDALIA M. RAMIREZ C.P. July Term, 2011 No. 00616 \$63,491.73 Phelan Hallinan, LLP

1412-324
6264 Cottage Street 19135 55th wd. 1440 Sq Ft BRT#552387000 Improvements: Residential Property
LATASHA HALLEY AND COREY L. VINSON C.P. January Term, 2014 No. 00521 \$76,628.72 KML Law Group, P.C.

1412-325
4045 Old York Road 19140 43rd wd. 1844.25 Sq Ft BRT#433168900 Improvements: Residential Property
THE UNKNOWN HEIRS OF CHRISTINA N. JORDAN, DECEASED; ROSEMARY JORDAN, SOLELY IN HER CAPACITY AS HEIR OF PETER GLENN AND CHRISTINA N. JORDAN, DECEASED AND THE UNKNOWN HEIRS OF PETER GLENN, DECEASED C.P. July Term, 2013 No. 04598 \$63,436.68 KML Law Group, P.C.

1412-327
558 East Clarkon Avenue 19120 42nd wd. 2215 Sq Ft BRT#421236200 Improvements: Residential Property
LINDA WILLIAMS C.P. March Term, 2014 No. 00255 \$61,767.34 KML Law Group, P.C.

1412-328
4707 Frankford Avenue 19124 23rd wd. 3188 Sq Ft BRT#871112250 Improvements: Commercial Real Estate
INDRAWATIE PERMESARDIAN AND TARIQ ADHAM C.P. July Term, 2012 No. 02356 \$108,282.24 Stern & Eisenberg, P.C.

1412-329
2628 Massey Street 19142-0000 40th wd. 960 Sq Ft BRT#406123200 Improvements: Residential Dwelling

SHERIFF'S SALE

YOLANDA STANLEY C.P. August Term, 2012 No. 00660 \$99,654.04 Powers, Kirn & Associates, LLC

1412-330
1917 S. Beechwood Street 19145-2725 48th wd. 1020 Sq Ft BRT#482162100 Improvements: Residential Dwelling
DENNIS F. LA MARR C.P. October Term, 2013 No. 01825 \$33,608.20 Powers, Kirn & Associates, LLC

1412-333
953 Arrott Street 19124-2435 23rd wd. 1656 Sq Ft BRT#233029400 Improvements: S/d W Det Gar 2 Story Masonry
JACQUELINE GRIER AND ANTHONY GRIER C.P. April Term, 2014 No. 04248 \$230,272.50 Milstead & Associates, LLC

1412-338
1666 Granite Street 19124 62nd wd. 1024 Sq Ft BRT#622073600 Improvements: Residential Dwelling
VICTORIA B. CEBZANOV A/K/A VICTORIA CEBZANOV C.P. June Term, 2014 No. 03152 \$38,783.82 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1412-339
3551 North 11th Street 19140 43rd wd. 2081 Sq Ft BRT#432134600 Improvements: Residential Dwelling
BEVIN BAILIS C.P. March Term, 2013 No. 03846 \$130,997.69 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1412-342
5724 Broomall St 19143-4521 51st wd. 1322 Sq Ft BRT#513115600 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD JONES A/K/A RICHARD E. JONES, SR. C.P. April Term, 2014 No. 02028 \$54,543.94 Powers, Kirn & Associates, LLC

1412-346
3120 North Marston Street 19132-1236 38th wd. 725 Sq Ft BRT#381236600 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQ., PERSONAL REPRESENTATIVE OF THE ESTATE OF NATHAN AVERY C.P. May Term, 2013 No. 01319 \$36,837.76 Powers, Kirn & Associates, LLC

1412-349
7902 Thouron Avenue 19150-0000 50th wd. 1224 Sq Ft BRT#502146400 Improvements: Residential Dwelling
GEORGEANNA BOYD C.P. November Term, 2012 No. 01141 \$125,626.42 Powers, Kirn & Associates, LLC

1412-350
3343 Conrad Street Unit 202 a/k/a 3343 Conrad Street, unit 202 and Parking Unit 9 Terraces at East Falls Condominium 19129-1514 38th wd. 911 Sq Ft BRT#888380202 Improvements: Residential Dwelling
ANTHONY MASCIERI C.P. November Term, 2013 No. 02196 \$336,041.38 Powers, Kirn & Associates, LLC

1412-353
2520 North 17th Street 19132-3927 16th wd. 1546 Sq Ft OPA#161171400 Improvements: Residential Property
EUGENE STALLWORTH C.P. August Term, 2009 No. 01148 \$49,159.77 Phelan Hallinan, LLP

1412-354
10931 Templeton Drive 19154-4235 66th wd. 1296 Sq Ft OPA#662149500 Improvements: Residential Property
WILLIAM F. ROLAND C.P. March Term, 2012 No. 00207 \$62,257.37 Phelan Hallinan, LLP

1412-355
3124 Ruth Street 19134-3133 25th wd. 1048 Sq Ft OPA#252569200 Improvements: Residential Property
JACQUELINE HUNT C.P. August Term, 2010 No. 01610 \$52,384.46 Phelan Hallinan, LLP

1412-357
6227 Homer Street 19144-1620 59th wd. 1332 Sq Ft OPA#592261500 Improvements: Residential Property
PRINCE MASSEY C.P. June Term, 2014 No. 04128 \$69,976.04 Phelan Hallinan, LLP

1412-359
1103 East Hunting Park Avenue 19124-4812 33rd wd. 2088 Sq Ft OPA#332079200 Improvements: Residential Property
MIGUEL A. GONZALEZ C.P. October Term, 2011 No. 03770 \$90,107.95 Phelan Hallinan, LLP

1412-360
1551 South Lambert Street 19146-4519 36th wd. 1417 Sq Ft OPA#363258600

SHERIFF'S SALE

Improvements: Residential Property
KAMAU FLOYD C.P. February Term, 2012 No. 02485 \$198,404.69 Phelan Hallinan, LLP

1412-361A-B
5024 Griscom Street – Premises A – 19124-2624 23rd wd. 2485 Sq Ft BRT#62-1496400
5026 Grisom Street – Premises B – 19124-2624 23rd wd. 2485 Sq Ft BRT#62-1496500
GRISCOM ST. LLC C.P. July Term, 2014 No. 001988 \$329,196.67 Andrew J. Flame, Esq.

1412-362
5119 Spruce Street 19139-4122 60th wd. 2100 Sq Ft OPA#602103900 Improvements: Residential Property
WILLIAM PRATT C.P. May Term, 2009 No. 01731 \$207,419.03 Phelan Hallinan, LLP

1412-375
43 West Upsal Street 19119 22nd wd. 3152 Sq Ft BRT#223020600 Improvements: Residential Property
SAUL BRADLEY AND ROBIN BRADLEY C.P. August Term, 2012 No. 3592 \$171,586.57 Bradley J. Osborne, Esq.

1412-376
2624 South Juniper 19148 39th wd. 912 Sq Ft BRT#394475400 Improvements: Residential Property
DOREEN A. SCHERER C.P. March Term, 2014 No. 00582 \$222,585.16 KML Law Group, P.C.

1412-378
4990 Pennway Street 19124 23rd wd. 1120 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.

1412-381
406 Hellerman Street 19111 35th wd. 1440 Sq Ft BRT#353060900 Improvements: Residential Property
JENNIFER A. DEMURO AND RICHARD W. DEMURO C.P. February Term, 2014 No. 01621 \$160,343.25 KML Law Group, P.C.

1412-383
3370 Red Lion Road 19114 66th wd. 1840 Sq Ft BRT#66-1-2821-00 Improvements: Residential Dwelling
ALBERT KOROMA C.P. March Term, 2014 No. 02640 \$205,394.10 Udren Law Offices, P.C.

1412-402
5538 Pine Street 19143 60th wd. 976 Sq Ft BRT#604098000 Improvements: Residential Property
ANITA CARTER A/K/A ANITA CLARK C.P. February Term, 2014 No. 000740 \$47,226.92 Bradley J. Osborne, Esq.

1412-405
6245 Tackawanna Street 19135 41st wd. 1142 Sq Ft BRT#55-2-2523-00 Improvements: Residential Dwelling
BERNETTA JAMES AND REGINA JEANNIE JONES C.P. April Term, 2014 No. 02449 \$154,790.43 Udren Law Offices, P.C.

1412-410
2116 South 57th Street 19143 40th wd. 1296 Sq Ft BRT#401007700 Improvements: Residential Dwelling
ANTHONY BYRD, SR. A/K/A ANTHONY BYRD C.P. March Term, 2014 No. 04192 \$96,136.36 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1412-413
633 West Olney Avenue 19120 61st wd. 1782 Sq Ft BRT#612009100 Improvements: Residential Property
ANTHONY COBB C.P. May Term, 2013 No. 002365 \$113,433.38 Bradley J. Osborne, Esq.

1412-414
425 Fern Street 19120 61st wd. 1200 Sq Ft BRT#612204900 Improvements: Residential Property
DARNELL R. MINUS C.P. July Term, 2013 No. 01877 \$74,967.21 KML Law Group, P.C.

1412-419
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 \$148,151.37 Phelan Hallinan, LLP

1412-420
4824 Longshore Avenue #1 Floor, a/k/a 4824 Longshore Avenue 19135-2334 41st wd. 1761 Sq Ft OPA#412029600 Improvements: Residential Property

SHERIFF'S SALE

YULIYA MELTREGER C.P. March Term, 2013 No. 03876 \$162,461.51 Phelan Hallinan, LLP

1412-421
6028 Belden Street 19149-3232 53rd wd. 1040 Sq Ft OPA#531295900 Improvements: Residential Property
LORI S. JONES C.P. April Term, 2012 No. 00148 \$108,414.77 Phelan Hallinan, LLP

1412-427
12201 Aster Road 19154-1703 66th wd. 1152 Sq Ft OPA#663202100 Improvements: Residential Property
MARK J. YOUNG AND KIMBERLY P. YOUNG C.P. June Term, 2014 No. 04331 \$155,445.09 Phelan Hallinan, LLP

1412-428
1728 North 28th Street 19121-2704 32nd wd. 1298 Sq Ft OPA#324148300 Improvements: Residential Property
ROSALYN N. HUGHES C.P. June Term, 2014 No. 00874 \$46,653.33 Phelan Hallinan, LLP

1412-431
5612 Willows Avenue 19143-4612 51st wd. 1248 Sq Ft OPA#513218800 Improvements: Residential Property
JANICE SEPHEs, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. SEPHEs, DECEASED; BERTHA WELLS-SEPHEs, IN HER CAPACITY AS HEIR OF THE ESTATE OF MICHAEL S. SEPHEs, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL S. SEPHEs, DECEASED C.P. February Term, 2010 No. 00117 \$24,258.66 Phelan Hallinan, LLP

1412-432
1439 West Olney Avenue 19141-2315 17th wd. 1510 Sq Ft OPA#171085000 Improvements: Residential Property
EMMANUEL USO C.P. June Term, 2009 No. 00955 \$41,501.77 Phelan Hallinan, LLP

1412-433
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, LLP

1412-436
1203 Elbridge Street 19111-5508 53rd wd. 1512 Sq Ft OPA#531095700 Improvements: Residential Property
DEBORAH A. BORRELL C.P. April Term, 2014 No. 04246 \$48,737.48 Phelan Hallinan, LLP

1412-438
4520 North Broad Street 19140-1220 13th wd. 2808 Sq Ft OPA#132007900 Improvements: Residential Property
BRIAN WISE C.P. June Term, 2014 No. 04125 \$119,956.15 Phelan Hallinan, LLP

1412-440
3461 Braddock Street 19134-2650 45th wd. 1048 Sq Ft OPA#452306500 Improvements: Residential Property
MARK A. WOODRUFF A/K/A MARK WOODRUFF C.P. June Term, 2014 No. 01267 \$36,437.16 Phelan Hallinan, LLP

1412-444
1630 Welsh Road F45, a/k/a 1630-90 Welsh Road #45F 19115-5411 88th wd. 1344 Sq Ft OPA#888561588 Improvements: Condominium Unit
JAMIE CIESIELSKI C.P. May Term, 2013 No. 01887 \$221,473.14 Phelan Hallinan, LLP

1412-445
3902 Glendale Street 19124-5510 33rd wd. 1200.00 Sq Ft OPA#332428000 Improvements: Residential Property
IVAN R. GOGGINS C.P. February Term, 2014 No. 00024 \$44,683.97 Phelan Hallinan, LLP

1412-449
2810 Knorr Street 19149-2517 55th wd. 1152 Sq Ft OPA#551188400 Improvements: Residential Property
RAYMOND T. DONAHUE C.P. June Term, 2014 No. 02716 \$159,307.36 Phelan Hallinan, LLP

1412-453
5323 Yocum Street 19143 51st wd. Row 2 Story Masonry BRT#512091400; PRCL#29SI-44 Improvements: Residential Dwelling
JESSIE MAE MCNEIL C.P. April Term, 2013 No. 01531 \$45,018.00 Federman & Associates, LLC

SHERIFF'S SALE

1412-454
2431 South Opal Street 19145 26th wd. 665.52 Sq. Ft. (land area); 1068 Sq Ft (improvement area) BRT#262143400 Subject to Mortgage Improvements: Row 2 Sty Masonry
BARBARA L. GENOVESI AND BIAGIO F. GENOVESI C.P. September Term, 2007 No. 01620 \$158,349.48 Keri P. Ebeck, Esq.

1412-458
6511 North 3rd Street 19126-3913 61st wd. 1305 Sq Ft OPA#611054800 Improvements: Residential Property
GARY MASON C.P. December Term, 2011 No. 01319 \$318,940.64 Phelan Hallinan, LLP

1412-462
4334 Mitchell Street 19128-3412 21st wd. 1480 Sq Ft OPA#212194700 Improvements: Residential Property
BARBARA STOLZER AND MICHAEL STOLZER C.P. January Term, 2014 No. 02659 \$264,641.85 Phelan Hallinan, LLP

1412-463
3971 Wyalusing Avenue 19104-1125 24th wd. 784 Sq Ft OPA#243192900 Improvements: Residential Property
VERONICA THOMAS, IN HER CAPACITY AS HEIR OF BERNADETTE THOMAS JONES, DECEASED; JUDITH HUNDLEY, IN HER CAPACITY AS HEIR OF BERNADETTE THOMAS JONES, DECEASED; JOHN E. THOMAS, IN HIS CAPACITY AS HEIR OF BERNADETTE THOMAS JONES, DECEASED; VIVIAN EATON HUNDLEY, IN HER CAPACITY AS HEIR OF BERNADETTE THOMAS JONES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNADETTE THOMAS JONES, DECEASED C.P. September Term, 2013 No. 01610 \$74,076.25 Phelan Hallinan, LLP

1412-470
3131 Longshore Avenue 19149 55th wd. 1402 Sq Ft BRT#551277500 Improvements: Residential Property
DEBORAH A. FORTUNATO C.P. April Term, 2014 No. 04178 \$173,192.29 KML Law Group, P.C.

1412-472
412 Woodhaven Place 19116-2407 58th wd. 2365 Sq Ft OPA#582345200 Improvements: Residential Property
THOMAS V. THOMAS AND OMANA V. THOMAS C.P. July Term, 2012 No. 01197 \$265,170.24 Phelan Hallinan, LLP

1412-473
6557 Edmund Street 19135-2819 41st wd. 960 Sq Ft OPA#411413700 Improvements: Residential Property
YISCHOR DOV FRIEDMAN C.P. June Term, 2014 No. 02533 \$69,395.00 Phelan Hallinan, LLP

1412-479
9328 Jamison Avenue, Unit B 19115-4277 56th wd. 1664 Sq Ft BRT#888560356 Improvements: Condominium Unit
MARILYN A. ROUMI C.P. February Term, 2014 No. 00327 \$263,880.51 Law Offices of Gregory Javardian

1412-481
3803 Janice Street 19114-2826 57th wd. 1060 Sq Ft BRT#57-2-1457-00 Improvements: Residential Dwelling
CASIMIR J. GARCZYNSKI AND LAURA M. GARCZYNSKI C.P. August Term, 2012 No. 01941 \$297,854.27 Barbara A. Fen, Esq.

1412-486
1381 Pratt Street 19124-1925 62nd wd. 1996 Sq Ft OPA#621023700 Improvements: Residential Property
IGOR MAKOVOZ C.P. August Term, 2012 No. 01016 \$112,098.98 Phelan Hallinan, LLP

1412-487
2331 South Percy Street 19148-3710 39th wd. 780 Sq Ft OPA#393443000 Improvements: Residential Property
DANA M. PICCIOTTI C.P. June Term, 2014 No. 03600 \$26,060.34 Phelan Hallinan, LLP

1412-489
850 Mercer Street 19125-3519 18th wd. 920 Sq Ft OPA#181404700 Improvements: Residential Property
ROBERT W. SCHMIDT C.P. November Term, 2013 No. 01131 \$66,503.06 Phelan Hallinan, LLP

1412-490
3438 G Street 19134-1317 33rd wd. 1260 Sq Ft OPA#331328400 Improvements:

SHERIFF'S SALE

Residential Property
SEBASTIAN S. SHAW C.P. February Term, 2014 No. 02626 \$58,452.07 Phelan Hallinan, LLP

1412-492
2651 South 11th Street 19148-4407 39th wd. 1266.00 Sq Ft OPA#39-4-1887-00 Improvements: Residential Property
ERIC BARTELLO C.P. May Term, 2011 No. 02734 \$189,002.78 Phelan Hallinan, LLP

1412-497
7809 Fayette Street 19150-2101 50th wd. 1084 Sq Ft OPA#501030900 Improvements: Residential Property
TANYA STANCIL C.P. May Term, 2013 No. 02590 \$134,286.18 Phelan Hallinan, LLP

1412-499
5929 Crystal Street 19120-1127 35th wd. 1008 Sq Ft OPA#352220700 Improvements: Residential Property
GLENN LANE C.P. September Term, 2013 No. 01940 \$123,706.82 Phelan Hallinan, LLP

1412-500
617 North 56th Street 19131 4th wd. ROW 2 STY MASONRY; 1548 Sq Ft BRT#041214600 Improvements: Residential Dwelling
DE-ANDRE BALDWIN, ADMINISTRATOR OF THE ESTATE OF MARY HASSELL GWALTNEY BALDWIN, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2014 No. 00925 \$51,716.18 McCabe, Weisberg, & Conway, P.C.

1412-502
1820 Placid Street 19152 56th wd. S/D W B/G 1 STY MASONRY; 1000 Sq Ft BRT#562248300 Improvements: Residential Dwelling
ALLA KHEYFETS, ADMINISTRATRIX OF THE ESTATE OF SAMUEL KHEYFETS, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 00126 \$76,810.15 McCabe, Weisberg, & Conway, P.C.

1412-522
7050 Wheeler Street 19142 40th wd. 992 Sq Ft BRT#40-6-2056-00 Improvements: Residential Dwelling
JOSEPH DEREEF A/K/A JOSEPH A. DEREEF A/K/A JOSEPH A. DEREEF, JR. C.P. June Term, 2014 No. 03343 \$16,489.97 Udren Law Offices, P.C.

1412-527
5033 Schuyler Street 19144 13th wd. S/D W DET GAR 3 STY MASON; 2763 Sq Ft BRT#133158300 Improvements: Residential Dwelling
CHERISE NICOLE WALL, ANTHONY WALL AND UNITED STATES OF AMERICA C/O UNITED STATES ATTRONEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. July Term, 2008 No. 02738 \$167,156.68 McCabe, Weisberg, & Conway, P.C.

1412-534
3129 North Custer Street, a/k/a 3129 Custer Street 19134-2408 33rd wd. 1064 Sq Ft OPA#331308500 Improvements: Residential Property
FABIAN ORTIZ AND MILAGROS MILLIAN C.P. September Term, 2013 No. 03738 \$17,354.05 Phelan Hallinan, LLP

1412-537
4057 Creston Street 19135-4426 62nd wd. 1386 Sq Ft OPA#622195800 Improvements: Residential Property
GREGORY A. WANGIA AND GARFIELD S. JAMES C.P. October Term, 2013 No. 03138 \$96,258.75 Phelan Hallinan, LLP

1412-540
5954 Elsinore Street 19120-1208 35th wd. 1042 Sq Ft OPA#352300800 Improvements: Residential Property
TRACI R. JORDAN C.P. September Term, 2011 No. 03843 \$65,858.67 Phelan Hallinan, LLP

1412-541
234 West Tabor Road 19120-2836 42nd wd. 1696 Sq Ft OPA#422282200 Improvements: Residential Property
JENELLE M. GIBSON C.P. October Term, 2012 No. 00020 \$154,004.16 Phelan Hallinan, LLP

1412-543
954 Marcella Street 19124-1735 35th wd. 1078 Sq Ft OPA#351125000 Improvements: Residential Property
JERRY V. SMITH C.P. November Term, 2011 No. 02355 \$60,232.47 Phelan Hallinan, LLP

SHERIFF'S SALE

1412-547
902 South Alden Street 19143 46th wd. ROW 2 STY MASONRY; 970 Sq Ft BRT#463265000 Improvements: Residential Dwelling
MATTHEW T. LEE C.P. November Term, 2013 No. 01771 \$82,205.27 McCabe, Weisberg, & Conway, P.C.

1412-549
4651-53 Torresdale Avenue 19124 23rd wd. ROW 2 STY MASONRY; 3008 Sq Ft BRT#232382700 Improvements: Residential Dwelling
WILLIAM WEST AND BATIYAH WEST C.P. January Term, 2010 No. 03407 \$22,244.39 McCabe, Weisberg, & Conway, P.C.

1412-551
917 Anchor Street 19124 35th wd. ROW B/GAR 2STY MASONRY; 2101.5 Sq Ft BRT#351285200 Improvements: Residential Dwelling
ANGEL A. RODRIGUEZ C.P. March Term, 2013 No. 01575 \$38,251.14 McCabe, Weisberg, & Conway, P.C.

1412-554
2214 West Cumberland Street 19132 16th wd. ROW 2 STY MASONRY; 1410 Sq Ft BRT#162283500 Improvements: Residential Dwelling
RONALD W. WARREN C.P. September Term, 2012 No. 01780 \$61,727.54 McCabe, Weisberg, & Conway, P.C.

1412-555
2847 South 64th Street 19142 40th wd. ROW B/GAR 2STY MASONRY; 1056 Sq Ft BRT#402138300 Improvements: Residential Dwelling
ANDREW S. CINGOLO A/K/A ANDREW CINGOLO C.P. April Term, 2014 No. 01170 \$36,198.02 McCabe, Weisberg, & Conway, P.C.

1412-556A-C
4324 Main Street – Premises A – 19127-1421 21st wd. 1973 Sq Ft; Judgment: \$1,132,077.87 together with interest at the per diem rate of \$178.70 accruing after March 5, 2014 OPA#871274800 Improvements: Row W-off/str 2sty Masonr
4326 Main Street – Premises B – 19127-1421 21st wd. 3649 Sq ; Judgment: \$1,132,077.87 together with interest at the per diem rate of \$178.70 accruing after March 5, 2014 OPA#871019250 Improvements: Str/ off+apts 3sty Masonry
4328 Main Street – Premises C – 19127-1421 21st wd. 3243 Sq Ft OPA#871274850 Improvements: Row W-off/str 2 Sty Masonr
4326 MAIN STREET, LP C.P. April Term, 2010 No. 01278 \$1,132,077.87 Frank G. Murphy, Esq.

1412-559
7505 Briar Road 19138 50th wd. ROW B/GAR 2STY MASONRY; 1284 Sq Ft BRT#501345400 Improvements: Residential Dwelling
STEPHANIE SWINTON, KAREN M. BROUGHTON AND UNKNOWN SURVIVING HEIRS OF BARBARA ANDERSON, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2013 No. 01254 \$54,606.66 McCabe, Weisberg, & Conway, P.C.

1412-564
1528 South Etting Street 19146 36th wd. ROW 2 STY MASONRY; 1120 Sq Ft BRT#364314400 Improvements: Residential Dwelling
KATRINA FLOYD C.P. August Term, 2001 No. 01297 \$46,287.09 McCabe, Weisberg, & Conway, P.C.

1412-565
700 North Pennock Street, Unit C102 19130-1734 88th wd. Being designated as unit No. C-102 together with a 2.424% interest in the common elements as defined in such declaration and as the same may be changed by any amendment or admendments thereto. OPA#888151756 Improvements: Condominium Unit
MICHAEL BAHRAMI C.P. July Term, 2012 No. 01652 \$332,040.23 Phelan Hallinan, LLP

1412-567
1415 Kerper Street 19111 53rd wd. ROW B/GAR 2STY MASONRY; 1188 Sq Ft BRT#532112100 Improvements: Residential Dwelling
CONFESOR SIERRA A/K/A CONFESSOR R. SIERRA C.P. December Term, 2010 No. 02473 \$89,338.83 McCabe, Weisberg, & Conway, P.C.

1412-568
312 Hoffnagle Street 19111-1819 63rd wd. 1823 Sq Ft OPA#631379700 Improvements: Residential Property
MICHAELA M. PARROTTI A/K/A

SHERIFF'S SALE

MICHAELA PARROTTA C.P. February Term, 2013 No. 01318 \$153,883.67 Phelan Hallinan, LLP

1412-569
1154 Mercy Street 19148 39th wd. 1170 Sq Ft OPA#394028600 Improvements: Residential Property
MING W. LIE C.P. March Term, 2010 No. 05845 \$105,499.62 Phelan Hallinan, LLP

1412-571
8520 Michener Street 19150 50th wd. 1158 Sq Ft BRT#501139400 Improvements: Residential Real Estate
BRIDGET KORNEGAY C.P. July Term, 2014 No. 02956 \$62,849.74 Stern & Eisenberg, P.C.

1412-573
4830 Hazel Avenue 19143-2025 46th wd. 2552 Sq Ft OPA#461069400 Improvements: Residential Property
KAREN VANN C.P. April Term, 2013 No. 04167 \$412,442.04 Phelan Hallinan, LLP

1412-575
5627 Catharine Street 19143-2814 46th wd. 1320 Sq Ft OPA#463096300 Improvements: Residential Property
LATANYA HOLMES, MARGARET HOLMES AND KENYA D. HOLMES C.P. January Term, 2012 No. 02772 \$101,244.49 Phelan Hallinan, LLP

1412-578
247 West Chew Avenue a/k/a 247 West Chew Street 19120-2354 61st wd. 2500 Sq Ft BRT#612047800 Improvements: Det 3 Story Masonry
GEORGE S. KANNAMPLAVE AND SUSAN G. KANNAMPLAVE C.P. May Term, 2014 No. 01292 \$171,212.59 Milstead & Associates, LLC

1412-580
5010 North Sydenham Street 19141 17th wd. Row 2 STY MASONRY; 1410 Sq Ft BRT#172092100 Improvements: Residential Dwelling
BERTHA M. SMITH C.P. August Term, 2012 No. 02984 \$15,869.74 McCabe, Weisberg, & Conway, P.C.

1412-582
60 East Durham Street 19119 22nd wd. 1020 Sq Ft BRT#22-2152400 Subject to Mortgage Improvements: Residential Dwelling
JANET CURTIS C.P. April Term, 2013 No. 3730 & No. 3328 \$30,191.00 Dana S. Plon, Esq.

1412-594
7323 Theodore Street 19153 40th wd. ROW B/GAR 2STY MASONRY; 1120 Sq Ft BRT#404252600 Improvements: Residential Dwelling
ELIZABETH M. HILL C.P. May Term, 2012 No. 00289 \$106,087.26 McCabe, Weisberg, & Conway, P.C.

1412-596
4615 Hurley Street 19124 42nd wd. ROW 2 STY MASONRY; 960 Sq Ft BRT#421445500 Improvements: Residential Dwelling
JAMAL REYNOLDS C.P. October Term, 2008 No. 03984 \$47,152.19 McCabe, Weisberg, & Conway, P.C.

1412-597
1909 Bainbridge Street 19146 30th wd. ROW 3 STY MASONRY; 1950 Sq Ft BRT#301047600 Improvements: Residential Dwelling
CHARLOTTE MILES C.P. September Term, 2008 No. 01954 \$263,591.01 McCabe, Weisberg, & Conway, P.C.

1412-598
4018 Magee Avenue 19135 55th wd. SEMI DET 2STY MASONRY; 1440 Sq Ft BRT#552137300 Improvements: Residential Dwelling
FATMATTA N. KAMARA C.P. February Term, 2014 No. 00897 \$118,728.65 McCabe, Weisberg, & Conway, P.C.

1412-599
126 East Walnut Lane 19144 59th wd. APT 2-4 UNTS 2STY MASONR; 1568 Sq Ft BRT#592058500 Improvements: Residential Dwelling
JOHN BUSSEY C.P. November Term, 2013 No. 02050 \$123,459.01 McCabe, Weisberg, & Conway, P.C.

1412-600
870 North 28th Street, Apartment 216 19130 15th wd. 819 Sq Ft BRT#888152848 Improvements: Residential Property
LYNN SERRANO A/K/A LYNN SARRANO C.P. May Term, 2014 No. 03534 \$225,204.13 Bradley J. Osborne, Esq.

1412-604
1361 Fanshawe Street 19111 53rd wd. 1210 Sq Ft BRT#53-2-0498-00 Improvements:

SHERIFF'S SALE

Residential Property
ALLA KHEYFETS C.P. July Term, 2014 No. 2037 \$71,652.85 Bradley J. Osborne, Esq.

1412-606
5850 North Fairhill Street 19120 61st wd. ROW B/GAR 2 STY MASONRY; 1120 Sq Ft BRT#612301000 Improvements: Residential Dwelling
LEONILA SUAREZ A/K/A LEONILA A. SUAREZ AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. April Term, 2014 No. 01323 \$99,967.51 McCabe, Weisberg, & Conway, P.C.

1412-609
6348 Sherman Street 19144 59th wd. SEMI DET 2 STY MASONRY; 1707 Sq Ft BRT#593190000 Improvements: Residential Dwelling
KIRT B. JOHNSON, KNOWN SURVIVING HEIR OF MARY I. PAULK, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF MARY I. PAULK, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 00259 \$187,238.44 McCabe, Weisberg, & Conway, P.C.

1412-612
1828 Federal Street 19146 36th wd. ROW 3 STY 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.

1412-614
1322 McFerran Street 19140 43rd wd. 1110 Sq Ft BRT#433005000 Improvements: Residential Property
JASON HOWARD, AS SOLE OWNER C.P. September Term, 2013 No. 02591 \$49,177.01 Zucker, Goldberg & Ackerman, LLC

1412-617
1956 President Street 19115 58th wd. S/D W B/G 1 STY MASONRY; 1201 Sq Ft BRT#581080600 Improvements: Residential Dwelling
JUANITA NEWTON AND JESSE C. NEWTON C.P. March Term, 2014 No. 01396 \$205,847.40 McCabe, Weisberg, & Conway, P.C.

1412-622
6204-6220 West Passyunk Avenue 19153 40th wd. 29200 Sq Ft; Southerly side of Passyunk (120 feet, State Road #3019), 78 degrees 18 minutes 8 seconds east southerly side of Passyunk St. 444.613 from Northerly end of line North 9 degrees 2 minutes and 00 seconds which forms a cut back corner at intersection of southerly side of Passyunk Avenue. \$1,185,082.30 plus interest from 5/18/14 to 12/2/14 (at the rate of 18%) in the amount of \$117,218.80. BRT#884791300 Subject To Mortgage of BNB Hana Bank National, successor by merger to BNB Bank, N.A. and assigned to BNB Real Estate Holding LLC and Doral Capital Corporation
PHONG TAN HUYNH AND KHANH BUU HUYNH C.P. May Term, 2014 No. 03162 \$1,185,082.30 Max L. Lieberman, Esq.

1412-625
6554 Vandike Street 19135 41st wd. ROW 2 STY MASONRY; 1056 Sq Ft BRT#411336800 Improvements: Residential Dwelling
DARLENE WYSZYNSKI, KNOWN SURVIVING HEIR OF ALICE HILSEE, DECEASED MORTGAGOR AND REAL OWNER; JOAN HILSEE, KNOWN SURVIVING HEIR OF ALICE HILSEE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ALICE HILSEE, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2014 No. 01611 \$70,112.47 McCabe, Weisberg, & Conway, P.C.

1412-628
3467 Richmond Street 19134-6021 45th wd. 3880 Sq Ft BRT#451134800; PRCL#25N15-34 Subject to Mortgage Subject to Rent Improvements: Improvements Consist Of (i) A Two Part Three Story, Semi-detached Mixed Use Structure With A Bar And Kitchen On The First Floor And Living Space On The Second And Third Floors, And (ii) A Garage Located At The Rear Of The Main Building.
3467 RICHMOND REAL ESTATE VENTURES, LLC C.P. January Term, 2013 No. 02083 \$316,217.90 Jack M. Seitz, Esq.; Zachary J. Cohen, Esq., Lesavoy Butz & Seitz, LLC

SHERIFF'S SALE

1412-629
32 South 40th Street 19104 27th wd. 4080 Sq Ft BRT#871126000 Subject to Mortgage Subject to Rent Improvements: Improvements Consist Of A Three Story Mixed Use Structure With Commercial Space On The Ground Floor, An Apartment Unit On The Second And Another On The Third Floor, With Brick And Stucco Exterior Walls. DR. WYATT'S UNIVERSITY HERBS COMPANY C.P. October Term, 2011 No. 04041 \$230,428.40 Jack M. Seitz, Esq.; Zachary J. Cohen, Esq., Lesavoy Butz & Seitz, LLC

1412-630
7614 Lexington Avenue 19152-3912 64th wd. 1230 Sq Ft OPA#641105200 Improvements: Residential Property DOROTHY F.S. VILLALTA AND NELSON R. VILLALTA C.P. January Term, 2014 No. 00570 \$161,775.53 Phelan Hallinan, LLP

1412-635
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 \$54,270.14 Phelan Hallinan, LLP

1412-641
1402 Ellsworth Street 19146 36th wd. on south side of Ellsworth Street with the West side of Carlisle Street, Front: 17 ft 0 in Depth: 79 ft 7 in; 2668 Sq Ft BRT#365270600 Improvements: Residential Dwelling ELLSWORTH COMMONS, LP AND JACQUELINE BRISBANE C.P. April Term, 2014 No. 01260 \$242,182.46 Jerrold S Kulback, Esq.

1412-645
502 Midvale Avenue 19144-4618 12th wd. 1966 Sq Ft BRT#124032100 Subject to Mortgage CHARLES T. BOWMAN, DECEASED C.P. May Term, 2013 No. 02531 \$170,797.13 Michael F.J. Romano, Esq.

The following property, sale of which was postponed from the January 6, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, February 3, 2015

1501-302
5621 North 11th Street 19141 49th wd. 1092 Sq Ft BRT#492238100 Improvements: Residential Property KARMA WATSON C.P. May Term, 2010 No. 02313 \$110,156.25 KML Law Group, PC

1501-319
3032 Hartville Street 19134-3033 7th wd. 980 Sq Ft OPA# 071539600 Improvements: Residential Property VICTOR MADRIGAL C.P. August Term, 2013 No. 02489 \$13,264.65 Phelan Hallinan, LLP

1501-323
3657 Old York Road 19140-4229 43rd wd. 1650 Sq Ft BRT#432160100 Improvements: Residential Property VERONICA WARD C.P. December Term, 2012 No. 02289 \$150,947.97 KML Law Group, PC

1501-326
6519 N. Woodstock Street 19138 10th wd. 1184 Sq Ft BRT#102075900 Improvements: Residential Real Estate NOVA TUCKER C.P. July Term, 2014 No. 03005 \$102,736.71 Stern & Eisenberg, PC

1501-327
403 West Wellens Avenue 19120 42nd wd. 1092 Sq Ft BRT#422238000 Improvements: Residential Property KEVIN P. CLARK C.P. March Term, 2014 No. 01426 \$30,267.27 KML Law Group, PC

1501-330
11710 Lanett Road 19154 66th wd. 1400 Sq Ft BRT#662034200 Improvements: Residential Property JAMES C. HERRON AND JEANINE L. HERRON C.P. April Term, 2013 No. 02397 \$217,273.26 KML Law Group, PC

1501-331
2351-53 South Swanson Street 19148 39th wd. 12600 Sq Ft BRT#884139061 Subject to Mortgage TUNGSTEN REALTY, LLC C.P. September Term, 2014 No. 01426 \$1,819556.62 Bonnie R. Golub, Esq.; Weir & Partners, LLP

1501-338
7236 Whitaker Avenue 19111 53rd wd. 3502.83 Sq Ft BRT#532427300 Improvements: Residential Property AGATHA DANIEL AND TABITHA DANIEL C.P. May Term, 2014 No. 02767 \$182,786.57 KML Law Group, PC

SHERIFF'S SALE

1501-359
7054 Lincoln Drive 19119-2542 22nd wd. 2292 Sq Ft OPA# 223279500 Improvements: Residential Property TIMOTHY E. ROWE; BRIAN M. GREEN C.P. August Term, 2012 No. 00033 \$405,718.60 Phelan Hallinan, LLP

1501-367
236 Fairmount Avenue 19123 5th wd. 1452 Sq Ft BRT#055159800 Improvements: Residential Property SANDRA M. FRAZIER C.P. March Term, 2014 No. 02725 \$245,812.12 KML Law Group, PC

1501-370
4529 Milnor Street 19124 23rd wd. 1204 Sq Ft BRT#231045900 Improvements: Residential Property JENNIFER M. PLITT C.P. April Term, 2014 No. 01725 \$102,403.76 KML Law Group, PC

1501-374A-B
5824-38 North 13th Street – Premises A – 19141-4121 49th wd. (formerly the 42nd wd.) 25536 Sq Ft BRT#881150537 Improvements: Commercial Real Estate **5840-50 North 13th Street – Premises B – 19141-4121** 49th wd. (formerly the 42nd wd.) 21000 Sq Ft BRT#881150538 Improvements: Commercial Real Estate MARION COURT, LLC C.P. September Term, 2014 No. 02958 \$427,633.16 Stern & Eisenberg, PC

1501-383
735 Stanwood Street 19111-2332 63rd wd. 1470 Sq Ft OPA# 631332506 Improvements: Residential Property DEBORAH ANN GARVEY A/K/A DEBORAH GARVEY C.P. July Term, 2010 No. 02430 \$169,774.39 Phelan Hallinan, LLP

1501-384
4614 Hurley Street 19120-4531 42nd wd. 1024 Sq Ft OPA# 421437900 Improvements: Residential Property OSMaida E. TORO A/K/A OSMaida TORO C.P. May Term, 2014 No. 01017 \$77,416.85 Phelan Hallinan, LLP

1501-395
5811 Montrose Street 19143-3019 46th wd. 998 Sq Ft; Located on North Side of Montrose Street, 77 ft Westward of West side of 58th Street, Front: 15 ft, Depth: 62 ft OPA# 033072400 Subject To Mortgage of States Resources Corp., successor by assignment to Fleet National Bank, successor by merger to Summit Bank, successor to Accredited Mortgage Service Subject To Rent Ground Rent EUGENE PETERS AND MARIAN PETERS C.P. April Term, 2014 No. 03340 \$63,835.25 Phillip D. Berger, Esq., Berger Law Group, PC

1501-397
6337 Morton Street 19144 22nd 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.

1501-405
2651 South Carroll Street 19142 40th wd. 960 Sq Ft BRT#406106000 Improvements: Residential Property LAWRENCE S. TAYLOR C.P. March Term, 2013 No. 01685 \$33,562.74 KML Law Group, PC

1501-409
5858 Chew Avenue 19138-1736 59th wd. 1297 Sq Ft OPA#591203800 Improvements: Residential Property KELLY ROZIER C.P. August Term, 2012 No. 00615 \$66,201.92 Phelan Hallinan, LLP

1501-418
2503 South Alden Street 19143 40th wd. 934 Sq Ft BRT#402019300 Improvements: Residential Dwelling ESTATE OF ROBIN DAVENPORT A/K/A ROBIN A. DAVENPORT C/O BARBARA MCBRIDE, PERSONAL REPRESENTATIVE; BARBARA MCBRIDE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBIN DAVENPORT A/K/A ROBIN A. DAVENPORT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBIN DAVENPORT A/K/A ROBIN A. DAVENPORT, DECEASED C.P. September Term, 2010 No. 00444 \$63,338.61 Udren Law Offices, PC

1501-428
525 Christian Street 19147-4003 2nd wd. 1698 Sq Ft OPA# 022105200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

SHERIFF'S SALE

JACQUELINE D. BROWN, DECEASED; NIGIL MOORE, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JACQUELINE D. BROWN C.P. July Term, 2013 No. 01913 \$98,587.41 Phelan Hallinan, LLP

1501-443
6122 Catharine Street 19143 3rd wd. 1376 Sq Ft BRT#03-3-0088-00 Improvements: Residential Property NICOLE GODBOLT C.P. July Term, 2014 No. 000791 \$76,819.81 Christopher A. DeNardo, Esq.

1501-447
5219 Horrocks Street 19124-1811 62nd wd. 1318 Sq Ft BRT#621346500 Improvements: Residential Property Row B/gar 2 Story Masonry RICHARD MITCHELL SR. A/K/A RICHARD MILLER, ORIGINAL MORTGAGOR AND JOSELYN A. MITCHELL A/K/A JOSELYN A. TINSLEY, ORIGINAL MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01022 \$166,595.78 Milstead & Associates, LLC

1501-459
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, LLP

1501-461
7207 Ogontz Avenue 19138-1303 50th wd. 1386 Sq Ft BRT#501304800 Improvements: Residential Property UNKNOWN HEIRS OF DORIS TARBORO, DECEASED; HOWARD TARBORO, SOLELY IN HIS CAPACITY AS HEIR OF DORIS TARBORO, DECEASED; LARRY TARBORO, SOLELY IN HIS CAPACITY AS HEIR OF DORIS TARBORO, DECEASED; MARSHA TURNER, SOLELY IN HER CAPACITY AS HEIR OF DORIS TARBORO, DECEASED; PRISCILLA CURRY, SOLELY IN HER CAPACITY AS HEIR OF DORIS TARBORO, DECEASED C.P. February Term, 2013 No. 02663 \$94,975.37 KML Law Group, PC

1501-464
870 North 19th Street 19130-2022 15th wd. 2148 Sq Ft OPA# 151056400 Improvements: Residential Property GREGORY HAGAN C.P. April Term, 2011 No. 01710 \$407,695.72 Phelan Hallinan, LLP

1501-472
2235 South 71st Street 19142 40th wd. 1244 Sq Ft BRT#403217400 Improvements: Residential Property LISA BOOKHART C.P. November Term, 2013 No. 02786 \$31,137.45 KML Law Group, PC

1501-487
4211 North 8th Street 19140-2212 43rd wd. 1244 Sq Ft OPA# 433350800 Improvements: Residential Property WILLIAM CASANAS C.P. June Term, 2014 No. 04582 \$61,084.55 Phelan Hallinan, LLP

1501-512
311 East Price Street 19144 59th wd. 2928 Sq Ft BRT#591080600 Improvements: Residential Property TERANCE L. WILSON C.P. December Term, 2013 No. 01977 \$168,469.58 KML Law Group, PC

1501-515
6527 Belmar Street 19142 40th wd. 1080 Sq Ft BRT#403085800 Improvements: Residential Property OLIVE DEBLEYE AND YILLEBOE MCCRITTY C.P. February Term, 2014 No. 02142 \$50,002.24 KML Law Group, PC

1501-522
6519 Vandike Street 19135-2825 41st wd. 1056 Sq Ft BRT#41-1-3488-00 Improvements: Residential Property JOCELYN WHITE C.P. June Term, 2014 No. 04375 \$135,455.61 Milstead & Associates, LLC

1501-524
143 North Wanamaker Street 19139-2444 4th wd. 1224 Sq Ft BRT#04-2-095800 Improvements: Row 2 Sty Masonry JOSEPH KLIMCZAK AND JEFFREY DULDULAO A/K/A JEFFREY DULDAO C.P. October Term, 2013 No. 02768 \$70,072.15 Milstead & Associates, LLC

1501-525
7310 North Bouvier Street 19126-1535 10th wd. 1481 Sq Ft BRT#10-1-0795-00 Improvements: Row B/gar 2 Sty Masonry JORGE FAGUNDES AND THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. June Term, 2014 No. 00243 \$110,165.74 Milstead & Associates, LLC

SHERIFF'S SALE

1501-528
948 East Price Street 19138-1720 59th wd. 1040 Sq Ft BRT#591069000 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry KARL GAMBLE, EXECUTOR OF THE ESTATE OF MARY J. MARSHALL, DECEASED ORIGINAL MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 01436 \$37,407.05 Milstead & Associates, LLC

1501-529
5939 Locust St 19139-3831 3rd wd. 1254 Sq Ft BRT#03-1-0847.00 Improvements: Row 2 Sty Masonry LEONARD M. BURNHAM AND LILLIE JOE BARBER C.P. February Term, 2014 No. 01300 \$46,160.04 Milstead & Associates, LLC

1501-531
6238-6240-6242 Catharine Street 19143 3rd wd. (formerly part of the 46th wd.) 1344 Sq Ft BRT#0-33-0128-10 Improvements: Residential Dwelling MARIA E. PERRIN C.P. July Term, 2012 No. 03497 \$53,207.38 Udren Law Offices, PC

1501-540
3251-63 Boudinot Street 19134 33rd wd. 10660 Sq Ft BRT#884341430 Improvements: Ind. Lght Mfg Masonry GAU T. LY C.P. June Term, 2014 No. 02535 \$274,240.86 Milstead & Associates, LLC

1501-559
249 West Duval Street 19144 59th wd. 2351 Sq Ft BRT#593118300 Improvements: Residential Property BRANDON ALSTON A/K/A BRANDON DAVID ALSTON C.P. May Term, 2013 No. 03720 \$223,569.58 KML Law Group, PC

1501-560
1404 South 28th Street 19146 36th wd. 1184 Sq Ft BRT#364343000 Improvements: Residential Property ROSE T. BRETT C.P. August Term, 2009 No. 03944 \$54,583.44 KML Law Group, PC

1501-590
7 North Chris Columbus Boulevard #119 19106 5th wd. 2243 Sq Ft BRT#888060140 Improvements: Residential Property MELONEASE SHAW C.P. August Term, 2014 No. 002810 \$477,203.24 Christopher A. DeNardo, Esq.

1501-595
7343 Ogontz Avenue 19138-1305 50th wd. 1274 Sq Ft BRT#501309400 Improvements: Residential Property MICHELLE LAMB, AS ADMINISTRATRIX OF THE ESTATE OF MAUREEN E. LAMB, DECEASED C.P. March Term, 2012 No. 02555 \$39,131.37 KML Law Group, PC

1501-596
7227 Jackson Street 19135-1220 41st wd. 1188 Sq Ft BRT#412324100 Improvements: Residential Property IESHIA D. NEAL C.P. June Term, 2014 No. 01132 \$124,725.08 KML Law Group, PC

1501-601
3549 North 7th Street 19140 43rd wd. 950 Sq Ft OPA# 432089600 Improvements: Residential Property DIANE CAIN C.P. February Term, 2010 No. 00047 \$64,713.34 Phelan Hallinan, LLP

1501-610
7914 Lawndale Avenue 19111-2640 63rd wd. Det W/Gar 2 Sty Frame; 2092 Sq Ft BRT#631175708 Improvements: Residential Dwelling XIU LING JIANG C.P. December Term, 2013 No. 01576 \$299,915.42 McCabe, Weisberg & Conway, PC

1501-617
10232 Selmer Plaza 19116 58th wd. S/D W B/G 2 Sty Masonry; 1354 Sq Ft BRT#582459600 Improvements: Residential Dwelling EUGENIA GIRSH AND VALERY GIRSH C.P. October Term, 2013 No. 00245 \$206,635.88 McCabe, Weisberg & Conway, PC

1501-620
228 South 49th Street 19139 60th wd. Semi/ Det 3 Sty Masonry; 1968 Sq Ft BRT#601091800 Subject to Mortgage Improvements: Residential Dwelling MARY ELLEN JONES A/K/A MARY E. JONES C.P. December Term, 2013 No. 00691 \$177,012.38 McCabe, Weisberg & Conway, PC

1501-621
1923 Reed Street 19146 36th wd. Row 2 Sty Masonry; 1109 Sq Ft BRT#361135400 Improvements: Residential Dwelling LUCAS CHENGULA MWAGALA C.P. October Term, 2013 No. 00841 \$137,633.56 McCabe, Weisberg & Conway, PC

SHERIFF'S SALE

1501-622
3045 North 4th Street 19133 19th wd. Row 2 Sty Masonry; 1176 Sq Ft BRT#193094300 Improvements: Residential Dwelling JOSEPH F. LORENTI A/K/A JOSEPH F. LORENT C.P. March Term, 2014 No. 00585 \$36,299.21 McCabe, Weisberg & Conway, PC

1501-623
552 Marwood Road 19120 42nd wd. Row W/Det Gar 2Sty Masonry; 1140 Sq Ft BRT#421222000 Improvements: Residential Dwelling RONALD FULTON C.P. September Term, 2012 No. 03045 \$139,898.78 McCabe, Weisberg & Conway, PC

1501-632
2652 East Toronto Street 19134-4909 25th wd. 1108 Sq Ft BRT#251084400 Improvements: Residential Dwelling JEFFREY M. BEEBE C.P. January Term, 2014 No. 02614 \$103,780.32 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1501-635
2904 Gerritt Street 19146 36th wd. 1020 Sq Ft BRT#364229200 Improvements: Residential Real Estate WALTER J. FULLER C.P. August Term, 2014 No. 00081 \$54,413.86 Stern & Eisenberg, PC

1501-638
2630 South 72nd Street 19153 40th wd. Row 2 Sty Masonry; 1024 Sq Ft BRT#404009100 Improvements: Residential Dwelling BRUCE E. LEE C.P. April Term, 2009 No. 03346 \$211,912.46 McCabe, Weisberg & Conway, PC

1501-640
6109 Marsden Street 19135 41st wd. S/D Conv Apt 2 Sty Masonry; 1260 Sq Ft BRT#411262000 Improvements: Residential Dwelling ANTHONY PIZZARO C.P. December Term, 2006 No. 00791 \$90,776.44 McCabe, Weisberg & Conway, PC

1501-642
1629 East Tulpehocken Street 19138 10th wd. Row B/Gar 2 Sty Masonry; 1212 Sq Ft BRT#102214400 Improvements: Residential Dwelling MARQUETA SMITH C.P. July Term, 2012 No. 03200 \$148,715.57 McCabe, Weisberg & Conway, PC

1501-653
8568 Benton Avenue 19152 56th wd. S/D W B/G 1 Sty Masonry; 1026 Sq Ft BRT#562425800 Improvements: Residential Dwelling PAUL LABRAKE C.P. July Term, 2013 03338 \$141,419.09 McCabe, Weisberg & Conway, PC

1501-658
2730 North 46th Street 19131 52nd wd. Row W BAS, GAR 3 Sty 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, PC

1501-659
6849 North 19th Street 19126 10th wd. S/D W B/G 2S Masonry; 1728 Sq Ft BRT#101109300 Improvements: Residential Dwelling JENNIFER IACONO, ADMINISTRATRIX D.B.N. OF THE ESTATE OF ARTHUR J. SLATER, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 02796 \$108,390.90 McCabe, Weisberg & Conway, PC

1501-660
4613 C Street 19120 42nd wd. Row B/Gar 2 Sty Masonry; 1200 Sq Ft BRT#421366800 Improvements: Residential Dwelling ALL UNKNOWN SURVIVING HEIRS OF ANNA SLINEY, DECEASED MORTGAGOR AND REAL OWNER AND ANNA SLINEY C.P. May Term, 2013 No. 02188 \$24,809.99 McCabe, Weisberg & Conway, PC

1501-662
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, PC

1501-665
1115 Bridge Street 19124-1819 62nd wd. 1248 Sq Ft BRT#621027600 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry MILLENIUM PMA, LLC C.P. January Term, 2013 No. 03174 \$80,601.67 Brett L. Messinger, Esq.

SHERIFF'S SALE
1501-693 1925 South 20th Street 19145 48th wd. Row Conv/Apt 2 Sty Masonry; 1760 Sq Ft BRT#481318100 Improvements: Residential Dwelling ROMEO COSCIA AND ROSALIA COSCIA C.P. October Term, 2013 No. 00406 \$102,539.76 McCabe, Weisberg & Conway, PC
1501-694 3822 North Gratz Street 19140 13th wd. 1332 Sq Ft BRT#131267000 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQ., PERSONAL REPRESENTATIVE OF THE ESTATE OF JESSIE CRAWFORD, DECEASED C.P. April Term, 2014 No. 01328 \$62,798.70 Powers, Kirm & Associates, LLC
1501-701 5843 Florence Avenue 19143 3rd wd. Row 2 Story Masonry; 1510 Sq Ft BRT#034068300 Improvements: Residential Dwelling ETHEL E EDWARDS; TITLE IS VESTED IN ETHEL E. EDWARDS BY DEED DATED NOVEMBER 6, 2002 AND RECORDED JANUARY 30, 2003 AS INSTRUMENT NO. 50605243 C.P. October Term, 2010 No. 00464 \$52,224.98 Federman & Associates, LLC
1501-704 1248 Passmore Street 19111 53rd wd. 1080 Sq Ft BRT#531106500 Improvements: Row B/gar 2 Story Masonry JOSEPH LOUISSAINT C.P. August Term, 2013 No. 02948 \$66,407.10 Milstead & Associates, LLC
1501-707 3021 C Street 19134-2901 7th wd. 1008 Sq Ft BRT#071446700 Improvements: Row 2 Story Masonry JULIO A. HERNANDEZ AND MIDALIA FELICIANO RODRIQUEZ C.P. April Term, 2013 No. 04221 \$76,474.63 Milstead & Associates, LLC
1501-710 315 New Street, Apt 302 19106 6th wd. 907 Sq Ft BRT#888056604 Improvements: Res. condo 5+story Masonry MELANIE A. MARCHAND AND THE UNITED STATES OF AMERICA C/O U.S. ATTORNEY EASTERN DISTRICT OF PENNSYLVANIA C.P. January Term, 2014 No. 02288 \$397,857.54 Milstead & Associates, LLC
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
1501-713 6337 North 18th Street 19141 17th wd. 1200 Sq Ft BRT#172271500 Improvements: Residential Property JAMES DORSEY III C.P. July Term, 2014 No. 00723 \$74,580.39 KML Law Group, PC
1501-722 3082 Tulip Street 19134 25th wd. 1184 Sq Ft; Row 2 Sty Masonry PRCL# 252373900 Improvements: Residential Dwelling PENNINGTON 189 MANAGEMENT, LLC C.P. December Term, 2012 No. 02696 \$87,539.64 Federman & Associates, LLC
1501-723 201-59 North 8th Street, Unit 804 19106 20th wd. 1009 Sq Ft BRT#888037290 Subject to Mortgage Improvements: Residential Condominium Dwelling Together With Undivided 0.602% Interest In Common Elements And Parking Space # 110 MOHAMMAD ARSHA CHUGHTAI C.P. November Term, 2012 No. 01250 \$52,793.79 Stark & Stark, PC

SHERIFF’S SALE OF TUESDAY, FEBRUARY 3, 2015

1502-301 1912 East Wensley Street 19134 45th wd. 1380 Sq Ft BRT#452055100 Improvements: Residential Real Estate VINH DINH AND VU DINH C.P. September Term, 2014 No. 00599 \$97,702.32

SHERIFF'S SALE Stern & Eisenberg, P.C. 1502-302 9827 Cowden Street 19115-2314 58th wd. 1720 Sq Ft BRT#581462200 Improvements: Residential Property KAREN D. ORLOVE C.P. February Term, 2014 No. 000381 \$180,431.17 Zucker, Goldberg & Ackerman, LLC
1502-303 53 West Seymour Street 19144 12th wd. 2396 Sq Ft BRT#123054800 Improvements: Residential Real Estate MAXIM VOVK C.P. August Term, 2014 No. 02378 \$105,894.87 Stern & Eisenberg, P.C.
1502-304 4240 M Street 19124-4911 33rd wd. 896 Sq Ft OPA#332463000 Improvements: Residential Property JOSE R. ALAMO C.P. August Term, 2013 No. 03399 \$42,957.35 Phelan Hallinan, LLP
1502-305 1860 Nolan Street 19138 10th wd. 1426 Sq Ft BRT#102225100 Improvements: Residential Real Estate DAMON T. WALKER A/K/A DAMON T. WALKER, SR. C.P. September Term, 2013 No. 001381 \$99,764.77 Stern & Eisenberg, P.C.
1502-306 700 Montrose Street 19147-3919 2nd wd. 1344 Sq Ft OPA#021043200 Improvements: Residential Property CHRISTOPHER J. ANGELO AND NATALIE M. ANGELO C.P. July Term, 2014 No. 02465 \$79,803.07 Phelan Hallinan, LLP
1502-307 5431 Chester Avenue 19143-4913 51st wd. 1840 Sq Ft OPA#514128100 Improvements: Residential Property JACOB HASIS C.P. March Term, 2009 No. 01204 \$95,622.65 Phelan Hallinan, LLP
1502-308 10834 Keswick Road 19154 66th wd. 1360 Sq Ft BRT#662098900 Improvements: Residential Dwelling MARY ANNE B. WARE AND DIANE WARE C.P. April Term, 2014, No. 03664 \$205,349.15 Law Offices of Gregory Javardian
1502-309 413 Friendship Street 19111-3907 35th wd. 1350 Sq Ft OPA#353177100 Improvements: Residential Property MAHMOUD AL HACHAMI A/K/A MAHMOUD RIYADH ALASADE C.P. January Term, 2014 No. 01306 \$135,541.01 Phelan Hallinan, LLP
1502-310 2740 Stevens Street 19149-3520 62nd wd. 928 Sq Ft OPA#621199200 Improvements: Residential Property MATTHEW P. LALLY AND CHRYSTAL LALLY C.P. July Term, 2014 No. 02507 \$132,583.89 Phelan Hallinan, LLP
1502-311 9415 Woodbridge Road 19114 57th wd. 1452 Sq Ft BRT#572197455 Improvements: Residential Property MIROSLAW GLUCHOWSKI C.P. August Term, 2014 No. 002801 \$251,878.84 Christopher A. DeNardo, Esq.
1502-312 1431-35 Vista Street 19111-3723 56th wd. 1232 Sq Ft OPA#561327200 Improvements: Residential Property SEYED AHMAD ZIABARI A/K/A SEYAD AHMAD ZIABARI C.P. July Term, 2010 No. 02662 \$162,898.62 Phelan Hallinan, LLP
1502-313 2544 North 11th Street 19133 37th wd. 2115 Sq Ft BRT#371195700 Improvements: Row 2 Sty Masonry SHAWN MOORE C.P. May Term, 2014 No. 00292 \$93,613.19 Milstead & Associates, LLC
1502-314 3343 Conrad Street, Unit 302 19129 38th wd. 911 Sq Ft BRT#888380210 Improvements: Res.condo.4 Sty Mas + Other CRISTINA I. MASCIERI C.P. May Term, 2014 No. 02101 \$279,635.54 Milstead & Associates, LLC
1502-315 13054 Townsend Road, Unit J-4 19154-1001 66th wd. 1536 Sq Ft OPA#888660135 Improvements: Condominium LASHAWN D. SCOTT C.P. June Term, 2008 No. 05168 \$59,070.96 Phelan Hallinan, LLP
1502-316 5826 Baynton Street a/k/a 5826 Bayfon Street 19144 59th wd. 1088 Sq Ft BRT#591184600 Improvements: Row 2 Sty Masonry JACOB STEPANSKY C.P. June Term,

SHERIFF'S SALE 2014 No. 02370 \$81,030.89 Milstead & Associates, LLC
1502-317 8609 Rugby Street 19150-2705 50th wd. 1215 Sq Ft OPA#502105500 Improvements: Residential Property MARGARET A. JONES AND JAMES E. JONES C.P. October Term, 2011 No. 04618 \$100,449.53 Phelan Hallinan, LLP
1502-318 7626 Wyndale Avenue 19151-2707 34th wd. 1120 Sq Ft OPA#343178100 Improvements: Residential Property CRYSTAL Y. LIGHT A/K/A CRYSTAL LIGHT C.P. October Term, 2010 No. 01104 \$90,900.56 Phelan Hallinan, LLP
1502-319 5221 North 8th Street 19120 49th wd. 2064 Sq Ft BRT#492127100 Improvements: Row B/gar 2 Sty Masonry ADAMA BRACEWELL C.P. October Term, 2012 No. 01945 \$168,539.91 Milstead & Associates, LLC
1502-320 904 East Chelten Avenue 19138 12th wd. 2641 Sq Ft BRT#122119600 KAREN SMITH C.P. January Term, 2007 No. 004483 \$58,241.13 Milstead & Associates, LLC
1502-321 2010 Larry Street 19142 40th wd. 900 Sq Ft BRT#403196600 Subject to Mortgage Improvements: Lot Or Piece Of Ground With Buildings And Improvements BROOKE F. GREEN C.P. September Term, 2010 No. 03722 \$51,556.00 M. Jacqueline Larkin, Esq.
1502-322 4298 Parkside Avenue 19104 6th wd. 2016 Sq Ft BRT#062227700 Improvements: Residential Property VICTOR BAILEY C.P. July Term, 2014 No. 3315 \$80,651.28 Christopher A. DeNardo, Esq.
1502-323 5268 Arlington Street 19131 52nd wd. 1811 Sq Ft BRT#521122200 Improvements: Residential Property CLAUDIA PARKS AND RONALD JAMES PARKS C.P. April Term, 2013 No. 02254 \$72,461.43 KML Law Group, P.C.
1502-324 2353 South Beulah Street 19148 39th wd. 944 Sq Ft BRT#393197400 Improvements: Row 2 Sty Masonry TAN NGO AND LAN NGUYEN C.P. March Term, 2012 No. 00935 \$122,491.53 Milstead & Associates, LLC
1502-325 9331 Edmund Street 19114 65th wd. 2560 Sq Ft BRT#652390600 Improvements: Residential Property LARITZA DEL VALLE AND JUSTO FIGUEROO C.P. September Term, 2010 No. 02170 \$471,483.45 KML Law Group, P.C.
1502-326 2250 Disston Street 19149 54th wd. 1176 Sq Ft BRT#542065900 Improvements: Residential Property SUSAN BLATCH A/K/A SUSAN BIATCH C.P. December Term, 2013 No. 02677 \$61,993.15 KML Law Group, P.C.
1502-327 5229 Westford Road 19120 42nd wd. 1480 Sq Ft BRT#421408000 Improvements: Residential Dwelling YOUNG SOOK CHANG C.P. August Term, 2014 No. 01404 \$100,110.79 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1502-328 1336-38 North Conestoga Street 19131 4th wd. 1713 Sq Ft BRT#041294900 Improvements: Residential Property CAMILLE E. RICHARDSON C.P. August Term, 2014 No. 02802 \$43,343.49 KML Law Group, P.C.
1502-329 393 Hendrix Street 19116 58th wd. 2525 Sq Ft BRT#582329900 Improvements: Residential Dwelling ALICE PARVEEN DEAN C.P. August Term, 2014 No. 01410 \$279,474.19 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1502-330 266 West Wellens Avenue 19120 42nd wd. 1008 Sq Ft BRT#422228200 Improvements: Residential Property THOMAS E. RICE C.P. June Term, 2014 No. 02495 \$49,992.78 KML Law Group, P.C.
1502-331 5247 Walnut Street 19139-4027 60th wd.

SHERIFF'S SALE 1500 Sq Ft; Beginning Point: Containing in front or breadth on the said Walnut Street 15’ and extending of that width in length or depth Northward between parallel lines at right angles to the said Walnut Street 112’2” to a certain 3’ wide alley BRT#602050000 Improvements: Row 2 Sty Masonry TEFONI YOUNG C.P. August Term, 2011 No. 03678 \$104,391.90 Richard J. Nalbandian, III, Esq.
1502-339 4737 Shelmire Street a/k/a 4737 Shelmire Avenue 19149 65th wd. 1280 Sq Ft BRT#651055200 Improvements: Residential Property JASON JORDAN C.P. May Term, 2014 No. 02362 \$63,657.04 KML Law Group, P.C.
1502-340 171 East Herman Street 19144 59th wd. 1108 Sq Ft BRT#592089700 Improvements: Residential Property JOY CARTER, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF YVONNE CARTER, DECEASED C.P. April Term, 2013 No. 04734 \$75,818.87 KML Law Group, P.C.
1502-341 200 West Ashdale Street 19120-3812 42nd wd. 1120 Sq Ft OPA#422172800 Improvements: Residential Property GREGORY HOLMES C.P. January Term, 2012 No. 03300 \$31,668.90 Phelan Hallinan, LLP
1502-342 4828 A Street 19120-3941 42nd wd. 1350 Sq Ft; Beginning Point: Situate on the West side of “A” Street at the distance of 37 feet 1 inch and Northward from the North side of Eleanor Street BRT#421292500 Improvements: Semi/det 2 Sty Mas+other ROSE MONTANEZ C.P. August Term, 2014 No. 03829 \$170,397.92 Richard J. Nalbandian, III, Esq.
1502-343 7137 Erdrick Street 19135 41st wd. 1292 Sq Ft BRT#412250600 Improvements: Residential Property ERIC M. METZGER C.P. July Term, 2014 No. 02545 \$155,432.44 KML Law Group, P.C.
1502-344 2035 South Alden Street 19143 40th wd. Land Area: 795 Sq Ft, Improvement Area: 1080 Sq Ft OPA#401014900 Improvements: Residential Real Estate - Single Family Dwelling EASTON THOMPSON C.P. September Term, 2014 No. 00394 \$56,467.99 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm
1502-345 7329 Tabor Avenue 19111 56th wd. 1350 Sq Ft OPA#561038900 Improvements: Residential Dwelling ESTATE OF CHRISTINE DELLAVALLE, DECEASED C.P. November Term, 2013 No. 002335 \$68,039.46 Joseph R. Loverdi, Esq.
1502-346 2159 Homer Street 19138 10th wd. 1188 Sq Ft BRT#102140100 Improvements: Residential Real Estate NAIPHESA HILLIARD C.P. December Term, 2013 No. 01486 \$159,936.17 Stern & Eisenberg, P.C.
1502-347 1378 Kimberly Drive 19151 34th wd. 1120 Sq Ft BRT#343299000 Improvements: Residential Property MONICA M. COOK C.P. May Term, 2013 No. 001668 \$130,638.82 Christopher A. DeNardo, Esq.
1502-348 4453 North 4th Street 19140 7th wd. 1080 Sq Ft BRT#072147700 Improvements: Residential Property CARMEN G. CARRERO C.P. April Term, 2011 No. 1289 \$17,360.61 Christopher A. DeNardo, Esq.
1502-349 1506 South 58th Street 19143 3rd wd. 1800 Sq Ft BRT#034123900 Improvements: Residential Property SARAH SCOTT C.P. August Term, 2013 No. 000708 \$91,358.12 Christopher A. DeNardo, Esq.
1502-350 7435 Elmwood Avenue 19153 40th wd. 1050 Sq Ft BRT#404225100 Improvements: Residential Property MAURICIO MUNOZ AND KRISTY MUNOZ C.P. July Term, 2014 No. 1801 \$128,112.17 Christopher A. DeNardo, Esq.
1502-351 2601 Pennsylvania Avenue, Unit 321 19130 15th wd. 1135 Sq Ft BRT#888072600 Subject to Mortgage Improvements: Res.condo .5+sty

SHERIFF'S SALE Masonry STUART BARNES C.P. June Term, 2013 No. 01531 \$66,770.73 Samantha D. Cissne, Esq.
1502-352 3480 Helen Street 19134 45th wd. 920 Sq Ft BRT#452356700 Improvements: Residential Property JUDITH PEREZ C.P. July Term, 2013 No. 02694 \$49,815.73 KML Law Group, P.C.
1502-353 7156 North 19th Street 19126 10th wd. 1440 Sq Ft BRT#101122500 Improvements: Residential Real Estate JOAN R. LIGGEONS A/K/A JOAN B. LIGGEONS C.P. June Term, 2013 No. 03740 \$85,344.99 Stern & Eisenberg, P.C.
1502-354 1429 South 32nd Street 19146-3411 36th wd. 1152 Sq Ft OPA#364458400 Improvements: Residential Property RENEE CRYSTAL HEATH, IN HER CAPACITY AS HEIR OF VERNELL J. HEATH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VERNELL J. HEATH A/K/A VERNELL HEATH, DECEASED C.P. February Term, 2014 No. 03203 \$44,793.74 Phelan Hallinan, LLP
1502-355 7242 Lawndale Avenue 19111 53rd wd. 1170 Sq Ft BRT#532388400 Improvements: Residential Property AURA C. BARRERA C.P. August Term, 2014 No. 03912 \$127,991.98 KML Law Group, P.C.
1502-356 123 Sparks Street 19120 61st wd. 1224 Sq Ft BRT#611269000 Improvements: Residential Property HAROLD T. SEAMON C.P. November Term, 2011 No. 02994 \$62,815.41 KML Law Group, P.C.
1502-357 4111 Levick Street 19135 55th wd. 1296 Sq Ft BRT#552077500 Improvements: Residential Property ANTHONY V. HEARST C.P. May Term, 2014 No. 01478 \$60,356.04 KML Law Group, P.C.
1502-358 1726 East Washington Lane 19138 10th wd. 1500 Sq Ft BRT#102275300 Improvements: Residential Property UNKNOWN HEIRS OF HUBERT G. SWABY, DECEASED; CHRISTOPHER SWABY, SOLELY IN HIS CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED; DENVA WELLINGTON, SOLELY IN HER CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED; KEITH SWABY, SOLELY IN HIS CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED; PETER SWABY, SOLELY IN HIS CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED; ANGELA GARDNER A/K/A ANGELA SWABY SOLELY IN HER CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED AND SHARON FOSTER A/K/A SHARON SWABY, SOLELY IN HER CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED C.P. February Term, 2014 No. 02328 \$44,738.86 KML Law Group, P.C.
1502-359 832 East Thayer Street 19134 33rd wd. 1260 Sq Ft BRT#331142700 Improvements: Residential Property THE UNKNOWN HEIRS OF ANNA RAVELO, DECEASED AND CAROL GUNDERSON, SOLELY IN HER CAPACITY AS HEIR OF ANNA RAVELO, DECEASED C.P. March Term, 2014 No. 01104 \$71,336.03 KML Law Group, P.C.
1502-360 6551 Ditman Street 19135 41st wd. 1140 Sq Ft BRT#411241800 Improvements: Residential Property YISCHOR D. FRIEDMAN A/K/A YISCHOR DOV FRIEDMAN C.P. July Term, 2013 No. 01407 \$89,152.09 KML Law Group, P.C.
1502-361 6215 Haverford Avenue 19151 34th wd. 1680 Sq Ft BRT#342004500 Improvements: Residential Property STAFFORD MALCOLM C.P. May Term, 2014 No. 01479 \$55,101.93 KML Law Group, P.C.
1502-362 5936 Loretto Avenue 19149 53rd wd. 1312 Sq Ft BRT#531310200 Improvements: Residential Property AYDA L. CHARRIS C.P. July Term, 2014 No. 02781 \$122,376.29 KML Law Group, P.C.

SHERIFF'S SALE
1502-363 6207 Limekiln Pike 19141-1405 17th wd. 1212 Sq Ft OPA#172304500 Improvements: Residential Property DONALD OUTTERBRIDGE C.P. June Term, 2010 No. 01983 \$125,698.61 Phelan Hallinan, LLP
1502-364 1434 Faunce Street 19111-3302 56th wd. 1060 Sq Ft OPA#561387900 Improvements: Residential Property MAUREEN ORLIW A/K/A MAUREEN E. ORLIW C.P. May Term, 2013 No. 03687 \$90,231.77 Phelan Hallinan, LLP
1502-365 7266 Mansfield Avenue 19138-1621 10th wd. 1840 Sq Ft OPA#102357000 Improvements: Residential Property MICHAEL HERBERT C.P. April Term, 2012 No. 03071 \$166,228.75 Phelan Hallinan, LLP
1502-366 1332 Faunce Street 19111-3344 56th wd. 1848 Sq Ft OPA#561386500 Improvements: Residential Property V. SAMUEL A/K/A VARGHESE SAMUEL C.P. October Term, 2013 No. 01784 \$216,545.28 Phelan Hallinan, LLP
1502-367 7211 North Broad Street 19126-1729 61st wd. 1248 Sq Ft OPA#611214100 Improvements: Residential Property JUAN COREANO C.P. March Term, 2013 No. 03660 \$230,120.09 Phelan Hallinan, LLP
1502-368 4468 Almond Street 19137 45th wd. 1411 Sq Ft BRT#453194600 Improvements: Residential Dwelling JAMES P.R. VISCONTO AND KATHLEEN VISCONTO C.P. May Term, 2010 No. 00147 \$161,904.73 Udren Law Offices, P.C.
1502-369 2740 Mifflin Street 19145 48th wd. 1100 Sq Ft BRT#48-2-0423-00 Improvements: Residential Dwelling JAMES HALL A/K/A JAMES HALL, SR. A/K/A JAMES D. HALL, SR. C.P. April Term, 2013 No. 01924 \$183,983.53 Udren Law Offices, P.C.
1502-370 1105 Wellington Street 19111-4238 53rd wd. 1314 Sq Ft OPA#532341200 Improvements: Residential Property ANTONIO D'ANGELO; CARLO D'ANGELO AND MARIA D'ANGELO C.P. June Term, 2012 No. 02410 \$92,688.82 Phelan Hallinan, LLP
1502-371 1101 East Slocum Street, #B 19150 50th wd. On Northwesterly side of Slocum Street and Northeast side of Lowber Avenue; Front: 2120 Ft, Depth: Irregular BRT#502394600 Improvements: Single Family Residence ANDREA DALE WHITE C.P. September Term, 2013 No. 01110 \$110,935.85 Stephen M. Hladik, Esq.
1502-372 522 Johnston Street 19148 39th wd. 1440 Sq Ft BRT#39-5038100 Improvements: Residential Dwelling ANITA MAI A/K/A YANFANG MAI A/K/A ANITA YANFANG MAI AND TONY TSANG C.P. June Term, 2014 No. 01816 \$88,698.46 Udren Law Offices, P.C.
1502-373 617 North Union Street 19104 24th wd. 730 Sq Ft BRT#242233000 Improvements: Residential Property ELOISE JACKSON, SINGLE WOMAN C.P. October Term, 2013 No. 00187 \$72,942.48 Zucker, Goldberg & Ackerman, LLC
1502-374 115 South 55th Street 19139 60th wd. 2268 Sq Ft BRT#603163700 Improvements: Residential Dwelling COLIN C. BLACKWOOD AND UNITED STATES OF AMERICA C.P. June Term, 2014 No. 02487 \$131,741.36 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1502-375 4715 Melrose Street 19137 45th wd. 870 Sq Ft BRT#453448300 Improvements: Residential Property JAMES DUFFY AND STEPHEN SCIALDONE, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CECILIA SCIALDONE, A/K/A CECELIA SCIALDONE, DECEASED C.P. January Term, 2014 No. 01758 \$48,898.66 KML Law Group, P.C.
1502-376 6751 North 17th Street 19126 10th wd. 1312 Sq Ft BRT#101047700 Improvements:

SHERIFF'S SALE
Residential Property UNKNOWN HEIRS OF MARY E. BAILEY A/K/A MARY BAILEY, DECEASED; MARY BAILEY, SOLELY IN HER CAPACITY AS HEIR OF MARY E. BAILEY A/K/A MARY BAILEY, DECEASED; MABLE RUTH JONES, SOLELY IN HER CAPACITY AS HEIR OF MARY E. BAILEY, A/K/A MARY BAILEY, DECEASED AND MARQUIS BAILEY, SOLELY IN HIS CAPACITY AS HEIR OF MARY E. BAILEY, A/K/A MARY BAILEY, DECEASED C.P. April Term, 2014 No. 02660 \$108,323.68 KML Law Group, P.C.
1502-377 5458 Morse Street 19131 52nd wd. 1206 Sq Ft BRT#522023600 Improvements: Residential Property BRENDA STOKES C.P. February Term, 2012 No. 02604 \$75,988.74 KML Law Group, P.C.
1502-378 1207-11 65th Avenue 19126 49th wd. 2492 Sq Ft BRT#493062405 Improvements: Residential Dwelling ESTATE OF LENORE WANSLEY C/O CRAIG JACKSON, PERSONAL REPRESENTATIVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LENORE WANSLEY, DECEASED AND CRAIG JACKSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF LENORE WANSLEY C.P. July Term, 2010 No. 00657 \$174,643.95 Udren Law Offices, P.C.
1502-379 229 West Spencer Street a/k/a 229 West Spencer Street 19120 61st wd. 1140 Sq Ft BRT#611218500 Improvements: Residential Property DONNA M. ADOLPHUS C.P. October Term, 2013 No. 01193 \$40,770.82 KML Law Group, P.C.
1502-380 2215 South 67th Street 19142 40th wd. 1676 Sq Ft BRT#403047000 Improvements: Residential Property JEROME K. BROWNE C.P. March Term, 2013 No. 03408 \$140,135.05 KML Law Group, P.C.
1502-381 122 South 11th Street 19107 5th wd. 3520 Sq Ft BRT#88-2618600 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, LCP Philly LLC Improvements: 3520 Square Foot Portion Of A 9166 Square Foot Restaurant; Balance Of Improvements Cover Adjacent Lot Not Owned By Defendants. Bidders Should Refer To Writ Of Execution For 124 South 11th Street, Case Id No. 140303069, Judgment Against 124 A GUS AND JOYCE HIONAS C.P. March Term, 2014 No. 03069 \$3,634,060.14 plus continuing interest and costs Christine L. Barba, Ballard Spahr, LLP
1502-382 124 South 11th Street 19107 5th wd. 1716 Sq Ft BRT#88-2618700 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, LCP Philly LLC Improvements: 6688 Square Foot Portion Of A 6688 Square Foot Restaurant; Balance Of Improvements Cover Adjacent Lot Not Owned By Defendant. Bidders Should Refer To Writ Of Execution For 122 South 11th Street, Case Id No. 140303071 Judgement Against Gus An 124 ASSOCIATES C.P. March Term, 2014 No. 03071 \$3,634,060.14 plus continuing interest and costs Christine L. Barba, Ballard Spahr, LLP
1502-383 1940 East Clarence Street 19134 45th wd. 1009 Sq Ft BRT#452120300 Improvements: Residential Property SYLVIA WALKER C.P. September Term, 2014 No. 02355 \$26,962.07 KML Law Group, P.C.
1502-384 1229 South 61st Street 19143 3rd wd. 1304 Sq Ft BRT#033226900 Improvements: Residential Dwelling KIMBERLY ROGERS A/K/A KIMBERLY A. ROGERS C.P. February Term, 2014 No. 00319 \$132,125.93 Udren Law Offices, P.C.
1502-385 4750 Hartel Avenue 19136 65th wd. 1046 Sq Ft OPA#651190300 Subject to Mortgage Improvements: Residential Property ANTHONY S. DAVIS C.P. July Term, 2014 No. 1799 \$26,788.42 Lauren Berschler Karl, Esq.
1502-386 7887 Provident Road 19150 50th wd. 1472 Sq Ft BRT#501186400 Improvements: Residential Dwelling CATINA PITT; TRANESSA PITT A/K/A

SHERIFF'S SALE
TRANESSA L. PITT AND RAYMOND PITT A/K/A RAYMOND L. PITT A/K/A RAYMOND L. PITT, II C.P. March Term, 2014 No. 04530 \$130,371.55 Udren Law Offices, P.C.
1502-387 6220 Cottage Street 19135-3214 55th wd. 1152 Sq Ft BRT#552384800 Improvements: Residential Property GILBERTO GREEN C.P. May Term, 2014 No. 02366 \$127,866.87 KML Law Group, P.C.
1502-388 5711 Ashland Avenue 19143 51st wd. 1696 Sq Ft BRT#513079400 Improvements: Residential Real Estate ESTATE OF REMONIA M. BLACKWELL C/O JOHN C. BLACKWELL, III, ADMINISTRATOR C.P. September Term, 2012 No. 01544 \$44,272.28 Stern & Eisenberg, P.C.
1502-389 6553 North 18th Street 19126 17th wd. 1312 Sq Ft BRT#17-2-274800 Improvements: Residential Dwelling ROCHELLE MEANS; NATHANIEL MEANS A/K/A NATHANIEL MEANS, JR. C.P. September Term, 2013 No. 01747 \$178,792.51 Udren Law Offices, P.C.
1502-390 1827 North 28th Street 19121 32nd wd. 1062 Sq Ft BRT#323202000 Improvements: Residential Real Estate CHARLES WELLS AND TANYA WELLS C.P. November Term, 2011 No. 02294 \$100,682.69 Stern & Eisenberg, P.C.
1502-391 6133 Nassau Road 19151 34th wd. 2169 Sq Ft BRT#342086300 Improvements: Residential Dwelling MARY GRAVES A/K/A MARY E. GRAVES; JOHN GRAVES A/K/A JOHN H. GRAVES A/K/A JOHN H. GRAVES, JR. A/K/A JOHN GRAVES JR. C.P. August Term, 2014 No. 00894 \$175,188.33 Udren Law Offices, P.C.
1502-392 1522 East Johnson Street 19138 10th wd. 1344 Sq Ft BRT#102296600 Improvements: Residential Real Estate KRAIG L. HENRY, SR. AND SONA M. HENRY C.P. May Term, 2014 No. 01830 \$170,464.82 Stern & Eisenberg, P.C.
1502-393 508 East Gorgas Lane 19119-1321 22nd wd. 2566 Sq Ft BRT#222109600 Improvements: Residential Real Estate SHARI ANDERSON, GWENDOLYN RUSSELL AND CAROL PEOPLES C.P. July Term, 2014 No. 02981 \$331,680.55 Stern & Eisenberg, P.C.
1502-395 4941 North 7th Street 19120 49th wd. 1076 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.
1502-396 110 West Byberry Road Building O #7 19116 58th wd. 928 Sq Ft; Together with all right, titled and interest being a 14.83% undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium BRT#888581611 Improvements: Residential Property THE UNKNOWN HEIRS OF CAROL A. LARKIN, DECEASED, AND TIMOTHY WHEELER, SOLELY IN HIS CAPACITY AS HEIR OF CAROL A. LARKIN, DECEASED C.P. April Term, 2014 No. 02432 \$69,690.88 KML Law Group, P.C.
1502-397 5014 Cottage Street 19124 62nd wd. 996 Sq Ft BRT#622374800 Improvements: Residential Property SONJIA PORTER C.P. August Term, 2014 No. 00086 \$29,516.30 KML Law Group, P.C.
1502-398 1803 Megargee Street 19152 56th wd. 1304 Sq Ft BRT#562225400 Improvements: Residential Property MATHEW P. CHACKO AND ANN AMMA MATHEW C.P. September Term, 2013 No. 01380 \$215,576.54 KML Law Group, P.C.
1502-399 314 Pensdale Street 19128 21st wd. 1490

SHERIFF'S SALE
Sq Ft BRT#212057700 Improvements: Residential Property CATHERINE A. SPONBURGH A/K/A CATHERINE ANN SPONBURGH C.P. June Term, 2014 No. 00832 \$136,859.30 KML Law Group, P.C.
1502-400 6032 Cedarhurst Street 19143 3rd wd. 1300 Sq Ft BRT#034017600 Improvements: Residential Property PATRICIA NICHOLAS AS ADMINISTRATRIX OF THE ESTATE OF PATRICK G. NICHOLAS, DECEASED C.P. March Term, 2014 No. 05299 \$60,176.27 KML Law Group, P.C.
1502-401 6228 Cottage Street 19135 55th wd. 1152 Sq Ft BRT#55-2-385200 Improvements: Residential Dwelling TIMOTHY S. BRILL C.P. October Term, 2011 No. 00500 \$136,656.78 Udren Law Offices, P.C.
1502-402 1126 Overington Street 19124 23rd wd. 1224 Sq Ft BRT#234074500 Improvements: Residential Property LISA MEDLEY C.P. August Term, 2014 No. 00210 \$93,955.98 KML Law Group, P.C.
1502-403 5444 Discher Street 19124 62nd wd. 1210 Sq Ft BRT#62-1-359900 Improvements: Residential Dwelling ADRIANA CARDONA; JHON FREDDY GONZALEZ A/K/A JHON F. GONZALEZ C.P. April Term, 2014 No. 04025 \$121,949.74 Udren Law Offices, P.C.
1502-404 2321 Madison Square 19146 30th wd. 1620 Sq Ft BRT#302106700 Improvements: Residential Property ERIC T. POUILLAIN C.P. September Term, 2012 No. 01369 \$199,388.75 Scott A Dietterick, Esq. Kimberly A Bonner, Esq. Joel A Ackerman, Esq. Ashleigh Levy Marin, Esq, Ralph M Salvia, Esq.,Jaime R Ackerman, Esq, Jana Fridfinnsdottir, Esq, Brian Nicholas Esq, Denise Carlon Esq, Roger Fay Esq., Zucker, Goldberg & Ackerman, LLC
1502-405 1129 Bingham Street 19115 63rd wd. 1104 Sq Ft BRT#632126800 Improvements: Residential Property JOAN B. RYAN AND JEFFREY M. RYAN C.P. October Term, 2013 No. 01791 \$265,574.61 KML Law Group, P.C.
1502-406 4462 Livingston Street 19137 45th wd. 1032 Sq Ft BRT#453185800 Improvements: Residential Property BRANDY ELLIOTT C.P. December Term, 2013 No. 02185 \$106,526.73 KML Law Group, P.C.
1502-407 2542 North Corlies Street 19132 28th wd. 1016 Sq Ft BRT#282100300 Improvements: Residential Property JOAN J. HOWARD AS ADMINISTRATRIX OF THE ESTATE OF ROSA CHISOLM, DECEASED C.P. March Term, 2014 No. 03270 \$34,186.14 KML Law Group, P.C.
1502-408 9814 Woodfern Road 19115 58th wd. 2033 Sq Ft BRT#581267600 Improvements: Residential Property THOMAS H. KITCHENMAN, JR. AND COLLEEN P. KITCHENMAN C.P. May Term, 2012 No. 03185 \$352,518.32 KML Law Group, P.C.
1502-409 2443 South Milan Street 19153 40th wd. 960 Sq Ft BRT#404128200 Improvements: Residential Property BANGALY SOUMAORO C.P. August Term, 2014 No. 00083 \$60,578.32 KML Law Group, P.C.
1502-410 4608 Meridian Street 19136 65th wd. 960 Sq Ft BRT#651153300 Improvements: Residential Property KEVIN BERNARD, SOLELY IN HIS CAPACITY AS HEIR OF JOAN BERNARD, DECEASED C.P. July Term, 2013 No. 03007 \$38,299.84 KML Law Group, P.C.
1502-411 4664 Torresdale Avenue 19124-3451 23rd wd. 1072 Sq Ft OPA#232379100 Improvements: Residential Property MENACHEN M. SAMPSON A/K/A M. MENACHEM SAMPSON; AGMS, LLC C.P. December Term, 2013 No. 01354 \$71,996.34 Phelan Hallinan, LLP
1502-412 2013 South Opal Street 19145-2808 48th wd. 956 Sq Ft OPA#481304400 Improvements: Residential Property

SHERIFF'S SALE
PHILIP SERGI C.P. March Term, 2012 No. 02907 \$61,105.63 Phelan Hallinan, LLP
1502-413 2635 South 68th Street 19142-2724 40th wd. 1056 Sq Ft OPA#406093300 Improvements: Residential Property ANTHONY R. WILLIAMS C.P. December Term, 2011 No. 02954 \$57,972.61 Phelan Hallinan, LLP
1502-414 1010 Unruh Avenue 19111-4820 53rd wd. 1600 Sq Ft OPA#532055400 Improvements: Residential Property ERICA SMITH C.P. August Term, 2014 No. 00573 \$73,719.71 Phelan Hallinan, LLP
1502-415 226 East Montana Street 19119-2259 22nd wd. 1306 Sq Ft OPA#221139800 Improvements: Residential Property LAKEISHA WEBB C.P. August Term, 2012 No. 02974 \$53,986.16 Phelan Hallinan, LLP
1502-416 1823 West Pacific Street 19140-4018 13th wd. 1446 Sq Ft OPA#131033800 Improvements: Residential Property ANTHONY SMITH C.P. June Term, 2014 No. 00870 \$46,606.48 Phelan Hallinan, LLP
1502-417 1111 West Dauphin Street 19133-1019 37th wd. 870 Sq Ft OPA#371335700 Improvements: Residential Property MICHAEL C. AVERY AND TODD PERRY C.P. October Term, 2013 No. 02438 \$55,575.52 Phelan Hallinan, LLP
1502-418 4128 Gilham Street 19135-2513 55th wd. 960 Sq Ft OPA#552130200 Improvements: Residential Property WILLIAM IRVIN, III A/K/A WILLIAM J. IRVIN, III; MELISSA IRVIN A/K/A MELISSA S. IRVIN C.P. February Term, 2014 No. 00339 \$85,034.27 Phelan Hallinan, LLP
1502-419 3607 Spring Garden Street 19104-2300 24th wd. 3150 Sq Ft OPA#242005500 Improvements: Residential Property ALA S. RABADY; JIHANE HAJJ; 3607 SPRING GARDEN, LP C.P. August Term, 2012 No. 01537 \$126,103.26 Phelan Hallinan, LLP
1502-420 1720 North Redfield Street 19151-3921 34th wd. 1178 Sq Ft OPA#342184500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MA DONALD A/K/A MARY DONALD, DECEASED C.P. April Term, 2014 No. 01210 \$68,740.12 Phelan Hallinan, LLP
1502-421 159 West Tabor Road 19120-2938 42nd wd. 1800 Sq Ft OPA#422288000 Improvements: Residential Property JOHN R. MCDERMOTT C.P. March Term, 2014 No. 01705 \$147,082.13 Phelan Hallinan, LLP
1502-422 7208 Montour Street 19111-4017 53rd wd. 1440 Sq Ft OPA#532410200 Improvements: Residential Property DAVID ECHAVARRIA AND ALFA ADAMES C.P. August Term, 2014 No. 02143 \$235,618.55 Phelan Hallinan, LLP
1502-423 6143 Mascher Street 19120-1941 61st wd. 1240 Sq Ft OPA#611021400 Improvements: Residential Property CELIA DANCY C.P. June Term, 2013 No. 01754 \$86,372.80 Phelan Hallinan, LLP
1502-424 5106 Jackson Street 19124-2119 62nd wd. 1020 Sq Ft OPA#622395000 Improvements: Residential Property WILLIAM DOUGHERTY AND PATRICIA DOUGHERTY C.P. July Term, 2014 No. 00285 \$36,729.34 Phelan Hallinan, LLP
1502-425 122 West Walnut Park Drive 19120-1011 61st wd. 1328 Sq Ft OPA#611368500 Improvements: Residential Property TRACEY N. POLLARD A/K/A TRACEY POLLARD C.P. August Term, 2013 No. 00274 \$77,232.29 Phelan Hallinan, LLP
1502-426 5030 Whitaker Avenue 19124-3515 23rd wd. 1356 Sq Ft OPA#233072600 Improvements: Residential Property CARLOS O. BAHAMUNDI C.P. February Term, 2012 No. 03592 \$127,368.60 Phelan Hallinan, LLP
1502-427 5937 North 11th Street 19141-3210 49th wd.

SHERIFF'S SALE

1744 Sq Ft OPA#492240500 Improvements: Residential Property
ELVERA R. HONORE C.P. May Term, 2013 No. 01895 \$138,952.65 Phelan Hallinan, LLP

1502-428

2649 Maxwell Street 19152-1516 57th wd. 1304 Sq Ft OPA#571136000 Improvements: Residential Property
JASALYN REALPE AND RYAN REALPE C.P. February Term, 2014 No. 00846 \$203,445.23 Phelan Hallinan, LLP

1502-429

5957 Kemble Ave, a/k/a 5957 Kemble Street 19138-2933 17th wd. 1136 Sq Ft OPA#172324200 Improvements: Residential Property
SAUNDRA FANNING, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DOLORES BEAMER-DADE A/K/A DOLORES GLORIA DADE; RANDI YVETTE BEAMER, IN HER CAPACITY AS HEIR OF THE ESTATE OF DOLORES BEAMER-DADE A/K/A DOLORES GLORIA DADE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES BEAMER-DADE, DECEASED C.P. March Term, 2014 No. 00396 \$71,287.84 Phelan Hallinan, LLP

1502-430

2826 Gillingham Street 19137-1917 45th wd. 1065 Sq Ft OPA#453048900 Improvements: Residential Property
HARRY ENGGASSER C.P. September Term, 2012 No. 03466 \$173,395.40 Phelan Hallinan, LLP

1502-431

1704 North Robinson Street 19151-3927 34th wd. 1310 Sq Ft OPA#342290000 Improvements: Residential Property
ROBERT F. BROWN, SR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF PERCY L. BROWN A/K/A PERCY BROWN; WARREN BROWN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF PERCY L. BROWN A/K/A PERCY BROWN; ROBERT THOMPSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF PERCY L. BROWN A/K/A PERCY BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PERCY L. BROWN A/K/A PERCY BROWN, DECEASED C.P. March Term, 2014 No. 03930 \$87,548.01 Phelan Hallinan, LLP

1502-432

5314 Yocum Street 19143-5432 51st wd. 984 Sq Ft OPA#512093700 Improvements: Residential Property
VALERIE COOPER C.P. January Term, 2008 No. 00103 \$65,883.58 Phelan Hallinan, LLP

1502-433

2811 Aramingo Avenue 19134-4203 25th wd. 1110 Sq Ft OPA#251450000 Improvements: Residential Property
BRAHEIN K. BRUCE A/K/A BRAHEIN BRUCE AND LISA BRUCE C.P. August Term, 2014 No. 00736 \$72,500.88 Phelan Hallinan, LLP

1502-434

2555 South Dewey Street 19142-3517 40th wd. 960 Sq Ft OPA#402074000 Improvements: Residential Property
ARNELL J. MAXWELL A/K/A ARNELL MAXWELL C.P. February Term, 2006 No. 00244 \$87,707.85 Phelan Hallinan, LLP

1502-435

6766 Chew Avenue 19119-1918 22nd wd. 1344 Sq Ft OPA#222200400 Improvements: Residential Property
DANIEL WILLIAMS C.P. August Term, 2014 No. 00699 \$96,633.77 Phelan Hallinan, LLP

1502-436

1817 South Dover Street 19145-1621 48th wd. 1120 Sq Ft OPA#482373900 Improvements: Residential Property
LOUIS DIFRANCO A/K/A LOUIS DI FRANCO C.P. May Term, 2013 No. 00492 \$83,262.22 Phelan Hallinan, LLP

1502-437

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 \$194,551.89 Phelan Hallinan, LLP

1502-438

8845 Calvert Street 19152-1305 57th wd. 1548 Sq Ft OPA#571189700 Improvements: Residential Property
MAXINE MOORE C.P. June Term, 2014

SHERIFF'S SALE

No. 04348 \$205,452.91 Phelan Hallinan, LLP

1502-439

182 Widener Street 19120-1951 61st wd. 990 Sq Ft OPA#612114400 Improvements: Residential Property
JOSHUA L. LAYTON C.P. July Term, 2014 No. 02959 \$67,627.63 Phelan Hallinan, LLP

1502-440

6545 Windsor Street 19142-1319 40th wd. 1248 Sq Ft OPA#403079300 Improvements: Residential Property
SHELDON MOORE; KIM MOORE C.P. April Term, 2012 No. 00761 \$82,490.34 Phelan Hallinan, LLP

1502-441

4231 Tackawanna Street 19124-4630 23rd wd. 784 Sq Ft OPA#232343700 Improvements: Residential Property
THOMAS J. SOKOLIS C.P. August Term, 2014 No. 01027 \$42,691.49 Phelan Hallinan, LLP

1502-442

11919 Waldemire Drive 19154-2616 66th wd. 1332 Sq Ft OPA#662134700 Improvements: Residential Property
ROBERT M. SHEEHAN A/K/A ROBERT SHEEHAN C.P. September Term, 2011 No. 01087 \$87,087.85 Phelan Hallinan, LLP

1502-443

117 South Cobbs Creek Parkway 19139 3rd wd. 1334 Sq Ft BRT#031205300 Improvements: Residential Property
TANESHA M. WALKER C.P. January Term, 2014 No. 01444 \$123,123.95 KML Law Group, P.C.

1502-444

241 South Hirst Street 19139 3rd wd. 960 Sq Ft BRT#031195300 Improvements: Residential Property
MICHELLE PIARD C.P. April Term, 2014 No. 00900 \$57,682.39 KML Law Group, P.C.

1502-445

6342 Edmund Street 19135 41st wd. 992 Sq Ft BRT#411395200 Improvements: Residential Property
WILLIAM P. SHEEHAN C.P. September Term, 2013 No. 02082 \$104,336.69 KML Law Group, P.C.

1502-446

3629 Drumore Drive 19154 66th wd. 1840 Sq Ft BRT#662266100 Improvements: Residential Dwelling
KOW G. ANGUAH A/K/A KOW ANGUAH C.P. July Term, 2014 No. 03692 \$162,826.70 Udren Law Offices, P.C.

1502-447

4369 Ernie Davis Circle 19154-1750 66th wd. 1890 Sq Ft OPA#662618074 Improvements: Residential Property
RENEE S. MILILLO A/K/A RENEE MILILLO C.P. June Term, 2014 No. 04800 \$192,531.33 Phelan Hallinan, LLP

1502-448

1419 Devereaux Avenue 19149-2702 54th wd. 1514 Sq Ft OPA#541061600 Improvements: Residential Property
LAKEESHA DRAYTON C.P. July Term, 2013 No. 03650 \$147,316.84 Phelan Hallinan, LLP

1502-449

8220 Thouron Avenue a/k/a, 8216-20 Thouron Avenue 19150-2019 50th wd. 1604 Sq Ft OPA#502153710 Improvements: Residential Property
LEROY BECKETT, SR.; ORETHA BECKETT AND DENISE BECKETT C.P. December Term, 2012 No. 01685 \$258,475.22 Phelan Hallinan, LLP

1502-450

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, 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 \$91,718.59 Phelan Hallinan, LLP

1326 Jackson Street 19148-2930 39th wd. 1431 Sq Ft OPA#394283600 Improvements: Residential Property
DEBRA LACAVA C.P. October Term, 2011 No. 03437 \$147,011.06 Phelan Hallinan, LLP

1502-452

5229 Wissahickon Avenue, Fl 1, a/k/a 5229 Wissahickon Avenue 19144-4013 12th wd. 3412 Sq Ft OPA#123244400 Improvements:

SHERIFF'S SALE

Residential Property
TONY BAYLOR C.P. August Term, 2014 No. 01737 \$125,717.37 Phelan Hallinan, LLP

1502-453

127 West Wyneva Street a/k/a 127 Wyneva Street 19144-3631 12th wd. 1316 Sq Ft OPA#123029500 Improvements: Residential Property
GREGORY R. FULLER, IN HIS CAPACITY AS HEIR OF HENRIETTA FULLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HENRIETTA FULLER, DECEASED C.P. March Term, 2014 No. 05391 \$63,148.24 Phelan Hallinan, LLP

1502-454

252 West Albanus Street 19120-3827 42nd wd. 1120 Sq Ft OPA#422136000 Improvements: Residential Property
ROLAND GARCIA C.P. January Term, 2014 No. 02452 \$97,983.96 Phelan Hallinan, LLP

1502-455

1100 East Barringer Street 19119 22nd wd. 1706 Sq Ft BRT#221020700 Improvements: Residential Property
FRANKLIN SPENCER C.P. May Term, 2014 No. 03531 \$125,134.06 KML Law Group, P.C.

1502-456

1623 Griffith Street 19111 56th wd. 2280 Sq Ft BRT#561539100 Improvements: Residential Real Estate
WILLIAM WAINWRIGHT AND KATHLEEN WAINWRIGHT C.P. June Term, 2013 No. 002855 \$267,390.08 Stern & Eisenberg, P.C.

1502-457

721 East Cornwall Street 19134 33rd wd. 1260 Sq Ft BRT#331123100 Improvements: Residential Property
JOSE L. DIAZ C.P. January Term, 2014 No. 02820 \$64,945.66 KML Law Group, P.C.

1502-458

1475 Lardner Street 19149 54th wd. 970 Sq Ft BRT#541036400 Improvements: Residential Property
ROBERTO RODRIGUEZ C.P. April Term, 2014 No. 02294 \$60,804.63 KML Law Group, P.C.

1502-459

7508 Sherwood Road 19151 34th wd. 1120 Sq Ft BRT#343235600 Improvements: Residential Property
CHARLENE S. GRAHAM C.P. July Term, 2013 No. 01190 \$106,588.41 KML Law Group, P.C.

1502-460

6521 Ross Street 19119 22nd wd. 1056 Sq Ft BRT#221222300 Improvements: Residential Property
JUDY SPEARMAN C.P. July Term, 2014 No. 01885 \$33,343.92 KML Law Group, P.C.

1502-461

8120 Forrest Avenue 19150 50th wd. 1260 Sq Ft BRT#502200200 Improvements: Residential Real Estate
LEONARD JAMES C.P. April Term, 2014 No. 01084 \$103,391.66 Stern & Eisenberg, P.C.

1502-462

605 East Gorgas Lane 19119-1325 22nd wd. 2572 Sq Ft OPA#222119900 Improvements: Residential Property
PAUL HUTCHINSON; MADELEINE HUTCHINSON C.P. January Term, 2012 No. 00170 \$282,826.06 Phelan Hallinan, LLP

1502-463

131 West Sharpnack Street 19119 22nd wd. 2671 Sq Ft BRT#223046200 Improvements: Residential Real Estate
BERTRAM W. TODD, JR. C.P. June Term, 2014 No. 01125 \$208,331.23 Stern & Eisenberg, P.C.

1502-464

2637 Emerald Street 19125 31st wd. 1260 Sq Ft BRT#311086200 Subject to Mortgage Improvements: Residential Real Estate
EDWARD GUZMAN C.P. July Term, 2014 No. 02105 \$28,827.86 Stern & Eisenberg, P.C.

1502-465

7905 Caesar Place 19153 40th wd. 1400 Sq Ft BRT#405814500 Improvements: Residential Real Estate
THE UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF PATRICIA DAVIS C.P. May Term, 2013 No. 02362 \$72,860.58 Stern & Eisenberg, P.C.

1502-466

2410 North 53rd Street 19131 52nd wd.

SHERIFF'S SALE

1950 Sq Ft BRT#521337000 Improvements: Residential Real Estate
SHAWN FORDHAM C.P. May Term, 2014 No. 02533 \$462,467.73 Stern & Eisenberg, P.C.

1502-467

2220 Ellsworth Street 19146 36th wd. 1208 Sq Ft BRT#361240300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELOISE N. HAINES, DECEASED C.P. April Term, 2014 No. 00711 \$135,135.88 Sarah K. McCaffery, Esq.

1502-468

423 East Eleanor Street 19120 42nd wd. 1216 Sq Ft BRT#421107900 Improvements: Residential Property
RAHEEMA JONES-HOWARD C.P. March Term, 2014 No. 03240 \$88,139.07 KML Law Group, P.C.

1502-469

2854 Cantrell Street 19145 48th wd. 960 Sq Ft BRT#482090600 Improvements: Residential Property
MICHAEL J. RAGO C.P. September Term, 2014 No. 00941 \$96,994.81 KML Law Group, P.C.

1502-470

3940 North Smedley Street 19140 13th wd. 1426 Sq Ft BRT#131200300 Improvements: Residential Property
BERNICE WALKER C.P. May Term, 2014 No. 01481 \$75,345.73 KML Law Group, P.C.

1502-471

6713 Torresdale Avenue 19135 41st wd. 1600 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.

1502-472

1608 East McPherson Street 19150 50th wd. 1320 Sq Ft BRT#501496900 Improvements: Residential Property
DOUGLAS L. DUNBAR C.P. February Term, 2014 No. 02037 \$156,619.61 KML Law Group, P.C.

1502-474

47 Bonnie Gellman Court Unit # B47 19114 57th wd. 1176 Sq Ft BRT#888570294 Improvements: Residential Real Estate
MICHAEL DVORKIN C.P. August Term, 2014 No. 00107 \$172,347.81 Stern & Eisenberg, P.C.

1502-475

2576 Collins Street 19125 31st wd. 1289 Sq Ft BRT#311197600 Improvements: Residential Real Estate
MICHAEL WILLIAMS C.P. July Term, 2014 No. 02898 \$67,017.61 Stern & Eisenberg, P.C.

1502-476

1133 Princeton Avenue 19111 53rd wd. 1408 Sq Ft BRT#532287700 Improvements: Residential Dwelling
MONICA CHILDS AND JAMES V. CHILDS, JR. C.P. May Term, 2014 No. 01305 \$195,130.73 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1502-477

2123 South 21st Street 19145-3502 48th wd. On the east side of 21st Street distance of 171'7" southward from the south side of Snyder Avenue; Front: 15'5", Depth: 98'6"; 1710 Sq Ft BRT#481365200 Subject to Mortgage Improvements: Single Family Residence
HOANG M. TRAN DO AND TRAM A. DO C.P. April Term, 2014 No. 02601 \$53,291.18 Stephen M. Hladik, Esq.

1502-478

248-250 Market Street 19106 5th wd. 12500 Sq Ft OPA#881007020 Subject to Rent Improvements: Apts 5-50 Units; Masonry; Zoning Code Description: Cmx3; Commercial/commercial Mixed-use
GIULIANO PROPERTIES, INC. C.P. June Term, 2013 No. 01502 \$1,983,955.15 together with interest accruing at t Louise Melchor, Esq.

1502-479

8843 Revere Street 19152 57th wd. 1107 Sq Ft BRT#571217100 Subject to Mortgage Improvements: Residential Dwelling
JOHN PURSELL C.P. August Term, 2013, No. 01373 \$47,969.46 Law Offices of Gregory Javardian

1502-480

4023 North 12th Street 19140-2101 43rd wd. 1440 Sq Ft OPA#433161600 Improvements: Residential Property

SHERIFF'S SALE

CAMERON SCALES C.P. January Term, 2012 No. 03281 \$36,362.52 Phelan Hallinan, LLP

1502-481

1431-39 North 52nd Street 19131-4430 44th wd. 7182 Sq Ft BRT#882931970 Improvements: Mixed Use
MALAIKA REID C.P. August Term, 2009 No. 995 \$689,000.00 Weber Gallagher Simpson Stapleton Fires & Newby, LLP. Sarah A. Elia, Esq.

1502-482

219 Krams Avenue, Unit A-2 19128 21st wd. 648 Sq Ft and 6.89% undivided interest in the common elements, as more fully described in the Declaration of Condominium of 219 Krams Avenue Condominium Dated March 19, 2004 and recorded in the Department of Records in and for the County of Philadelphia at the Commonwealth of Pa. In Deed Book on March 25m 2994 Document ID no. 50892201 BRT#88-8211464; PRCL# 160-N-12-222 Subject to Mortgage Improvements: Residential Condominium
GEOFFREY HARBAUGH A/K/A JEFF HARBAUGH C.P. December Term, 2013 No. 306585 \$12,097.50 Glenn M. Ross, Esq.

1502-483

305 Governors Court 19146 30th wd. Res. Condo 3.5 Sty Masonry; 2200 Sq Ft BRT#888300714 Subject to Mortgage Improvements: Residential Dwelling
BORIS KAGAN AND ALEXANDER KATS C.P. March Term, 2012 No. 01128 \$629,125.95 McCabe, Weisberg, & Conway, P.C.

1502-484

2301 West Somerset Street 19132 11th wd. 1904 Sq Ft (Improvement Area) OPA#871515210 Subject to Rent Improvements: Residential Mixed Use
KHFG PROPERTIES, INC. C.P. July 2014 Term, Case No. 002028 \$124,304.66 plus costs Lachall, Cohen & Sagnor LLP

1502-485

1243 East Oxford Street 19125 18th wd. Row 2 Sty Masonry; 1050 Sq Ft BRT#181082900 Improvements: Residential Dwelling
MICHAEL P. DIXON AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. March Term, 2012 No. 00187 \$180,561.64 McCabe, Weisberg, & Conway, P.C.

1502-486

3052 Helen Street 19134 25th wd. Row 2 Sty Masonry; 1268 Sq Ft BRT#252521600 Improvements: Residential Dwelling
ANGELINA RIVERA AND CARLOS JIMENEZ C.P. February Term, 2014 No. 03183 \$27,912.89 McCabe, Weisberg, & Conway, P.C.

1502-487

1912 North 31st Street 19121 32nd wd. 1743 Sq Ft (Improvement Area) OPA#871542890 Subject to Rent Improvements: Three Story Row House
KHF PROPERTIES, LLC C.P. July 2014 Term, Case No. 001342 \$124304.66, plus costs Lachall, Cohen & Sagnor LLP

1502-488

651 North 56th Street 19131 4th wd. Row 2 Sty Masonry; 1676 Sq Ft BRT#041215900 Improvements: Residential Dwelling
LOUIS STEVENS AND KIM STEVENS C.P. April Term, 2013 No. 00341 \$74,493.39 McCabe, Weisberg, & Conway, P.C.

1502-489

7905 Fox Run Lane 19111 63rd wd. Det W/ Gar 2 Sty Frame; 2080 Sq Ft PRCL#631179803 Improvements: Residential Dwelling
JOEL BARRETO AND BETSY D. DELGADO C.P. July Term, 2009 No. 03442 \$312,982.79 Federman & Associates, LLC

1502-490

1935 South Ithan Street 19143 51st wd. Row 2 Sty Masonry; 990 Sq Ft BRT#514226200 Subject to Rent Improvements: Residential Dwelling
SHAKIRA BRADLEY C.P. May Term, 2014 No. 03407 \$61,348.58 McCabe, Weisberg, & Conway, P.C.

1502-491

1125 Gilham Street 19111 53rd wd. S/D W B/G 2S Masonry; 1452 Sq Ft BRT#531167900 Improvements: Residential Dwelling
POLA KAUFMAN C.P. February Term, 2014 No. 00359 \$197,663.11 McCabe, Weisberg, & Conway, P.C.

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SHERIFF'S SALE

1502-493
3400-02 Goodman Street 19140 43rd wd. Row 2 Sty Masonry; 952 Sq Ft BRT#432144200 Improvements: Residential Dwelling
VEONCA M. EBRON C.P. December Term, 2013 No. 03717 \$31,494.69 McCabe, Weisberg, & Conway, P.C.

1502-494
5715-17 Reach Street 19120 35th wd. Semi/Det 2.5 Sty Masonry; 1584 Sq Ft BRT#351310710 Improvements: Residential Dwelling
ANGELA WOODWARD, ADMINISTRATRIX OF THE ESTATE OF CRYSTAL M. WILKERSON A/K/A CRYSTAL WILKERSON, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01733 \$79,156.91 McCabe, Weisberg, & Conway, P.C.

1502-495
1925 Harrison Street 19124 23rd wd. Row Conv/Apt 2 Sty Masonry; 1202 Sq Ft BRT#232213215 Improvements: Residential Dwelling
ROBERT D. WILSON C.P. June Term, 2014 No. 03866 \$98,627.57 McCabe, Weisberg, & Conway, P.C.

1502-496
11739 Waldemire Drive 19154 66th wd. Row B/Gar 1Sty Masonry; 1000 Sq Ft PRCL#662132100 Improvements: Residential Dwelling
THOMAS F. MEEKS, SR., ELAINE MEEKS A/K/A ELAINE E. MEEKS C.P. February Term, 2014 No. 00670 \$130,319.62 Federman & Associates, LLC

1502-497
1870 Schiller Street 19134 45th wd. Row 2 Sty Masonry; 1093 Sq Ft BRT#452098600 Improvements: Residential Dwelling
ANTONIO SERRANO, A/K/A ANTONIO SERRANO, JR. C.P. February Term, 2012 No. 02548 \$51,896.11 McCabe, Weisberg, & Conway, P.C.

1502-498
607B 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 01/29/1979 in Deed Book DCC 16567 page 9 BRT#888581360; PRCL# 160 N7-29 Improvements: Residential Condominium
MARK A. CUMMINGS C.P. February Term, 2012 No. 235779 \$12,086.00 Glenn M. Ross, Esq.

1502-499
755 South 15th Street 19146 30th wd. 2444 Sq Ft; Row 3 Story Masonry BRT#301269900; PRCL#6S1-209 Improvements: Residential Dwelling
MICHAEL S. JACKSON, LURUBE DEVELOPERS, LLC C.P. November Term, 2010 No. 03326 \$675,078.14 Federman & Associates, LLC

1502-500
428 North 13th Street, Unit #3-H 19123 5th wd. 1301 Sq Ft and 3.61% undivided interest in the common elements, as more fully described in the Declaration of Condominium of 428 North 13th Street Condominium dated 9/1/2001 and recorded 11/26/2001 as Document ID no. 50362646 BRT#888030140; PRCL#3-N-20-112 Subject to Mortgage Improvements: Residential Condominium
WILLIAM R. FIRTH, III C.P. July Term, 2012 No. 276118 \$10,495.87 Glenn M. Ross, Esq.

1502-501
2760 Island Avenue 19153 40th wd. 1120 Sq Ft BRT#40-5-7534-00 Improvements: Residential Dwelling
DAWN BROWN AND GREGORY A. BROWN, SR. C.P. April Term, 2013 No. 01011 \$168,088.19 Udren Law Offices, P.C.

1502-502
3433 Saint Vincent Street 19149 55th wd. 1480 Sq Ft BRT#551452400 Improvements: Residential Property
DENISE DEBILZEN AND EDWARD DEBILZEN C.P. July Term, 2014 No. 03071 \$217,760.63 KML Law Group, P.C.

1502-503
5432 Cedar Avenue 19143 46th wd. 1220 Sq Ft BRT#463047100 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FLOSSIE BEALE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER J.B. A/K/A JANIUS ALTON BEALE; GWENDOLYN BEALE, KNOWN HEIR OF FLOSSIE BEALE AND J.B. A/K/A JUNIUS

SHERIFF'S SALE

ALTON BEALE; MARIANNE BEALE, KNOWN HEIR OF FLOSSIE BEALE AND J.B. A/K/A JUNIUS ALTON BEALE; MARGARET BEALE, KNOWN HEIR OF FLOSSIE BEALE AND J.B. A/K/A JUNIUS ALTON BEALE; BRENDA BEALE, KNOWN HEIR OF FLOSSIE BEALE AND J.B. A/K/A JUNIUS ALTON BEALE; JUNIUS BEALE, JR., KNOWN HEIR OF FLOSSIE BEALE AND J.B. A/K/A JUNIUS ALTON BEALE; FLOSSIE BEALE, LAST RECORD OWNER AND J.B. A/K/A JUNIUS ALTON BEALE, LAST RECORD OWNER C.P. October Term, 2013 No. 01660 \$83,720.03 Udren Law Offices, P.C.

1502-504
7231 Walker Street 19135 41st wd. 1272 Sq Ft BRT#412278600 Improvements: Residential Property
JOSEPH L. MIDIRI C.P. July Term, 2014 No. 004073 \$141,428.17 Sarah K. McCaffery, Esq.

1502-505
3818 Lauriston Street 19128 21st wd. 1216 Sq Ft BRT#212141100 Improvements: Residential Property
FRANK O. COPESTICK C.P. August Term, 2014 No. 002803 \$186,516.62 Sarah K. McCaffery, Esq.

1502-506
1914 Ashley Street 19138 10th wd. 1362 Sq Ft BRT#101359500 Improvements: Residential Property
TREADWELL REAL ESTATE, INC. C.P. June Term, 2014 No. 3824 \$88,131.03 Bruce M. Dolfman, Esq.

1502-507
1865 Frankford Avenue 19125 18th wd. 2220 Sq Ft BRT#181013400 Improvements: Residential Property
1865 FRANKFORD AVENUE, LLC C.P. March Term, 2014 No. 1318 \$236,950.67 Bruce M. Dolfman, Esq.

1502-508
1222 South Ruby Street 19143 51st wd. 918 Sq Ft BRT#511247700 Improvements: Residential Property
JTM INVESTMENTS, LLC C.P. July Term, 2014 No. 3804 \$25,889.35 Bruce M. Dolfman, Esq.

1502-509
2666 East Huntingdon Street 19125 31st wd. 1408 Sq Ft BRT#314145900 Improvements: Residential Property
CORNERSTONE REAL ESTATE HOLDINGS, LLC C.P. March Term, 2014 No. 1296 \$154,246.77 Bruce M. Dolfman, Esq.

1502-510
5938 Crystal Street 19120 35th wd. Row B/ Gar 2 Sty Masonry; 1008 Sq Ft BRT#352219000 Improvements: Residential Dwelling
FRANK MYERS, KNOWN SURVIVING HEIR OF STEPHANIE MYERS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF STEPHANIE A. MYERS A/K/A STEPHANIE MYERS, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2007 No. 00126 \$20,050.21 McCabe, Weisberg, & Conway, P.C.

1502-511
2461 North Garnet Street 19132 16th wd. Row 2 Sty Masonry; 1054 Sq Ft BRT#162100400 Improvements: Residential Dwelling
EVA GORDON C.P. February Term, 2014 No. 00919 \$29,063.18 McCabe, Weisberg, & Conway, P.C.

1502-512
2620 South 2nd Street 19148 39th wd. Row 2 Sty Masonry; 951 Sq Ft BRT#391291300 Subject to Mortgage Improvements: Residential Dwelling
NANCY E. GATINEAU F/K/A NANCY ELLEN MERRITT AND DOROTHY MERRITT C.P. July Term, 2013 No. 02724 \$140,908.49 McCabe, Weisberg, & Conway, P.C.

1502-513
3232 Princeton Avenue 19149 55th wd. Row B/Gar 2 Sty Masonry; 1104 Sq Ft BRT#551382500 Improvements: Residential Dwelling
ANTHONY HAVRILLA AND SUSAN M. HAVRILLA C.P. September Term, 2011 No. 00264 \$145,013.05 McCabe, Weisberg, & Conway, P.C.

1502-514A-B
4023 North 8th Street -- Premises A -- 19140 43rd wd. 1260 Sq Ft BRT#43-3-1167-00
4159 North Reese Street -- Premises B -- 19140 43rd wd. 870 Sq Ft BRT#43-3-2279-00
MIQUEAS SANTANA C.P. August Term, 2014 No. 2533 \$40,249.69 Darci A. Fischer, Esq.; Banks & Banks

1502-515
541 Washington Street 19147-4005 2nd wd.

SHERIFF'S SALE

672 Sq Ft OPA#021143500 Improvements: Residential Property
ROSERITA R. DEPIANO A/K/A ROSE RITA DE PIANO; DENNIS MARYAK C.P. February Term, 2011 No. 02914 \$170,000.00 Phelan Hallinan, LLP

1502-516
5731 Baltimore Avenue 19143 46th wd. 1816 Sq Ft BRT#463159200 Improvements: Residential Property
CONCHITA LEE AND CORNELIUS LEE C.P. April Term, 2008 No. 02253 \$134,658.38 KML Law Group, P.C.

1502-517
8528 Tolbut Street 19152-1211 56th wd. 1060 Sq Ft OPA#562417700 Improvements: Residential Property
IMRE KIRALY; MAGDA KIRALY; RICHARD T. KIRALY A/K/A RICHARD THOMAS KIRALY C.P. February Term, 2012 No. 01250 \$185,330.08 Phelan Hallinan, LLP

1502-518
241 South 6th Street Apt 211 a/k/a 241 South 6th Street, Unit 211A, a/k/a 241 South 6th Street, Unit 211A 19106-3728 5th wd. 777 Sq Ft OPA#888051135 Improvements: Condominium
WILLIAM LANGHEIM C.P. March Term, 2014 No. 01474 \$214,635.97 Phelan Hallinan, LLP

1502-519
9313 Germania Street 19114 65th wd. 1880 Sq Ft BRT#65-2-433310 Improvements: Residential Dwelling
DANIEL PALUCIS AND TAMARA PALUCIS A/K/A TAMARA M. PALUCIS C.P. April Term, 2014 No. 01322 \$138,952.37 Udren Law Offices, P.C.

1502-520A-B
6013 R Horrocks Street -- Premises A -- 19149-3335 62nd wd. 1224 Sq Ft OPA#621357500 Improvements: Residential Property
6013 Horrocks Street -- Premises B -- 19149-3335 62nd wd. 1224 Sq Ft OPA#621356600 Improvements: Residential Property
MARVIN A. BURKE C.P. January Term, 2014 No. 02655 \$65,236.80 Phelan Hallinan, LLP

1502-521
6210 Algon Avenue 19111 53rd wd. Apt 2-4 Unts 2 Sty Masonry; 1600 Sq Ft BRT#531206400 Improvements: Residential Dwelling
ROBERTA MARTELLO N/K/A ROBERTA LUCAS C.P. August Term, 2014 No. 03488 \$135,467.54 McCabe, Weisberg, & Conway, P.C.

1502-522
2833 South 65th Street 19142 40th wd. Row B/Gar 2 Sty Masonry; 1056 Sq Ft BRT#406001303 Improvements: Residential Dwelling
SARITA M. DAWKINS C.P. June Term, 2013 No. 01180 \$156,313.68 McCabe, Weisberg, & Conway, P.C.

1502-523
824 East Locust Avenue 19138-2320 12th wd. 1042 Sq Ft OPA#122065200 Improvements: Residential Property
TYRONE S. MOYER A/K/A TYRONE MOYER C.P. September Term, 2013 No. 03102 \$87,392.94 Phelan Hallinan, LLP

1502-524
2709 South Alder Street 19148-4908 39th wd. 960 Sq Ft BRT#395260500 Improvements: Residential Dwelling
JOSEPH MICALI AND LISA MICALI C.P. March Term, 2013 No. 00302 \$144,715.22 Udren Law Offices, P.C.

1502-525
6406 Belfield Avenue 19119-3906 22nd wd. 1048 Sq Ft OPA#221242900 Improvements: Residential Property
MARY L. CARTER C.P. January Term, 2014 No. 02474 \$102,041.85 Phelan Hallinan, LLP

1502-526
3687 Belgrade Street 19134 45th wd. 1408 Sq Ft BRT#45-1-3302-85 Improvements: Residential Dwelling
JEANCEY MONTANEZ C.P. May Term, 2014 No. 01452 \$260,593.44 Udren Law Offices, P.C.

1502-527
12732 Knights Road 19154 66th wd. 900 Sq Ft BRT#66-3-365936 Subject to Mortgage Improvements: Residential Dwelling
CHARLES A. DABYDEEN; SHANAZ DABYDEEN A/K/A SHANAAZ DABYDEEN C.P. April Term, 2006 No. 00961 \$25,209.19 Udren Law Offices, P.C.

1502-528
1231 Kerper Street 19111 53rd wd. (formerly part of the 35th wd.) 1472 Sq Ft

SHERIFF'S SALE

BRT#532106000 Improvements: Residential Dwelling
ELI MOYAL AND TONI MOYAL C.P. October Term, 2013 No. 03132 \$91,853.51 Udren Law Offices, P.C.

1502-529
6619 Upland Street 19142 40th wd. 1200 Sq Ft OPA#403120600 Subject to Mortgage Improvements: Residential Property
MY NGUYET LE AND LENA LE C.P. March Term, 2010 No. 00515 \$33,197.72 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1502-530
7236 Hegerman Street 19135 65th wd. 840 Sq Ft BRT#65-1-2807-00 Improvements: Residential Dwelling
RONALD GILMORE A/K/A RONALD R. GILMORE; JENNIFER WILSON A/K/A JENNIFER A. WILSON C.P. March Term, 2014 No. 02167 \$87,786.61 Udren Law Offices, P.C.

1502-531
6818 Wyncote Avenue 19138 10th wd. 1044 Sq Ft BRT#102096800 Improvements: Residential Dwelling
JSK, LLC C.P. August Term, 2014 No. 748 \$61,702.99 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1502-532
819 Caledonia Street 19128-1104 21st wd. 2248 Sq Ft OPA#214116265 Improvements: Residential Property
JAMES R. BARKLEY AND KIMBERLY L. BARKLEY C.P. August Term, 2009 No. 03837 \$347,843.74 Phelan Hallinan, LLP

1502-533
7522 Beverly Road 19138 15th wd. Row B/Gar 2 Sty Masonry; 1440 Sq Ft BRT#501365600 Improvements: Residential Dwelling
CATHERINE V. RORLS C.P. February Term, 2014 No. 03195 \$115,598.26 McCabe, Weisberg, & Conway, P.C.

1502-534
6336 Hegerman Street 19135 41st wd. 992 Sq Ft BRT#41-1-365800 Improvements: Residential Dwelling
MEGAN M. BOWER C.P. April Term, 2014 No. 01947 \$136,896.41 Udren Law Offices, P.C.

1502-535
398 Fairway Terrace 19128 21st wd. 906 Sq Ft BRT#21-2-2848-00 Improvements: Residential Dwelling
SUSAN D. SPADA C.P. March Term, 2013 No. 00871 \$207,720.41 Udren Law Offices, P.C.

1502-536
6569 North Lambert Street 19138 10th wd. Row Conv/Apt 2 Sty Masonry; 1240 Sq Ft BRT#102084600 Improvements: Residential Dwelling
TRYMANYE REID AND HARTZELL C. REID, JR. C.P. April Term, 2014 No. 04308 \$108,064.20 McCabe, Weisberg, & Conway, P.C.

1502-537
994 Pratt Street 19124-1718 23rd wd. 1548 Sq Ft OPA#233055700 Improvements: Residential Property
JANEEN WATSON AND BRUCE WATSON C.P. November Term, 2012 No. 02956 \$182,555.54 Phelan Hallinan, LLP

1502-538
3004 West Oxford Street 19121 29th wd. Row 2 Sty Masonry PRCL#292224000 Improvements: Residential Dwelling
DOUGLAS HART, JR. A/K/A DOUGLAS R. HART, JR; ANNTWINETTE HART C.P. September Term, 2013 No. 004065 \$96,337.08 Federman & Associates, LLC

1502-539
1934 Dallas Street 19138 10th wd. Row B/Gar 2 Sty Masonry; 1344 Sq Ft BRT#101286200 Improvements: Residential Dwelling
DENICE WILLIAMS C.P. May Term, 2014 No. 03097 \$46,114.04 McCabe, Weisberg, & Conway, P.C.

1502-540
6862 North 19th Street 19126 10th wd. S/D W B/G 2S Masonry; 1728 Sq Ft BRT#101118200 Improvements: Residential Dwelling
KEISHA SPRUILL C.P. February Term, 2014 No. 01402 \$254,633.96 McCabe, Weisberg, & Conway, P.C.

1502-541
943 East Sedgwick Street 19150 50th wd. S/D W B/G 2S Masonry; 1720 Sq Ft BRT#502431300 Improvements: Residential Dwelling
JAMES S. FIELDS C.P. December Term, 2013 No. 03451 \$228,609.26 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1502-542
2207 Kimball Street 19146-2523 30th wd. 784 Sq Ft BRT#302243000 Improvements: Row 2 Story Masonry
HARRY BEFUMO, ORIGINAL MORTGAGOR AND ASTRID BEFUMO, REAL OWNER C.P. September Term, 2014 No. 02507 \$280,436.25 Milstead & Associates, LLC

1502-543
2176 Furley Street 19138 17th wd. Row 2 Sty Masonry; 970 Sq Ft BRT#171113300 Improvements: Residential Dwelling
DOROTHY O. JOHNSON A/K/A DOROTHY JOHNSON AND UNITED STATES OF AMERICA C.P. July Term, 2012 No. 01685 \$54,193.20 McCabe, Weisberg, & Conway, P.C.

1502-544
356 East Meehan Avenue 19119 22nd wd. 1657 Sq Ft BRT#222089100 Improvements: Residential Dwelling
FRENCHY RISCO A/K/A FERDINAND FRENCHY RISCO A/K/A FERDINAND RISCO C.P. May Term, 2014 No. 01728 \$239,047.27 Udren Law Offices, P.C.

1502-545
7962 Fayette Street 19150 50th wd. Row B/Gar 2 Sty Masonry; 1176 Sq Ft BRT#502285400 Improvements: Residential Dwelling
SANDRA MAUDE ELLIS, ADMINISTRATRIX OF THE ESTATE OF JESSIE MAY ELLIS, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 02633 \$110,270.29 McCabe, Weisberg, & Conway, P.C.

1502-546
1835 Forrestal Street 19145-5444 48th wd. 1152 Sq Ft BRT#262341000 Improvements: Row B/gar 2 Story Masonry
MICHAEL COLLAZZO A/K/A MICHAEL M. COLLAZZO A/K/A MICHAEL COLLAZZO III AND RITA MARIE COLLAZZO A/K/A RITA M. COLLAZZO C.P. June Term, 2014 No. 02364 \$164,592.63 Milstead & Associates, LLC

1502-547
3735 North 6th Street 19140 43rd wd. Row 2 Sty Masonry; 1366 Sq Ft BRT#432257500 Improvements: Residential Dwelling
ELUID CRUZ AND AIDA R. SANTIAGO C.P. December Term, 2012 No. 02964 \$40,992.96 McCabe, Weisberg, & Conway, P.C.

1502-548
4262 Franklin Street 19140 43rd wd. Row 2 Sty Masonry; 1230 Sq Ft BRT#433341000 Improvements: Residential Dwelling
JOEL KESTENBAUM AND JOEL PHILLIP C.P. June Term, 2014 No. 03864 \$49,559.24 McCabe, Weisberg, & Conway, P.C.

1502-549
6817 Vandike Street 19135 41st wd. Semi Det 2 Sty Masonry; 1020 Sq Ft BRT#412424800 Subject to Mortgage Improvements: Residential Dwelling
CAROLINA RIOS C.P. July Term, 2007 No. 03895 \$103,031.69 McCabe, Weisberg, & Conway, P.C.

1502-550
2030 South Larry Street 19142 40th wd. 1120 Sq Ft BRT#403197300 Improvements: Row B/gar 2 Story Masonry
LEXLIE JEFFERSON AND JOE L. JEFFERSON, JR. C.P. May Term, 2014 No. 01013 \$51,200.00 Milstead & Associates, LLC

1502-551
802 West Fisher Avenue 19141 42nd wd. Row 2 Sty Masonry; 1152 Sq Ft BRT#492041200 Improvements: Residential Dwelling
DELORES L. HARRIS, ADMINISTRATRIX OF THE ESTATE OF DOROTHY M. HARRIS, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2013 No. 03202 \$67,418.67 McCabe, Weisberg, & Conway, P.C.

1502-552
2211 South Colorado Street 19145 26th wd. Land area 680 Sq Ft, improvement area 1008 Sq Ft BRT#262021400 Subject to Mortgage Subject to Rent Improvements: Residential Property
MIKHAEL LOBANOV C.P. August Term, 2012 No. 02213 \$144,547.32 Elizabeth S. Gallard, Esq.

1502-553
3411 Capri Dr a/k/a 3411 Capri Court 19145 26th wd. 2754 Sq Ft OPA#26-2-3752-00 Improvements: Row W/gar 2.5 Sty Masonry
STEVEN KUJOLIC AND MARIA A. KUJOLIC C.P. December Term, 2012, No. 978 \$476,336.09 plus interest through the date of the William J. Levant, Esq.

SHERIFF'S SALE

1502-554
2329 South Hemberger Street 19145 48th wd. Row 2 Sty Masonry; 1120 Sq Ft BRT#482236300 Subject to Mortgage Improvements: Residential Dwelling
STEPHEN E. TETI, SR, KNOWN SURVIVING HEIRS OF VINCENT TETI, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN HEIRS OF VINCENT TETI, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2012 No. 04065 \$67,749.57 McCabe, Weisberg, & Conway, P.C.

1502-555
12112 Ranier Road 19154 66th wd. Row B/ Gar 2 Sty Masonry; 1360 Sq Ft BRT#663266500 Improvements: Residential Dwelling
YOLANDA RIVERA AND RICHARD HOFFMAN C.P. April Term, 2013 No. 04643 \$243,769.99 McCabe, Weisberg, & Conway, P.C.

1502-556
2617 South Hicks Street 19145-4621 26th wd. 960 Sq Ft OPA#261189800 Improvements: Residential Property
ANGELO VINCIGUERRA A/K/A ANGELO W. VINCIGUERRA C.P. May Term, 2013 No. 00480 \$235,187.13 Phelan Hallinan, LLP

1502-557
258 West Somerville Avenue 19120 42nd wd. 1350 Sq Ft BRT#422273300 Improvements: Residential Property
TYRONE HILL, AS ADMNISTRATOR OF THE ESTATE OF DIANA OWENS, DECEASED C.P. October Term, 2011 No. 04117 \$78,597.71 KML Law Group, P.C.

1502-558
2112 South Lambert Street 19145 48th wd. Row W/Gar 2 Sty Masonry; 1316 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.

1502-559
2041 Lansing Street 19152-3609 56th wd. 1306 Sq Ft OPA#561482000 Improvements: Residential Property
BHUMIBEN T. PATEL A/K/A BHUMIBEN PATEL A/K/A BHUMIBENT PATEL AND TUSHAR R. PATEL A/K/A TUSHAR PATEL C.P. October Term, 2011 No. 01483 \$165,522.52 Phelan Hallinan, LLP

1502-560
2626 Oakford Street 19146 36th wd. Row 2 Sty Masonry; 1048 Sq Ft BRT#362048700 Improvements: Residential Dwelling
BRUCE POWELL AND SEDELLE POWELL C.P. September Term, 2009 No. 00354 \$75,905.69 McCabe, Weisberg, & Conway, P.C.

1502-561
3618 Tulip Street 19134 45th wd. Row 2 Sty Masonry; 972 Sq Ft BRT#451433100 Improvements: Residential Dwelling
PHYLLIS L. GALLAGHER AND CASIMIR G. GALLAGHER C.P. April Term, 2014 No. 00449 \$62,863.64 McCabe, Weisberg, & Conway, P.C.

1502-562
413 Titan Street 19147 2nd wd. 1760 Sq Ft BRT#021316910 Improvements: Residential Property
WANDA D. DAVIS C.P. June Term, 2013 No. 03224 \$129,606.58 KML Law Group, P.C.

1502-563
5503 Hunter Street 19131 4th wd. Semi Det 2 Sty Masonry; 1537 Sq Ft BRT#041263200 Improvements: Residential Dwelling
DEANNA ELYSE WASHINGTON C.P. July Term, 2014 No. 00502 \$122,984.53 McCabe, Weisberg, & Conway, P.C.

1502-564
7958 Provident Road 19150-1325 50th wd. 1172 Sq Ft OPA#501171400 Improvements: Residential Property
DWIGHT M. MILLS C.P. April Term, 2013 No. 02616 \$150,111.60 Phelan Hallinan, LLP

1502-565
9232 Grace Lane 19115 63rd wd. Det W/B Gar 2 Sty Mas. + Other; 1979 Sq Ft BRT#632224300 Improvements: Residential Dwelling
ROCHELLE M. FELLMAN, KNOWN SURVIVING HEIR OF ESTHER ABRAMS, DECEASED MORTGAGOR AND REAL OWNER, PHYLLIS BRUMBERG, KNOWN SURVIVING HEIR OF ESTHER ABRAMS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ESTHER ABRAMS, DECEASED MORTGAGOR AND REAL OWNER AND MARK ABRAMS, KNOWN SURVIVING

SHERIFF'S SALE

HEIR OF ESTHER ABRAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 02661 \$205,302.48 McCabe, Weisberg, & Conway, P.C.

1502-566
6150 Van Dyke Street a/k/a Vandike Street 19135 41st wd. Row B/Gar 2 Sty Masonry; 1056 Sq Ft BRT#411332300 Improvements: Residential Dwelling
YISCHOR DOV FRIEDMAN C/O MOISHE FRIEDMAN C.P. March Term, 2014 \$67,369.05 McCabe, Weisberg, & Conway, P.C.

1502-567
8131 Williams Avenue 19150 50th wd. 1088 Sq Ft BRT#502267000 Improvements: Residential Property
ROBERT TARBORO, III, INDIVIDUALLY AS HEIR AND AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT LEE TARBORO, JR., DECEASED AND STACIE TARBORO, INDIVIDUALLY AS HEIR AND CO-ADMINISTRATOR OF THE ESTATE OF ROBERT LEE TARBORO, JR., DECEASED C.P. July Term, 2010 No. 02181 \$198,468.31 KML Law Group, P.C.

1502-568
8200 Rose Petal Drive 19111 56th wd. Det W/ Gar 2 Sty Frame; 2280 Sq Ft BRT#562313500 Improvements: Residential Dwelling
TERENCE W. SCHMIDT, KNOWN SURVIVING HEIR OF KIMBERLY SCHMIDT, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF KIMBERLY SCHMIDT, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2012 No. 03950 \$325,805.16 McCabe, Weisberg, & Conway, P.C.

1502-569
7220 Marsden Street 19135 41st wd. Row 2 Sty Masonry; 1344 Sq Ft BRT#412380800 Improvements: Residential Dwelling
ARTHUR ZAMORANO C.P. August Term, 2013 No. 03251 \$99,139.08 McCabe, Weisberg, & Conway, P.C.

1502-570
2025 Gorman Street 19116 58th wd. Det W/ Gar 1 Sty Masonry; 1154 Sq Ft BRT#582017400 Subject to Mortgage Improvements: Residential Dwelling
MARIA MAGLIO AND VITO MAGLIO A/K/A VITO MAGLIO, JR C.P. March Term, 2010 No. 00232 \$131,336.14 McCabe, Weisberg, & Conway, P.C.

1502-571
5354 Morse Street 19131 52nd wd. Row B/Gar 2 Sty Masonry; 1230 Sq Ft BRT#521072200 Improvements: Residential Dwelling
CYNTHIA E. BROWN C.P. May Term, 2011 No. 03965 \$63,614.24 McCabe, Weisberg, & Conway, P.C.

1502-572
2553 North 11th Street 19133 37th wd. Row 3 Sty Masonry; 1776 Sq Ft BRT#371189600 Improvements: Residential Dwelling
THERESA BURNETT, KNOWN SURVIVING HEIR OF MARIE L. JONES, DECEASED MORTGAGOR AND REAL OWNER; CARLTON BURNETT, KNOWN SURVIVING HEIR OF MARIE JONES, DECEASED MORTGAGOR AND REAL OWNER; THERESA BURNETT, KNOWN SURVIVING HEIR OF MARIE L. JONES, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 02394 \$88,914.17 McCabe, Weisberg, & Conway, P.C.

1502-573
2222 South Clarion Street 19148 39th wd. Row 2 Sty Masonry; 1116 Sq Ft BRT#394450300 Subject to Mortgage Improvements: Mobile Home
PAULINE HANLY AND THOMAS HANLY C.P. March Term, 2014 No. 05415 \$117,149.73 McCabe, Weisberg, & Conway, P.C.

1502-574
8082 Michener Avenue 19150 50th wd. Row B/Gar 2 Sty Masonry; 1248 Sq Ft BRT#501128200 Improvements: Residential Dwelling
BRENDA B. HAWKINS C.P. August Term, 2009 No. 04479 \$82,664.99 McCabe, Weisberg, & Conway, P.C.

1502-575
7812 Lister Street 19152 56th wd. Det W/Bas Gar 1 Sty Mason; 1176 Sq Ft BRT#641079700 Improvements: Residential Dwelling
GUNTHER HALCSIN C.P. January Term, 2014 No. 01071 \$202,582.20 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1502-576
7420 Rising Sun Avenue 19111 56th wd. 2500 Sq Ft BRT#561003300 Improvements: Residential Property
JAMES E. EVANS C.P. April Term, 2013 No. 01493 \$208,963.21 KML Law Group, P.C.

1502-577
2610 Catharine Street 19146 13th wd. Row 2 Sty Masonry; 944 Sq Ft BRT#302101200 Improvements: Residential Dwelling
FRANCIS P. MCNISH, KNOWN SURVIVING HEIR OF JOHN JOSEPH MCNISH, DECEASED MORTGAGOR AND REAL OWNER; CHRISTOPHER J. MCNISH, KNOWN SURVIVING HEIR OF JOHN JOSEPH MCNISH, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JOHN JOSEPH MCNISH, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 00599 \$240,780.79 McCabe, Weisberg, & Conway, P.C.

1502-578
3010 Princeton Avenue 19149 55th wd. Row B/Gar 2 Sty Masonry; 1105 Sq Ft BRT#551378142 Improvements: Residential Dwelling
ALLISON KING AND THOMAS P. HOLZGERMAN C.P. December Term, 2013 No. 02009 \$129,631.57 McCabe, Weisberg, & Conway, P.C.

1502-579
46 East Pastorius Street 19144 59th wd. 1392 Sq Ft BRT#592093500 Improvements: Residential Property
NADEZHADA LEVIYEVA A/K/A NADEZHDA LEVIYEVA C.P. August Term, 2014 No. 02444 \$95,725.89 KML Law Group, P.C.

1502-580
8121 Rowland Avenue 19136 35th wd. Row B/Off-Str 2 Sty Masonr; 1540 Sq Ft BRT#871262000 Subject to Mortgage Improvements: Residential Dwelling
JAMES KEENAN AND CYNTHIA PERRONE C.P. July Term, 2014 No. 02467 \$289,719.76 McCabe, Weisberg, & Conway, P.C.

1502-581
1912 2nd Street 19122 18th wd. 984.41 Sq Ft; 1724 Sq Ft BRT#183281900 Improvements: Residential Dwelling
SEAN A. RIVERA AND ZAIDA RODRIGUEZ C.P. October Term, 2013 No. 03579 \$171,715.22 McCabe, Weisberg, & Conway, P.C.

1502-582
6217 Market Street 19139 34th wd. S/D Conv Apt 3 Sty Masonry; 3120 Sq Ft BRT#341006200 Improvements: Residential Dwelling
CYNTHIA BROWN C.P. June Term, 2009 No. 03225 \$141,311.16 McCabe, Weisberg, & Conway, P.C.

1502-583
6612 Leeds Street 19151 34th wd. 1218 Sq Ft BRT#344030900 Improvements: Residential Property
WILLIAM B. JOHNSON AND MELISSA ROSE C.P. May Term, 2014 No. 01992 \$63,919.34 KML Law Group, P.C.

1502-584
363 Conarroee Street 19128 21st wd. Row 3 Sty Masonry; 1866 Sq Ft BRT#212107700 Subject to Mortgage Improvements: Residential Dwelling
MILDRED E. NAWN C.P. April Term, 2010 No. 30962 \$168,058.03 McCabe, Weisberg, & Conway, P.C.

1502-585
6945 North 15th Street, Unit #2C 19126-1604 88th wd. 650 Sq Ft OPA#888056965 Improvements: Condominium
HAROLD METELLUS C.P. April Term, 2014 No. 01209 \$53,154.65 Phelan Hallinan, LLP

1502-586
324 East Elmwood Street 19144 12th wd. 1525 Sq Ft BRT#121008700 Improvements: Residential Property
SHANTA FELDER C.P. June Term, 2014 No. 00531 \$98,345.29 KML Law Group, P.C.

1502-587
6219 Wheeler Street 19142-2913 40th wd. 844 Sq Ft OPA#402172500 Improvements: Residential Property
WILLIAM LODGE C.P. June Term, 2014 No. 00535 \$26,520.99 Phelan Hallinan, LLP

1502-588
1235 South 15th Street 19146 36th wd. Row 3 Sty Masonry; 2280 Sq Ft BRT#365038300 Subject to Mortgage Improvements: Residential Dwelling

SHERIFF'S SALE

MATTIE Y. GORDON, MORTGAGOR AND ADMINISTRATRIX OF THE ESTATE OF ELTON FREEMAN, DECEASED MORTGAGOR AND REAL OWNER AND ELTON FREEMAN (DECEASED) C.P. May Term, 2014 No. 00866 \$182,400.58 McCabe, Weisberg, & Conway, P.C.

1502-589
439 East Somerset Street 19134 7th wd. 1120 Sq Ft BRT#071206900 Improvements: Residential Dwelling
DAISY RIVERA C.P. April Term, 2012 No. 01981 \$42,102.04 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1502-590
1533 Foulkrod Street 19124 23rd wd. Row 2 Sty Masonry; 1086 Sq Ft BRT#232177000 Subject to Mortgage Improvements: Residential Dwelling
KOWANA MANLEY C.P. July Term, 2013 No. 01683 \$116,739.97 McCabe, Weisberg, & Conway, P.C.

1502-591
958 Tyson Avenue 19111 53rd wd. 1152 Sq Ft BRT#532219600 Subject to Mortgage Improvements: Residential Family Dwelling
ANDY THACH C.P. November Term, 2013 No. 01721 \$157,039.24 Emmanuel J. Argentieri, Esq.

1502-592
7615 Brookhaven Road 19151 34th wd. Row B/Gar 2 Sty Masonry; 1336 Sq Ft BRT#343217600 Improvements: Residential Dwelling
GWENDOLYN GARVIN C.P. July Term, 2013 No. 001219 \$159,746.70 McCabe, Weisberg, & Conway, P.C.

1502-593
2013 N 61st Street 19151-3544 34th wd. 1900 Sq Ft BRT#871155700 Improvements: Commercial/residential
LANCASTER AVENUE REDEVELOPMENT CORPORATION C.P. July Term, 2014, No. 3172 \$130,310.65 Matthew A. Lipman, Esq.

1502-594
4425 H Street 19124-3845 33rd wd. 1152 Sq Ft OPA#332128600 Improvements: Residential Property
RAMONA V. BRACY C.P. July Term, 2013 No. 01465 \$156,552.60 Phelan Hallinan, LLP

1502-595
3327 Fidler Street 19114-2602 57th wd. 1770 Sq Ft OPA#572168819 Improvements: Residential Property
SAMUEL TURKSON A/K/A SAM TRUKSON; JOYCE TURKSON C.P. May Term, 2013 No. 00014 \$196,649.04 Phelan Hallinan, LLP

1502-596
3118 Weymouth Street 19134-2413 33rd wd. 1064 Sq Ft OPA#331296700 Improvements: Residential Property
ANTHONY TORRES C.P. June Term, 2010 No. 00929 \$66,642.94 Phelan Hallinan, LLP

1502-597
1021 Bridge Street 19124-1817 23rd wd. 1896 Sq Ft OPA#234185600 Improvements: Residential Property
BETH ANNE SCOTT AND JOSEPH KERRIGAN A/K/A JOSEPH SCOTT KERRIGAN C.P. March Term, 2014 No. 04317 \$89,532.14 Phelan Hallinan, LLP

1502-598
5628 North Marvinne Street 19141-4116 49th wd. 1096 Sq Ft OPA#493104400 Improvements: Residential Property
BENITA LUNDY C.P. August Term, 2014 No. 02140 \$86,941.90 Phelan Hallinan, LLP

1502-599
1034 Kerper Street 19111-4808 53rd wd. 1188 Sq Ft OPA#532085600 Improvements: Residential Property
LISA M. MELVIN C.P. March Term, 2012 No. 00534 \$145,336.52 Phelan Hallinan, LLP

1502-600
6151 Sansom Street 19139-3050 3rd wd. 1118 Sq Ft OPA#031041800 Improvements: Residential Property
CAMINA MOORE C.P. August Term, 2013 No. 00771 \$78,202.46 Phelan Hallinan, LLP

1502-601
3234 Aramingo Avenue 19134-4405 45th wd. 1083 Sq Ft OPA#451399100 Improvements: Residential Property
JAMES FLETCHER A/K/A JIM FLETCHER C.P. June Term, 2014 No. 00217 \$135,405.88 Phelan Hallinan, LLP

1502-602
9567 James Street, Unit B 19114 65th wd. 1056 Sq Ft (no land area) BRT#888651456 Improvements: Residential Condominium Unit
JAY THOMAS SCIDURLO C.P. December

SHERIFF'S SALE

Term, 2013 No. 00494 \$2,713.40 Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.

1502-603
2620 South Alder Street 19148 39th wd. Row 2 Sty Masonry; 1050 Sq Ft BRT#394140400 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF JEANETTE MELCHIONNE, DECEASED MORTGAGOR AND REAL OWNER AND BARBARA A. CHIARO A/K/A BARBARA CHIARO, KNOWN SURVIVING HEIR OF JEANETTE MELCHIONNE, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 02738 \$152,098.74 McCabe, Weisberg, & Conway, P.C.

1502-604
2525 South 2nd Street 19148 39th wd. Land area: 736.32 Sq Ft; Improvement area: 1077 Sq Ft BRT#39-1-2750-00
JAMES N. BORELLI C.P. September Term, 2013 No. 2278 \$141,168.35 David Banks, Esq., Banks & Banks

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.

1502-606
2212 West Berks Street 19121 32nd wd. Row 2 Sty Masonry; 1254 Sq Ft BRT#32225701 Subject to Mortgage Improvements: Residential Dwelling
ROBIN D. GAYMON C.P. December Term, 2012 No. 01391 \$33,547.63 McCabe, Weisberg, & Conway, P.C.

1502-607
4301 Enfield Avenue 19136-2861 65th wd. 1580 Sq Ft OPA#652015005 Improvements: Residential Property
VINCENT D. CARR A/K/A VINCENT CARR C.P. April Term, 2012 No. 03425 \$214,913.16 Phelan Hallinan, LLP

1502-608
6943 Lindbergh Boulevard 19142 40th wd. Row B/GAR 2 Sty Masonry; 1224 Sq Ft BRT#406559000 Improvements: Residential Dwelling
DEBRA S. MOORE-SCOTT AND CLYDE SCOTT C.P. September Term, 2014 No. 03891 \$162,124.45 McCabe, Weisberg, & Conway, P.C.

1502-609
11990 Audubon Place 19116-2318 58th wd. 2365 Sq Ft OPA#582422800 Improvements: Residential Property
GEORGE J. PRINOS AND SHERRI M. PRINOS C.P. April Term, 2012 No. 01664 \$230,250.79 Phelan Hallinan, LLP

1502-610
1324 Locust Street Apartment 301, a/k/a 1324 Locust Street #301 19107-5643 5th wd. 317 Sq Ft OPA#888115242 Improvements: Condominium
SHERRY L. SFORZA C.P. March Term, 2013 No. 01241 \$112,263.15 Phelan Hallinan, LLP

1502-611A-B
4450 Garden Street -- Premises A -- 19137 45th wd. 960 Sq Ft; Situated on Northwest Side of Garden Street At 411 feet, 2 inches From Northeast side of Oxford Street; Front: 16 feet 2 inches Northwest between parallel lines with Garden Street, Depth: 70 feet to Northeast and Southwest lines partly passing thru center of party walls between this Premises and the premises adjoining on Northeast and Southwest respectively OPA#453330100
4700 Richmond Street -- Premises B -- 19137 45th wd. 630 Sq Ft; Situated on Intersection of Northwest Side of Richmond Street and Northeast Side of Ash Street; Front: 19 feet 8-1/8 inches Northwest between Richmond Street, Depth: 65 feet and 9 inches to Northeast side of Ash Street OPA#882937150
THERESA O'BRIEN A/K/A THERESA LYNN SCARBOROUGH C.P. June Term, 2013 No. 02618 \$213,876.93 plus \$31.31 per day after 9/16/14 Laurence A. Mester; Mester & Schwartz, P.C.

1502-612
4955 Pennway Street 19124 23rd wd. Row B/GAR 2 Sty Masonry; 1120 Sq Ft BRT#233107900 Improvements: Residential Dwelling
ANTOINETTE ARROYO A/K/A ANTOINETTE ABSTON C.P. October Term, 2012 No. 00333 \$32,870.71 McCabe, Weisberg, & Conway, P.C.

1502-613
2335 South Chadwick Street 19145-

SHERIFF'S SALE

1502-627A-B

7436 Torresdale Avenue – Premises A – 19136 41st wd. that certain lot situate on northwesterly side of Torresdale Avenue 70 ft north-easterly of Vista St.; Front: 107 ft 10-3/8 in. Depth: 76 ft 6-5/8 in.

7450 Torresdale Avenue – Premises B – 19136 that certain lot situate on northwesterly side of Torresdale Avenue 70 ft northeasterly of Vista St.; Front: 107 ft 10-3/8 in. Depth: 76 ft 6-5/8 in.

TORRESDALE CONVENIENCE, INC. C.P. May Term, 2009 No. 01035 \$667,614.94 plus interest from 10/1/2014 to 1/6/2015 in the amount of \$86.09 per diem or \$8,436.82 Max L. Lieberman, Esq.

