

Sheriff's Sale Notices for February 7, 2017

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 7, 2017 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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

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the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on February 7, 2017

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

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

EXPLANATION

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

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

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

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

SHERIFF'S SALE OF TUESDAY, FEBRUARY 7, 2017

1702-301

1565 Beverly Road 19138-1614 10th wd. 1593 Sq Ft BRT#102169100 Subject to Mortgage Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQUIRE AS PERSONAL REPRESENTATIVE OF DARYL M. EARLEY A/K/A DARYL MARSHALL EARLEY C.P. December Term, 2015 No. 00708 \$144,338.47 Law Office of Gregory Javardian, LLC

1702-302

614 Wises Mill Road 19128-3114 21st wd. 5495 Sq Ft BRT#214064200 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF CONSTANCE S. WELLS, DECEASED C.P. June Term, 2016 No. 02716 \$184,016.47 Law Office of Gregory Javardian, LLC

1702-303

359 East Wister Street 19144 12th wd. 1620 Sq Ft OPA#121057100 Improvements: Residential Property SHYTIA HOWARD-SMITH C.P. April Term, 2016 No. 03079 \$96,210.83 KML Law Group, P.C.

1702-304

6660 Erdrick Street 19135-2602 55th wd. 1088 Sq Ft OPA#552265700 Improvements: Residential Property GEORGE M. BRADLEY C.P. April Term, 2016 No. 01164 \$100,005.64 Phelan Hallinan Diamond & Jones, LLP

1702-305

2956 North 24th Street 19132 38th wd. 1140 Sq Ft OPA#381005500 Improvements: Residential Property NIKOLE FITZPATRICK C.P. September Term, 2014 No. 04167 \$94,952.49 KML Law Group, P.C.

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1702-306

5845 Rodman Street 19143-1943 3rd wd. (formerly the 46th wd.) 990 Sq Ft OPA#032126500 Improvements: Residential Property LEROY J. SPENCE, JR., IN HIS CAPACITY AS HEIR OF CLARA SPENCE, DECEASED; MAXCENE SPENCE, IN HER CAPACITY AS HEIR OF CLARA SPENCE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CLARA SPENCE, DECEASED C.P. January Term, 2016 No. 02236 \$66,378.86 Phelan Hallinan Diamond & Jones, LLP

1702-307

2261 North Van Pelt Street 19132-4821 16th wd. 1526 Sq Ft OPA#162191100 Improvements: Residential Property JENEL S. ODOM C.P. March Term, 2016 No. 02617 \$98,492.20 Phelan Hallinan Diamond & Jones, LLP

1702-308

542 Rising Sun Avenue 19140 42nd wd. 1258 Sq Ft BRT#432231800 Improvements: Residential Dwelling ISLA PROPERTIES & INVESTMENTS, LLC C/O NELSON CUELLO, MANAGING MEMBER ISLA PROPERTIES AND INVESTMENTS, LLC C.P. November Term, 2010 No. 03304 \$192,765.33 Udren Law Offices, P.C.

1702-309

6215 Paethorp Street a/k/a 6215 North Paethorp Street 19120-1514 61st wd. 896 Sq Ft OPA#611040400 Improvements: Residential Property DHAFIR GILBERT, IN HIS CAPACITY AS HEIR OF ANTHONY JOHNSON, DECEASED; MAYA JOHNSON, IN HER CAPACITY AS HEIR OF ANTHONY JOHNSON, DECEASED; COURTNEY GASKINS A/K/A COURTNEY BENDER, IN HER CAPACITY AS HEIR OF STEPHANIE JOHNSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER STEPHANIE JOHNSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY JOHNSON, DECEASED C.P. May Term, 2012 No. 02918 \$78,874.83 Phelan Hallinan Diamond & Jones, LLP

1702-310

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

1702-311

6138 Morton Street 19144 59th wd. 2133 Sq Ft BRT#592201100 Improvements: Residential Real Estate MARQUITTA V. WOODS A/K/A MARQUITTA WOODS C.P. September Term, 2015 No. 02468 \$113,096.44 Stern & Eisenberg, P.C.

1702-312

411 Shurs Lane 19128-3502 21st wd. 974 Sq Ft BRT#212043200; BRT#091N13-0237 Improvements: Residential Dwelling SCOTT P. BURKE C.P. August Term, 2015 No. 02083 \$110,970.20 Powers, Kirm & Associates, LLC

1702-313

9277 Angus Place 19114-3411 57th wd. 1404 Sq Ft OPA#572197646 Improvements: Residential Property CLAUDIA PINTO C.P. January Term, 2014 No. 00572 \$135,162.46 Phelan Hallinan Diamond & Jones, LLP

1702-314

3030 Livingston Street 19134 25th wd. 718 Sq Ft OPA#251324800 Improvements: Residential Property COLLEEN F. DODDS, ADMINISTRATRIX OF THE ESTATE OF LAWRENCE FITZPATRICK, DECEASED MORTGAGOR AND LAST REAL OWNER C.P. April Term, 2016 No. 000949 \$68,327.58 Lauren Berschler Karl, Esq.

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1702-315

2234 South 70th Street 19142-1138 40th wd. 1170 Sq Ft OPA#403213000 Improvements: Residential Property TERRENCE WILLIAMS A/K/A TERRENCE L. WILLIAMS C.P. August Term, 2016 No. 03323 \$77,951.87 Phelan Hallinan Diamond & Jones, LLP

1702-316

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

1702-317

3616 Decatur Street 19136-3011 64th wd. 1500 Sq Ft OPA#642291200 Improvements: Residential Property PETER P. PRETE, JR. AND LORI PRETE C.P. October Term, 2014 No. 02303 \$121,266.68 Phelan Hallinan Diamond & Jones, LLP

1702-318

5623 Gainor Road 19131-1330 52nd wd. 1368 Sq Ft OPA#522108500 Improvements: Residential Property PASHEN SOLOMON C.P. July Term, 2012 No. 01474 \$95,575.12 Phelan Hallinan Diamond & Jones, LLP

1702-319

313 West Albanus Street 19120-3828 42nd wd. 942 Sq Ft OPA#422146400 Improvements: Residential Property RENATA MARTELLO AND JOSE J. FAGUNDES A/K/A JOSE FAGUNDES C.P. June Term, 2016 No. 00014 \$76,607.84 Phelan Hallinan Diamond & Jones, LLP

1702-321

2629 Reed Street 19146-3803 36th wd. 1295 Sq Ft OPA#362112400 Improvements: Residential Property MICHAEL MCLISH, IN HIS CAPACITY AS HEIR OF BYRON S. MCLISH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BYRON S. MCLISH, DECEASED C.P. November Term, 2015 No. 00318 \$33,249.13 Phelan Hallinan Diamond & Jones, LLP

1702-322

3441 Ella Street 19134-1659 7th wd. 1140 Sq Ft OPA#073079600 Improvements: Residential Property JESSE LEE PIERSON C.P. May Term, 2016 No. 00257 \$42,791.43 Phelan Hallinan Diamond & Jones, LLP

1702-323

12240 Rambler Road 19154-1712 66th wd. 1224 Sq Ft OPA#663211100 Improvements: Residential Property PATRICK HAYDEN AND JULIA L. HAYDEN C.P. February Term, 2016 No. 03948 \$169,162.33 Phelan Hallinan Diamond & Jones, LLP

1702-324

5751 Woodcrest Avenue 19131-2224 52nd wd. 1708 Sq Ft OPA#522156300 Improvements: Residential Property ALEXIS HARDEN A/K/A ALEXIS THOMAS, IN HER CAPACITY AS HEIR OF IDA HARDEN A/K/A IDA MAE HARDEN, DECEASED; ALEXANDRIA HARDEN A/K/A ALEXANDRIA THOMAS, IN HER CAPACITY AS HEIR OF IDA MAE HARDEN, DECEASED; FRED HARDEN, IN HIS CAPACITY AS HEIR OF IDA MAE HARDEN, DECEASED C.P. March Term, 2014 No. 04336 \$26,996.03 Phelan Hallinan Diamond & Jones, LLP

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1702-325

7820 Michener Avenue 19150-1317 50th wd. (formerly the 42nd wd.) 1328 Sq Ft OPA#501118700 Improvements: Residential Property CHARAN CHASE C.P. April Term, 2016 No. 00269 \$64,220.80 Phelan Hallinan Diamond & Jones, LLP

1702-326

4943 D Street 19120 42nd wd. 1271 Sq Ft BRT#421477700 Improvements: Residential Dwelling SHIRLEY EVANS C.P. August Term, 2016 No. 02988 \$64,700.37 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1702-327

7018 Walker Street 19135-1707 55th wd. Beginning Point: Situate on the Northwesterly side of Walker St beginning at a point 225 ft Northeastwardly from the Northeastly side of Tyson St OPA#552319300 Improvements: S/d W/d Gar 2 Sty Masonry JOHN G. BEATTY C.P. December Term, 2014 No. 03584 \$185,534.18 Daniel J. Capecci, Esq.

1702-328

5063 Whitaker Avenue 19124 23rd wd. 1568 Sq Ft BRT#233084400 Improvements: Residential Dwelling JEAN R. CANTAVE C.P. February Term, 2016 No. 00261 \$97,076.12 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1702-329

6019 North 3rd Street 19120-1805 61st wd. 1118 Sq Ft OPA#612390800 Improvements: Residential Property PING CAO C.P. August Term, 2016 No. 03317 \$74,759.93 Phelan Hallinan Diamond & Jones, LLP

1702-330

12039 Sewell Road 19116 35th wd. 7500 Sq Ft BRT#58-2-587800 Improvements: Residential Dwelling WILLIAM E. EGENOLF C.P. May Term, 2009 No. 03805 \$155,566.17 Udren Law Offices, P.C.

1702-331

4412 Unruh Avenue 19135-2736 55th wd. (formerly the 41st wd.) 1344 Sq Ft OPA#552150600 Improvements: Residential Property KATHLEEN M. CARELS C.P. June Term, 2016 No. 00576 \$109,017.38 Phelan Hallinan Diamond & Jones, LLP

1702-332

6220 North 3rd Street 19120 61st wd. 1410 Sq Ft OPA#611056800 Improvements: Residential Property DAWN S. BANKS C.P. October Term, 2013 No. 01220 \$149,116.26 KML Law Group, P.C.

1702-333

7221 Charles Street 19135 41st wd. 3376 Sq Ft OPA#412242400 Improvements: Residential Property MITCHELL J. SILVA AND GAIL S. SILVA C.P. March Term, 2015 No. 02814 \$73,551.24 Richard M. Squire & Associates, LLC

1702-334

5860 Stockton Road 19138-1902 59th wd. 1210 Sq Ft OPA#591221400 Improvements: Residential Property LEONARD CAMPBELL C.P. June Term, 2016 No. 00013 \$91,922.45 Phelan Hallinan Diamond & Jones, LLP

1702-335

6010 Cobbs Creek Parkway 19143 3rd wd. 2215 Sq Ft OPA#033162700 Improvements: Residential Property KENISE L. ALKHATIB C.P. June Term, 2012 No. 00135 \$91,255.96 KML Law Group, P.C.

1702-336

5860 Woodcrest Avenue 19131-2232 52nd wd. 1534 Sq Ft OPA#522148000 Improvements: Residential Property DENNIS GREENE C.P. April Term, 2016 No. 02540 \$131,921.68 Phelan Hallinan Diamond & Jones, LLP

1702-337

7139 Ditman Street 19135 41st wd. 2034 Sq Ft OPA#412365900 Improvements: Residential Property SUSANNA RYDBERG AND GREGORY

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A. RYDBERG A/K/A GREGORY RYDBERG C.P. November Term, 2015 No. 00573 \$121,411.09 KML Law Group, P.C.

1702-338

3153 South 18th Street a/k/a 3153 18th Street 19145 26th wd. 1424 Sq Ft OPA#262075800 Improvements: Residential Property
MARC A. DINOIA AS ADMINISTRATOR OF THE ESTATE OF JOHN DINOIA A/K/A JOHN DINOIA, DECEASED C.P. January Term, 2016 No. 00339 \$58,359.98 KML Law Group, P.C.

1702-339

1850 Georges Lane 19131 52nd wd. 1108 Sq Ft OPA#521354900 Improvements: Residential Property
KIRT T. FLOWERS AS ADMINISTRATOR OF THE ESTATE OF ELLA FLOWERS, DECEASED C.P. February Term, 2016 No. 00876 \$137,706.51 KML Law Group, P.C.

1702-340

7223 Cottage Street 19135 41st wd. 2973.30 Sq Ft OPA#41-2-2949-00 Improvements: Residential Property
ABDELAZIZ MOHAMED C.P. December Term, 2013 No. 01068 \$158,572.25 Richard M. Squire & Associates, LLC

1702-341

3679 Belgrade Street 19134 45th wd. 1003 Sq Ft OPA#451330265 Improvements: Residential Property
GUY HELDER C.P. May Term, 2016 No. 02482 \$183,689.39 KML Law Group, P.C.

1702-342

2305 Oakmont Street 19152 56th wd. 3449 Sq Ft OPA#561380400 Improvements: Residential Property
RICHARD O. FALCON A/K/A RICHARD FALCON C.P. January Term, 2016 No. 03458 \$69,327.95 KML Law Group, P.C.

1702-343

8103 Fayette Street 19150 50th wd. 1616 Sq Ft OPA#501040600 Improvements: Residential Property
HAROLD E. PURNELL C.P. May Term, 2016 No. 03058 \$150,808.90 KML Law Group, P.C.

1702-344

4213 Adams Avenue 19124 23rd wd. 1034 Sq Ft OPA#234022200 Improvements: Residential Property
KIREEMA SPRAWAL C.P. November Term, 2015 No. 03502 \$86,132.10 KML Law Group, P.C.

1702-345

3432 Princeton Avenue 19149 55th wd. 1760 Sq Ft OPA#551388400 Improvements: Residential Property
BRUCE A. LEWIS AND WENDY J. LEWIS C.P. May Term, 2016 No. 01619 \$92,928.64 KML Law Group, P.C.

1702-346

4844 Unruh Avenue 19135 41st wd. 1160 Sq Ft OPA#871562900 Improvements: Residential Property
ALEXANDER J. ZIVKOVIC C.P. February Term, 2016 No. 00640 \$151,502.27 KML Law Group, P.C.

1702-347

8623 Gilbert Street 19150-2703 50th wd. 1211 Sq Ft OPA#502139400 Improvements: Residential Property
SHARYN B. HOLLOMAN A/K/A SHARYN L. BARRETT, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF ANNA E. GIBSON; THEA JOHNSON, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF THE ESTATE OF ANNA E. GIBSON; EARL LEWIS, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ANNA E. GIBSON C.P. May Term, 2016 No. 01338 \$100,134.44 Phelan Hallinan Diamond & Jones, LLP

1702-348

4019 Stirling Street 19135 55th wd. 1154 Sq Ft OPA#552052200 Improvements: Residential Property
ASHIK AHMED C.P. May Term, 2016 No. 04073 \$147,680.99 Phelan Hallinan Diamond & Jones, LLP

1702-349

220 Delmar Street 19128-4501 21st wd. 1368 Sq Ft OPA#212303675 Improvements: Residential Property
MATTHEW T. GIANNONE C.P. April Term, 2016 No. 00355 \$189,555.71 Phelan Hallinan Diamond & Jones, LLP

1702-350

1541 Morris Street 19145-1533 36th wd. 1923 Sq Ft OPA#365387100 Improvements: Residential Property
LAGRACIA H. JONES A/K/A LAGRACIA D. JONES C.P. April Term, 2007 No. 02722 \$134,028.53 Phelan Hallinan Diamond & Jones, LLP

1702-351

1213 West Airdrie Street 19140-3706 43rd

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wd. 1664 Sq Ft OPA#432211200 Improvements: Residential Property
RAMONA POOLE C.P. April Term, 2014 No. 03500 \$89,621.54 Phelan Hallinan Diamond & Jones, LLP

1702-353

1827 Strahle Street 19152-2322 56th wd. 1210 Sq Ft OPA#562167200 Improvements: Residential Property
RIJI P. RAJAN A/K/A RIJI RAJAN AND SOPHY RAJAN C.P. April Term, 2013 No. 00249 \$151,503.65 Phelan Hallinan Diamond & Jones, LLP

1702-354

3421-23 Amber Street a/k/a 3423 Amber Street 19134 45th wd. 1558 Sq Ft OPA#452230900 Improvements: Residential Property
TIFFANY ESCOBAR C.P. February Term, 2015 No. 00033 \$92,374.15 Phelan Hallinan Diamond & Jones, LLP

1702-355

1307 North 61st Street 19151 34th wd. 1360 Sq Ft OPA#342239300 Improvements: Residential Property
SARAH N. CURRY C.P. January Term, 2015 No. 02493 \$96,214.95 Phelan Hallinan Diamond & Jones, LLP

1702-356

5113 Tulip Street 19124-2223 62nd wd. 1350 Sq Ft OPA#622463100 Improvements: Residential Property
HEATHER BUSK AND JAMES BUSK C.P. September Term, 2016 No. 00221 \$69,632.67 Phelan Hallinan Diamond & Jones, LLP

1702-357

3322 North Uber Street 19140-4810 11th wd. (formerly the 38th wd.) 1298 Sq Ft OPA#112277400 Improvements: Residential Property
ESTHER SANDY MICKEALS C.P. May Term, 2013 No. 02596 \$93,800.14 Phelan Hallinan Diamond & Jones, LLP

1702-358

1217 Overington Street 19124-3136 23rd wd. 1216 Sq Ft OPA#234079900 Improvements: Residential Property
JEFFREY TABAREZ C.P. June Term, 2012 No. 00562 \$55,003.46 Phelan Hallinan Diamond & Jones, LLP

1702-359

2746 Pierce Street 19145 36th wd. 968 Sq Ft OPA#364261400 Improvements: Residential Property
SHAMYRA GUNN C.P. January Term, 2015 No. 02494 \$66,055.54 Phelan Hallinan Diamond & Jones, LLP

1702-360

8129 Pine Road 19111-1821 63rd wd. 1470 Sq Ft OPA#631033300 Improvements: Residential Property
MARYANN DAVIS A/K/A MARY ANNE DAVIS C.P. August Term, 2016 No. 02339 \$59,427.13 Phelan Hallinan Diamond & Jones, LLP

1702-361

3109 Hartville Street 19134 7th wd. 668 Sq Ft OPA#071550500 Improvements: Residential Property
ANTONIO MOLINA AND MARGARITA VEGA C.P. June Term, 2016 No. 01878 \$67,615.70 KML Law Group, P.C.

1702-362

4233 Chippendale Street a/k/a 4233 Chippendale Avenue 19136 65th wd. 1146 Sq Ft OPA#651125000 Improvements: Residential Property
ELIZABETH MCDONOUGH AND DENNIS MCDONOUGH, JR. C.P. April Term, 2016 No. 03172 \$75,877.76 KML Law Group, P.C.

1702-363

2718 West York Street a/k/a 2718 York Street 19132 28th wd. 992 Sq Ft OPA#281246500 Improvements: Residential Property
THE UNKNOWN HEIRS OF WILLIE REED, DECEASED; ANDREW REED, SOLELY IN HIS CAPACITY AS HEIR OF WILLIE REED, DECEASED; JOSEPH REED, SOLELY IN HIS CAPACITY AS HEIR OF WILIE REED, DECEASED C.P. May Term, 2016 No. 03551 \$29,985.08 KML Law Group, P.C.

1702-364

2064 Kingston Street 19134 45th wd. 1068 Sq Ft OPA#452138800 Improvements: Residential Property
CHRISOULA FILOSOGLOU C.P. April Term, 2016 No. 03488 \$25,520.83 KML Law Group, P.C.

1702-365

2033 South Salford Street 19143 40th wd. 1282 Sq Ft OPA#401076400 Improvements: Residential Property
MAGGIE ADAMS DAVIS C.P. February Term, 2016 No. 01816 \$62,190.43 KML Law Group, P.C.

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1702-366
4115 Whiting Road 19154-2806 66th wd. 1296 Sq Ft OPA#662595100 Improvements: Residential Property
HARRY SERAD C.P. May Term, 2015 No. 02251 \$224,173.36 Phelan Hallinan Diamond & Jones, LLP

1702-367

554 West Clapier Street 19144 13th wd. 1562 Sq Ft OPA#133061300 Improvements: Residential Property
NICOLE M. BRUCE C.P. January Term, 2016 No. 02185 \$86,084.50 KML Law Group, P.C.

1702-368

1106 West Master Street 19122 14th wd. 1224 Sq Ft OPA#141461900 Improvements: Residential Property
THE UNKNOWN HEIRS OF JOHN H. ARTIS, JR., DECEASED; JOHN ARTIS, III, SOLELY IN HIS CAPACITY AS HEIR OF JOHN H. ARTIS, JR., DECEASED; TIMOTHY ARTIS, SOLELY IN HIS CAPACITY AS HEIR OF JOHN H. ARTIS, JR., DECEASED C.P. September Term, 2015 No. 02859 \$133,360.55 KML Law Group, P.C.

1702-369

7624 Burholme Avenue 19111-2411 63rd wd. (formerly 35th wd.) 1176 Sq Ft OPA#631009800 Improvements: Residential Property
GAIL KINGMAN JONES C.P. January Term, 2015 No. 00159 \$245,653.18 Phelan Hallinan Diamond & Jones, LLP

1702-370

422 East Mechanic Street a/k/a 422 Mechanic Street 19144 59th wd. 1920 Sq Ft OPA#592022000 Improvements: Residential Property
RASHETA PADGETT C.P. December Term, 2015 No. 01888 \$80,100.13 KML Law Group, P.C.

1702-371

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

1702-372

4423 McKinley Street 19135-3216 55th wd. 1056 Sq Ft OPA#552034800 Improvements: Residential Property
MICHAEL E. DAVIS A/K/A MICHAEL DAVIS C.P. June Term, 2016 No. 00359 \$135,994.09 Phelan Hallinan Diamond & Jones, LLP

1702-373

524 West Eleanor Street a/k/a 524 Eleanor Street 19120 49th wd. 1152 Sq Ft OPA#491104100 Improvements: Residential Property
GLORIA M. UNDERWOOD C.P. May Term, 2016 No. 02794 \$101,696.08 KML Law Group, P.C.

1702-374

10811 Proctor Road 19116 5th wd. 873 Sq Ft OPA#582546200 Improvements: Residential Property
CHRISTINA M. RUSHTON AND GEORGE M. WOOD C.P. May Term, 2016 No. 02959 \$206,068.06 KML Law Group, P.C.

1702-375

1337 North 56th Street 19131-4225 4th wd. 1236 Sq Ft OPA#041345900 Improvements: Residential Property
SEAN D. BRYCE, AS TRUSTEE FOR MARGARET A. SMITH C.P. March Term, 2014 No. 04329 \$36,549.99 Phelan Hallinan Diamond & Jones, LLP

1702-376

6315 North Norwood Street 19138-2529 17th wd. 1138 Sq Ft OPA#172475800 Improvements: Residential Property
MARINA POLYACHENKO C.P. October Term, 2015 No. 02385 \$71,131.48 Phelan Hallinan Diamond & Jones, LLP

1702-377

420 Wellesley Road 19119 9th wd. 1158 Sq Ft OPA#092034600 Improvements: Residential Property
MARK FORD, AS CO-ADMINISTRATOR OF THE ESTATE OF JAMES F. FORD, DECEASED; MICHELLE GLOVER, AS CO-ADMINISTRATOR OF THE ESTATE OF JAMES F. FORD, DECEASED C.P. October Term, 2015 No. 00280 \$119,032.66 KML Law Group, P.C.

1702-378

525 East Brinton Street 19144 59th wd. 2951 Sq Ft OPA#592173000 Improvements: Residential Property
THE UNKNOWN HEIRS OF BRENDA DOUGLAS, DECEASED; SAMANTHA DOUGLAS-MOORE, SOLELY IN HER CAPACITY AS HEIR OF BRENDA DOUGLAS, DECEASED; TRACEY DOUGLAS-

SHERIFF'S SALE

MCLEOD, SOLELY IN HER CAPACITY AS HEIR OF BRENDA DOUGLAS, DECEASED C.P. December Term, 2014 No. 02088 \$199,859.86 KML Law Group, P.C.

1702-379

2535 South Clarion Street 19148-4315 39th wd. Beginning Point: Situate on the E side of Clarion St at the distance of 246 ft Southward from the S side of Porter St OPA#394448400 Improvements: Row 2 Sty Masonry
GIULIO APADULA C.P. October Term, 2014 No. 01854 \$165,570.67 Daniel J. Capecci, Esq.

1702-380

587.5 Rosalie Street a/k/a 587 1/2 Rosalie Street 19120 35th wd. 1020 Sq Ft OPA#352040300 Improvements: Residential Property
ROBERT H. DAVENPORT AND KEISHA DAVENPORT A/K/A KEISHA M. DAVENPORT C.P. July Term, 2016 No. 01717 \$49,239.09 KML Law Group, P.C.

1702-381

5537 Crowson Street 19144 12th wd. 1200 Sq Ft OPA#122216100 Subject to Mortgage Improvements: Residential Property
MARICE ROGERS C.P. August Term, 2016 No. 04066 \$65,309.64 KML Law Group, P.C.

1702-382

2922 South 62nd Street 19142 40th wd. 1190 Sq Ft OPA#402114000 Improvements: Residential Property
QUALITA MOORE C.P. December Term, 2015 No. 00717 \$80,761.02 KML Law Group, P.C.

1702-383

262 East Cheltenham Avenue 19120-1012 61st wd. 1296 Sq Ft OPA#611473700 Improvements: Residential Property
AILEEN TYSON C.P. February Term, 2016 No. 00090 \$183,861.66 Phelan Hallinan Diamond & Jones, LLP

1702-384

4430 Hurley Street 19120 42nd wd. 1158 Sq Ft OPA#421432100 Improvements: Residential Property
CHERYL Y. WITHERSPOON C.P. September Term, 2009 No. 03355 \$37,317.80 KML Law Group, P.C.

1702-385

6140 Charles Street 19135 55th wd. 1876 Sq Ft OPA#552219500 Improvements: Residential Property
DEBRALEE GURBA AND PETER W. GURBA A/K/A PETER J. GURBA C.P. December Term, 2014 No. 02944 \$54,323.61 KML Law Group, P.C.

1702-386

517 North 56th Street 19131 4th wd. 1175 Sq Ft OPA#041211700 Improvements: Residential Property
MARION L. ATTAWAY AND ROBERT L. ATTAWAY A/K/A ROBERT L. ATTAWAY, SR C.P. October Term, 2015 No. 02313 \$46,302.94 KML Law Group, P.C.

1702-387

2243 North 5th Street a/k/a 2243 5th Street 19133 19th wd. 728 Sq Ft OPA#191298700 Improvements: Residential Property
SUKHWINDER SINGH C.P. August Term, 2016 No. 00862 \$73,985.59 KML Law Group, P.C.

1702-388

5818 Alter Street 19143-3008 46th wd. 1024 Sq Ft BRT#033128400 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BERTHA WASHINGTON, DECEASED C.P. February Term, 2016 No. 02099 \$68,658.34 Powers, Kirn & Associates, LLC

1702-389

1223 West Thompson Street a/k/a 1223 Thompson Street 19122 14th wd. 1736 Sq Ft OPA#141455800 Improvements: Residential Property
STACY GRAY, SOLELY IN HER CAPACITY AS HEIR OF ROMAS G. GRAY, DECEASED C.P. May Term, 2016 No. 02481 \$150,292.88 KML Law Group, P.C.

1702-390

3227 Tyson Avenue 19149 55th wd. 1739 Sq Ft OPA#551341200 Improvements: Residential Property
SHARON SCHMIDT A/K/A SHARON K. SCHMIDT C.P. May Term, 2016 No. 02459 \$96,652.09 KML Law Group, P.C.

1702-391

2455 North 33rd Street 19132 28th wd. 961 Sq Ft OPA#282241200 Improvements: Residential Property
HEATHER D. BUSK, JAMES D. BUSK AND DAMIAN M. CIARMELLA A/K/A DAMIAN CIARMELLA C.P. June Term, 2016 No. 01779 \$71,065.25 KML Law Group, P.C.

SHERIFF'S SALE

1702-392
539 East Cheltenham Avenue 19120 55th wd. 1739 Sq Ft OPA#352006400 Improvements: Residential Property
MANUEL A. ALMONTE C.P. July Term, 2012 No. 02132 \$127,151.60 KML Law Group, P.C.

1702-393

1517 East Berks Street 19125 18th wd. 865 Sq Ft OPA#181208300 Improvements: Residential Property
MICHAEL JOSEPH DEVINE AND CAROLYN A. FLYNN C.P. April Term, 2016 No. 03490 \$31,863.43 KML Law Group, P.C.

1702-394

1457 North Redfield Street 19151 34th wd. 1331 Sq Ft OPA#342164400 Improvements: Residential Property
WILLIAM T. WINSTON A/K/A WILLIAM WINSTON C.P. January Term, 2016 No. 02805 \$42,740.06 KML Law Group, P.C.

1702-395

1367 Dyre Street 19124 62nd wd. 1462 Sq Ft OPA#621008800 Improvements: Residential Property
CAMILLA BROWN C.P. August Term, 2015 No. 02127 \$115,282.13 KML Law Group, P.C.

1702-396

2934 West Allegheny Avenue 19132 38th wd. BRT#381351000 Improvements: Residential Property
EUGENIA TURNER C.P. October Term, 2013 No. 00903 \$82,784.95 Emmanuel J. Argentieri, Esq.

1702-397

143 South 2nd Street a/k/a 121-55 Walnut Street, Unit 503 19106 5th wd. 1790 Sq Ft OPA#888035222 Improvements: Residential Property
BARBARA CAPLAN AND STANLEY CAPLAN A/K/A STANLEY H. CAPLAN C.P. October Term, 2014 No. 03326 \$754,179.51 KML Law Group, P.C.

1702-398

8113 Crispin Street 19136 64th wd. 1950 Sq Ft OPA#642023700 Improvements: Residential Property
CHRISTOPHER RODRIGUEZ C.P. August Term, 2013 No. 01846 \$166,046.62 KML Law Group, P.C.

1702-399

4419 Aberdale Road 19136-1405 65th wd. 6000 Sq Ft BRT#652110500 Improvements: Residential Dwelling
JAMES S. FREELAND AND MARY E. STERNBERGER-FREELAND C.P. February Term, 2016 No. 00425 \$139,901.35 Law Office of Gregory Javardian, LLC

1702-401

444 North 4th Street Unit 519 19123 5th wd. 873 Sq Ft OPA#888093370 Improvements: Residential Property
YIFEI LIU C.P. May Term, 2016 No. 03912 \$202,783.97 KML Law Group, P.C.

1702-403

8818 Fairfield Street 19152-1308 57th wd. 3668 Sq Ft BRT#571168200 Improvements: Residential Dwelling
ANTHONY RIVERA C.P. July Term, 2014 No. 01804 \$171,178.21 Law Office of Gregory Javardian, LLC

1702-404

1124 Brill Street 19124-1117 62nd wd. 2000 Sq Ft BRT#621034700 Improvements: Row B/gar 2 Sty Masonry
MARTHA C. GANS A/K/A MARTHA C. ALSTON-GANS AND GREGORY K. GANS C.P. June Term, 2014 No. 02024 \$121,166.13 Milstead &

SHERIFF'S SALE

C.P. April Term, 2015 No. 00404 \$95,294.58
Law Office of Gregory Javardian, LLC

1702-409

2811 North 24th Street 19132 11th wd. 1087
Sq Ft OPA#111441800 Improvements:
Residential Property
LINDA LEE SOLOMON C.P. March Term,
2016 No. 03378 \$22,838.42 KML Law
Group, P.C.

1702-410

4113 Spring Garden Street 19104 6th wd.
1112 Sq Ft OPA#061037100 Improvements:
Residential Property
DRUSILLA GRICE, SOLELY IN HER CA-
PACITY AS HEIR OF ALMETA GRICE,
DECEASED; SHARON (AZIZAH) GRICE,
SOLELY IN HER CAPACITY AS HEIR OF
ALMETA GRICE, DECEASED; JOYCE
REID, SOLELY IN HER CAPACITY AS HEIR
OF ALMETA GRICE, DECEASED C.P.
August Term, 2015 No. 03017 \$44,686.28
KML Law Group, P.C.

1702-411

**110 East Mayland Street a/k/a 110 May-
land Street 19144** 59th wd. 1934 Sq Ft
OPA#592123100 Improvements: Resident-
ial Property
KALEENA DAVIS C.P. December Term,
2015 No. 01961 \$104,135.65 Justin F. Ko-
beski, Esq.; Manley Deas Kochalski LLC

1702-412

9573 James Street, Unit A 19114 65th wd.
BRT#888651461 Improvements: Res Condo
2 Sty Mas+oth
JORGE FAGUNDES C.P. June Term, 2015
No. 00452 \$195,787.49 Milstead & As-
sociates, LLC

1702-413

546 East Godfrey Avenue 19120-2121 35th
wd. 1193 Sq Ft BRT#351092300 Improve-
ments: Row B/gar 2 Sty Masonry
FRITZNER NARCISSE C.P. May Term,
2013 No. 02402 \$125,515.94 Milstead &
Associates, LLC

1702-414

801-803 Hartel Avenue 19111 63rd wd. 5438
Sq Ft BRT#631222400 Improvements: Det
2 Sty Masonry
PATRICK J. KIELY AND LORETTA KIELY
C.P. May Term, 2015 No. 01907 \$294,013.91
Milstead & Associates, LLC

1702-415

1930 Berkshire Street 19124-4619 23rd wd.
1396 Sq Ft BRT#232032300 Improvements:
Semi/det 2 Sty Masonry
JERMAINE WILLIAMS C.P. May Term,
2016 No. 01822 \$61,645.17 Milstead &
Associates, LLC

1702-416

**2102 South 64th Street a/k/a 2102 64th Street
19142** 40th wd. 1600 Sq Ft OPA#401175300
Improvements: Residential Property
CEDRIC RIVERS AND PAMELA RIVERS
C.P. April Term, 2016 No. 03367 \$72,107.36
KML Law Group, P.C.

1702-417

6615 North Uber Street 19138 10th wd. 1183
Sq Ft OPA#102022000 Improvements: Resi-
dential Property
PAMELA L. WELDON C.P. June Term,
2012 No. 03822 \$82,551.85 Justin F. Ko-
beski, Esq.; Manley Deas Kochalski LLC

1702-418

2960 McKinley Street 19149 62nd wd. 991
Sq Ft BRT#621251500 Improvements: Resi-
dential Real Estate
GLORIA A. HYDUCK A/K/A GLORIA
ANN HYDUCK AND TIMOTHY J. HY-
DUCK C.P. February Term, 2016 No. 02977
\$163,929.73 Stern & Eisenberg, P.C.

1702-419

479 Devereaux Avenue 19111 35th wd. 1220
Sq Ft OPA#353005100 Improvements:
Residential Property
LUIS RAFAEL MARTINEZ C.P. January
Term, 2016 No. 02967 \$111,586.41 KML
Law Group, P.C.

1702-420

6926 Grosbeak Place 19142 40th wd. 1615
Sq Ft BRT#406588500 Improvements: Resi-
dential Real Estate
EVERLY SHIRER C.P. October Term, 2012
No. 02452 \$96,984.41 Stern & Eisenberg,
P.C.

1702-421

10202 East Keswick Road 19114 66th wd.
2043 Sq Ft OPA#661058800 Improvements:
Residential Property
ANTHONY COVELLO, JR. C.P. October
Term, 2015 No. 00974 \$152,255.27 KML
Law Group, P.C.

1702-422

4670 Mulberry Street 19124 23rd wd. 2042
Sq Ft OPA#232309800 Improvements:
Residential Property
PATRICIA A. HILL, AS ADMINISTRA-
TRIX CTA OF THE ESTATE OF ROBERT

SHERIFF'S SALE

WILLIAMS, DECEASED C.P. February
Term, 2016 No. 02397 \$77,860.85 KML
Law Group, P.C.

1702-423

4707 Frankford Avenue 19124 23rd wd.
1574.28 Sq Ft BRT#871112250 Improve-
ments: Commercial Real Estate
INDRAWATIE PARMESARDIAN AND
TARIQ ADHAM C.P. July Term, 2012 No.
02356 \$108,282.24 Stern & Eisenberg, P.C.

1702-424

4622 Rising Sun Avenue 19140 42nd wd.
1117 Sq Ft BRT#422350500 Improvements:
Residential Real Estate
THE UNKNOWN HEIRS, DEVISEES AND
EXECUTORS TO THE ESTATE OF ANA
KELLER C.P. June Term, 2016 No. 00241
\$41,914.29 Stern & Eisenberg, P.C.

1702-425

1327 South 29th Street 19146 36th wd. 1128
Sq Ft OPA#362169300 Improvements:
Residential Property
DARRYL GUNTER AND JUANITA MO-
MENT C.P. January Term, 2013 No. 03627
\$81,256.02 Justin F. Kobeski, Esq.; Manley
Deas Kochalski LLC

1702-426

916 Cambria Street 19140 37th wd. 887 Sq
Ft BRT#372376000 Improvements: Resi-
dential Real Estate
LINDA RIVERS AND CHARLES A. RIV-
ERS A/K/A CHARLES RIVERS C.P. June
Term, 2016 No. 02711 \$32,638.38 Stern &
Eisenberg, P.C.

1702-428

8020-26 Lowber Street 19150 50th wd.
13687 Sq Ft (land area); 2880 Sq Ft (improve-
ment area) BRT#502050800 Subject to Mort-
gage Improvements: Det W/d Gar 2.5 Sty
Stone
WILLIAM B. SAUNDERS, JR. C.P. July
Term, 2015 No. 02151 \$227,128.72 Keri
P. Ebeck, Esq.

1702-429

**3 North Christopher Columbus Boulevard,
Unit PL267 19106** 5th wd. 750 Sq Ft (no land
area) OPA#888061334 Improvements: Resi-
dential Condominium Unit
LOGAN BAUGHN C.P. January Term,
2016 No. 002432 \$18,553.66 Elliot H.
Berton, Esq.; Benjamin F. Dill, Esq.

1702-430

933 East Gorgas Lane 19150 50th wd.
BRT#502418900
GERALDINE DODD C.P. December Term,
2014 No. 02526 \$251,792.51 Michael F.J.
Romano, Esq.

1702-431

6741 North Smedley Street 19126 50th wd.
BRT#101036800
FRANKLIN D. WASHINGTON AND DELO-
RIS M. WASHINGTON C.P. March Term,
2015 No. 00193 \$118,413.22 Michael F.J.
Romano, Esq.

1702-432

68 East Penn Street 19144 12th wd.
BRT#121135200
KIMBERLY T. DANIEL AND LINDSEY J.
JOHNSON-DANIEL C.P. November Term,
2014 No. 01001 \$257,397.27 Emmanuel J.
Argentieri, Esq.

1702-433

4219 Stirling Street 19135-3111 55th
wd. 1272.39 Sq Ft BRT#552056700;
BRT#144N20-174 Improvements: Resident-
ial Dwelling
LINDA SHEEHAN, AS ADMINISTRATRIX
OF THE ESTATE OF EDWARD B. SHEE-
HAN A/K/A EDWARD B. SHEEHAN, SR.,
DECEASED C.P. December Term, 2015
No. 01089 \$94,191.76 Powers, Kim &
Associates, LLC

1702-434

2829 Welsh Road 19152 57th wd. 1152 Sq Ft
OPA#571046600 Improvements: Residential
Property
ROBERT REINSEL C.P. January Term,
2016 No. 03174 \$139,498.06 Phelan Hal-
linan Diamond & Jones, LLP

1702-435

1800 68th Avenue 19126-2626 10th wd. 1780
Sq Ft OPA#101252100 Improvements:
Residential Property
MARY L. DIGGS C.P. March Term, 2016
No. 02601 \$127,225.54 Phelan Hallinan
Diamond & Jones, LLP

1702-436

4613 Vista Street 19136-3723 41st wd. 1260
Sq Ft OPA#412214300 Improvements:
Residential Property
GALYNA YEVDOKIMYYVA C.P. April
Term, 2016 No. 03432 \$108,564.38 Phelan
Hallinan Diamond & Jones, LLP

1702-437

1934 Elston Street 19138-2703 10th wd.
892 Sq Ft OPA#101329200 Improvements:
Residential Property

SHERIFF'S SALE

GENEVA RANSOM C.P. June Term, 2016
No. 00629 \$97,279.95 Phelan Hallinan
Diamond & Jones, LLP

1702-438

822 Brighton Street 19111-4127 53rd wd.
1551 Sq Ft OPA#532245800 Improvements:
Residential Property
GINA FREDERIQUE AND KEVIN COMP-
TON C.P. April Term, 2013 No. 04335
\$157,839.77 Phelan Hallinan Diamond &
Jones, LLP

1702-439

605 Robbins Street 19111-5713 35th wd.
1374 Sq Ft OPA#301405400 Improvements:
Residential Property
CYNTHIA ZAMICHELII C.P. January
Term, 2016 No. 00944 \$131,388.52 Phelan
Hallinan Diamond & Jones, LLP

1702-440

768 Harshaw Street 19146-1820 30th wd.
872 Sq Ft OPA#301405400 Improvements:
Residential Property
YOLANDA HUMAN SUTTON, IN HER CA-
PACITY AS ADMINISTRATRIX OF THE
ESTATE OF FRED SUTTON; FRED BRAN-
DON SUTTON, IN HIS CAPACITY AS HEIR
OF THE ESTATE OF FRED SUTTON; UN-
KNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT, TITLE, OR
INTEREST FROM OR UNDER FRED SUT-
TON, DECEASED C.P. March Term, 2016
No. 01684 \$263,575.41 Phelan Hallinan
Diamond & Jones, LLP

1702-441

**315 West Manheim Street a/k/a 315 Man-
heim Street 19144-4121** 12th wd. 1056 Sq Ft
OPA#123080400 Improvements: Residential
Property
EDIE COLEMAN, IN HER CAPACITY AS
HEIR OF JAMES COLEMAN A/K/A JAMES
G. COLEMAN A/K/A JAMES G. COLEMAN,
III, DECEASED; DAVID COLEMAN, IN HIS
CAPACITY AS HEIR OF JAMES COLEMAN
A/K/A JAMES G. COLEMAN A/K/A JAMES
G. COLEMAN, III, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSON, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER JAMES COLEMAN
A/K/A JAMES G. COLEMAN A/K/A JAMES
G. COLEMAN, III, DECEASED C.P. June
Term, 2014 No. 04315 \$139,342.66 Phelan
Hallinan Diamond & Jones, LLP

1702-442

2503 South Alden Street 19143-6119 40th
wd. 845 Sq Ft OPA#402019300 Improve-
ments: Residential Property
BARBARA MCBRIDE, IN HER CAPAC-
ITY AS EXECUTRIX OF THE ESTATE
OF ROBIN DAVENPORT A/K/A ROBIN R.
DAVENPORT; SHERIA JONES, IN HER
CAPACITY AS DEVISEE OF THE ESTATE
OF ROBIN DAVENPORT A/K/A ROBIN R.
DAVENPORT; NAKISHA BOONE A/K/A
NAKISHA M. BOONE, IN HER CAPACITY
AS DEVISEE OF THE ESTATE OF ROBIN
DAVENPORT A/K/A ROBIN R. DAVEN-
PORT C.P. February Term, 2016 No. 01841
\$61,337.60 Phelan Hallinan Diamond &
Jones, LLP

1702-443

2419 79th Avenue 19150-1413 50th
wd. (formerly the 42nd wd.) 1532 Sq Ft
OPA#501457500 Improvements: Resident-
ial Property
BRUCE MICHAEL BAILEY A/K/A BRUCE
BAILEY, IN HIS CAPACITY AS ADMINIS-
TRATOR AND HEIR OF THE ESTATE OF
COURTNEY A. BAILEY A/K/A COURTNEY
BAILEY; MAURICE BAILEY, IN HIS
CAPACITY AS HEIR OF THE ESTATE OF
COURTNEY A. BAILEY A/K/A COURTNEY
BAILEY; SHAWN BAILEY, IN HER CAPAC-
ITY AS HEIR OF THE ESTATE OF COURT-
NEY A. BAILEY A/K/A COURTNEY BAILEY;
GARY BAILEY, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF COURTNEY A.
BAILEY A/K/A COURTNEY BAILEY; PAU-
LETTE P. BAILEY, IN HER CAPACITY AS
HEIR OF THE ESTATE OF COURTNEY A.
BAILEY A/K/A COURTNEY BAILEY; UN-
KNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIA-
TIONS CLAIMING RIGHT, TITLE, OR IN-
TEREST FROM OR UNDER COURTNEY A.
BAILEY, DECEASED C.P. August Term,
2013 No. 01168 \$90,449.70 Phelan Hal-
linan Diamond & Jones, LLP

1702-444

**2737 North Garnett Street a/k/a 2737 North
Garnett Street 19132** 11th wd. 990 Sq Ft
OPA#111228000 Improvements: Resident-
ial Property
STACY JACKSON A/K/A STACY A. JACK-
SON C.P. February Term, 2016 No. 01482
\$11,493.42 Phelan Hallinan Diamond &
Jones, LLP

1702-445

6125 Gardenia Street 19144-1016 59th wd.

SHERIFF'S SALE

1280 Sq Ft OPA#592222200 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
CHARLIE M. SPANN, DECEASED C.P.
October Term, 2015 No. 02026 \$71,538.63
Phelan Hallinan Diamond & Jones, LLP

1702-446

6214 Shelbourne Street 19111-5634 35th wd.
1138 Sq Ft OPA#353198100 Improvements:
Residential Property
MARCUS FULTON C.P. October Term,
2013 No. 01254 \$95,169.12 Phelan Hal-
linan Diamond & Jones, LLP

1702-447

4928 Princeton Avenue 19135-2029 41st wd.
1440 Sq Ft OPA#412052500 Improvements:
Residential Property
JOSEPH P. DUGAN C.P. April Term, 2016
No. 02347 \$74,806.38 Phelan Hallinan
Diamond & Jones, LLP

1702-448

2634 South Sartain Street 19148-4416 39th
wd. OPA#394220800 Improvements: Resi-
dential Property
NICHOLAS J. BARNA A/K/A NICHOLAS
BARNA AND KELLI M. BARNA C.P.
May Term, 2013 No. 00472 \$171,589.44
Phelan Hallinan Diamond & Jones, LLP

1702-449

248 East Haines Street 19144-5701 59th wd.
1894 Sq Ft OPA#591155200 Improvements:
Residential Property
DONNELL COPELAND C.P. January
Term, 2015 No. 00702 \$56,505.61 Phelan
Hallinan Diamond & Jones, LLP

1702-450

3247 Tyson Avenue 19149-2013 55th wd.
1196 Sq Ft OPA#551342200 Improvements:
Residential Property
THOMAS G. MAIDA, JR., IN HIS CAPACITY
AS HEIR OF THELMA MAIDA A/K/A THEL-
MA H. MAIDA, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER THELMA MAIDA A/K/A
THELMA H. MAIDA, DECEASED C.P.
June Term, 2016 No. 01666 \$130,022.82
Phelan Hallinan Diamond & Jones, LLP

1702-451

8437 Williams Avenue 19150-1920 50th
wd. (formerly the 42nd wd.) 1141 Sq Ft
OPA#502275100 Improvements: Resident-
ial Property
LISA WICKS C.P. May Term, 2012 No.
01444 \$176,806.07 Phelan Hallinan Di-
amond & Jones, LLP

1702-452

**605 Edison Avenue B a/k/a 605 Edison Av-
enue: Unit 605B 19116-1259** 58th wd. 1040
Sq Ft OPA#888581350 Improvements:
Residential Property
DAVID POLI C.P. March Term, 2016 No.
00809 \$130,854.77 Phelan Hallinan Di-
amond & Jones, LLP

1702-453

2235 Brighton Street 19149 54th wd. 1801
Sq Ft OPA#542102400 Improvements:
Residential Property
ANGELA RONGIONE AND MICHAEL SP-
INGLER C.P. May Term, 2011 No. 01335
\$162,734.08 Meredith H. Wooters, Esq.;
Manley Deas Kochalski, LLC

1702-454

4715 Tampa Street 19120 42nd wd. 1917 Sq
Ft OPA#421583600 Improvements: Resi-
dential Property
LUZ RIVERA C.P. February Term, 2016
No. 00541 \$66,345.41 Justin F. Kobeski,
Esq.; Manley Deas Kochalski LLC

1702-455

4211 Tudor Street 19136 41st wd. 1460 Sq Ft
OPA#412138200 Subject to Mortgage Im-
provements: Residential Property
CRAIG R. HECHLER AND JOANNE K.
HECHLER C.P. May Term, 2016 No. 00929
\$115,188.82 Meredith H. Wooters, Esq.;
Manley Deas Kochalski, LLC

1702-456

3329 North Mascher Street 19140 7th wd.
1008 Sq Ft OPA#072052200 Improvements:
Residential Property
FRANCISCO SANTIAGO C.P. February
Term, 2013 No. 03335 \$45,901.90 Mer-
edith H. Wooters, Esq.; Manley Deas Kochal-
ski, LLC

1702-457

4769 North 2nd Street 19120 42nd wd. 840
Sq Ft OPA#422393000 Improvements:
Residential Property
CARMELO MATIAS A/K/A CARMELLO
MATIAS AND ANA ROSA COLON A/K/A
ANNA ROSA COLON C.P. April Term,
2016 No. 01992 \$6,933.24 Meredith H.
Wooters, Esq.; Manley Deas Kochalski, LLC

SHERIFF'S SALE

1702-458
1574 McKinley Street 19149 54th wd. 1152
Sq Ft OPA#54-1075900 Improvements:
Residential Property
MICHAEL FEREBEE AND CASSANDRA
FEREBEE C.P. April Term, 2013 No. 02881
\$126,468.25 Meredith H. Wooters, Esq.;
Manley Deas Kochalski, LLC

1702-459

5938 North 11th Street 19141 49th wd. 6720
Sq Ft OPA#493076300 Improvements:
Residential Property
MARQUITA MCCARTER C.P. January
Term, 2012 No. 00714 \$160,806.59 Mer-
edith H. Wooters, Esq.; Manley Deas Kochal-
ski, LLC

1702-460

7616 Frontenac Street 19111 56th wd. 3348
Sq Ft OPA#561153800 Improvements:
Residential Property
KAREN SHAW AND ERIC P. HANHAUS-
ER C.P. March Term, 2016 No. 00741
\$130,149.18 Justin F. Kobeski, Esq.; Manley
Deas Kochalski LLC

1702-461

321 South Camac Street 19107 5th wd. 1120
Sq Ft OPA#053140500 Subject to Mortgage
Improvements: Residential Property
CLARK M. MCCUTCHEON C.P. October
Term, 2015 No. 02820 \$823,563.60 Justin
F. Kobeski, Esq.; Manley Deas Kochalski LLC

1702-462

1312 Narragansett Street 19138 59th wd.
1260 Sq Ft OPA#591144100 Improvements:
Residential Property
JONATHAN SCOTT C.P. November Term,
2014 No. 01799 \$33,080.73 Justin F. Ko-
beski, Esq.; Manley Deas Kochalski LLC

1702-463

4457 North 20th Street 19141 13th wd.
BRT#132228000
IVN COMMUNICATIONS, LLC C.P.
February Term, 2016 No. 00007 \$58,708.87
Emmanuel J. Argentieri, Esq.

1702-464

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

1702-465

2653 South 68th Street 19142-2724 40th wd.
1112 Sq Ft BRT#406094200 Subject to Mort-
gage Improvements: Residential Dwelling
ANGELA KEENE C.P. February Term,
2016 No. 00863 \$51,518.95 Law Office of
Gregory Javardian, LLC

1702-466

430

SHERIFF'S SALE

Ft OPA#604146400 Improvements: Residential Property
TAMMI N. WASHINGTON C.P. March Term, 2014 No. 4487 \$75,705.16 Shapiro & DeNardo, LLC

1702-473

6011 Angora Terrace 19143 40th wd. 1024 Sq Ft BRT#03-4023800 Subject to Mortgage Improvements: Residential Dwelling
ROBIN DICKERSON A/K/A ROBIN R. DICKERSON C.P. February Term, 2016 No. 01398 \$39,645.13 Udren Law Offices, P.C.

1702-474

10162 Ferndale Street 19116 58th wd. 7500 Sq Ft OPA#582473700 Improvements: Residential Property
OLUYEMISI OWOLANA C.P. August Term, 2016 No. 03996 \$250,931.85 Shapiro & DeNardo, LLC

1702-475

6737 North 17th Street 19126 15th wd. 1240 Sq Ft BRT#101047000 Improvements: Residential Dwelling
DARYL MCKEEVER, AS KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RUTH MCKEEVER A/K/A RUTH D. MCKEEVER; ESTATE OF RUTH MCKEEVER A/K/A RUTH D. MCKEEVER; PAULETTE MCKEEVER, AS KNOWN HEIR OF RUTH MCKEEVER A/K/A RUTH D. MCKEEVER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUTH MCKEEVER A/K/A RUTH D. MCKEEVER C.P. November Term, 2015 No. 03498 \$58,815.43 Udren Law Offices, P.C.

1702-476

6023 Summer Street 19139 34th wd. 828 Sq Ft BRT#34-1027300 Improvements: Residential Dwelling
RUTH C. TINDALL C.P. September Term, 2016 No. 01481 \$47,590.89 Udren Law Offices, P.C.

1702-477

3429 Cresson Street 19129 38th wd. 2000 Sq Ft OPA#383118000 Improvements: Residential Dwelling
ANTHONY CANCELLIERE A/K/A ANTHONY CANCELLIERE, JR. C.P. September Term, 2016 No. 02807 \$94,039.92 Udren Law Offices, P.C.

1702-478

6707 North 11th Street 19126 61st wd. 13600 Sq Ft BRT#61-127N20-56 Improvements: Residential Dwelling
MICHAEL A. BROWN AND TWANNETTA M. BROWN C.P. March Term, 2016 No. 02602 \$220,415.59 Udren Law Offices, P.C.

1702-479

3463 Princeton Avenue 19149 55th wd. 1554 Sq Ft BRT#138N15-0410 Improvements: Residential Dwelling
GLENN MENOW, KNOWN HEIR OF GLENN MENOW A/K/A GLENN R. MENOW A/K/A GLENN R. MENOW, SR.; MARIAN MENOW, KNOWN HEIR OF GLENN MENOW A/K/A GLENN R. MENOW A/K/A GLENN R. MENOW, SR.; MARIAN C. MENOW, INDIVIDUALLY AND AS A KNOWN HEIR OF GLENN MENOW A/K/A GLENN R. MENOW A/K/A GLENN R. MENOW, SR.; RAYMOND MENOW, KNOWN HEIR OF GLENN MENOW A/K/A GLENN R. MENOW A/K/A GLENN R. MENOW, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLENN MENOW A/K/A GLENN R. MENOW A/K/A GLENN R. MENOW, SR. C.P. May Term, 2016 No. 03903 \$223,275.26 Udren Law Offices, P.C.

1702-480

3023 West Dauphin Street 19132 28th wd. 1360 Sq Ft BRT#282299900 Improvements: Residential Dwelling
AARON HORTON, AS KNOWN HEIR OF EDWARD RICHARDSON AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF EDWARD RICHARDSON; DONALD RICHARDSON, KNOWN HEIR OF EDWARD RICHARDSON; THE ESTATE OF EDWARD RICHARDSON C/O AARON HORTON, ADMINISTRATOR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD RICHARDSON, LAST RECORD OWNER C.P. August Term, 2013 No. 03164 \$61,382.32 Udren Law Offices, P.C.

1702-481

3933 Elsinore Street 19124 33rd wd. On the Southeasterly Side of Elsinore St; 271 ft Northeastwardly from the Northeastly side of Pike St; Front: 16'4" Depth: 57'6" OPA#332217900

SHERIFF'S SALE

QUETSY RODRIGUEZ C.P. June Term, 2012 No. 02743 \$57,763.92 Lois M. Vitti, Esq.

1702-482

1426 West Sparks Street 19141 17th wd. 1330 Sq Ft BRT#17-1-2682-00 Improvements: Residential Dwelling
MARCIANA J. BURRESS C.P. May Term, 2016 No. 02795 \$92,374.18 Udren Law Offices, P.C.

1702-483

3505 Aldine Street 19136 64th wd. Row B/Gar 2 Sty Masonry; 1504 Sq Ft BRT#642118900 Improvements: Residential Dwelling
LAURA A. KELLY AND JOSEPH C. KELLY, JR. C.P. January Term, 2016 No. 01722 \$175,133.74 McCabe, Weisberg & Conway, P.C.

1702-484

4721 Oakland Street 19124 23rd wd. Semi/Det 3 Sty Masonry; 2380 Sq Ft BRT#234237700 Improvements: Residential Dwelling
STANLEY A. PELLI, EXECUTOR OF THE ESTATE OF ANNA KRUCYLAK C.P. March Term, 2016 No. 00479 \$134,476.90 McCabe, Weisberg & Conway, P.C.

1702-485

1726 Bainbridge Street, Unit A 19146 30th wd. Row W/Gar 2.5 Sty Masonry; 1526 Sq Ft BRT#301058527 Improvements: Residential Dwelling
DARYL LAWTON AND CHARLENE FALCONE A/K/A CHARLENE FALCON A/K/A CHARLENE M. HARTENSTINE C.P. March Term, 2014 No. 00759 \$189,655.36 McCabe, Weisberg & Conway, P.C.

1702-486

225 Delmar Street 19128 21st wd. S/D W/Gar 3 Sty Masonry; 2442 Sq Ft BRT#212296040 Improvements: Residential Dwelling
RONALD P. IMMESBERGER, EXECUTOR OF THE ESTATE OF JEAN IMMESBERGER, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2011 No. 02097 \$349,158.50 McCabe, Weisberg & Conway, P.C.

1702-487

4430 Unruh Avenue 19135 55th wd. 1496 Sq Ft OPA#871579180 Subject to Mortgage Improvements: S/d Off/str 2 Sty Masonry
AIMAN M. ELGAZZAR AND MADELINE ELGAZZAR C.P. August Term, 2015 No. 00498 \$64,067.91 Scott M. Klein, Esq.

1702-488

1536 East Walnut Lane 19138 10th wd. Row B/Gar 2 Sty Masonry; 1188 Sq Ft BRT#102150100 Improvements: Residential Dwelling
LENORA BULLARD C.P. February Term, 2016 No. 01687 \$97,903.82 McCabe, Weisberg & Conway, P.C.

1702-489

2609 South 11th Street 19148 39th wd. 1120 Sq Ft OPA#394186000 Improvements: Residential Property
JANIE FROST C.P. December Term, 2012 No. 00307 \$230,326.76 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1702-490

4631 Melrose Street 19137 45th wd. 2000 Sq Ft OPA#453446900 Improvements: Residential Property
ELIZABETH M. MILLER C.P. November Term, 2015 No. 03395 \$135,409.38 KML Law Group, P.C.

1702-491

1010 Race Street 19107 5th wd. 695 Sq Ft OPA#88-8071680 Improvements: Residential Property
SERGE HYCHKO C.P. March Term, 2015 No. 03941 \$206,352.13 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1702-492

9570 State Road 41B 19114 65th wd. 1056 Sq Ft OPA#888651247 Improvements: Residential Property
ERIC J. WILLIAMS C.P. March Term, 2016 No. 03096 \$128,545.23 KML Law Group, P.C.

1702-493

1103 Faulkrod Street a/k/a 1103 Faulkrod Street 19124 23rd wd. 2113 Sq Ft OPA#234099100 Improvements: Residential Property
CHARLES SMITH AND MICHELE SMITH C.P. September Term, 2016 No. 01142 \$110,312.65 KML Law Group, P.C.

1702-494

2524 North 29th Street 19132 28th wd. 1302 Sq Ft OPA#282009100 Improvements: Residential Property
YVETTE JOHNSON C.P. May Term, 2016 No. 01782 \$71,747.85 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1702-495

6226 Larchwood Avenue 19143 3rd wd. 1074

SHERIFF'S SALE

Sq Ft OPA#032102900 Improvements: Residential Property
JESSICA ST. JOHN C.P. April Term, 2016 No. 01203 \$115,816.90 KML Law Group, P.C.

1702-496

1436 North Vodges Street a/k/a 1436 North Vodges Street 19131 4th wd. 932 Sq Ft OPA#041323800 Subject to Mortgage Improvements: Residential Property
MILTON V. VAUGHAN, JR. (DECEASED) AND DEBORAH M. VAUGHAN A/K/A DEBORAH VALENTINE C.P. January Term, 2016 No. 01232 \$65,943.20 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1702-497

1112 Kenwyn Street 19124 23rd wd. 2750 Sq Ft OPA#234172200 Improvements: Residential Property
WILLIAM BRANCH C.P. April Term, 2016 No. 02798 \$167,903.77 KML Law Group, P.C.

1702-498

909 Afton Street 19111 63rd wd. (formerly part of the 56th wd.) 3529 Sq Ft BRT#631194700 Improvements: Residential Dwelling
JOSEPH N. TERREY C.P. April Term, 2015 No. 01105 \$213,074.03 Powers, Kim & Associates, LLC

1702-499

616 Burnham Road 19119 22nd wd. 3140 Sq Ft OPA#223070500 Improvements: Residential Property
LORRAINE MASON AND JOHN W. MASON C.P. September Term, 2013 No. 00876 \$596,303.99 KML Law Group, P.C.

1702-500

5009 Ogden Street 19139-1642 44th wd. 1100 Sq Ft BRT#442023000 Improvements: Residential Dwelling
THOMAS E. MURPHY C.P. October Term, 2013 No. 01022 \$62,049.69 Powers, Kim & Associates, LLC

1702-501

3657 Old York Road 19140 43rd wd. 1688 Sq Ft OPA#432160100 Improvements: Residential Property
VERONICA WARD C.P. December Term, 2012 No. 02289 \$150,947.97 KML Law Group, P.C.

1702-502

2134 Unruh Street 19149-2315 54th wd. 2300.1 Sq Ft BRT#54-1149700; PRCL#132 N 16-190 Improvements: Residential Dwelling
ILHAM SGHYAR AND TOURIA ELKAEID C.P. July Term, 2014 No. 02533 \$177,313.01 Powers, Kim & Associates, LLC

1702-503

5417 Gainor Road 19131 52nd wd. 3125 Sq Ft BRT#52-2-1060-00 Improvements: Residential Dwelling
TERRI PAULHILL C.P. May Term, 2016 No. 01327 \$196,878.81 Udren Law Offices, P.C.

1702-504

8840 Norwood Avenue 19118 9th wd. 20299 Sq Ft (land area); 5325 Sq Ft (improvement area) BRT#091218840
MATTHEW B. STUDNER AND WENDY A. STUDNER C.P. February Term, 2016 No. 1460 \$795,040.13 Walter Weir, Jr., Esq.; Susan Verbonitz, Esq.; Jennifer Hiller Nimeroff, Esq.; Weir & Partners, LLP

1702-505

604 Walnut Lane 19128-1712 21st wd. Beginning Point: At a point on the Northwestly side of Walnut Ln (70 ft wide) measured N 62 degrees 42 minutes 14 seconds E along the said Northwestly side of Walnut Ln OPA#213085815 Improvements: Row 2 Sty Masonry
KAREN M. BROWNE C.P. April Term, 2015 No. 01721 \$398,200.86 Richard J. Nalbandian, III

1702-506

190 West Lehigh Avenue 19133 19th wd. 1350 Sq Ft OPA#871102250 Subject to Mortgage Improvements: Str/off/apt 3 Sty Masonry
LOVELL A. BRONSON-DAVIS, III C.P. November Term, 2015 No. 004142 \$313,942.58 Jennifer D. Gould, Esq.; Stark & Stark, P.C.

1702-507

2228 West Indiana Avenue 19132 11th wd. 1005 Sq Ft BRT#11-1071000 Subject to Mortgage Improvements: Residential Dwelling
MARY L. MCBRIDE A/K/A MARY LEE MCBRIDE C.P. May Term, 2016 No. 03905 \$59,496.24 Udren Law Offices, P.C.

1702-508

4921 Castor Avenue 19124 23rd wd. 4531 Sq Ft BRT#234192500 Improvements: Residential Real Estate
DOROTHY A. NAZELEY C.P. March Term, 2015 No. 02042 \$174,146.61 Stern & Eisenberg, P.C.

SHERIFF'S SALE

1702-509
4426 Marple Street 19136 65th wd. 1147 Sq Ft BRT#651094100 Improvements: Residential Real Estate
STACEY A. ANDERSON A/K/A STACEY ANNE ANDERSON C.P. June Term, 2016 No. 00117 \$123,582.69 Stern & Eisenberg, P.C.

1702-510

321 South 46th Street 19143 60th wd. 2100 Sq Ft BRT#461165800 Improvements: Residential Real Estate
GORDANA KOSTICH C.P. June Term, 2008 No. 03959 \$715,599.11 Stern & Eisenberg, P.C.

1702-511

2244 South Hemberger Street 19145 48th wd. BRT#482243100 Improvements: Residential Real Estate
VIOLET GARNETT C.P. January Term, 2015 No. 00662 \$105,643.91 Stern & Eisenberg, P.C.

1702-512

2533 South Sheridan Street 19148 39th wd. 900 Sq Ft BRT#393149000 Improvements: Residential Dwelling
LIDIA RICCOBENE, ADMINISTRATRIX OF THE ESTATE OF ROCCO A. MANISCALCO, DECEASED; NADINE M. RICCOBENE, ADMINISTRATRIX OF THE ESTATE OF ROCCO A. MANISCALCO, DECEASED C.P. July Term, 2015 No. 00209 \$107,754.23 Powers, Kim & Associates, LLC

1702-513

354 West Duval Street 19144 59th wd. 3971 Sq Ft BRT#593110900 Improvements: Residential Dwelling
OLIVIA K. MYERS C.P. March Term, 2016 No. 03426 \$187,758.26 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1702-514

8436 Temple Road 19150 50th wd. 1620 Sq Ft BRT#501079600 Improvements: Residential Dwelling
BARBARA JONES, KNOWN HEIR OF EUNICE HARMON A/K/A W. EUNICE HARMON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EUNICE HARMON A/K/A W. EUNICE HARMON C.P. April Term, 2016 No. 02214 \$79,600.64 Udren Law Offices, P.C.

1702-515

227 Sparks Street 19120 61st wd. 1050 Sq Ft BRT#611263700 Improvements: Residential Dwelling
MIRIELLE CHARLES C.P. August Term, 2016 No. 04301 \$77,926.64 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1702-516

4559 Oakmont Street 19136 65th wd. 1136 Sq Ft BRT#651082700 Improvements: Residential Dwelling
FENGBO ZHANG C.P. July Term, 2016 No. 00497 \$74,133.09 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1702-517

5648 Belmar Terrace 19143 51st wd. 992 Sq Ft BRT#51-4106200 Improvements: Residential Dwelling
GENINE CASE A/K/A GENINE D. CASE C.P. June Term, 2016 No. 02927 \$57,680.57 Udren Law Offices, P.C.

1702-519

2524 Marston Street 19132 28th wd. 1260 Sq Ft OPA#281089700 Improvements: Residential Property
HENRY M. WEST, ADMINISTRATOR OF THE ESTATE OF HENRY DAVIS, JR., DECEASED C.P. October Term, 2015 No. 02304 \$58,090.48 Shapiro & DeNardo, LLC

1702-520

1611 Chelton Avenue 19124 17th wd. 1224 Sq Ft BRT#17-1334500 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SYLVIA L. COBB, SYLVIA L. LEWIS, TRUSTEE A/K/A SYLVIA L. COBB, TRUSTEE; YVONNE LEWIS A/K/A YVONNE PIERCE, RECORD OWNER AND KNOWN HEIR OF SYLVIA L. COBB, SYLVIA L. LEWIS, TRUSTEE A/K/A SYLVIA L. COBB, TRUSTEE C.P. February Term, 2016 No. 03120 \$86,805.19 Udren Law Offices, P.C.

1702-521

5607 North Park Avenue a/k/a 5607 Park Avenue 19141 49th wd. 2368 Sq Ft OPA#493225800 Improvements: Residential Property
BRODERICK E. JONES C.P. June Term,

SHERIFF'S SALE

2016 No. 01614 \$70,965.99 KML Law Group, P.C.

1702-522

4845 North 15th Street 19141 13th wd. 1259 Sq Ft BRT#132050200 Improvements: Residential Dwelling
CURTIS MICKEALS, KNOWN HEIR OF SUSAN EMMA MICKEL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SUSAN EMMA MICKEL C.P. November Term, 2015 No. 02056 \$66,370.76 Udren Law Offices, P.C.

1702-523

543 North Paxon Street a/k/a 543 Paxon Street 19131 44th wd. 729 Sq Ft OPA#442257100 Improvements: Residential Property
ANDERSON BRIGGS THOMAS, SOLELY IN HIS CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED; CARRIE LEE BRIGGS, SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED; ETHEL PARKER, SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED; FRANKLIN BRIGGS, SOLELY IN HIS CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED; MILLIE FRANK, SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED; WILLENE SHANNON, SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED; ELIJAH BRIGGS, SOLELY IN HIS CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED; THE UNKNOWN HEIRS OF HUIE R. HAMPTON, DECEASED; LORETTA FULTON, SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED C.P. June Term, 2016 No. 00806 \$51,489.52 KML Law Group, P.C.

1702-524

3945 K Street 19124 33rd wd. 1134 Sq Ft OPA#332323000 Improvements: Residential Property
SUSANA PACHECO C.P. June Term, 2016 No. 00004 \$72,849.34 KML Law Group, P.C.

1702-525

906 South 57th Street 19143 46th wd. 1256 Sq Ft OPA#463252500 Improvements: Residential Property
DEBORAH A. RUSTIN, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF DELORES A. INNAcone, DECEASED; DONNA INNAcone, SOLELY IN HER CAPACITY AS HEIR OF DELORES A. INNAcone, DECEASED C.P. February Term, 2015 No. 00684 \$39,126.29 KML Law Group, P.C.

1702-526

722 East Westmoreland Street 19134 31st wd. 748 Sq Ft OPA#331095400 Improvements: Residential Property
LONNIE H. SPEARMAN, JR. C.P. September Term, 2014 No. 03008 \$74,317.72 KML Law Group, P.C.

1702-527

5103 Brown Street 19139 44th wd. 1350 Sq Ft OPA#441278600 Improvements: Residential Property
SHIRLI WILLIAMS C.P. April Term, 2015 No. 02816 \$39,856.55 Shapiro & DeNardo, LLC

1702-528

2316 North Hancock Street a/k/a 2316 Hancock Street 19133 19th wd. 843 Sq Ft OPA#191095500 Improvements: Residential Property
GAIL SHAMBERGER C.P. June Term, 2016 No. 00364 \$64,078.31 KML Law Group, P.C.

1702-529

5208-5210 Baltimore Avenue 19143-3240 51st wd. OPA#882925226 (5208 Baltimore Ave); OPA#882925231 Improvements: Two One Story Commercial Buildings
KINGSLEY WRIGHT C.P. December Term, 2015 No. 2751 \$124,325.32 Wendell K. Grimes, Esq.

1702-530

6061 Callowhill Street 19151 34th wd. 2450 Sq Ft OPA#341049300 Improvements: Residential Property
STACEY L. TAYLOR, AS ADMINISTRATOR OF THE ESTATE OF QUINNTYOYA K. TAYLOR, DECEASED C.P. August Term, 2015 No. 04008 \$33,140.21 KML Law Group, P.C.

1702-531

1845 East Albert Street 19125 31st wd. 748 Sq Ft OPA#314205800 Improvements: Residential Property
NEHA MISTRY C.P. June Term, 2016 No. 00367 \$53,446.91 KML Law Group, P.C.

1702-532

4036 Lawndale Street 19124 33rd wd. 896 Sq Ft OPA#332259200 Improvements: Residential Property

SHERIFF'S SALE

THE UNKNOWN HEIRS OF ALICE A. WITMER, DECEASED C.P. June Term, 2016 No. 01590 \$50,755.44 KML Law Group, P.C.

1702-533

2070 East Allegheny Avenue 19134-3824 25th wd. 1040 Sq Ft BRT#252308200 Improvements: Residential Real Estate ANNAMARIA FOGLIA C.P. March Term, 2015 No. 03451 \$64,071.36 Stern & Eisenberg, P.C.

1702-534

3452 Princeton Avenue 19149-1622 55th wd. 1760 Sq Ft BRT#551389400 Improvements: Residential Real Estate JOHN F. FENNINGHAM C.P. June Term, 2016 No. 03576 \$114,321.12 Stern & Eisenberg, P.C.

1702-535

124 East Allegheny Avenue 19134-2207 33rd wd. 1380 Sq Ft BRT#07-1-2989-00 Improvements: Residential Dwelling MAXIMO A. MARTE C.P. April Term, 2016 No. 01614 \$68,902.58 Powers, Kim & Associates, LLC

1702-536

561 Martin Street 19128-1620 21st wd. 3152.04 Sq Ft BRT#213179400; PRCL#94 N 16-202 Improvements: Residential Dwelling JENNIFER D. POWERS, AS ADMINISTRATRIX OF THE ESTATE OF DUANE I. LARGE, DECEASED C.P. June Term, 2015 No. 00794 \$170,442.98 Powers, Kim & Associates, LLC

1702-537

5414 Vine Street 19139 4th wd. 2875 Sq Ft BRT#04-1-0303-00 Improvements: Residential Dwelling LOTTIE MAE SEGARS C.P. June Term, 2016 No. 01371 \$98,766.10 Udren Law Offices, P.C.

1702-538

7143 Rutland Street 19149 54th wd. 1130 Sq Ft OPA#542178600 Improvements: Residential Property JEROME SACKOR AND NAOMI C. SACKOR C.P. December Term, 2012 No. 00134 \$97,775.35 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1702-539

5917 Chancellor Street 19139 3rd wd. Apt 2-4 Units 2 Sty Mason; 1832 Sq Ft BRT#031073300 Improvements: Residential Dwelling BIANCA R. WHITE C.P. March Term, 2016 No. 02626 \$99,354.96 McCabe, Weisberg & Conway, P.C.

1702-540

4548 Loring Street 19136-4018 41st wd. 1072 Sq Ft OPA#412174200 Improvements: Residential Property ANDREA M. DIFAZIO A/K/A ANDREA M. DEFAZIO C.P. May Term, 2016 No. 03270 \$99,574.60 Phelan Hallinan Diamond & Jones, LLP

1702-541

2114 Shields Street 19142 40th wd. 812 Sq Ft OPA#403039300 Improvements: Residential Property CHRISTINA HARRIS A/K/A CHRISTINA C. BLADEN C.P. January Term, 2016 No. 02806 \$48,928.06 Shapiro & DeNardo, LLC

1702-542

2632 South 66th Street 19142-2702 40th wd. 1012 Sq Ft OPA#406020900 Improvements: Residential Property KIMBERLY MACKASON C.P. April Term, 2015 No. 01612 \$66,532.43 Phelan Hallinan Diamond & Jones, LLP

1702-544

735 East Locust Avenue a/k/a 735 Locust Avenue 19144-1311 12th wd. 1150 Sq Ft OPA#122074000 Improvements: Residential Property DEOTHIA STUART C.P. August Term, 2015 No. 01164 \$82,576.86 Phelan Hallinan Diamond & Jones, LLP

1702-545

3428 North 22nd Street 19140-4720 11th wd. 1608 Sq Ft OPA#112311300 Improvements: Residential Property SUSAN E. HOLMES A/K/A SUSAN HOLMES C.P. June Term, 2016 No. 00357 \$84,524.95 Phelan Hallinan Diamond & Jones, LLP

1702-546

6013 Walnut Street 19139 3rd wd. 1710 Sq Ft OPA#03-1-0573-00 Improvements: Residential Property KENNETH J. BARNES AND SADIE PEREZ C.P. May Term, 2016 No. 03677 \$55,769.61 Kristine M. Anthou, Esq.

1702-547

8030 Ditman Street Unit 27E 19136 65th wd. 0 Square Feet (Condo) OPA#888650927 Improvements: Residential Dwelling

SHERIFF'S SALE

HARRY R. KENNY A/K/A H. RYAN KENNY C.P. May Term, 2016 No. 01118 \$59,186.87 Joseph R. Loverdi, Esq.

1702-549

3285 Morrell Avenue 19114 66th wd. 2005 Sq Ft OPA#66-1134100 Improvements: Residential Property JOSEPH F. SCHIANO, III AND LEIGH J. SCHIANO C.P. September Term, 2013 No. 00025 \$199,582.65 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1702-550

2955 North 26th Street 19132-1202 38th wd. 1280 Sq Ft OPA#381142800 Improvements: Residential Property WILLIE MORRIS A/K/A WILLIE T. MORRIS C.P. September Term, 2015 No. 01399 \$35,332.47 Phelan Hallinan Diamond & Jones, LLP

1702-551

503 South 55th Street 19143 46th wd. 1472 Sq Ft OPA#463186200 Improvements: Residential Dwelling ANTOINETTE M. EDWARDS C.P. February Term, 2016 No. 03448 \$55,636.65 Joseph R. Loverdi, Esq.

1702-552

1101 North 41st Street 19104 6th wd. 1800 Sq Ft BRT#88-1-8220-00 Improvements: 5 Unit Apartment Building ALICE PROPERTIES, LP C.P. June Term, 2016 No. 01412 \$168,831.15 Janet L. Gold, Esq.

1702-553

3810 Mechanicsville Road 19154 66th wd. 2196 Sq Ft OPA#663059475 Improvements: Residential Property EDWARD A. DISCOUNT C.P. May Term, 2016 No. 04117 \$120,913.02 Shapiro & DeNardo, LLC

1702-554

439 Roselyn Street 19120 61st wd. 1200 Sq Ft OPA#612184300 Subject to Mortgage Improvements: Residential Property WILLIAM L. MCDONALD AND TERRI L. MCDONALD C.P. August Term, 2016 No. 03995 \$10,124.40 plus interest in the amount of \$161.70 from 8/27/16 Samantha J. Koopman, Esq.

1702-555

5602 North Sydenham Street 19141-2320 17th wd. 1446 Sq Ft OPA#172102700 Improvements: Residential Property OCTAVIA DANIELSON C.P. January Term, 2014 No. 00576 \$127,395.49 Phelan Hallinan Diamond & Jones, LLP

1702-556

1619 Solly Avenue 19152 56th wd. (Land) 4185.46 Sq Ft; (improvements) 2240 Sq Ft BRT#562072700 Subject to Mortgage Improvements: Residential Dwelling; 2-4 Units, 2 Story ELENA SKLYAR C.P. September Term, 2011 No. 1612 \$49,760.34 Dana S. Plon, Esq.

1702-557

2340 South Franklin Street 19148-3821 39th wd. 1000 Sq Ft OPA#393226700 Improvements: Residential Property MELINDA BROWN C.P. March Term, 2015 No. 01930 \$69,420.61 Phelan Hallinan Diamond & Jones, LLP

1702-558

5046 Franklin Street a/k/a 5046 North Franklin Street 19120 49th wd. 1053 Sq Ft OPA#491244900 Improvements: Residential Property DARCIA WEST A/K/A DARCIA E. WEST C.P. September Term, 2016 No. 01830 \$71,961.13 Phelan Hallinan Diamond & Jones, LLP

1702-559

1701 North 59th Street 19151-3906 4th wd. 1408 Sq Ft OPA#043308500 Improvements: Residential Property RONALD BRINSON, JR. C.P. September Term, 2014 No. 00407 \$76,586.38 Phelan Hallinan Diamond & Jones, LLP

1702-560

3850 Woodhaven Road, Apt 505 19154-2751 88th wd. 1133 Sq Ft OPA#888660299 Improvements: Residential Property JOYCE D. ROGERS C.P. May Term, 2013 No. 02752 \$141,153.24 Phelan Hallinan Diamond & Jones, LLP

1702-561

47 East Durham Street 19119-1821 22nd wd. 1144 Sq Ft OPA#222160900 Improvements: Residential Property ALTON KENAN C.P. August Term, 2015 No. 04074 \$137,498.92 Phelan Hallinan Diamond & Jones, LLP

1702-562

7537 Malvern Avenue 19151-2815 34th wd. 1120 Sq Ft OPA#343171700 Improvements: Residential Property KENYA A. LAWHORN A/K/A KENYA

SHERIFF'S SALE

LAWHORN C.P. May Term, 2016 No. 03573 \$55,213.74 Phelan Hallinan Diamond & Jones, LLP

1702-563

312 Mifflin Street 19148-1821 39th wd. 1100 Sq Ft OPA#392000800 Improvements: Residential Property LISA ANN CIASTON, KNOWN HEIR OF MICHAEL BURKE, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL BURKE, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2012 No. 03168 \$64,259.89 Phelan Hallinan Diamond & Jones, LLP

1702-564

1739 North 53rd Street 19131-3602 52nd wd. 1132 Sq Ft OPA#521331500 Improvements: Residential Property JOSEPH MOORE, IN HIS CAPACITY AS HEIR OF CLARISSA MOORE, DECEASED; MELINDA MOORE, IN HER CAPACITY AS HEIR OF CLARISSA MOORE, DECEASED; JAMES MOORE, IN HIS CAPACITY AS HEIR OF CLARISSA MOORE, DECEASED; PATRICIA MOORE, IN HER CAPACITY AS HEIR OF RONALD MOORE, DECEASED; KATRINA FLOYD, IN HER CAPACITY AS HEIR OF RONALD MOORE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CLARISSA MOORE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD MOORE, DECEASED C.P. August Term, 2015 No. 00601 \$77,986.20 Phelan Hallinan Diamond & Jones, LLP

1702-565

5500 Warrington Avenue 19143-4721 51st wd. 1256 Sq Ft OPA#514058400 Improvements: Residential Property NATHANIEL LARK C.P. March Term, 2013 No. 02222 \$125,289.33 Phelan Hallinan Diamond & Jones, LLP

1702-566

7108 Castor Avenue 19149-1103 53rd wd. 25'x105'8-5/8" OPA#871239250 Improvements: Masonry Office Building MOHAMMAD AMIR CHUGHTAI C.P. July Term, 2016 No. 01736 \$180,924.45 Jay E. Kivitz, Esq.

1702-567

1603 West Cayuga Street 19140-1825 13th wd. 1664 Sq Ft OPA#132344300 Improvements: Residential Property FRANCES GOULD C.P. February Term, 2016 No. 04193 \$54,151.20 Phelan Hallinan Diamond & Jones, LLP

1702-568

845 North 5th Street 19123-2118 5th wd. 1906 Sq Ft OPA#056232500 Improvements: Residential Property SHERRI KAE CALKINS C.P. January Term, 2016 No. 02665 \$311,778.75 Phelan Hallinan Diamond & Jones, LLP

1702-569

12002 Medford Road 19154-1833 66th wd. 1360 Sq Ft OPA#663231900 Improvements: Residential Property DELORES PARKER, IN HER CAPACITY AS ADMINISTRATRIX CTA AND DEVEISEE OF THE ESTATE OF JAMES N. DENNIS A/K/A JAMES DENNIS C.P. January Term, 2014 No. 02800 \$79,062.10 Phelan Hallinan Diamond & Jones, LLP

1702-570

419 South Perth Street 19147 5th wd. 1418 Sq Ft OPA#053105100 Subject to Mortgage Improvements: Row 3 Sty Masonry MICHAEL WIEGAND C.P. March Term, 2016 No. 02038 \$102,777.19 Scott M. Klein, Esq.

1702-571

1827 East Cambria Street 19134 25th wd. 1575 Sq Ft OPA#252097800 Improvements: Residential Property JASMINE HASKINS C.P. August Term, 2016 No. 02520 \$67,416.28 Shapiro & DeNardo, LLC

1702-572

1533 South Opal Street 19146 36th wd. Row 2 Sty Masonry; 920 Sq Ft BRT#363224200 Improvements: Residential Dwelling URIAH O. STEWART A/K/A URIAH STEWART AND CHARLENE SMITH-STEWART C.P. April Term, 2013 No. 04999 \$55,036.76 McCabe, Weisberg & Conway, P.C.

1702-573

3276 East Thompson Street 19134 6th wd.

SHERIFF'S SALE

982 Sq Ft BRT#451243600 Improvements: Residential Dwelling KATHY MILLER AND STEPHEN TAYLOR C.P. September Term, 2015 No. 02661 \$106,562.20 Udren Law Offices, P.C.

1702-574

1814 East Atlantic Street 19134 45th wd. Row 2 Sty Masonry; 740 Sq Ft BRT#452127200 Improvements: Residential Dwelling MICHAEL KUDERS AND AMANDA KUDERS C.P. July Term, 2016 No. 01565 \$49,131.21 McCabe, Weisberg & Conway, P.C.

1702-575

123 East Mayland Street 19144 22nd wd. 1900 Sq Ft BRT#592130100 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BERNICE S. FORD C.P. November Term, 2015 No. 03953 \$95,269.06 Udren Law Offices, P.C.

1702-576

1500 Widener Place 19141 17th wd. S/D Conv Apt 2 Sty Masonry; 1600 Sq Ft BRT#171178500 Improvements: Residential Dwelling OLIVIA MYERS C.P. January Term, 2014 No. 00791 \$131,636.23 McCabe, Weisberg & Conway, P.C.

1702-577

12415 Sweetbriar Road 19154 66th wd. Apt 2-4 Units 2 Sty Mason; 1360 Sq Ft BRT#663171700 Improvements: Residential Dwelling GEORGE E. FINAN, III C.P. June Term, 2016 No. 00401 \$134,588.95 McCabe, Weisberg & Conway, P.C.

1702-578

2543 South Camac Street 19148 39th wd. 780 Sq Ft OPA#394339300 Improvements: Residential Property CHARLES D. MANNI A/K/A CHARLES MANNI C.P. September Term, 2016 No. 02427 \$168,315.93 Shapiro & DeNardo, LLC

1702-579

7027 Rutland Street 19149 54th wd. Row B/Gar 2 Sty Masonry; 1106 Sq Ft BRT#542175200 Improvements: Residential Dwelling STEVEN WEINBERG A/K/A STEVEN J. WEINBERG C.P. March Term, 2014 No. 05388 \$166,320.02 McCabe, Weisberg & Conway, P.C.

1702-580

5814 Race Street 19139 4th wd. 1050 Sq Ft OPA#04-2-056890 Improvements: Residential Property JONATHAN MOORE, AS ADMINISTRATOR OF THE ESTATE OF DESEIDRA FAYE JEFFERSON A/K/A FAYE JEFFERSON, DECEASED C.P. April Term, 2016 No. 01988 \$75,975.35 Shapiro & DeNardo, LLC

1702-581

5137 Spruce Street 19139-4122 60th wd. Apt 2-4 Units 2 Sty Masonry; 2400 Sq Ft BRT#602104800 Improvements: Residential Dwelling SABRINA THIGPEN AND JULIUS W. THIGPEN C.P. October Term, 2013 No. 03024 \$249,857.15 McCabe, Weisberg & Conway, P.C.

1702-582

1246 South Bucknell Street 19146 36th wd. Row 2 Sty Masonry; 1212 Sq Ft BRT#361361200 Improvements: Residential Dwelling NICOLE KNIGHT C.P. April Term, 2016 No. 00575 \$114,628.49 McCabe, Weisberg & Conway, P.C.

1702-583

3360 Kayford Circle 19114 66th wd. Row B/Gar 2 Sty Mas+Other; 1560 Sq Ft BRT#66114600 Improvements: Residential Dwelling LAWRENCE BRADFORD EVANS, SR., KNOWN SURVIVING HEIR OF PATRICIA PATKUS; PATRICIA ANN SULLIVAN, KNOWN SURVIVING HEIR OF PATRICIA PATKUS; UNKNOWN SURVIVING HEIRS OF PATRICIA PATKUS C.P. May Term, 2016 No. 02881 \$178,724.41 McCabe, Weisberg & Conway, P.C.

1702-584

1060 Welsh Road 19115 63rd wd. DET W/GAR 2 STY FRAME; 4476 Sq Ft BRT#632036402 Improvements: Residential Dwelling ROBIN GAMBURG A/K/A ROBIN SIMMENS C.P. April Term, 2014 No. 00460 \$539,900.73 McCabe, Weisberg & Conway, P.C.

1702-585

5526 Matthews a/k/a Matthew Street 19138 12th wd. 1056 Sq Ft OPA#122287900 Improvements: Residential Property

SHERIFF'S SALE

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PANSY L. MURRAY, DECEASED; CHARLES MURRAY, KNOWN HEIR OF PANSY L. MURRAY, DECEASED C.P. June Term, 2016 No. 02380 \$38,222.60 Shapiro & DeNardo, LLC

1702-586

4555 Fernhill Road 19144 13th wd. 1171 Sq Ft OPA#133125900 Improvements: Residential Property VAUGHN MOORE, AS ADMINISTRATOR OF THE ESTATE OF SANDRA MOORE, DECEASED C.P. December Term, 2015 No. 00127 \$84,247.90 KML Law Group, P.C.

1702-587

501 North 63rd Street 19151 34th wd. Str/Off+Apt 3 Sty Masonry; 3660 Sq Ft BRT#871545590 Improvements: Residential Dwelling LARRY MCDONALD C.P. September Term, 2016 No. 02134 \$145,910.51 McCabe, Weisberg & Conway, P.C.

1702-588

3689 North Hereford Lane 19114 66th wd. Row B/Gar 2 Sty Mas+Other; 1260 Sq Ft BRT#661258300 Improvements: Residential Dwelling JAMES F. SMITH, JR. AND JENNIFER A. DUFFY C.P. April Term, 2016 No. 00075 \$150,623.51 McCabe, Weisberg & Conway, P.C.

1702-589

3229 Memphis Street 19134 45th wd. Row 2 Sty Masonry; 1071 Sq Ft BRT#451404500 Improvements: Residential Dwelling PENNINGTON 189 MANAGEMENT, LLC C.P. July Term, 2013 No. 01317 \$93,438.26 McCabe, Weisberg & Conway, P.C.

1702-590

3536 Kyle Road 19154 66th wd. Row B/Gar 1 Sty Masonry; 850 Sq. ft. BRT#662352400 Improvements: Residential Dwelling EDITH BEBB C.P. April Term, 2016 No. 02657 \$155,585.12 McCabe, Weisberg & Conway, P.C.

1702-591

5033 Schuyler Street 19144 13th wd. S/D W Det Gar 3 Sty Mason; 2763 Sq Ft BRT#133158300 Subject to Mortgage Improvements: Residential Dwelling ANTHONY WALL C.P. July Term, 2008 No. 02738 \$167,156.68 McCabe, Weisberg & Conway, P.C.

1702-592

5242 Walton Avenue 19143 46th wd. Row 2 Sty Masonry; 1380 Sq Ft BRT#462071900 Subject to Mortgage Improvements: Residential Dwelling VIRGINIA WHITFIELD A/K/A VIRGINIA W. CALDWELL C.P. March Term, 2016 No. 02285 \$212,913.76 McCabe, Weisberg & Conway, P.C.

1702-593

610 Gates Street 19128 21st wd. DET W/B GAR 2 STY FRAME; 2080 Sq Ft BRT#213298800 Improvements: Residential Dwelling CATHERINE M. GALLAGHER AND MICHAEL G. GALLAGHER A/K/A MICHAEL F. GALLAGHER C.P. June Term, 2016 No. 00033 \$166,735.66 McCabe, Weisberg & Conway, P.C.

1702-594

117 South 55th Street 19139 60th wd. Apt 2-4 Units 2 Sty Mason; 2418 Sq Ft BRT#603163800 Improvements: Residential Dwelling ANTIWONE M. SANDERS C.P. March Term, 2015 No. 01423 \$116,941.00 McCabe, Weisberg & Conway, P.C.

1702-595

2940 McKinley Street 19149 62nd wd. Row B/Gar 2 Sty Masonry; 1278 Sq Ft BRT#621250500 Improvements: Residential Dwelling MALCOLM CLARK A/K/A MALCOLM E. CLARK C.P. April Term, 2016 No. 00459 \$100,921.90 McCabe, Weisberg & Conway, P.C.

1702-596

7657 Brookhaven Road 19151 34th wd. Row B/Gar 2 Sty Masonry; 1336 Sq Ft BRT#343219500 Improvements: Residential Dwelling DWAYNE DUNHAM C.P. October Term, 20

SHERIFF'S SALE

Row B/Gar 2 Sty Masonry;1242 Sq Ft BRT#542398900 Improvements: Residential Dwelling
THERESA MCCLELLAN, KNOWN SURVIVING HEIR OF THERESA M. DIODORO AND UNKNOWN SURVIVING HEIRS OF THERESA M. DIODORO C.P. April Term, 2013 No. 04992 \$152,428.34 McCabe, Weisberg & Conway, P.C.

1702-599

10931 Templeton Drive 19154-4235 66th wd. 1296 Sq Ft BRT#662149500 Improvements: Residential Real Estate
WILLIAM F. ROLAND C.P. March Term, 2012 No. 00207 \$62,257.37 Stern & Eisenberg, P.C.

1702-600

4124 Decatur Street 19136 65th wd. 2475 Sq Ft BRT#651209100 Improvements: Residential Real Estate
LISA Y. GONZALEZ A/K/A LISA GONZALEZ C.P. January Term, 2016 No. 02568 \$141,310.05 Stern & Eisenberg, P.C.

1702-601

4333 North 17th Street 19140-1839 13th wd. 1196 Sq Ft BRT#132140300 Improvements: Residential Real Estate
BEATRICE V. MARTIN AND DENFIELD D. MARTIN C.P. June Term, 2016 No. 02363 \$6,279.27 Stern & Eisenberg, P.C.

1702-602

842 Anchor Street 19124 35th wd. 1044 Sq Ft OPA#351266700 Improvements: Residential Property
LUIS J. ESTEVES AND ALMA C. ESTEVES C.P. April Term, 2016 No. 03259 \$45,712.15 Shapiro & DeNardo, LLC

1702-603

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

1702-604

605 East Vernon Road 19119 22nd wd. 7463 Sq Ft OPA#222039600 Improvements: Residential Dwelling
DERECK JONES A/K/A DERRICK JONES AND YVETTE M. YANCY C.P. October Term, 2015 No. 01390 \$200,237.33 Udren Law Offices, P.C.

1702-605

2344 West Sergeant Street 19132 16th wd. 922 Sq Ft OPA#162308100 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF STEVEN R. DODSON C.P. March Term, 2013 No. 03950 \$30,277.60 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1702-606

3030 Princeton Avenue 19149 55th wd. (formerly the 35th wd.) Southwesterly side of Princeton Ave; 255ft 5 in Southeastwardly from the Southeastly side of Battersby St; Front: 16'3" Depth: 106'6" OPA#551378152
UGUR DANIS AND DENISE DANIS C.P. June Term, 2016 No. 00716 \$148,756.07 Lois M. Vitti, Esq.

1702-607

7354 Rugby Street 19138 10th wd. 1266.4 Sq Ft BRT#102455300 Improvements: Residential Dwelling

SHERIFF'S SALE

PATRICK PARAISSON AND ZETTA PARAISSON C.P. August Term, 2016 No. 01051 \$87,366.91 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; James French, Esq.

1702-608

3922 North Glendale Street 19124-5510 33rd wd. 1050 Sq Ft BRT#332429000 Improvements: Residential Dwelling
MARILYN VAZQUEZ C.P. November Term, 2015 No. 00199 \$70,228.34 Law Office of Gregory Javardian, LLC

1702-609

1112 South Ruby Street 19143 51st wd. 960 Sq Ft OPA#511062200 Improvements: Residential Property
ALVINA E. MILLER C.P. May Term, 2016 No. 03013 \$57,025.97 Shapiro & DeNardo, LLC

1702-610

5317 West Thompson Street 19131 44th wd. 1552 Sq Ft OPA#442133000 Improvements: Residential Property
RICHARD BLACKMON C.P. December Term, 2015 No. 01615 \$48,799.44 Shapiro & DeNardo, LLC

1702-611

344 North Simpson Street 19139-1024 34th wd. 1120 Sq Ft BRT#343105800 Improvements: Residential Dwelling
ROBERT BRIDDELL C.P. March Term, 2016 No. 00414 \$152,179.74 Law Office of Gregory Javardian, LLC

1702-612

4126 Farmdale Road 19154 66th wd. 3356 Sq Ft OPA#662602800 Improvements: Residential Property
MARYBETH SHAFFER, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF GERARD M. SHAFFER, DECEASED C.P. March Term, 2010 No. 02508 \$174,531.73 Shapiro & DeNardo, LLC

1702-613

4957 Rorer Street 19120 42nd wd. 1613 Sq Ft OPA#421540500 Improvements: Residential Property
NADINE NANCE C.P. June Term, 2016 No. 01475 \$69,077.16 Shapiro & DeNardo, LLC

1702-614

3017 Disston Street 19149-1902 55th wd. 1801 Sq Ft BRT#551308100 Improvements: Residential Dwelling
ALICIA BIENER A/K/A ALICIA M. WENDOWSKI AND PHILIP M. BIENER C.P. December Term, 2014 No. 03510 \$101,293.04 Law Office of Gregory Javardian, LLC

1702-616

275 West Sheldon Street 19120-3318 42nd wd. On N side of Sheldon St; Front: 14' Depth: 65' OPA#422204400 Improvements: Single Family Residence
BRIAN D. DENNIS C.P. May Term, 2016 No. 03536 \$69,146.72 Stephen M. Hladik, Esq.

1702-617

1144 East Phil Ellena Street 19150 50th wd. 1616 Sq Ft OPA#502354600 Improvements: Residential Property
STAFFORD FEARON, INDIVIDUALLY AND T/A MOONLIGHT GROCERIES AND PATRICIA MUNDY A/K/A PATRICIA N. MUNDY C.P. April Term, 2015 No. 01145 \$135,746.96 Shapiro & DeNardo, LLC

1702-618

1254 Magee Avenue 19111-4942 25th wd. On

SHERIFF'S SALE

Southwesterly side of Magee Ave; Front: 18'2" Depth: 70' OPA#531185900 Improvements: Single Family Residence
HILDA MATTOS C.P. May Term, 2016 No. 01769 \$97,300.35 Stephen M. Hladik, Esq.

1702-619

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

1702-620

1522 Overington Street 19124 23rd wd. 1697 Sq Ft OPA#232117500 Improvements: Residential Property
ALLA KHEYFETS AND SERGEY OSTROVSKII C.P. October Term, 2014 No. 001262 \$78,342.32 Shapiro & DeNardo, LLC

1702-621

4602 Oakland Street 19124 23rd wd. 1683 Sq Ft OPA#234227300 Improvements: Residential Property
MANUEL OYOLA, JR. C.P. June Term, 2016 No. 01211 \$47,683.84 Shapiro & DeNardo, LLC

1702-622

7404 Briar Road 19138 50th wd. 1768 Sq Ft OPA#501336400 Improvements: Residential Property
CATHERINE CAIN A/K/A CATHERINE L. CAIN C.P. January Term, 2016 No. 02629 \$179,562.79 Shapiro & DeNardo, LLC

1702-623

240 South 61st Street 19139 3rd wd. On W side of 61st St; Front: 16' Depth: 77' OPA#031179100 Improvements: Single Family Residence
STACEY LIPSCOMB C.P. October Term, 2016 No. 02862 \$64,852.87 Stephen M. Hladik, Esq.

1702-624

4627 North Camac Street 19140-1231 49th wd. On E side of Camac St; Front: 15'2" Depth: 80' OPA#491471100 Improvements: Single Family Residence
SANDRA K. MUHSIN A/K/A SANDRA KHADIJAH MUHSIN C.P. June Term, 2016 No. 01890 \$10,631.05 Stephen M. Hladik, Esq.

1702-625

6307 Elmhurst Street 19111 53rd wd. 1460 Sq Ft OPA#531219900 Improvements: Residential Property
LORRAINE A. SPROUL C.P. February Term, 2016 No. 03768 \$157,383.58 Shapiro & DeNardo, LLC

1702-626

9310 Milnor Street 19114 65th wd. On Northwesterly side of Milnor St; Front: 25' Depth: 100' OPA#652426310 Subject to Mortgage Improvements: Single Family Residence
NANCY HUNT C.P. August Term, 2016 No. 02119 \$194,983.77 Stephen M. Hladik, Esq.

1702-627

5406 Woodcrest Avenue 19131 52nd wd. 3750 Sq Ft OPA#52213770 Improvements: Residential Property
VINCENT DIGGS C.P. April Term, 2016 No. 03260 \$201,816.23 Shapiro & DeNardo, LLC

1702-628

856 East Chelton Avenue 19138 12th wd. Row 3 Sty Masonry; 2264 Sq Ft BRT#122118500 Improvements: Residential Dwelling

SHERIFF'S SALE

KURT EVERETT MUNROE, KNOWN SURVIVING HEIR OF GEORGE E. MUNROE, DECEASED MORTGAGOR AND REAL OWNER; TONY JAVAN MUNROE, KNOWN SURVIVING HEIR OF GEORGE E. MUNROE, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF GEORGE E. MUNROE, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 00528 \$72,345.11 McCabe, Weisberg & Conway, P.C.

1702-629

4731 Rosehill Street 19120 42nd wd. 1813 Sq Ft OPA#421345100 Improvements: Residential Property
GERALD A. BEAUBRUN A/K/A GERALD ANTOINE BEAUBRUN AND MARIE ABELLARD BEAUBRUN A/K/A MARIE A. BEAUBRUN A/K/A MARIE A. ABELLARD-BEAUBRUN C.P. July Term, 2016 No. 01889 \$96,659.55 Shapiro & DeNardo, LLC

1702-631

5219 North 16th Street 19141 17th wd. 1740 Sq Ft OPA#17-2-1190-00 Improvements: Residential Property
CONSERVE HERCULES C.P. February Term, 2016 No. 00882 \$165,826.81 Shapiro & DeNardo, LLC

1702-632

6147 Sansom Street 19139 3rd wd. 1471 Sq Ft BRT#031041600 Improvements: Residential Real Estate
DONALD P. THOMPSON, JR. A/K/A DONALD THOMPSON C.P. December Term, 2014 No. 00385 \$92,040.21 Stern & Eisenberg, P.C.

1702-633

5402 Hawthorne Street 19124 62nd wd. 1904 Sq Ft BRT#62253303 Improvements: Residential Real Estate
JESSENNIA COLON C.P. May Term, 2016 No. 02573 \$122,094.31 Stern & Eisenberg, P.C.

1702-634A-B

2312 East Thompson Street - Premises A - 19125 31st wd. 840 Sq Ft BRT#312123300 Improvements: Residential Dwelling
2314 East Thompson Street - Premises B - 19125 31st wd. 840 Sq Ft BRT#312123400 Improvements: Residential Dwelling
CAROL J. PORTER, INDIVIDUALLY AND AS KNOWN HEIR OF JAMES J. PORTER A/K/A JAMES J. PORTER, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES J. PORTER A/K/A JAMES J. PORTER, JR. C.P. February Term, 2016 No. 00851 \$11,750.46 Udren Law Offices, P.C.

1702-635

1238 Alcott Street 19149 35th wd. 1088 Sq Ft BRT#352068400 Improvements: Residential Real Estate
GERMAN LEE AND ANTON LIVSHITS C.P. December Term, 2015 No. 00163 \$115,397.48 Stern & Eisenberg, P.C.

1702-636A-B

5412 Akron Street 19124 - Premises A - 62nd wd. 1209.45 Sq Ft OPA#62-1-4219-00 Subject to Mortgage Improvements: Row B/gar 2sty Masonry
5414 Akron Street 19124 - Premises B - 62nd wd. 1209.19 Sq Ft OPA#62-1-4220-00 Subject to Mortgage Improvements: Vacant Lot

SHERIFF'S SALE

LOT REAL ESTATE, INC. AND ANTONIO SERRANO, JR. C.P. August Term, 2016 No. 002806 \$59,843.94 Suzanne DellaValla Jones, Esq.; William M. Shields, Esq.; McElroy, Deutsch, Mulvaney & Carpenter, LP

1702-637A-B

49th wd. (5250 North Marshall Street - Premises A - 19120) 18'x53' OPA#492119300 Improvements: Single Family Residential Property

42nd wd. (429 West Ruscomb Street - Premises B - 19120) 16'2"x107' OPA#422168000 Improvements: Single Family Residential Property
PHETSAMONE VONGNARATH AND LONE KETPHANH C.P. October Term, 2015 No. 00659 \$42,211.86 Robert S. Esposito, Esq.

1702-638A-B

257 West Wellens Avenue - Premises A - 19120-3330 42nd wd. 14'x64'6" OPA#422235100 Improvements: Single Family Residential Property

315 West Ruscomb Street - Premises B - 19120-3819 42nd wd. 18'6"x110' OPA#422166100 Improvements: Single Family Residential Property
PHETSAMONE VONGNARATH AND LONE KETPHANH C.P. December Term, 2015 No. 02293 \$25,787.56 Robert S. Esposito, Esq.

1702-639A-B

42nd wd. (236 Rubicam Street - Premises A - 19120-3317) 15'x65' OPA#42226600 Improvements: Single Family Residential Property

7th wd. (4339 North 5th Street - Premises B - 19140-2333) 15'10'-1/2"x70'3" OPA#072182400 Improvements: Single Family Residential Property
PHETSAMONE VONGNARATH AND LONE KETPHANH C.P. December Term, 2015 No. 02267 \$33,581.51 Robert S. Esposito, Esq.

1702-640A-C

29th wd. (2614 West Master Street - Premises A - 19121) 15'x63' OPA#291107100 Subject to Mortgage Improvements: Single Family Residential Property

13th wd. (4529 North Gratz Street - Premises B - 19140-1029) 15'1"x84'5" OPA#132192500 Subject to Mortgage Improvements: Single Family Residential Property
49th wd. (2519 South 62nd Street - Premises C - 19142-35150) 16'x70' OPA#402103200 Improvements: Single Family Residential Property
KEITH A. JACKSON C.P. May Term, 2016 No. 01597 \$120,227.55 Robert S. Esposito, Esq.

1702-641A-B

1501 South 8th Street 19147 - Premises A - 1st wd. 1283 Sq Ft BRT#871031950 Subject to Mortgage Improvements: Residential Dwelling

1503 South 8th Street - Premises B - 19147 1st wd. 602 Sq Ft BRT#012095000 Subject to Mortgage Improvements: Residential Dwelling
MICHAEL L. SECCIA C.P. March Term, 2016 No. 00800 \$187,845.70 Udren Law Offices, P.C.

1702-642

2630 South 17th Street 19145 26th wd. 1188 Sq Ft BRT#262009600 Improvements: Residential Real Estate
KAREN A. PRICE C.P. July Term, 2014 No. 02128 \$264,005.69 Stern & Eisenberg, P.C.



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