

Sheriff's Sale Notices for March 1, 2016

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 1, 2016 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 Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

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

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

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

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

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

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

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

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

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

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtwb.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 March 1, 2016.

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

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

EXPLANATION

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

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

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

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

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

502-588 A-C

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

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

1206-376A

51st wd. (5420-28 Paschall Ave. - Premises A - 19143) 170' Northeast of 55th St., Front: 130', Depth 195' BRT#884350840 Improvements: Commercial Property
FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.

The following property, sale of which was postponed from the October 1, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

1310-532

1534 South 20th Street 19146-4508 36th wd. West side of 20th st 120 ft 0 in north of Tasker Street front: 16 ft 0 in, depth: 66 ft 0 in Subject To Mortgage of Lava Funding, LLC assigned to Parke Bank in principal sum of \$50,000.00
CHARLES HODGE C.P. February Term, 2013 No. 02345 \$70,203.14 Phillip D. Berger, Esq.,

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The following property, sale of which was postponed from the November 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

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.

1412-571

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

The following property, sale of which was postponed from the January 6, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

1501-701

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

1501-719

2027 S. Alden Street 19143 40th wd. 1080 Sq Ft; Row 2 Sty Masonry PRCL# 40-1-0145-00 Improvements: Residential Dwelling
LOUIS KARBEDEH C.P. September Term, 2012 No. 002502 \$65,159.53 Federman & Associates, LLC

The following property, sale of which was postponed from the February 3, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

1502-616

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

The following property, sale of which was postponed from the March 3, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

1503-550

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

The following property, sale of which was postponed from the April 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

1504-408

1419 North Lawrence Street 19122 18th wd. (formerly part of the 17th wd.) 1710 Sq Ft; 15 x 55 BRT#182245200 Subject to Mortgage

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Improvements: Row 3 Sty Masonry
CINDY GONZALES A/K/A CINDY STEEN AND ANGEL GONZALES C.P. September Term, 2009 No. 01888 \$37,196.95 Nicholas A. Didomenico

1504-548

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

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

1505-515

3037 D Street 19134-2923 7th wd. 840 Sq Ft OPA#071508400 Improvements: Residential Property
EDWARD DANIELS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CATHLEEN THOMAS; CURT THOMAS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CATHLEEN THOMAS; TERRANCE THOMAS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CATHLEEN THOMAS; QUDINA ANDERSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF CATHLEEN THOMAS; THOMAS DANIELS, IN HIS CAPACITY HEIR OF THE ESTATE OF CATHLEEN THOMAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATHLEEN THOMAS, DECEASED C.P. April Term, 2014 No. 04240 \$49,678.51 Phelan Hallinan Diamond & Jones, LLP

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

1506-355

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

The following property, sale of which was postponed from the July 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

1507-498

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

1507-594

6222 Belfield Avenue 19144 59th wd. ROW 2 STY MASONRY; 1600 Sq Ft BRT#592288800 Improvements: Residential Dwelling
JEFFREY K. KNIGHT A/K/A J. KNIGHT A/K/A JEFFREY KNIGHT, KNOWN SURVIVING HEIR OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT,

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DECEASED MORTGAGOR AND REAL OWNER; ROBIN C. ROBINSON, KNOWN SURVIVING HEIR OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 03042 \$52,630.78 McCabe, Weisberg & Conway, P.C.

1507-595

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

1507-705

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

The following property, sale of which was postponed from the August 4, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

1508-356

6838 Grebe Pl 19142 40th wd. 1296 Sq Ft BRT#406574800 Improvements: Residential Real Estate
DAVID ELLIOTT, CO-ADMINISTRATOR OF THE ESTATE OF BETTY GORDON-ELLIOTT, DECEASED/AS REAL OWNER AND DAVITA ELLIOTT, CO-ADMINISTRATOR TO THE ESTATE OF BETTY GORDON-ELLIOTT, DECEASED C.P. August Term, 2014 No. 02443 \$145,092.84 Stern & Eisenberg, P.C.

1508-387

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

1508-447

7213 Forrest Avenue 19138-1301 50th wd. 1394 Sq Ft PRCL#501006000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDITH REDCROSS, DECEASED; SYREETA REDCROSS, IN HER CAPACITY AS HEIR OF EDITH REDCROSS, DECEASED; RENINA DUKES, IN HER CAPACITY AS HEIR OF EDITH REDCROSS, DECEASED; DAWANNA DUKES, IN HER CAPACITY AS HEIR OF EDITH REDCROSS, DECEASED C.P. April Term, 2013 No. 01194 \$86,688.71 Phelan Hallinan Diamond & Jones, LLP

1508-539

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

1508-578

253 South Frazier Street 19139 60th wd. ROW 2STY MASONRY; 1302 Sq Ft BRT#604231000 Improvements: Residential Dwelling
ELLIS GROSS, KNOWN SURVIVING HEIRS OF MALACHI GROSS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF MALACHI E. GROSS, DECEASED MORTGAGOR AND REAL OWNER; TYRONE GROSS A/K/A TY GROSS, KNOWN SURVIVING HEIR OF MALACHI E. GROSS, DECEASED MORTGAGOR AND

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REAL OWNER; RHONDA A. GRANT A/K/A RHONDA A. GROSS, KNOWN SURVIVING HEIR OF MALACHI E. GROSS, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 05112 \$37,146.99 McCabe, Weisberg & Conway, P.C.

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

1509-314A-U

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

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

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

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

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

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

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

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

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

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

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

1322 Kater Street – Premises L – 19147-1826 2nd wd. 1155 Sq Ft OPA#023184805 Improvements: Commercial Real Estate

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

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

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

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

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

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

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

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

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

1509-334

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

1509-463

3650 Richmond Street 19134-6224 45th wd. 15257 Sq Ft BRT#884841300 Subject to Mortgage
JOSEPH J. RAGSDALE C.P. December Term, 2013 No. 003653 \$451,658.36 Preston D. Jaquish, Esq.

1509-553

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

The following property, sale of which was postponed from the October 6, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

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1510-413

3166 Reach Street 19134 33rd wd. 708 Sq Ft BRT#331313700 Improvements: Residential Property
DAWN WILLIAMS C.P. June Term, 2013 No. 003253 \$32,719.61 Shapiro & DeNardo, LLC

1510-459

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

1510-478

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

1510-574

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

1510-575

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

1510-620

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

1510-642

1205 Stirling Street 19111 53rd wd. (formerly part of the 35th wd.) ROW B/GAR 2STY MASONRY; 1744 Sq Ft BRT#531054300 Improvements: Residential Dwelling
DAUNOUN DUBUISSON A/K/A DAUDOUIN DUBUISSON; NATIVITA DUBUISSON AND GERALDINE BERNADIN C.P. February Term, 2015 No. 02366 \$161,958.16 McCabe, Weisberg & Conway P.C.

The following property, sale of which was postponed from the November 10, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, March 1, 2016.

1511-302

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

1511-311

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

1511-315

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

1511-316

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

1511-319

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

1511-322

20 North 51st Street 19139 44th wd. 1792

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Sq Ft BRT#441097600 Improvements: Residential Property
MYRTICE SERMONS C.P. April Term, 2015 No. 01533 \$28,551.69 Shapiro & DeNardo, LLC

1511-324

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

1511-329

3023 Disston Street 19149-1902 55th wd. 1800 Sq Ft OPA#55-1-3084-00 Improvements: Residential Property
BADR ALAMERI C.P. April Term, 2015 No. 01168 \$137,112.77 Phelan Hallinan Diamond & Jones, LLP

1511-331

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

1511-332

5120 North Marvine Street 19141-2815 49th wd. 2100 Sq Ft OPA#493097700 Improvements: Residential Property
RICHARD NEWSOME, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED; THE UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVE LERVE NEWSOME; DWIGHT NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; JAMIE NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; SHEILA NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; JUANITA NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; LATHASA NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; CHERYL NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME C.P. March Term, 2011 No. 01898 \$89,635.71 Phelan Hallinan Diamond & Jones, LLP

1511-335

3131 North 28th Street 19132 38th wd. 611 Sq Ft BRT#381258500 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT T. ENSLEY, DECEASED C.P. November Term, 2014 No. 000510 \$37,159.78 Shapiro & DeNardo, LLC

1511-339

2064 East Fletcher Street 19125-1540 31st wd. 1158 Sq Ft OPA#313049500 Improvements: Residential Property
CORRINE MCFARLAND C.P. October Term, 2014 No. 02929 \$55,318.84 Phelan Hallinan Diamond & Jones, LLP

1511-359

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

1511-360

5023 North 12th Street 19141 49th wd. 1978 Sq Ft BRT#491453700 Improvements: Residential Property
FRANKIE B. WILSON A/K/A FRANKIE B. STARKS WILSON AND DELIA L. COLLINS C.P. June Term, 2015 No. 01506 \$13,581.05 Shapiro & DeNardo, LLC

1511-373

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

1511-380

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

1511-383

6540 Guyer Avenue 19142 40th wd. 1061 Sq Ft BRT#406322000 Improvements: Residential Property

SHERIFF'S SALE

KORKOP KAMARA AND MORRIS A. KEITA C.P. December Term, 2013 No. 03607 \$92,818.60 KML Law Group, P.C.

1511-385

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

1511-397

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

1511-405

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

1511-406

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

1511-407

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

1511-410

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

1511-418

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

1511-422

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

1511-427

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

1511-436

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

1511-438

5405 Rutland Street 19124-1127 62nd wd. 1476 Sq Ft OPA#621328200 Improvements: Residential Property
TANYA D. KENNEDY, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MICHAEL CRAIG KENNEDY A/K/A MICHAEL C. KENNEDY, DECEASED DEVISEE OF THE ESTATE OF MELVINA KENNEDY A/K/A MELVINA KENNEDY; JOHN C. ALBERT A/K/A JOHN ALBERT, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF MICHAEL CRAIG KENNEDY A/K/A MICHAEL C. KENNEDY, DECEASED DEVISEE OF THE ESTATE OF MELVINA KENNEDY A/K/A MELVINA KENNEDY; UNKNOWN SUCCESSOR EXECUTOR OF THE ESTATE OF MELVINA KENNEDY A/K/A MELVINA KENNEDY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL CRAIG KENNEDY, DECEASED C.P. February Term, 2015 No. 01177 \$100,300.25 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1511-443

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

1511-446

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

1511-449

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

1511-457

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

1511-459

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

1511-462

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

1511-469

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

1511-475

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

1511-477

1264 Alcott Street 19149-3710 35th wd. 1093 Sq Ft OPA#352069700 Improvements: Residential Property
MAUVALYN O. TOMLIN A/K/A MAUVALYN TOMLIN C.P. December Term, 2012 No. 03784 \$54,336.16 Phelan Hallinan Diamond & Jones, LLP

1511-479

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

1511-484

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

SHERIFF'S SALE

ROW 2STY MASONRY; 1503 Sq Ft BRT#212201700 Improvements: Residential Dwelling
RITA KANANAVICIUS C.P. November Term, 2009 No. 00510 \$230,904.33 McCabe, Weisberg & Conway, P.C.

1511-515

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

1511-518

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

1511-521

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

1511-528

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

1511-536

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

1511-551

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

1511-561

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

1511-562

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

1511-567

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

SHERIFF'S SALE**1511-592**

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

1511-596

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

1511-597

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

1511-599

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

1511-602

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

1511-603

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

1511-605

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

1511-606

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

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

1512-313

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

1512-323

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

1512-327

2216 West Cheltenham Avenue 19138 50th wd. 1938 Sq Ft BRT#501267700 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ROSITA C. WARBURTON C.P. September Term, 2013 No. 01902 \$127,958.87 KML Law Group, P.C.

1512-333

4127 Robbins Avenue 19135-3021 55th

SHERIFF'S SALE

wd. 1504.44 Sq Ft BRT#55-2-041700 Improvements: Row B/gar 2sty Masonry
FAYNELL S. LINDSEY C.P. February Term, 2015 No. 02647 \$145,217.53 Milstead & Associates, LLC

1512-339

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

1512-341

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

1512-349

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

1512-350

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

1512-369

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

1512-377

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

1512-378

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

1512-381

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

1512-387

615 Brighton Street 19111-4020 53rd wd. (f/k/a 35th wd.) 2232 Sq Ft OPA#532256500 Improvements: Residential Property
MOLIERE JOSEPH C.P. March Term, 2015 No. 03212 \$212,995.55 Phelan Hallinan Diamond & Jones, LLP

1512-397

2101 South 18th Street 19145-3826 48th wd. 1040 Sq Ft OPA#871573910 Improvements: Residential Property
HUNG N. HUYNH A/K/A HUNG HUYNH AND YAN NAN A/K/A NAN YAN C.P. July Term, 2014 No. 00982 \$224,944.41 Phelan Hallinan Diamond & Jones, LLP

1512-398

523 West Roosevelt Boulevard 19120-3703 49th wd. 1432 Sq Ft OPA#491079700 Improvements: Residential Property
J-C JAVIER CORTES A/K/A JAVIER CORTES C.P. March Term, 2015 No. 03213 \$33,981.81 Phelan Hallinan Diamond & Jones, LLP

1512-411

5030 Larchwood Avenue 19143 46th wd. 2145 Sq Ft OPA#462004300 Improvements: Residential Property
GLADSTONE C. RICHARDSON C.P. April Term, 2015 No. 01736 \$164,199.24 Phelan Hallinan Diamond & Jones, LLP

1512-440

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

1512-451

419 East Godfrey Avenue 19120 35th wd. 3113 Sq Ft BRT#351101900 Improvements: Residential Property

SHERIFF'S SALE

ALBERT VINCENT C.P. June Term, 2015 No. 00656 \$107,736.90 KML Law Group, P.C.

1512-456

1248 South 15th Street 19146-3133 36th wd. 1266 Sq Ft OPA#365053100 Improvements: Residential Property
THELMA REGINA WRIGHT, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOHN L. BROWN; ELIZABETH N. BROWN, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOHN L. BROWN; PAUL BARKSDALE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN L. BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN L. BROWN, DECEASED C.P. June Term, 2014 No. 02541 \$364,024.40 Phelan Hallinan Diamond & Jones, LLP

1512-457

7513 Brentwood Road 19151-2104 34th wd. 1384 Sq Ft OPA#343228400 Improvements: Residential Property
SALIMA THOMPSON C.P. October Term, 2013 No. 00024 \$104,025.99 Phelan Hallinan Diamond & Jones, LLP

1512-471

723 East Phil Ellena Street a/k/a 723 East Phil-Ellena Street 19119-1532 22nd wd. 5107 Sq Ft OPA#222011700 Improvements: Residential Property
YVONNE R. BARNES-DAVIS AND GREGORY DAVIS C.P. July Term, 2014 No. 01830 \$53,867.71 Phelan Hallinan Diamond & Jones, LLP

1512-473

1944 East Birch Street 19134 25th wd. 996.36 Sq Ft BRT#252140400 Improvements: Residential Property
NICIE DUDLEY C.P. May Term, 2015 No. 01297 \$45,426.44 Shapiro & DeNardo, LLC

1512-498

4429 East Winghocking Street 19124-3634 23rd wd. 2544 Sq Ft OPA#234210200 Improvements: Residential Property
JOHANNA PRATTS AND OSCAR R. SALECO C.P. June Term, 2014 No. 02726 \$26,160.78 Phelan Hallinan Diamond & Jones, LLP

1512-509

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

1512-512

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

1512-521

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

1512-523

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

1512-536

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

1512-538

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

1512-540

702 Sigel Street 19148 1st wd. 616 Sq Ft BRT#012160300 Improvements: Row B/gar 2sty Masonry
CHRISTOPHER G. JOHNSON C.P. May Term, 2015 No. 00943 \$96,380.70 Milstead & Associates, LLC

1512-541

1324 Elbridge Street 19111 53rd wd. 1053 Sq Ft BRT#531091900 Improvements: Residential Real Estate
MELISSA PARKER C.P. June Term, 2015

SHERIFF'S SALE

\$92,613.34 Stern & Eisenberg P.C.

1512-542

1304 South 22nd Street 19146 36th wd. 917 Sq Ft; ROW CONV/APT 2STY MASONRY BRT#361328500 Improvements: Residential Property
QIARA AYCOX AND EARL V. ROSS C.P. January Term, 2014 No. 1025 \$74,355.72 Alicia M. Sandoval, Esq.

1512-543

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

1512-544

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

1512-550

330 North Simpson Street 19139-1024 34th wd. 1306 Sq Ft OPA#343105308 Improvements: Residential Property
TYRONE BUTLER C.P. September Term, 2014 No. 04413 \$68,810.91 Phelan Hallinan Diamond & Jones, LLP

1512-560

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

1512-563A-B

5503 Lansdowne Avenue - Premises A - 19131 4th wd. 1568 Sq Ft BRT#871053150 Improvements: Commercial Property
5507 Lansdowne Avenue - Premises B - 19131 4th wd. 1568 Sq Ft BRT#871053200 Improvements: Commercial Property
MARK I. DAVIS C.P. January Term, 2013 No. 02273 \$307,886.95 Scott A. Dieterick, Esq., and/or Kathryn L. Mason, Esq.

1512-568

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

1512-570

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

1512-571

2246 Fraley Street 19137 45th wd. 924 Sq Ft BRT#453396400 Improvements: Residential Property
SANDRA M. JONES C.P. June Term, 2015 No. 01618 \$24,298.77 KML Law Group, P.C.

1512-573

8329 Gilbert Street 19150 50th wd. 1523 Sq Ft BRT#502137600 Improvements: Residential Property
CHIKILRA K. BLOW INGRAM C.P. June Term, 2015 No. 02340 \$191,134.58 KML Law Group, P.C.

151

SHERIFF'S SALE

1512-600

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

1512-603

2757 Axe Factory Road 19152-2114 57th wd. 2917 Sq Ft OPA#571092300 Improvements: Residential Property
TIMOTHY A. JAMES AND ROSEMARY JAMES C.P. November Term, 2010 No. 01547 \$331,821.31 Phelan Hallinan Diamond & Jones, LLP

1512-610

854 North 21st Street 19130-1431 15th wd. 1042 Sq Ft OPA#151128700 Improvements: Residential Property
EDWARD J. FURLONG, JR. A/K/A EDWARD J. FURLONG C.P. August Term, 2009 No. 03149 \$85,363.87 Phelan Hallinan Diamond & Jones, LLP

1512-615

3100 North 25th Street 19132-1318 38th wd. 961 Sq Ft OPA#381068800 Improvements: Residential Property
SAMANTHA LOMAX C.P. January Term, 2015 No. 00156 \$34,014.54 Phelan Hallinan Diamond & Jones, LLP

1512-617

1737 North Lindenwood Street 19131-3617 52nd wd. 750 Sq Ft OPA#521317200 Improvements: Residential Property
KIMBERLY BARKLEY AND JAMES BARKLEY C.P. June Term, 2009 No. 00162 \$65,984.97 Phelan Hallinan Diamond & Jones, LLP

1512-622

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

1512-623

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

1512-640

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

1512-653

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

1512-659

5844 Montrose Street 19143-3020 3rd wd. 952 Sq Ft OPA#033076900 Improvements: Residential Property
VANESSA MYERS, IN HER CAPACITY AS HEIR OF MAYBELLE MYERS A/K/A MAYBELL MYERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MAYBELLE MYERS A/K/A MAYBELL MYERS, DECEASED C.P. February Term,

SHERIFF'S SALE

2015 No. 02300 \$50,629.62 Phelan Hallinan Diamond & Jones, LLP

1512-661

1737 Naudain Street 19146-1522 30th wd. 640 Sq Ft OPA#303021600 Improvements: Residential Property
ALLISON WHITTENBERG C.P. September Term, 2013 No. 00698 \$79,098.71 Phelan Hallinan Diamond & Jones, LLP

1512-674

1841 Master Street 19121-4907 47th wd. 1666 Sq Ft OPA#471114800 Improvements: Residential Property
FREDA D. EBBA A/K/A FREDA EBBA C.P. March Term, 2007 No. 00158 \$125,371.36 Phelan Hallinan Diamond & Jones, LLP

1512-683

6825 Edmund Street 19135-2301 41st wd. 1282 Sq Ft OPA#412443500 Improvements: Residential Property
JOAN MEISSLER C.P. November Term, 2014 No. 00023 \$88,459.64 Phelan Hallinan Diamond & Jones, LLP

1512-699

2327 East Somerset Street 19134-4227 25th wd. 1152 Sq Ft OPA#252032500 Improvements: Residential Property
HECTOR O. ORTIZ C.P. September Term, 2013 No. 02617 \$54,510.65 Phelan Hallinan Diamond & Jones, LLP

1512-701

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

1512-703

4319 Glendale Street 19124-4317 33rd wd. 1300 Sq Ft OPA#332451200 Improvements: Residential Property
JULIO CESAR RODRIGUEZ C.P. January Term, 2012 No. 00880 \$76,806.48 Phelan Hallinan Diamond & Jones, LLP

1512-705

1633 North 59th Street 19151-3939 4th wd. 2030 Sq Ft OPA#043307200 Improvements: Residential Property
TERESA M. MILLER C.P. July Term, 2012 No. 02851 \$36,589.92 Phelan Hallinan Diamond & Jones, LLP

1512-710

1211 Faunce Street 19111-2720 56th wd. 2616 Sq Ft OPA#561401200 Improvements: Residential Property
DONNA MARIE GARVIN AND DANIEL GARVIN C.P. March Term, 2015 No. 00480 \$113,847.05 Phelan Hallinan Diamond & Jones, LLP

1512-715

5313 Walnut Street 19139 60th wd. 1186 Sq Ft BRT#603023300 Improvements: Residential Dwelling
ARNETT ARTHUR WOODALL C.P. February Term, 2015 No. 02186 \$96,440.43 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1512-718

11733 Millbrook Road 19154-3617 66th wd. 1997 Sq Ft OPA#662235000 Improvements: Residential Property
AMY CROMPTON AND KURT LEWIS SMITH C.P. December Term, 2014 No. 03639 \$147,853.81 Phelan Hallinan Diamond & Jones, LLP

1512-723

1229 Parrish Street 19123-1814 14th wd. 2652 Sq Ft OPA#141383110 Improvements: Residential Property
CLAYBOURNE WATKINS IN HIS CAPACITY AS HEIR OF JOCELYN CLICK, DECEASED; TASHANDA WATKINS, IN HER CAPACITY AS HEIR OF JOCELYN CLICK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOCELYN CLICK, DECEASED C.P. January Term, 2015 No. 00931 \$205,163.09 Phelan Hallinan Diamond & Jones, LLP

1512-729

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

1512-732

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

1512-734

5765 East Wister Street 19138 17th wd. 979 Sq Ft PRCL#87-1-5231-30 Improvements: Two-story Brick Store
KEVIN M. HUDSON AND BEVERLY

SHERIFF'S SALE

HUDSON C.P. June Term, 2015 No. 00572 \$113,326.71 + costs and interests Diane E. Vuocolo, Esq. and Michael A. Suleta, Esq.; Greenberg Traurig, LLP

1512-740

4224 Neilson Street 19124-4922 33rd wd. 930 Sq Ft OPA#332523600 Improvements: Residential Property
JOHN M. THOMAS A/K/A JOHN MICHAEL THOMAS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF HERTA W. THOMAS C.P. September Term, 2014 No. 03555 \$27,313.36 Phelan Hallinan Diamond & Jones, LLP

1512-744

4019 Greeby Street 19135-2514 55th wd. 975 Sq Ft OPA#552121500 Improvements: Residential Property
DONALD A. FRANKENBERGER AND GS HOMES, INC. C.P. September Term, 2014 No. 03556 \$130,071.34 Phelan Hallinan Diamond & Jones, LLP

1512-745

4101 Stirling Street 19135-3025 55th wd. 1307 Sq Ft OPA#552052500 Improvements: Residential Property
WILLIAM VY C.P. March Term, 2015 No. 03950 \$94,392.12 Phelan Hallinan Diamond & Jones, LLP

1512-746A-H

1727 North 33rd Street - Premises A - 19121 32nd wd. On the Northeast corner of 33rd Street and Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324208700 Improvements: Commercial Property

1731 North 33rd Street - Premises B - 19121 32nd wd. (formerly part of the 29th wd.) On the East side of 33rd Street, 32 ft North side of Clifford St; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324208900 Improvements: Commercial Property

1733 North 33rd Street - Premises C - 19121 32nd wd. On the East Side of 33rd Street, 48 ft North Side of Clifford Street; Front: 16 ft, Depth 86 ft; 1376 Sq Ft OPA#324209000 Improvements: Commercial Property

1741 North 33rd Street - Premises D - 19121 32nd wd. On the East Side of 33rd Street, 110 ft North Side of Clifford Street; Front: 15 ft, Depth: 86 ft; 1290 Sq Ft OPA#324209400 Improvements: Commercial Property

1747 North 33rd Street - Premises E - 19121 32nd wd. (formerly part of the 29th wd.) On the East Side of 33rd Street, 156 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324209700 Improvements: Commercial Property

1749 North 33rd Street - Premises F - 19121 32nd wd. (formerly part of the 29th wd.) On the East Side of 33rd Street, 172 ft North side of Clifford Street; Front: 16 ft, Depth: 88 ft; 1376 Sq Ft OPA#324209800 Improvements: Commercial Property

1751 North 33rd Street - Premises G - 19121 32nd wd. (formerly part of the 29th wd.) On the East Side of 33rd Street, 188 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324209900 Improvements: Commercial Property

1753 North 33rd Street - Premises H - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1755 North 33rd Street - Premises I - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1757 North 33rd Street - Premises J - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1759 North 33rd Street - Premises K - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1761 North 33rd Street - Premises L - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1763 North 33rd Street - Premises M - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1765 North 33rd Street - Premises N - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1767 North 33rd Street - Premises O - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1769 North 33rd Street - Premises P - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1771 North 33rd Street - Premises Q - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

1773 North 33rd Street - Premises R - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property

SHERIFF'S SALE

00931 \$97,072.72 Milstead & Associates, LLC

1601-304

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

1601-305

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

1601-306

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

1601-318

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

1601-323

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

1601-324

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

1601-326

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

1601-328

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

1601-331

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

1601-334

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

1601-335

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

1601-336

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

1601-337

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

1601-338

6549 Vandike Street 19135 41st wd. 1056 Sq Ft BRT#411350300 Improvements: Residential Property
JOSEF BANIN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL

SHERIFF'S SALE

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NINEL BANIN, DECEASED C.P. May Term, 2015 No. 03373 \$69,151.05 Shapiro & DeNardo, LLC

1601-342

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

1601-343

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

1601-346

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

1601-350

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

1601-351

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

1601-353

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

1601-357

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

1601-358

4421 Knorr Street 19135 55th wd. 1694 Sq Ft BRT#552162900 Improvements

SHERIFF'S SALE

1601-374

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 ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. July Term, 2008 No. 02738 \$167,156.68 McCabe, Weisberg & Conway, P.C.

1601-376

1127 Kimbal Street 19147 2nd wd. 672 Sq Ft BRT#021106900 Improvements: Row 2 Sty Masonry
JOY BOSTIC C.P. August Term, 2014 No. 00896 \$256,922.97 Milstead & Associates, LLC

1601-377

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

1601-390

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

1601-393

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

1601-394

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

1601-398

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

1601-399

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

1601-400

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

1601-404

1512 Green Street, Apt 3 19130 88th wd. 638 Sq Ft BRT#888100433 Improvements: Residential Real Estate
ANTHONY MCNEILL C.P. August Term, 2015 No. 01149 \$113,943.29 Stern & Eisenberg, P.C.

1601-408

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

1601-409

8661 Williams Avenue 19150 50th wd. Of the Northeastly corner of Williams Avenue and Ivy Hill Road; Width: 60 ft; Depth: 90'11/4" to a driveway OPA#502282200 Subject To Rent Tenant occupied Improvements: Residential Dwelling
LYNNETTE MCMICHAEL AND MARK V. HAIRE C.P. October Term, 2015 No. 1400 \$70,000.00 James McGarrity, Esq.

1601-413

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

1601-415

610 Brill Street 19120 35th wd. 900 Sq Ft BRT#351170500 Improvements: Residential Real Estate

SHERIFF'S SALE

DELROSE IRVING AND GERSHAM SPENCER C.P. May Term, 2015 No. 01288 \$51,327.68 Stern & Eisenberg, P.C.

1601-416

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

1601-417

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

1601-419

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

1601-420

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

1601-421

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

1601-429

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

1601-431

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

1601-434

177 East Street 19127 21st wd. 2548.8 Sq Ft OPA#211030125 Improvements: Row 2sty Masonry
DOUGLAS FINANCIAL INDUSTRIES, INC C.P. February Term, 2012 No. 03314 \$191,707.47 together with interest at the per diem rate of \$41.08 accruing after May 14, 2012 Frank G. Murphy, Esq.

1601-436

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

1601-438

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

1601-441

238 Earlham Terrace a/k/a 238 West Earlham Street 19144 12th wd. 1667 Sq Ft BRT#12-4046800 Improvements: Residential Dwelling
IVIN STATON C.P. June Term, 2015 No. 01732 \$99,072.25 Udren Law Offices, P.C.

1601-442

3335 Vista Street 19136 64th wd. 1608.33 Sq Ft BRT#64-2-161400 Improvements: Residential Dwelling
STEPHEN NOWAK C.P. December Term, 2014 No. 03911 \$151,748.99 Udren Law Offices, P.C.

1601-444

7601 Crittenden Street #B3 19118 9th wd. Unit Property known named and identified in the Declaration referred to as "The Cobblestones at Chestnut Hill Condominium" BRT#888200514 Improvements: Condominium Unit
DARIEN W. HOLLOMAN, SR C.P. July Term, 2014 No. 002469 \$282,119.64 Stephen M. Hladik, Esq.

1601-445

3071 Memphis Street 19134 25th wd. 949 Sq Ft BRT#251495400 Improvements: Residential Property
BRYANNA NATAL C.P. November Term, 2014 No. 00135 \$57,227.45 KML Law Group, P.C.

SHERIFF'S SALE

1601-448

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

1601-455

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

1601-458

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

1601-463

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

1601-464

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

1601-467

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

1601-475

1832 Pear Street 19124 23rd wd. 1182 Sq Ft BRT#232083600 Improvements: Residential Property
ESTATE OF HILLS, MARGARET AND UNKNOWN HEIRS C.P. May Term, 2014 No. 00931 \$33,536.23 KML Law Group, P.C.

1601-478

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

1601-481

2016 East Venango Street 19134-2122 45th wd. 1088 Sq Ft OPA#452145950 Improvements: Residential Property
JENNIFER HORAN, IN HER CAPACITY AS HEIR OF HENRY A. PELL, DECEASED; TRACY TLILI, IN CAPACITY AS HEIR OF HENRY A. PELL, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRY A. PELL, DECEASED C.P. April Term, 2013 No. 04164 \$81,639.08 Phelan Hallinan Diamond & Jones, LLP

1601-489

1247 Hellerman Street 19111-5528 53rd wd. 1224 Sq Ft OPA#531134000 Improvements: Residential Property
REGINA ROANE AND KIA HAILEY C.P. May Term, 2013 No. 02768 \$63,803.49 Phelan Hallinan Diamond & Jones, LLP

1601-492

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

1601-493

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

1601-500

436 West Winona Street, a/k/a 436 Winona

SHERIFF'S SALE

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

1601-501

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

1601-506

936 East Sedgwick Street 19150-3518 50th wd. 1720 Sq Ft OPA#502427700 Improvements: Residential Property
CHANDRA D. THOMAS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF IDLEWIG H. THOMAS; DIONNE MAY KNABER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF IDLEWIG H. THOMAS C.P. August Term, 2015 No. 00569 \$163,324.51 Phelan Hallinan Diamond & Jones, LLP

1601-507

10726 Philcrest Road 19154-4031 66th wd. 1386 Sq Ft OPA#662072267 Improvements: Residential Property
PAUL W. WINTER, JR. AND RACHEL WINTER C.P. September Term, 2014 No. 03305 \$100,034.42 Phelan Hallinan Diamond & Jones, LLP

1601-509

1319 Blavis Street 19140 49th wd. Situate on the North side of Blavis St (60' wide) at the distance of 169'2-1/8" Westward from the West side of Old York Rd OPA#491002600 Improvements: Row 2sty Masonry
JAMES L. NELSON, SR AND SHERYL ALEXANDER C.P. May Term, 2015 No. 00721 \$76,306.93 Richard J. Nalbandian, III

1601-512

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

1601-513

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

1601-523

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

1601-524

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

1601-525

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

1601-529

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

1601-536

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

1601-542

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

SHERIFF'S SALE

1601-547

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

1601-551

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

1601-557

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

1601-559

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

1601-561

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

1601-564

6647 Edmund Street 19135 41st wd. 1260 Sq Ft BRT#411415900 Improvements: Residential Real Estate
DIANA GOZALEZ C.P. May Term, 2015 No. 00252 \$113,976.16 Stern & Eisenberg, P.C.

1601-567

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

1601-568

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

1601-570

1169 Passmore Street 19111 53rd wd. ROW B/GAR 2STY MASONRY; 1278 Sq Ft BRT#531131000 Improvements: Residential Dwelling
SUSAN MARLENE SHAPIRO, KNOWN SURVIVING HEIR OF ZELDA COHN; UNKNOWN SURVIVING HEIR OF ZELDA COHN AND ROBERT COHN, KNOWN SURVIVING HEIR OF ZELDA COHN C.P. May Term, 2015 No. 00506 \$141,416.84 McCabe, Weisberg & Conway, P.C.

1601-572

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

SHERIFF'S SALE

Term, 2014 No. 02318 \$54,519.92 KML Law Group, P.C.

1601-584

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

1601-589

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

1601-592

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

1601-608

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

1601-611

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

1601-613

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

1601-615

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

1601-620

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

1601-621

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

1601-623

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

1601-625

4709 Wallace Place 19139 6th wd. ROW B/GAR 2STY MASONRY; 1408 Sq Ft BRT#061103006 Subject to Mortgage Improvements: Residential Dwelling
MARSHA E. BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; DAVID BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; JULIA J. BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; LAVERNE BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF NAMON BROWN, DECEASED MORTGAGOR AND

SHERIFF'S SALE

REAL OWNER C.P. October Term, 2013 No. 00273 \$87,648.35 McCabe, Weisberg & Conway, P.C.

1601-626

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

1601-627

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

1601-629

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

1601-630

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

1601-634

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

1601-637

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

1601-640

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

1601-643

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

1601-656

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

1601-667

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

1601-673

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

1601-675

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

SHERIFF'S SALE

Group, P.C.

1601-677

7110 Vandike Street 19135 65th wd. 1500 Sq Ft BRT#651267100 Improvements: Residential Property
GISELLE ROSA C.P. April Term, 2015 No. 03107 \$112,862.25 KML Law Group, P.C.

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

1602-301

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

1602-304

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

1602-305

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

1602-306

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

1602-307

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

1602-316

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

1602-331

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

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

1602-344

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

1602-357

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

1602-367

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

1602-368

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

SHERIFF'S SALE

1602-386

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

1602-388

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

1602-391

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

1602-401

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

1602-406

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

1602-407

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

1602-417

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

1602-418

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

1602-422

433 West Bringham Street 19144-4601 12th wd. 2412 Sq Ft OPA#123112700 Improvements: Residential Property
JAZY STROMAN; JANICE HICKSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BESSIE WALLACE; JANICE HICKSON, IN HER CAPACITY AS HEIR OF REGINALD M. WALLACE A/K/A REGINALD M. WALLACE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BESSIE WALLACE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER REGINALD M. WALLACE A/K/A REGINALD M. WALLACE, DECEASED C.P. March Term, 2015 No. 02111 \$128,103.27 Phelan Hallinan Diamond & Jones, LLP

1602-435

6650 Blakemore Street 19119 22nd wd. Beginning Point: Beginning at a point on the Southwesterly side of Blakemore St (50 ft wide) at the distance of 134'3-5/8" Northwestwardly measured along the said Southwesterly side

SHERIFF'S SALE

of Blakemore St from the Northwesterly side of Hortter St (50 ft wide) BRT#221285800 Subject to Mortgage Improvements: Row B/ gar 2sty Masonry
JOSEPH D. JOHNSON, JR. C.P. January Term, 2012 No. 02040 \$189,458.28 Richard J. Nalbandian, III, Esq.

1602-444

5628 Nelson Street 19138 12th wd. 1138.08 Sq Ft BRT#122256500; LOT AND BLOCK #86N4-131 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ERNEST WILLIAMS A/K/A ERNEST WILLIAMS, SR., DECEASED C.P. December Term, 2013 No. 00214 \$58,377.87 Powers, Kirn & Associates, LLC

1602-445

1517 South 32nd Street 19146 36th wd. 767.40 Sq Ft BRT#364460100 Improvements: Residential Real Estate
OSMAN BARRIE C.P. August Term, 2015 No. 03910 \$84,346.00 Stern & Eisenberg P.C.

1602-447

6516 Saybrook Avenue 19142 40th wd. 1044 Sq Ft BRT#403156300 Improvements: Residential Property
RICHARD DEREFF C.P. December Term, 2014 No. 001740 \$12,436.75 Shapiro & DeNardo, LLC

1602-460

4938 Penn Street 19124 23rd wd. 5342.73 Sq Ft BRT#234292600 Improvements: Residential Property
COLLEEN SCOTT-JENKINS, ADMINISTRATRIX OF THE ESTATE OF STEVEN B. JENKINS, DECEASED C.P. August Term, 2013 No. 001402 \$215,322.26 Shapiro & DeNardo, LLC

1602-491

12149 Aster Street 19154 66th wd. 4615 Sq Ft BRT#663200200 Improvements: Residential Property
DAWN KOBER A/K/A DAWN M. KOBER AND RONALD J. WRIGHT C.P. June Term, 2015 No. 00369 \$201,372.25 KML Law Group, P.C.

1602-526

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

1602-532

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

1602-542

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

1602-573

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

1602-574

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

1602-580

1828 Federal Street 19146 36th wd. ROW 3STY MASONRY; 1440 Sq Ft BRT#361038800

SHERIFF'S SALE

Improvements: Residential Dwelling

BRUCE G. STENBERG, II C.P. August Term, 2013 No. 01920 \$256,555.27 McCabe, Weisberg, & Conway, P.C.

1602-582A-D

2nd wd. (1301 Federal Street – Premises A – 19147) 18'x52' OPA#021252700 Subject to Mortgage Subject to Rent Improvements: Row Con/apt 3 Sty Mason

23rd wd. (4750 Frankford Avenue – Premises B – 19124) Approximate size: 17'x85'8" OPA#871110050 Subject to Rent Improvements: Sty Off + Apt 3 Sty Masonry

39th wd. (2140 South 8th Street – Premises C – 19148) Approximate size: 16'x65' OPA#393255200 Subject to Mortgage Improvements: Row 2 Sty Masonry

23rd wd. (4655-4661 Paul Street – Premises D – 19124) Approximate size: 61'x89' OPA#0882966800 Subject to Rent Improvements: Store 1 Sty Masonry

BIK YANG LAU C.P. June Term, 2008 No. 04947 \$125,000.00 Drew Salaman, Esq.

1602-589A-C

4324 Main Street – Premises A – 19127 21st wd. 1974.56 Sq Ft OPA#871274800 Improvements: Row W/off Str 2sty Masonry

4326 Main Street – Premises B – 19127 21st wd. 5429 Sq Ft OPA#871019250 Improvements: Str/off+apts 3sty Masonry

4328 Main Street – Premises C – 19127 21st wd. 4893.81 Sq Ft OPA#871274850 Improvements: Row W-off/str 2sty Masonry

4326 MAIN STREET, L.P. C.P. April Term, 2010 No. 01278 \$1132077.87 together with interest at the per diem rate of \$178.70 accruing after March 5, 2014 Frank G. Murphy, Esq.

1602-591

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

1602-594

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

1602-595

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

1602-603

5937 Tackawanna Street 19135 62nd wd. On Southeastly side of Tackawanna St 103'6" Southwestwardly from the Southwestly side of Comly St; Front: 30'1-1/8", Depth: Irregular BRT#622323000 Improvements: Single Family Residence

HOWARD Q. WALKER, SR. A/K/A HOWARD Q. WALKER AND JACQUELINE WALKER C.P. July Term, 2014 No. 002492 \$195,755.49 Stephen M. Hladik, Esq.

1602-605

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

1602-606

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

1602-607

5148 Bingham Street 19120 42nd wd. On Northwesterly side of Bingham St 95'9" Southwestwardly from the Southwestly side of Ashdale St; Front: irregular, Depth: irregular BRT#421495000 Improvements: Single Family Residence

JIA QING HUANG C.P. September Term, 2014 No. 02494 \$82,900.57 Stephen M. Hladik, Esq.

1602-608

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

SHERIFF'S SALE

1602-610

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

1602-611

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

1602-612

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

1602-613

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

1602-615

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

1602-616

5742 Filbert Street 19139 4th wd. 930 Sq Ft BRT#042016100 Improvements: Residential Property FELICIA BASKERVILLE A/K/A FELICIA L. BASKERVILLE C.P. February Term, 2015 No. 01137 \$29,386.29 KML Law Group, P.C.

1602-617

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

1602-618

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

1602-619

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

1602-620

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

1602-621

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

1602-623

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

SHERIFF'S SALE

1602-625

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

1602-626

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

1602-627

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

1602-629

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

1602-633

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

1602-642

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

1602-644

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

1602-665

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

1602-666

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

1602-670

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

1602-680

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

1602-682

3129 North Patton Street 19132 38th wd. Beginning Point: Situate on the Easterly Side of Patton St at the distance of 200' Southwardly from the Southerly Side of Allegheny Ave BRT#382172200 Improvements: Row 2 Story

SHERIFF'S SALE

Masonry

DARRELL DORSEY C.P. August Term, 2015 No. 04379 \$43,326.27 Richard J. Nalbandian, III, Esq.

1602-685

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

1602-692

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

1602-694

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

1602-698

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

1602-704

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

1602-706

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

1602-716

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

1602-723A-B

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

SHERIFF'S SALE OF TUESDAY, MARCH 1, 2016

1603-301

4243 Salem Street 19124 23rd wd. On S. side of Salem St 346' 7/8" N. from N. side

SHERIFF'S SALE

of Womrath St.; Front: 18' Depth: 97' 4-5/8" BRT#232506400 MIGUEL SORIANO AND KIYOMI SORIANO C.P. October Term, 2015 No. 000035 \$46,990.47 John J. Kelly, Jr.

1603-302

1513 Elbridge Street 19149 54th wd. (formerly of the 35th wd.) 1996 Sq Ft BRT#541115200 Improvements: Residential Property MARIE ENIDE ST. ALBORD C.P. March Term, 2014 No. 03576 \$134,485.02 KML Law Group, P.C.

1603-303

5317 West Girard Avenue 19131 44th wd. 2288 Sq Ft BRT#442092500 Improvements: Residential Property LIONEL DUNBAR C.P. May Term, 2013 No. 02372 \$124,475.19 KML Law Group, P.C.

1603-304

2536 South Bellford Street a/k/a 2536 Bellford Street 19153 40th wd. 1141 Sq Ft BRT#404147000 Improvements: Residential Property AISHA M. SMALL A/K/A AISHA M. SMALLS C.P. November Term, 2014 No. 00880 \$91,394.46 KML Law Group, P.C.

1603-305

2053 East Pacific Street 19134 45th wd. 662 Sq Ft BRT#452175500 Improvements: Residential Property ROLANDO GONZALEZ C.P. July Term, 2015 No. 02306 \$58,562.76 KML Law Group, P.C.

1603-306

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

1603-308

5243 Westford Road 19120 42nd wd. 1496 Sq Ft BRT#421408700 Improvements: Residential Property SADIE PEREZ C.P. August Term, 2011 No. 03915 \$101,399.76 KML Law Group, P.C.

1603-309

131 North Robinson Street 19139 34th wd. 927 Sq Ft BRT#341168300 Improvements: Residential Property STEPHEN A. CHAPMAN A/K/A STEVEN CHAPMAN C.P. October Term, 2014 No. 03003 \$63,797.26 KML Law Group, P.C.

1603-310

4929 North 13th Street a/k/a 4929 13th Street 19141-3501 49th wd. 2496 Sq Ft OPA#491506600 Improvements: Residential Property FARUQ I. ROBINSON A/K/A FARUQ ROBINSON C.P. May Term, 2015 No. 02699 \$46,902.82 Phelan Hallinan Diamond & Jones, LLP

1603-311

1825 North Hancock Street 19122 18th wd. 1044 Sq Ft BRT#183096800 Improvements: Condo Home GERMAN GONZALEZ C.P. January Term, 2015 No. 02471 \$91,415.23 Richard M. Squire & Associates, LLC

1603-312

2544 North 11th Street 19133 37th wd. 1032.98 BRT#371195700 Improvements: Row 2 Sty Masonry SHAWN MOORE C.P. May Term, 2014 No. 00292 \$93,613.19 Milstead & Associates, LLC

1603-313

5826 Baynton Street a/k/a 5826 Bayfon Street 19144 54th wd. 1521.2 Sq Ft BRT#591184600 Improvements: Row 2sty Masonry JACOB STEPANSKY C.P. June Term, 2014 No. 02370 \$81,030.89 Milstead & Associates, LLC

1603-314

2522 South Rosewood Street 19145-4631 26th wd. 1044 Sq Ft OPA#261108600 Improvements: Residential Property CATHERINE M. BUONFIGLIO C.P. April Term, 2015 No. 02819 \$133,617.49 Phelan Hallinan Diamond & Jones, LLP

1603-315

SHERIFF'S SALE

\$104,276.88 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1603-317

2750 North 46th Street 19131-1529 52nd wd. 1578 Sq Ft OPA#521231900 Improvements: Residential Property
MARISA S. BARNES-HOPKINS C.P. March Term, 2013 No. 04323 \$139,798.71 Phelan Hallinan Diamond & Jones, LLP

1603-318

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 \$166,280.94 Phelan Hallinan Diamond & Jones, LLP

1603-319

4447 North 7th Street 19140 43rd wd. 1140 Sq Ft OPA#43-3309900 Improvements: Residential Property
JAMES Q. HICKSON C.P. June Term, 2014 No. 04141 \$34,374.89 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-320

204 Lockart Lane 19116 58th wd. 2807 Sq Ft OPA#58-2137500 Improvements: Residential Property
JOHN B. PRIADKA C.P. December Term, 2014 No. 00167 \$244,604.86 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1603-321

3432 Indian Queen Lane 19129-1521 38th wd. 980 Sq Ft OPA#382071900 Improvements: Residential Property
KEVIN MACDONALD C.P. March Term, 2015 No. 02836 \$216,295.07 Phelan Hallinan Diamond & Jones, LLP

1603-322

4731 Van Kirk Street 19135-4114 41st wd. 2610 Sq Ft OPA#411099400 Improvements: Residential Property
RICHARD J. YOUNG, SR. A/K/A RICHARD J. YOUNG C.P. September Term, 2015 No. 01185 \$206,683.90 Phelan Hallinan Diamond & Jones, LLP

1603-323

2123 Lambert Street a/k/a 2123 South Lambert Street 19145-3503 48th wd. 1064 Sq Ft OPA#481347600 Improvements: Residential Property
LESLEY BANKS C.P. July Term, 2015 No. 03756 \$102,175.77 Phelan Hallinan Diamond & Jones, LLP

1603-324

2727 South 71st Street 19153-2401 40th wd. 960 Sq Ft OPA#406168800 Improvements: Residential Property
CELESTE MAPP C.P. March Term, 2015 No. 00268 \$79,627.38 Phelan Hallinan Diamond & Jones, LLP

1603-325

2718 Mower Street 19152-2107 57th wd. 1584 Sq Ft OPA#571098000 Improvements: Residential Property
GLORIA I. MOYETT C.P. April Term, 2015 No. 01038 \$158,532.77 Phelan Hallinan Diamond & Jones, LLP

1603-326

6302 North 13th Street 19141 49th wd. 3840 Sq Ft BRT#493222200 Improvements: Residential Real Estate
DEBORAH SMITH C.P. April Term, 2014 No. 00604 \$117,426.45 Stern & Eisenberg P.C.

1603-327

6744 Guyer Avenue 19142 7th wd. 1105 Sq Ft BRT#406327300 Improvements: Residential Dwelling
MARY ANN BYRD C.P. October Term, 2011 No. 00171 \$84,313.53 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1603-328

6019 Carpenter Street 19143 3rd wd. 2373.8 Sq Ft BRT#033083200 Improvements: Residential Dwelling
FATIMA HASAN C.P. October Term, 2015 No. 00627 \$103,540.42 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1603-329

1549 South Garnet Street 19146-4627 36th wd. 996 Sq Ft OPA#363219900 Improvements: Residential Property
EDWARD J. O'FLYNN C.P. June Term, 2015 No. 00044 \$44,869.12 Phelan Hallinan Diamond & Jones, LLP

1603-330

2512 South Robinson Street 19142-

SHERIFF'S SALE

3522 40th wd. 960 Sq Ft OPA#402092900 Improvements: Residential Property
EARL STUMP C.P. November Term, 2014 No. 02548 \$11,587.73 Phelan Hallinan Diamond & Jones, LLP

1603-331

5967 Chester Avenue 19143-5517 40th wd. 1380 Sq Ft OPA#401118800 Improvements: Residential Property
CRAIG A. WILSON AND HAZEL L. WILSON C.P. March Term, 2015 No. 00558 \$72,233.21 Phelan Hallinan Diamond & Jones, LLP

1603-332

5311 Castor Avenue 19124-1022 23rd wd. 2280 Sq Ft OPA#234195000 Improvements: Residential Property
RONALD E. ELLIS A/K/A RONALD ELLIS AND DEANNA D. ALEXANDER A/K/A DEANNA ALEXANDER C.P. March Term, 2014 No. 01228 \$366,408.90 Phelan Hallinan Diamond & Jones, LLP

1603-333

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

1603-334

204 North 62nd Street 19139-1144 34th wd. 1051 Sq Ft OPA#341225900 Improvements: Residential Property
ROSALIND SMITH C.P. June Term, 2014 No. 04127 \$72,149.29 Phelan Hallinan Diamond & Jones, LLP

1603-335

4323 North 9th Street 19140-2226 43rd wd. 1110 Sq Ft OPA#433394400 Improvements: Residential Property
JOSE FERNANDO SANCHEZ C.P. November Term, 2008 No. 02489 \$38,903.47 Phelan Hallinan Diamond & Jones, LLP

1603-336

2613 Wharton Street 19146 6th wd. 760 Sq Ft BRT#362073000 Improvements: Residential Dwelling
TAUHEED R. BROWNING AND GREGORY JOHNSON C.P. August Term, 2015 No. 01514 \$71,576.41 Udren Law Offices, P.C.

1603-337

6639 Leeds Street 19151 34th wd. 968 Sq Ft BRT#34-4-0369-00 Improvements: Residential Dwelling
ARLENE YOUNG C.P. April Term, 2013 No. 05067 \$71,244.44 Udren Law Offices, P.C.

1603-338

5938 North 11th Street 19141 49th wd. 6720 Sq Ft OPA#49-3076300 Improvements: Residential Property
MARQUITA MCCARTER C.P. January Term, 2012 No. 00714 \$160,806.59 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1603-339

7235 Jackson Street 19135-1220 41st wd. 1188 Sq Ft OPA#412324500 Improvements: Residential Property
LINDA HIGGINS, IN HER CAPACITY AS HEIR OF REGINA M. NIKLAUSKI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER REGINA M. NIKLAUSKI, DECEASED C.P. May Term, 2015 No. 00540 \$47,243.40 Phelan Hallinan Diamond & Jones, LLP

1603-340

6329 Gardenia Street 19144 59th wd. 1360 Sq Ft OPA#59-2229029 Improvements: Residential Property
KIMBERLY V. HENDERSON C.P. March Term, 2014 No. 04987 \$127,635.26 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1603-341

2645 Carroll Street 19142 40th wd. 1232 Sq Ft OPA#406105700 Improvements: Residential Property
HAROLD DELCHAM AND TERRIMAH A. DELCHAM C.P. April Term, 2011 No. 01849 \$91,435.80 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1603-342

2507 South 68th Street 19142 40th wd. 1112 Sq Ft OPA#40-6090800 Improvements: Residential Property
CHERIF HAIDARABEN C.P. March Term, 2014 No. 02180 \$106,967.93 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;

SHERIFF'S SALE

Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-343

3257 North Park Avenue 19140 43rd wd. 1500 Sq Ft OPA#43-1173000 Improvements: Residential Property
KNITWANZA DRAYTON C.P. December Term, 2013 No. 00211 \$67,445.36 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1603-344

2854 Sebring Road 19152-1650 57th wd. 1164 Sq Ft OPA#571058100 Improvements: Residential Property
PEGEGEE D. CRUZ A/K/A PEGEGEE D. PLACER AND FLORENDO A. GERMAN C.P. May Term, 2013 No. 01271 \$204,427.25 Phelan Hallinan Diamond & Jones, LLP

1603-345

1554 South 28th Street 19146 36th wd. 1696 Sq Ft OPA#36-4348400 Improvements: Residential Property
ALBERT MASTRANO A/K/A ALBERT M. MASTRANO AND ANTHONY MASTRANO C.P. April Term, 2014 No. 04078 \$105,077.09 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-346

5116 F Street 19124-3027 35th wd. 1260 Sq Ft OPA#351333700 Improvements: Residential Property
SUSANA CASTRO, IN HER CAPACITY AS HEIR OF MARVIN LANDAVERRY A/K/A MARVIN L. LANDAVERRY, SR., DECEASED; FIORELA LANDAVERRY, IN HER CAPACITY AS HEIR OF MARVIN LANDAVERRY A/K/A MARVIN L. LANDAVERRY, SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARVIN LANDAVERRY A/K/A MARVIN L. LANDAVERRY, SR., DECEASED C.P. June Term, 2015 No. 04432 \$79,339.11 Phelan Hallinan Diamond & Jones, LLP

1603-347

2613 South 71st Street 19142 40th wd. 1154 Sq Ft OPA#40-6166400 Improvements: Residential Property
AGNES COOPER C.P. March Term, 2012 No. 03928 \$88,657.81 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-348

7142 Walker Street 19135 41st wd. 1283 Sq Ft OPA#412269200 Improvements: Residential Property
JOHN D. URBACH AND MELISSA URBACH HERB C.P. September Term, 2013 No. 00014 \$136,731.21 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-349

700 West Champlost Avenue 19120 61st wd. 1491 Sq Ft OPA#612148800 Improvements: Residential Property
ROXANNE MORRE, CO-ADMINISTRATOR OF THE ESTATE OF THEODORE V. HAINES; SYLVIA BRYANT-OUTTARA, CO-ADMINISTRATOR OF THE ESTATE OF THEODORE HAINES C.P. June Term, 2013 No. 00813 \$89,437.85 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1603-350

130 West Manheim Street #32 19144 12th wd. 12852 Sq Ft OPA#12-3070000 Subject to Mortgage Improvements: Residential Property
BRENDA MIMS A/K/A BRENDA J. MIMS AND GREG MIMS C.P. July Term, 2014 No. 02268 \$184,708.68 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1603-351

1430 South Chadwick Street 19146 26th wd. 728 Sq Ft BRT#365179800 ANNA BELLE BROWN (DECEASED) C.P. June Term, 2014 No. 00914 \$206,230.02 Michael F.J. Romano, Esq.

1603-352

918 Foulkroad Street 19124 23rd wd. 3100 Sq Ft BRT#233033800 Improvements: Residential Real Estate

SHERIFF'S SALE

ONNIE LOCKWOOD-HARRISON C.P. May Term, 2015 No. 00350 \$225,275.88 Stern & Eisenberg P.C.

1603-353

5938 North 11th Street 19141 49th wd. 6720 Sq Ft OPA#49-3076300 Improvements: Residential Property
MARQUITA MCCARTER C.P. January Term, 2012 No. 00714 \$160,806.59 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1603-355

5929 Palmetto Street 19120 35th wd. 1064 Sq Ft BRT#352293700 Improvements: Residential Property
DANTE C. CORRADO AND JACQUELINE L. CORRADO C.P. August Term, 2015 No. 01005 \$48,087.93 Shapiro & DeNardo, LLC

1603-356

1955 73rd Avenue 19138 10th wd. 1092 Sq Ft BRT#10-1-3542-00 Improvements: Residential Property
JAMAAL BROWN C.P. August Term, 2015 No. 00370 \$94,388.35 Shapiro & DeNardo, LLC

1603-357

3112 Brighton Street 19149-2027 55th wd. 1166 Sq Ft OPA#551352200 Improvements: Residential Property
KENNETH SARZYNSKI C.P. February Term, 2013 No. 01601 \$156,681.36 Phelan Hallinan Diamond & Jones, LLP

1603-358

3049 Cedar Street 19134 25th wd. 1212 Sq Ft BRT#25-1-4241-00 Improvements: Residential Property
JAMES P. TRINDLE A/K/A JAMES P. TINDLE C.P. November Term, 2014 No. 001499 \$77,382.38 Shapiro & DeNardo, LLC

1603-359

5301 Euclid Street 19131-3210 52nd wd. 1440 Sq Ft OPA#521081900 Improvements: Residential Property
VERONICA H. WALKER C.P. January Term, 2015 No. 00153 \$79,455.58 Phelan Hallinan Diamond & Jones, LLP

1603-360

4325 Pilling Street 19124-3945 23rd wd. 1320 Sq Ft OPA#234242800 Improvements: Residential Property
JUANITA COLON C.P. April Term, 2015 No. 01919 \$68,942.72 Phelan Hallinan Diamond & Jones, LLP

1603-361

6910 Henley Street 19119-3414 22nd wd. 2125 Sq Ft OPA#223256600 Improvements: Residential Property
ROGER VAUGHN ASHODIAN C.P. December Term, 2007 No. 02971 \$115,663.28 Phelan Hallinan Diamond & Jones, LLP

1603-362

2444 West Cumberland Street 19132-4120 28th wd. 1626 Sq Ft OPA#281266300 Improvements: Residential Property
R. JERVAY ALUKO C.P. March Term, 2015 No. 02507 \$78,189.56 Phelan Hallinan Diamond & Jones, LLP

1603-363

5316 Lebanon Avenue 19131-3222 52nd wd. 1736 Sq Ft OPA#521135400 Improvements: Residential Property
JEANNETTE E. HENRY C.P. March Term, 2015 No. 04108 \$117,063.25 Phelan Hallinan Diamond & Jones, LLP

1603-364

4303 Oakmont Street 19136 65th wd. 1136 Sq Ft BRT#65-1-075300 Improvements: Residential Property
GREGORY DEININGER AND HANNAH DEININGER C.P. October Term, 2015 No. 02556 \$134,420.52 Shapiro & DeNardo, LLC

1603-365

2211 North 51st Street 19131-2309 52nd wd. On the East side of 51st St, 80.034' Northward from the Northerly side of Gianor Road; Front: 169.059' Depth: 168.404'; 9971 Sq Ft OPA#521274000 WILLIAM LACOMCHEK C.P. November Term, 2014 No. 01445 \$217,963.86 Louis P. Vitti, Esq.

1603-366

620 Rector Street a/k/a 620 East Rector Street 19128 21st wd. 5471.5 Sq Ft BRT#213140100 Improvements: Residential Dwelling
WILLIAM D. BUCCI C.P. September Term, 2013 No. 003785 \$560,976.34 Benjamin E. Witmer, Esq.

1603-367

6410 Belfield Avenue 19119 22nd wd. 1032 Sq Ft BRT#221243100 Improvements: Residential Property
ROSEANNA BAKER, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF BARBARA BAKER,

SHERIFF'S SALE

DECEASED; TRINA BAKER, KNOWN HEIR OF BARBARA BAKER, DECEASED; CARL BAKER, JR., KNOWN HEIR OF BARBARA BAKER, DECEASED OF THE ESTATE OF BARBARA BAKER, DECEASED C.P. June Term, 2015 No. 01336 \$59,253.70 Shapiro & DeNardo, LLC

1603-368

5045 Pulaski Avenue 19144-4111 13th wd. 3465 Sq Ft OPA#133115400 Improvements: Residential Property
STEVEN WOLFSON C.P. July Term, 2015 No. 02382 \$125,083.89 Phelan Hallinan Diamond & Jones, LLP

1603-369

312 East Walnut Lane 19144-1034 59th wd. 2985 Sq Ft OPA#592061500 Improvements: Residential Property
ELMER BAKER AND CYNTHIA BAKER C.P. February Term, 2014 No. 00847 \$207,972.34 Phelan Hallinan Diamond & Jones, LLP

1603-370

1967 72nd Avenue 19138 10th wd. 1080 Sq Ft BRT#101302200 Improvements: Residential Property
WHITNEY L. WILLIAMS C.P. October Term, 2015 No. 02585 \$105,024.41 Shapiro & DeNardo, LLC

1603-371

7402 Belden Street 19111-3814 56th wd. 1332 Sq Ft OPA#561172900 Improvements: Residential Property
SAM OL AND YANNARA SEN C.P. July Term, 2015 No. 02577 \$126,126.18 Phelan Hallinan Diamond & Jones, LLP

1603-372

1630 Murdoch Road 19150 50th wd. 1400 Sq Ft BRT#501504800 Improvements: Residential Property
EUGENE ADDERLY C.P. March Term, 2015 No. 003443 \$197,112.77 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1603-382
6543 Vandike Street 19135 41st wd. 1200 Sq Ft BRT#411350000 Improvements: Residential Property
 GEORGE JUBILEE C.P. July Term, 2013 No. 02045 \$111,844.66 KML Law Group, P.C.

1603-383
1503 North Redfield Street 19151 34th wd. 1420 Sq Ft BRT#342165200 Improvements: Residential Property
 ALIYA S. SMALL C.P. December Term, 2008 No. 00510 \$51,907.45 KML Law Group, P.C.

1603-384
4517 Hedge Street 19124-3719 23rd wd. 1447 Sq Ft BRT#232266000 Improvements: Residential Real Estate
 IRIS DAWKINS C.P. August Term, 2015 No. 01634 \$65,277.54 Stern & Eisenberg P.C.

1603-385
6141-1/2 Old York Road 19141-1933 17th wd. 2156 Sq Ft PRCL#172016912 Improvements: Residential Property
 HUGH HENRY, IN HIS CAPACITY AS HEIR OF DESRICK S. HENRY, DECEASED; AUDREY HENRY RHODAN, IN HER CAPACITY AS HEIR OF DESRICK S. HENRY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DESRICK S. HENRY, DECEASED C.P. July Term, 2015 No. 02188 \$147,003.76 Phelan Hallinan Diamond & Jones, LLP

1603-386
2059 Pickwick Street 19134 45th wd. 773 Sq Ft BRT#452181300 Improvements: Residential Property
 LEKISHA Y. HANDSOME A/K/A LEKISHA HANDSOME C.P. February Term, 2015 No. 00880 \$56,951.90 KML Law Group, P.C.

1603-387
1613 Merribrook Lane a/k/a 1613 Meribrook Lane 19151-2717 34th wd. 1120 Sq Ft OPA#343361300 Improvements: Residential Property
 STANLEY SMITH C.P. August Term, 2014 No. 02434 \$65,452.42 Phelan Hallinan Diamond & Jones, LLP

1603-388
8869 East Roosevelt Boulevard a/k/a 8869 Roosevelt Boulevard 19152-1311 57th wd. 1107 Sq Ft OPA#571163500 Improvements: Residential Property
 SEYMOUR LEINER C.P. May Term, 2015 No. 01173 \$118,604.88 Phelan Hallinan Diamond & Jones, LLP

1603-389
1634 North 57th Street 19131-3436 4th wd. 1120 Sq Ft OPA#043289400 Improvements: Residential Property
 ROY LEE COOK C.P. March Term, 2015 No. 01932 \$25,664.29 Phelan Hallinan Diamond & Jones, LLP

1603-390
4508-4510 Milnor Street a/k/a 4508 Milnor Street 19124-4120 23rd wd. 1548 Sq Ft OPA#231041000 Improvements: Residential Property
 LARRY NEWBERN C.P. November Term, 2014 No. 01462 \$161,599.22 Phelan Hallinan Diamond & Jones, LLP

1603-391A-B
3447 North Howard Street - Premises A - 19140 7th wd. (formerly part of the 33rd wd.) 1200 Sq Ft BRT#072037500 Improvements: Residential Real Estate
3445 North Howard Street - Premises B - 19140 7th wd. (formerly part of the 33rd wd.) 900 Sq Ft BRT#072037400 Improvements: Residential Real Estate
 JENNIFER LIZ APONTE C.P. July Term, 2015 No. 003770 \$84,773.73 Stern & Eisenberg P.C.

1603-392
6527 Frankford Avenue 19135 55th wd. Land Area: 1356 Sq Ft, Improvement Area: 1852 Sq Ft BRT#552209200 Subject to Mortgage
 6527 FRANKFORD AVENUE, LLC C.P. December Term, 2014 No. 1310 \$167,143.37 Jennifer Hiller Nimeroff, Esq.; Weir & Partners LLP

1603-393
1417 West Olney Avenue 19141 17th wd. 2002.24 Sq Ft BRT#17-1083900 Improvements: Residential Dwelling
 EMMANUEL USO C.P. October Term, 2015 No. 00963 \$59,948.49 Udren Law Offices, P.C.

1603-394
2823 Rawle Street 19149 55th wd. 1767.18 Sq Ft BRT#551174700 Improvements: Residential Dwelling
 JAMES J. HOLDEN, III C.P. February Term, 2015 No. 00223 \$126,573.65 Law Offices of Gregory Javardian, LLC

SHERIFF'S SALE

1603-395
5785 Nassau Road 19131 4th wd. 1422.06 Sq Ft BRT#043262100 Improvements: Residential Dwelling
 CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF SHEILA BLAND, DECEASED C.P. June Term, 2015 No. 03505 \$69,319.67 Law Offices of Gregory Javardian, LLC

1603-396
230 Tree Street 19148 39th wd. 742 Sq Ft OPA#391089500 Improvements: Residential Dwelling
 ALBERT HOWLETT C.P. January Term, 2014 No. 00790 \$165,229.55 Joseph R. Loverdi, Esq.

1603-397
843 Almond Street 19125 18th wd. 769.50 Sq Ft BRT#181415800 Improvements: Residential Dwelling
 ROBERT P. SNEDEKER C.P. February Term, 2015 No. 01463 \$145,639.37 Law Offices of Gregory Javardian, LLC

1603-398
4218 Stirling Street 19135 55th wd. 1272.39 Sq Ft BRT#552050000 Improvements: Residential Dwelling
 MICHELINE WOODS C.P. June Term, 2015 No. 03005 \$107,881.35 Law Offices of Gregory Javardian, LLC

1603-399
1621 Borbeck Avenue 19111 56th wd. 3165.85 Sq Ft BRT#77-8-7230-00 Improvements: Residential Dwelling
 KIRIL DOLGOPOLOV A/K/A KIRIL V. DOLGOPOLOV C.P. October Term, 2015 No. 00636 \$104,190.73 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1603-400
3126 West Berks Street 19121 32nd wd. 1120 Sq Ft BRT#323027700 Improvements: Residential Dwelling
 DEMA E BROWN A/K/A DAMAE BROWN A/K/A DE MAE BROWN C.P. April Term, 2013 No. 04711 \$59,208.75 Law Offices of Gregory Javardian, LLC

1603-401
6 Flagstaff Place 19115 63rd wd. 10636 Sq Ft BRT#632201400 Improvements: Residential Property
 BARKAT A. KHWAJA C.P. May Term, 2015 No. 01908 \$267,891.82 KML Law Group, P.C.

1603-402
2258 North Bouvier Street 19132 16th wd. 679.68 Sq Ft BRT#161229900 Subject to Mortgage Subject to Rent
 UNIQUE INVESTMENT SOLUTIONS, LLC C.P. May Term, 2015 No. 02262 \$374,746.44 Steven E. Angstreich, Esq.; Lauren N. Schwimmer, Esq.; Weir & Partners, LLP

1603-403
1872 Conlyn Street 19141-1222 17th wd. 1510 Sq Ft OPA#171133500 Improvements: Residential Property
 LEMAAR J. WILLIAMS A/K/A LAMAAR WILLIAMS C.P. September Term, 2015 No. 02069 \$85,670.32 Phelan Hallinan Diamond & Jones, LLP

1603-404
2825 West Montgomery Avenue 19121 32nd wd. 900 Sq Ft BRT#32-3002300; PRCL#15 N 13-54 Improvements: Residential Dwelling
 CHARLES A.J. HALPIN, III, ESQUIRE, AS ADMINISTRATOR OF THE ESTATE OF RONALD M. PETERS, DECEASED C.P. July Term, 2014 No. 02129 \$53,821.94 Powers, Kirn & Associates, LLC

1603-405
7634 Rugby Street 19150 10th wd. (formerly part of the 50th wd.) ROW B/GAR 2STY MASONRY; 1224 Sq Ft BRT#102464200 Improvements: Residential Dwelling
 DAVID PRIDGEN C.P. August Term, 2015 No. 01108 \$94,861.81 McCabe, Weisberg, & Conway, P.C.

1603-406
2016 East Cheltenham Avenue 19138 17th wd. 1832.37 Sq Ft BRT#171328100 Improvements: Residential Property
 ANDRE JENKINS C.P. May Term, 2015 No. 01155 \$86,139.15 Shapiro & DeNardo, LLC

1603-407
43 West Upsal Street 19119 22nd wd. 5829.62 Sq Ft BRT#223020600 Improvements: Residential Property
 SAUL BRADLEY AND ROBIN BRADLEY C.P. August Term, 2012 No. 3592 \$171,586.57 Shapiro & DeNardo, LLC

1603-408
7108 Guyer Avenue 19153 40th wd. 960 Sq Ft BRT#404352300 Improvements: Residential Property
 PATRICE A. PARKS C.P. January Term, 2012 No. 001684 \$99,004.52 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1603-409
8215 Craig Street 19136 64th wd. 2440.35 Sq Ft BRT#642069600 Improvements: Residential Property
 SEAN T. HAYES, ALEXIS ACEVEDO, MIGUEL MARRERO AND LUZ MARIE APONTE C.P. March Term, 2013 No. 02753 \$217,829.11 Shapiro & DeNardo, LLC

1603-410
1923 Brunner Street 19140 13th wd. 810 Sq Ft BRT#13-1-334500 Improvements: Residential Property
 AWILDA VILLAFANA C.P. April Term, 2015 No. 02442 \$57,048.46 Shapiro & DeNardo, LLC

1603-411
2952 Kensington Avenue 19134 33rd wd. On the Northwest side of Kensington Ave at a distance of 162' Southwest from the S. side of Indiana Ave; Front: Irregular, Depth: Irregular OPA#871147550 Subject to Mortgage Improvements: Single Family Residence
 RONALD D. KAISEN C.P. August Term, 2015 No. 01265 \$461,818.63 Stephen M. Hladik, Esq.

1603-412
300 Byberry Road, Apt 302 19116 58th wd. 936 Sq Ft BRT#888582307 Improvements: Residential Dwelling
 TERENCE MCMANUS A/K/A TERRY MCMANUS C.P. May Term, 2014 No. 01417 \$128,308.51 Law Offices of Gregory Javardian, LLC

1603-413
1820 Placid Street 19152 56th wd. 3277.5 Sq Ft BRT#562248300 Subject to Mortgage Improvements: Residential Dwelling
 SAMUEL KHEYFETS C.P. December Term, 2014 No. 03596 \$55,055.00 Law Offices of Gregory Javardian, LLC

1603-414
1444 North 76th Street 19151 34th wd. 3630 Sq Ft BRT#343309900 Improvements: Residential Property
 MELISSA BRINKLEY RAGAN AND CARNELL RAGAN C.P. July Term, 2015 No. 02135 \$75,955.36 KML Law Group, P.C.

1603-415
3700 Midvale Avenue 19129 38th wd. 1026 Sq Ft BRT#871175450 Improvements: Residential Property
 SOL YOUNG C.P. July Term, 2015 No. 01864 \$270,189.27 KML Law Group, P.C.

1603-416
2012 Larry Street 19142 40th wd. ROW 2 STY MASONRY; 900 Sq Ft BRT#403196700 Improvements: Residential Dwelling
 CAROLYN CHAPMAN AND WILLIAM H. CHAPMAN C.P. November Term, 2010 No. 04337 \$43,866.69 McCabe, Weisberg, & Conway, P.C.

1603-417
156 North Millick Street 19139 34th wd. 1016 Sq Ft BRT#341123700 Improvements: Residential Property
 CRYSTAL KENNEDY AS ADMINISTRATRIX OF THE ESTATE OF CATHERINE SLIGH, DECEASED C.P. July Term, 2015 No. 03487 \$105,170.54 KML Law Group, P.C.

1603-418
328 Cantrell Street 19148 39th wd. 656 Sq Ft BRT#392083900 Improvements: Residential Property
 JOHN UHL AND ROBERT JOHN UHL C.P. January Term, 2012 No. 00300 \$98,027.84 KML Law Group, P.C.

1603-419
2806 Edgemont Street 19134 25th wd. ROW 2 STY MASONRY; 582 Sq Ft BRT#251230700 Improvements: Residential Dwelling
 PATRICIA A. MEESIG, EXECUTRIX OF THE ESTATE OF PHYLLIS A. GLAUM, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2015 No. 01403 \$53,026.65 McCabe, Weisberg, & Conway, P.C.

1603-420
6829 Horrocks Street 19149 54th wd. 1460 Sq Ft BRT#542348800 Improvements: Residential Property
 ANDREW JOHNSON AND ROBERT J. JOHNSON C.P. July Term, 2015 No. 02634 \$34,275.76 KML Law Group, P.C.

1603-421
217 West Durand Street 19119 59th wd. 1600 Sq Ft BRT#223132400 Improvements: Residential Dwelling
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAMONA BARNES A/K/A RAMONA M. BARNES C.P. August Term, 2015 No. 01967 \$184,510.97 Udren Law Offices, P.C.

1603-422
175 East Walnut Park Drive 19120 61st wd. (formerly of the 50th wd.) 1600 Sq Ft BRT#611361400 Improvements: Residential Property

SHERIFF'S SALE

TORY HARRIS C.P. June Term, 2015 No. 01154 \$151,877.74 KML Law Group, P.C.

1603-423
1344 Robbins Street 19111 53rd wd. 1703 Sq Ft BRT#531041900 Improvements: Residential Dwelling
 ANDREA BULLOCK-BRYANT C.P. November Term, 2013 No. 01832 \$117,951.54 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1603-424
2529 North Douglas Street 19132 28th wd. ROW 2STY MASONRY; 1120 Sq Ft BRT#282220300 Improvements: Residential Dwelling
 SANDY ANTOINE C.P. August Term, 2015 No. 02524 \$94,042.26 McCabe, Weisberg, & Conway, P.C.

1603-425
3927 I Street 19124 33rd wd. 1346 Sq Ft BRT#332165800 Improvements: Residential Property
 MARIBEL ROSARIO AS ADMINISTRATRIX OF THE ESTATE OF FELIX R. SILVA, DECEASED C.P. July Term, 2015 No. 03000 \$72,238.85 KML Law Group, P.C.

1603-426
4632 James Street 19137-1104 45th wd. On the Northwesterly Side of James St., 227' Northwestwardly from the Northeasterly side of Orthodox St; Front: 20' Depth: 100' OPA#453408000
 JOHN APPENZELLER, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF GERALDINE CATHERINE RAGEN A/K/A GERALDINE C. RAGEN, DECEASED; PATRICK APPENZELLER, ANGELA BOGUE, JEREMY BOGUE, AND MICHAEL BOGUE C.P. August Term, 2011 No. 00168 \$133,803.59 Louis P. Vitti, Esq.

1603-427
1148 East Rittenhouse Street 19138-1805 59th wd. 1538 Sq Ft OPA#591119200 Improvements: Residential Property
 MARK MCGUIRE C.P. November Term, 2014 No. 02459 \$154,875.02 Phelan Hallinan Diamond & Jones, LLP

1603-428
4609 Tacony Street 19137 45th wd. 1246 Sq Ft BRT#45-3432300 Improvements: Residential Dwelling
 CONFE PAGAN AND VANESSA PAGAN C.P. October Term, 2015 No. 00962 \$120,610.16 Udren Law Offices, P.C.

1603-429
2131 West Dauphin Street 19132-4815 16th wd. 1944 Sq Ft OPA#162251700 Improvements: Residential Property
 BEVERLY BRYANT C.P. September Term, 2015 No. 00012 \$99,118.99 Phelan Hallinan Diamond & Jones, LLP

1603-430
5239 Pennsgrove Street 19131 44th wd. ROW B/GAR 2STY MASONRY; 1260 Sq Ft BRT#442066900 Improvements: Residential Dwelling
 IDA TISDALE C.P. June Term, 2015 No. 02233 \$70,851.80 McCabe, Weisberg, & Conway, P.C.

1603-431
3519 Englewood Street 19149-1613 55th wd. 1292 Sq Ft OPA#551506100 Improvements: Residential Property
 STEPHEN LONG C.P. February Term, 2013 No. 02174 \$183,676.53 Phelan Hallinan Diamond & Jones, LLP

1603-432
7016 Vandike Street 19135-1917 41st wd. 1280 Sq Ft OPA#412421700 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOY JENNINGS, DECEASED C.P. May Term, 2015 No. 01523 \$96,104.02 Phelan Hallinan Diamond & Jones, LLP

1603-433
5904 North Park Avenue 19141 49th wd. 1935 Sq Ft BRT#493238100 Improvements: Residential Property
 ROBERT J. LEE AND LINDA POWERS-LEE C.P. April Term, 2012 No. 01798 \$115,636.50 KML Law Group, P.C.

1603-434
607 Brill Street 19120-1709 35th wd. 1032 Sq Ft OPA#351179300 Improvements: Residential Property
 WILLIAM EMERY; JUDITH AGLIRA A/K/A JUDI AGLIRA, IN HER CAPACITY AS HEIR OF JOSEPHINE A. BROWN, DECEASED; MELIANE SCHNELL A/K/A MEANIE DONNELLY, IN HER CAPACITY AS HEIR OF JOSEPHINE A. BROWN, DECEASED; ADAM A. BROWN, IN HIS CAPACITY AS HEIR OF JOSEPHINE A. BROWN, DECEASED; ROBERT BROWN, IN HIS CAPACITY AS HEIR OF JOSEPHINE A. BROWN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL

SHERIFF'S SALE

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPHINE A. BROWN, DECEASED C.P. April Term, 2015 No. 03709 \$24,512.13 Phelan Hallinan Diamond & Jones, LLP

1603-435
2401 Pennsylvania Avenue., Unit #2A-10 19130 15th wd. RES.CONDO 5STY MASONRY; 825 Sq Ft BRT#888150431 Improvements: Condominium
 MICHAEL D. WARD C.P. June Term, 2008 No. 01626 \$215,848.40 McCabe, Weisberg, & Conway, P.C.

1603-436
3213 North 34th Street 19129 38th wd. 1280 Sq Ft BRT#382197500 Improvements: Residential Real Estate
 AHISHA T. HARRISON C.P. June Term, 2014 No. 002819 \$72,601.68 Stern & Eisenberg P.C.

1603-437
1031 South 53rd Street 19143-4109 51st wd. 1280 Sq Ft OPA#511043300 Improvements: Residential Property
 FRANCIENE L. HATCHER C.P. April Term, 2015 No. 02125 \$99,712.36 Phelan Hallinan Diamond & Jones, LLP

1603-438
9277 Angus Place 19114 57th wd. ROW B/GAR 2STY MASONRY; 1404 Sq Ft BRT#572197646 Improvements: Residential Dwelling
 MARIE B. LUTZ AND CLAUDIA PINTO C.P. July Term, 2011 No. 00645 \$142,146.79 McCabe, Weisberg, & Conway, P.C.

1603-439
1917 Conlyn Street 19141-1206 17th wd. 1197 Sq Ft OPA#171147600 Improvements: Residential Property
 KEENAN LAMBRIGHT C.P. December Term, 2014 No. 00211 \$96,079.11 Phelan Hallinan Diamond & Jones, LLP

1603-440
1144 East Phil Ellena Street 19150 50th wd. 1152 Sq Ft BRT#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

1603-441
410 Tasker Street 19148-1331 1st wd. 2076 Sq Ft OPA#011350100 Improvements: Residential Property
 ANTONNE M. JONES AND MADRENA JONES A/K/A MARDRENA JONES C.P. May Term, 2014 No. 01730 \$77,759.25 Phelan Hallinan Diamond & Jones, LLP

1603-442
6948 Keystone Street 19135 41st wd. DET 3 STY MASONRY; 2400 Sq Ft BRT#412461100 Improvements: Residential Dwelling
 LISA DEMARCO, KNOWN SURVIVING HEIR OF RICHARDA. REDWANOWSKI, SR.; JANICE E. REDWANOWSKI, KNOWN SURVIVING HEIR OF RICHARD A. REDWANOWSKI, SR.; UNKNOWN SURVIVING HEIRS OF RICHARD A. REDWANOWSKI, SR.; ANN E. REDWANOWSKI, KNOWN SURVIVING HEIR OF RICHARD A. REDWANOWSKI, SR. AND RICHARD A. REDWANOWSKI, JR.; KNOWN SURVIVING HEIR OF RICHARD REDWANOWSKI, SR. C.P. June Term, 2015 No. 01187 \$167,837.42 McCabe, Weisberg, & Conway, P.C.

1603-443
4200 North Reese Street 19140 43rd wd. STR/OFF+APT 2STY MASONRY; 1440 Sq Ft BRT#871568550 Improvements: Residential Dwelling
 LUCHY URENA C.P. August Term, 2015 No. 00377 \$64,297.40 McCabe, Weisberg, & Conway, P.C.

1603-444
10766 Helmer Drive 19154 66th wd. ROW B/GAR 2STY MAS+OTHER; 1520 Sq Ft BRT#662107100 Subject to Mortgage Improvements: Residential Dwelling
 CHEVON YOUNG C.P. April Term, 2011 No. 02240 \$153,990.77 McCabe, Weisberg, & Conway, P.C.

1603-445
8525 Bustleton Avenue 19152 56th wd. (formerly part of the 35th wd.) S/D W/B GAR 1 STY MASONRY; 1087 Sq Ft BRT#562389300 Improvements: Residential Dwelling
 GALINA GENDINA C.P. May Term, 2012 No. 02153 \$186,873.43 McCabe, Weisberg, & Conway, P.C.

1603-446
5215 North Hope Street 19120 42nd wd. ROW B/GAR 2STY MASONRY; 1204 Sq Ft BRT#422324500 Improvements: Residential Dwelling
 LINDA ROMAN, ADMINISTRATRIX OF THE ESTATE OF CHRISTOPHER L. ROMAN C.P. July Term, 2015 No. 01945 \$91,019.13 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1603-447

301 East Vernon Road 19119 22nd wd. SEMI DET 2STY MASONRY; 1350 Sq Ft BRT#222032200 Improvements: Residential Dwelling
KEVIN T. SMITH C.P. February Term, 2013 No. 00344 \$185,094.34 McCabe, Weisberg, & Conway, P.C.

1603-448

5014 Saul Street 19124 62nd wd. S/D W/D GAR 2.5 STY MASON; 1700 Sq Ft BRT#621443700 Improvements: Residential Dwelling
ETTA A. FEAGINS AND RUBEN FEAGINS C.P. March Term, 2015 No. 00543 \$229,768.79 McCabe, Weisberg, & Conway, P.C.

1603-449

2601 Pennsylvania Avenue Apt 1133 19130 15th wd. RES CONDO 5+ STY MASONRY; 1358 Sq Ft BRT#888073304 Improvements: Residential Dwelling
PATRICK A. GALLAGHER; MARY I. BRADLEY; THE UNITED STATES OF AMERICA C/O ATTORNEY GENERAL OF THE UNITED STATES C.P. May Term, 2014 No. 00726 \$398,353.74 McCabe, Weisberg, & Conway, P.C.

1603-450

7150 Hegerman Street 19135 65th wd. ROW 2 STY MASONRY; 1008 Sq Ft BRT#651277900 Improvements: Residential Dwelling
YISCHOR DOV FRIEDMAN A/K/A YISCHER DOV FRIEDMAN C.P. February Term, 2014 No. 01649 \$85,868.71 McCabe, Weisberg, & Conway, P.C.

1603-451

6925 North 19th Street 19126 10th wd. S/D W/B GAR 2STY MASONRY; 1728 Sq Ft BRT#101113100 Improvements: Residential Dwelling
ERNEST JENNINGS AND MAUDE JENNINGS C.P. July Term, 2015 No. 02616 \$132,206.84 McCabe, Weisberg, & Conway, P.C.

1603-452

6132 North 11th Street 19141-3318 49th wd. 1320 Sq Ft OPA#493080105 Improvements: Residential Property
TONYANNA L. SMITH A/K/A TONYONNA L. SMITH AND BRIAN NEIL SMITH C.P. August Term, 2013 No. 03244 \$60,379.76 Phelan Hallinan Diamond & Jones, LLP

1603-453

5949 North Leithgow Street 19120 42nd wd. ROW B/GAR 2STY MASONRY; 1280 Sq Ft BRT#612359700 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF GEORGE RALSTON AND TIMOTHY J. RALSTON, KNOWN SURVIVING HEIR OF GEORGE RALSTON C.P. May Term, 2015 No. 02113 \$99,287.87 McCabe, Weisberg, & Conway, P.C.

1603-454

3935 Donath Street 19140-2804 13th wd. 1320 Sq Ft OPA#131307400 Improvements: Residential Property
EDWARD W. CROWDER A/K/A EDWARD CROWDER, SR. C.P. July Term, 2012 No. 04090 \$61,596.84 Phelan Hallinan Diamond & Jones, LLP

1603-455

3029 North 35th Street 19132 38th wd. 1776 Sq Ft BRT#382204200 Improvements: Residential Real Estate
CHERYL GRIFFIN C.P. August Term, 2011 No. 000815 \$112,504.24 Stern & Eisenberg P.C.

1603-456

1241 Bridge Street 19124-1840 62nd wd. 1088 Sq Ft OPA#621031800 Improvements: Residential Property
ESTHER LOUIS AND FRANZ LOUIS C.P. April Term, 2010 No. 02288 \$116,384.97 Phelan Hallinan Diamond & Jones, LLP

1603-457

2647 South 68th Street 19142-2724 40th wd. 960 Sq Ft OPA#406093900 Improvements: Residential Property
LARRY D. HEARD, JR. A/K/A LARRY HEARD C.P. March Term, 2015 No. 00549 \$82,605.81 Phelan Hallinan Diamond & Jones, LLP

1603-458

3954 North 7th Street 19140 43rd wd. 1110 Sq Ft BRT#433096400 Improvements: Residential Real Estate
BEVERLY THOMISON-SADIA C.P. September Term, 2015 No. 02632 \$54,501.41 Stern & Eisenberg P.C.

1603-459

1976 Dallas Street 19138 10th wd. (formerly part of the 42nd wd.) ROW B/GAR 2STY MASONRY; 1112 Sq Ft BRT#101288200 Improvements: Residential Dwelling
HAROLD MCCOY, SR. AND EDNA PRICE A/K/A EDNA MCCOY C.P. March Term, 2015 No. 01430 \$140,171.31 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1603-460

843 East Cathedral Road 19128-1201 21st wd. 1756 Sq Ft OPA#214102340 Improvements: Residential Property
VALENTINE I. EZIKE C.P. January Term, 2015 No. 03274 \$256,568.01 Phelan Hallinan Diamond & Jones, LLP

1603-461

1535 North 19th Street 19121 47th wd. 3450 Sq Ft BRT#471327015 Improvements: Residential Dwelling
SHAKINA C. THOMAS C.P. January Term, 2015 No. 02776 \$82,676.39 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1603-462

6216 Lindbergh Boulevard 19142 40th wd. ROW B/GAR 2STY MASONRY; 1512 Sq Ft BRT#402283429 Improvements: Residential Dwelling
JUSTINE NEDD-PENA, ADMINISTRATRIX OF THE ESTATE OF THOMAS PENNA C.P. June Term, 2015 No. 00138 \$147,934.80 McCabe, Weisberg, & Conway, P.C.

1603-463

235 East Allegheny Avenue 19134-2208 7th wd. 1200 Sq Ft OPA#073208600 Improvements: Residential Property
WILLIAM SANCHEZ RIOS AND BRUNILDA A. CHECO A/K/A BRUNILDA A. LOPEZ C.P. September Term, 2014 No. 03837 \$22,478.96 Phelan Hallinan Diamond & Jones, LLP

1603-464

6126 Magnolia Street 19144 59th wd. 1280 Sq Ft OPA#592238000 Improvements: Residential Property
JEANNETTE CONGLETON A/K/A JEANNETTE L. CONGLETON, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF HERBERT L. CHISHOLM A/K/A HERBERT LEROY CHISHOLM A/K/A HERBERT CHISHOLM C.P. September Term, 2015 No. 00601 \$79,812.32 Phelan Hallinan Diamond & Jones, LLP

1603-465

1530 North 10th Street Unit B 19122 20th wd. 1599.7 Sq Ft BRT#202186622 Improvements: Residential Dwelling
JOHN MOORE, III, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JOHN WILLIAM MOORE, JR. A/K/A JOHN MOORE A/K/A JOHN W. MOORE, DECEASED C.P. October Term, 2015 No. 02413 \$40,460.06 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1603-466

5846 Osage Avenue 19143 46th wd. ROW 2 STY MASONRY; 936 Sq Ft BRT#604186300 Improvements: Residential Dwelling
DORIS FAYE PRITCHETT C.P. October Term, 2014 No. 00676 \$55,276.91 McCabe, Weisberg, & Conway, P.C.

1603-467

2016 West Boston Street 19132 16th wd. (formerly part of the 28th wd.) ROW 2 STY MASONRY; 1222 Sq Ft BRT#162266900 Improvements: Residential Dwelling
SHARON T. MCPHERSON, ADMINISTRATRIX OF THE ESTATE OF LESTER MCPHERSON, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01172 \$50,866.37 McCabe, Weisberg, & Conway, P.C.

1603-468

5904 Weymouth Street 19120 35th wd. ROW B/GAR 2STY MASONRY; 1266 Sq Ft BRT#352224400 Improvements: Residential Dwelling
SESNARINE RAMNARINE C.P. August Term, 2007 No. 02795 \$121,273.40 McCabe, Weisberg, & Conway, P.C.

1603-469

2751 Casimir Street 19137-2006 45th wd. 1020 Sq Ft OPA#453102500 Improvements: Residential Property
CHRISTINA LESZCZYNSKI AND ERIC LESZCZYNSKI C.P. February Term, 2011 No. 04946 \$128,428.02 Phelan Hallinan Diamond & Jones, LLP

1603-470

4943 D Street 19120 42nd wd. 1271.32 Sq Ft BRT#421477700 Improvements: Residential Dwelling
SHIRLEY EVANS C.P. October Term, 2015 No. 02305 \$65,480.53 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1603-471

2022 South 5th Street 19148 39th wd. ROW 2 STY MASONRY; 1400 Sq Ft BRT#392287100 Improvements: Residential Dwelling
RICARDO RIVERA A/K/A RICARDO L. RIVERA C.P. September Term, 2014 No. 01146 \$22,252.83 McCabe, Weisberg, & Conway, P.C.

1603-472

5037 Boudinot Street 19120 42nd wd. 1158 Sq Ft OPA#421430200 Improvements: Residential Property

SHERIFF'S SALE

SHARON CARNEY C.P. July Term, 2015 No. 02921 \$47,395.02 Phelan Hallinan Diamond & Jones, LLP

1603-473

6731 Leeds Street 19151-3019 34th wd. 1440 Sq Ft OPA#344039300 Improvements: Residential Property
DEBORAH M. BAKER C.P. December Term, 2011 No. 02745 \$124,972.50 Phelan Hallinan Diamond & Jones, LLP

1603-474

8706 Cottage Street 19136 65th wd. APT 2-4 UNITS 2STY MASON; 2048 Sq Ft BRT#652231706 Improvements: Residential Dwelling
XIU Q. WANG C.P. May Term, 2015 No. 01302 \$196,875.92 McCabe, Weisberg, & Conway, P.C.

1603-475

7150 Erdrick Street 19135-1013 41st wd. 1296 Sq Ft OPA#412246200 Improvements: Residential Property
CAROLE K. MARINO AND SHELBY D. MARINO C.P. June Term, 2015 No. 03795 \$90,092.11 Phelan Hallinan Diamond & Jones, LLP

1603-476

8050 Leon Street 19136 56th wd. ROW B/GAR 2 STY MASONRY; 1150 Sq Ft BRT#642039600 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF GINA CUOZZO AND ALFONSO MARYELLEN CUOZZO, KNOWN SURVIVING HEIR OF GINA CUOZZO C.P. May Term, 2015 No. 00548 \$131,627.79 McCabe, Weisberg, & Conway, P.C.

1603-477

932 Scattergood Street 19124-1019 35th wd. 1290 Sq Ft OPA#351163100 Improvements: Residential Property
GADJIMOURAD AIGOUNOV AND RUKIZHAT AIGOUNOV C.P. July Term, 2015 No. 02573 \$110,694.68 Phelan Hallinan Diamond & Jones, LLP

1603-478

623 Winton Street Unit 1 19148-3239 39th wd. 784 Sq Ft OPA#393066200 Improvements: Residential Property
THOMAS M. LOFARO, JR. A/K/A THOMAS LOFARO AND JOHN TORRES C.P. April Term, 2015 No. 02338 \$38,687.75 Phelan Hallinan Diamond & Jones, LLP

1603-479

1035 North 67th Street 19151 34th wd. 1395 Sq Ft BRT#344402800 Improvements: Residential Property
CHARLES D. TYSON AND PAMELA WAGUE C.P. August Term, 2015 No. 00364 \$151,322.45 KML Law Group, P.C.

1603-480

538 West Porter Street 19148-3946 39th wd. 980 Sq Ft OPA#392220600 Improvements: Residential Property
RUDI L. SCHREINER C.P. March Term, 2015 No. 01448 \$100,457.82 Phelan Hallinan Diamond & Jones, LLP

1603-481

5149 Brown Street 19139-1527 44th wd. 1650 Sq Ft OPA#441280900 Improvements: Residential Property
BRITTANY DANIELLE HOGANS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIRESS OF THE ESTATE OF NICOLE Y. HOGANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NICOLE Y. HOGANS, DECEASED C.P. March Term, 2015 No. 03447 \$65,586.80 Phelan Hallinan Diamond & Jones, LLP

1603-482

4516 Howell Street a/k/a 4516 East Howell Street 19135-4025 41st wd. 1240 Sq Ft OPA#411101800 Improvements: Residential Property
ELLEN FRIEL AND CHRISTOPHER FRIEL C.P. June Term, 2014 No. 03852 \$92,484.09 Phelan Hallinan Diamond & Jones, LLP

1603-483

1255 Robbins Street 19111-5835 53rd wd. 1376 Sq Ft OPA#531044800 Improvements: Residential Property
LIONEL C. WILLIAMS C.P. November Term, 2013 No. 02688 \$152,221.37 Phelan Hallinan Diamond & Jones, LLP

1603-484

1256 Gilham Street 19111-5522 53rd wd. 1222 Sq Ft OPA#531159700 Improvements: Residential Property
KERRY-ANNE PERKINS C.P. May Term, 2014 No. 03410 \$118,608.75 Phelan Hallinan Diamond & Jones, LLP

1603-485

5860 Cedar Avenue 19143 3rd wd. 1201.84 Sq Ft BRT#03/2142300 Improvements: ESTATE OF LERONDYA D. WILLIAMS;

SHERIFF'S SALE

ANITA E. WILLIAMS, INDIVIDUALLY, AND AS KNOWN HEIR AND AS PERSONAL CO-REPRESENTATIVE OF ESTATE OF LERONDYA D. WILLIAMS; LATERRA D. RUFFIN, INDIVIDUALLY, AND AS KNOWN HEIR AND AS PERSONAL CO-REPRESENTATIVE OF ESTATE OF LERONDYA D. WILLIAMS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEROYNDYA D. WILLIAMS C.P. October Term, 2015 No. 00959 \$82,281.70 Udren Law Offices, P.C.

1603-486

400 West Hortter Street 101 a/k/a 400-14 West Hortter Street Unit:101 19119-3637 88th wd. 1050 Sq Ft OPA#888220202 Improvements: Residential Property
JUNE A. GRAHAM C.P. June Term, 2015 No. 03012 \$222,508.93 Phelan Hallinan Diamond & Jones, LLP

1603-487

1621 Borbeck Avenue 19111 56th wd. APT 2-4 UNITS 2 STY MASONRY BRT#561517705 Subject to Mortgage Improvements: Residential/Residential Mixed-use Property
KIRIL V. DOLGPOPOV C.P. August Term, 2015 No. 01501 \$99,250.93 Alicia M. Sandoval, Esq.

1603-488

1336 North 76th Street 19151-2823 34th wd. 1120 Sq Ft PRCL#343306600 Improvements: Residential Property
LEONARD B. PESKO, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF HELEN PESKO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HELEN PESKO, DECEASED C.P. March Term, 2013 No. 02742 \$79,064.95 Phelan Hallinan Diamond & Jones, LLP

1603-489

1913 South 65th Street 19142-2007 40th wd. 1290 Sq Ft OPA#401202600 Improvements: Residential Property
DEBRA MASON C.P. May Term, 2014 No. 00032 \$41,126.84 Phelan Hallinan Diamond & Jones, LLP

1603-490

5132 Greene Street 19144-2972 12th wd. 1792 Sq Ft OPA#123165600 Improvements: Residential Property
ELLA M. GASKIN A/K/A ELLA GASKIN C.P. August Term, 2015 No. 02936 \$86,040.67 Phelan Hallinan Diamond & Jones, LLP

1603-491

4613 Meridian Street 19136-3204 65th wd. 960 Sq Ft OPA#651161100 Improvements: Residential Property
JOSEPH MICHAEL CLEARY A/K/A JOSEPH M. CLEARY C.P. August Term, 2015 No. 01152 \$51,636.53 Phelan Hallinan Diamond & Jones, LLP

1603-492

2534 South Carroll Street 19142-2113 40th wd. 960 Sq Ft OPA#406108500 Improvements: Residential Property
YVONNE LEWIS C.P. April Term, 2015 No. 02126 \$93,674.52 Phelan Hallinan Diamond & Jones, LLP

1603-493

736 East Thayer Street 19134-1814 33rd wd. 1261 Sq Ft OPA#331140400 Improvements: Residential Property
MARIBEL FLORES C.P. February Term, 2015 No. 02495 \$24,678.93 Phelan Hallinan Diamond & Jones, LLP

1603-494

6034 Chestnut Street 19139-3044 3rd wd. 1522 Sq Ft OPA#031031300 Improvements: Residential Property
ANTHONY SPEAKS THRONES A/K/A ANTHONY B. THRONES AND BARBARA SMITH THRONES C.P. April Term, 2015 No. 00609 \$63,613.45 Phelan Hallinan Diamond & Jones, LLP

1603-495

6207 Limekiln Pike 19141-1405 17th wd. 1212 Sq Ft OPA#172304500 Improvements: Residential Property
DONALD OUTERBRIDGE C.P. June Term, 2010 No. 01983 \$134,116.17 Phelan Hallinan Diamond & Jones, LLP

1603-496

5124 Catharine Street 19143 46th wd. 945 Sq Ft OPA#46-2-1017-00 Improvements: Residential Dwelling
WILLIAM LENNON, JR., HEIR AND UNKNOWN HEIRS OF BARBARA LENNON A/K/A BARBARA M. LENNON, DECEASED C.P. November Term, 2013 No. 02000 \$79,419.18 Pressman & Doyle, LLC

1603-497

4431 North 9th Street 19140 43rd wd. 1740 Sq Ft BRT#433397900; PRCL#85 N 16-54 Improvements: Residential Dwelling
ANDREW J. SHAW A/K/A ANDREW SHAW

SHERIFF'S SALE

C.P. April Term, 2015 No. 03690 \$38,870.35 Powers, Kim & Associates, LLC

1603-498

2413 West Toronto Street 19132-1333 38th wd. 932 Sq Ft OPA#381316000 Improvements: Residential Property
JULIUS B. SMALL; MARLENE SMALL AND LORRAINE SMALL A/K/A LORRAINE C.P. April Term, 2015 No. 01619 \$67,668.40 Phelan Hallinan Diamond & Jones, LLP

1603-499

5456 Spring Street 19139 4th wd. On S Side of Spring St.; 436' 1" W of 54th St.; Front: 15' 4" Depth: 45' OPA#041017000 Improvements: Residential Dwelling
HB HOLDING COMPANY, LLC C.P. April Term, 2015 No. 00685 \$67,288.50 plus legal interest in the amount of \$1681.12 for a subtotal of \$68,969.62 Kerry S. Schuman, Esq.

1603-500

7221 Mansfield Avenue 19138 10th wd. 1508 Sq Ft BRT#10-2-3586-00 Improvements: Residential Dwelling
ESTATE OF KENNETH S. RYONS, DECEASED; KELLEY SMITH, KEVIN S. SMITH, WILLIAM W. SMITH, JR., HEIRS AND UNKNOWN HEIRS OF KENNETH S. RYONS, DECEASED C.P. September Term, 2014 No. 02712 \$93,605.30 Pressman & Doyle, LLC

1603-501

6541 North 18th Street 19126 50th wd. (formerly part of the 42nd wd.) 1424 Sq Ft BRT#172274200 Improvements: Residential Real Estate
MABLE GALLEMORE AND APRIL MAY GALLEMORE A/K/A APRIL MAY HUNT C.P. March Term, 2015 No. 03308 \$62,273.44 Stern & Eisenberg P.C.

1603-502

1214 North 56th Street 19131 4th wd. 1245 Sq Ft BRT#04-3-0492-00 Improvements: Residential Dwelling
HEIRS AND DEVISEES OF K. JAMESENA A. CARRINGTON A/K/A KATHRYN JAMESENA CARRINGTON A/K/A JAMESENA CARRINGTON, DECEASED C.P. December Term, 2014 No. 02592 \$35,638.74 Pressman & Doyle, LLC

1603-503

4167 Paul Street 19124 23rd wd. 1612.20 Sq Ft OPA/BRT#232227700 Improvements: Residential Real Estate
ROSLYN TURPIN C.P. August Term, 2015 No. 02318 \$39,280.05 Stern & Eisenberg P.C.

1603-504

616 League Street 19147 2nd wd. 1612.20 Sq Ft OPA/BRT#021134100 Improvements: Residential Real Estate
LEE QUACH C.P. September Term, 2015 No. 01859 \$177,752.93 Stern & Eisenberg P.C.

1603-505

8418 Forrest Avenue 19150 30th wd. 2148 Sq Ft BRT#502208300 Improvements: Residential Dwelling
HAZELENE DESHIELDS AND LEONARD D. JOHNSON C.P. November Term, 2007 No. 03198 \$126,499.71 Udren Law Offices, P.C.

1603-506

5618 Diamond Street 19131 52nd wd. (formerly the 34th wd.) 1833 Sq Ft BRT#522089400 (110N08-0051) Subject to Mortgage Improvements: Residential Dwelling
MARY LEE WASHINGTON AND WILLIE WASHINGTON C.P. March Term, 2010 No. 02962 \$95,740.45 Udren Law Offices, P.C.

1603-507

210 East Ashdale Street

SHERIFF'S SALE

December Term, 2014 No. 01374 \$31,092.39
Milstead & Associates, LLC

1603-511

746 South 52nd Street 19143 51st wd. 1200 Sq Ft BRT#511037600 Improvements: Row Conv/apt 2sty Mason
AMANHOTEP J. PARKER C.P. August Term, 2015 No. 02000 \$82,292.90 Milstead & Associates, LLC

1603-512

7430 Sandpiper Place 19153 40th wd. 1798 Sq Ft OPA#40-6702200 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF NITA CHAPEL C.P. July Term, 2013 No. 04721 \$127,281.74 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-513

4472 Tolbut Street 19136 65th wd. 1536 Sq Ft OPA#652093100 Improvements: Residential Property
WILFREDO CRUZ AND MARIA R. CRUZ C.P. September Term, 2014 No. 03891 \$130,840.65 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-514

1601 West Godfrey Avenue 19141-1957 17th wd. 1316 Sq Ft BRT#171292200 Improvements: Residential Dwelling
AARON E. JENKINS C.P. September Term, 2014 No. 03833 \$95,411.31 Powers, Kim & Associates, LLC

1603-515

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

1603-516

5855 Fernwood Street 19143-3920 3rd wd. 1300 Sq Ft BRT#034035000 Improvements: Residential Dwelling
MARJORIE M. SPOTWOOD C.P. October Term, 2014 No. 00682 \$72,903.56 Powers, Kim & Associates, LLC

1603-517

6315 Lawndale Avenue 19111 35th wd. 1758.34 Sq Ft BRT#353281600 Improvements: Residential Dwelling
ROSEMARY E. BROOKS, IN HER CAPACITY AS CO-EXECUTRIX OF THE ESTATE OF FRANK A. MILLER; DOROTHEA F. BALL, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF FRANK A. MILLER; ESTATE OF FRANK A. MILLER C/O ROSEMARY E. BROOKS, CO-EXECUTRIX; ESTATE OF FRANK A. MILLER C/O DOROTHEA F. BALL, CO-EXECUTRIX AND KNOWN HEIR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANK A. MILLER, DECEASED C.P. September Term, 2010 No. 01142 \$119,301.84 Udren Law Offices, P.C.

1603-518

6901-29 Valley Avenue Apt. C4 19128 21st wd. 780 Sq Ft OPA#888211027 Improvements: Residential Property
JAMES H. HIGGINS AND MARTIN HIGGINS C.P. October Term, 2014 No. 00310 \$140,245.29 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-519

4254 Bennington Street 19124-4815 33rd wd. On the Northwesterly side of Bennington St and Southwesterly side of Bristol St; Front: 34' 2-1/2" Depth: 67' 6" OPA#332291400 Subject to Mortgage Improvements: Single Family Residence
RAHMAT KHAN C.P. February Term, 2015 No. 01399 \$134,250.78 Stephen M. Hladik, Esq.

1603-520

933 Scattergood Street 19124-1018 35th wd. 1108 Sq Ft OPA#351168900 Improvements: Residential Property
MATTHEW P. CHASE C.P. July Term, 2015 No. 03752 \$46,564.19 Phelan Hallinan Diamond & Jones, LLP

1603-521

5402 Large Street 19124 62nd wd. 1488 Sq Ft OPA#621333600 Improvements: Residential Property
MARIE JOSETTE FORD C.P. January Term, 2015 No. 01420 \$93,571.78 Justin

SHERIFF'S SALE

F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-522

1214 East Price Street 19138 59th wd. 975 Sq Ft BRT#591074800 Improvements: Residential Dwelling
THE ESTATE OF TERRY GRAINGER C/O CASSANDRA GORHAM, EXECUTRIX; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARJORIE MCCLLOUD GRAINGER, LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TERRY GRAINGER, LAST RECORD OWNER; CASSANDRA GORHAM, EXECUTRIX OF THE ESTATE OF TERRY GRAINGER; BRYAN KEITH BURGESS, KNOWN HEIR OF TERRY GRAINGER C.P. April Term, 2015 No. 02602 \$72,192.48 Udren Law Offices, P.C.

1603-523

3105 Frankford Avenue 19134 25th wd. 2550 Sq Ft OPA#871532910 Improvements: Residential Property
LORI L. LISTER C.P. January Term, 2011 No. 00950 \$151,832.68 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-524

1349 Jerome Street a/k/a 1349 West Jerome Street 19140 43rd wd. 1272.80 Sq Ft BRT#433199100 Improvements: Residential Dwelling
RAYMOND VANDEGRIFT A/K/A RAYMOND C. VANDEGRIFT C.P. September Term, 2015 No. 01021 \$66,985.22 Udren Law Offices, P.C.

1603-525

7248 Lawndale Avenue 19111-4008 53rd wd. 1200 Sq Ft OPA#532388705 Improvements: Residential Property
MONICA M. FREDERICK, IN HER CAPACITY AS ADMINISTRATRIX AND HEIRESS OF THE ESTATE OF JOHN ANDERSON, SR. A/K/A JOHN E. ANDERSON; JOHN E. ANDERSON, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN ANDERSON, SR. A/K/A JOHN E. ANDERSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN ANDERSON, SR. A/K/A JOHN E. ANDERSON, DECEASED C.P. May Term, 2013 No. 01744 \$108,453.06 Phelan Hallinan Diamond & Jones, LLP

1603-526

3414 Salmon Street 19134 45th wd. 697 Sq Ft BRT#451184100 Improvements: Residential Property
JOSEPH HRITZ C.P. July Term, 2015 No. 01235 \$106,751.39 KML Law Group, P.C.

1603-527

4616 Magee Avenue 19125 41st wd. 1600 Sq Ft BRT#41-1179900 Improvements: Residential Dwelling
LEN MAY A/K/A LEONARD MAY C.P. July Term, 2015 No. 00412 \$89,066.68 Udren Law Offices, P.C.

1603-528

258 West Ruscomb Street 19120 42nd wd. 1362 Sq Ft BRT#422154500 Improvements: Residential Property
WILDNICK LUBIN C.P. May Term, 2015 No. 01157 \$34,648.42 Shapiro & DeNardo, LLC

1603-529

1433 Kerper Street 19111 53rd wd. 1980 Sq Ft OPA#53-2113000 Improvements: Residential Property
KEBBIE RAMSEUR C.P. March Term, 2015 No. 03031 \$148,920.31 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-530

1019 East Cheltenham Avenue 19124 35th wd. 1088 Sq Ft BRT#352014200 Improvements: Residential Property
PAMELA SANNUTI-ROSE C.P. June Term, 2015 No. 01337 \$99,790.65 Shapiro & DeNardo, LLC

1603-531

2624 South Berbro Street 19142 40th wd. 1088 Sq Ft BRT#40-4-1032-00 Improvements: Residential Property
DORIS S. DAVIS C.P. September Term, 2014 No. 002162 \$85,269.73 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1603-532
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.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1603-533

13675 Philmont Avenue, Apt 44 19116 58th wd. 1692 Sq Ft BRT#888583296 Improvements: Residential Property
ZHANNA TONIYANTS C.P. September Term, 2014 No. 003648 \$328,333.48 Shapiro & DeNardo, LLC

1603-534

6231 Cardiff Street 19149 35th wd. 1375 Sq Ft OPA#621570700 Improvements: Residential Property
JOAN H. BLACK C.P. November Term, 2014 No. 02503 \$80,637.08 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-535

7664 Wyndale Avenue 19151-2707 34th wd. 1120 Sq Ft OPA#343180000 Improvements: Residential Property
LAFORRESTINE D. BROWN C.P. August Term, 2015 No. 04070 \$158,267.42 Phelan Hallinan Diamond & Jones, LLP

1603-536

5804 Tulip Street 19135-4208 41st wd. 1728 Sq Ft OPA#411420400 Improvements: Residential Property
WILLIAM GROSS C.P. June Term, 2014 No. 00016 \$101,995.16 Phelan Hallinan Diamond & Jones, LLP

1603-537

4030 M Street 19124 33rd wd. 1125 Sq Ft BRT#332457700 Improvements: Residential Property
AGNES RAMIREZ AND JORGE RAMIREZ C.P. January Term, 2015 No. 00540 \$64,443.00 KML Law Group, P.C.

1603-538

1658 Haworth Street 19124-1372 62nd wd. 1440 Sq Ft OPA#622016900 Improvements: Residential Property
ERNESTO HERNANDEZ, JR. C.P. September Term, 2015 No. 00763 \$66,101.07 Phelan Hallinan Diamond & Jones, LLP

1603-539

3218 Rawle Street 19149-2619 55th wd. 1528 Sq Ft OPA#551171900 Improvements: Residential Property
KEITH J. ROCKEY C.P. July Term, 2015 No. 02155 \$155,495.77 Phelan Hallinan Diamond & Jones, LLP

1603-540

245 Rubicam Street 19120 42nd wd. 1120 Sq Ft OPA#422211000 Improvements: Residential Property
MARK NUZZO AND JOE BENNETT C.P. April Term, 2015 No. 00095 \$48,200.88 Phelan Hallinan Diamond & Jones, LLP

1603-541

941 North 48th Street 19131 6th wd. 1872 Sq Ft BRT#062431600 Improvements: Residential Property
INDRICK ANTHONY C.P. November Term, 2014 No. 00013 \$150,522.39 KML Law Group, P.C.

1603-542

2443 East Clearfield Street 19134-4438 25th wd. 1530 Sq Ft OPA#251121700 Improvements: Residential Property
ANTHONY PIZZARO C.P. June Term, 2012 No. 02626 \$169,464.16 Phelan Hallinan Diamond & Jones, LLP

1603-543

3643 Sussex Lane 19114 66th wd. 1804 Sq Ft OPA#661214700 Improvements: Residential Property
CHARLES SMITH AND HEATHER SMITH C.P. October Term, 2014 No. 00307 \$208,003.93 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-544

4523 Marple Street 19136 65th wd. (formerly of the 41st wd.) 1117 Sq Ft BRT#651110700 Improvements: Residential Property
DONNA PRENDERGAST AND MICHAEL SIEMIEN C.P. January Term, 2015 No. 02895 \$65,429.24 KML Law Group, P.C.

1603-545

2740 North 45th Street 19131 52nd wd. 1328 Sq Ft BRT#521226700 Improvements: Residential Property

SHERIFF'S SALE

SHAWNETTE FLEMING C.P. December Term, 2014 No. 02943 \$162,615.05 KML Law Group, P.C.

1603-546

5946 Houghton Street 19128-1638 21st wd. 1200 Sq Ft OPA#213235700 Improvements: Residential Property
DIANA C. VACOSSIN C.P. October Term, 2014 No. 00286 \$72,208.23 Phelan Hallinan Diamond & Jones, LLP

1603-547

865 East Price Street a/k/a Price Street 19138 22nd wd. 1641 Sq Ft OPA#591087100 Improvements: Residential Property
LYDIA GORDY C.P. January Term, 2013 No. 03626 \$58,568.50 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-548

2018 North 31st Street 19121 32nd wd. 2435 Sq Ft BRT#323295012 Improvements: Residential Property
ALBERT GRIER C.P. October Term, 2014 No. 00936 \$138,145.71 KML Law Group, P.C.

1603-549

2109 Bryn Mawr Avenue 19131-2501 52nd wd. 1480 Sq Ft OPA#521265500 Improvements: Residential Property
KETURAH DUNCAN AND RAYMOND BAILEY C.P. July Term, 2013 No. 01912 \$187,960.50 Phelan Hallinan Diamond & Jones, LLP

1603-550

4441 Thompson Street 19137 45th wd. 1299.06 Sq Ft BRT#453233600; PRCL#80N18-98 Improvements: Residential Dwelling
THERESA A. MINCH, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF JAMES P. MINCH C.P. December Term, 2014 No. 01974 \$61,189.90 Powers, Kim & Associates, LLC

1603-551

153 East Pleasant Street 19119 22nd wd. 1012 Sq Ft BRT#222073200 Improvements: Residential Property
DAVID WILLIAMS C.P. August Term, 2015 No. 00111 \$114,709.17 KML Law Group, P.C.

1603-552

316 West Wellens Avenue a/k/a 316 West Wellens Street 19120-3333 42nd wd. 1036 Sq Ft OPA#42229700 Improvements: Residential Property
ANNE MANGINI C.P. July Term, 2015 No. 00707 \$39,840.41 Phelan Hallinan Diamond & Jones, LLP

1603-553

68 West Gowen Avenue 19119 22nd wd. 1768 Sq Ft BRT#092126700; PRCL#27N4-116 Improvements: Residential Dwelling
MICHAEL BERNARD ROBERTS C.P. October Term, 2009 No. 01211 \$371,482.69 Powers, Kim & Associates, LLC

1603-554

1770 North Aberdeen Street a/k/a Aberdeen Street 19131 52nd wd. 1397 Sq Ft OPA#521328700 Improvements: Residential Property
RHONDA WILLIAMS C.P. August Term, 2013 No. 00179 \$102,612.70 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-555

9930 Jeanes Street 19115 58th wd. 1815 Sq Ft BRT#581217200; PRCL#021N020124 Improvements: Residential Dwelling
LOU LAMELZA A/K/A LOUIS LAMALZA AND DORIS LAMELZA A/K/A DORIS M. LAMELZA C.P. September Term, 2013 No. 00966 \$151,318.29 Powers, Kim & Associates, LLC

1603-556

7038 Tulip Street 19135 41st wd. 2800 Sq Ft OPA#412452900 Improvements: Residential Property
HASSEN FRITIS C.P. November Term, 2010 No. 02907 \$183,704.36 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-557

1849 South 65th Street 19142 40th wd. 1540 Sq Ft OPA#401200800 Improvements: Residential Property
MBO MOLING KUBUKUBU A/K/A LEONI KUBUKUBU A/K/A LEONIE KUBUKUBU C.P. April Term, 2014 No. 00036 \$46,634.14 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

SHERIFF'S SALE

1603-558

2808 Welsh Road A a/k/a 2808 Welsh Road Unit A 19152-1505 57th wd. 1680 Sq Ft OPA#571034866 Improvements: Residential Property
VENDREDI CHEA C.P. July Term, 2012 No. 03995 \$246,131.47 Phelan Hallinan Diamond & Jones, LLP

1603-559

5343 North 15th Street 19141 17th wd. 1316 Sq Ft OPA#172047400 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF RAYHUE BAREFIELD C.P. September Term, 2013 No. 01744 \$71,586.38 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-560

3549 North 7th Street 19140 43rd wd. 950 Sq Ft OPA#432089600 Improvements: Residential Property
DIANE CAIN C.P. February Term, 2010 No. 00047 \$78,693.15 Phelan Hallinan Diamond & Jones, LLP

1603-561

147 Mercy Street 19148-2613 39th wd. 676 Sq Ft OPA#391052900 Improvements: Residential Property
SCOTT WILLIAMS SANDERS, JR. A/K/A SCOTT WILLIAM SANDER, JR. A/K/A S WILLIAM SANDERS, JR. C.P. March Term, 2014 No. 01899 \$160,174.08 Phelan Hallinan Diamond & Jones, LLP

1603-562

3937 K Street 19124-5429 33rd wd. 808 Sq Ft OPA#332322600 Improvements: Residential Property
BIRZO RIVERA AND ROSA S. LOPEZ A/K/A ROSA LOPEZ C.P. February Term, 2013 No. 02482 \$61,323.40 Phelan Hallinan Diamond & Jones, LLP

1603-563

5122 Glenloch Street 19124-2105 62nd wd. 864 Sq Ft OPA#622413900 Improvements: Residential Property
LOUISE ANNETTE NEDD A/K/A LOUISE A. NEDD C.P. February Term, 2012 No. 03245 \$99,106.64 Phelan Hallinan Diamond & Jones, LLP

1603-564

57 North 53rd Street 19139 44th wd. 1302 Sq Ft OPA#441162900 Improvements: Residential Property
DEIRDRA PURYEAR C.P. January Term, 2012 No. 03023 \$50,707.71 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-565

324 West Ashdale Street 19120 42nd wd. 1168 Sq Ft OPA#422176900 Improvements: Residential Property
ADAM HASAN WALDO A/K/A ADAM HASAN-WALDO C.P. March Term, 2015 No. 02817 \$72,054.16 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-566

3917 North 7th Street 19140 43rd wd. 1140 Sq Ft OPA#433088700 Improvements: Residential Property
MIRIAN PENA C.P. April Term, 2015 No. 02118 \$48,335.09 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-567

5317 Master Street 19131 44th wd. 3394 Sq Ft OPA#442167200 Improvements: Residential Property
LEONITA HAWKINS A/K/A LEONITA CARR J

SHERIFF'S SALE

MELANIE L. MUSICANT AND ARNOLD G. SELIG C.P. March Term, 2015 No. 02371 \$203,381.61 Phelan Hallinan Diamond & Jones, LLP

1603-570

1904 1/2 Plymouth Street 19138 10th wd. 1200 Sq Ft OPA#101309200 Improvements: Residential Property
MARCIA RUBIN C.P. May Term, 2012 No. 03456 \$91,277.60 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-571

6916 Oakland Street 19149 54th wd. (formerly of the 35th wd.) 1626 Sq Ft BRT#542380200 Improvements: Residential Property
JOSE B. FERREIRA C.P. January Term, 2009 No. 02438 \$195,173.36 KML Law Group, P.C.

1603-572

610 North 64th Street 19151 34th wd. 2500 Sq Ft OPA#34-4245400 Improvements: Residential Property
MONICA E. HEARST A/K/A MONICA HEARST C.P. January Term, 2015 No. 00530 \$151,542.47 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-573

7927 Mars Place 19153 40th wd. 1618.2 Sq Ft OPA#405882623 Improvements: Residential Dwelling
KELVIN RAWLINSON C.P. September Term, 2015 No. 00378 \$121,654.32 Joseph R. Loverdi, Esq.

1603-574

3450 Ryan Avenue 19136 64th wd. 1720 Sq Ft OPA#642099500 Improvements: Residential Property
ANTHONY CANCELLIERE C.P. May Term, 2015 No. 01181 \$95,476.16 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-575

202-10 West Rittenhouse Square Unit 2401 19103 8th wd. 1639 Sq Ft OPA#888085285 Subject to Mortgage
CHARLOTTE MANN C.P. July Term, 2015 No. 02189 \$30,584.57 Monica M. Littman, Esq.; Fineman, Krekstein & Harris, P.C.

1603-576

4531 North Marvine Street 19140 49th wd. (formerly of the 42nd wd.) 1270 Sq Ft BRT#491417500 Improvements: Residential Property
GARDNER SCOTT C.P. October Term, 2013 No. 01383 \$45,755.70 KML Law Group, P.C.

1603-577

7381 Woolston Avenue 19138 50th wd. 1444 Sq Ft OPA#102419100 Improvements: Residential Property
RENEE HARRISON C.P. September Term, 2013 No. 01543 \$139,091.48 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1603-578

8816 Ridge Avenue, Unit 7 19128 21st wd. 1632 Sq Ft OPA#212522818 Improvements: Residential Property
CHARLTON MEDLEY AND SYBIL P. MCKNIGHT-MEDLEY A/K/A SYBIL MCKNIGHT-MEDLEY A/K/A SYBLE MC NIGHT-MEDLEY C.P. July Term, 2011 No. 00600 \$337,317.61 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-579

2250 Bonsall Street a/k/a 2250 South Bonsall Street 19145 48th wd. 1120 Sq Ft OPA#482289300 Improvements: Residential Property
TRINH TRAN C.P. March Term, 2014 No. 05735 \$30,919.35 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-580

154 East Pomona Street 19144 59th wd. 1927 Sq Ft OPA#59-2154100 Improvements: Residential Property
NAEEMAH PATTERSON C.P. February Term, 2015 No. 02485 \$136,009.89 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.;

SHERIFF'S SALE

Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-581

3285 Morrell Avenue 19114 66th wd. 2005 Sq Ft OPA#66-1134100 Improvements: Residential Property
LEIGH J. SCHIANO AND JOSEPH F. SCHIANO, III C.P. September Term, 2013 No. 00025 \$199,582.65 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-582

1851 South Ringgold Street 19145 48th wd. 976 Sq Ft OPA#482321600 Improvements: Residential Property
HANEEF NELSON C.P. December Term, 2013 No. 01858 \$52,978.46 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-583

5565 Matthews Street 19138 12th wd. On Northeasterly side of Matthews St at the Southeasterly side of Woodlawn St OPA#871517620 Improvements: Single Family Residence
VITALIY POLYACHENKO C.P. November Term, 2014 No. 01307 \$101,758.44 Stephen M. Hladik, Esq.

1603-584

2016 72nd Avenue 19138 10th wd. ROW CONV/APT 2STY MASONRY OPA#101294400 Improvements: Residential Dwelling
SARAH E. PARHAM C.P. March Term, 2014 No. 04006 \$33,715.75 Hladik, Onorato, & Federman, LLP

1603-585

5 West Sharpnack Street 19119 22nd wd. On NW side of Sharpnack St at a distance of 138' 9" Southwestwardly from the Southwestwardly side of Germantown Ave; Front: 16'; Depth: 82' 7"; ROW 2 STY MASONRY BRT#223040200 Improvements: Single Family Residence
MICHAEL A. SIMMS, EXECUTOR OF THE ESTATE OF ANDREA J. SIMMS, DECEASED; HERBERT F. LIVINGSTON, JR., EXECUTOR OF THE ESTATE OF ANDREA J. SIMMS, DECEASED; MERRETT (RASHID) SIMMS, DEVISEE OF THE ESTATE OF ANDREA J. SIMMS, DECEASED; MARK L. HARRIS, DEVISEE OF THE ESTATE OF ANDREA J. SIMMS, DECEASED C.P. November Term, 2014 No. 001314 \$83,294.44 Stephen M. Hladik, Esq.

1603-586

1430 Dondill Place 19122 20th wd. 1602 Sq Ft OPA#202275800 Improvements: Residential Property
GEORGE FITCHETT AND CERSSENA WILSON-FITCETT C.P. February Term, 2014 No. 01539 \$126,223.61 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-587

43 West Washington Lane 19144 22nd wd. On Northwesterly side of Washington Ln at a distance of 148' northeastwardly from the northeasterly side of Cherokee St (50' wide); Front: 18'; Depth: 93' 7/8" BRT#593084700 Improvements: Single Family Residence
TAWNEH T. STOKES, IN HER CAPACITY AS SURVIVING HEIR OF MAXINE M. ARTIS A/K/A MAXINE MCNEIL GRUBBS A/K/A MAXINE G. ARTIS, DECEASED; CAMILLE LOUISE GRUBBS, IN HER CAPACITY AS SURVIVING HEIR OF MAXINE M. ARTIS A/K/A MAXINE MCNEIL GRUBBS A/K/A MAXINE G. ARTIS, DECEASED; RICHARD P. ARTIS, IN HIS CAPACITY AS SURVIVING HEIR OF MAXINE M. ARTIS A/K/A MAXINE MCNEIL GRUBBS A/K/A MAXINE G. ARTIS, DECEASED; UNKNOWN SURVIVING HEIRS OF MAXINE M. ARTIS A/K/A MAXINE MCNEIL GRUBBS A/K/A MAXINE G. ARTIS, DECEASED C.P. January Term, 2015 No. 02115 \$85,108.84 Stephen M. Hladik, Esq.

1603-588

921 Anchor Street 19124-1023 35th wd. 1164 Sq Ft OPA#351285400 Improvements: Residential Property
STEPHEN C. WILLIAMS AND KATHLEEN A. WILLIAMS C.P. March Term, 2012 No. 01873 \$77,699.47 Phelan Hallinan Diamond & Jones, LLP

1603-589

422 Winton Street 19148 39th wd. Land 686 Sq Ft; Improvements 980 Sq Ft BRT#392103500 Subject To Mortgage Yes, Share Plus Federal

SHERIFF'S SALE

Bank, now by assignment, Frontier Capital Group, Ltd. DATE: November 29, 2006 INSTRUMENT NO. 51591839 AMOUNT: \$132,800.00 Improvements: Residential
DEWEY SPANN, JR., BY VIRTUE OF A WRIT OF EXECUTION FILED BY SHARE PLUS FEDERAL BANK, NOW BY ASSIGNMENT, FRONTIER CAPITAL GROUP, LTD. C.P. September Term, 2015 No. 01022 \$104,776.11 Hourigan, Kluger & Quinn, P.C.

1603-590

2121 East Allegheny Avenue 19134 45th wd. 4026 Sq Ft/land OPA#884843400 Subject to Mortgage Improvements: Industrial Light Manufacturing Masonry
ALLEGHENY REAL ESTATE ASSOCIATES, LLC C.P. July Term, 2014 No. 00905 \$1,148,101.05 Steven H. Sailer, Esq.

1603-591

2414 76th Avenue 19150 50th wd. 2940 Sq Ft BRT#501408200 Improvements: Residential Real Estate
THEODORE WALLACE, JR. A/K/A THEODORE WALLACE C.P. July Term, 2015 No. 01362 \$162,742.76 Stern & Eisenberg P.C.

1603-592

729 Sanford Street 19116 58th wd. 2850 Sq Ft BRT#582069300 Improvements: Residential Dwelling
PHILIP LEWIS C.P. May Term, 2015 No. 202918 \$166,648.94 Law Offices of Gregory Javardian, LLC

1603-593

5471 Morse Street 19131 52nd wd. 1224 Sq Ft BRT#522028900 Improvements: Residential Dwelling
QUINCY V. LODGE C.P. December Term, 2014 No. 00602 \$158,863.08 Udren Law Offices, P.C.

1603-594

213 West Chew Street 19120 61st wd. 1563.64 Sq Ft BRT#612049000 Improvements: Residential Dwelling
WADE MUNROE, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAHLIA MUNROE, DECEASED C.P. November Term, 2014 No. 00693 \$96,855.02 Law Offices of Gregory Javardian, LLC

1603-595

6314 Battersby Street 19149-3122 55th wd. 1170 Sq Ft OPA#551536100 Improvements: Residential Property
CHRISTINA QUIGLEY AND DENNIS QUIGLEY C.P. December Term, 2011 No. 00894 \$177,728.57 Phelan Hallinan Diamond & Jones, LLP

1603-596

932 East Russell Street 19134 33rd wd. 959 Sq Ft BRT#331176100 Improvements: Residential Dwelling
JOSEPH BENNETT A/K/A JOSEPH E. BENNETT AND MARK NUZZO A/K/A MARK C. NUZZO C.P. September Term, 2015 No. 02658 \$51,726.48 Udren Law Offices, P.C.

1603-597

1931 East Huntingdon Street 19125 31st wd. 1161 Sq Ft BRT#31-4-149600 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GRACE M. SLAUGHTER; CAROL SWANSON, KNOWN HEIR OF GRACE M. SLAUGHTER; GRACE "BYE" TRIMBACK, KNOWN HEIR OF GRACE M. SLAUGHTER; AL "CLAUDE" SLAUGHTER, KNOWN HEIR OF GRACE M. SLAUGHTER; DAVID SLAUGHTER, KNOWN HEIR OF GRACE M. SLAUGHTER C.P. February Term, 2015 No. 01663 \$96,398.59 Udren Law Offices, P.C.

1603-598

5127 Arbor Street 19120 42nd wd. 1500 Sq Ft BRT#421389000 Improvements: Residential Property
DERRICK GARNER C.P. April Term, 2015 No. 02115 \$70,517.36 KML Law Group, P.C.

1603-599

427 Wellesley Road 19119 9th wd. 1650 Sq Ft BRT#092040800 Improvements: Residential Property
RHONDA ALEXANDER C.P. January Term, 2015 No. 01986 \$86,081.08 KML Law Group, P.C.

1603-600

6719 Ditman Street 19135 41st wd. 1720 Sq Ft BRT#412358500 Improvements: Residential Dwelling
JAMES DEVERY A/K/A JAMES A. DEVERY AND LAUREEN DEVERY C.P. April Term, 2015 No. 02116 \$137,354.70 Udren Law Offices, P.C.

1603-601

5344 Baltimore Avenue 19143 51st wd. 2290 Sq Ft BRT#511080300 Improvements: Residential Property

SHERIFF'S SALE

LEROY IRVIN, JR. AND CATHERINE BOLTON-IRVIN C.P. July Term, 2010 No. 00248 \$45,599.40 KML Law Group, P.C.

1603-602

935W Shunk Street 19148 39th wd. 968 Sq Ft BRT#39-3-355500 Improvements: Residential Dwelling
ESTATE OF ALFRED AMEEN; RITA R. AMEEN A/K/A RITA AMEEN, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALFRED AMEEN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALFRED AMEEN; SARAH MASTRIANNI; GREGORY AMEEN, KNOWN HEIR OF ALFRED AMEEN; DEBORAH THURBER, KNOWN HEIR OF ALFRED AMEEN; SUSAN MASTRIANNI, KNOWN HEIR OF ALFRED AMEEN; THOMAS AMEEN, KNOWN HEIR OF ALFRED AMEEN C.P. April Term, 2015 No. 01033 \$164,152.77 Udren Law Offices, P.C.

1603-603

1829 South Dover Street 19145 48th wd. 982 Sq Ft BRT#48-2374500 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PRISCILLA CUNNINGHAM; SHAKEENA PARKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF PRISCILLA CUNNINGHAM; JAMES WIMBERLY, KNOWN HEIR OF PRISCILLA CUNNINGHAM; DENISE PARKER, KNOWN HEIR OF PRISCILLA CUNNINGHAM; RICHARD CUNNINGHAM, KNOWN HEIR OF PRISCILLA CUNNINGHAM; ESTATE OF PRISCILLA CUNNINGHAM C.P. May Term, 2014 No. 03211 \$96,890.62 Udren Law Offices, P.C.

1603-604

2119 Parkwyn Road 19131 52nd wd. 1580 Sq Ft BRT#52-1-248500 Improvements: Residential Dwelling
KEVIN S. PARRISH A/K/A KEVIN SCOTT PARRISH C.P. March Term, 2015 No. 02337 \$73,753.45 Udren Law Offices, P.C.

1603-605

5317 Laurens Street 19144-4615 12th wd. 1950 Sq Ft OPA#124149600 Improvements: Residential Property
NICOLE BRISCOE C.P. October Term, 2011 No. 03839 \$159,612.77 Phelan Hallinan Diamond & Jones, LLP

1603-606

1527 Carpenter Street 19146 30th wd. 1274 Sq Ft BRT#301226100 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MINNIE HILTON; PAMELA HILTON, KNOWN HEIR OF MINNIE HILTON; CHARLOTTE HILTON, KNOWN HEIR OF MINNIE HILTON; STANLEY HILTON, KNOWN HEIR OF MINNIE HILTON; CHARLES HILTON, KNOWN HEIR OF MINNIE HILTON C.P. July Term, 2015 No. 00279 \$356,003.26 Udren Law Offices, P.C.

1603-607

6817 Ditman Street 19135 41st wd. 1357 Sq Ft BRT#412360900 Improvements: Residential Property
MARIE C. MELONI AS EXECUTRIX OF THE ESTATE OF JEAN J. GILHANEY, DECEASED C.P. August Term, 2015 No. 04377 \$69,957.98 KML Law Group, P.C.

1603-608

1418 North 57th Street 19131-3807 4th wd. 1231 Sq Ft OPA#043105100 Improvements: Residential Property
MILTON HAY C.P. August Term, 2009 No. 02673 \$73,736.44 Phelan Hallinan Diamond & Jones, LLP

1603-609

1539 East Tulpehocken Street 19138-1626 10th wd. 1680.36 Sq Ft BRT#10-2-2118-00 Improvements: Residential Dwelling
DENISE M. HALL C.P. April Term, 2012 No. 03352 \$179,489.05 Barbara A. Fein, Esq.

1603-610

2338 South 6th Street 19148-3852 39th wd. 1008 Sq Ft OPA#392352000 Improvements: Residential Property
ALEX M. TRAM C.P. October Term, 2015 No. 02030 \$82,374.70 Phelan Hallinan Diamond & Jones, LLP

1603-611

134 Manheim Street 19144 12th wd. 6300 Sq Ft OPA#123070100 Subject to Mortgage
THEODORE BAILEY C.P. October Term, 2013 No. 00525 \$264,013.04 Gary P. Lightman, Esq.; Lightman & Manochi

SHERIFF'S SALE

1603-612

2028 South Hollywood Street 19145-2415 48th wd. 1548 Sq Ft OPA#482394700 Improvements: Residential Property
DAMIAN COLELLA C.P. December Term, 2014 No. 01737 \$172,854.43 Phelan Hallinan Diamond & Jones, LLP

1603-613

2649 Reed Street 19146-3803 36th wd. 970 Sq Ft OPA#362113400 Improvements: Residential Property
JOHN J. CHEATLEY C.P. June Term, 2013 No. 00018 \$46,343.61 Phelan Hallinan Diamond & Jones, LLP

1603-614

1230 Valley Forge Place 19122-4013 14th wd. 1755 Sq Ft OPA#141171400 Improvements: Residential Property
PAUL A. GEE A/K/A PAUL GEE C.P. September Term, 2015 No. 02870 \$82,749.95 Phelan Hallinan Diamond & Jones, LLP

1603-615

1619 North 56th Street 19131-3501 4th wd. 1552 Sq Ft OPA#041351900 Improvements: Residential Property
RONALD K. JONES C.P. July Term, 2015 No. 02798 \$39,728.34 Phelan Hallinan Diamond & Jones, LLP

1603-616

5917 Agusta Street 19149-3607 53rd wd. 1126 Sq Ft OPA#531255200 Improvements: Residential Property
TERESA L. BUBIER C.P. November Term, 2013 No. 00373 \$113,728.51 Phelan Hallinan Diamond & Jones, LLP

1603-617

1135 Cantrell Street 19148-3026 39th wd. 658 Sq Ft BRT#394043100 Improvements: Residential Real Estate
CAROL SALERNO C.P. July Term, 2015 No. 00789 \$77,700.31 Stern & Eisenberg P.C.

1603-618

9277 Angus Place 19114-3411 57th wd. 1623 Sq Ft OPA#572197646 Improvements: Residential Property
CLAUDIA PINTO C.P. January Term, 2014 No. 00572 \$135,162.46 Phelan Hallinan Diamond & Jones, LLP

1603-619

1462 North Hobart Street 19131-3817 4th wd. 802 Sq Ft OPA#043170200 Improvements: Residential Property
BERTHA MAE TAYLOR C.P. September Term, 2014 No. 02172 \$39,799.96 Phelan Hallinan Diamond & Jones, LLP

1603-620

7148 Vandike Street 19135-1333 65th wd. 1436 Sq Ft OPA#651269000 Improvements: Residential Property
JOHN J. MISNIK AND MARGARET M. MISNIK C.P. September Term, 2011 No. 00731 \$139,254.40 Phelan Hallinan Diamond & Jones, LLP

1603-621

5314 Chestnut Street 19139 60th wd. 1186.56 Sq Ft BRT#603013200 Improvements: Residential Real Estate
JACOB HASIS C.P. August Term, 2015 No. 00948 \$142,153.80 Stern & Eisenberg P.C.

1603-622

6541 Vandike Street 19135-2825 41st wd. 1200 Sq Ft OPA#411349900 Improvements: Residential Property
NAOMI GONZALEZ C.P. August Term, 2015 No. 01338 \$91,974.67 Phelan Hallinan Diamond & Jones, LLP

1603-623

6114 Musgrave Street 19144-1027 59th wd. 1240 Sq Ft OPA#592278200 Improvements: Residential Property
JANIE M. DANIELS A/K/A JANIE DANIELS C.P. July Term, 2015 No. 02862 \$42,771.54 Phelan Hallinan Diamond & Jones, LLP

1603-624

5862 North Penn Street 19149 62nd wd. 1574 Sq Ft OPA#621487100 Improvements: Residential Property
JAMES E. GOVAN, JR. C.P. November Term, 2011 No. 00530 \$26,212.17 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-625

5341 West Oxford Street 19131 52nd wd. 1152 Sq Ft OPA#521045600 Improvements: Residential Property
RASHANNA RYDER C.P. January Term, 2015 No. 02771 \$85,818.70 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq

SHERIFF'S SALE

1603-626

5743 North 20th Street 19138-2901 17th wd. 1235 Sq Ft OPA#172375200 Improvements: Residential Property
STACEY GRAY C.P. June Term, 2013 No. 01184 \$99,321.89 Phelan Hallinan Diamond & Jones, LLP

1603-627

341 Roseberry Street 19148-3927 39th wd. 990 Sq Ft OPA#392207700 Improvements: Residential Property
TERESA PARKER; GLENN W. KLUSKA, JR., IN HIS CAPACITY AS HEIR OF GLENN KLUSKA, DECEASED; C. KLUSKA, IN HER CAPACITY AS HEIR OF GLENN KLUSKA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLENN KLUSKA, DECEASED C.P. March Term, 2015 No. 02510 \$169,560.30 Phelan Hallinan Diamond & Jones, LLP

1603-628

6647 North 20th Street 19138 10th wd. 1145.5 Sq Ft BRT#102037300 Improvements: Residential Real Estate
JOYCELYN CLARK C.P. October Term, 2015 No. 01794 \$56,594.37 Stern & Eisenberg P.C.

1603-629

162 North Edgewood Street 19139-2323 34th wd. 1088 Sq Ft OPA#341106300 Improvements: Residential Property
DOROTHY M. BARBEE C.P. March Term, 2015 No. 01156 \$76,620.65 Phelan Hallinan Diamond & Jones, LLP

1603-630

5738 Lansdowne Avenue 19131 4th wd. 1305 Sq Ft BRT#043182000 Improvements: Residential Real Estate
THAXTER A. HICKS C.P. September Term, 2014 No. 01809 \$68,421.01 Stern & Eisenberg P.C.

1603-631

9208 Treaty Road 19114-3825 57th wd. 1884 Sq Ft OPA#572265400 Improvements: Residential Property
MARGARET R. HEPP C.P. August Term, 2015 No. 02613 \$89,854.98 Phelan Hallinan Diamond & Jones, LLP

1603-632

877 North Lawrence Street a/k/a 875-877 North Lawrence Street: Unit 877 19123-2124 88th wd. 1839 Sq Ft OPA#888057944 Improvements: Residential Property
LEE LUCKMAN C.P. June Term, 2012 No. 02223 \$431,422.44 Phelan Hallinan Diamond & Jones, LLP

1603-633

5220 Akron Street 19124-1913 62nd wd. 1088 Sq Ft OPA#621416200 Improvements: Residential Property
MARLENE WALKER C.P. July Term, 2015 No. 02860 \$102,502.30 Phelan Hallinan Diamond & Jones, LLP

1603-634

4504 Howell Street, a/k/a 4504 East Howell Street 19135-4025 41st wd. 1536 Sq Ft OPA#411101400 Improvements: Residential Property
JEFFREY WILLIAMS C.P. April Term, 2015 No. 00094 \$173,234.59 Phelan Hallinan Diamond & Jones, LLP

1603-636

7972 Rugby Street 19150-2512 50th wd. 1172 Sq Ft OPA#502083400 Improvements: Residential Property
ALICE FREEMAN C.P. June Term, 2015 No. 03507 \$108,437.68 Phelan Hallinan Diamond & Jones, LLP

1603-637

12603 Dunks Ferry Road 19154 58th wd. 1825 Sq Ft OPA#663148800 Improvements: Residential Property
CHARLES J. SHORTEN AND ROBIN SHORTEN C.P. January Term, 2011 No. 03697 \$209,242.19 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-638

5951 Bennington Street 19120-1201 35th wd. 2116 Sq Ft OPA#35-2331500 Improvements: Residential Property
PAULETTE MULLER C.P. October Term, 2013 No. 00191 \$176,453.17 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly

SHERIFF'S SALE

A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-639

1626 West Diamond Street a/k/a 1626 Diamond Street 19121 32nd wd. 2150 Sq Ft OPA#321038530 Improvements: Residential Property
NAJEEB H. SHEIKH C.P. August Term, 2012 No. 01808 \$112,402.50 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1603-640

165 West Thelma Street 19140-1624 42nd wd. 966 Sq Ft OPA#422045500 Improvements: Residential Property
BONNIE L. INGS, IN HIS CAPACITY AS HEIR OF ALICE J. INGS, DECEASED; LINDA SINGLETON, IN HER CAPACITY AS HEIR OF ALICE J. INGS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALICE J. INGS, DECEASED C.P. September Term, 2014 No. 04414 \$17,395.00 Phelan Hallinan Diamond & Jones, LLP

1603-641

2648 South 65th Street 19142 40th wd. 1463 Sq Ft OPA#406004200 Improvements: Residential Property
VENETTA BLUE C.P. October Term, 2011 No. 02683 \$102,351.27 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-642

1375 Dyre Street 19124 62nd wd. 1457 Sq Ft OPA#621009200 Improvements: Residential Property
SHANNON JORDAN, ADMINISTRATRIX AND HEIR OF THE ESTATE OF TOBI JORDON C.P. January Term, 2013 No. 02705 \$107,030.14 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-643

5731 Baltimore Avenue 19143 46th wd. 3000 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.

1603-644

7034 Louise Street 19138 10th wd. 1684 Sq Ft BRT#102449100
KRISTIN GREEN C.P. January Term, 2015 No. 00537 \$251,447.24 Emmanuel J. Argentieri, Esq.

1603-645

1147 South 61st Street 19143 3rd wd. (formerly the 46th wd.) 1591 Sq Ft BRT#033225200 Improvements: Residential Property
ROSALIND D. MILES A/K/A ROSALIND MILES-THOMPSON C.P. July Term, 2015 No. 02781 \$98,671.06 KML Law Group, P.C.

1603-646

1737 Fernon Street 19145 36th wd. Land Area: 686 Sq Ft; Improvement Area: 1036 Sq Ft BRT#36-5-3826-00
ROSALIE JONES C.P. October Term, 2014 No. 03328 \$33,220.72 David Banks, Esq.; Banks & Banks

1603-647

3043 Rorer Street 19134 7th wd. Beginning Point: Situate on the East Side of Rorer St at the distance of 145'6" Southward from the South side of Clearfield St BRT#07-1-5324-00 Improvements: Row 2 Sty Masonry
DONNA COOPER C.P. March Term, 2015 No. 00197 \$88,147.38 Richard J. Nalbandian, III

1603-648

7160 Glenloch Street 19135-1215 41st wd. 1360.8 Sq Ft BRT#412331800 Improvements: Residential Dwelling
DAVID GRAHAM C.P. November Term, 2014 No. 01460 \$261,192.74 Law Offices of Gregory Javardian, LLC

1603-649

5443-5445 Germantown Avenue 19144 12th

SHERIFF'S SALE

wd. Land Area 6,973.2 sq ft; Improvement Area 6,000 Sq Ft BRT#871299300 Improvements: Str/off+apts 3 Sty Masonry
I. LEE DICKSTEIN, JANA DICKSTEIN AND MICHAEL WISNIA C.P. March Term, 2015 No. 000555 \$529,437.15 Lachall, Cohen & Sagnor LLP

1603-650

4610 Richmond Street 19137 45th wd. 3924 Sq Ft OPA#453309400 Improvements: Residential Property
DAMIEN WILSON C.P. June Term, 2013 No. 03515 \$137,356.90 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1603-651

7540 Overbrook Avenue 19151 34th wd. 1868 Sq Ft BRT#343253100 Improvements: Residential Property
MARION ALSTON C.P. September Term, 2013 No. 03120 \$128,574.66 KML Law Group, P.C.

1603-652

109-111 South Street 19147 5th wd. Land: 900 Sq Ft; Improvements: 2700 Sq Ft OPA#882884200 Improvements: Restaurant
DOMENICO CENTOFANTI C.P. August Term, 2015 No. 02274 \$1,520,198.19 Lori J. Hahn-Maslin, Esq.

1603-653

5844 Addison Street 19143 60th wd. (formerly of the 46th wd.) 990 Sq Ft BRT#604192600 Improvements: Residential Property
MICHELLE S. ALLEN AS EXECUTRIX OF THE ESTATE OF ELIZABETH STRIPLING, DECEASED C.P. July Term, 2015 No. 02587 \$75,973.87 KML Law Group, P.C.

1603-654

3591 Nottingham Lane 19114 66th wd. 1260 Sq Ft BRT#66-1242800 Improvements: Condo W B/gar
KEVIN T. BOLLARD AND SHARI BOLLARD C.P. December Term, 2014 \$210,879.74 Richard M. Squire & Associates, LLC

1603-655

419 Tree Street 19148 39th wd. 672 Sq Ft BRT#392127300 Improvements: Residential Property
SHULIN WANG C.P. February Term, 2015 No. 02197 \$137,282.59 KML Law Group, P.C.

1603-656

1443 Tasker Street 19145 36th wd. (formerly part of the 26th wd.) 1260 Sq Ft BRT#871172450 Improvements: Residential Property
KAROLUS BUDIONO C.P. July Term, 2015 No. 02790 \$202,552.08 KML Law Group, P.C.

1603-657

2814 Hellerman Street 19149 55th wd. Land Area: 1,503.12 Sq Ft; Improvement Area: 1,132 Sq Ft BRT#551034200 Improvements: Row B/gar 2sty Masonry
ROBERT TEES AND ROBIN TEES C.P. December Term, 2014 No. 01733 \$221,990.36 Richard M. Squire & Associates, LLC

1603-658

1313 South 58th Street 19143-4501 51st wd. 1950 Sq Ft OPA#513048400 Improvements: Residential Property
JOSEPH A. WILLIAMS C.P. March Term, 2012 No. 00538 \$83,536.47 Phelan Hallinan Diamond & Jones, LLP

1603-659

849 North 13th Street 19123-1822 14th wd. 1260 Sq Ft OPA#141193610 Improvements: Residential Property
ARMINTER MCLAUGHLIN A/K/A ARMINTER TOW A/KA/ ARMINTER YOW C.P. September Term, 2014 No. 01534 \$35,280.89 Phelan Hallinan Diamond & Jones, LLP

1603-660

4010-12 Ashburner Street 19136 41st wd. 9476 Sq Ft OPA#652034103 Improvements: Residential Property
GLORIA A. GUTIERREZ C.P. April Term, 2013 No. 1613 \$134,319.84 Lauren Berschler Karl, Esq.

1603-661

425 Fern Street 19120 61st wd. 1038 Sq Ft BRT#6112204900 Improvements: Residential Property
DARNELL R. MINUS C.P. July Term, 2013 No. 01877 \$74,967.21 KML Law Group, P.C.

SHERIFF'S SALE

1603-662

2015 East Firth Street 19125-1315 31st wd. 786 Sq Ft OPA#314058100 Improvements: Residential Property
JON B. BATISTA C.P. November Term, 2013 No. 03079 \$137,251.48 Phelan Hallinan Diamond & Jones, LLP

1603-663

1800 Danforth Street 19152-1820 56th wd. 1236 Sq Ft OPA#562212800 Improvements: Residential Property
MARK CITRON C.P. September Term, 2012 No. 00857 \$209,079.77 Phelan Hallinan Diamond & Jones, LLP

1603-664

6530 Hegerman Street 19135 41st wd. 1312.50 Sq Ft BRT#41-1-3690-00 Improvements: Residential Property
AUGUSTINE CERRONE, JR. C.P. August Term, 2015 No. 01965 \$104,165.44 Shapiro & DeNardo, LLC

1603-665

4436 Pennypack Street 19136 65th wd. 1786.02 Sq Ft BRT#652074420 Improvements: Residential Real Estate
LORRAINE BLUM AND HARRY S. BLUM C.P. May Term, 2014 No. 03268 \$243,647.94 Stern & Eisenberg P.C.

1603-666

2925-2927 C Street 19134 7th wd. 6259 Sq Ft OPA#88-4523350 Improvements: Masonry Warehouse
EL MALECON CARIBENO, LLC C.P. August Term, 2012 No. 03409 \$277,044.86 H. Fintan McHugh

1603-667

7309 North 18th Street 19126 10th wd. 1120 Sq Ft OPA#101090700 Improvements: Row B/gar 2sty Masonry
ESTATE OF BLANCHE BROWN AND CLAUDE BROWN C.P. November Term, 2014 No. 2712 \$24,535.37 plus interest through the date of the sheriff's sale, plus costs
William J. Levant, Esq.

1603-668

2724 West Harper Street 19130 29th wd. 364.81 Sq Ft OPA#292018300 Improvements: Vac Land Res
SANDERS H. MCNEAL, JR. C.P. August Term, 2014 No. 00945 \$6,105.00 Demetri A. Braynin, Esq.

1603-669

1713 South 2nd Street 19148 1st wd. 2460 Sq Ft BRT#011202500 Improvements: Residential Property
CURRY CUNNINGHAM AND ALFIE R. PELZER C.P. September Term, 2008 No. 02803 \$193,671.87 KML Law Group, P.C.

1603-670

2720 W. Harper Street 19130 29th wd. 363.09 Sq Ft OPA#292018100 Improvements: Vac Land Res
JOSEPH ROUSE C.P. August Term, 2014 No. 01006 \$6,105.00 Demetri A. Braynin, Esq.

1603-671

4213 Knorr Street 19135 55th wd. 2270 Sq Ft BRT#552161300 Improvements: Residential Property
EDWARD SWANSON A/K/A EDWARD SWENSON, SOLELY IN HIS CAPACITY AS HEIR OF LORETTA COYLE, DECEASED AND THE UNKNOWN HEIRS OF LORETTA COYLE, DECEASED C.P. March Term, 2015 No. 02562 \$109,276.35 KML Law Group, P.C.

1603-672

1647 Widener Place 19141 17th wd. 1146 Sq Ft BRT#171192500 Improvements: Residential Property
TASTONIA MYATT ALTMAN A/K/A TASTONIA MAYTT ALTMAN AND HASFORD THOMAS ALTMAN C.P. July Term, 2015 No. 01799 \$129,182.24 KML Law Group, P.C.

1603-673

922 North 65th Street 19151-3305 34th wd. 1540 Sq Ft OPA#344311800 Improvements: Residential Property
PIERROT DUMOSTIL AND MARIE ANGE BISSERETTE C.P. March Term, 2015 No. 00749 \$72,906.55 Phelan Hallinan Diamond & Jones, LLP

1603-674

704 Oak Lane Avenue 19126 61st wd. 3060 Sq Ft BRT#611422900 Improvements: Single Family Home
SANG S. KIM C.P. October Term, 2015 No. 01272 \$172,184.69 Richard M. Squire &

SHERIFF'S SALE

Associates, LLC

1603-675

122 West Courtland Street 19140-1605 42nd wd. Approximate size: 20'x100' BRT#422034000 Improvements: Residence
MIGUEL SORIANO AND KIYOMI SORIANO C.P. October Term, 2015 No. 000037 \$81,273.43 John J. Kelly, Jr.

1603-676

853 North 47th Street 19139 6th wd. 1070 Sq Ft BRT#062408500 Improvements: Row 2 Sty Condo
THE KNOWN AND UNKNOWN HEIRS OF DANIEL GRANDY, DECEASED; VIOLET GRANDY, SOLELY AS HEIR OF DANIEL GRANDY, DECEASED C.P. October Term, 2014 No. 00839 \$21,092.18 Richard M. Squire & Associates, LLC

1603-677

501 East Haines Street 19144-1214 59th wd. 2223 Sq Ft OPA#592008000 Improvements: Residential Property
SARAH REID-WRIGHT AND ORAL WRIGHT C.P. August Term, 2015 No. 00570 \$89,798.73 Phelan Hallinan Diamond & Jones, LLP

1603-678

1034 Slocum Street a/k/a 1034 East Slocum Street 19150 50th wd. 2688 Sq Ft OPA#50-2386000 Improvements: Residential Property
THEODORE FAGAN AND BARBARA CAMPBELL C.P. December Term, 2014 No. 00356 \$159,499.07 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-679

2556 East Ann Street 19134 25th wd. 1698 Sq Ft BRT#25-1063000 Improvements: Residential Dwelling
TRACY L. CONVERY AND THOMAS CONVERY A/K/A THOMAS J. CONVERY A/K/A THOMAS J. CONVERY, III C.P. February Term, 2013 No. 02104 \$160,456.23 Udren Law Offices, P.C.

1603-680

4708 Higbee Street 19135 41st wd. 2500 Sq Ft BRT#41-1-130600 Improvements: Residential Dwelling
BRIAN ZOLK AND SYLVIA ZOLK C.P. September Term, 2013 No. 04083 \$157,379.02 Udren Law Offices, P.C.

1603-681

15163 Wayside Road 19116 58th wd. 2194 Sq Ft BRT#583165070 Improvements: Residential Property
TABITHA ORTIZ AND VICENTE ORTIZ A/K/A VICENTE ORTIZ, JR. C.P. March Term, 2014 No. 02684 \$411,299.43 Shapiro & DeNardo, LLC

1603-682

1 West Upsal Street a/k/a 6500 Germantown Avenue 19119 22nd wd. 5908.91 Sq Ft BRT#223190500 Improvements: Residential Real Estate
STEWART B. CALLOWAY A/K/A STEWART CALLOWAY AND MARY A. WILLIAMS CALLOWAY A/K/A MARY WILLIAMS-CALLOWAY C.P. August Term, 2015 No. 00442 \$445,037.36 Stern & Eisenberg P.C.

1603-683A-B

4568 Shelbourne Street - Premises A - 19124-3831 42nd wd. On W side of Shelbourne St 46' 8" N from N side of Annsbury St; Front: 16' 3" Depth: 75' OPA#421620900
1951 West Laveer Street - Premises B - 19141 17th wd. Approximate size: 16'x87' BRT#171301100 Improvements: Residence
MIGUEL SORIANO AND KIYOMI SORIANO C.P. October Term, 2015 No. 000033 \$90,464.24 John J. Kelly, Jr.

1603-685

1420 Locust Street, Unit 6-F 19102 8th wd. 1239 Sq Ft BRT#888080316 Subject to Mortgage Subject to Rent
ARTHUR J. WERNER AND JANET M. WERNER C.P. March Term, 2015 No. 03937 \$219,531.25 Scott F. Landis, Esq.

1603-686

511 West Ruscomb Street 19120 49th wd. Land Area: 2880 Sq Ft; Improvement Area: 4180 Sq Ft BRT#49-1-1353-00
LOUIS STEVENS C.P. October Term, 2012 No. 004396 \$483,652.02 Jason Rabinovich, Esq.

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