

# Sheriff’s Sale Notices for April 5, 2016

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p><b>THIRD PUBLICATION</b> Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, April 5, 2016 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 09:00 A.M. (DST). Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p> <p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also</p>	<p>directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</p> <p>The “BRT #” refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>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 April 5, 2016.</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION</p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>The following property, sale of which was postponed from the June 5, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>1206-376A-B 51st wd. (5420-28 Paschall Ave. - Premises A – 19143) 170’ Northeast of 55th St., Front: 130’, Depth 195’ BRT#884350840 Improvements: Commercial Property 51st wd. (5430-44 Paschall Ave. – Premises B – 19143) Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170’ Depth: 195’ BRT#884350845 Improvements: Commercial Property FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.</p> <p>The following property, sale of which was postponed from the February 4, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>1402-395 2106 North Marvine Street 19122 20th wd. 1839 Sq. Ft. more or less BRT#202246100 Improvements: Residential Dwelling QUANDA N. GARRISON C.P. September Term, 2011 No. 01193 \$99,668.32 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg L.L.P.</p> <p>The following property, sale of which was postponed from the May 6, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>1405-685 2342 Griffith Street 19152 56th wd. On the southwesterly side of Griffith Street (50 feet wide) and the northwesterly side of Bradford Street (70 feet wide); front 28 ft 5-1/2 in, depth 111 ft 3 in BRT#561537300 Improvements: Residential ADVANCED ACQUISITIONS, LLC C.P. January Term, 2014 No. 003339 \$145,060.64 David E. Stern, Esq.</p>	<p>The following property, sale of which was postponed from the February 3, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>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 &amp; Schwartz, P.C.</p> <p>The following property, sale of which was postponed from the March 3, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>1503-445 7388 Wheeler Street 19153 40th wd. 1024 Sq Ft; Row B/GAR 2 Sty Masonry BRT#404215900; PRCL#26S10-70 Improvements: A Residential Dwelling ANTHONY GOODWIN A/K/A ANTHONY SEAN GOODWIN, JR. A/K/A ANTHONY SEAN GOODWIN; JOY A. GOODWIN A/K/A JOY GOODWIN C.P. December Term, 2012 No. 01331 \$143,537.20 Federman &amp; Associates, LLC</p> <p>The following property, sale of which was postponed from the May 5, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>1505-602 2731 Elbridge Street 19149-2936 62nd wd. 1200 Sq Ft OPA#621304600 Improvements: Residential Property GUS BOGIATZIS, IN HIS CAPACITY AS HEIR OF ANGELIKI BOGIATZIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELIKI BOGIATZIS, DECEASED C.P. September Term, 2014 No. 01445 \$129,879.99 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p>1505-652 1816 West Girard Avenue 19130-1516 47th wd. 2595 Sq Ft OPA#471023200 Improvements: Residential Property ADAM J. RODGERS C.P. July Term, 2013 No. 02226 \$345,497.07 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p>The following property, sale of which was postponed from the July 7, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>1507-478 5804 North 4th Street a/k/a 5804 4th Street 19120 61st wd. 896 Sq Ft BRT#612363400 Improvements: Residential Property JAMES E. BRODIE C.P. December Term, 2014 No. 01059 \$89,280.51 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsson, Esq.; Brian Nicholas, Esq.; Denise Carlson, Esq.; Roger Fay, Esq.; Zucker, Goldberg &amp; Ackerman, LLC</p> <p>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 &amp; Conway, P.C.</p>	<p>1507-697 1861 Sanford Street 19116 58th wd. 1696 Sq Ft; DET W/B GAR 2STY MAS+OTHER OPA#58-2-0721-00 Improvements: Residential Dwelling AWILDA CASTRO A/K/A AWILDA T. CASTRO, UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. October Term, 2014 No. 002910 \$275,641.92 Federman &amp; Associates, LLC</p> <p>1507-698 879 North Brooklyn Street 19104 6th wd. 1182 Sq Ft BRT#062299400 Improvements: Residential Dwelling MICKEY R. DAVIS A/K/A MICKEY DAVIS C.P. April Term, 2013 No. 05159 \$85,213.48 Federman &amp; Associates, LLC</p> <p>1507-700 1031 South 55th Street 19143 51st wd. 1316 Sq Ft; ROW 2 STY MASONRY BRT#513130400; PRCL#26-S-13-292 Improvements: Residential Dwelling KAREEM T. LAWRENCE A/K/A KAREM T. LAWRENCE C.P. November Term, 2014 No. 01302 \$69,878.32 Federman &amp; Associates, LLC</p> <p>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 &amp; Associates, LLC</p> <p>The following property, sale of which was postponed from the August 4, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>1508-358 6337 Morton Street 19144 59th wd. 1760 Sq Ft BRT#592213037 Improvements: Residential Dwelling ALONZO PICKRON C.P. November Term, 2013 No. 00474 \$94,993.54 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.</p> <p>1508-431 12127 Ranier Road 19154-1826 66th wd. 1360 Sq Ft OPA#663268300 Improvements: Residential Property JOHN MCCAMLEY C.P. March Term, 2015 No. 00195 \$199,792.16 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p>1508-489 4446 Salmon St 19137 45th wd. 1095 Sq Ft BRT#453270300 Subject to Mortgage Improvements: Residential Dwelling ZENIA BENT C.P. May Term, 2012 No. 02410 \$139,839.20 Udren Law Offices, P.C.</p> <p>1508-529 9900 President Street 19115 58th wd. SEMI/DET 2STY MAS+OTHER; 1560 Sq Ft BRT#581401602 Improvements: Residential Dwelling GREGORY BAGRAMYAN AND VADIM BAGRAMYAN C.P. January Term, 2015 No. 01453 \$164,134.04 McCabe, Weisberg &amp; Conway, P.C.</p> <p>1508-658 255 South Hirst Street 19139-3727 3rd wd. 960 Sq Ft OPA#031196000 Improvements: Residential Property DEBORAH M. BAKER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF LINDA BROWN A/K/A COLIN K. BROWN; LINDA CLARK BROWN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF COLIN BROWN A/K/A COLIN K. BROWN C.P. April Term, 2014 No. 03222 \$49,609.35 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p>The following property, sale of which was postponed from the September 1, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>1509-320 2159 Homer Street 19138 10th wd. 1188 Sq Ft BRT#102140100 Improvements: Residential Real Estate NAIPHESA HILLIARD C.P. December Term, 2013 No. 001486 \$159,936.17 Stern &amp; Eisenberg, P.C.</p>	<p>1509-338 3331 Bleigh Avenue 19136 64th wd. Land Area: 1188 Sq Ft BRT#642146900 Improvements: Row B/gar 2 Story Masonry JAMES EWING A/K/A JAMES E. EWING AND PAMELA LLOYD A/K/A PAMELA T. LLOYD C.P. January Term, 2015 No. 02198 \$69,000.00 Milstead &amp; Associates, LLC</p> <p>1509-342 7532 Woodcrest Avenue 19151 34th wd. Land Area: 1266 Sq Ft BRT#34-3-1851-00 Improvements: Row B/garage 2 Story Masonry TAJINDER SINGH, KNOWN HEIR OF TRACEY SMITH, DECEASED MORTGAGOR AND REAL OWNER; BRITTNEY SMITH, KNOWN HEIR OF TRACEY SMITH, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TRACEY SMITH C.P. July Term, 2014 No. 00806 \$72,250.00 Milstead &amp; Associates, LLC</p> <p>1509-471 2244 South 9th Street 19148 39th wd. 965.56 Sq Ft BRT#393430500 Improvements: Residential Dwelling ALLEN E. WINDRIM, III C.P. April Term, 2013 No. 0633 \$182,429.46 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq</p> <p>1509-481 2528 Cedar Street 19125 31st wd. ROW 3 STY MASONRY; 868 Sq Ft BRT#312035600 Improvements: Residential Dwelling JAMES BIDWELL C.P. October Term, 2013 No. 01819 \$214,496.37 McCabe, Weisberg, &amp; Conway, P.C.</p> <p>1509-517 125 West Mount Pleasant Avenue 19119 9th wd. 3904.7 Sq Ft BRT#092001900 Improvements: Residential Property ZUBAIR ABDUSSHAHEED C.P. June Term, 2009 No. 04383 \$575,309.59 Zucker, Goldberg &amp; Ackerman, LLC</p> <p>1509-526 6336 North 8th Street 19126-3703 49th wd. 3895 Sq Ft; on the Northwesterly side of 8th St at a distance of 176 feet Northeastwardly from the Northeasterly side of Chelten Ave; Front: Irregular x Depth: Irregular OPA#49213500 Subject to Mortgage Improvements: Single Family Residence CASSANDRA PHILLIPS C.P. September Term, 2014 03547 \$209,828.19 Stephen M. Hladik, Esq.</p> <p>The following property, sale of which was postponed from the October 6, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, April 5, 2016.</p> <p>1510-312 6924 Greenway Avenue 19142 40th wd. 7684 Sq Ft BRT#40-3-2726-00; BRT#30 S 3-3 Improvements: Residential Dwelling LISTERVELT RITTER, ADMINISTRATOR OF THE ESTATE OF CLARA R. HELM A/K/A CLARA HELM C.P. March Term, 2015 No. 02431 \$123,469.34 Powers, Kirm &amp; Associates, LLC</p> <p>1510-325 6129 North 6th Street 19120 61st wd. 1904 Sq Ft BRT#611125100 Improvements: Row B/gar 2sty Masonry THOMAS BRYANT, JR. A/K/A THOMAS BRYANT AND KATHRYN BRYANT C.P. August Term, 2014 No. 00358 \$79,959.00 Milstead &amp; Associates, LLC</p> <p>1510-339 6626 Lansdowne Avenue 19151 34th wd. 1134 Sq Ft BRT#344022900 Improvements: Residential Property CHARITA N. HENRY C.P. February Term, 2015 No. 0024 \$63,217.05 Shapiro &amp; DeNardo, LLC</p> <p>1510-393 53 West Seymour Street 19144 12th wd. 2500 Sq Ft BRT#123054800 Improvements: Residential Real Estate MAXIM VOVK C.P. August Term, 2014 No. 02378 \$105,894.87 Stern &amp; Eisenberg P.C.</p> <p>1510-419 1029 Camas Drive 19115-4507 63rd wd. 6666 Sq Ft OPA#632087600 Improvements: Residential Property DARRELL W. TINDALL C.P. September Term, 2013 No. 00172 \$232,959.46 Phelan Hallinan Diamond &amp; Jones, LLP</p>



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<p><b>1510-465</b> <b>5355 Woodland Avenue 19143-5425</b> 51st wd. 1266 Sq Ft; Situate on the Northwesternly side of Woodland Avenue at the distance of 377 feet 8-3/8 inches Southwestwardly from the Southwesterly side of 53rd Street. BRT#871577160 Improvements: Row W-off/str 2 Sty Masonry STEVEN L. GORDON C.P. January Term, 2010 No. 200277 \$98,840.88 Richard J. Nalbandian, III, Esq.</p> <p><b>1510-490</b> <b>1116 Custis Place 19122</b> 14th wd. 1800 Sq Ft BRT#141445700 Improvements: Residential Real Estate UNKNOWN HEIRS, EXECUTORS AND DEVEISEES OF THE ESTATE OF VIRGINIA STUART C.P. January Term, 2015 No. 03194 \$74,379.97 Stern &amp; Eisenberg P.C.</p> <p><b>1510-510</b> <b>11821 Colman Terrace 19154</b> 66th wd. 2094 Sq Ft BRT#66-2-011600 Improvements: Row B/gar 2sty Masonry DENNIS R. BALDWIN C.P. March Term, 2015 No. 00270 \$197,342.00 Milstead &amp; Associates, LLC</p> <p><b>1510-546</b> <b>1235 South 21st Street 19146-4348</b> 36th wd. 900 Sq Ft OPA#361209300 Improvements: Residential Dwelling GLORIA S. TROWER C.P. February Term, 2015 No. 2482 \$41,957.18 Weber Gallagher Simpson Stapleton Fires &amp; Newby, LLP; Sarah A. Elia, Esq.</p> <p><b>1510-550</b> <b>300 East Allens Lane 19119-1101</b> 9th wd. 2327 Sq Ft OPA#091007500 Improvements: Residential Property KIM M. JONES C.P. May Term, 2012 No. 00030 \$127,314.69 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1510-570</b> <b>5038 Whitaker Avenue 19124-3515</b> 23rd wd. 1440 Sq Ft OPA#233073000 Improvements: Residential Property ELVIE R. ALEXANDER NOW BY NAME ELVIE R. HOUCK AND DEAN W. HOUCK C.P. April Term, 2015 No. 03411 \$18,003.41 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1510-609</b> <b>3 North Christopher Columbus Boulevard , Unit 249 a/k/a 3 North Columbus Boulevard #249 19106</b> 5th wd. 0 Sq Ft BRT#88-8-0612-62 Improvements: Residential Dwelling BRIAN HECKER AND KARA HECKER C.P. April Term, 2014 No. 04379 \$311,200.61 Powers, Kirn &amp; Associates, LLC</p> <p><b>1510-612</b> <b>2535 South Clarion Street 19148</b> 39th wd. Situate on the east side of Clarion Street at the distance of 246 feet southward from the south side of Porter St OPA#394448400 Improvements: Row 2 Sty Masonry GIULIO APADULA C.P. October Term, 2014 No. 01854 \$165,570.67 Richard J. Nalbandian, III, Esq.</p> <p><b>1510-623</b> <b>5893 Woodcrest Avenue 19131-2214</b> 52nd wd. 1651.36 Sq Ft BRT#52-2-1617-00 Improvements: Residential Dwelling JESTINE JOHNSON C.P. July Term, 2013 No. 04450 \$79,011.58 Barbara A. Fein, Esq.</p> <p><b>1510-647</b> <b>609 East Wishart Street 19134-2309</b> 33rd wd. ROW 2STY MASONRY; 700 Sq Ft BRT#331027900 Improvements: Residential Dwelling GREGORY STANISLAUS C.P. June Term, 2013 No. 01488 \$52,707.83 McCabe, Weisberg &amp; Conway P.C.</p>	<p><b>1511-428</b> <b>406 North 58th Street 19131</b> 52nd wd. 1372.5 Sq Ft BRT#04-2-219200 Subject To Mortgage Reverse Mortgage Solutions, Inc. Improvements: Residential Dwelling DONALD W. TEAL, JR., KNOWN HEIR OF ALONZA MAE TEAL; JAMES E. TEAL, KNOWN HEIR OF ALONZA MAE TEAL; LINDA GREE, KNOWN HEIR OF ALONZA MAE TEAL; KAREN L. TEAL, KNOWN HEIR OF ALONZA MAE TEAL; TERRI T. TEAL, KNOWN HEIR OF ALONZA MAE TEAL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALONZA MAE TEAL, LAST RECORD OWNER C.P. June Term, 2014 No. 01012 \$63,597.55 Udren Law Offices, P.C.</p> <p><b>1511-443</b> <b>12514 Medford Place 19154</b> 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</p> <p><b>1511-501</b> <b>1923 Benton Avenue 19152</b> 56th wd. (f/k/a 35th wd.) S/D W B/G 1STY MASONRY; 3500 Sq Ft BRT#562263500 Improvements: Residential Dwelling SCOTT L. ROONEY, EXECUTOR OF THE ESTATE OF JOHN J. ROONEY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2014 No. 04166 \$302,023.27 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1511-506</b> <b>3045 North 4th Street 19133</b> 19th wd. ROW 2 STY MASONRY; 826 Sq Ft BRT#193094300 Improvements: Residential Dwelling JOSEPH F. LORENTI A/K/A JOSEPH F. LORENT C.P. March Term, 2014 No. 00585 \$36,299.21 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1511-508</b> <b>7103 Dorel Street 19151</b> 40th wd. ROW 2STY MASONRY; 1138 Sq Ft BRT#404361000 Improvements: Residential Dwelling CURTIS CHESSON C.P. September Term, 2013 No. 01620 \$56,599.22 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1511-509</b> <b>5222 Schuyler Street 19144</b> 12th wd. APT 2-4 UNITS 2STY MASONRY; 2357 Sq Ft BRT#123242100 Improvements: Residential Dwelling LISA MARIE BARON, ADMINISTRATRIX OF THE ESTATE OF MICHAEL E. SHIELDS, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 03335 \$267,136.79 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1511-511</b> <b>3528 Nottingham Lane 19114</b> 66th wd. ROW B/GAR 2STY MAS + OTHER; 3353 Sq Ft BRT#6611236400 Improvements: Residential Dwelling BRIAN KRAVITZ AND TAMARA KRAVITZ C.P. January Term, 2014 No. 01427 \$261,243.61 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1511-519</b> <b>1923 67th Avenue 19138</b> 50th wd. ROW B/GAR 2STY MASONRY; 1146 Sq Ft BRT#102432200 Improvements: Residential Dwelling UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA; KENNETH IRICK AND SYREETA S. SCOTT A/K/A SYREETA SCOTT C.P. September Term, 2013 No. 02380 \$48,639.92 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1511-541</b> <b>1332 Saint Vincent Street 19111</b> 53rd wd. 2806 Sq Ft BRT#533221400 Improvements: Residential Property JEAN W. MERCERON C.P. July Term, 2014 No. 00903 \$181,292.49 KML Law Group, P.C.</p> <p><b>1511-567</b> <b>1320 Orthodox Street 19124-3623</b> 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 &amp; Jones, LLP</p> <p><b>1511-592</b> <b>4744 North Marvine Street 19141</b> 49th wd. 1730 Sq Ft BRT#491435400; Lot&amp;Blk#124N080037 Improvements: Residential Dwelling JASMINE BUSH, IN HER CAPACITY AS ADMINISITRATRIX OF THE ESTATE OF MELVIN R. PRYOR A/K/A MELVIN PRYOR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL</p>	<p>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, Kirn &amp; Associates, LLC</p> <div><div>The following property, sale of which was postponed from the December 1, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, April 5, 2016.</div></div> <p><b>1512-302</b> <b>2315 South 11th Street 19148</b> 39th wd. 1024 Sq Ft BRT#394177700 Improvements: Residential Property ANTHONY GRANATO III AND ELIZABETH GRANATO C.P. April Term, 2011 No. 01053 \$47,772.98 KML Law Group, P.C.</p> <p><b>1512-303</b> <b>1818 Dallas Street 19126</b> 10th wd. 1205 Sq Ft OPA#101283000 Improvements: Residential Property DANATAY JONES-GREEN AND KAREEM GREEN C.P. October Term, 2010 No. 03257 \$166,919.02 Richard M. Squire &amp; Associates, LLC</p> <p><b>1512-320</b> <b>419 West Earlharn Terrace 19144</b> 12th wd. 995 Sq Ft BRT#124054200 Improvements: Residential Property ANGELA ANCRUM AND VERNON R. ANCRUM C.P. July Term, 2014 No. 02125 \$78,872.97 KML Law Group, P.C.</p> <p><b>1512-325</b> <b>6530 Chester Avenue 19142</b> 40th wd. 941 Sq Ft BRT#403098900 Improvements: Residential Property MAMADOU BAH C.P. September Term, 2014 No. 02716 \$44,001.07 KML Law Group, P.C.</p> <p><b>1512-338</b> <b>3131 North Marston Street 19132-1237</b> 38th wd. 609 Sq Ft BRT#381226700 Improvements: Row 2 Story Masonry DIANE JAMES C.P. March Term, 2015 No. 01923 \$21,469.00 Milstead &amp; Associates, LLC</p> <p><b>1512-346</b> <b>4013 Claridge Street 19124</b> 33rd wd. 1040 Sq Ft BRT#33-2-3498-00 Subject to Mortgage Improvements: Residential Dwelling MARLON SMITH C.P. May Term, 2015 No. 01911 \$97,482.38 Udren Law Offices, P.C.</p> <p><b>1512-363</b> <b>4810 Knox Street 19144-3616</b> 12th wd. 1687 Sq Ft OPA#123184000 Improvements: Residential Property ALESIA PATE C.P. May Term, 2015 No. 00192 \$100,826.84 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-370</b> <b>1851 Roseberry Street 19145-3721</b> 26th wd. 714 Sq Ft OPA#262284800 Improvements: Residential Property JAMES DREW DEMARCO A/K/A JAMES D. DEMARCO A/K/A JAMES DRU DEMARCO C.P. April Term, 2015 No. 01273 \$52,764.58 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-371</b> <b>1033 East Haines Street 19138</b> 59th wd. Beginning Point: At the intersection of the south-west line or Ardleigh Street (70' wide) with the northwest line of Haines Street (60 wide); 4183 Sq Ft BRT#592016300 Improvements: S/d W Det Gar 2 Sty Mason JAMES B. JOHNSON C.P. May Term, 2013 No. 00705 \$202,527.75 Richard J. Nalbandian, III, Esq.</p> <p><b>1512-386</b> <b>6017 Frontenac Street 19149-3238</b> 53rd wd. 1508 Sq Ft OPA#531270200 Improvements: Residential Property ROBERT S. O'DONNELL AND KATHRYN J. O'DONNELL C.P. December Term, 2014 No. 01964 \$55,322.57 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-387</b> <b>615 Brighton Street 19111-4020</b> 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 &amp; Jones, LLP</p> <p><b>1512-397</b> <b>2101 South 18th Street 19145-3826</b> 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 &amp; Jones, LLP</p> <p><b>1512-398</b> <b>523 West Roosevelt Boulevard 19120-3703</b> 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 &amp; Jones, LLP</p>	<p><b>1512-406</b> <b>6626 Woodland Avenue 19142-2223</b> 40th wd. 2400 Sq Ft OPA#403150700 Improvements: Residential Property HASSAN MUHAMMAD C.P. July Term, 2015 No. 00190 \$26,955.10 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-409</b> <b>1717 West Wingohocking Street 19140-1146</b> 13th wd. 826 Sq Ft OPA#132369000 Improvements: Residential Property JEROME ROBINSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CARLENE ROBINSON C.P. October Term, 2005 No. 00471 \$70,936.70 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-411</b> <b>5030 Larchwood Avenue 19143</b> 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 &amp; Jones, LLP</p> <p><b>1512-413</b> <b>6712 Souder Street 19149-2208</b> 54th wd. 1383 Sq Ft OPA#542296100 Improvements: Residential Property YIN QUN LUN C.P. June Term, 2012 No. 01534 \$135,490.71 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-417</b> <b>1722 West Norris Street 19121</b> 32nd wd. 1095 Sq Ft OPA#321148500 Improvements: Residential Property JASON COHEN C.P. May Term, 2015 No. 02253 \$257,134.61 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-421</b> <b>2540 South Rosewood Street 19145-4631</b> 26th wd. 720 Sq Ft OPA#261109500 Improvements: Residential Property RITA DEMARCO AND JAMES DREW DEMARCO C.P. October Term, 2014 No. 01688 \$157,925.95 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-430</b> <b>6217 Homer Street 19144-1620</b> 59th wd. 1679 Sq Ft OPA#592261000 Improvements: Residential Property KRYSTINA BRAND-CHESTER A/K/A KRYSTINA BRAND CHESTER C.P. March Term, 2015 No. 03218 \$97,369.88 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-436</b> <b>7705 Overbrook Avenue 19151-2016</b> 34th wd. 1766 Sq Ft OPA#343260800 Improvements: Residential Property MICHELLE RESPASS C.P. April Term, 2015 No. 01928 \$114,874.44 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-439</b> <b>4633 Emery Street 19137-2116</b> 45th wd. 970 Sq Ft OPA#453294800 Improvements: Residential Property KATHLEEN A. GLATTS C.P. April Term, 2014 No. 04226 \$143,894.45 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-440</b> <b>1314 North Allison Street 19131</b> 4th wd. 1575 Sq Ft BRT#041334800 Improvements: Residential Real Estate UNKNOWN HEIRS, EXECUTORS AND DEVEISEES OF THE ESTATE OF PHYLLIS LINDSAY AND CHRISTOPHER AIKEN C.P. October Term, 2014 No. 00418 \$20,267.93 Stern &amp; Eisenberg P.C.</p> <p><b>1512-449</b> <b>2128 Pratt Street 19124</b> 62nd wd. 2193 Sq Ft BRT#622058400 Improvements: Residential Property JUAN CARRION A/K/A JUAN O. CARRION C.P. August Term, 2014 No. 01079 \$87,496.49 KML Law Group, P.C.</p> <p><b>1512-457</b> <b>7513 Brentwood Road 19151-2104</b> 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 &amp; Jones, LLP</p> <p><b>1512-459</b> <b>6750 Lindbergh Boulevard 19142</b> 40th wd. 32950 Sq Ft BRT#884348360 Improvements: Commercial Use Building VYREAK HENG C.P. July Term, 2015 No. 1435 \$459,425.24 Weber Gallagher Simpson Stapleton Fires &amp; Newby, LLP, Sarah A. Elia, Esq.</p> <p><b>1512-460</b> <b>1384 North 76th Street 19151-2823</b> 34th wd. 2240 Sq Ft OPA#343309000 Improvements: Residential Property TARA THERESA BLIGEN A/K/A TARA BLIGEN C.P. March Term, 2013 No. 01752 \$168,955.74 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-461</b> <b>1823 East Moyamensing Avenue 19148-1944</b> 1st wd. 1242 Sq Ft OPA#011214200 Improvements: Residential Property</p>	<p>JOHN E. MCNAMEE C.P. July Term, 2012 No. 03408 \$331,751.40 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-467</b> <b>3928 Haverford Avenue 19104-1808</b> 24th wd. 1584 Sq Ft OPA#242205800 Improvements: Residential Property GEORGE BLACK C.P. August Term, 2012 No. 00609 \$69,830.43 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-471</b> <b>723 East Phil Ellena Street a/k/a 723 East Phil-Ellena Street 19119-1532</b> 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 &amp; Jones, LLP</p> <p><b>1512-476</b> <b>4535 Aldine Street 19136</b> 41st wd. 1052 Sq Ft BRT#412126500 Improvements: Residential Property MEGAN BOYLE C.P. May Term, 2015 No. 01299 \$116,276.00 Shapiro &amp; DeNardo, LLC</p> <p><b>1512-479</b> <b>275 West Wellens Avenue 19120</b> 42nd wd. 903 Sq Ft BRT#422236000 Improvements: Residential Property MICHELLE S. GRIFFIN C.P. September Term, 2013 No. 000239 \$38,171.98 Shapiro &amp; DeNardo, LLC</p> <p><b>1512-483</b> <b>6623 North 8th Street 19126</b> 61st wd. 8731 Sq Ft BRT#611167500 Improvements: Residential Property EMMA COX-WATSON AND RODERICK WATSON C.P. May Term, 2013 No. 002721 \$265,486.82 Shapiro &amp; DeNardo, LLC</p> <p><b>1512-488</b> <b>60 West Manheim Street 19144</b> 12th wd. 1315 Sq Ft BRT#12-3-0688-00 Improvements: Residential Dwelling PAULA JACKSON C.P. August Term, 2012 No. 03139 \$261,837.13 Powers, Kirn &amp; Associates, LLC</p> <p><b>1512-489</b> <b>1015 West Rockland Street 19141</b> 49th wd. 1934.76 Sq Ft BRT#491125100 Improvements: Residential Property JARRYEL BERRY C.P. May Term, 2015 No. 00060 \$107,537.73 Shapiro &amp; DeNardo, LLC</p> <p><b>1512-490</b> <b>1500 South Taylor Street 19146</b> 36th wd. 705.05 Sq Ft BRT#36-4-1882-15 Improvements: Residential Dwelling SHAMINA S. UPSHUR C.P. August Term, 2007 No. 003767 \$79,906.91 Udren Law Offices, P.C.</p> <p><b>1512-493</b> <b>6619 Malvern Avenue 19151-2346</b> 34th wd. 1309 Sq Ft OPA#344085800 Improvements: Residential Property KYSHA DAVIS AND MICHAEL DAVIS C.P. June Term, 2008 No. 04930 \$185,855.88 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-498</b> <b>4429 East Wingohocking Street 19124-3634</b> 23rd wd. 2544 Sq Ft OPA#234210200 Improvements: Residential Property JOHANNA PRATTS AND OSCAR R. SALECDO C.P. June Term, 2014 No. 02726 \$26,160.78 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1512-503</b> <b>226 East Roosevelt Boulevard 19120-3935</b> 42nd wd. 2314 Sq Ft BRT#421128000 Subject To Mortgage No (Mortgage in favor of judgement holder) Improvements: Residential Property NORMAN BEY C.P. November Term, 2010 No. 743 as conformed at C.P. March Term, 2011 No. 2003 \$66855.04, plus interest and costs Andrew L. Miller, Esq.; Andrew L. Miller &amp; Associate, P.C.</p> <p><b>1512-510</b> <b>3607 Miller Street 19134</b> 45th wd. 898.12 Sq Ft BRT#451349000 Improvements: Row 2 Sty Masonry ROBERT G. SHIRLEY C.P. August Term, 2014 No. 02582 \$122,339.38 Milstead &amp; Associates, LLC</p> <p><b>1512-512</b> <b>6822 Marsden Street 19135</b> 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 &amp; Associates, LLC</p> <p><b>1512-517</b> <b>1365 Fanshawe Street 19111-4911</b> 53rd wd. 1200.83 Sq Ft BRT#532050000 Improvements: Residential Dwelling KAREN DEVITT-LIND C.P. July Term, 2014 No. 02104 \$109,702.37 Powers, Kirn &amp; Associates, LLC</p>



SHERIFF'S SALE

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

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

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

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

**1512-538**  
**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.

**1512-541**  
**1324 Elbridge Street 19111** 53rd wd. 1053 Sq Ft BRT#531091900 Improvements: Residential Real Estate MELISSA PARKER C.P. June Term, 2015 \$92,613.34 Stern & Eisenberg P.C.

**1512-543**  
**1741 North Gratz Street 19121** 47th wd. 900 Sq Ft BRT#47-1-3118-00 Improvements: 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.

**1512-548**  
**325 Jackson Street 19148** 39th wd. 1007.5 Sq Ft BRT#392107800 Improvements: Residential Dwelling WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER; ROSEMARY COOK, INDIVIDUALLY AND AS KNOWN HEIR OF WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER; WALTER T. COOK, JR., AS KNOWN HEIR OF WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER; JOHN M. COOK, AS KNOWN HEIR OF WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER C.P. December Term, 2010 No. 00179 \$133,584.11 Udren Law Offices, P.C.

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

**1512-550**  
**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

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

**1512-563A-B**  
**5503 Lansdowne Avenue – Premises A – 19131** 4th wd. 1568 Sq Ft BRT#871053150 Improvements: Commercial Property

SHERIFF'S SALE

**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.

**1512-566**  
**2909 Disston Street 19149** 55th wd. 1788 Sq Ft BRT#551305100 Improvements: Residential Property SANDRA BURNS C.P. September Term, 2014 No. 02351 \$159,476.92 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.

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

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

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

**1512-603**  
**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

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

**1512-627**  
**506 Independence Avenue 19126** 61st wd. SEMI/DET 3STY STONE; 6061 Sq Ft BRT#611420000 Improvements: Residential Dwelling BENJAMIN FOLK AND TANYA FOLK C.P. November Term, 2014 No. 01452 \$199,200.27 McCabe, Weisberg, & Conway, P.C.

**1512-633**  
**301 Byberry Road E7 19116** 58th wd. 1074 Sq Ft OPA#88-8-582007 Improvements: Residential Property PATRICIA CHEFFER C.P. April Term, 2012 No. 3318 \$129,207.50 Kimberly A. Bonner, Esq.; Scott A. Dieterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

**1512-639**  
**5373 Gainor Road 19131** 52nd wd. 9800 Sq Ft OPA#521166900 Improvements: Residential Property RAHEEM A. BEY AND NASHID ABDUL-RAHMAN A/K/A NASHID Q. ABDUL-RAHMAN C.P. May Term, 2014 No. 02361 \$298,998.18 Kimberly A. Bonner, Esq.; Scott A. Dieterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

**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 Northeasterly 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

SHERIFF'S SALE

2005-9CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9CB C.P. January Term, 2015 \$137,549.13 Stephen M. Hladik, Esq.

**1512-641**  
**824 South 60th Street 19143** 3rd wd. ROW 2 STY MASONRY; 1566 Sq Ft BRT#033209700 Improvements: Residential Dwelling JEAN J. GUILLAUME C.P. May Term, 2015 No. 02127 \$104,941.57 McCabe, Weisberg, & Conway, P.C.

**1512-647**  
**3136 North Patton Street 19132-1124** 38th wd. 1140 Sq Ft BRT#382175100 Improvements: Residential Dwelling ETHEL MAE PAYTON AND ROBERT L. PAYTON A/K/A ROBERT L. PAYTON, SR. C.P. March Term, 2007 No. 00881 \$26,095.16 Udren Law Offices, P.C.

**1512-650**  
**2217 West Berks Street 19121** 48th wd. ROW 3 STY MASONRY; 936 Sq Ft BRT#322231600 Improvements: Residential Dwelling ARIEL CHRISTINA PENNICK C.P. January Term, 2015 No. 01965 \$110,063.45 McCabe, Weisberg, & Conway, P.C.

**1512-661**  
**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

**1512-663**  
**5239 Westford Road 19120** 42nd wd. ROW B/GAR 2STY MASONRY; 1527 Sq Ft BRT#421408500 Improvements: Residential Dwelling JEAN J. RENARD C.P. January Term, 2012 No. 03411 \$132,014.68 McCabe, Weisberg, & Conway, P.C.

**1512-664**  
**1930 South Juniper Street 19148-2218** 39th wd. 712 Sq Ft OPA#394640000 Improvements: Residential Property STEPHEN MCDONALD C.P. July Term, 2013 No. 04266 \$147,381.65 Phelan Hallinan Diamond & Jones, LLP

**1512-666**  
**2442 North Bouvier Street 19132-4305** 16th wd. 675 Sq Ft OPA#161236300 Improvements: Residential Property MICHAEL D. KELLY AND RHINO INVESTMENT PROPERTIES, LLC C.P. May Term, 2014 No. 01291 \$50,500.07 Phelan Hallinan Diamond & Jones, LLP

**1512-674**  
**1841 Master Street 19121-4907** 47th wd. 1666 Sq Ft OPA#471114800 Improvements: Residential Property FRED A. EBBA A/K/A FRED A EBBA C.P. March Term, 2007 No. 00158 \$125,371.36 Phelan Hallinan Diamond & Jones, LLP

**1512-676**  
**1436 South 28th Street 19146** 36th wd. ROW 2STY MASONRY; 800 Sq Ft BRT#364344600 Improvements: Residential Dwelling DONALD STURGIS C.P. November Term, 2014 No. 02451 \$60,449.72 McCabe, Weisberg, & Conway, P.C.

**1512-678**  
**266 Linton Street 19120** 61st wd. 1027 Sq Ft BRT#612129300 Improvements: Residential Property THOMAS CARR AND DOREEN ANDREWS-CARR C.P. December Term, 2014 No. 003402 \$55,944.36 Shapiro & DeNardo, LLC

**1512-683**  
**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

**1512-687**  
**1223 Atwood Road 19151-3110** 34th wd. 1488 Sq Ft OPA#344329700 Improvements: Residential Property SEBASTIAN R. REMBERT AND FRANCINE M. REMBERT C.P. August Term, 2012 No. 01882 \$57,550.63 Phelan Hallinan Diamond & Jones, LLP

**1512-699**  
**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

**1512-703**  
**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

SHERIFF'S SALE

**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

**1512-707**  
**1640 South Newkirk Street 19145-1208** 36th wd. 679 Sq Ft OPA#364372400 Improvements: Residential Property SAGE BUYERS, LLC C.P. April Term, 2015 No. 03100 \$19,702.24 Phelan Hallinan Diamond & Jones, LLP

**1512-710**  
**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

**1512-719**  
**3626 Essex Lane 19114** 66th wd. 3313 Sq Ft BRT#661274000 Improvements: Residential Property THOMAS FITZMAURICE C.P. September Term, 2014 No. 04170 \$166,424.71 KML Law Group, P.C.

**1512-720**  
**1145 North 63rd Street 19151** 34th wd. SEMI/DET 3STY MAS-OTHER; 7143 Sq Ft BRT#342365100 Improvements: Residential Dwelling ELIZABETH DOLAN C.P. August Term, 2014 No. 02437 \$154,118.44 McCabe, Weisberg, & Conway, P.C.

**1512-721**  
**6254 Crafton Street 19149-3509** 62nd wd. 2052 Sq Ft OPA#621538200 Improvements: Residential Property LUKE F. STAKELBECK, SR C.P. December Term, 2011 No. 01906 \$85,362.34 Phelan Hallinan Diamond & Jones, LLP

**1512-724**  
**846 East Haines Street 19138** 59th wd. 5850 Sq Ft BRT#591161600; PRCL#85N23 70 Improvements: Residential Dwelling ROBYN M. DAVIS-MCLAURIN, AS ADMINISTRATRIX OF THE ESTATE OF MELVIN F. MORAGNE, DECEASED C.P. October Term, 2014 No. 01065 \$137,616.80 Powers, Kirn & Associates, LLC

**1512-728**  
**5454 Warrington Avenue 19143-4810** 51st wd. 1098 Sq Ft BRT#51-4-0582-00; PRCL#28 S 3-45 Improvements: Residential Dwelling CYNTHIA H. ROBINSON C.P. December Term, 2014 No. 01748 \$48,914.12 Jessica N. Manis; Powers, Kirn & Associates, LLC

**1512-730**  
**214 North Gross Street 19139** 34th wd. ROW 2 STY MASONRY; 840 Sq Ft BRT#343062100 Improvements: Residential Dwelling DELROSE IRVING C.P. July Term, 2015 No. 02890 \$57,064.86 McCabe, Weisberg, & Conway, P.C.

**1512-734**  
**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 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

**1512-735**  
**1500 Widener Place 19141** 17th wd. S/D CONV. APT 2STY MASONRY; 1885 Sq Ft BRT#171178500 Improvements: Residential Dwelling

**1512-737**  
**2112 South Lambert Street 19145** 48th wd. ROW W/GAR 2STY MASONRY; 892 Sq Ft BRT#481354400 Improvements: Residential Dwelling HOANG T. NGO A/K/A HOANG TU NGO C.P. April Term, 2014 No. 02120 \$87,615.93 McCabe, Weisberg, & Conway, P.C.

**1512-739**  
**3333 Comly Road, Unit 30 19154-3306** 30th

SHERIFF'S SALE

wd. 0 Sq Ft BRT#88-8660659 Improvements: Residential Dwelling ANATOLI BEGOUN AND OLGA BARANNIK C.P. May Term, 2012 No. 02736 \$134,458.94 Powers, Kirn & Associates, LLC

**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

**1512-743**  
**41 North Edgewood Street 19139-2350** 34th wd. 937 Sq Ft OPA#341089300 Improvements: Residential Property VERONICA REDWOOD C.P. January Term, 2014 No. 02453 \$65,464.70 Phelan Hallinan Diamond & Jones, LLP

**1512-744**  
**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

**1512-746A-H**  
**1727 North 33rd Street – Premises A – 19121** 32nd wd. On the Northeast corner of 33rd Street and Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324208700 Improvements: Commercial Property **1731 North 33rd Street – Premises B – 19121** 32nd wd. (formerly part of the 29th wd.) On the East side of 33rd Street, 32 ft North side of Clifford St; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324208900 Improvements: Commercial Property

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

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

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

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

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

**1753 North 33rd Street – Premises H – 19121** 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property INFINITY ONE, LP, A PENNSYLVANIA LIMITED PARTNERSHIP C.P. July Term, 2015 No. 00953 \$217,759.73 plus legal interest in the amount of \$4881.83 and costs to date of \$5446.35 for a subtotal of \$228087.91 Leona Mogavero, Esq.

**1512-748**  
**609 Laramie Place 19115-1810** 58th wd. 12752 Sq Ft OPA/BRT#581109100; OPA#151N21-0290 Improvements: Residential Property JAMES MCGURN AND PATRICIA MCGURN C.P. February Term, 2013 No. 02169 \$425,712.81 Phelan Hallinan Diamond & Jones, LLP

**1512-749A-B**  
**4007 Lancaster Avenue – Premises A – 19104-1711** 6th wd. 1617.1 Sq Ft (4007) BRT#774211010 Improvements: Hse Worship All 1 Sty Mas **4009-4011 Lancaster Avenue – Premises B – 19104-1711** 6th wd. 2288 Sq Ft (4009-11) BRT#774212010 Improvements: Hse Worship All 1 Sty Mas RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC

**1512-756A-B**  
**4723 Belgrade Street – Premises A – 19137-1706** 45th wd. 1095 Sq Ft OPA#453184700 Improvements: Residential Property **4730 Almond Street – Premises B – 19137-1706** 45th wd. 1095 Sq Ft OPA#453199500



SHERIFF'S SALE
Improvements: Residential Property THOMAS P. DEVLIN C.P. October Term, 2014 No. 03547 \$93,476.03 Phelan Hallinan Diamond & Jones, LLP
<b>The following property, sale of which was postponed from the January 5, 2016 Sheriff's Sale, will be offered for sale on TUESDAY, April 5, 2016.</b>

**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.

**1601-309**  
**613 Allengrove Street 19120** 35th wd. 1347 Sq Ft BRT#351087100 Improvements: Residential Property  
BENJAMIN CEPEDA AND ZORAIDA ORTIZ-CEPEDA C.P. August Term, 2013 No. 03347 \$82,114.70 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.

**1601-351**  
**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

**1601-362**  
**811 North Preston Street 19104** 6th wd. 2500 Sq Ft BRT#062236300 Improvements: S/d Conv Apt 3sty Masonry  
JAMES AYERS C.P. September Term, 2014 No. 02357 \$177,493.35 Milstead & Associates, LLC

**1601-372**  
**6427 Lebanon Avenue 19151** 34th wd. ROW B/GAR 2STY MAS-OTHER; 1344 Sq Ft BRT#344056900 Improvements: Residential Dwelling  
JAMES HENDERSON, JR., KNOWN SURVIVING HEIR OF HARRIET HENDERSON, DECEASED MORTGAGOR AND REAL OWNER; JOHN HENDERSON, KNOWN SURVIVING HEIR OF HARRIET HENDERSON, DECEASED MORTGAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF HARRIET HENDERSON, DECEASED MORTGAGOR AND REAL OWNER; KENNETH HENDERSON, KNOWN SURVIVING HEIR OF HARRIET HENDERSON, DECEASED MORTGAGOR AND REAL OWNER; INNIS HENDERSON, KNOWN SURVIVING HEIR OF HARRIET HENDERSON, DECEASED MORTGAGOR AND REAL OWNER; JAMES HENDERSON, SR., KNOWN SURVIVING HEIR OF HARRIET HENDERSON, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2013 No. 02730 \$145,333.01 McCabe, Weisberg & Conway, P.C.

**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.

**1601-385**  
**7700 Thouron Avenue 19150-2516** 50th wd. 1260 Sq Ft OPA#502141800 Improvements: Residential Property  
CANDACE R. PICKETT C.P. February

**SHERIFF'S SALE**  
Term, 2013 No. 02001 \$86,269.87 Phelan Hallinan Diamond & Jones, LLP  
**1601-395**  
**8019 Lindbergh Boulevard 19153-1109** 40th wd. 1260 Sq Ft PRCL#405844200 Improvements: Residential Property  
FRED CELLICh C.P. February Term, 2015 No. 03014 \$127,802.38 Phelan Hallinan Diamond & Jones, LLP

**1601-396**  
**1084 Wagner Avenue 19141-2928** 49th wd. 1300 Sq Ft OPA#492014400 Improvements: Residential Property  
ERNESTINE JOHNSON C.P. March Term, 2012 No. 03867 \$100,554.48 Phelan Hallinan Diamond & Jones, LLP

**1601-403**  
**1822 Fairmount Avenue 19130-2814** 15th wd. 2240 Sq Ft OPA#152124000 Improvements: Residential Property  
ROBERT TROMBETTA AND LORI ARNOLD C.P. June Term, 2014 No. 00028 \$249,626.30 Phelan Hallinan Diamond & Jones, LLP

**1601-411**  
**1418 West Allegheny Avenue 19132-1708** 11th wd. 2613 Sq Ft OPA#111128600 Improvements: Residential Property  
ROSALIND MCCREA AND KA COMMUNITY DEVELOPMENT GROUP, LLC C.P. December Term, 2011 No. 00890 \$85,290.55 Phelan Hallinan Diamond & Jones, LLP

**1601-425**  
**1538 North 10th Street, #C, a/k/a 1538 North 10th Street Unit C 19122-3472** 20th wd. 1152 Sq Ft OPA#20-2-1866-44 Improvements: Residential Property  
SANDRA MOORE C.P. March Term, 2015 No. 01437 \$95,239.36 Phelan Hallinan Diamond & Jones, LLP

**1601-426**  
**8101 Temple Road 19150-1217** 50th wd. 1088 Sq Ft OPA#501100200 Improvements: Residential Property  
CRYSTAL R. KEARNS; VILINDA FENNELL, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF KENTIS C. FENNEL A/K/A CURTIS FENNELL A/K/A KENTIS FENNELL A/K/A KENTIS CURTIS FENNELL C.P. September Term, 2014 No. 04417 \$95,074.92 Phelan Hallinan Diamond & Jones, LLP

**1601-430**  
**2613 South Darien Street 19148-4530** 39th wd. 1120 Sq Ft OPA#393393400 Improvements: Residential Property  
ESTHER A. WELLS C.P. April Term, 2015 No. 01040 \$123,337.06 Phelan Hallinan Diamond & Jones, LLP

**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.

**1601-449**  
**5041 Arch Street 19139-2733** 44th wd. 1720 Sq Ft OPA#441018000 Improvements: Residential Property  
LORRAINE SMALLEY AND TYESE SMALLEY C.P. April Term, 2013 No. 01793 \$63,138.69 Phelan Hallinan Diamond & Jones, LLP

**1601-451**  
**516 Cross Street 19147-6513** 1st wd. 1112 Sq Ft OPA#011292100 Improvements: Residential Property  
ROSALIND MCCREA A/K/A ROSALIND C. MCCREA C.P. January Term, 2012 No. 00378 \$105,915.37 Phelan Hallinan Diamond & Jones, LLP

**1601-456**  
**3215 Brookdale Road 19114** 57th wd. (formerly part of the 35th wd.) DET 1-1/2 STY FRAME; 1584 Sq Ft BRT#572111100 Improvements: Residential Dwelling  
CAROLE A. TUSTIN C.P. March Term, 2015 No. 02432 \$139,573.80 McCabe, Weisberg & Conway, P.C.

**1601-460**  
**1821 North Leithgow Street 19122** 18th wd. ROW 3 STY MASONRY; 1464 Sq Ft BRT#183164500 Improvements: Residential Dwelling  
ISMAEL M. JABER C.P. April Term, 2014 No. 01928 \$73,025.71 McCabe, Weisberg & Conway, P.C.

**1601-464**  
**3131 Birch Road 19154** 6th wd. 2675.88 Sq Ft BRT#66-3-0081-00 Improvements: Row

**SHERIFF'S SALE**  
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

**1601-487**  
**1919 Ruan Street 19124-4622** 23rd wd. 845 Sq Ft OPA#232029200 Improvements: Residential Property  
JOSE L. CARABALLO C.P. July Term, 2012 No. 04458 \$70,407.01 Phelan Hallinan Diamond & Jones, LLP

**1601-488**  
**6035 Charles Street 19135-4402** 62nd wd. 1200 Sq Ft OPA#622303200 Improvements: Residential Property  
PABLO R. VALLE AND ELISANDRA MALAVE VALLE C.P. September Term, 2008 No. 04745 \$98,095.35 Phelan Hallinan Diamond & Jones, LLP

**1601-491**  
**617 East Brinton Street 19138-1003** 22nd wd. 1188 Sq Ft OPA#221009800 Improvements: Residential Property  
BARRY PARKER C.P. October Term, 2013 No. 02685 \$58,555.06 Phelan Hallinan Diamond & Jones, LLP

**1601-496**  
**927 Marcella Street 19124-1734** 35th wd. 1020 Sq Ft OPA#351128200 Improvements: Residential Property  
CHERYL D. WATSON C.P. April Term, 2010 No. 00884 \$71,332.16 Phelan Hallinan Diamond & Jones, LLP

**1601-497**  
**5807 Fernwood Street 19143-3920** 3rd wd. 1300 Sq Ft OPA#034032600 Improvements: Residential Property  
BARBARA MORRIS C.P. February Term, 2012 No. 03688 \$47,754.19 Phelan Hallinan Diamond & Jones, LLP

**1601-499**  
**1200 East Price Street 19138-1913** 59th wd. 1064.7 Sq Ft OPA#591074100 Improvements: Residential Property  
GARRY L. LASSITER C.P. May Term, 2013 No. 00036 \$155,419.44 Phelan Hallinan Diamond & Jones, LLP

**1601-505**  
**226 East Montana Street 19119-2259** 22nd wd. 1306 Sq Ft OPA#221139800 Improvements: Residential Property  
LAKEISHA WEBB C.P. August Term, 2012 No. 02974 \$76,586.89 Phelan Hallinan Diamond & Jones, LLP

**1601-510**  
**925 Granite Street 19124-1730** 35th wd. 1104 Sq Ft OPA#351141200 Improvements: Residential Property  
JEAN MARY GEORGES-MILORD C.P. February Term, 2015 No. 00207 \$77,319.12 Phelan Hallinan Diamond & Jones, LLP

**1601-511**  
**1826 South 54th Street 19143-5715** 51st wd. 960 Sq Ft OPA#514160000 Improvements: Residential Property  
ERNEST M. GIBBS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; TERRANCE GIBBS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; MARCUS ROGERS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; ALLISON HARRIS A/K/A ALLISON STERN, IN HER CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; EVERETTE ROGERS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; NANA A. ANTIWAA-BEY, IN HER CAPACITY AS HEIR OF DOROTHY ERVIN-MILLER A/K/A DOROTHY M. ERVIN-MILLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOROTHY ERVIN-MILLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GAIL L. GIBBS, DECEASED C.P. March Term, 2010 No. 02033 \$105,424.80 Phelan Hallinan Diamond & Jones, LLP

**1601-517**  
**6829 Marsden Street 19135-2228** 41st wd. 1428 Sq Ft OPA#412385200 Improvements: Residential Property

**SHERIFF'S SALE**  
THOMAS J. BURNS C.P. May Term, 2015 No. 01675 \$111,414.78 Phelan Hallinan Diamond & Jones, LLP

**1601-522**  
**1845 East Monmouth Street 19134-3553** 25th wd. 1118 Sq Ft OPA#252128300 Improvements: Residential Property  
DAWN MOREIRA, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF BRUCE A. MARTELL; SALLIE MARTELL, IN HER CAPACITY AS HEIR OF THE ESTATE OF BRUCE A. MARTELL; SARA SWIERCZYNSKI, IN HER CAPACITY AS HEIR OF THE ESTATE OF BRUCE A. MARTELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRUCE A. MARTELL, DECEASED C.P. June Term, 2015 No. 01348 \$12,675.07 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.

**1601-528**  
**6738 Blakemore Street 19119** 22nd wd. on the Shouthwesterly Side of Blakemore St. 368 ft seven-eighths of an inch Northwestwardly from the Northwesterly side of Vernon Road OPA#222240200 Improvements: Apt. 2-4 Units 2 Sty Mansonry  
NICOLE E. ARNOLD C.P. February Term, 2003 No. 2256 \$46,298.01 Louis P. Vitti, Esq.

**1601-531**  
**5554 North Lawrence Street 19120-2808** 42nd wd. 1260 Sq Ft OPA#422492500 Improvements: Residential Property  
ZANIFFA MONTENEGRO C.P. December Term, 2014 No. 02447 \$98,287.03 Phelan Hallinan Diamond & Jones, LLP

**1601-538**  
**1939 South 22nd Street 19145** 48th wd. 937.87 Sq Ft BRT#48-2186400 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY A. DUPREE, DECEASED C.P. September Term, 2014 No. 01439 \$6,524.52 Powers, Kirm & Associates, LLC

**1601-544**  
**3354 Wellington Street 19149-1614** 55th wd. 1656 Sq Ft OPA#55-1-4635-00 Improvements: Residential Property  
JEFFREY WIDMAN C.P. February Term, 2014 No. 00414 \$114,553.06 Phelan Hallinan Diamond & Jones, LLP

**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.

**1601-576**  
**540 East Walnut Lane 19144** 59th wd. 1140 Sq Ft BRT#592067700 Improvements: Residential Property  
PRISCILLA PETTWAY C.P. June Term, 2015 No. 01043 \$83,325.33 KML Law Group, P.C.

**1601-580**  
**4207 Benner Street 19135** 55th wd. 1440 Sq Ft BRT#552014800 Improvements: Residential Property  
TASHIA K. MARSHALL C.P. December Term, 2014 No. 02318 \$54,519.92 KML Law Group, P.C.

**1601-582**  
**7312 North 20th Street 19138** 10th wd. 1740 Sq Ft BRT#101169100 Improvements: Residential Property  
KEITH MITCHELL SOLELY IN HIS CAPACITY AS HEIR OF GERTRUDE E. MITCHELL, DECEASED C.P. March Term, 2015 No. 00256 \$109,849.12 KML Law Group, P.C.

**SHERIFF'S SALE**  
**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.

**1601-591**  
**1544 Womrath Street 19124** 23rd wd. 1,121 Sq Ft BRT#232008900 Improvements: Residential Property  
NELSON COLON AND ANTOINETTE ORTIZ C.P. February Term, 2015 No. 01115 \$56,675.31 KML Law Group, P.C.

**1601-593**  
**6147 Lansdowne Avenue 19151** 34th wd. 1960 Sq Ft BRT#871154800 Improvements: Residential Property  
LILLIE WOOD C.P. June Term, 2015 No. 02236 \$107,733.09 KML Law Group, P.C.

**1601-594**  
**612 North 23rd Street 19130** 15th wd. 1296 Sq Ft BRT#151169400 Improvements: Residential Property  
JOHN M. WILLIS C.P. March Term, 2015 No. 00297 \$96,894.49 KML Law Group, P.C.

**1601-599**  
**12028 Covert Road 19154-2707** 58th wd. 1440 Sq Ft OPA#662156800 Improvements: Residential Property  
TERENCE F. DEVLIN C.P. February Term, 2015 No. 02200 \$150,412.94 Phelan Hallinan Diamond & Jones, LLP

**1601-601**  
**614 West Bristol Street 19140** 43rd wd. 865 Sq Ft BRT#433205100 Improvements: Residential Property  
KAMLA D. WILLIAMS C.P. January Term, 2015 No. 03202 \$25,427.66 KML Law Group, P.C.

**1601-602**  
**39 Meehan Avenue a/k/a, 39 East Meehan Avenue 19119-2130** 22nd wd. 1200 Sq Ft OPA#222091300 Improvements: Residential Property  
ANINIY BURSHTEYN A/K/A ANANIY BURSHTEYN C.P. April Term, 2015 No. 00477 \$127,967.58 Phelan Hallinan Diamond & Jones, LLP

**1601-604**  
**1430 North 58th Street 19131-3810** 4th wd. 1152 Sq Ft OPA#043138300 Improvements: Residential Property  
ALONZO REDDICK A/K/A ALONZO LAMONT REDDICK C.P. May Term, 2014 No. 02925 \$103,954.21 Phelan Hallinan Diamond & Jones, LLP

**1601-606**  
**7149 Ardleigh Street 19119-1211** 22nd wd. 2775 Sq Ft OPA#222250900 Improvements: Residential Property  
ALEXANDER Z. TALMADGE, JR. A/K/A ALEXANDER TALMADGE, JR. C.P. December Term, 2012 No. 01586 \$670,115.90 Phelan Hallinan Diamond & Jones, LLP

**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 REAL OWNER C.P. October Term, 2013 No. 00273 \$87,648.35 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.



SHERIFF'S SALE

**1601-635**  
**6136 North 6th Street 19120** 61st wd. 1568 Sq Ft OPA#61-1133900 Improvements: Residential Property  
REGINALD FREEMAN C.P. July Term, 2013 No. 02525 \$157,298.24 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

**1601-642**  
**1990 Penfield Street 19138** 10th wd. 1127 Sq Ft (land area); 1392 Sq Ft (improvement area) BRT#101377800 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
TASHA L. BLAKENEY C.P. April Term, 2015 No. 02601 \$127,691.42 Keri P. Ebeck, Esq.

**1601-644**  
**4221 North 3rd Street 19140-2609** 7th wd. 960 Sq Ft OPA#072118000 Improvements: Residential Property  
CARLOS M. SANTOS C.P. December Term, 2014 No. 03225 \$29,358.04 Phelan Hallinan Diamond & Jones, LLP

**1601-648**  
**6343 Reedland Street 19142** 40th wd. 975 Sq Ft BRT#402204000 Improvements: Residential Property  
WILLIAM T. RICHARDSON C.P. June Term, 2014 No. 00616 \$40,766.60 KML Law Group, P.C.

**1601-653**  
**7620 Sherwood Road 19151-2020** 34th wd. 1120 Sq Ft OPA#343239700 Improvements: Residential Property  
JANICE SCOTT AND BASIL SCOTT C.P. April Term, 2014 No. 03822 \$171,801.59 Phelan Hallinan Diamond & Jones, LLP

**1601-663**  
**3900 Ford Road, Unit 11J 19131** 52nd wd. 578 Sq Ft BRT#888520166 Subject to Rent Improvements: Res. Condo 5+ Sty Masonry  
DEFENDANT, DOROTHY ROBINSON C.P. December Term, 2010 No. 215682 \$5,444.60 Monica M. Littman, Esq.; Fineman, Krekstein & Harris, PC

**1601-670**  
**413 Titan Street 19147** 2nd wd. 2001 Sq Ft BRT#021316910 Improvements: Residential Property  
WANDA D. DAVIS C.P. June Term, 2013 No. 03224 \$129,606.58 KML Law Group, P.C.

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

**1602-308**  
**4952 Wellington Street 19135** 65th wd. 1128 Sq Ft BRT#651014300 Improvements: Residential Property  
ANTHONY BLACK C.P. March Term, 2015 No. 00236 \$51,001.66 KML Law Group, P.C.

**1602-315**  
**225 Catharine Street a/k/a Catharine Street 19147** 3rd wd. 1600 Sq Ft BRT#022032000; PRCL#5S16-68 Improvements: Residential Dwelling  
FRANK REYNOLDS AND JESSICA REYNOLDS A/K/A JESSICA LITTLE C.P. January Term, 2009 No. 01746 \$738,031.94 Powers, Kirm & Associates, LLC

**1602-316**  
**4812 D Street 19120** 42nd wd. 1628 Sq Ft BRT#421456500 Improvements: Residential Property  
DERRICK MURPHY C.P. June Term, 2014 No. 02027 \$71,953.72 KML Law Group, P.C.

**1602-318**  
**3149 West Thompson Street, Unit No. 24 19121** 29th wd. Condo BRT#888290048 Improvements: Residential Dwelling  
BRUCE A. PIERSON C.P. February Term, 2013 No. 00436 \$294,458.84 Law Offices of Gregory Javardian, LLC

**1602-322**  
**4763 Bleigh Avenue 19136** 41st wd. 972.45 Sq Ft BRT#651024200 Improvements: Residential Dwelling  
PEDRO GERENA, JR. C.P. May Term, 2014 No. 02432 \$96,453.24 Law Offices of Gregory Javardian, LLC

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

**1602-337**  
**6623 Yocum Street 19142** 40th wd. 1178 Sq Ft OPA#40-3136400 Improvements: Residential

SHERIFF'S SALE

Property  
DERRIK NGUYEN C.P. September Term, 2013 No. 01546 \$30,434.23 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

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

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

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

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

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

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

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

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

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

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

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

SHERIFF'S SALE

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

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

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

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

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

**1602-390**  
**245 West Berkley Street a/k/a 245 Berkley Street 19144** 13th wd. 1494 Sq Ft OPA#133014400 Improvements: Residential Property  
ELBERT SMITH, JR. C.P. June Term, 2015 No. 04002 \$73,040.78 Phelan Hallinan Diamond & Jones, LLP

**1602-393**  
**5323 Pine Street 19143-1414** 60th wd. 1504 Sq Ft OPA#603084700 Improvements: Residential Property  
ERMA WILLIAMS C.P. June Term, 2015 No. 02686 \$24,303.60 Phelan Hallinan Diamond & Jones, LLP

**1602-395**  
**161 West Grange Avenue 19120-2445** 61st wd. 1290 Sq Ft OPA#612073800 Improvements: Residential Property  
VANESSA D. AVENT A/K/A VANESSIA D. AVENT C.P. May Term, 2015 No. 03337 \$24,738.87 Phelan Hallinan Diamond & Jones, LLP

**1602-396**  
**3176 Agate Street 19134** 25th wd. 868 Sq Ft BRT#25-2-3498-00 Improvements: Residential Property  
JASON WEBB AND MICHELE WEBB C.P. June Term, 2015 No. 02227 \$57,735.26 Shapiro & DeNardo, LLC

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

**1602-402**  
**1025 North 64th Street 19151-4507** 34th wd. 2147 Sq Ft OPA#344244100 Improvements: Residential Property  
MIGUEL MEDINA AND JANELLE MEDINA C.P. November Term, 2014 No. 00564 \$93,789.61 Phelan Hallinan Diamond & Jones, LLP

**1602-407**  
**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.

**1602-413**  
**4900 North Camac Street 19141** 49th wd. 2340 Sq Ft OPA#491491700 Improvements: Residential Property  
PAULA L. BROOKS-VAZQUEZ C.P. May Term, 2012 No. 02917 \$172,987.65 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

**1602-423**  
**1400 South Vodges Street 19143-5304** 51st wd. 1316 Sq Ft OPA#514014300 Improvements: Residential Property

SHERIFF'S SALE

ALBERT G. ALEMU; FANTA BEKELE C.P. December Term, 2011 No. 00120 \$64,253.16 Phelan Hallinan Diamond & Jones, LLP

**1602-425**  
**5113 Wayne Avenue 19144** 22nd wd. on Northeastly side of Wayne Ave 154'5-3/8" Northwestwardly from the Northwesterly side of Manheim St; Front 25'11-1/4", Depth 177'1/8" OPA#123214300  
LEON D. CHAMBERS C.P. June Term, 2010 No. 01040 \$181,684.07 Louis P. Vitti, Esq.

**1602-427**  
**5901 Colgate Street 19120** 35th wd. 975 Sq Ft BRT#352275200 Improvements: Residential Property  
EDGARDO J. REYES A/K/A EDGARDO REYES C.P. February Term, 2014 No. 01077 \$110,796.22 KML Law Group, P.C.

**1602-429**  
**6367 Edmund Street 19135** 41st wd. 1440 Sq Ft OPA#41-1408900 Improvements: Residential Property  
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JOHN LERRO A/K/A JOHN J. LERRO A/K/A JOHN JUDE LERRO; NANCY LERRO, BELIEVED HEIR AND/OR ADMINISTRATRIX OF THE ESTATE OF JOHN LERRO A/K/A JOHN J. LERRO A/K/A JOHN JUDE LERRO C.P. October Term, 2013 No. 01823 \$79,994.95 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Equire; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-430**  
**2639 Oakford Street 19146** 36th wd. 910 Sq Ft BRT#362043600 Improvements: Residential Property  
SHEILA WILLIAMS, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ROSETTA THORPE PAIGE, DECEASED C.P. June Term, 2015 No. 00681 \$34,445.11 KML Law Group, P.C.

**1602-431**  
**6524 North Uber Street 19138** 10th wd. 1080 Sq Ft OPA#10-2025700 Improvements: Residential Property  
YOLONDA PARKS, ADMINISTRATRIX OF THE ESTATE OF SHONDA STEVENS A/K/A SHONDA SHAVONN STEVENS A/K/A SHONDA S. STEVENS C.P. February Term, 2014 No. 02712 \$102,710.81 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-434**  
**1931 West Sparks Avenue 19141** 49th wd. 1756 Sq Ft OPA#171280600 Improvements: Residential Property  
GEORGIA PARRISH MUHAMMAD A/K/A GEORGIA P. MUHAMMAD C.P. January Term, 2012 No. 03224 \$117,269.97 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

**1602-436**  
**5637 Stewart Street 19131** 4th wd. 1200 Sq Ft OPA#04-3-2147-00 Improvements: Residential Property  
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ALETHA P. GREEN C.P. October Term, 2013 No. 01820 \$37,836.39 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-437**  
**2315 Tasker Street 19145** 36th wd. 1170 Sq Ft OPA#364063300 Subject to Mortgage Improvements: Residential Property  
KELLI E. RICHARDS C.P. June Term, 2015 No. 03627 \$70,435.50 Brett A. Solomon, Esq. Michael C. Mazack, Esq.

**1602-439**  
**1161 North 65th Street 19151** 34th wd. 1388.05 Sq Ft OPA#135N18 188 or 34-4-3026-00 Subject to Mortgage Improvements: Residential Dwelling  
KIMBERLY WILLIAMS A/K/A KIM WILLIAMS C.P. June Term, 2015 No. 01426 \$82,219.61 Udren Law Offices, P.C.

**1602-449**  
**761 East Thayer Street 19134** 33rd wd. 825 Sq Ft BRT#331150800 Improvements: Residential Property  
SONIA I. MARQUEZ C.P. October Term, 2005 No. 001615 \$37,695.13 Shapiro & DeNardo, LLC

SHERIFF'S SALE

**1602-451**  
**6507 Belfield Avenue 19119** 22nd wd. 1088 Sq Ft BRT#221250400 Improvements: Residential Real Estate  
JOAN WADE C.P. July Term, 2013 No. 04709 \$28,640.06 Stern & Eisenberg P.C.

**1602-452**  
**6259 North Broad Street 19141** 49th wd. 1599.36 Sq Ft BRT#493254900 Improvements: Residential Real Estate  
BARRINGTON HYLTON AND PHYLLIS F. HYLTON C.P. August Term, 2015 No. 00941 \$146,783.55 Stern & Eisenberg P.C.

**1602-453**  
**5107-09 Duffield Street 19124** 62nd wd. 1470 Sq Ft & 140 Sq Ft BRT#622246800 & 622246900 Improvements: Residential Property  
YVETTE MCGARELL C.P. October Term, 2013 No. 000727 \$141,576.43 Shapiro & DeNardo, LLC

**1602-454**  
**9733 Clark Street 19115** 58th wd. 3200 Sq Ft BRT#581438300 Improvements: Residential Real Estate  
ELEANOR KOSIELOWSKI C.P. August Term, 2015 No. 022628 \$156,208.14 Stern & Eisenberg P.C.

**1602-459**  
**156 West Coulter Street 19144** 22nd wd. 3613 Sq Ft OPA#124034900 Improvements: Residential Property  
DAVID J. HARTZOG AND WILLIAM J. HARTZOG C.P. August Term, 2013 No. 02933 \$147,362.21 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-466**  
**4909 North 15th Street 19141** 13th wd. 1187 Sq Ft BRT#132051100 Improvements: Residential Property  
NONDAS BROWN A/K/A NONDAS DAVIS C.P. September Term, 2007 No. 03038 \$60,177.95 KML Law Group, P.C.

**1602-467**  
**740 Manton Street 19147** 2nd wd. 371 Sq Ft BRT#021299100 Improvements: Residential Property  
BOK KIM AND JOHN DOE OWNER OR ANY UNKNOWN PERSON HAVING OR CLAIMING AN INTEREST OR TITLE TO THE SUBJECT PREMISES C.P. September Term, 2013 No. 02826 \$269,334.25 KML Law Group, P.C.

**1602-468**  
**1244 Ellsworth Street 19147** 2nd wd. 752 Sq Ft BRT#021207100 Improvements: Residential Property  
CATHERINE AVERSA C.P. April Term, 2013 No. 04227 \$469,144.78 KML Law Group, P.C.

**1602-471**  
**1110 West Glenwood Avenue 19133** 37th wd. 1356 Sq Ft OPA#37-2460000 Improvements: Residential Property  
TAYSHAMIEA MEARES A/K/A TAYSHAMIEA HOLLY AND SHAWN HOLLY C.P. April Term, 2014 No. 01807 \$51,532.84 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-476**  
**12202 Academy Road 19154** 66th wd. 2000 Sq Ft BRT#663345100 Improvements: Residential Property  
BRENDA TORRES C.P. September Term, 2013 No. 03154 \$167,633.32 KML Law Group, P.C.

**1602-480**  
**1107 Glenview Street 19111** 53rd wd. 2766 Sq Ft BRT#532158900 Improvements: Residential Property  
THERESA BLACKWELL C.P. December Term, 2012 No. 01451 \$151,511.92 KML Law Group, P.C.

**1602-489**  
**2557 South Massey Street 19142** 40th wd. 1252 Sq Ft BRT#406115400 Improvements: Residential Property  
FOFIE KAMARA C.P. June Term, 2015 No. 03682 \$65,573.89 KML Law Group, P.C.

**1602-494**  
**1632 Lewis Street 19124** 33rd wd. 1200 Sq Ft BRT#332034100 Improvements: Residential Property  
JOHN C. CATALDI, JR. C.P. January Term, 2015 No. 00924 \$25,077.13 Shapiro & DeNardo, LLC



SHERIFF'S SALE

**1602-501**  
**4520 North Broad Street 19140-1220** 13th wd. 2808 Sq Ft OPA#132007900 Improvements: Residential Property  
BRIAN WISE C.P. June Term, 2014 No. 04125 \$128,207.87 Phelan Hallinan Diamond & Jones, LLP

**1602-506**  
**432 Glen Echo Road 19119-2914** 22nd wd. 2694.25 Sq Ft BRT#223166800 Improvements: Residential Real Estate  
MONIQUE T. JOHNSON A/K/A MONIQUE T. WILSON A/K/A MONIQUE JOHNSON AND JESSE A. WILSON A/K/A JESSE WILSON C.P. July Term, 2015 No. 00241 \$372,815.61 Stern & Eisenberg P.C.

**1602-507**  
**6720 Leonard Street 19149-2407** 54th wd. 1616 Sq Ft BRT#542478600 Improvements: Residential Real Estate  
DOUGLAS S. DAVIS C.P. July Term, 2015 No. 00990 \$184,580.83 Stern & Eisenberg P.C.

**1602-508**  
**4937 Duffield Street 19124** 23rd wd. 3367 Sq Ft BRT#23-2-2785-00 Improvements: Residential Dwelling  
HEATHER M. CONGELOSI C.P. June Term, 2015 No. 01836 \$11,646.96 Powers, Kirm & Associates, LLC

**1602-509**  
**6042 Wissahickon Avenue 19144** 21st wd. 3600 Sq Ft BRT#213260700 Improvements: Residential Real Estate  
GUMLAN DUNCAN C.P. May Term, 2013 No. 00171 \$156,560.35 Stern & Eisenberg P.C.

**1602-513**  
**1539 Robbins Avenue 19149** 54th wd. 1800 Sq Ft OPA#541087600 Improvements: Residential Property  
EDDY S. DOMINGUEZ C.P. June Term, 2013 No. 00334 \$158,944.09 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-514**  
**6137 Jefferson Street 19151** 34th wd. 1740 Sq Ft OPA#34-2070500 Improvements: Residential Property  
NKRUMAH GOWIE C.P. January Term, 2015 No. 02168 \$101,245.87 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

**1602-519**  
**4167 Ridge Avenue 19129** 38th wd. 1234 Sq Ft BRT#382246900 Improvements: Residential Real Estate  
SOL C. YOUNG C.P. September Term, 2015 No. 00516 \$155,180.54 Stern & Eisenberg P.C.

**1602-522**  
**2220 Ellsworth Street 19146** 36th wd. 1376 Sq Ft BRT#361240300 Improvements: Residential Property  
MICHELLE RENEE CHANCE AS EXECUTRIX OF THE ESTATE OF ELOISE N. HAINES, DECEASED C.P. April Term, 2014 No. 00711 \$135,135.88 Shapiro & DeNardo, LLC

**1602-527**  
**1418 68th Avenue 19126** 50th wd. 1944 Sq Ft BRT#10-1246700 Subject to Mortgage Improvements: Residential Dwelling  
HOPE DRAPER AND MARK DRAPER C.P. September Term, 2015 No. 02662 \$155,545.37 Udren Law Offices, P.C.

**1602-529**  
**1627 Allen Grove Street 19124** 23rd wd. 1445 Sq Ft OPA#23-2217000 Improvements: Residential Property  
RONALD W. GAYLE, SR. C.P. April Term, 2014 No. 03328 \$73,406.89 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-531**  
**4147 Knorr Street 19135** 41st wd. 3411 Sq Ft OPA#55-2160600 Improvements: Residential Property  
ALBERTA E. SPINELLI C.P. September Term, 2014 No. 03564 \$123,027.15 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

**1602-537**  
**6017 Agusta Street 19149** 53rd wd. 1138 Sq Ft OPA#531258400 Improvements: Residential Property

SHERIFF'S SALE

WENDY WATSON; SHAWNA BARNES; ALICIA BROWN AND AJEYKEA BROWN C.P. October Term, 2011 No. 02890 \$87,163.90 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-541**  
**2542 North Patton Street 19132** 28th wd. 836 Sq Ft OPA#282179500 Improvements: Residential Property  
THE UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF CHARLES W. COOPER A/K/A CHARLIE W. COOPER C.P. February Term, 2012 No. 02661 \$13,771.20 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

**1602-552**  
**1832 East Clementine Street 19134** 25th wd. Approximate size: 1098 OPA#25-2249500 Improvements: Residential Property  
TAMILLA DOVMAN C.P. January Term, 2014 No. 00418 \$44,735.11 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-553**  
**2411 South Garnet Street 19145** 48th wd. 1068 Sq Ft OPA#262132200 Improvements: Residential Property  
MATTHEW DIVARIO AND ERICA TUBENS C.P. July Term, 2012 No. 03913 \$118,051.26 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

**1602-554**  
**5902 Shisler Street 19149** 53rd wd. 1512 Sq Ft OPA#531275200 Improvements: Residential Property  
JULMICE JOSUE AND SHAMAIIKA CHOIZI C.P. April Term, 2013 No. 01227 \$99,401.63 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

**1602-557**  
**5447 Rising Sun Avenue 19120** 42nd wd. 1800 Sq Ft OPA#421271400 Improvements: Residential Property  
PEGGY STUART AND TYRONE LEGGETT C.P. February Term, 2013 No. 02807 \$82,129.96 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

**1602-559**  
**229 North Creighton Street 19139** 44th wd. 1114 Sq Ft OPA#441121300 Improvements: Residential Property  
TAMICKA I. SUMMERVILLE C.P. July Term, 2013 No. 02412 \$80,777.29 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

**7953 Algon Avenue 19111** 56th wd. Approximate size: 3267 OPA#56-1131500 Improvements: Residential Property  
ERIC J. KUESTNER AND MELISSA L. PARKER C.P. December Term, 2014 No. 03371 \$152,908.60 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-561**  
**3329 North Mascher Street 19140** 7th wd. Approximate size: 1008 OPA#072052200 Improvements: Residential Property  
FRANCISCO SANTIAGO C.P. February Term, 2013 No. 03335 \$45,901.90 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

**1602-562**  
**443 Tree Street 19148** 39th wd. Approximate size: 1072 OPA#392128400 Improvements: Residential Property  
FRANCIS ETHREDGE C.P. June Term, 2014 No. 02874 \$71,847.66 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

SHERIFF'S SALE

**1602-564**  
**2553 Stetler Street 19142** 40th wd. Approximate size: 1248 OPA#40-4-011300 Improvements: Residential Property  
DENISE LITTLE AND GEORGE LITTLE C.P. October Term, 2011 No. 03251 \$76,022.12 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

**1602-567**  
**1701 Locust Street, Unit 1705 19103** 8th wd. Approximate size: 1116 OPA#88-8110692 Improvements: Residential Property  
MATTHEW MCMANUS AND JENNIFER BURMAN-MCMANUS C.P. April Term, 2015 No. 00732 \$385,265.24 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

**1602-572**  
**304 East Clarkson Avenue 19120** 42nd wd. ROW 2 STY MASONRY PRCL#42-1-2306-00 Improvements: Residential Dwelling  
SEAN MILLIGAN C.P. August Term, 2013 No. 02098 \$136,928.19 Hladik, Onorato & Federman, LLP

**1602-576**  
**5314 Jackson Street 19124** 62nd wd. On Northwest side of Jackson St 135'8" Northeast from the Northeast side of Kennedy St (50' wide); Front: abnormal, Depth: abnormal BRT#622399500 Improvements: Single Family Residence  
CANDICE LEES C.P. September Term, 2014 No. 01603 \$192,544.42 Stephen M. Hladik, Esq.

**1602-577**  
**1376 Pennington Road 19151** 34th wd. On Southwesterly side of Pennington Rd 46 feet wide measured south 44 degrees 59 minutes East along the southwesterly side of Pennington; Front: abnormal, Depth: abnormal BRT#343328500 Improvements: Single Family Residence  
SABRINA FISHER C.P. December Term, 2013 No. 028320 \$135,954.12 Stephen M. Hladik, Esq.

**1602-578**  
**10043 Ferndale Street 19116** 58th wd. 2850 Sq Ft BRT#582479900 Improvements: Residential Property  
VASYL FEDELESH C.P. March Term, 2012 No. 00444 \$187,675.00 KML Law Group, P.C.

**1602-579**  
**3997 Stevenson Lane 19114** 66th wd. ROW B/GAR 2STY MASONRY; 1386 Sq Ft BRT#661288063 Improvements: Residential Dwelling  
YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 McCabe, Weisberg, & Conway, P.C.

**1602-584**  
**5908 Agusta Street 19149** 53rd wd. ROW B/GAR 2STY MASONRY; 1086 Sq Ft BRT#531248500 Improvements: Residential Dwelling  
IVETTE MARTELL C.P. September Term, 2014 No. 03565 \$77,271.26 McCabe, Weisberg, & Conway, P.C.

**1602-585**  
**5800 Chew Avenue 19138** 59th wd. ROW B/GAR 2STY MASONRY; 1438 Sq Ft BRT#591200900 Improvements: Residential Dwelling  
WILLIAM C. JONES, KNOWN SURVIVING HEIR OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2012 No. 01408 \$93,585.75 McCabe, Weisberg, & Conway, P.C.

**1602-588**  
**5813 North Camac Street 19144** 49th wd. 1249 Sq Ft BRT#493163400; BRT#122N18-75 Improvements: Residential Dwelling  
CALVIN GADSON C.P. July Term, 2014 No. 01700 \$163,668.09 Powers, Kirm & Associates, LLC

**1602-589A-C**  
**4324 Main Street – Premises A – 19127** 21st wd. 1974.56 Sq Ft OPA#871274800 Improvements: Row W/off Str 2sty Masonry  
**4326 Main Street – Premises B – 19127** 21st wd. 5429 Sq Ft OPA#871019250 Improvements: Str/off-apts 3sty Masonry  
**4328 Main Street – Premises C – 19127** 21st wd. 4893.81 Sq Ft OPA#871274850 Improvements: Row W-off/str 2sty Masonry  
4326 MAIN STREET, L.P. C.P. April Term, 2010 No. 01278 \$1132077.87 together with

SHERIFF'S SALE

interst at the per diem rate of \$178.70 accruing after March 5, 2014 Frank G. Murphy, Esq.

**1602-596**  
**406 North 53rd Street 19139** 44th wd. 1170 Sq Ft BRT#442326400 Improvements: Residential Property  
MAWIYAH BAWA C.P. July Term, 2014 No. 02782 \$63,544.84 KML Law Group, P.C.

**1602-600**  
**7308 Palmetto Street 19111** 6th wd. 1218 Sq Ft OPA#561005800 Subject to Mortgage Improvements: Residential Property  
NADINE GRIFFIN C.P. August Term, 2011 No. 04005 \$160,356.13 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

**1602-613**  
**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.

**1602-620**  
**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.

**1602-628**  
**1330 South 13th Street 19147** 1st wd. (formerly part of the 26th wd.) ROW 3 STY MASONRY; 2016 Sq Ft BRT#012495500 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF ANTONIAHANS, DECEASED MORTGAGOR AND REAL OWNER; ANTHONY D. HANS, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER; TRISHA CITRIGNO, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER; WILLIAM J. HANS, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER; JULIETTE HANS TORRES, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER; JEFFREY HANS, KNOWN SURVIVING HEIR OF ANTONIA HANS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01326 \$298,991.40 McCabe, Weisberg, & Conway, P.C.

**1602-637**  
**1701 South 29th Street 19145** 36th wd. ROW 2STY MASONRY; 1120 Sq Ft BRT#364399600 Improvements: Residential Dwelling  
ROSALIE A. MCFARLAND A/K/A ROSALIE MCFARLAND C.P. October Term, 2014 No. 02539 \$117,195.82 McCabe, Weisberg, & Conway, P.C.

**1602-640**  
**227 West Rockland Street 19120-4133** 42nd wd. 1438 Sq Ft OPA#422117700 Improvements: Residential Property  
RONALD D. ANDREWS C.P. May Term, 2014 No. 03544 \$79,234.50 Phelan Hallinan Diamond & Jones, LLP

**1602-643**  
**1131 Hellerman Street 19111-5413** 53rd wd. 1260 Sq Ft OPA#531129700 Improvements: Residential Property  
CORNELIA GHERGA AND ADRIAN GHERGA C.P. January Term, 2015 No. 02007 \$101,916.22 Phelan Hallinan Diamond & Jones, LLP

**1602-645**  
**5649 Hazel Avenue 19143** 46th wd. ROW 2 STY MASONRY; 1020 Sq Ft BRT#463015700 Improvements: Residential Dwelling  
MARILYN MORDECAI-JACKSON C.P. April Term, 2015 No. 01113 \$70,718.54 McCabe, Weisberg, & Conway, P.C.

**1602-648**  
**109 Fern Street 19120** 61st wd. (formerly part of the 42nd wd.) ROW B/GAR 2STY MASONRY; 1188 Sq Ft BRT#612211900 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF VALERIE C. ARTTAWAY, DECEASED MORTGAGOR AND REAL OWNER; ROSTON R. ARTTAWAY, KNOWN SURVIVING HEIR OF VALERIE C. ARTTAWAY, DECEASED MORTGAGOR AND REAL OWNER; JAMAAL SEDALE ARTTAWAY A/K/A JAMAAL A.A. ARTTAWAY, KNOWN SURVIVING HEIR OF VALERIE C. ARTTAWAY, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2015 No. 02459 \$47,734.84

SHERIFF'S SALE

McCabe, Weisberg, & Conway, P.C.

**1602-649**  
**9123 Ryerson Road 19114-3403** 57th wd. 1404 Sq Ft OPA#572197213 Improvements: Residential Property  
CHARLES T. SINES AND SARAH C. SINES A/K/A SARA C. SINES C.P. April Term, 2015 No. 00303 \$50,720.46 Phelan Hallinan Diamond & Jones, LLP

**1602-652**  
**1805 South Camac Street 19148** 1st wd. ROW 2 STY MASONRY; 840 Sq Ft BRT#394601000 Improvements: Residential Dwelling  
NICHOLAS MIGLINO, ADMINISTRATOR OF THE ESTATE OF DOLORES MIGLINO, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01547 \$234,750.86 McCabe, Weisberg, & Conway, P.C.

**1602-655**  
**653 North 33rd Street 19104** 24th wd. ROW CONV/APT 3STY MASONRY; 2315 Sq Ft BRT#242143100 Improvements: Residential Dwelling  
SHEILA MORRISON-WESLEY C.P. May Term, 2015 No. 03030 \$230,947.12 McCabe, Weisberg, & Conway, P.C.

**1602-656**  
**1110 St. Vincent Street 19111** 53rd wd. S/D W B/G 2S MASONRY; 1328 Sq Ft BRT#532316800 Improvements: Residential Dwelling  
CLIFF COTTER, ADMINISTRATOR OF THE ESTATE OF JOHN CARSON, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2015 No. 01460 \$108,754.90 McCabe, Weisberg, & Conway, P.C.

**1602-659**  
**1431 Hellerman Street 19149-2742** 54th wd. 1620 Sq Ft OPA#541125000 Improvements: Residential Property  
SHARMAINE MICKENS C.P. December Term, 2010 No. 01767 \$145,296.74 Phelan Hallinan Diamond & Jones, LLP

**1602-660**  
**2515 South Fairhill Street 19148-4626** 39th wd. 1000 Sq Ft OPA#392313300 Improvements: Residential Property  
MARIO VALDEZ HERNANDEZ C.P. April Term, 2015 No. 01165 \$70,670.29 Phelan Hallinan Diamond & Jones, LLP

**1602-661**  
**2923 South Robinson Street 19142-3417** 40th wd. 1216 Sq Ft OPA#402091700 Improvements: Residential Property  
ELOVE TARPEK C.P. April Term, 2015 No. 02334 \$41,573.91 Phelan Hallinan Diamond & Jones, LLP

**1602-667**  
**4314 North 7th Street a/k/a 4314 North 07th Street 19140-2316** 43rd wd. 826 Sq Ft OPA#433317300 Improvements: Residential Property  
NICHOLE L. JORDAN A/K/A NICHOLE JORDAN C.P. February Term, 2014 No. 00719 \$62,631.90 Phelan Hallinan Diamond & Jones, LLP

**1602-669**  
**5920 Malvern Avenue 19131-3004** 52nd wd. 1440 Sq Ft OPA#522116800 Improvements: Residential Property  
AVISZELEMA MCKENZIE C.P. September Term, 2009 No. 03204 \$132,997.53 Phelan Hallinan Diamond & Jones, LLP

**1602-671**  
**563 Parker Avenue 19128-2423** 21st wd. 4330 Sq Ft OPA#213340800 Improvements: Residential Property  
BRIAN ECKELMEYER C.P. July Term, 2014 No. 03985 \$219,607.68 Phelan Hallinan Diamond & Jones, LLP

**1602-674**  
**2754 West Country Club Road 19131** 52nd wd. 1418 Sq Ft BRT#521380100; PRCL#157 N 11-75 Improvements: Residential Dwelling  
JAMES WILSON AND ALLYSON WILSON C.P. June Term, 2013 No. 00872 \$198,292.53 Powers, Kirm & Associates, LLC

**1602-678**  
**3418 Chalfont Drive 19154-3908** 66th wd. 1449 Sq Ft OPA#662392600 Improvements: Residential Property  
ROBERT S. RENN AND BONNIE S. RENN C.P. February Term, 2012 No. 03447 \$211,758.81 Phelan Hallinan Diamond & Jones, LLP

**1602-682**  
**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 Masonry



SHERIFF'S SALE

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

**1602-687**  
**7310 Crittenden Street 19119** 9th wd. 7020 Sq Ft BRT#091225700 Improvements: Residential Dwelling  
CHARLENE P. WALLER C.P. January Term, 2011 No. 01911 \$397,632.19 Law Offices of Gregory Javardian, LLC

**1602-696**  
**5910 Turner Street 19151** 34th wd. 1070 Sq Ft BRT#34-2-101800 Improvements: Residential Property  
CHARLES A.J. HALPIN, III, SOLELY IN HIS CAPACITY AS THE ADMINISTRATOR OF THE ESTATE OF KAREN R. VANN, DECEASED C.P. January Term, 2015 No. 0666 \$97,646.37 Shapiro & DeNardo, LLC

**1602-699**  
**1554 South Lambert Street 19146-4520** 36th wd. 1387 Sq Ft OPA#363261700 Improvements: Residential Property  
KAMAU FLOYD C.P. January Term, 2012 No. 03302 \$178,333.18 Phelan Hallinan Diamond & Jones, LLP

**1602-707**  
**5131 North 16th Street 19141** 17th wd. 1480 Sq Ft BRT#172117000 Improvements: Residential Property  
ALBERTA JENKINS AND ROSALIND JENKINS C.P. October Term, 2013 No. 02374 \$38,380.04 KML Law Group, P.C.

**1602-709**  
**22 East Hortter Street 19119** 22nd wd. 1297.35 Sq Ft BRT#22-1159800 Improvements: 1200 Sq Ft; Row 2 Sty Masonry  
CAROLYN NOBLE C.P. June Term, 2014 No. 01594 \$80,984.18 Richard M. Squire & Associates, LLC

**1602-710**  
**1657 West Wyoming Avenue 19140-1133** 13th wd. 1216 Sq Ft PRCL#132392600 Improvements: Residential Property  
GLADYS HUGHES C.P. February Term, 2012 No. 03458 \$58,342.93 Phelan Hallinan Diamond & Jones, LLP

**1602-711**  
**2016 South Alden Street 19143-5924** 40th wd. 1200 Sq Ft OPA#401023800 Improvements: Residential Property  
KIM ISON C.P. April Term, 2015 No. 01934 \$14,040.42 Phelan Hallinan Diamond & Jones, LLP

**1602-712**  
**4409 Comly Street 19135-4013** 55th wd. 1080 Sq Ft OPA#552006600 Improvements: Residential Property  
KATHLEEN V. ROONEY C.P. June Term, 2015 No. 03510 \$51,646.30 Phelan Hallinan Diamond & Jones, LLP

**1602-717**  
**1932 Sigel Street 19145-2030** 48th wd. 1024 Sq Ft OPA#481046700 Improvements: Residential Property  
MICHAEL MURTHA A/K/A MICHAEL W. MURTHA AND NOELLE R. MURTHA C.P. March Term, 2012 No. 02614 \$65,407.82 Phelan Hallinan Diamond & Jones, LLP

**1602-720**  
**3456 Amber Street 19134-2602** 45th wd. 1040 Sq Ft OPA#452241910 Improvements: Residential Property  
SCOTT E. TISDALE AND KATHLEEN E. TISDALE C.P. June Term, 2015 No. 04443 \$35,665.44 Phelan Hallinan Diamond & Jones, LLP

**1602-722A-B**  
**2452 South Lee Street – Premises A – 19148-4106** 39th wd. 710 Sq Ft BRT#391217400 Improvements: Residential Real Estate  
**2454 South Lee Street – Premises B – 19149-4106** 39th wd. 764.5 Sq Ft BRT#391217500 Improvements: Residential Real Estate  
DEBRA O'ROURKE C.P. February Term, 2015 No. 02315 \$249,222.35 Stern & Eisenberg P.C.

**1602-724**  
**8085 Fayette Street 19150** 50th wd. 1605 Sq Ft OPA#50-1040000 Improvements: Residential Property  
ANDRE L. MCMILLAN C.P. September Term, 2014 No. 03893 \$115,268.86 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

**1602-727**  
**6507 Theodore Street 19142** 40th wd. 1040 Sq Ft OPA#40-6-2377-00 Improvements: Residential Property  
LORPU DENNIS C.P. January Term, 2012 No. 00701 \$58,861.10 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A.

SHERIFF'S SALE

Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

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

**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.

**1603-306**  
**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.

**1603-312**  
**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

**1603-324**  
**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

**1603-330**  
**2512 South Robinson Street 19142-3522** 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

**1603-336**  
**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.

**1603-339**  
**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

**1603-354**  
**7252 Mansfield Avenue 19138** 10th wd. 2145.99 Sq Ft BRT#102356300 Improvements: Residential Dwelling  
CHRISTINA J. LEE C.P. May Term, 2010 No. 03339 \$190,924.12 Powers, Kirn & Associates, LLC

**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

**1603-361**  
**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

**1603-367**  
**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, DECEASED; TRINA BAKER, KNOWN HEIR OF BARBARA BAKER, DECEASED;

SHERIFF'S SALE

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

**1603-372**  
**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

**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.

**1603-413**  
**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

**1603-416**  
**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.

**1603-420**  
**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.

**1603-428**  
**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.

**1603-430**  
**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.

**1603-433**  
**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.

**1603-445**  
**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.

**1603-451**  
**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.

**1603-455**  
**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.

**1603-463**  
**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

SHERIFF'S SALE

**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.

**1603-470**  
**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.

**1603-484**  
**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

**1603-487**  
**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. DOLGOPOLOV C.P. August Term, 2015 No. 01501 \$99,250.93 Alicia M. Sandoval, Esq.

**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 C.P. April Term, 2015 No. 03690 \$38,870.35 Powers, Kirn & 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.

**1603-505**  
**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.

**1603-507**  
**210 East Ashdale Street 19120** 42nd wd. 1340.62 Sq Ft BRT#421172000 Improvements: Residential Dwelling  
DEIDRA R. FELDER A/K/A DEIDRA FELDER A/K/A/ DIEDRE FELDER-ROUSSAW C.P. October Term, 2015 No. 02273 \$139,093.73 Udren Law Offices, P.C.

**1603-508**  
**2306 74th Avenue 19138** 15th wd. (formerly 42nd wd.) 3632.48 Sq Ft BRT#501398800 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BETTY J. WARTHEN; ALEXANDER WARTHEN, KNOWN HEIR OF BETTY J. WARTHEN C.P. January Term, 2015 No. 03803 \$157,822.19 Udren Law Offices, P.C.

**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

**1603-516**  
**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, Kirn & Associates, 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.

SHERIFF'S SALE

**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.

**1603-531**  
**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

**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

**1603-542**  
**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

**1603-567**  
**5317 Master Street 19131** 44th wd. 3394 Sq Ft OPA#442167200 Improvements: Residential Property  
LEONITA HAWKINS A/K/A LEONITA CARR JAMISON C.P. July Term, 2014 No. 01332 \$69,666.85 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

**1603-596**  
**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.

**1603-599**  
**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.

**1603-620**  
**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

**1603-625**  
**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.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

**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.

**1603-630**  
**5738 Lansdowne Avenue 19131** 4th wd. 1305 Sq Ft BRT#043182000 Improvements: Residential Real Estate



SHERIFF'S SALE

THAXTER A. HICKS C.P. September Term, 2014 No. 01809 \$68,421.01 Stern & Eisenberg P.C.

**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

**1603-646**  
**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

**1603-651**  
**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.

**1603-654**  
**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

**1603-672**  
**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.

**1603-674**  
**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 & Associates, LLC

**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

**1603-682**  
**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.

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 5, 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, depth105 ft OPA #511276402 Improvements: Commercial Property

SHERIFF'S SALE

SHERIFF'S SALE OF TUESDAY, APRIL 5, 2016

**1604-301**  
**8653 Temple Road 19150** 50th wd. 1539 Sq Ft OPA#501115200 Improvements: Residential Property  
EARL POLK, JR. C.P. May Term, 2014 No. 02672 \$74,950.14 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

**1604-302**  
**168 East Mayland Street 19144** 22nd wd. 1762 Sq Ft OPA#592126100 Improvements: Residential Property  
THE UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF BARBARA E. CHAMBERLAIN C.P. February Term, 2012 No. 02855 \$78,886.55 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

**1604-303**  
**3130 Stirling Street 19149** 55th wd. 1040 Sq Ft OPA#55-1003900 Improvements: Residential Property  
MATTHEW K. KNONEBORG AND MELISSA KNONEBORG C.P. April Term, 2014 No. 00265 \$103,230.11 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

**1604-304**  
**740 South 58th Street 19143** 3rd wd. 1260 Sq Ft OPA#033182100 Improvements: Residential Property  
CAROLD BOYER-YANCY AND PETION D. EVANS C.P. August Term, 2013 No. 01768 \$102,222.18 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

**1604-305**  
**518 North 67th Street 19151** 34th wd. 1080 Sq Ft OPA#343145400 Improvements: Residential Property  
ANTHONY DIANGELO C.P. February Term, 2015 No. 01557 \$113,952.28 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

**1604-306**  
**1619 North 60th Street 19151** 34th wd. 1453 Sq Ft OPA#342195300 Improvements: Residential Property  
DARIEN L. THOMAS C.P. January Term, 2011 No. 04379 \$63,846.78 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

**1604-307**  
**5420 Gainor Road 19131** 52nd wd. 3125 Sq Ft OPA#52-2100600 Improvements: Residential Property  
CHRISTOPHER J. ADAMS AND NIKOLE FRANKLIN C.P. December Term, 2014 No. 01105 \$165,297.65 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

**1604-308**  
**6518 Windsor Avenue 19142** 40th wd. 1600 Sq Ft OPA#40-3081700 Improvements: Residential Property  
VERNON JACKSON C.P. October Term, 2013 No. 02282 \$59,897.41 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

**1604-309**  
**6233 North 18th Street 19141** 15th wd. 1770

SHERIFF'S SALE

Sq Ft OPA#17-2268100 Improvements: Residential Property  
MAGGIE WATSON AND DAVID WATSON, JR. C.P. August Term, 2014 No. 00657 \$78,585.84 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

**1604-310**  
**2213 South Clarion Street 19148** 38th wd. 856 Sq Ft OPA#39-4443100 Improvements: Residential Property  
JAMES DRU DEMARCO A/K/A JAMES D. DEMARCO C.P. March Term, 2015 No. 00235 \$70,044.45 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

**1604-311**  
**4211 Greenmount Road 19154** 66th wd. 1712 Sq Ft OPA#66-2459600 Improvements: Residential Property  
REGINA CUMMINGS C.P. January Term, 2015 No. 01415 \$93,826.31 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

**1604-312**  
**206 West Sulis Street 19120** 42nd wd. 1120 Sq Ft OPA#422122700 Improvements: Residential Property  
GEORGE AUTRY C.P. December Term, 2012 No. 03139 \$38,926.28 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

**1604-313**  
**2148 Marvine Street a/k/a 2148 North Marvine Street 19122** 20th wd. 1464 Sq Ft OPA#202248202 Improvements: Residential Property  
JEFFREY B. ROSS C.P. July Term, 2013 No. 04027 \$73,381.35 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

**1604-314**  
**163 Rosemar Street 19120** 61st wd. 1050 Sq Ft OPA#611244300 Improvements: Residential Property  
MICHAEL NIX, ADMINISTRATOR OF THE ESTATE OF ROBERT RICHARDSON C.P. January Term, 2014 No. 02382 \$33,400.98 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

**1604-315**  
**1713 North 28th Street 19121** 32nd wd. 2016 Sq Ft OPA#324143000 Improvements: Residential Property  
CALVIN SNOWDEN A/K/A CALVIN R. SNOWDEN C.P. January Term, 2015 No. 03574 \$107,019.10 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

**1604-316**  
**4007 Pechin Street 19128** 21st wd. 1178 Sq Ft OPA#212170000 Improvements: Residential Property  
STEVEN NEIDERER AND CHAD D. MASEMER C.P. December Term, 2011 No. 02262 \$153,783.95 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

**1604-317**  
**2428 Memphis Street 19125** 31st wd. 870 Sq Ft OPA#312007300 Improvements: Residential Property  
CATHERINE DECARLES A/K/A CATHERINE DECARLES C.P. November Term, 2013 No. 02062 \$129,772.63 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir,

SHERIFF'S SALE

Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

**1604-318**  
**37 West Wyneva Street 19144** 12th wd. 1702 Sq Ft OPA#123027100 Improvements: Residential Property  
WARREN FLÜCK C.P. March Term, 2011 No. 03599 \$54,533.95 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

**1604-319**  
**6209 Homer Street 19144-1620** 59th wd. 1679 Sq Ft BRT#592260600 Improvements: Row B/gar 2sty Masonry  
CHAMEER R. MOSES C.P. April Term, 2014 No. 01399 \$112,421.91 Milstead & Associates, LLC

**1604-320**  
**1116 East Tioga Street 19134** 33rd wd. 1440 Sq Ft BRT#331208600 Improvements: Residential Property  
DAVID R. PRADO C.P. March Term, 2013 No. 02602 \$65,952.91 KML Law Group, P.C.

**1604-322**  
**3246-3248 Kensington Avenue 19134** 33rd wd. 1040 Sq Ft BRT#871544520 and BRT#871544530 Improvements: Residential Real Estate  
ROBERT M. MITCHELL C.P. October Term, 2015 No. 03659 \$23,198.31 Stern & Eisenberg, P.C.

**1604-323**  
**408 Naomi Street 19128** 21st wd. 962 Sq Ft OPA#212029300 Improvements: Residential Property  
SARAH A. GIBBON C.P. September Term, 2015 No. 00200 \$169,541.55 Phelan Hallinan Diamond & Jones, LLP

**1604-324**  
**1512 North Frazier Street 19131-3804** 4th wd. 1216 Sq Ft OPA#043275700 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DO MAE WILLIAMS DECEASED C.P. July Term, 2015 No. 01399 \$50,839.99 Phelan Hallinan Diamond & Jones, LLP  
**1604-325**  
**6637 North Bouvier Street 19126-2631** 10th wd. 1262 Sq Ft OPA#10-1-0667-700 Improvements: Residential Property  
ERICKA SAVAGE-FRAZIER, IN HER CAPACITY AS ADMINSTRATRIX CTA AND DEVISEE OF THE ESTATE OF PEARL DUFFY C.P. June Term, 2015 No. 04446 \$103,199.26 Phelan Hallinan Diamond & Jones, LLP

**1604-326**  
**1829 Glendale Avenue 19111-3402** 56th wd. 1354 Sq Ft OPA#561283400 Improvements: Residential Property  
CHRISTOPHER M. DIMICHELE AND MEGHAN E. ZIEGLER C.P. August Term, 2015 No. 02948 \$176,194.48 Phelan Hallinan Diamond & Jones, LLP

**1604-327**  
**12002 Medford Road 19154-1833** 66th wd. 1360 Sq Ft OPA#663231900 Improvements: Residential Property  
DELORES PARKER, IN HER CAPACITY AS ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF JAMES N. DENNIS A/K/A JAMES DENNIS C.P. January Term, 2014 No. 02800 \$79,062.10 Phelan Hallinan Diamond & Jones, LLP

**1604-328**  
**2435 South Garnet Street 19145** 26th wd. (formerly of the 48th wd.) 666 Sq Ft BRT#262133400 Improvements: Residential Property  
SAMANTHA RICCI C.P. February Term, 2015 No. 02038 \$247,612.60 KML Law Group, P.C.

**1604-329**  
**1913 Carpenter Street 19146** 30th wd. 1734 Sq Ft BRT#301233300 Improvements: Residential Property  
CYNTHIA FORD C.P. November Term, 2014 No. 03057 \$156,370.40 KML Law Group, P.C.

**1604-330**  
**1833 North Uber Street 19121** 32nd wd. 1336 Sq Ft BRT#321271502 Improvements: Residential Property

SHERIFF'S SALE

DEIDRA MEADE C.P. May Term, 2015 No. 00500 \$120,333.44 KML Law Group, P.C.

**1604-331**  
**6345 Overbrook Avenue 19151** 34th wd. 4290 Sq Ft BRT#344177400 Improvements: Residential Property  
CHRISTOPHER BAXTER C.P. March Term, 2015 No. 03453 \$287,188.53 KML Law Group, P.C.

**1604-332**  
**1317 East Price Street 19138** 59th wd. 1764 Sq Ft BRT#591098100 Improvements: Residential Property  
LISA CLAY C.P. July Term, 2015 No. 00624 \$127,225.44 KML Law Group, P.C.

**1604-333**  
**7937 Castor Avenue 19152** 56th wd. (formerly of the 35th wd.) 6893 Sq Ft BRT#871244900 Improvements: Residential Property  
EUN KU PARK AND JEONG SOON PARK C.P. February Term, 2015 No. 00875 \$263,527.35 KML Law Group, P.C.

**1604-334**  
**3029 Aramingo Avenue 19134** 25th wd. 962 Sq Ft BRT#251459700 Improvements: Residential Property  
JULIO N CASIANO, JR. C.P. August Term, 2015 No. 01660 \$98,621.44 KML Law Group, P.C.

**1604-335**  
**722 Kingston Street 19134** 7th wd. 1058 Sq Ft BRT#073285200 Improvements: Residential Property  
DAVID B. STEINER A/K/A DAVID STEINER AND KAREN M. STEINER A/K/A KAREN STEINER C.P. November Term, 2014 No. 00253 \$36,283.16 KML Law Group, P.C.

**1604-336**  
**917 Church Lane 19138** 12th wd. 1210 Sq Ft being the premises 917 Church Ln; 2768 Sq Ft being the rear of premises 917R Church Ln BRT#122048800 Being the Premises 917 Church Ln; BRT#122048900 Being the Rear of Premises 917R Church Ln Improvements: Residential Property  
DENISE TATE C.P. August Term, 2015 No. 00108 \$32,124.29 KML Law Group, P.C.

**1604-337**  
**509 East Queen Lane 19144** 12th wd. 733 Sq Ft BRT#121132600 Improvements: Residential Property  
LURIA J. HALL-MCCALLOUGH C.P. September Term, 2014 No. 02163 \$54,498.29 KML Law Group, P.C.

**1604-338**  
**8226 Forrest Avenue 19150** 50th wd. 1890 Sq Ft BRT#502202500 Improvements: Residential Property  
BERNICE DRAUGHN C.P. December Term, 2014 No. 00040 \$124,118.28 KML Law Group, P.C.

**1604-339**  
**427 East Mechanic Street 19144** 59th wd. 810 Sq Ft BRT#592025600 Improvements: Residential Property  
JERRILYN C. CHRISTIAN C.P. September Term, 2013 No. 01382 \$27,123.72 KML Law Group, P.C.

**1604-340**  
**9337 Treaty Road 19114** 57th wd. (formerly 35th wd.) 1820 Sq Ft BRT#57-2-2744-00 Improvements: Single Family Residential  
MARIAN D. JORDAN C.P. August Term, 2014 No. 000465 \$151,359.05 Craig H. Fox, Esq

**1604-341**  
**2631 Manton Street 19146** 36th wd. 1176 Sq Ft; Front: 14'; Depth: 52' OPA#362033200 Improvements: 2 Story End Row Home; Residential Building  
DA SKY LTD A/K/A DASKY, LTD C.P. September Term, 2011 No. 00529 \$282,575.14 Cory P. Stephenson, Esq.; Bielli & Klauder, LLC

**1604-342**  
**179 Tiber Street 19140** 42nd wd. 1260 Sq Ft; Front: 14'; Depth: 57' OPA#422061300 Improvements: 2 Story Row Home; Residential Building  
DA SKY LTD A/K/A DASKY, LTD C.P. September Term, 2011 No. 00480 \$282,575.14 Cory P. Stephenson, Esq.; Bielli & Klauder, LLC

**1604-343**  
**216 South 52nd Street 19139** 60th wd. 1530 Sq Ft BRT#602182300 Improvements: Multi-story Office  
C.P. May Term, 2013 No. 03977 \$116,807.75 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esq.



SHERIFF'S SALE
<b>1604-344</b> <b>269 West Fisher Avenue 19120</b> 42nd wd. 1140 Sq Ft OPA#422255400 Improvements: Residential Property DINH SON, ADMINISTRATOR OF THE ESTATE OF NHON N. SON A/K/A NHON SON C.P. February Term, 2015 No. 01076 \$67,063.37 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
<b>1604-345</b> <b>1134 South 19th Street 19146</b> 36th wd. 1752 Sq Ft BRT#361170800 Improvements: Residential Property MOHAMMAD ARSHAD CHUGHTAI C.P. August Term, 2013 No. 00899 \$79,662.84 KML Law Group, P.C.
<b>1604-346</b> <b>3802 Manayunk Avenue 19128</b> 21st wd. 1436 Sq Ft BRT#211336800 Improvements: Residential Property JAMES J. DIPRETORO C.P. June Term, 2015 No. 03994 \$174,270.78 KML Law Group, P.C.
<b>1604-348</b> <b>3065 Weikel Street 19134</b> 25th wd. 756 Sq Ft OPA#252386200 Improvements: Residential Property JANE HUGHES, A/K/A JANE LEE HUGHES C.P. December Term, 2014 No. 00163 \$29,478.96 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
<b>1604-349</b> <b>514 Poplar Street 19123</b> 5th wd. 1503 Sq Ft OPA#05-6161545 Improvements: Residential Property CRYSTAL MARIE STEPHENS C.P. September Term, 2009 No. 01470 \$213,384.96 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
<b>1604-350</b> <b>2911 Nicholas Street 19121</b> 32nd wd. 1050 Sq Ft OPA#324032600 Improvements: Residential Property DONNA KING C.P. February Term, 2014 No. 00787 \$11,180.12 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
<b>1604-351</b> <b>309 East Thompson Street 19125</b> 18th wd. 1035 Sq Ft OPA#181392000 Improvements: Residential Property MICHAEL C. PERKOWSKI C.P. November Term, 2010 No. 02883 \$147,587.22 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
<b>1604-352</b> <b>3826 Lawndale Street 19124</b> 33rd wd. 975 Sq Ft BRT#332253000 Improvements: Residential Property TOMASA DIAZ-RUIZ AND MARIA E. OLIVERAS C.P. June Term, 2015 No. 02311 \$94,865.13 KML Law Group, P.C.
<b>1604-353</b> <b>2417 North Myrtlewood Street 19132</b> 28th wd. 798 Sq Ft BRT#282040100 Improvements: Residential Property ELAINE PARRISH C.P. August Term, 2015 No. 02490 \$41,201.52 KML Law Group, P.C.
<b>1604-354</b> <b>397 Livezey Street a/k/a 395 A Livezey Street 19128</b> 21st wd. 880 Sq Ft BRT#212341140 Improvements: Residential Property DUSTIN S. BENNETT A/K/A DUSTIN BENNETT C.P. July Term, 2015 No. 01229 \$140,767.03 KML Law Group, P.C.
<b>1604-355</b> <b>6032 North Broad Street 19141</b> 17th wd. 2221 Sq Ft OPA#172009000 Improvements: Residential Property NICHOLSON PERICLES C.P. December Term, 2013 No. 02111 \$91,338.69 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
<b>1604-356</b> <b>6411 Clearview Street 19119</b> 22nd wd. 1080 Sq Ft OPA#221270900 Improvements: Residential Property PATRICIA L. DAWLEY A/K/A PATRICIA DAWLEY C.P. February Term, 2015 No. 01281 \$56,677.25 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
<b>1604-357</b> <b>4626 Greene Street 19144-6066</b> 12th wd. 2560 Sq Ft OPA#123157900 Improvements: Residential Property KATHY C. SIBERT C.P. November Term, 2006 No. 01098 \$112,955.81 Phelan Hallinan Diamond & Jones, LLP
<b>1604-358</b> <b>2027 East Monmouth Street 19134-3612</b> 25th wd. 1100 Sq Ft OPA#252132700 Improvements: Residential Property JOSE VARGAS C.P. December Term, 2014 No. 00216 \$28,410.39 Phelan Hallinan Diamond & Jones, LLP
<b>1604-359</b> <b>2342 West Cheltenham Avenue 19150</b> 50th wd. 2650 Sq Ft OPA#50-1269800 Improvements: Residential Property ALICE R. SPOTWOOD C.P. April Term, 2014 No. 02239 \$167,973.81 Justin F. Kobeski, Esq.; 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
<b>1604-360</b> <b>11729 Stevens Road 19116-2503</b> 58th wd. 1332 Sq Ft OPA#582576900 Improvements: Residential Property MICHAEL J. MURPHY AND ANGELIQUE MURPHY C.P. July Term, 2015 No. 00708 \$245,316.75 Phelan Hallinan Diamond & Jones, LLP
<b>1604-361</b> <b>45 East Walnut Lane 19144-2002</b> 59th wd. 2056 Sq Ft OPA#592069900 Improvements: Residential Property CYNTHIA WAY C.P. July Term, 2014 No. 04004 \$119,827.31 Phelan Hallinan Diamond & Jones, LLP
<b>1604-362</b> <b>3037 Disston Street 19149-1902</b> 55th wd. 1174 Sq Ft OPA#551309100 Improvements: Residential Property MICHAEL J. HAAS AND EILEEN P. FITZPATRICK A/K/A EILEEN P. HAAS C.P. April Term, 2015 No. 01937 \$152,017.38 Phelan Hallinan Diamond & Jones, LLP
<b>1604-363</b> <b>4001 K Street 19124-5218</b> 33rd wd. 1056 Sq Ft OPA#332323700 Improvements: Residential Property DAVID ROBLES C.P. May Term, 2015 No. 01525 \$34,090.09 Phelan Hallinan Diamond & Jones, LLP
<b>1604-364</b> <b>3030 North Bambrey Street 19132</b> 38th wd. 968 Sq Ft OPA#381131200 Improvements: Residential Property SAMUEL PHILLIPS C.P. March Term, 2014 No. 00133 \$28,645.52 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
<b>1604-365</b> <b>4939 Boudinot Street 19120-4306</b> 42nd wd. 992 Sq Ft OPA#421427700 Improvements: Residential Property JACQUELINE P. BEARD C.P. July Term, 2015 No. 02858 \$20,754.87 Phelan Hallinan Diamond & Jones, LLP
<b>1604-366</b> <b>4730 C Street 19120</b> 42nd wd. 1200 Sq Ft OPA#42-1355100 Improvements: Residential Property MAURICE L. MARSHALL C.P. December Term, 2014 No. 00169 \$196,771.54 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

SHERIFF'S SALE
<b>1604-367</b> <b>6453 North 16th Street 19126</b> 15th wd. 1532 Sq Ft PRCL#17-2-133000 Improvements: Residential Dwelling REJEANA PERKINS, AS ADMINISTRATRIX OF THE ESTATE OF HOWARD LEE PERKINS, DECEASED C.P. April Term, 2014 No. 002518 \$104,712.65 Powers, Kim & Associates, LLC
<b>1604-368</b> <b>2130 Bridge Street 19124</b> 62nd wd. 1067.84 Sq Ft BRT#622107200 Improvements: Residential Dwelling LEONARD R. STONE C.P. April Term, 2014 No. 01365 \$70,410.84 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
<b>1604-369</b> <b>2127 Bainbridge Street 19146-1205</b> 30th wd. 1686 Sq Ft OPA#302020700 Improvements: Residential Property ROSIE LEE RAY C.P. June Term, 2015 No. 03796 \$31,226.48 Phelan Hallinan Diamond & Jones, LLP
<b>1604-370</b> <b>1958 Elston Street 19138-2719</b> 10th wd. 984 Sq Ft OPA#101330400 Improvements: Residential Property LIZZIE SHUFORD C.P. July Term, 2015 No. 02516 \$78,241.19 Phelan Hallinan Diamond & Jones, LLP
<b>1604-371</b> <b>1810 South 20th Street 19145</b> 48th wd. 1216 Sq Ft OPA#481324100 Improvements: Residential Property DAVITA ELLIOTT, CO-ADMINISTRATOR OF THE ESTATE OF BETTY GORDON-ELLIOTT A/K/A BETTY L. ELLIOTT; DAVID ELLIOTT, CO-ADMINISTRATOR OF THE ESTATE OF BETTY GORDON-ELLIOTT A/K/A BETTY L. ELLIOTT C.P. August Term, 2014 No. 02758 \$74,242.19 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
<b>1604-372</b> <b>612 Glenview Street 19111-4309</b> 35th wd. 1155 Sq Ft OPA#353149300 Improvements: Residential Property YVETTE G. PROPHET AND LEN E. SALLEY C.P. July Term, 2015 No. 03751 \$130,349.57 Phelan Hallinan Diamond & Jones, LLP
<b>1604-373</b> <b>7024 Frankford Avenue 19135</b> 55th wd. 1495 Sq Ft of land area, Situate on the NW side of Frankford Ave (100 feet wide), at the distance of 34 feet 5 inches, SW, from the SW side of Brighton Street (64 feet wide) and 175 feet 5 inches N of Tyson Ave BRT#871241100; PRCL#138 N 14-256 Improvements: Commercial/mixed Use YLLI GJELI C.P. April Term, 2015 No. 01134 \$137,122.42 Glenn M. Ross, Esq.
<b>1604-374</b> <b>6504 Linmore Avenue 19142</b> 40th wd. 1160 Sq Ft OPA#403180500 Improvements: Residential Property CHRISTIAN DIAZ C.P. January Term, 2014 No. 02062 \$54,364.29 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
<b>1604-375</b> <b>5129 Leiper Street 19124-1917</b> 62nd wd. 1072 Sq Ft OPA#621476800 Improvements: Residential Property HIEN THE HUYNH C.P. August Term, 2015 No. 00222 \$24,028.00 Phelan Hallinan Diamond & Jones, LLP
<b>1604-376</b> <b>3365 Ridge Avenue 19132-2831</b> 28th wd. 1692 Sq Ft OPA#282271101 Improvements: Residential Property WILLIAM A. CHANEY AND JANET CHANEY C.P. October Term, 2015 No. 03296 \$51,959.90 Phelan Hallinan Diamond & Jones, LLP
<b>1604-377</b> <b>6153 Hegerman Street 19135</b> 41st wd. 1420 Sq Ft OPA#411380300 Improvements: Residential Property GEORGETTE S. SHAY, BELIEVED HEIR AND/OR ADMINISTRATRIX OF THE ESTATE OF PEARL S. SHAY C.P. August Term, 2014 No. 00004 \$65,768.05 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E.

SHERIFF'S SALE
Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC
<b>1604-378</b> <b>117 North Robinson Street 19139-2313</b> 34th wd. 832 Sq Ft OPA#341167600 Improvements: Residential Property LILIETH JOY HARRISON A/K/A LILIETH J. HARRISON C.P. March Term, 2015 No. 04114 \$74,504.31 Phelan Hallinan Diamond & Jones, LLP
<b>1604-379</b> <b>1133 East Dorset Street a/k/a 1133 Dorset Street 19150-3116</b> 50th wd. 1164 Sq Ft OPA#502378600 Improvements: Residential Property WALTER JEFFERSON, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF SANDRA L. JEFFERSON A/K/A SANDRA J. JEFFERSON A/K/A SANDRA LUTRESIA JEFFERSON; MATTHEW E. JEFFERSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SANDRA L. JEFFERSON A/K/A SANDRA J. JEFFERSON A/K/A SANDRA LUTRESIA JEFFERSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SANDRA L. JEFFERSON A/K/A SANDRA JEFFERSON A/K/A SANDRA J. JEFFERSON A/K/A SANDRA LUTRESIA JEFFERSON, DECEASED C.P. August Term, 2015 No. 03449 \$94,979.07 Phelan Hallinan Diamond & Jones, LLP
<b>1604-380</b> <b>1654 Mohican Street 19138</b> 10th wd. 1515 Sq Ft OPA#102235400 Improvements: Residential Property ROBIN PARRISH C.P. February Term, 2011 No. 00818 \$116,212.71 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
<b>1604-381</b> <b>1733 North Robinson Street 19151-3928</b> 34th wd. 1246 Sq Ft OPA#342279700 Improvements: Residential Property KERSHAW P. LEATHERBURY, JR. A/K/A KERSHAW P. LEATHERBURY AND BRENDA D. LEATHERBURY C.P. November Term, 2014 No. 01015 \$80,048.60 Phelan Hallinan Diamond & Jones, LLP
<b>1604-382</b> <b>6733 North 18th Street 19126</b> 50th wd. 1336 Sq Ft OPA#101085700 Improvements: Residential Property CLAUDELLE V. TYLER C.P. April Term, 2014 No. 01613 \$31,015.06 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
<b>1604-384</b> <b>2615 Folsom Street 19130-2415</b> 15th wd. 988 Sq Ft OPA#152174300 Improvements: Residential Property THERESA ANDRACKI A/K/A THERESA A. ANDRACKI, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF HELEN JAROSIEWICZ A/K/A HELEN MARY JAROSIEWICZ A/K/A HELEN M. JAROSIEWICZ C.P. July Term, 2015 No. 00875 \$335,503.89 Phelan Hallinan Diamond & Jones, LLP
<b>1604-385</b> <b>6510 Hasbrook Avenue 19111</b> 35th wd. 1808.1 Sq Ft (land area); 1188 Sq Ft (improvement area) BRT#353192600 Subject to Mortgage Improvements: Semi/det 2sty Masonry VALISSA TOLLERSON C.P. February Term, 2015 No. 02645 \$203,481.69 Keri P. Ebeck, Esq.
<b>1604-386</b> <b>3429 Shelmire Avenue 19136-3524</b> 64th wd. 1574 Sq Ft OPA#642178200 Improvements: Residential Property ANDREW DICKSON C.P. June Term, 2015 No. 04444 \$134,234.72 Phelan Hallinan Diamond & Jones, LLP
<b>1604-387</b> <b>3243 Teesdale Street 19136</b> 64th wd. 1470 Sq Ft OPA#641167200 Improvements: Residential Property VINCENT A. MICKLE C.P. July Term, 2015 No. 00189 \$164,171.46 Phelan Hallinan Diamond & Jones, LLP
<b>1604-388</b> <b>3302 Gurley Road 19154-1502</b> 66th wd.

SHERIFF'S SALE
1360 Sq Ft OPA#663114900 Improvements: Residential Property CAROL A. MORRIS C.P. April Term, 2010 No. 01978 \$132,595.67 Phelan Hallinan Diamond & Jones, LLP
<b>1604-389</b> <b>1022 East Haines Street 19138-1511</b> 59th wd. 1704 Sq Ft OPA#591164500 Improvements: Residential Property SCHLONDA FOWLER C.P. September Term, 2014 No. 02362 \$100,356.86 Phelan Hallinan Diamond & Jones, LLP
<b>1604-390</b> <b>2232 Kater Street 19146-1139</b> 30th wd. 1108 Sq Ft OPA#302018600 Improvements: Residential Property BRIAN P. PAWLICZEK C.P. February Term, 2015 No. 00591 \$208,510.69 Phelan Hallinan Diamond & Jones, LLP
<b>1604-391</b> <b>4846 North Carlisle Street 19141-2111</b> 13th wd. 1452 Sq Ft OPA#132034300 Improvements: Residential Property JESSE REED, IN HIS CAPACITY AS HEIR OF WILLIAM LIEF MANNEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM LIEF MANNEY, DECEASED C.P. March Term, 2015 No. 02066 \$27,677.59 Phelan Hallinan Diamond & Jones, LLP
<b>1604-392</b> <b>823 Marlyn Road 19151</b> 34th wd. 1600 Sq Ft BRT#344265300 Improvements: Residential Dwelling ADIL MOHOMMED C.P. September Term, 2014 No. 02925 \$128,483.03 Udren Law Offices, P.C.
<b>1604-393</b> <b>6634 Walker Street 19135</b> 55th wd. 1296 Sq Ft BRT#55-2315100 Improvements: Residential Dwelling MOHAMMED KARIM AND SALMA KARIM A/K/A SALMA A. KARIM C.P. November Term, 2015 No. 01654 \$140,163.28 Udren Law Offices, P.C.
<b>1604-394</b> <b>1411 East Weaver Street 19150-2223</b> 50th wd. 1188 Sq Ft OPA#501470300 Improvements: Residential Property JOANNA JOHNSON A/K/A JOANNA YOUNG C.P. March Term, 2015 No. 00740 \$47,698.92 Phelan Hallinan Diamond & Jones, LLP
<b>1604-395</b> <b>1403 East Weaver Street 19150</b> 50th wd. 1320 Sq Ft BRT#501469900 Improvements: Residential Dwelling RAYMOND BLUE A/K/A RAYMOND F. BLUE A/K/A RAYMOND T. BLUE AND VERONICA BLUE A/K/A VERONICA I. BLUE C.P. October Term, 2013 No. 02829 \$184,731.87 Udren Law Offices, P.C.
<b>1604-396</b> <b>7244 Dicks Avenue 19153</b> 40th wd. 960 Sq Ft BRT#404337900 Improvements: Residential Property ZREDA MILTON C.P. December Term, 2014 No. 01296 \$55,591.81 KML Law Group, P.C.
<b>1604-397</b> <b>6252 North 18th Street 19141-1426</b> 17th wd. 1140 Sq Ft OPA#172280400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CA MAY ROBINSON, DECEASED C.P. August Term, 2015 No. 04660 \$59,446.74 Phelan Hallinan Diamond & Jones, LLP
<b>1604-398</b> <b>4103 East Roosevelt Boulevard 19124</b> 23rd wd. 1680 Sq Ft BRT#233015700 Improvements: Residential Property BRUCE A. JOHNSON AND SYREETA M. LYONS C.P. January Term, 2015 No. 03505 \$150,212.70 KML Law Group, P.C.
<b>1604-399</b> <b>2220 Cantrel Street 19145</b> 48th wd. 800 Sq Ft BRT#482085900 Improvements: Residential Property PERCY A. ROLAND C.P. September Term, 2009 No. 03308 \$53,766.60 KML Law Group, P.C.
<b>1604-400</b> <b>4211 North Reese Street 19140-2530</b> 43rd wd. 1036 Sq Ft OPA#433229000 Improvements: Residential Property IVAN RESTO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE



SHERIFF'S SALE

ESTATE OF VICTOR RESTO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VICTOR RESTO, DECEASED C.P. May Term, 2014 No. 00031 \$41,944.74 Phelan Hallinan Diamond & Jones, LLP

1604-401

**9949 Bridle Road 19115** 58th wd. 1170 Sq Ft BRT#581234900 Improvements: Residential Property  
LOURDES LOPEZ AND WILMAR LOPEZ C.P. September Term, 2014 No. 02347 \$260,941.22 KML Law Group, P.C.

1604-402

**5937 North 11th Street 19141-3210** 49th wd. 1744 Sq Ft OPA#492240500 Improvements: Residential Property  
ELVERA R. HONORE C.P. May Term, 2013 No. 01895 \$155,845.09 Phelan Hallinan Diamond & Jones, LLP

1604-403

**311 Cheltenham Avenue a/k/a 311 East Cheltenham Avenue 19120-1602** 35th wd. 1786 Sq Ft OPA#352000500 Improvements: Residential Property  
RUTH DUANY AND RUBEN DUANY C.P. August Term, 2015 No. 01157 \$208,345.23 Phelan Hallinan Diamond & Jones, LLP

1604-404

**1970 Penfield Street 19138-2727** 10th wd. 1392 Sq Ft OPA#101376800 Improvements: Residential Property  
ASHTON SMITH AND DELORES SMITH C.P. March Term, 2014 No. 04166 \$195,080.41 Phelan Hallinan Diamond & Jones, LLP

1604-405

**7008 Reedland Street 19142** 40th wd. 1024 Sq Ft BRT#406215600 Improvements: Residential Property  
THERESA BOLTON C.P. January Term, 2014 No. 02924 \$45,670.92 KML Law Group, P.C.

1604-406

**3915 J Street 19124** 33rd wd. 1034 Sq Ft BRT#332241500 Improvements: Residential Property  
JUAN E. LOPEZ C.P. January Term, 2015 No. 03504 \$93,001.99 KML Law Group, P.C.

1604-407

**6326 Brous Avenue 19149** 62nd wd. 1308 Sq Ft BRT#621591200 Improvements: Residential Property  
MYKOLA VOZYNUK, SR. C.P. August Term, 2015 No. 02262 \$116,796.06 KML Law Group, P.C.

1604-408

**421 West Grange Avenue 19120** 61st wd. 2500 Sq Ft BRT#61-2070300 Subject To Mortgage Wells Fargo Bank N.A., as Trustee for GMACM Mortgage Loan Trust 2005- AA1 Improvements: Residential Dwelling  
SOKNA MEN AND SOKPHORN RANDY RIN A/K/A SOKPHORN R. RIN C.P. June Term, 2015 No. 02458 \$108,463.11 Udren Law Offices, P.C.

1604-409

**565 1/2 Alcott Street 19120** 35th wd. 1299 Sq Ft OPA#35-2077100 Improvements: Residential Property  
NIKIA SMITH C.P. January Term, 2015 No. 01410 \$75,980.68 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

1604-410

**3528 K Street 19134-1413** 33rd wd. 2000 Sq Ft OPA#331392300 Improvements: Residential Property  
WILLIAM MORPHEW C.P. December Term, 2013 No. 02112 \$21,601.96 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

1604-411

**1921 South 2nd Street 19148** 39th wd. 1020 Sq Ft OPA#391270400 Improvements: Residential Property  
CHRISTOPHER MICHAEL WRAY C.P. October Term, 2013 No. 00189 \$106,332.89 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

SHERIFF'S SALE

1604-412

**7927 Temple Road 19150** 50th wd. 1643 Sq Ft OPA#50-1093600 Improvements: Residential Property  
WILLIAM MANGUM C.P. December Term, 2012 No. 01530 \$42,660.12 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

1604-413

**3809 Cresson Street 19127** 21st wd. Irregular; Situated on the Northeasterly side of Cresson St (38 feet wide) at the distance of 71' 1/8" Northwesterly from the Northwesterly side of Salaignac St BRT#211214400 Improvements: Single Family Residence  
DAWN M. WEEMS C.P. May Term, 2015 No. 00268 \$175,847.97 Stephen M. Hladik, Esq.

1604-414

**621 Fitzgerald Street 19148** 39th wd. On the N side of Fitzgerald St, 208 feet Eastward from the E side of Seventh St; Front 14' Depth 52' BRT#393109300 Improvements: Single Family Residence  
CHRISTOPHER ROSATO C.P. February Term, 2009 No. 02981 \$103,646.36 Stephen M. Hladik, Esq.

1604-415

**7243 Lindbergh Boulevard 19153** 40th wd. Situated on the Northwesterly side of Lindbergh Blvd (158 feet wide) measured S 16 degrees 40' 18" W along the said Northwesterly side of Lindbergh Blvd; Front: 17.946' Depth: 92.769' BRT#406559422 Improvements: Single Family Residence  
QUINZELL SUMMERS C.P. January Term, 2015 No. 02114 \$226,278.01 Stephen M. Hladik, Esq.

1604-416

**1322 South 15th Street 19146** 36th wd. 2352 Sq Ft OPA#365054600 Improvements: Residential Property  
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF VELVITA GRIMES A/K/A VELVITA SCUGGS GRIMES C.P. November Term, 2013 No. 00017 \$29,140.81 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

1604-417

**842 East Cornwall Street 19134** 33rd wd. 1176 Sq Ft OPA#33-1-1171-00 Improvements: Residential Property  
GREGORY STANISLAUS C.P. September Term, 2013 No. 00873 \$49,720.65 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

1604-418

**46 West Reger Street 19144** 12th wd. ROW 2STY MASONRY BRT#123062900 Improvements: Residential Property  
MARINA POLYACHENKO C.P. January Term, 2015 No. 02170 \$96,819.98 Alicia M. Sandoval, Esq.

1604-419

**247 West Mentor Street 19120** 42nd wd. 2520 Sq Ft BRT#422081200;BRT#124N20-125 Improvements: Residential Dwelling  
JESSICA D. MAYA C.P. September Term, 2015 No. 00593 \$73,383.63 Udren Law Offices, P.C.

1604-420

**8121 Crispin Street 19136** 64th wd. 1188 Sq Ft BRT#642024100 Improvements: Residential Property  
KATHLEEN DITOMMASO A/K/A KATHLEEN DORFMAN C.P. November Term, 2012 No. 00613 \$182,374.20 KML Law Group, P.C.

1604-421

**6653 Cornelius Street 19138** 10th wd. 6250 Sq Ft BRT#102381600 Improvements: Residential Dwelling  
ISABELLE JEFFERSON C.P. October Term, 2015 No. 03658 \$98,769.45 Udren Law Offices, P.C.

1604-422

**2368 78th Avenue 19150** 50th wd. 1920 Sq Ft BRT#501436100 Improvements: Residential Property  
JEFFREY RAGSDALE C.P. April Term, 2015 No. 03400 \$165,281.41 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1604-423

**4550 Sheffield Street 19136** 65th wd. 1374 Sq Ft OPA#651136400 Improvements: Residential Property  
DANIEL R. CIARROCCHI C.P. August Term, 2011 No. 04008 \$148,527.93 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

1604-424

**613 Catharine Street, Unit B 19147** 2nd wd. BRT#888021762 Improvements: Residential Dwelling  
CHE GREEN C.P. June Term, 2009 No. 00489 \$1,193,732.42 Powers, Kirn & Associates, LLC

1604-425

**9948 Woodfern Road 19115** 58th wd. BRT#58-1-2688-00/BRT#151N2-187 Improvements: Residential Dwelling  
HASSAN JADIDI C.P. March Term, 2015 No. 02046 \$169,035.22 Powers, Kirn & Associates, LLC

1604-426

**1119 Overington Street 19124** 23rd wd. 1527 Sq Ft OPA#234076800 Improvements: Residential Property  
PATRICIA A. BEYNON C.P. August Term, 2014 No. 01887 \$43,684.61 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

1604-427

**6371 Magnolia Street 19144** 59th wd. 1088 Sq Ft OPA#592255000 Improvements: Residential Property  
LYNN A. FAUST C.P. May Term, 2012 No. 02230 \$61,362.07 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

1604-428

**4253 K Street 19124** 33rd wd. 1771 Sq Ft OPA#33-2331400 Improvements: Residential Property  
JOSE R. MILANO C.P. July Term, 2013 No. 04723 \$74,067.45 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

1604-429

**4145 K Street 19124** 33rd wd. 1283 Sq Ft OPA#332328500 Improvements: Residential Property  
JUAN PICHARDO C.P. December Term, 2013 No. 01959 \$101,560.46 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

1604-430

**2211 South Woodstock Street 19145-3510** 48th wd. 1036 Sq Ft OPA#481335700 Improvements: Residential Property  
JOSEPH EDWARD LANE A/K/A JOE LANE A/K/A JOSEPH E. LANE; VASHTI SMITH-FOOTE AND WILLIAM P. FOOTE C.P. January Term, 2008 No. 01458 \$71,803.78 Phelan Hallinan Diamond & Jones, LLP

1604-431

**5917 Cobbs Creek Parkway 19143-3025** 3rd wd. 1534 Sq Ft OPA#033154300 Improvements: Residential Property  
LYNETTE GRIMES, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF ETHEL WAKE A/K/A ETHEL I. WAKE C.P. December Term, 2014 No. 01370 \$45,121.46 Phelan Hallinan Diamond & Jones, LLP

1604-432

**7118 Oakland Street 19149-1211** 54th wd. 1176 Sq Ft OPA#542381900 Improvements: Residential Property  
ANTONIO PEREZ AND CARMEN PEREZ C.P. December Term, 2011 No. 00027 \$180,965.42 Phelan Hallinan Diamond & Jones, LLP

1604-433

**209 North 58th Street 19139-1214** 4th wd. 1250 Sq Ft OPA#042211600 Improvements: Residential Property  
CHARLES M. HARRIS, JR. A/K/A CHARLES

SHERIFF'S SALE

M. HARRIS C.P. June Term, 2015 No. 02684 \$24,311.93 Phelan Hallinan Diamond & Jones, LLP

1604-434

**1416 Friendship Street 19111-4208** 53rd wd. 1600 Sq Ft OPA#532300100 Improvements: Residential Property  
ANNE EDOUARD A/K/A ANN EDOUARD; DIMITRI JOSEPH AND GINA JOSEPH C.P. March Term, 2014 No. 01713 \$217,870.81 Phelan Hallinan Diamond & Jones, LLP

1604-435

**6528 Windsor Street 19142-1320** 40th wd. 1536 Sq Ft OPA#40-3082200 Improvements: Residential Property  
ELLEN M. BERES, IN HER CAPACITY AS CO-ADMINSTRATOR AND HEIR OF THE ESTATE OF DAVID GILLIGAN; JOHN PATTON, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF DAVID GILLIGAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAVID GILLIGAN, DECEASED C.P. September Term, 2015 No. 01017 \$71,002.31 Phelan Hallinan Diamond & Jones, LLP

1604-436

**10801 Modena Drive 19154-3915** 66th wd. 1720 Sq Ft OPA#662059300 Improvements: Residential Property  
ANTHONY CANCELLIERE C.P. August Term, 2015 No. 01155 \$125,899.68 Phelan Hallinan Diamond & Jones, LLP

1604-437

**5332 North Camac Street 19141-2922** 49th wd. 1500 Sq Ft OPA#493176900 Improvements: Residential Property  
LATANIA L. COLBERT C.P. December Term, 2013 No. 02666 \$79,706.95 Phelan Hallinan Diamond & Jones, LLP

1604-438

**2232 South 65th Street 19142-2222** 40th wd. 1188 Sq Ft OPA#403013700 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OS CLARK, DECEASED C.P. December Term, 2012 No. 01957 \$56,904.02 Phelan Hallinan Diamond & Jones, LLP

1604-439

**4138 Fairdale Road 19154-3612** 66th wd. 1260 Sq Ft OPA#662568300 Improvements: Residential Property  
CHRISTOPHER M. SOMERS AND VICTORIA N. SOMERS C.P. February Term, 2015 No. 00992 \$99,267.53 Phelan Hallinan Diamond & Jones, LLP

1604-440

**159 West Tabor Road 19120-2938** 42nd wd. 1800 Sq Ft OPA#422288000 Improvements: Residential Property  
JOHN R. MCDERMOTT C.P. March Term, 2014 No. 01705 \$147,082.13 Phelan Hallinan Diamond & Jones, LLP

1604-441

**6955 Hegerman Street 19135** 41st wd. 2200 Sq Ft OPA#412437600 Improvements: Residential Property  
LISA PIERCE C.P. May Term, 2012 No. 03458 \$183,974.40 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

1604-442

**2230 Hoffnagle Street 19152-2512** 56th wd. 2000 Sq Ft OPA#562110700 Improvements: Residential Property  
LORRAINE SQUARES C.P. May Term, 2012 No. 00268 \$184,381.08 Phelan Hallinan Diamond & Jones, LLP

1604-443

**6347 Hegerman Street 19135-3301** 41st wd. 1208 Sq Ft OPA#411384000 Improvements: Residential Property  
VAN JOHNSON, JR.; MERIE NICKAY MARCIA MARCIA C.P. August Term, 2015 No. 03451 \$117,298.35 Phelan Hallinan Diamond & Jones, LLP

1604-444

**7538 Brentwood Road 19151-2103** 34th wd. 1120 Sq Ft OPA#343222100 Improvements: Residential Property  
HAKIM ABDUS-SALAAM C.P. May Term, 2009 No. 02477 \$184,665.13 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1604-445

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

1604-446

**7334 Ruskin Road 19151-2203** 34th wd. 1732 Sq Ft OPA#344073113 Improvements: Residential Property  
JOSEPH M. MORGAN AND ROBERT G. MORGAN C.P. September Term, 2013 No. 01024 \$85,140.87 Phelan Hallinan Diamond & Jones, LLP

1604-447

**5779 Stewart Street 19131-3419** 4th wd. 1024 Sq Ft OPA#043219100 Improvements: Residential Property  
MONYA BELL C.P. June Term, 2013 No. 01570 \$90,446.22 Phelan Hallinan Diamond & Jones, LLP

1604-448

**440 West Susquehanna Avenue 19122-1537** 19th wd. 1950 Sq Ft OPA#191393500 Improvements: Residential Property  
CAMERON GLENN C.P. March Term, 2013 No. 02414 \$81,817.85 Phelan Hallinan Diamond & Jones, LLP

1604-449

**44 West Pomona Street 19144-1914** 59th wd. 1919 Sq Ft OPA#593091900 Improvements: Residential Property  
FRANCIS R. BEY AND LISA DIXON C.P. September Term, 2013 No. 02461 \$159,820.12 Phelan Hallinan Diamond & Jones, LLP

1604-450-A-B

**131 East Gorgas Lane – Premises A – 19119** 22nd wd. 4118 Sq Ft OPA#222113210 Improvements: Residential Property  
**Rear of 125-127, East Gorgas Lane – Premises B – 19119** 22nd wd. 1986 Sq Ft OPA#222113110 Improvements: Residential Property  
MARY L. MARTIN C.P. September Term, 2010 No. 00690 \$252,683.44 Phelan Hallinan Diamond & Jones, LLP

1604-451

**1100 South Broad Street Apt 305B a/k/a 1100 Broad Street #305B 19146-5029** 88th wd. 687 Sq Ft OPA#888113656 Improvements: Condominium Unit  
TODD FACENDA C.P. October Term, 2011 No. 00583 \$248,270.68 Phelan Hallinan Diamond & Jones, LLP

1604-452

**3111 Tasker Street 19145** 36th wd. 990 Sq Ft BRT#364251200 Improvements: Residential Property  
JOHN F. WILLIAMS, III AND JANIEL M. RUFFIN C.P. October Term, 2015 No. 02278 \$84,138.11 Shapiro & DeNardo, LLC

1604-453

**1006 Levick Street 19111** 53rd wd. 1611 Sq Ft BRT#531066600 Improvements: Residential Property  
UMAR KHAN C.P. August Term, 2015 No. 03739 \$145,726.13 Shapiro & DeNardo, LLC

1604-454

**5213 Oakland Street 19124-1813** 62nd wd. BRT#621401200 Improvements: Residential Dwelling  
GERARD GELIN AND SUZIE JOSMA-GELIN C.P. April Term, 2014 No. 01720 \$33,688.61 Powers, Kirn & Associates, LLC

1604-455

**5238 Addison Street 19143** 46th wd. 967.50 Sq Ft BRT#602144400 Improvements: Residential Real Estate  
LEROY NELSON BROWN C.P. March Term, 2013 No. 03549 \$37,970.58 Stern & Eisenberg, P.C.

1604-456

**1014 West Olney Avenue 19141** 49th wd. 1612 Sq Ft BRT#492064200 Improvements: Residential Property  
ROBERT BUGGS AND CYNTHIA BUGGS C.P. January Term, 2014 No. 000560 \$27,798.27 Shapiro & DeNardo, LLC

1604-457

**5959 Loretto Avenue 19149** 53rd wd. 1400 Sq Ft BRT#53-1-3197-00 Improvements: Residential Property  
KEITH JACKSON C.P. November Term, 2015 No. 03299 \$126,003.28 Shapiro & DeNardo, LLC

1604-458

**2301 West Somerset Street 19132** 11th wd. 1904 Sq Ft (improvement area) OPA#871515210 Subject to Rent Improvements: Residential



SHERIFF'S SALE

Mixed Use  
KHFG PROPERTIES, INC. C.P. July 2014  
Term, No. 002028 \$124,304.66 plus costs  
Lachall, Cohen & Sagnor LLP

**1604-459**  
**1912 North 31st Street 19121** 32nd wd. 1743  
Sq Ft (Improvement Area) OPA#871542890  
Subject to Rent Improvements: Three Story  
Row House  
KHF PROPERTIES, LLC C.P. July Term,  
2014 No. 001342 \$124,304.66 plus costs  
Lachall, Cohen & Sagnor LLP

**1604-460**  
**1529 Marcy Place, Unit B 19115** 56th wd.  
BRT#88560534 Improvements: Residential  
Dwelling  
RICHARD J. GAUNCE C.P. June Term,  
2011 No. 01314 \$143,144.58 Law Offices  
of Gregory Javardian, LLC

**1604-461**  
**7144 Limekiln Pike 19115** 10th wd. 1520  
Sq Ft BRT#102071900 Improvements:  
Residential Dwelling  
TERRANCE L. HOBSON A/K/A TERRANCE  
HOBSON C.P. July Term, 2014 No.  
03066 \$157,203.17 Law Offices of Gregory  
Javardian, LLC

**1604-462**  
**9926 Haldeman Avenue 19115** 58th wd. 2000  
Sq Ft OPA#888581837 Subject to Mortgage  
Improvements: Residential Property  
YURIY MAZIK, TATYANA MAZIK AND  
SERGEI KOCHENSKOV C.P. May Term,  
2010 No. 03451 \$181,096.37 Brett A.  
Solomon, Esq.; Michael C. Mazack, Esq.

**1604-463**  
**506 Oak Lane a/k/a 506 Oak Lane Avenue**  
**19126** 61st wd. (formerly of the 50th wd.)  
26062 Sq Ft BRT#611421800 Improvements:  
Residential Property  
LEORA BRYANT-SNEED AND GARFIELD  
SNEED C.P. September Term, 2008 No.  
02227 \$260,762.05 KML Law Group, P.C.

**1604-464**  
**428 Comly Street 19120** 35th wd. 3145 Sq Ft  
OPA#352141100 Improvements: Residential  
Property  
TRAN T. NGO AND THANG B. TRUONG  
C.P. December Term, 2013 No. 03714  
\$81,896.75 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

**1604-465**  
**5815 North 7th Street 19120** 42nd wd. 1320  
Sq Ft OPA#612248200 Improvements:  
Residential Property  
HERBERT ALSTON AND MARLENE A.  
ALSTON A/K/A MARLENE ALSTON C.P.  
August Term, 2013 No. 01471 \$145,278.30  
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

**1604-466**  
**550 West Duncannon Avenue 19120** 49th wd.  
1073 Sq Ft OPA#49-2021400 Improvements:  
Residential Property  
EVA D. LEWIS AND AMOS A. LEWIS C.P.  
August Term, 2012 No. 01807 \$82,640.04  
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

**1604-467**  
**6317 Callowhill Street 19151** 34th wd. 1814  
Sq Ft OPA#343021700 Improvements:  
Residential Property  
ADEBAYO ADU; ABIODUN R. ADU C.P.  
January Term, 2014 No. 02391 \$129,601.06  
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

**1604-468**  
**2614 East Ontario Street 19134** 45th wd.  
1194 Sq Ft OPA#45-1037000 Improvements:  
Residential Property  
DANA J. CHRISTIAN AND BRIAN E.  
CLARK C.P. January Term, 2015 No. 03296  
\$154,958.17 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

SHERIFF'S SALE

**1604-469**  
**1963 Granite Street 19124** 62nd wd. 1188  
Sq Ft BRT#622086200 Improvements:  
Residential Property  
BERNICE STROMAN, SOLELY IN HER  
CAPACITY AS HEIR OF MARTIN L. NOBLE,  
DECEASED; FRANCIS NOBLE, SOLELY  
IN HIS CAPACITY AS HEIR OF MARTIN  
L. NOBLE, DECEASED; PHILLIP NOBLE,  
SOLELY IN HIS CAPACITY AS HEIR OF  
MARTIN L. NOBLE, DECEASED; STEVEN  
NOBLE, SOLELY IN HIS CAPACITY AS  
HEIR OF MARTIN L. NOBLE, DECEASED  
C.P. June Term, 2015 No. 01161 \$41,187.19  
KML Law Group, P.C.

**1604-470**  
**1169 Anchor Street 19124** 62nd wd. 1262  
Sq Ft BRT#621069900 Improvements:  
Residential Property  
MADELINE RODRIGUEZ C.P. September  
Term, 2014 No. 03548 \$142,712.10 KML  
Law Group, P.C.

**1604-471**  
**1330 Orthodox Street 19124** 23rd wd. 4911  
Sq Ft OPA#234059100 Improvements:  
Residential Property  
LAMOND MURRAY AND CARMEN  
MURRAY; UNITED STATES OF AMERICA  
C.P. February Term, 2011 No. 00353  
\$124,678.94 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

**1604-472**  
**315 New Street, Unit 615 19106** 5th wd.  
1034 Sq Ft BRT#888056780 Improvements:  
Residential Property  
GRACE FORTUNA A/K/A GRACE K.  
PARAZINO, SUCCESSOR TRUSTEE AND  
BENEFICIARY UNDER THE JOSEPH A.  
FORTUNA LIVING TRUST C.P. September  
Term, 2015 No. 02643 \$91,204.41 KML  
Law Group, P.C.

**1604-473**  
**2034 Lansing Street 19152** 56th wd. 1306  
Sq Ft BRT#561472900 Improvements:  
Residential Property  
ROBIN MILLER AND DAVID J. MILLER, JR.  
C.P. April Term, 2012 No. 02080 \$190,250.39  
KML Law Group, P.C.

**1604-474**  
**7638 Sherwood Road 19151** 34th wd. 1120  
Sq Ft BRT#343240600 Improvements:  
Residential Property  
CAMILLE D. BOUNDS AND ALTON C.  
STRANGE C.P. August Term, 2013 No.  
02187 \$141,163.09 KML Law Group, P.C.

**1604-475**  
**4818 North 11th Street 19141-3404**  
49th wd. 2162 Sq Ft BRT#491412300;  
BRT#123NO05-191 Improvements:  
Residential Dwelling  
MARY E. KNOX C.P. October Term, 2014  
No. 03007 \$88,693.27 Powers, Kirn &  
Associates, LLC

**1604-476A-B**  
**441 East Washington Lane – Premises**  
**A – 19144-1630** 59th wd. 2924 Sq Ft  
BRT#592149500 Improvements: Residential  
Dwelling  
**439 East Washington Lane – Premises**  
**B – 19144-1630** 59th wd. 2922 Sq Ft  
BRT#592149400 Improvements: Residential  
Dwelling  
DOLORES M. MCNEAL C.P. July Term,  
2015 No. 01222 \$101,348.77 Law Offices  
of Gregory Javardian, LLC

**1604-477**  
**2407 North 50th Street 19131-1404**  
52nd wd. 4336.09 Sq Ft BRT#521251800  
Improvements: Residential Dwelling  
VIDA B. MALLORY C.P. September Term,  
2014 No. 02505 \$233,031.86 Law Offices  
of Gregory Javardian, LLC

**1604-478**  
**2630 Berbro Street 19153** 40th wd. 1024 Sq Ft  
BRT#404103500 Improvements: Residential  
Dwelling  
CHARLES A.J. HALPIN, III, ESQUIRE,  
PERSONAL REPRESENTATIVE OF THE  
ESTATE OF SHEILA D. JOHNSON A/K/A  
SHEILA DELORES JOHNSON A/K/A  
SHEILA JOHNSON, DECEASED AND  
STEPHEN PINER C.P. February Term,  
2015 No. 01465 \$97,419.16 Law Offices of  
Gregory Javardian, LLC

**1604-479**  
**3233 North 26th Street 19129** 38th wd. 880  
Sq Ft BRT#381149700 Improvements:  
Residential Real Estate

SHERIFF'S SALE

EVELYN HARVEY A/K/A EVELYN J.  
HARVEY C.P. November Term, 2015 No.  
03087 \$14,170.37 Stern & Eisenberg, P.C.

**1604-480**  
**7105 Oxford Avenue 19111** 53rd wd. 1850  
Sq Ft BRT#532375915 Improvements:  
Residential Real Estate  
JOHN KERR C.P. July Term, 2015 No.  
03940 \$151,830.76 Stern & Eisenberg, P.C.

**1604-481**  
**5921 Pine Street 19143-1123** 46th wd. 1280  
Sq Ft BRT#032032000 Subject to Mortgage  
Improvements: Residential Dwelling  
EDWARD J. CODY, SR., PERSONAL  
REPRESENTATIVE OF THE ESTATE OF  
MURRAY PRICE, JR. A/K/A MURRAY  
PRICE, DECEASED C.P. January Term,  
2014 No. 01911 \$25,509.48 Law Offices of  
Gregory Javardian, LLC

**1604-482**  
**5538 Elliott Street 19143-4011** 51st wd.  
952.5 Sq Ft BRT#513100500 Improvements:  
Residential Dwelling  
ANDREA A. STARKS C.P. November Term,  
2014 No. 01459 \$39,580.03 Law Offices of  
Gregory Javardian, LLC

**1604-483**  
**1463 Howell Street 19149-3318** 62nd  
wd. 3976.73 Sq Ft BRT#62-1-1273-00  
Improvements: Residential Dwelling  
ERICKA SCOTT C.P. June Term, 2012 No.  
02276 \$176,653.96 Barbara A. Fein, Esq.

**1604-484**  
**5826 Akron Street (assessed as 5826 Akron**  
**Street and 5826 Akron Street #A) 19149-**  
**3402** 35th wd. 1435 Sq Ft BRT#62-1-4250-00  
Improvements: Residential Dwelling  
ERICKA SCOTT C.P. June Term, 2012 No.  
02276 \$176,653.96 Barbara A. Fein, Esq.

**1604-485**  
**2639 South 10th Street 19148** 39th wd. 1110  
Sq Ft BRT#39-3-4956-00 Improvements:  
Residential Property  
JAMES GALLO AND DANIELLE GALLO  
C.P. November Term, 2015 No. 02059  
\$112,348.50 Shapiro & DeNardo, LLC

**1604-486**  
**1221 Gilham Street 19111** 53rd wd. 1222  
Sq Ft BRT#531170100 Improvements:  
Residential Property  
ALLA V. KHEYFETS C.P. April Term,  
2015 No. 01901 \$75,909.10 Shapiro &  
DeNardo, LLC

**1604-487**  
**7112 Claridge Street 19111-4002** 53rd wd.  
BRT#532401300 Improvements: Residential  
Dwelling  
ANTHONY J. DOMENICO C.P. July Term,  
2014 No. 02354 \$180,947.50 Powers, Kirn  
& Associates, LLC

**1604-488**  
**523 Parlin Street 19116** 58th wd. 3521 Sq Ft  
BRT#582058600 Improvements: Residential  
Property  
HASI DIO MUNDOE A/K/A HASI D.  
MUNDOE AND MAI MONICA MUNDOE  
A/K/A MAI MONICA MUNDOE C.P. May  
Term, 2015 No. 00547 \$105,024.16 Shapiro  
& DeNardo, LLC

**1604-489**  
**2310 Borbeck Avenue 19152-3802** 56th wd.  
1169 Sq Ft OPA#561514400 Improvements:  
Residential Property  
PHYLLIS BRESNER C.P. November  
Term, 2015 No. 01653 \$131,508.36 Phelan  
Hallinan Diamond & Jones, LLP

**1604-490**  
**1241 Passmore Street 19111-5530** 53rd wd.  
BRT#531115300 Improvements: Residential  
Dwelling  
JINCY JOY C.P. September Term, 2014  
No. 04443 \$58,523.03 Powers, Kirn &  
Associates, LLC

**1604-491**  
**1219 Princeton Avenue 19111** 53rd wd. 5750  
Sq Ft OPA#53-2288900 Improvements:  
Residential Property  
JANINE TUCKER C.P. March Term, 2012  
No. 01530 \$268,231.52 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

**1604-492**  
**1838 South 55th Street 19143-5727** 51st  
wd. BRT#51-4-2048-00 Improvements:  
Residential Dwelling  
WILLIAM H. IKARD C.P. July Term, 2015

SHERIFF'S SALE

No. 01265 \$33,016.66 Powers, Kirn &  
Associates, LLC

**1604-493**  
**4704 St. Denis Drive 19114-2126**  
BRT#652461552 Improvements: Residential  
Dwelling  
STEPHEN E. JAUREGUI AND KATHERINE  
H. TOMLINSON C.P. October Term, 2014  
No. 02190 \$237,737.54 Powers, Kirn &  
Associates, LLC

**1604-494**  
**3166 Chatham Street 19134** 25th wd. 1029.6  
Sq Ft (land area); 1168 Sq Ft (improvement  
area) BRT#251419600 Subject to Mortgage  
Improvements: Row 2sty Masonry  
MARIANNE KUBRAK C.P. April Term,  
2015 No. 02603 \$110,536.66 Keri P.  
Ebeck, Esq.

**1604-495**  
**1316 West Ritner Street a/k/a 1316**  
**Ritner Street 19148** 39th wd. 930 Sq Ft  
BRT#394317300 Improvements: Residential  
Dwelling  
DONA MARI YOUNG; MARY A. YOUNG  
AND NANCY YOUNG C.P. February Term,  
2015 No. 02652 \$119,344.33 Udren Law  
Offices, P.C.

**1604-496**  
**6618 Ditman Street 19135** 41st wd. S/D  
W/D GAR 2STY MASONRY; 1280 Sq Ft  
BRT#411223600 Improvements: Residential  
Dwelling  
MARTIN RODRIGUEZ C.P. March Term,  
2015 No. 00224 \$152,509.15 McCabe,  
Weisberg, & Conway, P.C.

**1604-497**  
**1838 Webster Street 19146** 30th wd. ROW  
2STY MASONRY; 730 Sq Ft BRT#301161900  
Improvements: Residential Dwelling  
ATA ZANDIEH C.P. April Term, 2012 No.  
01448 \$209,842.51 McCabe, Weisberg, &  
Conway, P.C.

**1604-498**  
**3206 Ancona Road 19154** 66th wd. 2640  
Sq Ft BRT#157N24-0201; OPA#663075500  
Improvements: Residential Dwelling  
KRISTY MCNAMEE AND MARK  
MCNAMEE C.P. October Term, 2007 No.  
02046 \$164,437.55 Udren Law Offices, P.C.

**1604-499**  
**2946 North Taney Street 19132** 38th wd. ROW  
2STY MASONRY; 900 Sq Ft BRT#381197900  
Subject to Mortgage Improvements: Residential  
Dwelling  
GARVESTER MCNAIR, THE UNKNOWN  
SURVIVING HEIRS OF GARVESTER  
MCNAIR AND ALL UNKNOWN HEIRS  
OF ALBERTA E. HARMON, DECEASED  
MORTGAGOR AND REAL OWNER C.P.  
November Term, 2011 No. 02239 \$49,848.17  
McCabe, Weisberg, & Conway, P.C.

**1604-500**  
**6746 Limekiln Pike 19138** 10th wd. (for-  
merly part of the 50th wd.) ROW B/GAR 2STY  
MASONRY; 1080 Sq Ft BRT#102066600  
Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF JANE  
E. FORSYTHE, DECEASED MORTGAGOR  
AND REAL OWNER; KENNETH  
FITZGERALD FORSYTHE, KNOWN  
SURVIVING HEIR OF JANE E. FORSYTHE,  
DECEASED MORTGAGOR AND REAL  
OWNER; KATRINA H. DENNISON, KNOWN  
SURVIVING HEIR OF JANE E. FORSYTHE,  
DECEASED MORTGAGOR AND REAL  
OWNER; DALONZO M. ZEPPRINANS,  
KNOWN SURVIVING HEIR OF JANE E.  
FORSYTHE, DECEASED MORTGAGOR  
AND REAL OWNER C.P. March Term,  
2015 No. 03211 \$67,602.23 McCabe,  
Weisberg, & Conway, P.C.

**1604-501**  
**1062 Allengrove Street 19124** 23rd wd. S/D  
W/B GAR 2STY MASONRY; 2080 Sq Ft  
BRT#234141200 Improvements: Residential  
Dwelling  
GEROLD GIBSON C.P. February Term,  
2015 No. 00865 \$205,997.71 McCabe,  
Weisberg, & Conway, P.C.

**1604-502**  
**123 East Coulter Street 19144** 22nd wd. ROW  
2STY MASONRY; 1442 Sq Ft BRT#122024300  
Improvements: Residential Dwelling  
KAREN H. PALMER C.P. June Term, 2015  
No. 02802 \$70,806.03 McCabe, Weisberg,  
& Conway, P.C.

**1604-503**  
**530 Gerhard Street 19128-1632** 21st wd.  
Situated on the Northwesterly side of Gerhard  
St (50 feet wide) at the distance of 438 feet 4/38  
inches Northeastwardly from the Northeasterly

SHERIFF'S SALE

side of Ridge Ave; Irregular OPA#213157300  
Improvements: Single Family Residence  
ANHONY C. ESBENSEN AND DAWN M.  
ESBENSEN C.P. November Term, 2014 No.  
00183 \$189,833.75 Stephen M. Hladik, Esq.

**1604-504**  
**906 Griffith Street 19111** 63rd wd. DET  
1.5 STY MASONRY + OTHER; 1140 Sq Ft  
BRT#631263700 Improvements: Residential  
Dwelling  
SHIRLEY T. CASTILLO AND WILLIAM D.  
CASTILLO C.P. August Term, 2015 No.  
03938 \$229,578.76 McCabe, Weisberg, &  
Conway, P.C.

**1604-505**  
**5024 Keyser Street 19144** 12th wd. SEMI/DET  
2STY MASONRY; 1188 Sq Ft BRT#123200700  
Improvements: Residential Dwelling  
DONNA BAILEY C.P. August Term, 2015  
No. 01651 \$119,681.54 McCabe, Weisberg,  
& Conway, P.C.

**1604-506**  
**336 West Mount Pleasant Avenue 19119**  
22nd wd. 1800 Sq Ft OPA#22-3185800  
Improvements: Residential Property  
BRADFORD W. GALLAGHER AND LUCIA  
ZAPATERO C.P. May Term, 2012 No. 02226  
\$165,741.98 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

**1604-507**  
**832 Wynnewood Road 19151** 34th wd. S/D  
CONV APT 3 STY MAS+OT; 2710 Sq Ft  
BRT#344229000 Improvements: Residential  
Dwelling  
MONTESS E. TRAPP, JR. C.P. November  
Term, 2014 No. 01932 \$167,758.75 McCabe,  
Weisberg, & Conway, P.C.

**1604-508**  
**7005-7007 McCallum Street 19119** 22nd wd.  
(formerly part of the 32nd wd.) APT 2-4 UNITS  
2 STY STONE; 5352 Sq Ft BRT#223231400  
Improvements: Residential Dwelling  
RHONDA ALEXANDER C.P. May Term,  
2013 No. 00233 \$372,321.37 McCabe,  
Weisberg, & Conway, P.C.

**1604-509**  
**3541 Tudor Street 19136** 64th wd. ROW  
B/GAR 2STY MASONRY; 1600 Sq Ft  
BRT#642137900 Improvements: Residential  
Dwelling  
JOSEPH D. BARCLAY AND KIMBERLY A.  
BARCLAY C.P. January Term, 2015 No.  
01966 \$158,352.51 McCabe, Weisberg, &  
Conway, P.C.

**1604-510**  
**5839 North Fairhill Street 19120** 61st wd.  
1888 Sq Ft OPA#61-2312800 Improvements:  
Residential Property  
JAMES N. BROOKS, III AND MYRA E.  
BROOKS C.P. February Term, 2015  
No. 02195 \$8,119.31 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

**1604-511**  
**603 North 52nd Street 19131** 44th wd. ROW 3  
STY MASONRY; 2641 Sq Ft BRT#442274000  
Improvements: Residential Dwelling  
RICHARD MARTIN AND JUANITA MARTIN  
C.P. August Term, 2018 No. 04447 \$105,375.38  
McCabe, Weisberg, & Conway, P.C.

**1604-512**  
**2817 Narcissus Road 19154** 66th wd. 5300  
Sq Ft OPA#66-2511000 Improvements:  
Residential Property  
JOHN SPEISER AND MICHELLE SPEISER  
C.P. December Term, 2013 No. 01860  
\$171,280.70 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

**1604-513**  
**1025 Tyson Avenue 19111** 53rd wd. 1506.83  
Sq Ft OPA#532235600 Improvements:  
Residential Dwelling  
PAMELA FRENCH AND BETH FRENCH  
C.P. October Term, 2012 No. 03451 \$67,616.03  
Joseph R. Loverdi, Esq.

**1604-514**  
**1432 Comly Street 19149** 54th wd. 1446 Sq Ft  
OPA#541002800 Improvements: Residential  
Property  
JEANETTE M. LARSON, SR., HEIR OF



SHERIFF'S SALE

THE ESTATE OF ROBERT M. WYNNE, SR.; ROBERT M. WYNNE, JR., HEIR OF THE ESTATE OF ROBERT M. WYNNE, SR.; AMANDA K. WYNNE, HEIR OF THE ESTATE OF ROBERT M. WYNNE, SR. C.P. January Term, 2012 No. 02387 \$58,976.85 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

1604-515

**3906 Glendale Street 19124** 33rd wd. 1200 Sq Ft OPA#332428200 Improvements: Residential Property  
JULIO JESUS MARTINEZ A/K/A JULIO J. MARTINEZ AND MAGDALENA NATAL A/K/A MAGDALENE NATAL C.P. July Term, 2014 No. 00354 \$58,186.98 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

1604-516

**3122 Hellerman Street 19149** 35th wd. 1964 Sq Ft OPA#551041800 Improvements: Residential Property  
MICHAEL A. LOMBO A/K/A MICHAEL LOMBO AND SHIRLEY A. LOMBO A/K/A SHIRLEY LOMBO C.P. January Term, 2012 No. 03033 \$146,840.55 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

1604-517

**4324 North 7th Street 19140** 43rd wd. 1033 Sq Ft OPA#433317800 Improvements: Residential Property  
STEVEN CRUZ AND KATHLEEN CRUZ A/K/A KATHLEEN L. CRUZ C.P. November Term, 2013 No. 00022 \$41,952.43 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

1604-518

**7822 Cottage Street 19136** 65th wd. 1528 Sq Ft OPA#65-1241900 Improvements: Residential Property  
JAMES G. COSTELLO C.P. December Term, 2013 No. 00527 \$103,393.30 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

1604-519

**4514 Aldine Street 19136** 41st wd. 1453 Sq Ft OPA#41-2117600 Improvements: Residential Property  
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF KATHLEEN HOLLINGSWORTH A/K/A KATHLEEN M. HOLLINGSWORTH; KEVIN K. HOLLINGSWORTH, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF KATHLEEN HOLLINGSWORTH A/K/A KATHLEEN M. HOLLINGSWORTH C.P. January Term, 2015 No. 03573 \$129,604.09 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

1604-520

**239 West Jefferson Street 19122** 17th wd. 729 Sq Ft OPA#18-2181800 Improvements: Residential Property  
DAMON LEE; UNITED STATES OF AMERICA C.P. October Term, 2013 No. 02645 \$172,807.61 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

1604-521

**6816 Lincoln Drive 19119** 22nd wd. 3613 Sq Ft OPA#223277600 Improvements: Residential Property  
TOD L. STREETS C.P. March Term, 2014 No. 05733 \$145,486.29 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

SHERIFF'S SALE

1604-522

**5504 Greene Street 19144** 12th wd. 3163 Sq Ft OPA#124107400 Improvements: Residential Property  
FRANCIS KILSON C.P. March Term, 2012 No. 02579 \$194,394.74 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

1604-523

**2331 North 19th Street 19132** 16th wd. 1634 Sq Ft OPA#162074500 Improvements: Residential Property  
TANYA KOSH C.P. January Term, 2012 No. 00689 \$43,513.11 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

1604-524

**3249 Aramingo Avenue 19134** 45th wd. 1204.72 Sq Ft OPA#451394200 Improvements: Residential Property  
ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN W. BURTON, DECEASED MORTGAGOR AND LAST REAL OWNER C.P. July Term, 2015 No. 3462 \$45,564.11 Lauren Berschler Karl, Esq.

1604-525

**3228 Hartville Street 19134** 7th wd. (formerly part of the 33rd wd.) 630 Sq Ft BRT#073175800 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY LAYDEN C.P. February Term, 2015 No. 00027 \$29,308.66 Udren Law Offices, P.C.

1604-526

**3212 Aramingo Avenue 19134** 45th wd. 979 Sq Ft OPA#451398000 Improvements: Residential Property  
LEWIS B. PALMER, III AND THOMAS C. LICARDELLO C.P. January Term, 2011 No. 03542 \$80,982.77 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

1604-527

**7018 Elmwood Avenue 19142-1707** 40th wd. BRT#871189850 Improvements: 1st Floor Retail, 2nd Floor Residential Apartment  
BR MANAGEMENT II, INC. C.P. August Term, 2014 No. 03832 \$60,819.11 Robert H. Dickman, Esq.

1604-528

**7851 Lawndale Avenue. 19111** 63rd wd. 3000 Sq Ft OPA#631176918 Improvements: Residential Property  
CARLA SLIVINSKI, HEIR AND CO-ADMINISTRATRIX OF THE ESTATE OF JOHN SLIVINSKI, JR. A/K/A JOHN ALFRED SLVINSKI, JR.; GERALDINE SLIVINSKI, CO-ADMINISTRATRIX OF THE ESTATE OF JOHN SLIVINSKI, JR. A/K/A JOHN ALFRED SLVINSKI, JR. C.P. June Term, 2014 No. 04510 \$200,016.87 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

1604-529

**6018 Spruce Street 19139-3738** 60th wd. 1504 Sq Ft BRT#03-2003500; PRCL#23 S 10-134 Improvements: Residential Dwelling  
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELLA V. WESTON C.P. October Term, 2013 No. 03433 \$103,026.84 Powers, Kim & Associates, LLC

1604-530

**6350 Cherokee Street 19144** 59th wd. 1409 Sq Ft OPA#593139200 Improvements: Residential Property  
DEBRA TILLMAN A/K/A DEBRA Y. TILLMAN C.P. July Term, 2014 No. 01668 \$59,488.23 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

SHERIFF'S SALE

1604-531

**6032 North 12th Street 19141** 49th wd. 1688 Sq Ft OPA#49-3148700 Improvements: Residential Property  
KENNETH STANLEY AND BARBARA TUCKER C.P. August Term, 2013 No. 03191 \$141,171.18 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

1604-532

**4695 Castor Avenue 19124** 23rd wd. 2750 Sq Ft OPA#234191400 Improvements: Residential Property  
TRACIE D. DANIELS A/K/A TRACIE DANIELS; UNITED STATES OF AMERICA C.P. November Term, 2013 No. 01168 \$69,735.88 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

1604-533

**1021 Bridge Street 19124** 23rd wd. 2500 Sq Ft OPA#23-4185600 Improvements: Residential Property  
BETH ANNE SCOTT AND JOSEPH SCOTT KERRIGAN A/K/A JOSEPH KERRIGAN C.P. April Term, 2014 No. 00048 \$59,271.68 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

1604-534

**5711 Whitby Avenue 19143-4512** 51st wd. On the Northwesterly side of Whitby Ave 118' 9" Southwestward from the Southwesterly side of 57th St; Front: 23'9" Depth: 122' OPA#513123900 Improvements: Single Family Residence  
JANET COLLINS RIDLEY, SOLELY IN HER CAPACITY AS SURVIVING HEIRS OF HARRISON A. RIDLEY, JR. A/K/A HARRISON RIDLEY, JR., DECEASED; JADE WIDEMAN-RIDLEY, SOLELY IN HER CAPACITY AS SURVIVING HEIR OF HARRISON A. RIDLEY, JR. A/K/A HARRISON RIDLEY, JR., DECEASED; UNKNOWN HEIRS OF HARRISON A. RIDLEY, JR. A/K/A HARRISON RIDLEY, JR., DECEASED C.P. December Term, 2012 No. 01547 \$34,525.71 Stephen M. Hladik, Esq.

1604-535

**6429 Paschall Avenue 19142** 40th wd. 1920 Sq Ft OPA#401354300 Improvements: Residential Property  
TAMIKA ROYSTER C.P. February Term, 2013 No. 01281 \$131,382.61 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

1604-536

**1115 West Loudon Street 19141** 49th wd. 1370 Sq Ft OPA#491100400 Improvements: Residential Property  
REACY B. HOPKINS, DORIS J. HOPKINS C.P. January Term, 2011 No. 03543 \$85,267.65 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

1604-537

**4404 Hurley Street 19120** 42nd wd. 1122 Sq Ft OPA#42-1-4308-00 Improvements: Residential Property  
SHAFIQUAL ISLAM A/K/A SHAFIQU L ISLAM C.P. June Term, 2015 No. 02531 \$43,496.79 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

1604-538

**140 Farson Street a/k/a 140 North Farson Street 19139** 44th wd. 1128 Sq Ft OPA#441078000 Improvements: Residential Property  
MARIE MITCHELL C.P. May Term, 2014 No. 02049 \$36,592.15 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;

SHERIFF'S SALE

Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-539

**4215 Roosevelt Boulevard 19124** 23rd wd. 1728 Sq Ft OPA#233018800 Improvements: Residential Property  
JULIE VARGHESE AND VARGHESE JOHN C.P. May Term, 2014 No. 02373 \$71,332.68 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

1604-540

**2620 South Daggett Street 19142** 40th wd. 1240 Sq Ft OPA#406010300 Improvements: Residential Property  
DENROY HENRY C.P. April Term, 2013 No. 04230 \$58,201.56 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

1604-541

**2413 North 50th Street 19131** 52nd wd. 3713 Sq Ft OPA#52-1252100 Improvements: Residential Property  
ANDRES D. ETHRIDGE C.P. October Term, 2014 No. 03321 \$147,066.31 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

1604-542

**367 Ripka Street 19128** 21st wd. 2654 Sq Ft OPA#212258400 Improvements: Residential Property  
RONALD CLEMONSON, JR. A/K/A RONALD L. CLEMONSON, JR. C.P. December Term, 2011 No. 03827 \$159,804.11 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

1604-543

**1425 South Patton Street 19146** 38th wd. 1088 Sq Ft OPA#364448400 Improvements: Residential Property  
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF WILLIAM L. SCOTT, SR. C.P. February Term, 2014 No. 02711 \$12,733.30 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

1604-544

**5612 Arbor Street 19120-2502** 61st wd. On the Westerly side of Arbor St 119'11" Northwardly from the Northly side of Olney Ave; Front: 17'11" Depth: 72' OPA#612523700 Improvements: Single Family Residence  
MILCA BEAUVIL C.P. May Term, 2012 No. 00652 \$161,612.04 Stephen M. Hladik, Esq.

1604-545

**3516 Chippendale Avenue 19136** 64th wd. 1629 Sq Ft OPA#642203200 Improvements: Residential Property  
LUIS M. CAMACHO A/K/A LUIS M. CAMACHO AND LISA MARIE CAMACHO A/K/A LISA M. CAMACHO C.P. March Term, 2014 No. 04304 \$165,877.97 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

1604-546

**1427 West Fisher Avenue 19141-1638** 17th wd. 2122 Sq Ft OPA#171075300 Improvements: Residential Property  
SHAKIRAH P. BEY A/K/A SHAKIRAH BEY C.P. April Term, 2015 No. 01035 \$132,185.58 Phelan Hallinan Diamond & Jones, LLP

1604-547

**2025 North Woodstock Street 19121-1422** 32nd wd. Situated on the E side of Woodstock St at the distance of 222 feet 6 1/4 inches Northward from the N side of Norris St; Front: 15' Depth: 56' OPA#322012600 Improvements: Single Family Residence  
ANGELA M. WALLER C.P. February Term, 2015 No. 03228 \$101,872.54 Stephen M. Hladik, Esq.

1604-548

**2933 North 27th Street 19132-1243** 38th wd. 1184 Sq Ft OPA#381205400 Improvements:

SHERIFF'S SALE

Residential Property  
INGRID M. SMITH AND MAMIE SMITH C.P. December Term, 2014 No. 03228 \$46,892.46 Phelan Hallinan Diamond & Jones, LLP

1604-549

**5020 Boudinot Street 19120** 42nd wd. 1158 Sq Ft OPA#421422000 Improvements: Residential Property  
LOUISE CHARLES AND GUERINO PIERRE-LOUIS C.P. January Term, 2011 No. 00994 \$66,162.34 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

1604-550

**6539 Reedland Street 19142** 40th wd. 1042 Sq Ft OPA#406208400 Subject to Mortgage Improvements: Residential Property  
AMBER W. SIMPSON A/K/A AMBER WARREN SIMPSON C.P. January Term, 2012 No. 02386 \$85,778.00 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

1604-551

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

1604-552

**402 Parlin Street 19116** 58th wd. 3170 Sq Ft OPA#582048300 Improvements: Residential Property  
MARIAMMA ABRAHAM AND BIJU ABRAHAM C.P. December Term, 2011 No. 03304 \$171,883.52 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

1604-553

**8109 Suffolk Avenue 19153** 40th wd. BRT#40-5195-200 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PHILIP BRIGGS; VANESSA BRIGGS, KNOWN HEIR OF PHILIP BRIGGS; SABRINA BRIGGS, KNOWN HEIR OF PHILIP BRIGGS C.P. September Term, 2015 No. 02667 \$42,595.78 Udren Law Offices, P.C.

1604-554

**1816 Dickinson Street 19146-4660** 36th wd. 976 Sq Ft BRT#363048600 Improvements: Residential Dwelling  
SOPHIA BRODSKY C.P. July Term, 2013 No. 02138 \$139,606.54 Powers, Kim & Associates, LLC

1604-555

**5500 Haverford Avenue 19138-1431** 4th wd. 12867 Sq Ft BRT#041047465  
WILLARD FAIRWEATHER C.P. May Term, 2015 No. 00481 \$69,058.52 Richard J. Weitzman, Esq.; Law Offices of Richard J. Weitzman, P.C.

1604-556

**6014 North Lambert Street 19138** 17th wd. 1120 Sq Ft BRT#172429000  
RODDER CONSTRUCTION, LLC C.P. June Term, 2015 No. 01862 \$128,725.36 Richard J. Weitzman, Esq.; Law Offices of Richard J. Weitzman, P.C.

1604-557

**4322 Wayne Avenue 19140-1746** 13th wd. On SW side of Wayne Ave 31' 3/4" SE from the SE side of Rowan St; Front: 15' Depth: 67' OPA#13-1-4065-00  
MARGARET ELLISON C.P. April Term, 2013 No. 02734 \$53,318.54 Louis P. Vitti, Esq.

1604-558

**666 East Wensley Street 19134-1828** 33rd wd. 756 Sq Ft OPA#331130900 Improvements: Residential Property  
TISHA S. RIDDICK A/K/A TISHA RIDDICK C.P. November Term, 2014 No. 02552 \$24,121.86 Phelan Hallinan Diamond & Jones, LLP

1604-559

**7441 Tulpehocken Road a/k/a 7441 East**



SHERIFF'S SALE

**Tulpehocken Street 19138-1408** 50th wd. 1200 Sq Ft OPA#501368500 Improvements: Residential Property  
MICHAEL OVERBY C.P. October Term, 2014 No. 00285 \$95,277.30 Phelan Hallinan Diamond & Jones, LLP

**1604-560**  
**152 West Ashdale Street 19120-3408** 42nd wd. 1152 Sq Ft OPA#422171600 Improvements: Residential Property  
DAWN M. WRIGHT; SECURE INVESTMENTS LLC C.P. October Term, 2009 No. 00338 \$46,869.24 Phelan Hallinan Diamond & Jones, LLP

**1604-561**  
**1123 South 46th Street 19143** 46th wd. 2244 Sq Ft BRT#461173300 Improvements: Residential Dwelling  
ESTATE OF WILLIAM LAKINS A/K/A WILLIAM E. LAKINS A/K/A WILLIAM LAKINS, JR. C/O LAURAGENE DICKASON EXECUTRIX; LAURAGENE DICKASON, EXECUTRIX OF THE ESTATE OF WILLIAM LAKINS A/K/A WILLIAM E. LAKINS A/K/A WILLIAM LAKINS, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM LAKINS A/K/A WILLIAM E. LAKINS A/K/A WILLIAM LAKINS, JR. C.P. August Term, 2013 No. 03186 \$496,079.20 Udren Law Offices, P.C.

**1604-562**  
**3921 Bennington Street a/k/a 3921 Bennington 19124-5421** 33rd wd. 1376 Sq Ft OPA#332296100 Improvements: Residential Property  
JUAN CLAUDIO AND MARIA QUINONES C.P. October Term, 2015 No. 02638 \$109,573.78 Phelan Hallinan Diamond & Jones, LLP

**1604-563**  
**4653 Boudinot Street 19120-4520** 42nd wd. 1152 Sq Ft OPA#421425700 Improvements: Residential Property  
EDWARD NEGRON AND ELIZABETH NEGRON C.P. March Term, 2015 No. 02831 \$37,763.54 Phelan Hallinan Diamond & Jones, LLP

**1604-564**  
**3328 Englewood Street 19149** 55th wd. 1440 Sq Ft BRT#551487100 Improvements: Residential Property  
MICHAEL GURSKI AND SIOBHAN GURSKI C.P. September Term, 2014 No. 02645 \$244,244.39 KML Law Group, P.C.

**1604-565**  
**5380 Chew Avenue 19138** 12th wd. 1733 Sq Ft BRT#122221300 Improvements: Residential Property  
SROEUN HIM AND SAVOEUN KRICH C.P. April Term, 2013 No. 01096 \$152,415.34 KML Law Group, P.C.

**1604-566**  
**5333 Vine Street 19139** 44th wd. 2974 Sq Ft BRT#441041700 Improvements: Residential Property  
PETER A. CAMPS C.P. December Term, 2014 No. 01556 \$142,273.77 KML Law Group, P.C.

**1604-567**  
**7404 Georgian Road 19138** 10th wd. 1240 Sq Ft BRT#101134300 Improvements: Residential Property  
JOHNEISE WALKER C.P. November Term, 2014 No. 02234 \$121,289.81 KML Law Group, P.C.

**1604-568**  
**1228 East Mount Airy Avenue 19150** 50th wd. 1159 Sq Ft BRT#502484800 Improvements: Residential Property  
ANNA L. TOWNSVILLE C.P. April Term, 2012 No. 01039 \$50,000.00 KML Law Group, P.C.

**1604-569**  
**727 North 2nd Street 19123** 5th wd. 4320 Sq Ft BRT#871297770 Improvements: Residential Property  
JOSEPH STEWARD, III, TRUSTEE FOR XAVIER STEWARD, SIANI STEWARD, JADE STEWARD, AND VICTORIA STEWARD C.P. July Term, 2012 No. 02684 \$238,344.29 KML Law Group, P.C.

**1604-570**  
**211 North Farson Street 19139** 44th wd. 1500 Sq Ft BRT#441071800 Improvements: Residential Property  
DINETTA WALTON-DAYS, AS ADMINISTRATRIX OF THE ESTATE OF WARNER DAYS, DECEASED C.P.

SHERIFF'S SALE

September Term, 2013 No. 03109 \$25,376.24 KML Law Group, P.C.

**1604-571**  
**1304 Faulkrod Street 19124** 23rd wd. 2640 Sq Ft OPA#23-4095800 Improvements: Residential Property  
MICHAEL D. BENNETT, HEIR AND ADMINISTRATOR OF THE ESTATE OF TYRONE CRAIG; ALEXANDER RUIZ AND LISANDRA LIZ VILLAFANE C.P. July Term, 2014 No. 01001 \$127,842.59 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

**1604-572**  
**1381 Dyre Street 19124** 62nd wd. 1344 Sq Ft BRT#621009500 Improvements: Residential Property  
ERIN KEITH ENGLISH AND SEAN NYLE ENGLISH C.P. May Term, 2014 No. 01906 \$62,709.20 KML Law Group, P.C.

**1604-573**  
**2647 South Warnock Street 19148** 39th wd. 1070 Sq Ft OPA#394154600 Improvements: Residential Property  
ANTHONY SCUDERI A/K/A ANTHONY SCUDERI, JR. C.P. October Term, 2014 No. 00312 \$90,280.62 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

**1604-574**  
**138 North Lindenwood Street 19139-2624** 34th wd. Situated on the W side of Lindenwood St at the distance of 292’ Northward from the N side of Arch St; Front: 15’ Depth: 65’ OPA#441159400 Improvements: Single Family Residence  
JONATHAN M. HURT AND KAREN HURT C.P. November Term, 2013 No. 00801 \$31,600.29 Stephen M. Hladik, Esq.

**1604-575**  
**8915 Rising Sun Avenue 19115-4509** 57th wd. On the SE side of Rising Sun Ave; Irregular OPA#632296000 Subject to Mortgage Improvements: Single Family Residence  
GARY DRUMHEISER C.P. March Term, 2015 No. 02325 \$419,978.90 Stephen M. Hladik, Esq.

**1604-576**  
**1860 Nolan Street 19138** 10th wd. 1264 Sq Ft BRT#102225100 Improvements: Residential Real Estate  
DAMON T. WALKER A/K/A DAMON T. WALKER, SR. C.P. September Term, 2013 No. 001381 \$99,764.77 Stern & Eisenberg, P.C.

**1604-577**  
**3041 Witte Street 19134** 25th wd. 678 Sq Ft (land area) BRT#252417800 Improvements: Residential Dwelling  
RAYMOND C. VANDEGRIFT A/K/A RAYMOND VANDEGRIFT C.P. November Term, 2015 No. 01088 \$58,803.70 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1604-578**  
**4825 North Marvine Street 19141** 49th wd. 1320 Sq Ft BRT#491424310 Improvements: Residential Property  
JUDITH WEINBERG C.P. February Term, 2015 No. 02990 \$89,230.23 KML Law Group, P.C.

**1604-579**  
**218 West Fischer Avenue 19120-3235** 42nd wd. 1660.64 Sq Ft BRT#42-2-2444-00 Improvements: Row 2sty Masonry  
WILLIAM D. BURNS AND WILLIAM D. BURNS C.P. February Term, 2015 No. 01466 \$86,808.85 Milstead & Associates, LLC

**1604-580**  
**206 West Colonial Street 19126** 61st wd. 1184 Sq Ft BRT#611322000 Improvements: Residential Property  
KIM T. FULLER C.P. May Term, 2015 No. 00189 \$116,322.62 KML Law Group, P.C.

**1604-581**  
**2721 Meyer Place 19114-3408** 57th wd. 6000 Sq Ft BRT#57-1-1586-10 Improvements: Residential Dwelling  
NATHAN HARRIS C.P. June Term, 2010 No. 00086 \$448,145.21 Powers, Kirn & Associates, LLC

**1604-582**  
**1112 South 56th Street 19143** 51st wd. 1278 Sq Ft BRT#513022200 Improvements: Residential Property

SHERIFF'S SALE

KETLEEN DORMEUS C.P. January Term, 2014 No. 000909 \$56,097.44 Shapiro & DeNardo, LLC

**1604-583**  
**4020 Mitchell Street 19128** 21st wd. 1400 Sq Ft BRT#212191100 Improvements: Residential Property  
DAVID PELTZMAN A/K/A DAVID J. PELTZMAN C.P. August Term, 2015 No. 02195 \$145,127.25 Shapiro & DeNardo, LLC

**1604-584**  
**1212 East Mount Airy Avenue 19150** 50th wd. 1898 Sq Ft BRT#502484000 Improvements: Residential Property  
JOSEPHINE REID AND ANTHONY REID C.P. December Term, 2014 No. 001305 \$164,105.40 Shapiro & DeNardo, LLC

**1604-585**  
**314 Gates Street 19128-4617** 21st wd. 4000 Sq Ft BRT#21-1-4464-00; BRT#93 N 13-26 Improvements: Residential Dwelling  
JONATHAN BARKAT AND REBECCA BRAME BARKAT C.P. January Term, 2015 No. 02779 \$192,765.69 Powers, Kirn & Associates, LLC

**1604-586**  
**5638 Wyndale Avenue 19131** 52nd wd. 2458 Sq Ft BRT#522127700 Improvements: Residential Property  
DONNA M. PALMER C.P. July Term, 2013 No. 03508 \$80,078.84 Shapiro & DeNardo, LLC

**1604-587**  
**362 Stevens Street 19111** 35th wd. 1587 Sq Ft BRT#35-2-1843-00 Improvements: Residential Property  
VANESSA GIBSON-COOPER AS THE EXECUTRIX OF THE ESTATE OF SANDRA E. HALL, DECEASED AND HANDY HOME SERVICES, LLC C.P. August Term, 2015 No. 02174 \$95,964.55 Shapiro & DeNardo, LLC

**1604-588**  
**307 South Camac Street 19107** 5th wd. 1200 Sq Ft BRT#053139800 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DALE S. PENROD, DECEASED; GARY PENROD, KNOWN HEIR OF DALE S. PENROD, DECEASED AND JOHN PENROD A/K/A JACK PENROD, KNOWN HEIR OF DALE S. PENROD, DECEASED C.P. April Term, 2015 No. 01114 \$294,529.53 Shapiro & DeNardo, LLC

**1604-589**  
**4703 North 3rd Street 19120** 42nd wd. 689 Sq Ft BRT#42-2-4291-00 Improvements: Residential Dwelling  
CARMEN SIERRA C.P. October Term, 2015 No. 02271 \$42,433.31 Udren Law Offices, P.C.

**1604-590**  
**7223 Cottage Street 19135** 41st wd. Land Area: 1653.3 Sq Ft; Improvement Area: 1320 Sq Ft BRT#412294900 Improvements: Row B/ gar 2sty Masonry  
ABDELAZIZ MOHAMED C.P. December Term, 2013 No. 01068 \$158,572.25 Richard M. Squire & Associates, LLC

**1604-591**  
**4122 East Howell Street 19135** 62nd wd. 1280 Sq Ft BRT#622174000 Improvements: Residential Property  
SHAREEMA PETERKIN C.P. February Term, 2013 No. 01673 \$127,424.19 KML Law Group, P.C.

**1604-592**  
**4041 North Marshall Street 19140** 43rd wd. 1050 Sq Ft BRT#433080300 Improvements: Residential Property  
CRYSTAL A. GRAHAM C.P. January Term, 2015 No. 01994 \$69,437.07 KML Law Group, P.C.

**1604-593**  
**6512 Mascher Street a/k/a 6512 North Mascher Street 19120** 61st wd. 1120 Sq Ft BRT#611025900 Improvements: Residential Property  
ALTHEA E. LUCAS C.P. May Term, 2015 No. 01959 \$59,344.22 KML Law Group, P.C.

**1604-594**  
**3320 I Street 19134** 33rd wd. 1064 Sq Ft BRT#331378400 Improvements: Residential Property  
LILLIAN DIVINY C.P. March Term, 2015 No. 02430 \$44,889.06 KML Law Group, P.C.

SHERIFF'S SALE

**1604-595**  
**4838 D Street 19120** 42nd wd. 1240 Sq Ft BRT#421456900 Improvements: Residential Property  
KELVIN J. WALKER C.P. May Term, 2010 No. 02296 \$120,233.30 KML Law Group, P.C.

**1604-596**  
**319 East Elwood Street a/k/a 319 Elwood Street 19144** 12th wd. 1457 Sq Ft BRT#121010400 Improvements: Residential Property  
TYNEHL WILSON A/K/A TYNEHL S. WILSON C.P. November Term, 2014 No. 01751 \$90,106.36 KML Law Group, P.C.

**1604-598**  
**5829 Warrington Avenue 19143** 3rd wd. 1500 Sq Ft OPA#034077900 Improvements: Residential Property  
DARIUS GERALD C.P. January Term, 2012 No. 02388 \$55,034.12 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

**1604-599**  
**6409 Guyer Avenue 19142** 40th wd. 1276 Sq Ft OPA#406304400 Improvements: Residential Dwelling  
JOSEPH C. KOLAVAGE, DECEASED C.P. September Term, 2015 No. 001970 \$49,598.88 Joseph R. Loverdi, Esq.

**1604-600**  
**4316 Marple Street 19136** 65th wd. 1154 Sq Ft BRT#65-1-0913-00 Improvements: Residential Dwelling  
ELIZABETH A. LOWRY AND MICHAEL METUSEC C.P. November Term, 2015 No. 01264 \$157,261.44 Udren Law Offices, P.C.

**1604-601**  
**856 South Front Street 19147** 2nd wd. 720 Sq Ft BRT#02-2-120300 Improvements: Residential Dwelling  
DAVID D. MORGAN AND GINA D. MORGAN C.P. October Term, 2013 No. 03612 \$161,062.47 Udren Law Offices, P.C.

**1604-602**  
**6116 Edmund Street 19135** 41st wd. 1190 Sq Ft BRT#41-1-390000 Improvements: Residential Dwelling  
JEAN LEMAIRE C.P. November Term, 2015 No. 02833 \$60,079.62 Udren Law Offices, P.C.

**1604-603**  
**1416 North Felton Street 19151** 34th wd. 810 Sq Ft BRT#34-2343000 Improvements: Residential Dwelling  
SHATEE COOKS A/K/A SHALEE COOKS C.P. November Term, 2015 No. 02046 \$55,623.03 Udren Law Offices, P.C.

**1604-604**  
**2519 South 64th Street 19142** 40th wd. 1125 Sq Ft OPA#40-2134200 Improvements: Residential Property  
CHUCK MOODY C.P. April Term, 2012 No. 02025 \$84,647.08 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

**1604-605**  
**5611 Chew Avenue 19138-1738** 12th wd. 1666 Sq Ft BRT#871517480 Improvements: 3 Story Masonry Row Home With Office  
METHUSELAH Z.O. BRADLEY V C.P. November Term, 2015 No. 01643 \$151,179.90 Janet L. Gold, Esq.

**1604-606**  
**1510 West Loudon Street 19141** 13th wd. (formerly the 49th) 1224 Sq Ft BRT#132402000 Improvements: 2 Story Masonry Row Home  
METHUSELAH Z.O. BRADLEY V C.P. November Term, 2015 No. 01643 \$151,179.90 Janet L. Gold, Esq.

**1604-607A-B**  
**429 West Girard Avenue – Premises A – 19123** 18th wd. 18’x98’ OPA#871290200 Improvements: Three Story Masonry Mixed Commercial And Residential Property  
**431 West Girard Avenue – Premises B – 19123** 18th wd. 18’x98’ OPA#871290250 Improvements: Three Story Masonry Mixed Commercial And Residential Property  
CARLOS SANCHEZ C.P. July Term, 2011 No. 01715 \$398,695.53 Robert S. Esposito, Esq.

**1604-608A-E**  
**41st wd. (2069 Carver Street – Premises A – 19124-1628)** 14’1”x65’ OPA#411050800

SHERIFF'S SALE

Subject to Mortgage Improvements: Single Family Residential Property  
**62nd wd. (1887 Wakeling Street – Premises B – 19124-2856)** 17’ 5-3/4”x71’ 6” OPA#622007000 Subject to Mortgage Improvements: Single Family Residential Property

**23rd wd. (1627 Womrath Street – Premises C – 19124-4634)** 17’ 6”x 86’ 4” OPA#232014000 Subject to Mortgage Improvements: Single Family Residential Property  
**33rd wd. (1354 East Airdrie Street – Premises D – 19124-5522)** 16’x 60’ OPA#331238600 Subject to Mortgage Improvements: Single Family Residential Property  
**45th wd. (3555 Emerald Street - Premises E - 19134)** 14’2”x76’3” OPA#452328800 Subject to Mortgage Improvements: Single Family Residential Property  
MICHAEL J. SABATO C.P. January Term, 2016 No. 02296 \$785,197.64 Robert S. Esposito, Esq.

**1604-609A-E**  
**33rd wd. (954 East Russell Street – Premises A – 19134-1313)** 14’ x 68’ 6” OPA#331177200 Subject to Mortgage Improvements: Single Family Residential Property  
**62nd wd. (5209 Hawthorne Street – Premises B – 19124-1344)** 15’ x 55’ OPA#622259700 Subject to Mortgage Improvements: Single Family Residential Property  
**7th wd. (253 Elkhart Street – Premises C – 19134-2807)** 14’x 43’6” OPA#071265100 Subject to Mortgage Improvements: Single Family Residential Property  
**41st wd. (6510 Vandike Street – Premises D – 19135-2826)** 16’x 65’ OPA#411334600 Subject to Mortgage Improvements: Single Family Residential Property  
**45th wd. (3561 Emerald Street – Premises E – 19134-2033)** 14’3”x 76’3” OPA#452329100 Subject to Mortgage Improvements: Single Family Residential Property  
MICHAEL J. SABATO C.P. January Term, 2016 No. 02296 \$785,197.64 Robert S. Esposito, Esq.

**1604-610A-B**  
**2737 South 16th Street – Premises A – 19145-4614** 26th wd. Front: 34’ 7-7/8” Depth: 27’ 9-3/4” OPA#871535140 Subject to Mortgage Improvements: Commercial Building And Apartment  
**2739 South 16th Street – Premises B – 19145-4614** 26th wd. Front: 19’ 5-5/8” Depth: 24’ 2-1/4” OPA#871535150 Subject to Mortgage Improvements: Commercial Building And Apartment  
BNC PROPERTIES, LLC C.P. September Term, 2015 No. 003365 \$210,704.35 Jerome R. Balka, Esq.; Reger Rizzo Darnall LLP

**1604-611A-D**  
**23rd wd. (1215 Adams Avenue – Premises A – 19124-3901)** 68’ 3-5/8”x 86’ OPA#234018800 Subject to Mortgage Improvements: Single Family Residential Property  
**62nd wd. (2022 Bridge Street – Premises B – 19124-2128)** 21’1”x 90’ OPA#622102100 Subject to Mortgage Improvements: Single Family Residential Property  
**61st wd. (5883 North 7th Street – Premises C – 19120-1305)** 68’1”x 15’ OPA#612251600 Subject to Mortgage Improvements: Single Family Residential Property  
**7th wd. (3309 Gransback Street – Premises D – 19134-1712)** 14’x 46’6” OPA#073163200 Subject to Mortgage Improvements: Single Family Residential Property  
MICHAEL J. SABATO C.P. January Term, 2016 No. 02296 \$785,197.64 Robert S. Esposito, Esq.

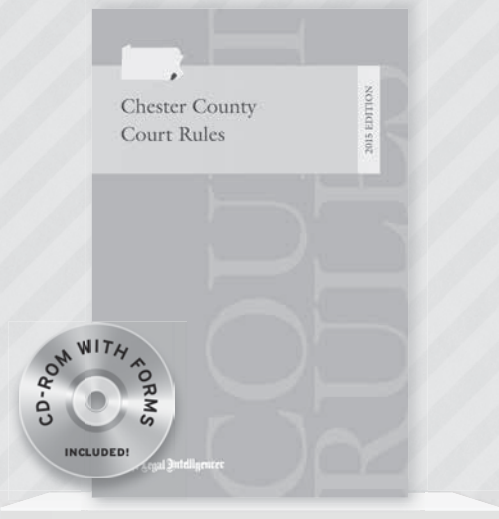
**1604-612**  
**1415 East Cheltenham Avenue 19134** 62nd wd. All that certain lot or piece of ground with the buildings and improvements thereon erected known as 1415 East Cheltenham Avenue, Philadelphia, Pennsylvania 19134 BRT#62-1-0801-00; PRLC#141N19-23 Improvements: Residential Dwelling W/ Related Improvements  
FRANK T. BOROWIEC A/K/A FRANK THOMAS BOROWIEC AND CHRISTOPHER J. BOROWIEC C.P. March Term, 2015 No. 02110 Jeffrey G. Trauger, Esq.

**1604-613**  
**3501-49 Richmond Street 19134** 45th wd. 82321 Sq Ft OPA#884841100 Improvements: Vacant Land Indust Acre+  
GRYPHIN COATINGS, INC. C.P. September Term, 2006 No. 2667 \$649,816.97 plus interest David M. Giles, Esq.; Spector, Gadon & Rosen, P.C.

**1604-614**  
**212 to 224 South 24th Street, Units R-218 and P-44 19103** 8th wd. Irregular PRLC#888085577 Subject to Mortgage Improvements: Single



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Family Residence JOHN C. LANING C.P. February Term, 2009 No. 02981 \$103,646.36 Stephen M. Hladik, Esq.	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	Sq Ft BRT#40-6-230100 Subject To Mortgage HSBC Bank USA, N.A. Improvements: Residential Dwelling MAMUD JALLOH C.P. October Term, 2014 No. 03158 \$93,135.81 Udren Law Offices, P.C.	AHLEM N. KHALIL A/K/A AHLAM KHALIL C.P. July Term, 2009 No. 01819 \$109,000.00 Robert J. Hoffman, Esq.	<b>1604-632</b> <b>320 Delphine Street 19120</b> 42nd wd. 840 Sq Ft OPA#422264600 Improvements: Residential Property DARNELL B. HURLEY, AKA DARNELL HURLEY C.P. June Term, 2013 No. 00331 \$53,193.33 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
<b>1604-615</b> <b>65 East Herman Street a/k/a 65 Herman Street</b> <b>19144</b> 59th wd. 1911 Sq Ft BRT#592087000 Improvements: Residential Property DERRICK D. OUTERBRIDGE C.P. April Term, 2015 No. 02420 \$128,849.78 KML Law Group, P.C.	<b>1604-619</b> <b>5216 Lebanon Avenue 19131</b> 52nd wd. 2760 Sq Ft OPA#521132600 Improvements: Residential Property A. NICOLE GAILLIARD C.P. March Term, 2015 No. 03638 \$158,160.27 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	<b>1604-624</b> <b>3927 North 7th Street 19140</b> 43rd wd. 1110 Sq Ft BRT#43-3089200 Improvements: Residential Dwelling MARY P. PADILLA A/K/A MARY P. GREEN AND ARKIE J. PADILLA, JR. C.P. November Term, 2015 No. 02058 \$19,881.23 Udren Law Offices, P.C.	<b>1604-629</b> <b>2434 South Rosewood Street 19145-4430</b> 26th wd. 1068 Sq Ft OPA#261107200 Improvements: Residential Property GAYTINMCGOWAN, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ANN MARIE SCAFISI A/K/A ANNAMARIE SCAFISI; FRED SCAFISI, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ANN MARIE SCAFISI A/K/A ANNAMARIE SCAFISI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNAMARIE SCAFISI A/K/A ANN MARIE SCAFISI, DECEASED C.P. July Term, 2014 No. 02502 \$79,401.61 Phelan Hallinan Diamond & Jones, LLP	<b>1604-633A-B</b> <b>104 North 2nd Street, Unit 101 – Premises</b> <b>A – 19106-1902</b> 5th wd. 2600 Sq Ft BRT#888049222 Improvements: One Story Commercial Condominium <b>104 North 2nd Street, Unit 102 – Premises</b> <b>B – 19106-1902</b> 5th wd. 2600 Sq Ft BRT#888049223 Improvements: One Story Commercial Condominium KEBLE ASSOCIATES REAL ESTATE, LP C.P. July Term, 2014 No. 03783 \$500,225.85 Bernstein-Burkley, PC
<b>1604-616</b> <b>5324 Malcolm Street 19143</b> 51st wd. 1120 Sq Ft OPA#511100000 Improvements: Residential Property SANDRA STEWART MURRAY A/K/A SANDRA STEWART C.P. August Term, 2013 No. 03192 \$39,025.20 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	<b>1604-620</b> <b>3929 Lankenau Avenue 19131</b> 52nd wd. 2260 Sq Ft OPA#521435400 Improvements: Residential Property JOHN L. MOBLEY C.P. November Term, 2013 No. 02666 \$177,894.50 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	<b>1604-626</b> <b>13675 Philmont Avenue, Unit 20 19116</b> 58th wd. BRT#888583318 Improvements: Residential Dwelling SVETLANA KUTOVOY C.P. October Term, 2015 No. 00278 \$314,296.57 Udren Law Offices, P.C.	<b>1604-630A-B</b> <b>429 West Girard Avenue – Premises A –</b> <b>19123</b> 18th wd. 18'x98' OPA#871290200 Improvements: Three Story Masonry Mixed Commercial And Residential Property <b>431 West Girard Avenue – Premises B –</b> <b>19123</b> 18th wd. 18'x98' OPA#871290250 Improvements: Three Story Masonry Mixed Commercial And Residential Property CARLOS SANCHEZ C.P. July Term, 2011 No. 01715 \$398,695.53 Robert S. Esposito, Esq.	<b>1604-634</b> <b>2865 Norcum Road 19154</b> 69th wd. 1200 Sq Ft OPA#662539400 Improvements: Single Family Home TAMIKA ROWLAND A/K/A TAMIKA ROWLAND SALAT; TERRY SALAT, SOLELY AS HEIR TO SYLVIA PINTER, DECEASED; THE KNOWN AND UNKNOWN HEIRS OF SYLVIA PINTER, DECEASED; WAYNE H. SALAT C.P. March Term, 2015 No. 01133 \$334,900.44 Richard M. Squire & Associates, LLC
<b>1604-617</b> <b>5027 North Warnock Street 19141</b> 49th wd. 1561 Sq Ft OPA#491373900 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF FAYE PENN C.P. February Term, 2014 No. 01367 \$60,375.37 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	<b>1604-621</b> <b>2433 North College Avenue 19121</b> 29th wd. 1200 Sq Ft BRT#291032200 Improvements: Residential Real Estate CALVIN MILLS C.P. October Term, 2015 No. 01040 \$38,149.91 Stern & Eisenberg, P.C.	<b>1604-627</b> <b>4032 Spruce Street 19102</b> 27th wd. Lot = 3900 Sq Ft; Improvements = 4800 Sq Ft OPA#773151000 Subject to Mortgage Subject to Rent Improvements: 4 Story S/d Mixed Use, Masonry & Wood Frame CAMP GAN ISRAEL, INC. C.P. July Term, 2014 No. 01190 \$529,176.00 Andrew S. Gallinaro, Esq.	<b>1604-631</b> <b>1444-1446 Aldine Street 19121</b> 56th wd. 5000 Sq Ft BRT#56-1-2861-00 and BRT#56-1-2862- 00 Subject to Mortgage SHERRY M. ZAJAC, HENRY E. WEBER AND JAMES B. MACFADDEN, JR. C.P. July Term, 2015 No. 03039 \$111,630.61 plus continuing interest and late charges Henry E. Van Blunk, Esq.	<b>1604-635</b> <b>400-14 West Hortter Street, Unit 703 19119-</b> <b>3645</b> 22nd wd. 1848 Sq Ft OPA#50-N-15-184 Subject to Mortgage Improvements: Residential Dwelling MICHELLE JONES C.P. June Term, 2012 No. 01593 \$24,743.99 Hal A. Barrow, Esq.
<b>1604-618</b> <b>159 West Logan Street 19144</b> 12th wd. 1902 Sq Ft OPA#123047000 Improvements: Residential Property JAMES SUTTON AND PAMELA BRADLEY C.P. January Term, 2011 No. 00576 \$158,099.68 Justin F. Kobeski, Esq.; Scott	<b>1604-622</b> <b>707 East Madison Street 19134</b> 7th wd. 840 Sq Ft BRT#331070200 Improvements: Residential Real Estate JACQUELINE M. RODRIGUEZ AND CARMEN L. HERNANDEZ C.P. October Term, 2015 No. 00272 \$56,886.87 Stern & Eisenberg, P.C.	<b>1604-628</b> <b>3 North Columbus Boulevard, Unit 318</b> <b>19106</b> 88th wd. 1300 Sq Ft BRT#888061432 Subject to Mortgage Improvements: (570) Res. Condo, 4sty, Masonry		



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