

Sheriff's Sale Notices for May 3, 2016

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, May 3, 2016 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

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

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

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

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

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

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

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

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

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

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtwb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also

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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.

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

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on May 3, 2016.

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

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

EXPLANATION

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

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

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

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

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

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.

The following property, sale of which was postponed from the October 1, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

1310-532

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

The following property, sale of which was postponed from the May 6, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

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.

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January Term, 2014 No. 003339 \$145,060.64 David E. Stern, Esq.

The following property, sale of which was postponed from the August 5, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

1408-460

2375 Welsh Road 19114 57th wd. 54567 Sq Ft BRT#88-3-3811-25 Improvements: Parking Lot With A One Story, Free Standing, Commercial Retail Building SRAMPICKAL DEVELOPERS, LLC C.P. August Term, 2011 No. 03972 \$437,761.21 Janet L. Gold, Esq.

The following property, sale of which was postponed from the December 2, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

1412-571

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

The following property, sale of which was postponed from the January 6, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

1501-492

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

1501-701

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

1501-711

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

1501-719

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

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

1502-605

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

1502-616

1831-33 Harrison Street 19124 23rd wd. 3340 Sq Ft; Situated on Northeast Side of Harrison Street At 76 feet 9 inches from Southeast side of Charles Street, Thence: 77 feet To: Northeast parallel to Charles Street, Thence: 25 feet 9 inches To: Northeast Parallel to Harrison Street,

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Thence: 51 feet From: Southeast side of Charles Street, Thence 16 feet To: Northeast of Charles Street, Thence: 51 feet To: Southeast parallel to Harrison Street, Thence: 38 feet 6 inches To: Northeast parallel to Charles Street, Thence: 102 feet To: Southeast parallel to Harrison Street, Thence 47 feet To: Northwest parallel to Harrison Street, Thence: 71 feet 10 inches From: Northeast side of Harrison Street, Thence: 31 feet 3 inches From: Northwest side of Harrison Street BRT#871529080 MAO KHAI VAN C.P. May Term, 2014 No. 02260 \$92,057.92 plus \$37.26 per day after 5/15/14 Laurence A. Mester; Mester & Schwartz, P.C.

The following property, sale of which was postponed from the July 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

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 Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1507-595

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

The following property, sale of which was postponed from the August 4, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

1508-352

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

1508-525

6206 Tabor Avenue 19111-5715 35th wd. 1212 Sq Ft OPA#353284600 Improvements: Residential Property ANDRE R. CARR A/K/A ANDRE CARR; QUEENETTA BIRCH C.P. November Term, 2013 No. 00922 \$106,993.82 Phelan Hallinan Diamond & Jones, LLP

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

1509-334

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

1509-345

848 North Bambrey Street 19130 15th wd. 820 Sq Ft BRT#151275800 Subject to Rent Improvements: Residential Property WENDY DECOU A/K/A WENDY S. DECOU; ROLF F. DECOU C.P. June Term, 2012 No. 3295 \$195,656.67 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1509-463

3650 Richmond Street 19134-6224 45th wd. 15257 Sq Ft BRT#884841300 Subject to Mortgage JOSEPH J. RAGSDALE C.P. December

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Term, 2013 No. 003653 \$451,658.36 Preston D. Jaquish, Esq.

The following property, sale of which was postponed from the October 5, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

1510-503

1507 East Duval Street 19138 10th wd. 2250 Sq Ft OPA#102290900 Improvements: Residential Property KATHLEEN BARNES, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDRE L. BARNES; ADRIANNE ALEDINSEWO, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; STEPHANIE HARRIS, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; WESTLEY BARNES, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; JAMES BARNES, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; ROCHELLE LUCUS, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; ESTATE OF ANDRE L. BARNES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANDRE L. BARNES C.P. June Term, 2014 No. 01280 \$161,404.15 Phelan Hallinan Diamond & Jones, LLP

1510-529

2634 Parma Road 19131-2709 52nd wd. 1152 Sq Ft OPA#521241800 Improvements: Residential Property SEAN VLIET A/K/A SEAN M. VLIET AND KELLY VLIET C.P. January Term, 2015 No. 03420 \$128,880.84 Phelan Hallinan Diamond & Jones, LLP

1510-529

5958 Horrocks Street 19149-3313 62nd wd. 1479.63 Sq Ft BRT#62-1-3455-00 Improvements: Row B/gar 2sty Masonry DAVID A. THOMPSON C.P. August Term, 2012 No. 02679 \$154,198.43 Milstead & Associates, LLC

1510-546

1235 South 21st Street 19146-4348 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 & Newby, LLP; Sarah A. Elia, Esq.

1510-552

6021 Clifford Terrace 19151-3505 34th wd. 1280 Sq Ft OPA#342121300 Improvements: Residential Property SHADIA JOHNSON C.P. January Term, 2014 No. 02658 \$107,411.75 Phelan Hallinan Diamond & Jones, LLP

1510-580

126 North Paxton Street 19139-2705 44th wd. 1616 Sq Ft OPA#441116600 Improvements: Residential Property CYNTHIA T. BAPTISTE, IN HER CAPACITY AS EXECUTRIX AND TRUSTEE OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; NEIL GREGORY PELL, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; ABIEL MCINTOSH, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; STEPHANIE MCINTOSH, IN HER CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; AKILAH MCINTOSH, IN HER CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; ZAKIYA BAPTISTE, IN HER CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; MWANZA BAPTISTE, IN HER CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; MICHAEL MCINTOSH, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH

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A/K/A ANNETTE MCINTOSH; ISSAC MCINTOSH, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; JEDIDIAH BAPTISTE, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH C.P. April Term, 2013 No. 04715 \$62,755.23 Phelan Hallinan Diamond & Jones, LLP

1510-620

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

1510-642

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

1510-647

609 East Wishart Street 19134-2309 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 & Conway P.C.

The following property, sale of which was postponed from the November 10, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

1511-335

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

1511-406

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

1511-484

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

1511-521

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

1511-592

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

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

1512-333

4127 Robbins Avenue 19135-3021 55th wd. 1504.44 Sq Ft BRT#55-2-041700 Improvements: Row B/gar 2sty Masonry FAYNELL S. LINDSEY C.P. February Term, 2015 No. 02647 \$145,217.53 Milstead & Associates, LLC

1512-381

1028 Herbert Street 19124 23rd wd. 1725 Sq Ft BRT#234081000 Improvements: Residential Real Estate NAIDA J. QUIROS C.P. April Term,

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2015 No. 03639 \$64,862.98 Stern & Eisenberg P.C.

1512-440

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

1512-488

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

1512-493

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

1512-543

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

1512-587

5427 Belmar Terrace 19143 51st wd. 1072 Sq Ft BRT#51-4-0893-00 Improvements: Residential Property AARON PORTER C.P. February Term, 2010 No. 01520 \$59,982.64 Shapiro & DeNardo, LLC

1512-598

4938 Lancaster Avenue 19131-4535 44th wd. ROW 2STY MASONRY; 921 Sq Ft BRT#442189300 Subject to Mortgage Improvements: Residential Dwelling ANTONIO WATSON A/K/A ANTONIO R. WATSON C.P. September Term, 2013 No. 03796 \$142,681.82 McCabe, Weisberg, & Conway, P.C.

1512-615

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

1512-666

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

1512-728

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, Kim & Associates, LLC

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

The following property, sale of which was postponed from the January 5, 2016, Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

1601-301

6752 Chew Avenue 19119 22nd wd. 942.5 Sq Ft BRT#222199700 Improvements: Residential Dwelling DOROTHY MOORE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF SHERMAN A. QUARLES C.P. November Term, 2012 No. 02393 \$41,974.49 Law Offices of Gregory Javardian, LLC

1601-304

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

1601-328

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

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1601-331

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

1601-334

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

1601-335

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

1601-337

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

1601-342

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

1601-343

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

1601-346

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

1601-350

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

1601-358

4421 Knorr Street 19135 55th wd. 1694 Sq Ft BRT#552162900 Improvements: Residential Property JOHN FLATON III C.P. November Term, 2013 No. 00400 \$92,999.41 KML Law Group, P.C.

1601-364

113 North 59th Street 19139 4th wd. 1005 Sq Ft BRT#402109100 Improvements: Row 2 Sty Masonry RODERICK SLOCUM C.P. November Term, 2013 No. 02506 \$111,480.30 Milstead & Associates, LLC

1601-365

3146 Birch Road 19154 66th wd. 1890 Sq Ft BRT#66-3-0137-00 Improvements: Row B/gar 2sty Masonry MICHAEL DASHKOV C.P. September Term, 2013 No. 03274 \$173,416.37 Milstead & Associates, LLC

1601-374

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

1601-376

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

1601-385

7700 Thouron Avenue 19150-2516 50th wd. 1260 Sq Ft OPA#502141800 Improvements: Residential Property

SHERIFF'S SALE

CANDACE R. PICKETT C.P. February Term, 2013 No. 02001 \$86,269.87 Phelan Hallinan Diamond & Jones, LLP

1601-393

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

1601-394

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

1601-398

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

1601-399

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

1601-400

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

1601-404

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

1601-420

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

1601-425

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

1601-429

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

1601-438

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

1601-441

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

1601-442

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

1601-451

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

1601-487

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

SHERIFF'S SALE

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

1601-489

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

1601-505

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

1601-506

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

1601-507

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

1601-509

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

1601-511

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

1601-522

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

1601-523

5110 West Nevada Street 19131-2418 52nd wd. 1400 Sq Ft OPA#521179600 Improvements: Residential Property FRANCIS KILSON C.P

SHERIFF'S SALE

1601-525
11133 Drake Drive 19154 66th wd. 1893.35 Sq Ft BRT#662226700 Improvements: Residential Property
 THOMAS F. KURTZ AND LAUREN N. TENAGLIA C.P. January Term, 2014 No. 000733 \$127,974.78 Shapiro & DeNardo, LLC

1601-536
6132 Tulip Street 19135-4224 41st wd. 1056 Sq Ft OPA#411426300 Improvements: Residential Property
 DANA PRICE-SKERRETT C.P. August Term, 2013 No. 01473 \$130,953.55 Phelan Hallinan Diamond & Jones, LLP

1601-538
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, Kim & Associates, LLC

1601-547
1123 South 26th Street 19146-3934 36th wd. 1068 Sq Ft OPA#361392400 Improvements: Residential Property
 GARY LEE AND ANGELA MYERS C.P. February Term, 2015 No. 01550 \$63,084.06 Phelan Hallinan Diamond & Jones, LLP

1601-551
5551 Pemberton Street 19143 46th wd. 1194 Sq Ft BRT#463058700 Improvements: Residential Property
 VENUS MACK C.P. April Term, 2015 No. 03708 \$56,933.48 Shapiro & DeNardo, LLC

1601-564
6647 Edmund Street 19135 41st wd. 1260 Sq Ft BRT#411415900 Improvements: Residential Real Estate
 DIANA GOZALEZ C.P. May Term, 2015 No. 00252 \$113,976.16 Stern & Eisenberg, P.C.

1601-572
2038 North Hope Street 19122 18th wd. 869.4 Sq Ft BRT#183231701 Improvements: Residential Property
 ILUMINADO MALDONADO C.P. April Term, 2015 No. 02112 \$79,309.29 Shapiro & DeNardo, LLC

1601-592
9843 Bonner Street 19115-2303 58th wd. 1720 Sq Ft OPA#581471600 Improvements: Residential Property
 SVYATOSLAV FELTSAN AND MARIANNA FELTSAN C.P. November Term, 2013 No. 02369 \$238,966.49 Phelan Hallinan Diamond & Jones, LLP

1601-593
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.

1601-613
6725 North 7th Street 19126 61st wd. DET CONV APT 3STY STONE; 2,205 Sq Ft BRT#611150100 Improvements: Residential Dwelling
 LYDIA E. ELSETINOW A/K/A LIDIA ELSETINOW AND CHRISTOPHER ELSETINOW C.P. October Term, 2013 No. 03010 \$56,309.91 McCabe, Weisberg & Conway, P.C.

1601-615
113 Fernon Street 19148 1st wd. 1160 Sq Ft BRT#011089400 Improvements: Row 2 Sty Masonry
 MICHAEL J. DEWEES AND REGINA F. DOOLEY-DEWEES C.P. January Term, 2015 No. 00534 \$302,375.02 Emmanuel J. Argentieri, Esq.

1601-630
314 Pensdale Street 19128 21st wd. 2087 Sq Ft BRT#212057700 Improvements: Residential Property
 CATHERINE A. SPONBURGH A/K/A CATHERINE ANN SPONBURGH C.P. June Term, 2014 No. 00832 \$136,859.30 KML Law Group, P.C.

1601-640
2030 Lansing Street 19152 56th wd. 2563 Sq Ft OPA#56-1473100 Improvements: Residential Property
 JASON ARMSTRONG AND KARA K. ARMSTRONG C.P. January Term, 2014 No. 03011 \$175,972.49 Scott A. Dietherick, Esq.; Kimberly A. Bonner,

SHERIFF'S SALE

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

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

1601-656
2222 South Clarion Street 19148 39th wd. ROW 2 STY MASONRY; 1116 Sq Ft BRT#394450300 Subject to Mortgage Improvements: Mobile Home
 THOMAS HANLY AND PAULINE HANLY C.P. March Term, 2014 No. 05415 \$117,149.73 McCabe, Weisberg & Conway, P.C.

1601-667
5909 Crystal Street 19120 35th wd. 1225 Sq Ft BRT#352219700 Improvements: Residential Property
 CHARMELE P. GAMBLE C.P. October Term, 2010 No. 1967 \$130,679.38 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1601-675
5620 Christian Street 19143 46th wd. 1289 Sq Ft BRT#463136200 Improvements: Residential Property
 DARIN GALLMAN C.P. December Term, 2012 No. 02456 \$82,859.98 KML Law Group, P.C.

1601-677
7110 Vandike Street 19135 65th wd. 1500 Sq Ft BRT#651267100 Improvements: Residential Property
 GISELLE ROSA C.P. April Term, 2015 No. 03107 \$112,862.25 KML Law Group, P.C.

1601-681A-D
7th wd. (2918 Ella Street – Premises A – 19134) Approximate size: 1120 Sq Ft ; Land Area: 952 Sq Ft BRT#071374300 & PRCL#071374300 Subject to Mortgage Subject to Rent
45th wd. (3471 Helen Street – Premises B – 19134) Approximate size: 1017 Sq Ft ; Land Area: 1117.74 Sq Ft BRT#452350900 & PRCL#45-2-3509-00 Subject to Mortgage Subject to Rent
23rd wd. (1504 Sellers Street – Premises C – 19124) Approximate size: 826 Sq Ft ; Land Area: 1337 Sq Ft BRT#232060900 & PRCL#232060900 Subject to Mortgage Subject to Rent
25th wd. (1902 East Wishart Street – Premises D – 19134) Approximate size: 728 Sq Ft ; Land Area: 664.95 Sq Ft BRT#2522 91000 & PRCL#2522 91000 Subject to Mortgage Subject to Rent
 MIGUEL SORIANO AND KIYOMI SORIANO C.P. April Term, 2014 No. 0176 \$212,227.38 Scott F. Landis, Esq.

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

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.

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

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

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

1602-389
4455 Greene Street 19144 13th wd. 1203 Sq Ft OPA#133086700 Improvements: Residential Property
 SHLOMARR FAISON A/K/A SHLOMARR D. FAISON C.P. August Term, 2015 No. 04243 \$51,663.70 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1602-392
65 West Sharpnack Street 19119-2722 22nd wd. 2688 Sq Ft OPA#223043200 Improvements: Residential Property
 GARRY VOLTAIRE C.P. September Term, 2015 No. 01012 \$39,941.16 Phelan Hallinan Diamond & Jones, LLP

1602-394
4620 Devereaux Street 19135-3639 41st wd. 1350 Sq Ft OPA#411147200 Improvements: Residential Property
 MILAGROS IRIZARRY C.P. July Term, 2014 No. 02961 \$156,762.31 Phelan Hallinan Diamond & Jones, LLP

1602-417
4050 Neilson Street 19124 33rd wd. 1528 Sq Ft OPA#33-2522300 Improvements: Residential Property
 BERQUIS A. HERRERA A/K/A BERQUIS HERRERA C.P. February Term, 2015 No. 02416 \$49,427.37 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-422
433 West Bringham Street 19144-4601 12th wd. 2412 Sq Ft OPA#123112700 Improvements: Residential Property
 JAZY STROMAN; JANICE HICKSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BESSIE WALLACE; JANICE HICKSON, IN HER CAPACITY AS HEIR OF REGINALD M. WALLACE A/K/A REGINALD M. WALLACE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER REGINALD M. WALLACE A/K/A REGINALD M. WALLACE, DECEASED C.P. March Term, 2015 No. 02111 \$128,103.27 Phelan Hallinan Diamond & Jones, LLP

1602-423
1400 South Vodges Street 19143-5304 51st wd. 1316 Sq Ft OPA#514014300 Improvements: Residential Property
 ALBERT G. ALEMU; FANTA BEKELE C.P. December Term, 2011 No. 00120 \$64,253.16 Phelan Hallinan Diamond & Jones, LLP

1602-424
11808 Basile Road 19154-2523 66th wd. 1380 Sq Ft OPA#662015300 Improvements: Residential Property
 JOHN HANNIGAN AND PATRICIA A. HANNIGAN C.P. November Term, 2013 No. 01138 \$160,331.18 Phelan Hallinan Diamond & Jones, LLP

1602-428
421 West Ruscomb Street 19120 42nd wd. 1750 Sq Ft BRT#422167600
 PARIS JOHNSON AND GILBERTINA JOHNSON C.P. October Term, 2014 No. 01502 \$125,924.72 Emmanuel J. Argentieri, Esq.

1602-435
6650 Blakemore Street 19119 22nd wd. Beginning Point: Beginning at a point on the Southwesterly side of Blakemore St (50 ft wide) at the distance of 134'3-5/8" Northwestwardly measured along the said Southwesterly side of Blakemore St from the Northwestly side of Hortter St (50 ft wide) BRT#221285800 Subject to Mortgage Improvements: Row B/ gar 2sty Masonry
 JOSEPH D. JOHNSON, JR. C.P. January Term, 2012 No. 02040 \$189,458.28 Richard J. Nalbandian, III, Esq.

1602-445
1517 South 32nd Street 19146 36th wd. 767.40 Sq Ft BRT#364460100 Improvements: Residential Real Estate
 OSMAN BARRIE C.P. August Term, 2015 No. 03910 \$84,346.00 Stern & Eisenberg P.C.

1602-469
12039 Sewell Road 19116 35th wd. 7500 Sq Ft BRT#58-2-587800 Improvements: Residential Dwelling
 NORMA J. EGENOLF AND WILLIAM E. EGENOLF C.P. May Term, 2009 No. 03805 \$155,566.17 Udren Law Offices, P.C.

1602-504
2762 South 86th Street 19153-1503 40th wd. 1152 Sq Ft OPA#405061028 Improvements: Residential Property
 CARLA MILLER C.P. March Term, 2015 No. 00748 \$74,693.97 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

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, Kim & Associates, LLC

1602-520
2807 Ryerson Place 19114 57th wd. 1800 Sq Ft OPA#57-2094623 Improvements: Residential Property
 JESSICA MURAO AND STEVEN K. MURAO C.P. June Term, 2013 No. 02114 \$204,698.72 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-523
191 West Spencer Street 19120 61st wd. 1140 Sq Ft OPA#139N7-186, 611220400 Improvements: Residential Property
 STACY SAVAGE A/K/A STACEY SAVAGE C.P. May Term, 2013 No. 02573 \$43,416.24 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-528
303 East Shawmont Avenue, #2A6 a/k/a 303 Showmont Avenue, Apt F 19128 21st wd. 0 Sq Ft BRT#888210585 Improvements: Residential Dwelling
 ESTATE OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY, C/O MICHAEL SWEENEY A/K/A MICHAEL A. SWEENEY, PERSONAL REPRESENTATIVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY C/O MICHAEL SWEENEY A/K/A MICHAEL A. SWEENEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY; THERESA M. BACH, KNOWN HEIR OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY; BETH ANN C. NICHOLS, KNOWN HEIR OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY; KATHLEEN ELLIOTT, KNOWN HEIR OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY C.P. March Term, 2014 No. 05269 \$66,002.51 Udren Law Offices, P.C.

1602-532
1306 West Somerset Street 19132 37th wd. 1827 Sq Ft OPA#37-2-3361-00 Improvements: Residential Property
 ABDUR-RAHYM NEEQUAYE C.P. January Term, 2012 No. 03025 \$51,798.20 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-537
1306 West Somerset Street 19132 37th wd. 1827 Sq Ft OPA#37-2-3361-00 Improvements: Residential Property
 ABDUR-RAHYM NEEQUAYE C.P. January Term, 2012 No. 03025 \$51,798.20 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-550
2716 North 46th Street 19131 34th wd. 1945 Sq Ft OPA#521230200 Improvements: Residential Property
 LECHERYL HAWKES C.P. October Term, 2012 No. 00192 \$44,180.90 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-555
1220 East Fletcher Street 19125 18th wd. Approximate size: 755 OPA#18-1257300 Improvements: Residential Property
 ROBERT PALUMBO A/K/A ROBERT L. PALUMBO A/K/A ROBERT PALUMBO, JR. C.P. March Term, 2014 No. 05739 \$131,206.47 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-558
7321 North 20th Street 19138 10th wd. Approximate size: 1500 OPA#10-1157700 Improvements: Residential Property
 LARRY C. HANKERSON AND TAWANDA WALTERS C.P. December Term, 2013 No. 00101 \$151,302.99 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.;

SHERIFF'S SALE

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

1602-565
7123 Torresdale Avenue 19135 65th wd. Approximate size: 2430 OPA#651257000 Improvements: Residential Property
 JOSEPH A. DAUT AND MICHELLE DAUT C.P. May Term, 2011 No. 01332 \$143,025.06 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

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

1602-569
601 Watkins Street 19148 1st wd. 1312 Sq Ft OPA#012122200 Improvements: Residential Property
 AMERICAN HERITAGE FEDERAL CREDIT UNION C.P. August Term, 2014 No. 03494 \$90,217.09 plus interest in the amount of \$12596.43 from 8/27/14 Michael V. Phillips, Esq.

1602-574
1425 East Susquehanna Avenue 19125 18th wd. On Northeastly side of Susquehanna Ave 18' Southeastwardly from the Southeasterly side of Gaul St; Front: abnormal, Depth: abnormal BRT#181252900 Improvements: Single Family Residence
 JONATHAN WOJTIW C.P. March Term, 2013 No. 03820 \$261,704.91 Stephen M. Hladik, Esq.

1602-576
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.

1602-578
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.

1602-580
1828 Federal Street 19146 36th wd. ROW 3STY MASONRY; 1440 Sq Ft BRT#361038800 Improvements: Residential Dwelling
 BRUCE G. STENBERG, II C.P. August Term, 2013 No. 01920 \$256,555.27 McCabe, Weisberg, & Conway, P.C.

1602-582A-D
2nd wd. (1301 Federal Street – Premises A – 19147) 18'x52' OPA#021252700 Subject to Mortgage Subject to Rent Improvements: Row Con/apt 3 Sty Mason
23rd wd. (4750 Frankford Avenue – Premises B – 19124) Approximate size: 17'x85'8" OPA#871110050 Subject to Rent Improvements: Sty Off + Apt 3 Sty Masonry
39th wd. (2140 South 8th Street – Premises C – 19148) Approximate size: 16'x65' OPA#393255200 Subject to Mortgage Improvements: Row 2 Sty Masonry
23rd wd. (4655-4661 Paul Street – Premises D – 19124) Approximate size: 61'x89' OPA#0882966800 Subject to Rent Improvements: Store 1 Sty Masonry
 BIK YANG LAU C.P. June Term, 2008 No. 04947 \$125,000.00 Drew Salaman, Esq.

1602-594
2619 North 23rd Street 19132 16th wd. 992 Sq Ft BRT#162226700 Improvements: Residential Property
 HAZEL G. TAYLOR C.P. June Term, 2015 No. 04006 \$46,032.27 KML Law Group, P.C.

1602-609
9060 Verree Road 19115 63rd wd. DET W/GAR 1.5STY MAS+OTHER; 1395 Sq Ft BRT#632262300 Improvements: Residential Dwelling
 PHILIP NACE, CECELIA NACE AND IRMA RIVERA C.P. March Term, 2015 No. 03949 \$215,164.92 McCabe, Weisberg, & Conway, P.C.

1602-611
625 East Durham Street 19119 22nd wd. 5534 Sq Ft BRT#222170200 Improvements: Residential Property

SHERIFF'S SALE

WAYNE M. GARVIN C.P. June Term, 2015 No. 03791 \$436,947.46 KML Law Group, P.C.

1602-621

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

1602-624

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

1602-625

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

1602-626

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

1602-631

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

1602-636

7156 North 20th Street 19138-2128 10th wd. 1192 Sq Ft OPA#101164000 Improvements: Residential Property
ERICA ANTHONY, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF DEBORAH ANTHONY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBORAH ANTHONY, DECEASED C.P. April Term, 2013 No. 03803 \$98,664.09 Phelan Hallinan Diamond & Jones, LLP

1602-638

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

1602-644

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

1602-647

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

1602-650

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

1602-663

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

1602-675

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

1602-676

3542 Primrose Road 19114-2622 57th wd.

SHERIFF'S SALE

1224 Sq Ft OPA#572125466 Improvements: Residential Property
HARRY LEIBRECHT, JR. AND KATHLEEN LEIBRECHT C.P. April Term, 2015 No. 00304 \$155,540.23 Phelan Hallinan Diamond & Jones, LLP

1602-681

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

1602-685

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

1602-697

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

1602-698

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

1602-699

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

1602-700

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

1602-702

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

1602-707

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.

1602-711

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

SHERIFF'S SALE

& Jones, LLP

1602-713

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

1602-715

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

1602-718

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

1602-734A-E

25th wd. (2126 East Monmouth Street - Premises A - 19134) 695.6 Sq Ft (land area); 980 Sq Ft (improvement area) BRT#252122800 Improvements: Residential Rental Building
25th wd. (1866 East Clementine Street - Premises B - 19134) 863.84 (land area); 1300 Sq Ft (improvement area) BRT#252251000 Improvements: Residential Rental Building
25th wd. (2950 Weikel Street - Premises C - 19134) 866.96 Sq Ft (land area); 1116 Sq Ft (improvement area) BRT#252392500 Improvements: Residential Rental Building
23rd wd. (1920 Berkshire Street - Premises D - 19124) 1396 Sq Ft (land area); 980 Sq Ft (improvement area) BRT#232031800 Improvements: Residential Rental Building
23rd wd. (4654 Torresdale Avenue - Premises E - 19124) 1193.55 Sq Ft (land area); 800 Sq Ft (improvement area) BRT#232378600 Improvements: Residential Rental Building
MICHAEL J. SABATO C.P. August Term, 2015 No. 03586 \$206,832.71 Elliot H. Berton, Esq.

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

1603-301

4243 Salem Street 19124 23rd wd. On S. side of Salem St 346' 7/8" N. from N. side of Womrath St.; Front: 18' Depth: 97' 4-5/8" BRT#2323206400
MIGUEL SORIANO AND KIYOMI SORIANO C.P. October Term, 2015 No. 000035 \$46,990.47 John J. Kelly, Jr.

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.

1603-309

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

1603-311

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

1603-318

7958 Provident Road 19150-1325 50th wd. 1172 Sq Ft OPA#501171400 Improvements: Residential Property
DWIGHT M. MILLS C.P. April Term, 2013 No. 02616 \$166,280.94 Phelan Hallinan Diamond & Jones, LLP

1603-321

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

1603-326

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

SHERIFF'S SALE

1603-335

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

1603-341

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

1603-342

2507 South 68th Street 19142 40th wd. 1112 Sq Ft OPA#40-6090800 Improvements: Residential Property
CHERIF HAIDARABEN C.P. March Term, 2014 No. 02180 \$106,967.93 Justin F. Kobeski, Esq.; Scott A. DiTterick, 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

1603-347

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

1603-348

7142 Walker Street 19135 41st wd. 1283 Sq Ft OPA#412269200 Improvements: Residential Property
JOHN D. URBACH AND MELISSA URBACH HERB C.P. September Term, 2013 No. 00014 \$136,731.21 Justin F. Kobeski, Esq.; Scott A. DiTterick, 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

1603-350

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

1603-352

918 Foulkroad Street 19124 23rd wd. 3100 Sq Ft BRT#233033800 Improvements: Residential Real Estate
ONNIE LOCKWOOD-HARRISON C.P. May Term, 2015 No. 00350 \$225,275.88 Stern & Eisenberg P.C.

1603-355

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

1603-356

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

1603-366

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

1603-369

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

1603-370

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

SHERIFF'S SALE

1603-373

1934 North Howard Street 19122 18th wd. 1160 Sq Ft BRT#183237600 Improvements: Residential Property
LIDUVINA CARABALLO C.P. June Term, 2014 No. 004548 \$112,852.09 Shapiro & DeNardo, LLC

1603-380

1740 Church Lane 19141-1310 17th wd. 1360 Sq Ft OPA#171232400 Improvements: Residential Property
MICHAEL J. BROOKS C.P. May Term, 2015 No. 00715 \$93,876.17 Phelan Hallinan Diamond & Jones, LLP

1603-382

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

1603-384

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

1603-385

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

1603-390

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

1603-394

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

1603-399

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

1603-400

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

1603-401

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

1603-406

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

1603-414

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

1603-415

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

SHERIFF'S SALE

CHAPMAN C.P. November Term, 2010 No. 04337 \$43,866.69 McCabe, Weisberg, & Conway, P.C.

1603-417

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

1603-418

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

1603-419

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

1603-420

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

1603-423

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

1603-426

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

1603-432

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

1603-436

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

1603-437

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

1603-441

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

1603-442

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

1603-445

8525 Bustleton Avenue 19152 56th wd. (for-

SHERIFF'S SALE

merly 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.

1603-447

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

1603-448

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

1603-451

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

1603-452

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

1603-460

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

1603-461

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

1603-477

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

1603-481

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

1603-492

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

1603-494

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

1603-500

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

1603-501

6541 North 18th Street 19126 50th wd. (formerly part of the 42nd wd.) 1424 Sq Ft BRT#172274200 Improvements: Residential Real Estate
MABLE GALLEMORE AND APRIL MAY

SHERIFF'S SALE

GALLEMORE A/K/A APRIL MAY HUNT C.P. March Term, 2015 No. 03308 \$62,273.44 Stern & Eisenberg P.C.

1603-504

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

1603-507

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.

1603-510

5913 Windsor Avenue 19143 3rd wd. 1130.24 Sq Ft BRT#03-4-0920-00 Improvements: Row B/gar 2sty Masonry
SHARON POWELL, REAL OWNER C.P. December Term, 2014 No. 01374 \$31,092.39 Milstead & Associates, LLC

1603-513

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

1603-514

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

1603-515

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

1603-517

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

1603-518

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

1603-524

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

1603-526

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.

1603-529

1433 Kerper Street 19111 53rd wd. 1980 Sq Ft OPA#53-2113000 Improvements:

SHERIFF'S SALE

Residential Property
KEBBIE RAMSEUR C.P. March Term, 2015 No. 03031 \$148,920.31 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1603-530

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

1603-531

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

1603-536

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

1603-537

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

1603-539

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

1603-544

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

1603-548

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

1603-549

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

1603-550

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

1603-553

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

1603-565

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

1603-566

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

1603-571

6916 Oakland Street 19149 54th wd. (formerly of the 35th wd.) 1626 Sq Ft BRT#542380200 Improvements: Residential Property
JOSE B. FERREIRA C.P. January Term,

SHERIFF'S SALE

2009 No. 02438 \$195,173.36 KML Law Group, P.C.

1603-584

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

1603-585

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

1603-587

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

1603-588

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

1603-591

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

1603-594

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

1603-598

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

1603-603

1829 South Dover Street 19145 48th wd. 982 Sq Ft BRT#48-2374500 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PRISCILLA CUNNINGHAM; SHAKEENA PARKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF PRISCILLA CUNNINGHAM; JAMES WIMBERLY, KNOWN HEIR OF PRISCILLA CUNNINGHAM; DENISE PARKER, KNOWN HEIR OF PRISCILLA CUNNINGHAM; RICHARD CUNNINGHAM, KNOWN HEIR OF PRISCILLA CUNNINGHAM

SHERIFF'S SALE

1603-606

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

1603-615

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

1603-617

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

1603-621

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

1603-622

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

1603-623

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

1603-624

5862 North Penn Street 19149 62nd wd. 1574 Sq Ft OPA#621487100 Improvements: Residential Property JAMES E. GOVAN, JR. C.P. November Term, 2011 No. 00530 \$26,212.17 Meredith H. Wooters, Esq.; Scott A. Dieterick, 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

1603-627

341 Roseberry Street 19148-3927 39th wd. 990 Sq Ft OPA#39207700 Improvements: Residential Property TERESA PARKER; GLENN W. KLUSKA, JR., IN HIS CAPACITY AS HEIR OF GLENN KLUSKA, DECEASED; C. KLUSKA, IN HER CAPACITY AS HEIR OF GLENN KLUSKA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLENN KLUSKA, DECEASED C.P. March Term, 2015 No. 02510 \$169,560.30 Phelan Hallinan Diamond & Jones, LLP

1603-633

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

1603-634

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

1603-639

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

1603-642

1375 Dyre Street 19124 62nd wd. 1457 Sq Ft OPA#621009200 Improvements: Residential Property SHANNON JORDAN, ADMINISTRATRIX AND HEIR OF THE ESTATE OF TOBI

SHERIFF'S SALE

JORDON C.P. January Term, 2013 No. 02705 \$107,030.14 Meredith H. Wooters, Esq.; Scott A. Dieterick, 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

1603-645

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

1603-652

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

1603-658

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

1603-660

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

1603-661

425 Fern Street 19120 61st wd. 1038 Sq Ft BRT#612204900 Improvements: Residential Property DARNELL R. MINUS C.P. July Term, 2013 No. 01877 \$74,967.21 KML Law Group, P.C.

1603-664

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

1603-672

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.

1603-675

122 West Courtland Street 19140-1605 42nd wd. Approximate size: 20'x100' BRT#422034000 Improvements: Residence MIGUEL SORIANO AND KIYOMI SORIANO C.P. October Term, 2015 No. 000037 \$81,273.43 John J. Kelly, Jr.

1603-680

4708 Higbee Street 19135 41st wd. 2500 Sq Ft BRT#41-1-130600 Improvements: Residential Dwelling BRIAN ZOLK AND SYLVIA ZOLK C.P. September Term, 2013 No. 04083 \$157,379.02 Udren Law Offices, P.C.

1603-681

15163 Wayside Road 19116 58th wd. 2194 Sq Ft BRT#583165070 Improvements: Residential Property TABITHA ORTIZ AND VICENTE ORTIZ A/K/A VICENTE ORTIZ, JR. C.P. March Term, 2014 No. 02684 \$411,299.43 Shapiro & DeNardo, LLC

1603-683A-B

4568 Shelbourne Street - Premises A - 19124-3831 42nd wd. On W side of Shelbourne St 46' 8" N from N side of Annsbury St; Front: 16' 3" Depth: 75' OPA#421620900
1951 West Laver Street - Premises B - 19141 17th wd. Approximate size: 16'x87' BRT#171301100 Improvements: Residence MIGUEL SORIANO AND KIYOMI SORIANO C.P. October Term, 2015 No. 000033 \$90,464.24 John J. Kelly, Jr.

1603-684

526 South Front Street 19147-1723 5th wd. 2100 sq. ft. OPA# 882002100 Improvements: Rest'rnt W/Bar Masonry CENTOFANTI DOMENICO Lori J. Hahn Maslin, Esq.

The following property, sale of which was postponed from the April 5, 2016 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

1604-310

2213 South Clarion Street 19148 38th wd. 856 Sq Ft OPA#39-4443100 Improvements: Residential Property

SHERIFF'S SALE

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. Dieterick, 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

1604-331

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.

1604-345

1134 South 19th Street 19146 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.

1604-367

6453 North 16th Street 19126 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, Kirn & Associates, LLC

1604-396

7244 Dicks Avenue 19153 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.

1604-399

2220 Cantrel Street 19145 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.

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.

1604-430

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

1604-463

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.

1604-490

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

1604-493

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

1604-495

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.

SHERIFF'S SALE

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.

1604-507

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.

1604-529

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, Kirn & Associates, LLC

1604-548

2933 North 27th Street 19132-1243 38th wd. 1184 Sq Ft OPA#381205400 Improvements: Residential Property INGRID M. SMITH AND MAMIE SMITH C.P. December Term, 2014 No. 03228 \$46,892.46 Phelan Hallinan Diamond & Jones, LLP

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.

1604-574

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.

1604-585

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

1604-589

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

1604-612

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; PRCL#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.

1604-615

65 East Herman Street a/k/a 65 Herman Street 19144 59th wd. 1911 Sq Ft BRT#592087000

SHERIFF'S SALE

Improvements: Residential Property DERRICK D. OUTTERBRIDGE C.P. April Term, 2015 No. 02420 \$128,849.78 KML Law Group, P.C.

1604-623

6630 Elmwood Avenue 19142 40th wd. 1136 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.

1604-627

4032 Spruce Street 19102 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.

1604-634

2865 Norcum Road 19154 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

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 3, 2016.

502-588 A-C

51st Wd. (5403 Chester Ave. - Premises A - 19143) On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Property
51st Wd. (5405 Chester Ave. - Premises B - 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property
40th Wd. (5349 Chester Ave. - Premises C - 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property
FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.

SHERIFF'S SALE OF TUESDAY, MAY 3, 2016

1605-301

1904 South 68th Street 19142-1214 40th wd. 1177.2 Sq Ft BRT#403187700 Improvements: Residential Dwelling LIEKUEN ZEWDIE N/K/A EPHREM ZELEDKE ZEWDIE A/K/A EPHREM Z. ZEWDIE C.P. August Term, 2014 No. 01101 \$126,587.26 Law Offices of Gregory Javardian, LLC

1605-302

5309 North 16th Street 19141 17th wd. 2520 Sq Ft BRT#172120400 Improvements: Residential Real Estate CELESTE PALMER, EXECUTOR OF THE ESTATE OF HELEN LEWIS C.P. July Term, 2015 No. 03744 \$70,037.38 Stern & Eisenberg, P.C.

1605-303

1419 North 61st Street 19151 34th wd. 1800 Sq Ft OPA#342241000 Subject to Mortgage Improvements: 2 Story Masonry Residential Dwelling ALLSTAR REMODELING, LLC C.P. May Term, 2015 No. 1967 \$106,258.03 Kenneth D. Berman, Esq.

1605-304

973 North 66th Street 19151 34th wd. 1005 Sq Ft BRT#344365400 Improvements: Residential Dwelling JOSEPH DEREFF C.P. October Term, 2015 No. 00639 \$38,803.63 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1605-305

8054 Temple Road 19150 50th wd. 1432 Sq Ft BRT#501069000 Improvements: Residential Dwelling ROBERT BALAZS C.P. November Term, 2015 No. 04504 \$114,924.52 Martha E. Von

SHERIFF'S SALE

Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1605-306

1729 Arnold Street 19152 56th wd. 2446 Sq Ft BRT#562189300 Improvements: Residential Property
NADICA T. BLAIR C.P. January Term, 2015 No. 003203 \$283,983.44 Shapiro & DeNardo, LLC

1605-307

2150 Homer Street 19138 10th wd. 1176 Sq Ft OPA#102145500 Improvements: Residential Property
ANDREA B. PAUL AS EXECUTRIX OF THE ESTATE OF OPHELIA TURNER, DECEASED C.P. September Term, 2015 No. 00766 \$121,264.60 KML Law Group, P.C.

1605-308

1023 Borbeck Avenue 19111 35th wd. 3165 Sq Ft BRT#631260500 Improvements: Residential Dwelling
PETER M. DACKO C.P. September Term, 2015 No. 01651 \$39,343.00 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1605-309

2429 South Franklin Street 19148 39th wd. 737 Sq Ft BRT#393218700 Improvements: Residential Dwelling
ROBERT BALAZS C.P. November Term, 2015 No. 04413 \$102,474.34 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1605-310

2508 Tilton Street 19125 31st wd. 866 Sq Ft BRT#312175200 Improvements: Residential Property
DENNIS MAGEE, JR. C.P. August Term, 2015 No. 02457 \$112,654.36 Shapiro & DeNardo, LLC

1605-311

2783 Welsh Road 19152-1618 57th wd. 1440 Sq Ft BRT#571044300; PRCL#152N171-61 Improvements: Residential Dwelling
TRACY PRIORE, AS ADMINISTRATRIX OF THE ESTATE OF MICHAEL J. PRIORE, JR. A/K/A MICHAEL J. PRIORE A/K/A MICHAEL PRIORE, DECEASED C.P. April Term, 2014 No. 02539 \$176,619.90 Powers, Kim & Associates, LLC

1605-312

2210 South 19th Street 19145-3608 26th wd. 975 Sq Ft BRT#262117900 Improvements: Residential Dwelling
TUAN ANH N. TO C.P. August Term, 2014 No. 03302 \$222,376.89 Powers, Kim & Associates, LLC

1605-313

237 North Paxon Street 19139 44th wd. 1320 Sq Ft BRT#441112600 Improvements: Residential Property
BONNIE MANGRUM C.P. April Term, 2015 No. 000408 \$83,755.87 Shapiro & DeNardo, LLC

1605-314

6236 North Lambert Street 19138-3037 17th wd. (formerly a part of the 42nd wd.) 1159 Sq Ft BRT#17-2-4329-00; PRCL#120N12-98 Improvements: Residential Dwelling
GLADYS M. CIRWITTHIAN, ADMINISTRATRIX OF THE ESTATE OF WILLIAM K. SCOTT, DECEASED AND THE UNITED STATES OF AMERICA C.P. August Term, 2014 No. 01148 \$42,000.49 Powers, Kim & Associates, LLC

1605-315

2028 East Monmouth Street 19134 25th wd. 1100 Sq Ft BRT#252119100 Improvements: Residential Property
DUNG Q. NGUYEN C.P. August Term, 2015 No. 04066 \$61,034.53 Shapiro & DeNardo, LLC

1605-316

2109 Stenton Avenue 19138 10th wd. 1283 Sq Ft BRT#102337500 Improvements: Residential Dwelling
BILLIE J. WHITLEY; HAYWOOD E. WHITLEY, SR. C.P. September Term, 2011 No. 01228 \$109,622.42 Udren Law Offices, P.C.

1605-318

12240 Sweet Briar Road 19154 66th wd. BRT#66-3-1774-00 Improvements: Residential Dwelling
JONATHAN MALCOM A/K/A JONATHAN M. MALCOLM; KRISTY MALCOLM A/K/A KRISTY B. MALCOLM C.P. August Term, 2015 No. 02607 \$188,907.05 Udren Law Offices, P.C.

SHERIFF'S SALE

1605-319

5257 Jefferson Street 19131-3624 52nd wd. 1656 Sq Ft OPA#521032900 Improvements: Residential Property
KIMBERLY L. BARKLEY AND JAMES R. BARKLEY C.P. June Term, 2013 No. 01039 \$100,121.09 Phelan Hallinan Diamond & Jones, LLP

1605-320

1846 South 65th Street 19142-1312 40th wd. 1320 Sq Ft OPA#403005100 Improvements: Residential Property
CRESIUS DARIUS AND TACIANA DARIUS C.P. May Term, 2012 No. 03161 \$92,250.92 Phelan Hallinan Diamond & Jones, LLP

1605-321

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

1605-322

238 East Stella Street 19134-2812 7th wd. (formerly the 33rd wd.) 48900 Sq Ft BRT#07-1-2563-00; PRCL#37-N-13-158 Improvements: Residential Dwelling
KATRINA STRICKLAND C.P. July Term, 2014 No. 00406 \$59,044.73 Powers, Kim & Associates, LLC

1605-323

4234-42 Macalester Street 19124 42nd wd. 11287 Sq Ft BRT#884348640 Improvements: Residential Dwelling
GLORIMAR DEJESUS AND ANGEL LUIS PADRO C.P. August Term, 2015 No. 4814 \$174,470.04 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1605-324

144 North Hobart Street 19139 4th wd. 1246 Sq Ft BRT#042105900 Improvements: Residential Property
TOD ARCHIE C.P. June Term, 2015 No. 01409 \$64,920.63 KML Law Group, P.C.

1605-325

949 East Westmoreland Street 19134 33rd wd. 1221 Sq Ft BRT#33-1-110900 Subject to Mortgage Improvements: Residential Dwelling
ALIDA CAMACHO, KNOWN HEIR OF JERRY CAMACHO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JERRY CAMACHO, LAST RECORD OWNER; JERRY CAMACHO, LAST RECORD OWNER; IRAIDA GONZALEZ, INDIVIDUALLY AND KNOWN HEIR OF JERRY CAMACHO C.P. May Term, 2013 No. 02851 \$37,305.15 Udren Law Offices, P.C.

1605-326

5333 West Turner Street a/k/a 5333 Turner Street 19131-3325 52nd wd. 960 Sq Ft BRT#521049300 Improvements: Residential Real Estate
ROBERT E. CERVONE C.P. September Term, 2015 No. 00881 \$67,157.64 Stern & Eisenberg, P.C.

1605-327

2015 Carver Street 19124 41st wd. 1560 Sq Ft BRT#411048500 Improvements: Residential Real Estate
SHELTON MACK C.P. August Term, 2015 No. 00112 \$117,736.14 Stern & Eisenberg, P.C.

1605-328

315 West Loudon Street a/k/a 315 West Loudon Street 19120 42nd wd. 1120 Sq Ft OPA#422095400 Improvements: Residential Property
BENJAMIN BAGYINA C.P. June Term, 2015 No. 02210 \$28,868.65 KML Law Group, P.C.

1605-329

7458 Brockton Road 19151 34th wd. 1368 Sq Ft BRT#343146342 Improvements: Residential Property
KIMBERLY L. BENNETT, AS ADMINISTRATOR OF THE ESTATE OF STEVEN L. BENNETT, JR., DECEASED C.P. April Term, 2015 No. 02111 \$155,770.76 KML Law Group, P.C.

1605-330

6248 Magnolia Street 19144 59th wd. 1536 Sq Ft BRT#592240900 Improvements: Residential Property
KENNETTIA N. THOMAS, AS ADMINISTRATRIX OF THE ESTATE OF BLANCHE B. SPELLER, DECEASED C.P.

SHERIFF'S SALE

August Term, 2015 No. 02122 \$74,993.19 KML Law Group, P.C.

1605-331

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

1605-332

2610 Bonaffon Street 19142 40th wd. 960 Sq Ft OPA#406077200 Improvements: Residential Property
OSARHIEMEN OKPESEYI C.P. May Term, 2015 No. 03478 \$72,907.94 KML Law Group, P.C.

1605-333

6141 North Fairhill Street 19120 61st wd. 1440 Sq Ft OPA#611108700 Improvements: Residential Property
DERRICK ROBINSON C.P. February Term, 2011 No. 03556 \$110,313.62 KML Law Group, P.C.

1605-334

3943 North 7th Street 19140 43rd wd. 1140 Sq Ft BRT#433090000 Improvements: Residential Property
JESUS M. DIAZ C.P. March Term, 2012 No. 03491 \$32,281.43 KML Law Group, P.C.

1605-335

5108-10 East Roosevelt Boulevard 19124 35th wd. 6500 Sq Ft BRT#35-1028400 Improvements: Residential Dwelling
WILTON J. FRANCOIS A/K/A WILTON JEAN FRANCOIS C.P. March Term, 2015 No. 02427 \$459,148.00 Udren Law Offices, P.C.

1605-336

619 Lindley Avenue 19120 49th wd. 896 Sq Ft BRT#49-2-0031-00 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBORAH WILLIAMS C.P. November Term, 2015 No. 01624 \$38,608.51 Udren Law Offices, P.C.

1605-337

6528 North 16th Street 19126 17th wd. 1492 Sq Ft BRT#172151100 Improvements: Residential Property
JONATHAN D. ADAMS C.P. April Term, 2015 No. 02840 \$70,071.45 Shapiro & DeNardo, LLC

1605-338

2222 North 29th Street 19132 28th wd. 2427 Sq Ft BRT#871537800 Improvements: Residential Property
THOMAS GREEN C.P. August Term, 2014 No. 003499 \$151,243.79 Shapiro & DeNardo, LLC

1605-339

1110 Cross Street 19147 1st wd. 1056 Sq Ft BRT#012448500 Improvements: Residential Property
NICHOLAS J. ZACCANINI C.P. September Term, 2015 No. 01393 \$220,764.82 Shapiro & DeNardo, LLC

1605-340

4748 North Broad Street 19141-2106 13th wd. 1760 Sq Ft BRT#882918960 Subject to Mortgage Improvements: Commercial Property
K.O. COZIER AND SONS, LTD. A/K/A KO KOZIER & SONS, LTD C.P. August Term, 2015 No. 03322 \$315,873.48 Paul L. Herron, Esq.

1605-341

4421-23 Wayne Avenue 19140 13th wd. 2133.95 Sq Ft BRT#871519370 Subject to Mortgage Improvements: Row/off/str 3 Sty Masonry
K.O. COZIER AND SONS, LTD. A/K/A KO KOZIER & SONS, LTD C.P. August Term, 2015 No. 03320 \$147,477.26 Paul L. Herron, Esq.

1605-342

5431 Chester Avenue 19143-4913 51st wd. 1840 Sq Ft OPA#514128100 Improvements: Residential Property
JACOB HASIS C.P. March Term, 2009 No. 01204 \$142,300.77 Phelan Hallinan Diamond & Jones, LLP

1605-343

5945 Frontenac Street 19149-3632 53rd wd. 1348 Sq Ft OPA#531268900 Improvements: Residential Property
ZOLLIE SWAIN C.P. August Term, 2015 No. 02453 \$129,741.85 Phelan Hallinan

SHERIFF'S SALE

Diamond & Jones, LLP

1605-344

221 Wendover Street 19128-5041 21st wd. 1720 Sq Ft OPA#211060100 Improvements: Residential Property
LOIS F. TERRY C.P. June Term, 2015 No. 02235 \$182,856.37 Phelan Hallinan Diamond & Jones, LLP

1605-345

180 West Fern Street 19120 61st wd. 1020 Sq Ft BRT#612198900 Improvements: Residential Property
GEORGE MOORE C.P. January Term, 2015 No. 03116 \$32,149.55 KML Law Group, P.C.

1605-346

6230 North Norwood Street 19138 17th wd. 840 Sq Ft BRT#172488600 Improvements: Residential Property
AISHA RHODES C.P. March Term, 2013 No. 02766 \$90,163.04 KML Law Group, P.C.

1605-347

7324 Drexel Road 19151 34th wd. 1120 Sq Ft BRT#344143900 Improvements: Residential Property
BARBARA J. JONES C.P. September Term, 2014 No. 00725 \$122,102.44 KML Law Group, P.C.

1605-349

5827 Rodman Street 19143 3rd wd. 990 Sq Ft BRT#032125600 Improvements: Residential Property
ANTHONY L. HANDY C.P. August Term, 2014 No. 00211 \$79,638.50 KML Law Group, P.C.

1605-350

123 Sparks Street 19120 61st wd. 1224 Sq Ft BRT#611269000 Improvements: Residential Property
HAROLD T. SEAMON C.P. November Term, 2011 No. 02994 \$62,815.41 KML Law Group, P.C.

1605-351

3600 Conshohocken Avenue Unit No., 403-A 19131 52nd wd. 436 Sq Ft BRT#888520405 Improvements: Residential Property
ANTOINETTE M. HARRIS C.P. May Term, 2015 No. 02478 \$32,748.77 KML Law Group, P.C.

1605-352

1912 East Cambria Street 19134 25th wd. 1622 Sq Ft BRT#25-2-083500 Improvements: Residential Property
JAMI NEGLER C.P. March Term, 2014 No. 005819 \$64,988.55 Shapiro & DeNardo, LLC

1605-353

8222 Buist Avenue 19153 40th wd. 2805 Sq Ft BRT#405768025 Improvements: Residential Property
ROBERT R. WRIGHT AND ROBIN L. WRIGHT C.P. August Term, 2015 No. 04065 \$136,879.64 Shapiro & DeNardo, LLC

1605-354

6425 Drexel Road 19151 34th wd. 10500 Sq Ft BRT#34-4-147300 Improvements: Residential Dwelling
ALFRED J. SANFORD; PAT ALEXANDER SANFORD C.P. November Term, 2011 No. 01646 \$200,055.40 Udren Law Offices, P.C.

1605-355

424 Dupont Street 19128 21st wd. 1278 Sq Ft BRT#212235100 Improvements: Residential Dwelling
THOMAS CONWAY A/K/A THOMAS J. CONWAY, IV; DERRICK LEE A/K/A DERRICK J. LEE C.P. April Term, 2014 No. 00603 \$94,360.20 Udren Law Offices, P.C.

1605-356

5223 North Mascher Street 19120 42nd wd. 1088 Sq Ft BRT#422358800 Improvements: Residential Property
EFRAIN BERRIOS AND MARITZA BERRIOS C.P. August Term, 2011 No. 00042 \$39,298.98 KML Law Group, P.C.

1605-357

3706 Vale Lane 19114 66th wd. 1242 Sq Ft BRT#661320004 Improvements: Residential Property
ANGELA C. CUNNINGHAM AND MICHAEL T. CUNNINGHAM C.P. October Term, 2015 No. 03423 \$183,802.30 KML Law Group, P.C.

1605-358

7135 Marsden Street 19135 41st wd. 1344 Sq Ft BRT#412390000 Improvements: Residential Property
SAMUEL J. COLOSIMO, JR., BELIEVED

SHERIFF'S SALE

ADMINISTRATOR AND/OR HEIR OF THE ESTATE OF SAMUEL J. COLOSIMO A/K/A SAMUEL J. COLOSIMO, SR.; SUSAN E. PENNYPACKER, BELIEVED ADMINISTRATOR AND/OR HEIR OF THE ESTATE OF SAMUEL J. COLOSIMO A/K/A SAMUEL J. COLOSIMO, SR.; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SAMUEL J. COLOSIMO A/K/A SAMUEL J. COLOSIMO, SR. C.P. May Term, 2015 No. 01740 \$100,814.74 KML Law Group, P.C.

1605-359

444 Fern Street 19120 61st wd. ROW B/GAR 2STY MASONRY; 1158 Sq Ft BRT#612194200 Improvements: Residential Dwelling
LIVIIA ZIVAN C.P. May Term, 2015 No. 03119 \$86,967.70 McCabe, Weisberg, & Conway, P.C.

1605-360

8659 Gilbert Street 19150 50th wd. ROW B/GAR 2STY MASONRY; 1208 Sq Ft BRT#502141200 Improvements: Residential Dwelling
CAROL ANN GARY, ADMINISTRATRIX OF THE ESTATE OF RICARDO D. HANNAH C.P. August Term, 2015 No. 00113 \$78,288.66 McCabe, Weisberg, & Conway, P.C.

1605-361

1908 Alter Street 19146 36th wd. ROW 2 STY MASONRY; 840 Sq Ft BRT#361002200 Improvements: Residential Dwelling
ADAM SMOLANOWICZ C.P. June Term, 2013 No. 03841 \$188,626.19 McCabe, Weisberg, & Conway, P.C.

1605-362

947 North 5th Street 19123 50th wd. (formerly part of the 16th wd.) ROW CONV/APT 3 STY MASON; 2918 Sq Ft BRT#057134900 Subject to Mortgage Improvements: Residential Dwelling
TANYA PRIME C.P. November Term, 2013 No. 00020 \$303,510.81 McCabe, Weisberg, & Conway, P.C.

1605-363

1384 Dyre Street 19124 23rd wd. ROW B/GAR 2STY MASONRY; 1126 Sq Ft BRT#621004000 Improvements: Residential Dwelling
AMRITPAL SINGH SANDHER C.P. February Term, 2012 No. 00417 \$84,159.11 McCabe, Weisberg, & Conway, P.C.

1605-364

1376 Pennington Road 19151-2838 34th wd. 1610 Sq Ft; on the SW side of Pennington Rd; Front: 16.1' Depth: 15' PRCL#343328500 Improvements: Single Family Residence
SABRINA FISHER C.P. December Term, 2013 No. 02832 \$135,954.12 Stephen M. Hladik, Esq.

1605-365

174 Larkspur Place 19116 58th wd. S/D W/B GAR 2STY MASONRY; 1732 Sq Ft BRT#582260000 Improvements: Residential Dwelling
JAROSLAVA KRUVDYUK C.P. July Term, 2015 No. 03074 \$192,865.91 McCabe, Weisberg, & Conway, P.C.

1605-366

2933 North Bonsall Street 19132-2008 11th wd. 630 Sq Ft; on the E side of Bonsall St at the distance of 226ft Northward from the North side of Cambria St; Front 14' Depth 45' PRCL#111390400 Improvements: Single Family Residence
MARQUITTE CONSTANCE COLE A/K/A MARQUITTE COLE, ADMINISTRATRIX OF THE ESTATE OF JOSEPH SWEET, DECEASED C.P. November Term, 2014 No. 01303 \$27,463.01 Stephen M. Hladik, Esq.

1605-367

1102 Bloomdale Road 19115 35th wd. DET W/D GAR 1.5 STY MASON; 1566 Sq Ft BRT#581119700 Improvements: Residential Dwelling
DIANE F. MEYER, ADMINISTRATRIX OF THE ESTATE OF ELSIE G. HOBBSINS C.P. August Term, 2015 No. 04451 \$176,293.70 McCabe, Weisberg, & Conway, P.C.

1605-368

7926 Provident Street 19150 50th wd. 1604.70 Sq Ft; on the Southwesterly side of Provident St at the distance of 242 ft, 2 inches Northwestwardly from the Northwesterly side of Phil-Ellena St; Front: 17' 10" Depth: 90' BRT#501169800 Improvements: Single Family Residence
DARRYL W. CRAWFORD, IN HIS CAPACITY AS HEIR OF RONALD M. CRAWFORD A/K/A RONALD MILTON CRAWFORD A/K/A RONALD JAMES MILTON CRAWFORD

SHERIFF'S SALE

A/K/A RONALD J. CRAWFORD, DECEASED UNKNOWN HEIRS OF RONALD M. CRAWFORD A/K/A RONALD MILTON CRAWFORD A/K/A RONALD JAMES MILTON CRAWFORD A/K/A RONALD J. CRAWFORD, DECEASED BYRON S. CRAWFORD, SR., IN HIS CAPACITY AS HEIR OF RONALD M. CRAWFORD A/K/A RONALD MILTON CRAWFORD A/K/A RONALD JAMES MILTON CRAWFORD A/K/A RONALD J. CRAWFORD, DECEASED C.P. December Term, 2014 No. 03921 \$156,941.25 Stephen M. Hladik, Esq.

1605-369

357 East Eleanor Street 19120 42nd wd. ROW 2 STY MASONRY; 1662 Sq Ft BRT#421107000 Improvements: Residential Dwelling
JOHNNY R. WILSON C.P. March Term, 2008 No. 01758 \$56,380.03 McCabe, Weisberg, & Conway, P.C.

1605-370

6524 Crescentville Road 19120-1615 50th wd. 1600.00 Sq Ft; on the Northwesterly side of Crescentville Rd at a distance of 183' 8" Northeastly side of Walnut Park Dr; Front: 16' 1" Depth: 100' BRT#611004700 Subject to Mortgage Improvements: Single Family Residence
TRIFENA V. ARMSTRONG A/K/A TRIFENA VS. JONES C.P. February Term, 2014 No. 000666 \$134,578.77 Stephen M. Hladik, Esq.

1605-371

5530 West Jefferson Street 19131 52nd wd. (Formerly 34th wd.) ROW CONV/APT 2 STY MASON; 1162 Sq Ft BRT#041271500 Improvements: Residential Dwelling
JOSEPH A. WILLIAMS C.P. March Term, 2012 No. 00785 \$103,506.53 McCabe, Weisberg, & Conway, P.C.

1605-372

4527 Knorr Street 19135-2239 41st wd. 816.50 Sq Ft; on the Northeastly side of Knorr St 81 ft 10 in Northwest from the Northwesterly side of Ditman St; Front: 16 ft 4 in, Depth: 47 ft BRT#412018600 Improvements: Single Family Residence
MELISSA BALLARD A/K/A MELISSA A. BALLARD AND JOHN RITCHIE A/K/A JOHN JOSEPH RITCHIE, IV C.P. August Term, 2014 No. 001098 \$105,625.22 Stephen M. Hladik, Esq.

1605-373

1427 Kerper Street 19111 53rd wd. ROW B/GAR 2STY MASONRY; 1188 Sq Ft BRT#532112700 Improvements: Residential Dwelling
VICTORIA MAJOR C.P. August Term, 2015 No. 01102 \$130,848.87 McCabe, Weisberg, & Conway, P.C.

1605-374

2317 Vista Street 19152 56th wd. (formerly the 35th wd.) S/D W/B GAR 2 STY MASONRY; 1476 Sq Ft BRT#561331300 Improvements: Residential Dwelling
ERCIDELIA SANTIAGO C.P. October Term, 2012 No. 02772 \$214,161.23 McCabe, Weisberg, & Conway, P.C.

1605-375

1313 Kimberly Drive 19151 34th wd. ROW B/GAR 2 STY MASONRY; 1120 Sq Ft BRT#343291400 Improvements: Residential Dwelling
SANDRA BUTLER, ADMINISTRATRIX OF THE ESTATE OF LARNETTE DAVIS C.P. October Term, 2015 No. 00267 \$113,462.95 McCabe, Weisberg, & Conway, P.C.

1605-376

4660 Edmund Street 19124-3410 23rd wd. 1349 Sq Ft BRT#232387100 Improvements: Residential Dwelling
DANIEL DAEHLING C.P. April Term, 2015 No. 01020 \$51,426.31 Powers, Kim & Associates, LLC

1605-377

7819 Temple Road 19150 50th wd. (Formerly 42nd wd.) ROW B/GAR 2STY MASONRY; 990 Sq Ft BRT#501090400 Improvements: Residential Dwelling
CHEREEN BLOUNT, EXECUTRIX OF THE ESTATE OF JAMES WHITE, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 05434 \$89,036.46 McCabe, Weisberg, & Conway, P.C.

1605-378

6206 Callowhill Street 19151-4102 34th wd. 1126 Sq Ft BRT#341046300 Improvements: Residential Dwelling
BENJAMIN CHADRICK C.P. March Term, 2015 No. 04257 \$104,515.48 Powers, Kim & Associates, LLC

SHERIFF'S SALE

1605-379

2538 South 64th Street 19142 40th wd. ROW B/GAR 2STY MASONRY; 1165 Sq Ft BRT#406000500 Improvements: Residential Dwelling
FREDERICK S. SACKY AND JOSEPHINE DADZIE-MENSAH C.P. March Term, 2015 No. 01127 \$68,889.22 McCabe, Weisberg, & Conway, P.C.

1605-380

314 East Allens Lane 19119-1101 9th wd. 2314 Sq Ft BRT#091008200; BRT#97N20-68 Improvements: Residential Dwelling
OLIVIA CAMPBELL AND MICHAEL CAMPBELL C.P. February Term, 2013 No. 00368 \$215,923.45 Powers, Kim & Associates, LLC

1605-381

242 Benner Street 19111 35th wd. ROW B/GAR 2 STY MASONRY; 1120 Sq Ft BRT#352158500 Improvements: Residential Dwelling
ROSA CRUZ C.P. June Term, 2015 No. 00685 \$122,023.99 McCabe, Weisberg, & Conway, P.C.

1605-382

5134 North 15th Street 19141-1623 17th wd. (formerly 42nd wd.) 1806 Sq Ft BRT#172059000 Improvements: Residential Dwelling
JOY CANERY C.P. October Term, 2014 No. 02461 \$69,608.41 Powers, Kim & Associates, LLC

1605-383

6933 Lindbergh Boulevard 19142 40th wd. ROW B/GAR 2STY MASONRY; 1224 Sq Ft BRT#406558500 Improvements: Residential Dwelling
ARLENE D. PULCINELLA C.P. March Term, 2015 No. 02812 \$128,643.25 McCabe, Weisberg, & Conway, P.C.

1605-384

6007-09 Baltimore Avenue 19143 3rd wd. 2930.64 Sq Ft PRCL#871506990 Subject to Mortgage Improvements: Row W/off Str 2sty Mason
SQUARE ONE ENTERPRISE, LLC AND REDEMPTION DEVELOPMENT, LLC C.P. October Term, 2015 No. 02454 \$59,201.47 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1605-385

2844 Mercer Street 19134 25th wd. ROW 2STY MASONRY; 600 Sq Ft BRT#251274200 Improvements: Residential Dwelling
LISA A. SPERA AND SALVATORE J. SPERA C.P. July Term, 2015 No. 02769 \$83,916.39 McCabe, Weisberg, & Conway, P.C.

1605-386

6142 Tackawanna Street 19135-3416 55th wd. 1088 Sq Ft OPA#552239800 Improvements: Residential Property
BRYAN J. GALIE C.P. August Term, 2012 No. 00036 \$38,853.30 Phelan Hallinan Diamond & Jones, LLP

1605-388

7707 Temple Road 19150 50th wd. ROW B/GAR 2STY MASONRY; 990 Sq Ft BRT#501087200 Improvements: Residential Dwelling
TONYA HINTON C.P. November Term, 2014 No. 00845 \$97,129.76 McCabe, Weisberg, & Conway, P.C.

1605-389

2015 Church Lane 19138 17th wd. 945.25 Sq Ft PRCL#871522590 Subject to Mortgage Subject to Rent Improvements: Str/off+apt 2 Sty Masonry
MARINE CONSULTANTS INCORPORATED C.P. July Term, 2015 No. 02866 \$88,378.31 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1605-390

2409-2411 South Hicks Street 19145 26th wd. 2880 Sq Ft BRT#261185400 Improvements: Residential Property
FRANCIS J. MIGONE AND ERICA M. MIGONE C.P. February Term, 2014 No. 000027 \$290,141.53 Shapiro & DeNardo, LLC

1605-391

5007 Brown Street 19139 44th wd. 1288 Sq Ft BRT#441276400 Improvements: Residential Property
MARY MUNYANTWALI C.P. September Term, 2015 No. 00639 \$85,006.72 Shapiro & DeNardo, LLC

1605-392

9461 Ashton Road 19114 57th wd. 3727 Sq Ft BRT#572195726 Improvements: Residential Real Estate
JEFFREY I. ROSENTHAL A/K/A JEFFREY

SHERIFF'S SALE

ROSENTHAL AND ELLIOTT GROSS, SOLELY AS ATTORNEY IN-FACT FOR JEFFREY I. ROSENTHAL A/K/A JEFFREY ROSENTHAL C.P. December Term, 2015 No. 02176 \$145,015.47 Stern & Eisenberg, P.C.

1605-393

35 West Duval Street 19144 59th wd. 2354 Sq Ft BRT#593113200 Improvements: Residential Real Estate
KAREN WOODLAND C.P. December Term, 2015 No. 02176 \$83,550.23 Stern & Eisenberg, P.C.

1605-394

2650 Memphis Street 19125 31st wd. 667 Sq Ft BRT#312015900 Improvements: Residential Real Estate
MAUREEN MILLER C.P. September Term, 2015 No. 00876 \$111,054.06 Stern & Eisenberg, P.C.

1605-395

2536 South Jessup Street 19148 39th wd. ROW 2 STY MASONRY; 984 Sq Ft BRT#394199890 Improvements: Residential Dwelling
VINCENT R. TANCREDI C.P. July Term, 2015 No. 01570 \$157,194.02 McCabe, Weisberg, & Conway, P.C.

1605-396

5 Pine Place West a/k/a 9040 Pine Road, Unit E 19115 63rd wd. 3060 Sq Ft BRT#632194218 Improvements: Residential Real Estate
PARAMJITINDER S. DHILLON AND SURINDERJIT K. DHILLON C.P. February Term, 2015 No. 00869 \$594,183.02 Stern & Eisenberg, P.C.

1605-397

2342 South Alder Street 19148 39th wd. 840 Sq Ft BRT#394133700 Improvements: Residential Real Estate
THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF FRANCIS G. BEADY C.P. September Term, 2015 No. 03302 \$164,931.33 Stern & Eisenberg, P.C.

1605-398

2538 West Somerset Street 19132-1919 28th wd. 6012.69 Sq Ft BRT#884345850 Improvements: Ind.whse Masonry
VICTOR O. UDENZE C.P. December Term, 2013 No. 03596 \$142,019.89 Milstead & Associates, LLC

1605-399

3736 Academy Road 19154-2035 58th wd. On the Southwesterly side of Academy Rd; Front: 17' 11" Depth: 105' PRCL#663356700 Improvements: Single Family Residence
WILLIAM DAVIS A/K/A WILLIAM J. DAVIS AND PAULINE DAVIS C.P. December Term, 2012 No. 03217 \$198,136.31 Stephen M. Hladik, Esq.

1605-400

5900 Penn Street 19149 55th wd. 3885 Sq Ft OPA#621488500 Improvements: Residential Property
ELLIS MORRISON, JR. C.P. October Term, 2011 No. 02407 \$84,420.14 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

1605-401

4063 East Roosevelt Boulevard 19124-3031 23rd wd. 1418 Sq Ft OPA#233015000 Improvements: Residential Property
ROMINA JAMISON C.P. August Term, 2013 No. 01170 \$75,857.91 Phelan Hallinan Diamond & Jones, LLP

1605-402

6714 Linmore Avenue 19142-1807 40th wd. 1216 Sq Ft OPA#403183000 Improvements: Residential Property
SHEILA A. WITHERSPOON A/K/A SHEILA A. PODEN C.P. April Term, 2010 No. 02074 \$30,646.11 Phelan Hallinan Diamond & Jones, LLP

1605-403

556 Alcott Street 19120-1236 35th wd. 1100 Sq Ft OPA#352054700 Improvements: Residential Property
EBONY GRAHAM C.P. May Term, 2014 No. 02161 \$130,866.36 Phelan Hallinan Diamond & Jones, LLP

1605-404

1312 Pennington Road 19151-2838 34th wd. 1120 Sq Ft OPA#343325300 Improvements: Residential Property
BETTY F. DEGREE-NEWBERRY A/K/A BETTY F. DEGREE-NEWBERRY; LEON NEWBERRY C.P. February Term, 2015 No. 01270 \$139,698.85 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1605-405

7415 North 21st Street 19138-2208 10th wd. 1590 Sq Ft OPA#101181600 Improvements: Residential Property
PAMELA L. TURLINGTON, IN CAPACITY AS EXECUTRIX OF THE ESTATE OF DOROTHY PICKETT C.P. January Term, 2010 No. 00480 \$36,809.66 Phelan Hallinan Diamond & Jones, LLP

1605-406

1324 Locust Street Unit #923 19107-5604 5th wd. 320 Sq Ft OPA#888115644 Improvements: Condominium
STEPHANIE BERARDI C.P. May Term, 2014 No. 01476 \$134,479.65 Phelan Hallinan Diamond & Jones, LLP

1605-407

335 East Sheldon Street 19120-3519 42nd wd. 1212 Sq Ft OPA#421171100 Improvements: Residential Property
KIERA HOOKS AND ABNER ROBERTS A/K/A ABNER C. ROBERTS C.P. September Term, 2015 No. 02536 \$168,001.57 Phelan Hallinan Diamond & Jones, LLP

1605-408

825 North 29th Street a/k/a 825 North 29th Street, #4D 19130-1149 88th wd. 783 Sq Ft OPA#888152708 Improvements: Condominium
KATHERINE ROSS C.P. July Term, 2014 No. 03332 \$197,639.78 Phelan Hallinan Diamond & Jones, LLP

1605-409

7839 Forrest Avenue 19150-2105 50th wd. 1088 Sq Ft OPA#502221700 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JERRY N. MENEFEE, DECEASED C.P. April Term, 2015 No. 00119 \$52,504.05 Phelan Hallinan Diamond & Jones, LLP

1605-410

5726 North Marshall Street 19120-2216 61st wd. 1206 Sq Ft OPA#612254400 Improvements: Residential Property
PATRICIA FLEMING F/K/A PATRICIA DOROTHEIA JONES C.P. March Term, 2014 No. 02894 \$103,303.00 Phelan Hallinan Diamond & Jones, LLP

1605-411

9164 Old Newtown Road 19115-4937 56th wd. 2300 Sq Ft OPA#562441820 Improvements: Residential Property
MYRA ESTERMAN; BARRY ESTERMAN; JACQUELINE MILLER C.P. August Term, 2014 No. 01177 \$356,990.18 Phelan Hallinan Diamond & Jones, LLP

1605-412

822 South 5th Street 19147 2nd wd. ROW 3 STY MASONRY; 1326 Sq Ft BRT#022158205 Improvements: Residential Dwelling
DOROTHY HARTMAN C.P. February Term, 2012 No. 02759 \$331,999.95 McCabe, Weisberg, & Conway, P.C.

1605-413

1309 West 65th Avenue 19126 49th wd. SEMI/DET 3 STY MASONRY; 2475 Sq Ft BRT#493063500 Improvements: Residential Dwelling
HOSEA P. SPREWELL C.P. June Term, 2014 No. 04104 \$197,697.00 McCabe, Weisberg, & Conway, P.C.

1605-414

4151 Passmore Street 19135 41st wd. 1076 Sq Ft OPA#552100500 Improvements: Residential Dwelling
ROBERT D. COSTIGAN C.P. February Term, 2015 No. 01660 \$94,685.75 Joseph R. Loverdi, Esq.

1605-415

1709 North 3rd Street 19122-3004 18th wd. 1560 Sq Ft OPA#183131600 Improvements: Residential Property
DEBRA GARDNER CLENDANIEL A/K/A DEBRA GARDNER; ELIOT KAROL C.P. June Term, 2014 No. 04579 \$81,542.40 Phelan Hallinan Diamond & Jones, LLP

1605-416

2821 Gaul Street 19134 25th wd. 1200 Sq Ft (land area); 1050 Sq Ft (improvement area) BRT#251375000 Subject to Mortgage Improvements: Row 2 Sty Masonry
CARLA R. MUTO C.P. August Term, 2015 No. 03089 \$188,095.17 Keri P. Ebeck, Esq.

1605-417

106 South Alden Street 19139-3226 60th wd. 1038 Sq Ft OPA#604263500 Improvements: Residential Property
SHELIA D. WEST C.P. August Term, 2015

SHERIFF'S SALE

No. 04141 \$58,595.61 Phelan Hallinan Diamond & Jones, LLP

1605-418

2092 Bridge Street 19124 1198 Sq Ft OPA#622105600 Subject to Mortgage Improvements: Residential Property
RICHARD FOSTER A/K/A RICHARD D. FOSTER C.P. June Term, 2015 No. 01569 \$44,456.93 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1605-419

1840 South Sartain Street 19148-2114 39th wd. 956 Sq Ft OPA#394586600 Improvements: Residential Property
MICHAEL J. ALICE AND JESSICA ALICE C.P. September Term, 2015 No. 02299 \$142,052.52 Phelan Hallinan Diamond & Jones, LLP

1605-420

5739 North 12th Street 19141 49th wd. Land Area: 1470 Sq Ft; Improvement Area: 1408 Sq Ft BRT#493122900
ANDRE MYERS C.P. August Term, 2015 No. 01009 \$71,890.28 David Banks, Esq., Banks & Banks

1605-421

1218 South Millicy Street 19143 3rd wd. 984 Sq Ft OPA#033221600 Improvements: Residential Dwelling
NATHANIEL K.D. GLOVER C.P. May Term, 2015 No. 02955 \$43,019.76 Joseph R. Loverdi, Esq.

1605-422

939 Carver Street 19124-1025 35th wd. 1100 Sq Ft OPA#35-1-2573-00 Improvements: Residential Property
CRYSTAL M. ROSA C.P. March Term, 2015 No. 00743 \$112,594.98 Phelan Hallinan Diamond & Jones, LLP

1605-423

1383 Pennington Road 19151-2839 34th wd. 1120 Sq Ft OPA#343319300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LINDA J. BURNETTE A/K/A LINDA BURNETTE, DECEASED C.P. August Term, 2015 No. 02456 \$57,599.91 Phelan Hallinan Diamond & Jones, LLP

1605-424

11742 Academy Place 19154 66th wd. 2646 Sq Ft OPA#66-2043200 Improvements: Residential Property
SAMUEL SLEWION C.P. October Term, 2012 No. 00263 \$175,557.39 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

1605-425

417 North Hobart Street 19131 34th wd. ROW 2 STY MASONRY; 1142 Sq Ft BRT#042231200 Improvements: Residential Dwelling
JOHN PARKER C.P. January Term, 2014 No. 00697 \$138,820.91 McCabe, Weisberg, & Conway, P.C.

1605-426

134 East Walnut Lane 19144-2005 59th wd. 1882 Sq Ft OPA#592058735 Improvements: Residential Property
REBECCA A. LITAVISH AND WANDA GOODMOND C.P. March Term, 2015 No. 00300 \$171,922.39 Phelan Hallinan Diamond & Jones, LLP

1605-427

6565 Windsor Street 19142-1319 40th wd. 1248 Sq Ft OPA#403080300 Improvements: Residential Property
GABRIEL S. LARDNER AND PHILIMINA F. LARDNER C.P. March Term, 2015 No. 01559 \$127,074.63 Phelan Hallinan Diamond & Jones, LLP

1605-428

6504 Hegerman Street 19135 41st wd. 1120 Sq Ft OPA#411367700 Improvements: Residential Property
DESIREE S. AFGAR C.P. December Term, 2014 No. 03642 \$89,240.94 Phelan Hallinan Diamond & Jones, LLP

1605-429

2628 South 2nd Street 19148 39th wd. ROW 2 STY MASONRY; 951 Sq Ft BRT#391291700 Improvements: Residential Dwelling
CHARLES F. SUMMERS C.P. June Term, 2015 No. 02823 \$112,537.97 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1605-430

9906 Bustleton Avenue Apt E10 19115 56th wd. RES CONDO 2 STY MASONRY; 1227 Sq Ft BRT#888580510 Improvements: Residential Dwelling
MARLYN LAFFERMAN C.P. June Term, 2015 No. 03830 \$139,288.26 McCabe, Weisberg, & Conway, P.C.

1605-431

2524 South Beulah Street 19148-4519 39th wd. 944 Sq Ft BRT#393210800 Improvements: Residential Dwelling
LIDIA RICCOBENE, AS CO-ADMINISTRATRIX OF THE ESTATE OF ROCCO MANISCALCO A/K/A ROCCO A. MANISCALCO A/K/A ROCCO MANISCALSO, DECEASED; NADINE M. RICCOBENE AS CO-ADMINISTRATRIX OF THE ESTATE OF ROCCO MANISCALCO A/K/A ROCCO A. MANISCALCO A/K/A ROCCO MANISCALSO, DECEASED C.P. November Term, 2014 No. 01022 \$67,015.04 Powers, Kim & Associates, LLC

1605-432

204 East Comly Street 19120 35th wd. 1467 Sq Ft BRT#35-2-1370-00; BRT#66 N 4-160 Improvements: Residential Dwelling
ANTHONY ALEXANDER, JR. A/K/A ANTHONY ALEXANDER AND JENNIFER ALEXANDER C.P. January Term, 2015 No. 00146 \$52,026.40 Powers, Kim & Associates, LLC

1605-433

7213 Howard Terrace 19119-1711 9th wd. (Formerly 22nd wd.) 1344 Sq Ft BRT#09-1171500 Improvements: Residential Dwelling
VICTORIA WEIGELT, AS ADMINISTRATRIX OF THE ESTATE OF JOANNE G. WEIGELT, DECEASED C.P. June Term, 2015 No. 00488 \$116,911.41 Powers, Kim & Associates, LLC

1605-434

8760 Glenloch Street 19136 65th wd. 1520 Sq Ft OPA#65-2270800 Improvements: Residential Property
DUO LING GUAN AND WEN GUANG LIANG A/K/A WEN G. LIANG C.P. February Term, 2015 No. 02198 \$80,468.34 Justin F. Kobeski, Esq.; Scott A. Dietherick, 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

1605-435

4151 Whiting Road 19154 66th wd. ROW B/GAR 2STY MAS+OTHER; 1296 Sq Ft BRT#662596900 Improvements: Residential Dwelling
EILEEN A. KELLY AND FRANK A. KELLY C.P. March Term, 2015 No. 00738 \$119,735.29 McCabe, Weisberg, & Conway, P.C.

1605-436

190 West Lehigh Avenue 19133 19th wd. 1350 Sq Ft OPA#871102250 Subject to Mortgage Improvements: Str/off+apt 3 Sty Masonry
LOVELL A. BRONSON-DAVIS, III C.P. November Term, 2015 No. 004142 \$282,065.34 Jennifer D. Gould, Esq.; Stark & Stark, PC

1605-437

5475 Quentin Street 19128-2818 21st wd. 3726.8 Sq Ft BRT#213221570 Improvements: Residential Dwelling
TAWFIK F. NAKISHBENDI, ADMINISTRATOR OF THE ESTATE OF MARY A. NAKISHBENDI C.P. August Term, 2014 No. 00990 \$161,892.07 Powers, Kim & Associates, LLC

1605-438

7202 Ditman Street 19135 41st wd. ROW B/GAR 2 STY MASONRY; 1260 Sq Ft BRT#412354900 Improvements: Residential Dwelling
DAVID A. CICHOCKI AND ANTOINETTE GADDIE C.P. July Term, 2015 No. 02221 \$140,672.19 McCabe, Weisberg, & Conway, P.C.

1605-439

5416 Malcolm Street 19143 51st wd. ROW 2 STY MASONRY; 1140 Sq Ft BRT#513174000 Improvements: Residential Dwelling
DAMEION R. BROWN, EXECUTOR OF THE ESTATE OF VERDELLE PAYTON-BROWN, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 04085 \$43,514.96 McCabe, Weisberg, & Conway, P.C.

1605-440

2042 North 20th Street 19121 32nd wd. 1844 Sq Ft OPA#322005000 Improvements: Residential Property
PETER MENSAH C.P. October Term, 2011 No. 02054 \$105,774.50 Justin F. Kobeski,

SHERIFF'S SALE

Esq.; Scott A. Dietherick, 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

1605-441

636 North 37th Street 19104-1950 24th wd. 2004 Sq Ft BRT#242181300 Improvements: Residential Dwelling
DALE GARBUTT LOWRY A/K/A DALE GARBUTT-LOWRY C.P. May Term, 2014 No. 03691 \$66,713.01 Powers, Kim & Associates, LLC

1605-442

2700 Riverhouse Road 19114 57th wd. 6251 Sq Ft OPA#57-1158701 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF CLAUDETTE DENISE WILLIE; KENISHA WILSON, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF CLAUDETTE DENISE WILLIE; KENNY SETTLES, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF CLAUDETTE DENISE WILLIE C.P. June Term, 2014 No. 04249 \$348,344.33 Justin F. Kobeski, Esq.; Scott A. Dietherick, 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

1605-443

5127 Walnut Street 19139 60th wd. ROW W/OFF STR 2 STY MASON; 1650 Sq Ft BRT#602046200 Improvements: Residential Dwelling
VICTOR B. KIAHOUR A/K/A FEDERICK S. GIBSON AND CLEMENTINE O. KIAHOUR A/K/A CLEMENTINE ZADI C.P. August Term, 2013 No. 02431 \$63,800.39 McCabe, Weisberg, & Conway, P.C.

1605-444

611 Hagner Street 19128 21st wd. 4266 Sq Ft OPA#21-4041122 Improvements: Residential Property
JOHN B. MURRAY, JR. A/K/A JOHN B. MURRAY; JAIME M. MURRAY A/K/A JAIME MURRAY C.P. December Term, 2014 No. 01364 \$252,641.47 Meredith H. Wooters, Esq.; Scott A. Dietherick, 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

1605-445

4743 Rorer Street 19120-4505 42nd wd. 1192 Sq Ft BRT#42-1-5349-00; BRT#1119N9-298 Improvements: Residential Dwelling
JORGE FAGUNDES C.P. May Term, 2014 No. 01993 \$90,155.61 Powers, Kim & Associates, LLC

1605-446

2063 Snyder Avenue 19145 48th wd. 811.25 Sq Ft PRCL#871573540 Subject to Mortgage Subject to Rent Improvements: Row W/off Str 2 Sty Mason
JADINE BRANDON C.P. July Term, 2015 No. 02023 \$78,089.14 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1605-447

7466 Oxford Avenue 19111-3023 63rd wd. 3275 Sq Ft BRT#631153700 Improvements: Residential Dwelling
CONSTANCE E. MURDOCK C.P. August Term, 2014 No. 02074 \$109,552.02 Powers, Kim & Associates, LLC

1605-448

5120-22 Master Street 19131 44th wd. 4397.5 Sq Ft PRCL#442155900 Subject to Mortgage Subject to Rent Improvements: S/d Conv Apt 3 Sty Mason
DARRYL DEBREST A/K/A DARYL DEBREST C.P. October Term, 2015 No. 02429 \$94,513.09 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1605-449

1812 Moore Street 19145 36th wd. ROW 2 STY MASONRY; 1316 Sq Ft BRT#481005700 Improvements: Residential Dwelling
VERINA DRAKE, KNOWN SURVIVING HEIR OF PAULINE GLOVER A/K/A PAULINE GLOVER STOKES, DECEASED MORTGAGOR AND REAL OWNER; CURTIS A. ALLEN, KNOWN SURVIVING HEIR OF PAULINE GLOVER A/K/A PAULINE GLOVER STOKES, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF PAULINE GLOVER A/K/A PAULINE GLOVER STOKES, DECEASED MORTGAGOR AND REAL OWNER C.P.

SHERIFF'S SALE

June Term, 2014 No. 02194 \$152,808.26 McCabe, Weisberg, & Conway, P.C.

1605-450

1849 South 16th Street 19145-2202 48th wd. 1809 Sq Ft BRT#481190800; PRCL#14 S 12-223 Improvements: Residential Dwelling
FRICO T. WAYONG C.P. January Term, 2015 No. 00142 \$203,495.99 Powers, Kim & Associates, LLC

1605-451

5115 East Roosevelt Boulevard 19124 35th wd. S/D W/GAR 3 STY MASONRY; 1648 Sq Ft BRT#233024700 Improvements: Residential Dwelling
THOMAS M. MCDONALD, NORA P. MCDONALD AND UNITED STATES OF AMERICA C.P. April Term, 2015 No. 01905 \$87,212.39 McCabe, Weisberg, & Conway, P.C.

1605-452

5136 Irving Street 19139 60th wd. BRT#602099100
M.B. TERRELL C.P. August Term, 2015 No. 01822 \$95,315.04 Emmanuel J. Argentieri, Esq.

1605-453

2131 Larue Street 19124 41st wd. ROW B/GAR 2 STY MASONRY; 1003 Sq Ft BRT#411015400 Improvements: Residential Dwelling
UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA AND JOYCELYN A. LEWIS A/K/A JOYCELYN A. LEWIS C.P. August Term, 2015 No. 02898 \$32,161.87 McCabe, Weisberg, & Conway, P.C.

1605-454

2400 Bryn Mawr Avenue 19131 52nd wd. DET W/D GAR 3 STY STONE; 4141 Sq Ft BRT#521273000 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF KERNIE L. ANDERSON, SHAMA M. MIZELL, KNOWN SURVIVING HEIR OF KERNIE L. ANDERSON AND UNITED STATES OF AMERICA C/O EASTERN DISTRICT OF PA C.P. May Term, 2015 No. 00485 \$221,014.12 McCabe, Weisberg, & Conway, P.C.

1605-455

609 Edison Avenue, Unit B 19116 58th wd. RES CONDO 2 STY MAS+OTH; 1040 Sq Ft BRT#888581370 Improvements: Residential Dwelling
MICHAEL DAVID MURPHY, KNOWN SURVIVING HEIR OF STEVEN MERITZ, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF STEVEN MERITZ, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2015 No. 00189 \$75,707.07 McCabe, Weisberg, & Conway, P.C.

1605-456

339 West Porter Street 19148 39th wd. ROW 2 STY MASONRY; 1204 Sq Ft BRT#392213200 Improvements: Residential Dwelling
DOMENIC VENEZIANO, KNOWN SURVIVING HEIR OF THERESA FAULDS, DECEASED MORTGAGOR AND REAL OWNER; ROSEMARIE FAULDS, KNOWN SURVIVING HEIRS OF THERESA FAULDS, DECEASED MORTGAGOR AND REAL OWNER; ROBIN LAVERY, KNOWN SURVIVING HEIR OF THERESA FAULDS, DECEASED MORTGAGOR AND REAL OWNER; ANTOINETTE FROMM, KNOWN SURVIVING HEIR OF THERESA FAULDS, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2015 No. 02825 \$116,226.02 McCabe, Weisberg, & Conway, P.C.

1605-457

2617 Ash Street 19137 45th wd. ROW 2 STY MASONRY + OTHER; 1156 Sq Ft BRT#453114200 Improvements: Residential Dwelling
MICHAEL MICHNIEWICZ, KNOWN SURVIVING HEIR OF JEANNE M. MCINTYRE, UNKNOWN SURVIVING HEIRS OF JEANNE M. MCINTYRE; DEBORAH SUMMERS, KNOWN SURVIVING HEIR OF JEANNE M. MCINTYRE; PATRICIA NEW, KNOWN SURVIVING HEIR OF JEANNE M. MCINTYRE AND CAROL VANAGAITIS, KNOWN SURVIVING HEIR OF JEANNE M. MCINTYRE C.P. July Term, 2015 No. 03411 \$96,064.51 McCabe, Weisberg, & Conway, P.C.

1605-458

4820 North Hutchinson Street 19141 49th

SHERIFF'S SALE

wd. ROW B/GAR 2 STY MASONRY; 1212 Sq Ft BRT#491321400 Improvements: Residential Dwelling
RAMON BROOKS, KNOWN SURVIVING HEIR OF ROBERT W. BROOKS, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF ROBERT W. BROOKS, DECEASED MORTGAGOR AND REAL OWNER; RICHARD BROOKS, KNOWN SURVIVING HEIR OF ROBERT W. BROOKS, DECEASED MORTGAGOR AND REAL OWNER; EMMA TURNER, KNOWN SURVIVING HEIR OF ROBERT W. BROOKS, DECEASED MORTGAGOR AND REAL OWNER; MARCUS A. TURNER, KNOWN SURVIVING HEIR OF ROBERT W. BROOKS, DECEASED MORTGAGOR AND REAL OWNER; ANDRE TURNER, KNOWN SURVIVING HEIR OF ROBERT W. BROOKS, DECEASED MORTGAGOR AND REAL OWNER; ROBERT BROOKS, KNOWN SURVIVING HEIR OF ROBERT W. BROOKS, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2014 No. 01525 \$66,965.69 McCabe, Weisberg, & Conway, P.C.

1605-459

5917 Baltimore Avenue 19143-3034 3rd wd. 1190 Sq Ft OPA#033178200 Improvements: Residential Property
JOCELYN A. CHARLESTON AND JOSEPH G. CHARLESTON, JR. C.P. October Term, 2011 No. 04320 \$17,261.19 Phelan Hallinan Diamond & Jones, LLP

1605-460

2705 McKean Street 19145-2513 48th wd. 1100 Sq Ft OPA#482057900 Improvements: Residential Property
ERICA CECCHINI, IN HER CAPACITY AS HEIR OF LORETTA CECCHINI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORETTA CECCHINI, DECEASED C.P. July Term, 2014 No. 00978 \$141,023.50 Phelan Hallinan Diamond & Jones, LLP

1605-461

5940 Reach Street 19120-1115 35th wd. 1266 Sq Ft OPA#352233400 Improvements: Residential Property
JANICE LUKE C.P. November Term, 2013 No. 02367 \$75,870.92 Phelan Hallinan Diamond & Jones, LLP

1605-462

4830 A Street 19120 42nd wd. 1669 Sq Ft BRT#4212926002 Improvements: Residential Dwelling
WESLEY THOMAS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAISY HALL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAISY HALL, DECEASED; REGINA PATRICIA HALL, KNOWN HEIR OF DAISY HALL; FATIMA CHARMAINE HALL, KNOWN HEIR OF DAISY HALL; LAKITA MONIQUE HALL, KNOWN HEIR OF DAISY HALL; ESTATE OF DAISY HALL C/O WESLEY THOMAS, PERSONAL REPRESENTATIVE C.P. March Term, 2013 No. 03529 \$37,930.07 Udren Law Offices, P.C.

1605-463

3400 Morrell Avenue 19114-1307 66th wd. 1481 Sq Ft OPA#661122300 Improvements: Residential Property
MARGARET MCCLOSKEY A/K/A MARGARET M. MCCLOSKEY C.P. January Term, 2014 No. 02807 \$133,894.07 Phelan Hallinan Diamond & Jones, LLP

1605-464

1539 North Edgewood Street 19151-4225 34th wd. 926 Sq Ft PRCL#342222200 Improvements: Residential Property
CHRISTOPHER JOHNSON, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR THE ESTATE OF LOIS A. JOHNSON; JOHN TROUPE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LOIS A. JOHNSON; TOMIKA JOHNSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF LOIS A. JOHNSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOIS A. JOHNSON, DECEASED C.P. January Term, 2013 No. 02449 \$80,816.32 Phelan Hallinan Diamond & Jones, LLP

1605-466

1105 West Wyoming Avenue 19140-1240 49th wd. 1528 Sq Ft OPA#491068300

SHERIFF'S SALE

Improvements: Residential Property
JAMAL CLARK C.P. April Term, 2015 No. 01921 \$58,062.22 Phelan Hallinan Diamond & Jones, LLP

1605-467

7220 Gannet Place 19153-2721 40th wd. 1360 Sq Ft OPA#406653700 Improvements: Residential Property
MARY A. DRAKE A/K/A MARY DRAKE C.P. February Term, 2015 No. 00991 \$176,292.84 Phelan Hallinan Diamond & Jones, LLP

1605-468

1832 Green Street Unit C 19130-4143 15th wd. 562 Sq Ft OPA#888154074 Improvements: Residential Property
MARK W. TOTTEN C.P. September Term, 2013 No. 00491 \$184,483.87 Phelan Hallinan Diamond & Jones, LLP

1605-469

4917 Pine Street 19143 60th wd. 1512 Sq Ft OPA#601061100 Improvements: Residential Property
GORDANA KOSTICH C.P. March Term, 2008 No. 05347 \$90,933.70 Phelan Hallinan Diamond & Jones, LLP

1605-470

407 Livingston Street 19125-3317 18th wd. 654 Sq Ft OPA#181418700 Improvements: Residential Property
THOMAS VOULGARI C.P. July Term, 2007 No. 01745 \$89,528.82 Phelan Hallinan Diamond & Jones, LLP

1605-472

5921 Belmar Terrace 19143-5210 3rd wd. 1150 Sq Ft OPA#034104000 Improvements: Residential Property
BARRY FITZGERALD C.P. December Term, 2006 No. 02794 \$38,294.62 Phelan Hallinan Diamond & Jones, LLP

1605-473

207 South 49th Street 19139-4304 46th wd. 2040 Sq Ft OPA#46-1223700 Improvements: Residential Property
PAUL JEFFERSON, IN HIS CAPACITY AS HEIR OF CLEMENTINE JEFFERSON, DECEASED; PEARL TALLEY, IN HER CAPACITY AS HEIR OF CLEMENTINE JEFFERSON, DECEASED; MATTHEW JEFFERSON, IN HIS CAPACITY AS HEIR OF CLEMENTINE JEFFERSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CLEMENTINE JEFFERSON, DECEASED C.P. June Term, 2015 No. 01841 \$126,947.09 Phelan Hallinan Diamond & Jones, LLP

1605-474

2814 Nature Road 19154-1606 66th wd. 1695 Sq Ft OPA#662531800 Improvements: Residential Property
PATRICK J. O'CONNOR AND DONNA M. O'CONNOR C.P. June Term, 2014 No. 02715 \$89,696.98 Phelan Hallinan Diamond & Jones, LLP

1605-475

2729 North Sydenham Street 19132 11th wd. 970 Sq Ft OPA#111175700 Improvements: Residential Property
TAHA M. MOHAMED C.P. November Term, 2015 No. 00774 \$42,175.71 Phelan Hallinan Diamond & Jones, LLP

1605-476

6518 Guyer Avenue 19142 40th wd. 1102 Sq Ft OPA#406320900 Improvements: Residential Property
CHARLOTTE CLYDE A/K/A CHARLOTTE L. CLYDE C.P. August Term, 2015 No. 01707 \$92,919.79 KML Law Group, P.C.

1605-477

821 East Schiller Street 19134 33rd wd. 960 Sq Ft OPA#331191400 Improvements: Residential Property
VALERIE PEREZ C.P. December Term, 2013 No. 03637 \$43,367.15 KML Law Group, P.C.

1605-478

1920 Wharton Avenue 19146 36th wd. BRT#361116900
RONALD EDWARD NEELY, JR. (DECEASED) C.P. July Term, 2013 No. 01921 \$192,778.23 Emmanuel J. Argentieri, Esq.

1605-479

540 West Wyoming Avenue 19140 49th wd. 1350 Sq Ft OPA#491050300 Improvements: Residential Property
KIM Y. HALL C.P. January Term, 2015 No. 00143 \$80,322.03 KML Law Group, P.C.

SHERIFF'S SALE

1605-480

2615 South Percy Street 19148 ROW (3 OR MORE) 2STY MASONRY BRT#39-3449200 Improvements: Residential Property
HECTOR M. ROSA AND HEATHER ROSA A/K/A HEATHER A. D'ORAZIO C.P. June Term, 2015 No. 03511 \$118,604.10 Alicia M. Sandoval, Esq.

1605-481

7037 Crease Lane 19128 21st wd. 1110 Sq Ft OPA#214235600 Improvements: Residential Property
DARLENE M. PIERCE, AS ADMINISTRATRIX OF THE ESTATE OF EMMA DURKIN A/K/A EMMA F. DURKIN, DECEASED C.P. February Term, 2015 No. 03188 \$235,483.37 KML Law Group, P.C.

1605-482

243 East Bringham Street 19144 12th wd. 1260 Sq Ft OPA#121116900 Improvements: Residential Property
THE UNKNOWN HEIRS OF THEODIS HABERSHAM, DECEASED C.P. April Term, 2014 No. 01559 \$77,713.90 KML Law Group, P.C.

1605-483

1741 South Avondale Street 19142-1424 40th wd. 1649 Sq Ft BRT#40-1179900 Improvements: Residential Dwelling
CHRISTOPHER HAYE C.P. February Term, 2014 No. 02572 \$40,347.83 Powers, Kim & Associates, LLC

1605-484

4739 Meridian Street 19136 65th wd. 1110 Sq Ft OPA#651163100 Improvements: Residential Property
GEOVANNIE PAGAN C.P. February Term, 2015 No. 01397 \$110,546.39 KML Law Group, P.C.

1605-485

4513 Marple Street 19136 65th wd. 1024 Sq Ft OPA#651110200 Improvements: Residential Property
ROBERT W. MILLER C.P. December Term, 2014 No. 03531 \$134,021.35 KML Law Group, P.C.

1605-486

2615 Elbridge Street 19149-2910 62nd wd. 1933 Sq Ft BRT#621300100 Improvements: Residential Dwelling
ELAINE B. GREEN C.P. January Term, 2015 No. 01440 \$136,743.20 Powers, Kim & Associates, LLC

1605-487

614 West Rittenhouse Street 19144 59th wd. 2010 Sq Ft OPA#593026700 Improvements: Residential Property
ALMANINA BARBOUR C.P. June Term, 2013 No. 01152 \$156,573.14 KML Law Group, P.C.

1605-488

216 West Duval Street 19144-2508 59th wd. 1024 Sq Ft BRT#59-3107600 Improvements: Residential Dwelling
JOANNE D. ALLMAN C.P. June Term, 2014 No. 02867 \$135,004.84 Powers, Kim & Associates, LLC

1605-489A-B

6633 Ditman Street - Premises A - 19135 41st wd. 1539 Sq Ft OPA#411244000 Improvements: Residential Property
6637 Ditman Street - Premises B - 19135 41st wd. 1539 Sq Ft OPA#411244100 Improvements: Residential Property
SUE ANN HOSGOOD AND JAMES R. HOSGOOD A/K/A JAMES HOSGOOD C.P. July Term, 2012 No. 02120 \$40,386.42 KML Law Group, P.C.

1605-490

2011 President Street 19115-2606 58th wd. 1201 Sq Ft (interior); 3392 Sq Ft (lot size) OPA#581082800 Subject to Mortgage Improvements: Residential Home (semi-detached); 3 Bedroom, 2.5 Bathrooms; 1 Sty; 1 Parking Garage
ALEX BERENSHTEIN C.P. March Term, 2009 No. 0048 \$138,516.12 Antonio Romeo, Esq.

1605-491

893 Brill Street 19124-1005 35th wd. 1034 Sq Ft OPA#351185000 Improvements: Residential Property
LOUINET MAITRE C.P. November Term, 2015 No. 02918 \$127,253.78 Phelan Hallinan Diamond & Jones, LLP

1605-493

3249 Emerald Street 19134-2539 45th wd. 2091 Sq Ft OPA#871571000 Improvements: Residential Property

SHERIFF'S SALE

ANTHONY PHILLIPS C.P. April Term, 2015 No. 02824 \$159,958.06 Phelan Hallinan Diamond & Jones, LLP

1605-494

201 North 8th Street Unit 506 a/k/a 201-59 North 8th Street 19106-1013 88th wd. 877 Sq Ft OPA#888037075 Improvements: Residential Property
WILLIAM J. BERENSON C.P. April Term, 2015 No. 01452 \$295,788.34 Phelan Hallinan Diamond & Jones, LLP

1605-495

2548 West Cumberland Street 19132-4101 28th wd. 1726 Sq Ft OPA#281269100 Improvements: Residential Property
AQUEELAH Y. JOHNSON A/K/A AQUEELAH YADULAH JOHNSON C.P. November Term, 2009 No. 03737 \$22,522.81 Phelan Hallinan Diamond & Jones, LLP

1605-496

6413 Belfield Avenue 19119-3907 22nd wd. 1088 Sq Ft OPA#221245700 Improvements: Residential Property
ELIZABETH WEBB C.P. November Term, 2013 No. 00210 \$114,658.62 Phelan Hallinan Diamond & Jones, LLP

1605-497

200-10 Lombard Street #640 19147-1605 88th wd. 626 Sq Ft OPA#888050083 Improvements: Residential Property
DEREK VIETRO C.P. August Term, 2015 No. 01337 \$279,122.44 Phelan Hallinan Diamond & Jones, LLP

1605-498

3115 Levick Street 19149 55th wd. 1539 Sq Ft BRT#551021400 Improvements: Residential Property
C.P. June Term, 2015 No. 00234 \$51,905.12 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esq.

1605-500

4108 Tyson Avenue 19135-1616 55th wd. 1122 Sq Ft OPA#552190500 Improvements: Residential Property
EUGENIA WILKINS-HAYES C.P. May Term, 2013 No. 00459 \$205,852.05 Phelan Hallinan Diamond & Jones, LLP

1605-501

4229 Marple Street 19136 65th wd. 1046 Sq Ft OPA#651104800 Improvements: Residential Property
TINA MARIE DE ROCINI C.P. June Term, 2015 No. 03508 \$72,641.32 Phelan Hallinan Diamond & Jones, LLP

1605-503

140 North 50th Street 19139-2721 44th wd. 3177 Sq Ft OPA#441064900 Improvements: Residential Property
LOUISE E. WILLIAMS A/K/A LOUISE WILLIAMS C.P. September Term, 2015 No. 02426 \$107,394.19 Phelan Hallinan Diamond & Jones, LLP

1605-504

2043 South Redfield Street 19143-5902 40th wd. 1260 Sq Ft OPA#401065600 Improvements: Residential Property
TYNESHIA BETHEA A/K/A TYNEISHA BETHEA C.P. January Term, 2014 No. 02652 \$116,280.37 Phelan Hallinan Diamond & Jones, LLP

1605-505

2113 South Woodstock Street 19145 48th wd. 1064 Sq Ft OPA#481333100 Improvements: Residential Property
BELINDA A. MORRIS C.P. March Term, 2015 No. 00668 \$79,525.70 Phelan Hallinan Diamond & Jones, LLP

1605-506

7387 Wheeler Street 19153-1420 40th wd. 1056 Sq Ft OPA#404213500 Improvements: Residential Property
SARA-JANE RICE C.P. August Term, 2015 No. 01989 \$90,680.35 Phelan Hallinan Diamond & Jones, LLP

1605-507

6123 Algard Street 19135-3509 55th wd. 1120 Sq Ft OPA#552359500 Improvements: Residential Property
AISHA SPAIN C.P. February Term, 2015 No. 01401 \$79,661.17 Phelan Hallinan Diamond & Jones, LLP

1605-508

4713 A Street 19120-4401 42nd wd. 1590 Sq Ft OPA#421297000 Improvements: Residential Property
MOHAMED SALAH SALEH A/K/A MOHAMED SALEH C.P. November Term, 2015 No. 02721 \$88,040.03 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1605-509

7936 Thouron Avenue 19150-2521 50th wd. 1400 Sq Ft OPA#502148100 Improvements: Residential Property
TERRENCE A. PETERS C.P. August Term, 2015 No. 02610 \$127,703.78 Phelan Hallinan Diamond & Jones, LLP

1605-510

146 East Duval Street 19144-1924 59th wd. 1419 Sq Ft OPA#592159100 Improvements: Residential Property
RASHAD N G GRIMSLEY A/K/A R GRIMSLEY C.P. August Term, 2015 No. 02611 \$111,198.29 Phelan Hallinan Diamond & Jones, LLP

1605-511

4000 Gypsy Lane Unit 332 a/k/a 4000 Gypsy Lane Unit 332A1 19129 88th wd. 1054 Sq Ft OPA#888210207 Improvements: Condominium
DAVID H. O'BRIEN AND GYPSY LANE OWNERS' ASSOCIATION C.P. April Term, 2015 No. 01457 \$193,012.98 Phelan Hallinan Diamond & Jones, LLP

1605-512

1108 West Master Street a/k/a 1108 Master Street 19122-4114 14th wd. 1224 Sq Ft OPA#141462000 Improvements: Residential Property
GEORGE W. FELTS C.P. September Term, 2015 No. 02071 \$70,191.15 Phelan Hallinan Diamond & Jones, LLP

1605-513

860 Carver Street 19124-1010 35th wd. 1206 Sq Ft OPA#351239400 Improvements: Residential Property
CARMELLO NIEVES A/K/A CARMELO NIEVES C.P. November Term, 2015 No. 03200 \$57,750.30 Phelan Hallinan Diamond & Jones, LLP

1605-514

9946 Jeanes Street 19115-1204 58th wd. 1730 Sq Ft OPA#581218000 Improvements: Residential Property
PATRICK J. GRUMBRECHT AND TERESA V. GRUMBRECHT C.P. May Term, 2014 No. 00024 \$203,082.44 Phelan Hallinan Diamond & Jones, LLP

1605-515

814 Delray Street 19116-3430 58th wd. 1412 Sq Ft OPA#582219800 Improvements: Residential Property
PATHICKAL J. STEPHEN AND RACHEL STEPHEN C.P. September Term, 2015 No. 01182 \$175,603.21 Phelan Hallinan Diamond & Jones, LLP

1605-516

2905 Benner Street 19149-3504 62nd wd. 1152 Sq Ft OPA#621155500 Improvements: Residential Property
JOSE E. COLON, JR. A/K/A JOSE E. COLON AND ARACELIS COLON C.P. September Term, 2015 No. 00544 \$112,229.39 Phelan Hallinan Diamond & Jones, LLP

1605-517

5848 Montrose Street 19143-3020 46th wd. 952.50 Sq Ft BRT#033077100 Improvements: Row 2 Sty Masonry
JOSIE JOHNSON AND GLORIA HAWKS C.P. February Term, 2008 No. 03922 \$51,319.15 Milstead & Associates, LLC

1605-518

1501 Dyre Street 19124-1902 62nd wd. 1548 Sq Ft OPA#621009605 Improvements: Residential Property
CASSANDRA ROBINSON A/K/A CASSANDRO ROBINSON C.P. February Term, 2014 No. 00744 \$57,406.84 Phelan Hallinan Diamond & Jones, LLP

1605-519

3558 Witte Street 19134-2721 45th wd. 1800 Sq Ft BRT#45-1-453100 Improvements: Row 2 Story Masonry
RYAN GRACE C.P. February Term, 2014 No. 02472 \$76,031.25 Milstead & Associates, LLC

1605-520

6509 North 8th Street 19126 49th wd. 3910 Sq Ft OPA#492129300 Improvements: Residential Property
CORNELIA STROWDER C.P. June Term, 2014 No. 02864 \$403,227.70 KML Law Group, P.C.

1605-521

5053 Pennway Street 19124 23rd wd. 1235 Sq Ft OPA#233113100 Improvements: Residential Property
LANETTE JENKINS C.P. December Term, 2012 No. 02218 \$39,479.00 KML Law Group, P.C.

SHERIFF'S SALE

1605-522

7205 Claridge Street 19111 53rd wd. 1800 Sq Ft BRT#532406200 Improvements: Residential Property
STEVEN M. CARSON C.P. August Term, 2015 No. 02634 \$169,162.47 KML Law Group, P.C.

1605-523

1219 Annin Street 19147 2nd wd. 1316 Sq Ft OPA#021223000 Improvements: Residential Property
STASIA DEMARCO C.P. March Term, 2015 No. 03309 \$134,808.26 KML Law Group, P.C.

1605-524

2320 South Carlisle Street 19145 26th wd. 1068 Sq Ft OPA#26-1131600 Improvements: Residential Property
CARLO GALLELLI; ERICA GALLELLI C.P. February Term, 2014 No. 02262 \$68,504.04 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.; Manley Deas Kochalski LLC

1605-525

1723 Roselyn Street 19141-1313 49th wd. 1184 Sq Ft OPA#171225200 Improvements: Residential Property
KELVIN LEE C.P. March Term, 2015 No. 00269 \$32,646.98 Phelan Hallinan Diamond & Jones, LLP

1605-526

201 North 8th Street, Unit 804 19106-1005 BRT#888037290 Improvements: Residential Dwelling
MOHAMMAD ARSHAD CHUGHTAI C.P. June Term, 2014 No. 04499 \$290,991.81 Powers, Kim & Associates, LLC

1605-527

2621 South 13th Street 19148 39th wd. 960 Sq Ft BRT#394430500 Improvements: Residential Property
JOHN ALBERTO AND DEBORAH A. JERDON-VARALLO C.P. March Term, 2014 No. 01831 \$258,952.04 KML Law Group, P.C.

1605-528

206 Captains Way 19146-5100 30th wd. BRT#888300830; BRT#6S9 537 Improvements: Residential Dwelling
YANA KYURCHEVA C.P. March Term, 2013 No. 02668 \$496,396.97 Powers, Kim & Associates, LLC

1605-529

2601 Pennsylvania Avenue, Apt 641 19130-2332 15th wd. 956 Sq Ft BRT#88072886 Improvements: Residential Dwelling
JAN A. SMEDLEY A/K/A JAN ALISONE SMEDLEY C.P. December Term, 2014 No. 03239 \$243,051.77 Powers, Kim & Associates, LLC

1605-530

6337 Burbridge Street 19144 59th wd. 1911 Sq Ft BRT#593161800 Improvements: Residential Property
YVETTE DE CAROL HAMILTON AND CALVIN TAYLOR, JR. C.P. July Term, 2013 No. 01970 \$172,007.68 KML Law Group, P.C.

1605-531

2630 South Mole Street 19145-4608 26th wd. 672 Sq Ft BRT#26-1-2268-00 Improvements: Residential Dwelling
ROBERT M. MATTICKS AND RITA A. MATTICKS C.P. May Term, 2013 No. 01498 \$179,133.03 Powers, Kim & Associates, LLC

1605-532

5007 Woodland Avenue 19143 27th wd. 1664 Sq Ft BRT#273146200 Improvements: Residential Real Estate
JACOB HASIS C.P. November Term, 2015 No. 00350 \$201,622.00 Stern & Eisenberg, P.C.

1605-533

3426 Chippendale Street 19136 64th wd. 1600 Sq Ft BRT#642201400 Improvements: Residential Property
ADELINA SALVINO C.P. August Term, 2015 No. 03483 \$187,412.60 KML Law Group, P.C.

1605-534

826 North Newkirk Street 19130 15th wd. 1744 Sq Ft BRT#151329260 Improvements: Residential Property
KENNETH H. LEVITT C.P. February Term, 2015 No. 01380 \$349,364.19 KML Law Group, P.C.

1605-535

258 West Champlost Avenue a/k/a 258 West

SHERIFF'S SALE

Champlost Street 19120 61st wd. 1168 Sq Ft BRT#612150300 Improvements: Residential Property
SONYA CARSON C.P. April Term, 2015 No. 01892 \$64,448.69 KML Law Group, P.C.

1605-536

2734 North 23rd Street 19132-3218 11th wd. 878.99 Sq Ft BRT#111371100 Improvements: Residential Dwelling
DONNA ROUNDTREE, PERSONAL REPRESENTATIVE OF THE ESTATE OF RONALD WILLIAMS, DECEASED C.P. May Term, 2013 No. 01327 \$56,634.80 Powers, Kim & Associates, LLC

1605-537

991 North 66th Street 19151 34th wd. 1005 Sq Ft BRT#344366300 Improvements: Residential Real Estate
DENISE CARTER C.P. June Term, 2015 No. 04270 \$80,571.16 Stern & Eisenberg, P.C.

1605-538

163 West Penn Street 19144-6270 12th wd. 3577 Sq Ft BRT#12-4024700 Improvements: Residential Dwelling
BARBARA L. ZAGA AND UNITED STATES OF AMERICA C.P. April Term, 2013 No. 02788 \$276,070.96 Powers, Kim & Associates, LLC

1605-539

2325 South Front Street 19148 39th wd. 879 Sq Ft BRT#391225600 Improvements: Residential Real Estate
STACEY COHEN C.P. August Term, 2015 No. 00592 \$183,405.38 Stern & Eisenberg, P.C.

1605-540

3909 Howland Street 19124-5511 33rd wd. 1173 Sq Ft BRT#33-2-3715-00 Improvements: Residential Dwelling
LAWRENCE OBIDIYI C.P. June Term, 2013 No. 01769 \$69,608.00 Powers, Kim & Associates, LLC

1605-541

2719 South 7th Street 19148 39th wd. BRT#44S3-410 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOMINIC GIORLA A/K/A DOMINIC J. GIORLA; DOMINIC GIORLA, JR., KNOWN HEIR OF DOMINIC GIORLA A/K/A DOMINIC J. GIORLA; ANASTASIA GIORLA, KNOWN HEIR OF DOMINIC GIORLA A/K/A DOMINIC J. GIORLA; DENNIS MICHAEL GIORLA, KNOWN HEIR OF DOMINIC GIORLA A/K/A DOMINIC J. GIORLA; ROSARIA GIORLA A/K/A ROSARIA M. GIORLA; DOMINIC GIORLA A/K/A DOMINIC J. GIORLA, LAST RECORD OWNER C.P. June Term, 2014 No. 00228 \$222,124.84 Udren Law Offices, P.C.

1605-542

6744 Tulip Street 19135 41st wd. 1760 Sq Ft BRT#412448100 Improvements: Residential Property
JAIME SPINGLER C.P. September Term, 2014 No. 02356 \$107,728.85 KML Law Group, P.C.

1605-543

6514 Souder Street 19149-2814 54th wd. 1961.99 Sq Ft BRT#541212200 Improvements: Residential Dwelling
ROBERTA LUCAS F/K/A ROBERTA MARTELLO C.P. December Term, 2014 No. 01796 \$168,288.97 Powers, Kim & Associates, LLC

1605-544

1912 Reilly Road 19115 58th wd. 8400 Sq Ft OPA#58-1091205 Improvements: Residential Property
LENA PANICH C.P. December Term, 2014 No. 00302 \$405,793.69 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.; Manley Deas Kochalski LLC

1605-545

3434 Tilton Street 19134-6020 Unknown 920 Sq Ft BRT#451-2027-00 Improvements: Residential Dwelling
JESSICA L. WESTFIELD AND MICHAEL P. SHARKEY A/K/A MICHAEL SHARKEY C.P. January Term, 2015 No. 00134 \$132,443.20 Powers, Kim & Associates, LLC

1605-546

6231 Ludlow Street 19139 3rd wd. 1164 Sq Ft OPA#03-1012600 Improvements: Residential

SHERIFF'S SALE

Property
ISAAC P. IVERY AND DORIS ANN IVERY
C.P. July Term, 2013 No. 02704 \$53,575.60
Kimberly A. Bonner, Esq.; Scott A. Dietterick,
Esq.; Jana Fridfinnsdottir, Esq.; Michael E.
Carleton, Esq.; Manley Deas Kochalski LLC

1605-547

2238 South 15th Street 19145 26th wd. 1916
Sq Ft BRT#261162800 Improvements:
Residential Property
ADRIAN FIELDS C.P. January Term,
2015 No. 03143 \$302,677.97 KML Law
Group, P.C.

1605-548

353 West Master Street 19122 18th wd. 1065
Sq Ft BRT#182319300 Improvements:
Residential Dwelling
MELISSA RUIZ AND JUAN ADAMES C.P.
March Term, 2014 No. 03054 \$187,852.03
Powers, Kim & Associates, LLC

1605-549

6621 Tackawanna Street 19135 55th wd.
1088 Sq Ft BRT#552254000 Improvements:
Residential Property
DAVID SASSE, JR. AND LAURA SASSE
C.P. March Term, 2015 No. 01057 \$113,939.99
KML Law Group, P.C.

1605-550

334 West Woodlawn Street 19144 12th wd.
1401 Sq Ft OPA#124087600 Improvements:
Residential Property
SHERRY N. WRIGHT C.P. March Term,
2012 No. 00733 \$115,496.85 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

1605-551

3145 North Sheridan Street 19133 37th wd.
920 Sq Ft OPA#372037300 Improvements:
Residential Property
A-LIST INVESTMENTS, LLC; DERRIC
VANHINKLE C.P. December Term, 2010
No. 01093 \$46,311.74 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

1605-552

3129 Holly Road 19154 66th wd. 1152 Sq Ft
BRT#663017600 Improvements: Residential
Property
TERRIANNE DENIKEN C.P. November
Term, 2015 No. 02815 \$59,956.15 KML
Law Group, P.C.

1605-553

7156 Montague Street 19135-1109 41st wd.
1120 Sq Ft OPA#412256800 Improvements:
Residential Property
DOROTHY E. GRAZIOSO C.P. February
Term, 2015 No. 02800 \$45,056.62 Phelan
Hallinan Diamond & Jones, LLP

1605-554

5343 Lesher Street 19124-1243 62nd wd.
1030 Sq Ft OPA#622232700 Improvements:
Residential Property
HECTOR MELENDEZ C.P. March Term,
2015 No. 03450 \$57,610.31 Phelan Hallinan
Diamond & Jones, LLP

1605-555

3666 Frankford Avenue 19134 45th wd. 1432
Sq Ft OPA#452284800 Improvements:
Residential Property
CHUONG VAN TRAN C.P. August Term,
2015 No. 04654 \$57,097.96 KML Law
Group, P.C.

1605-556

2219 Fuller Street 19152 56th wd. 1344 Sq Ft
OPA#562027600 Improvements: Residential
Property
BETH ANN SOBON AND MATTHEW M.
SOBON, JR. A/K/A MATTHEW M. SOBON
A/K/A MATTHEW SOBON C.P. February
Term, 2015 No. 01957 \$200,378.70 KML
Law Group, P.C.

1605-557

2528 South Edgewood Street 19142-3505
40th wd. 1120 Sq Ft OPA#40-2-0391-00
Improvements: Residential Property
MOHAMED S. TOUNKARA C.P. July
Term, 2015 No. 03266 \$31,064.44 Phelan
Hallinan Diamond & Jones, LLP

1605-558

**1825 West Champlost Avenue a/k/a 1825
Champlost Avenue 19141** 17th wd. 1360
Sq Ft OPA#171211700 Improvements:
Residential Property
RUSSELL STEWART C.P. May Term,
2015 No. 01627 \$30,024.67 KML Law

SHERIFF'S SALE

Group, P.C.

1605-559

3631 Bellaire Place 19154 66th wd. 1368
Sq Ft OPA#663438100 Improvements:
Residential Property
SONDRA BOXER AND WILLIAM
BOXER C.P. August Term, 2015 No. 02422
\$190,445.51 KML Law Group, P.C.

1605-560

2303 South Front Street 19148 39th wd.
1066 Sq Ft OPA#391224500 Improvements:
Residential Property
GINA GAUTIERI C.P. May Term, 2015 No.
01965 \$139,045.34 KML Law Group, P.C.

1605-561

715 East Cornwall Street 19134 33rd wd.
1260 Sq Ft OPA#331122800 Improvements:
Residential Property
SHEILA A. NEWSOME C.P. June Term,
2015 No. 01964 \$41,130.82 KML Law
Group, P.C.

1605-562

5434 Euclid Street 19131 52nd wd. 1096 Sq Ft
OPA#522031800 Improvements: Residential
Property
JOHN R. FINCH C.P. August Term, 2015
No. 04834 \$77,310.91 KML Law Group,
P.C.

1605-563

258 South 56th Street 19139-3903 60th wd.
1280 Sq Ft OPA#604215500 Improvements:
Residential Real Estate
JOSEPH CREIGHTON C.P. September
Term, 2015 No. 01225 \$64,142.82 Stern &
Eisenberg, P.C.

1605-565

6928 Ogontz Avenue 19138-2012 10th wd.
1304 Sq Ft OPA#102011400 Improvements:
Residential Property
DENEEN MILLER C.P. July Term, 2015
No. 02570 \$105,416.50 Phelan Hallinan
Diamond & Jones, LLP

1605-566

470 Harmon Road 19128-4201 21st wd. 2702
Sq Ft OPA#212355200 Improvements:
Residential Property
HERBERT WILSON, III AND JILL E.
MCDUGAL WILSON C.P. August Term,
2015 No. 00216 \$346,209.13 Phelan
Hallinan Diamond & Jones, LLP

1605-567

6545 Wyncote Avenue 19138 10th wd.
BRT#102091000
CHRISTINE M. JACKSON (DECEASED)
C.P. April Term, 2012 No. 02938 \$192,175.10
Emmanuel J. Argentieri, Esq.

1605-568

1134 Gerritt Street 19147-5604 1st wd. 1176
Sq Ft OPA#012421900 Improvements:
Residential Property
RICHARD NASUTI C.P. August Term, 2015
No. 01156 \$158,207.47 Phelan Hallinan
Diamond & Jones, LLP

1605-569

6448 Woodcrest Avenue 19151-2407 34th wd.
1408 Sq Ft OPA#344111300 Improvements:
Residential Property
BERTRUM T. NEWBY A/K/A BARTRUM T.
NEWBY C.P. April Term, 2015 No. 01049
\$63,515.62 Phelan Hallinan Diamond &
Jones, LLP

1605-570

5013 North Fairhill Street 19120 49th wd.
1500 Sq Ft OPA#491171600 Improvements:
Residential Property
FELIX INFANTE A/K/A FELIX OMAR
INFANTE C.P. May Term, 2011 No.
01357 \$67,883.01 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

1605-571

2400 Orthodox Street 19137 23rd wd. 2025
Sq Ft BRT#231018700 Improvements:
Residential Property
C.P. September Term, 2015 No. 02408
\$32,687.74 Scott A. Dietterick, Esq., and/or
Kathryn L. Mason, Esq.

1605-572

2912 South 62nd Street 19142-3406 40th wd.
1200 Sq Ft BRT#402113500 Improvements:
Residential Dwelling
LISA COLEMAN AND CONRAD COLEMAN
C.P. November Term, 2014 No. 02119
\$81,162.24 Law Offices of Gregory Javardian,
LLC

1605-573

510 West King Street a/k/a 510 King Street

SHERIFF'S SALE

19144-4614 12th wd. 1578 Sq Ft OPA#12-4-
0216-00 Improvements: Residential Property
DONNA GREENE C.P. July Term, 2015
No. 01576 \$119,437.37 Phelan Hallinan
Diamond & Jones, LLP

1605-574

1802 Kinsey Street 19124 23rd wd. 2088 Sq Ft
OPA#232066100 Improvements: Residential
Property
MARY PRATT C.P. June Term, 2015
No. 02341 \$83,663.41 KML Law Group,
P.C.

1605-575

2923 South Juniper Street 19148-4950
39th wd. 1376 Sq Ft OPA#395354000
Improvements: Residential Property
ARTHUR P. JULIANO, III AND RENEE
JULIANO C.P. February Term, 2013
No. 01079 \$139,763.23 Phelan Hallinan
Diamond & Jones, LLP

1605-576

**2512 South Belford Street a/k/a 2512
Belford Street 19153** 40th wd. 1145.9 Sq Ft
BRT#404145800 Improvements: Residential
Dwelling
YAMEEKA L. FOSTER A/K/A YAMEEKA
FOSTER C.P. July Term, 2015 No. 01746
\$75,346.58 Law Offices of Gregory Javardian,
LLC

1605-577

3527 East Crown Avenue 19114-1916 66th wd.
1260 Sq Ft OPA#661230800 Improvements:
Residential Property
THOMAS HINTON; JENNIFER HINTON
C.P. December Term, 2012 No. 04006
\$219,137.43 Phelan Hallinan Diamond &
Jones, LLP

1605-578

1333 McKinley Street 19111 53rd wd. 1090
Sq Ft OPA#531027500 Improvements:
Residential Property
CARMEN J. ALICEA C.P. June Term,
2015 No. 02822 \$69,059.26 KML Law
Group, P.C.

1605-579

5630 Loretto Avenue 19124-1013 35th wd.
1322 Sq Ft OPA#351392700 Improvements:
Residential Property
JONATHAN WASHINGTON, IN HIS
CAPACITY AS HEIR OF EUGENE
HINES, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER EUGENE HINES,
DECEASED C.P. April Term, 2015 No.
01129 \$101,514.82 Phelan Hallinan
Diamond & Jones, LLP

1605-580

2614 East York Street 19125 31st wd. 742.55
Sq Ft PRCL#313151100 Subject to Mortgage
Subject to Rent Improvements: Row 2 Sty
Masonry
MARC BAXTER C.P. October Term, 2015
No. 02323 \$117,193.83 Brett L. Messinger,
Esq. and Ryan A. Gower, Esq.

1605-581

6054 Kingsessing Avenue 19142-2425 40th wd.
1500 Sq Ft BRT#401261200 Improvements:
Residential Dwelling
NADIR J. ASADI C.P. July Term, 2015 No.
03287 \$116,310.88 Law Offices of Gregory
Javardian, LLC

1605-582

5115 Harlan Street 19131-4415 44th wd.
1402 Sq Ft BRT#442173200 Improvements:
Residential Dwelling
MILLICENT S. WILLIAMS A/K/A
MILLICENT WILLIAMS AND MAURICE P.
CAUSEY C.P. October Term, 2014 No.
02922 \$34,242.53 Law Offices of Gregory
Javardian, LLC

1605-583

5916 North 7th Street 19120 61st wd. 1342
Sq Ft PRCL#612241300 Subject to Mortgage
Improvements: Residential Row House
TRINA S. STERLING C.P. December
Term, 2004 No. 00714 \$79,916.65 Brett L.
Messinger, Esq. and Ryan A. Gower, Esq.

1605-584

7019 Marsden Street 19135 41st wd. 1440
Sq Ft OPA#412387200 Improvements:
Residential Property
SANDRA A. BOGAN AND SCOTT A.
ROWLAND C.P. February Term, 2015 No.
02201 \$59,350.63 Phelan Hallinan Diamond
& Jones, LLP

1605-585

5220 Reinhard Street 19143-5020 51st wd.
942 Sq Ft BRT#512029000 Improvements:
Residential Dwelling

SHERIFF'S SALE

OLUWATOYIN FAWOLE C.P. November
Term, 2014 No. 02980 \$16,216.55 Law
Offices of Gregory Javardian, LLC

1605-586

1932 North 23rd Street 19121-2025 32nd wd.
2124 Sq Ft OPA#322119300 Improvements:
Residential Property
DOUGLAS HART, JR. A/K/A DOUGLAS
HART A/K/A DOUGLAS T. HART;
ANNTWINETTE DUPREE-HART A/K/A
ANNTWINETTE DUPREE HART C.P.
March Term, 2015 No. 04311 \$127,063.99
Phelan Hallinan Diamond & Jones, LLP

1605-587

7911 Gilbert Street 19150 50th wd. 1224 Sq Ft
OPA#502129800 Improvements: Residential
Property
NAFHRAH ABRAHAM-CUFF C.P. April
Term, 2015 No. 00397 \$96,797.70 KML
Law Group, P.C.

1605-588

1731 North Aberdeen Street 19131 52nd wd.
Land Area: 880 Sq Ft; Improvement Area: 1138
Sq Ft BRT#521323700
DEBORAH WILLIAMS C.P. December
Term, 2015 No. 1564 \$49,743.63 Kevin S.
Frankel, Esq.; Banks & Banks

1605-589

722 East Westmoreland Street 19134 33rd wd.
1200 Sq Ft OPA#331095400 Improvements:
Residential Property
LONNIE H. SPEARMAN, JR. C.P.
September Term, 2014 No. 03008 \$74,317.72
KML Law Group, P.C.

1605-590

5216 Heston Street 19131 52nd wd. (former-
ly part of the 34th wd.) 1155 Sq Ft
BRT#521036700 Improvements: Residential
Real Estate
MOSES O. AJAYI C.P. August Term, 2015 No.
002334 \$61,036.60 Stern & Eisenberg, P.C.

1605-591

**136 North 2nd Street, Unit 5D a/k/a 136-138
North 2nd Street, Unit 5D 19106** 5th wd.
1270 Sq Ft BRT#888053741 Improvements:
Residential Real Estate
RICHARD A. STEVENS C.P. August Term,
2014 No. 02690 \$503,526.00 Stern &
Eisenberg, P.C.

1605-592

**271 Wingohocking Street, a/k/a 271 West
Wingohocking Street 19140** 42nd wd. 960
Sq Ft OPA#422002300 Improvements:
Residential Property
MARK A. WOODRUFF C.P. October Term,
2014 No. 01687 \$53,939.07 Phelan Hallinan
Diamond & Jones, LLP

1605-593

6150 Lebanon Avenue 19151 34th wd. 2090
Sq Ft BRT#342126900 Improvements:
Residential Real Estate
ADRIAN B. WASHINGTON A/K/A ADRIAN
WASHINGTON C.P. February Term, 2015 No.
01799 \$176,478.12 Stern & Eisenberg, P.C.

1605-594

8832 Blue Grass Road 19152 57th wd. 3363
Sq Ft BRT#571194600 Improvements:
Residential Real Estate
THE UNKNOWN HEIRS, EXECUTORS AND
DEVEISEES OF THE ESTATE OF BOBBIE R.
LEWIN C.P. July Term, 2015 No. 02095
\$117,682.07 Stern & Eisenberg, P.C.

1605-595

158 West Ruscomb Street 19120-3412
42nd wd. 1050 Sq Ft OPA#422150000
Improvements: Residential Property
FRANK WILLIAMS C.P. August Term,
2012 No. 01724 \$70,561.46 Phelan Hallinan
Diamond & Jones, LLP

1605-596

3627 Almond Street 19134 45th wd. 1172
Sq Ft OPA#451290100 Improvements:
Residential Property
DAWN WIKIERA AND JOHN J. WIKIERA
C.P. September Term, 2013 No. 03600
\$168,923.83 KML Law Group, P.C.

1605-597

2408 East York Street 19125 31st wd. 2709
Sq Ft OPA#313148100 Improvements:
Residential Property
FRANK SCHMIDT AND MARGARET
SCHMIDT C.P. November Term, 2014 No.
01917 \$136,485.91 KML Law Group, P.C.

1605-598

2824 Walnut Hill Street 19152-1503 57th wd.
On Westerly Side of Walnut Hill St. 427' 7/8"
from the Northerly side of Taunton St.; Front:
28' 1" Depth: 190' 2" BRT#571073307
DEBBIE EDWARDS C.P. April Term, 2014
No. 043000 \$29,068.19 Louis P. Vitti, Esq.

SHERIFF'S SALE

1605-599

1740 Watkins Street 19145-2119 36th wd.
Beginning Point: Situate on the South side
of Watkins Street at the distance of 98 feet
Eastward from the East side of Eighteenth Street
Improvements: Row 2sty Masonry
ROSE MARIE MAZZIO C.P. July Term,
2015 No. 02768 \$222,201.95 Richard J.
Nalbandian, III, Esq.

1605-600

2514 Tulip Street 19125 31st wd. 1120 Sq Ft
OPA#311250100 Improvements: Residential
Property
TROY GRANT C.P. September Term, 2010
No. 02934 \$110,417.55 Phelan Hallinan
Diamond & Jones, LLP

1605-601

4924 Rubicam Street 19144 12th wd.
BRT#121188800
OTIS CELLON EVANS (DECEASED) C.P.
July Term, 2014 No. 02025 \$108,959.65
Michael F.J. Romano, Esq.

1605-602

4969 North 2nd Street 19120 42nd wd.
BRT#422397300
ARA HAYWARD C.P. July Term, 2014 No.
02356 \$48,439.33 Emmanuel J. Argentieri, Esq.

1605-603

2032 Loney Street 19152-3205 56th wd. 1226
Sq Ft OPA#561554401 Improvements:
Residential Property
REGINALD K. HARRIS AND CHERESSE T.
HARRIS C.P. October Term, 2014 No. 01862
\$291,049.93 Phelan Hallinan Diamond &
Jones, LLP

1605-604

2531 South Millick Street 19142 40th wd. 752
Sq Ft PRCL#402044000 Subject to Mortgage
Subject to Rent Improvements: Row 2 Sty
Masonry
SSRC INVESTMENT, LLC A/K/A SSRC
INVESTMENTS, LLC C.P. January Term,
2015 No. 00978 \$81,406.53 Brett L.
Messinger, Esq. and Ryan A. Gower, Esq.

1605-605

1844 West Champlost Street 19141 17th wd.
1415 Sq Ft OPA#17-1204400 Improvements:
Residential Property
KAI HARRIS C.P. January Term, 2013 No.
03640 \$101,972.37 Justin F. Kobeski, Esq.;
Kimberly A. Bonner, Esq.; Scott A. Dietterick,
Esq.; Jana Fridfinnsdottir, Esq.; Michael E.
Carleton, Esq.; Manley Deas Kochalski LLC

1605-606

4421 Sherwood Road 19131 52nd wd. 1640
Sq Ft OPA#521196900 Improvements:
Residential Dwelling
ANGELA B. PEEBLES C.P. November
Term, 2014 No. 02949 \$85,824.40 Joseph
R. Loverdi, Esq.

1605-607

1352 South Street, Unit 312 P20 19147
2nd wd. 1455 Sq Ft BRT#888303284
Improvements: Residential Property
FANNIE MAE LEE AND JUSTIN W. LEE
C.P. July Term, 2015 No. 02140 \$434,388.57
KML Law Group, P.C.

1605-608

SHERIFF'S SALE

OPA#581050900 Improvements: Residential Property
 SHAHER M. ALBARQAWI A/K/A SHAHER ALBARQAWI; NADIA ALBARQAWI C.P. October Term, 2014 No. 01066 \$240,969.55 Phelan Hallinan Diamond & Jones, LLP

1605-612

53 North 61st Street 19139 34th wd. 1522 Sq Ft OPA#341126400 Improvements: Residential Property
 BRENDA CLARK, SOLELY IN HER CAPACITY AS HEIR OF CLARA V. BOXLEY, DECEASED; JAMES BOXLEY, SOLELY IN HIS CAPACITY AS HEIR OF CLARA V. BOXLEY, DECEASED; PATRICIA BOXLEY, SOLELY IN HER CAPACITY AS HEIR OF CLARA V. BOXLEY, DECEASED; SANDRA BOXLEY, SOLELY IN HER CAPACITY AS HEIR OF CLARA V. BOXLEY, DECEASED C.P. April Term, 2014 No. 00278 \$49,598.04 KML Law Group, P.C.

1605-613

755 East Allegheny Avenue 19134 33rd wd. 1300 Sq Ft BRT#331042200 Improvements: Residential Property
 RONDA MANNING C.P. September Term, 2015 No. 02640 \$98,081.25 Shapiro & DeNardo, LLC

1605-614

1823 Afton Street 19111-3409 56th wd. 1224 Sq Ft OPA#561433100 Improvements: Residential Property
 CHRISTOPHER M. SULLOCK AND MEGHAN SULLOCK C.P. December Term, 2014 No. 00199 \$163,970.16 Phelan Hallinan Diamond & Jones, LLP

1605-615

713 South Alden Street 19143 46th wd. 960 Sq Ft OPA#463253800 Improvements: Residential Property
 ELIZABETH GOODWIN, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH GOODWIN, DECEASED; FELICIA DAWSON, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH GOODWIN, DECEASED; MARCIA GOODWIN, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH GOODWIN, DECEASED C.P. August Term, 2013 No. 01735 \$44,444.69 KML Law Group, P.C.

1605-616

2533 East Indiana Avenue 19134-4915 25th wd. 1074 Sq Ft OPA#251097000 Improvements: Residential Property
 KIMBERLY LAUDENSLAGER C.P. May Term, 2015 No. 00328 \$171,745.57 Phelan Hallinan Diamond & Jones, LLP

1605-617

1509 Blavis Street 19140 13th wd. 1792 Sq Ft BRT#132354400 Improvements: Residential Dwelling
 DELORES V. BANKS C.P. September Term, 2015 No. 00046 \$60,609.36 Udren Law Offices, P.C.

1605-618

5844 Bustleton Avenue 19149 62nd wd. 2916 Sq Ft BRT#621501700 Improvements: Residential Property
 TRUYEN VAN NGUYEN AND HUNG M. LAM C.P. January Term, 2015 No. 003650 \$65,181.66 Shapiro & DeNardo, LLC

1605-619

5751 Woodcrest Avenue 19131-2224 52nd wd. 1708 Sq Ft OPA#522156300 Improvements: Residential Property
 IDA HARDEN, DECEASED C.P. March Term, 2014 No. 04336 \$26,996.03 Phelan Hallinan Diamond & Jones, LLP

1605-620

3910 Claridge Street 19124-5502 33rd wd. 800 Sq Ft OPA#332334500 Improvements: Residential Property
 DIANILDA GONZALEZ A/K/A DINILDA GONZALEZ C.P. October Term, 2013 No. 01593 \$16,728.92 Phelan Hallinan Diamond & Jones, LLP

1605-621

2635 South Watts Street 19148-4334 39th wd. 630 Sq Ft BRT#394484300 Improvements: Residential Real Estate
 DANTE N. COCCIA AND MARLA COCCIA C.P. September Term, 2015 No. 01652 \$108,653.88 Stern & Eisenberg, P.C.

1605-622

6517 Kingessing Avenue 19142 40th wd. 1092 Sq Ft BRT#403115100 Improvements:

SHERIFF'S SALE

Residential Property
 DUANE JONES C.P. December Term, 2015 No. 01622 \$21,331.07 Shapiro & DeNardo, LLC

1605-623

5051 Copley Road 19144-4802 13th wd. 1314 Sq Ft OPA#133163800 Improvements: Residential Property
 SEAN LEFTWICH C.P. June Term, 2015 No. 00992 \$102,830.30 Phelan Hallinan Diamond & Jones, LLP

1605-624

2001 Hamilton Street, Apt 1516 19130-4215 88th wd. 506 Sq Ft OPA#888091296 Improvements: Residential Property
 ANTHONY ANDREOLI C.P. March Term, 2015 No. 02065 \$141,061.18 Phelan Hallinan Diamond & Jones, LLP

1605-625

3237 North Howard Street 19140-5815 7th wd. 1200 Sq Ft OPA#072031400 Improvements: Residential Property
 MARCUS JUAN MARRERO C.P. December Term, 2015 No. 00982 \$55,751.91 Phelan Hallinan Diamond & Jones, LLP

1605-626

858 East Chelton Avenue a/k/a 858 Chelton Avenue 19138 12th wd. 2264 Sq Ft OPA#122118600 Improvements: Residential Property
 ESTATE OF ALEX SAPOZHNIKOV, LENNY SAPOZHNIKOV AND ZINAIDA SAPOZHNIKOV SAPOZHNIKOV A/K/A ZINA SAPOZHNIKOV C.P. October Term, 2010 No. 00430 \$107,372.60 KML Law Group, P.C.

1605-627

456 West Winona Street 19144-4508 12th wd. 1544 Sq Ft OPA#124062100 Improvements: Residential Property
 MARTIN F. SEARCY, JR., IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF DOROTHY T. BURHANAN C.P. November Term, 2015 No. 04135 \$67,231.61 Phelan Hallinan Diamond & Jones, LLP

1605-628

6111 Hegerman Street 19135 41st wd. 1140 Sq Ft BRT#41-1-3782-00 Improvements: Residential Property
 BURTON L. ZIMMERMAN C.P. September Term, 2015 No. 02423 \$83,223.07 Shapiro & DeNardo, LLC

1605-629

4126 Old York Road 19140-2041 43rd wd. 2688 Sq Ft OPA#433400400 Improvements: Residential Property
 JORGE A. FAGUNDES C.P. March Term, 2015 No. 01058 \$81,085.66 Phelan Hallinan Diamond & Jones, LLP

1605-630

5213 Westminster Avenue 19131 44th wd. 857 Sq Ft BRT#44-2-061400 Improvements: Residential Dwelling
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROY L. HORTON C.P. May Term, 2015 No. 00257 \$42,554.29 Udren Law Offices, P.C.

1605-631

5832 Lebanon Avenue 19131-3032 52nd wd. 1672 Sq Ft OPA#522076800 Improvements: Residential Property
 CHRISTINA EDWARDS C.P. July Term, 2010 No. 03196 \$77,538.52 Phelan Hallinan Diamond & Jones, LLP

1605-632

219 Widener Street 19120-1840 61st wd. 1050 Sq Ft OPA#612122800 Improvements: Residential Property
 ERICA SHUBERT C.P. February Term, 2012 No. 03591 \$75,980.42 Phelan Hallinan Diamond & Jones, LLP

1605-634

179 West 65th Avenue 19120-1026 61st wd. 1328 Sq Ft OPA#611397700 Improvements: Residential Property
 THERESA LILLY, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF AUBREY E. ELLIS C.P. January Term, 2015 No. 00144 \$179,113.28 Phelan Hallinan Diamond & Jones, LLP

1605-636

121 North Lindenwood Street 19139 44th wd.

SHERIFF'S SALE

938 Sq Ft BRT#441153000 Improvements: Residential Real Estate
 TSEGAYE GEBRE AND YVONNE GEBRE C.P. December Term, 2015 No. 02538 \$14,945.47 Stern & Eisenberg, P.C.

1605-637

5038 Chancellor Street 19139 46th wd. BRT#60-2-0668-00 Improvements: Residential Dwelling
 ERNEST DOLISON A/K/A ERNEST DOLISON, SR. C.P. September Term, 2015 No. 00555 \$82,837.67 Udren Law Offices, P.C.

1605-638

2730 South Muhlfeld Street a/k/a 2730 Muhlfeld Street 19153-2409 40th wd. 1152 Sq Ft BRT#406162300 Improvements: Residential Real Estate
 SALVATORE FICHERA C.P. July Term, 2015 No. 02067 \$147,961.31 Stern & Eisenberg, P.C.

1605-639

5120 Hazel Avenue 19143 46th wd. 2592 Sq Ft BRT#462028400 Improvements: Residential Property
 ARNSIE L. RILEY, ADMINISTRATRIX OF THE ESTATE OF THOMAS J. RILEY, DECEASED C.P. April Term, 2015 No. 01120 \$213,465.30 Shapiro & DeNardo, LLC

1605-640

8650 Forrest Avenue 19150-2306 50th wd. 1152 Sq Ft OPA#502215800 Improvements: Residential Property
 STACEY Y. STURGIS C.P. May Term, 2015 No. 01527 \$168,969.36 Phelan Hallinan Diamond & Jones, LLP

1605-641

5711 Tackawanna Street 19135-3919 62nd wd. 1121 Sq Ft BRT#622319000 Improvements: Residential Real Estate
 ANDREW E. LUSTICK AND CYNTHIA R. LUSTICK C.P. September Term, 2015 No. 02449 \$154,975.85 Stern & Eisenberg, P.C.

1605-642

249 South 55th Street 19139 46th wd. 1620 Sq Ft BRT#603166500 Improvements: Residential Dwelling
 ESTATE OF DICIE O'NEAL LATHAM A/K/A DICIE LATHAM A/K/A DICIE O. LATHAM C/O JOHN C. LATHAM, JR., PERSONAL REPRESENTATIVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DICIE O'NEAL LATHAM A/K/A DICIE O. LATHAM; JOHN C. LATHAM, JR., INDIVIDUALLY AS KNOWN HEIR OF DICIE O'NEAL LATHAM A/K/A DICIE LATHAM A/K/A DICIE O. LATHAM AND IN HIS CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DICIE O'NEAL LATHAM A/K/A DICIE LATHAM A/K/A DICIE O. LATHAM; SAMUEL LATHAM, KNOWN HEIR OF DICIE O'NEAL LATHAM A/K/A DICIE LATHAM A/K/A DICIE O. LATHAM; ANDREW LATHAM, KNOWN HEIR OF DICIE O'NEAL LATHAM A/K/A DICIE LATHAM A/K/A DICIE O. LATHAM C.P. November Term, 2013 No. 02994 \$104,117.52 Udren Law Offices, P.C.

1605-643

1506 West Nedro Avenue 19141 17th wd. 1583 Sq Ft BRT#17-1153300 Improvements: Residential Dwelling
 JOHN JAMES C.P. October Term, 2015 No. 01800 \$106,290.84 Udren Law Offices, P.C.

1605-645

3048 Unruh Avenue 19149 55th wd. On SW side of Unruh Ave, 383' SE of Battersby St; Front: 16' Depth: 110' OPA#551139800 Improvements: Residential Dwelling
 MARGARET L. TRAVIS C.P. November Term, 2014 No. 01924 \$167,983.99 with legal interest of \$5991.37 for a subtotal of \$173975.36 Kerry S. Schuman, Esq.

1605-646

4631 Ella Street 19120-4418 42nd wd. 1786 Sq Ft BRT#421310800 Improvements: Residential Dwelling
 NANCY ROSARIO C.P. March Term, 2015 No. 02554 \$61,447.11 Law Offices of Gregory Javardian, LLC

1605-647

6147 Reedland Street 19142-3211 40th wd.

SHERIFF'S SALE

1092 Sq Ft OPA#402198400 Improvements: Residential Property
 KAREN CHAMBERS, IN HER CAPACITY AS HEIR OF JOSEPH CHAMBERS, DECEASED; DARNELL CHAMBERS, IN HIS CAPACITY AS HEIR OF JOSEPH CHAMBERS, DECEASED; SHANICE CLAYTON, IN HER CAPACITY AS HEIR OF JOSEPH CHAMBERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH CHAMBERS, DECEASED C.P. March Term, 2015 No. 04116 \$62,666.04 Phelan Hallinan Diamond & Jones, LLP

1605-648

5221 Morris Street 19144 12th wd. 2852 Sq Ft BRT#12-3233900 Improvements: Residential Dwelling
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER INGE WILLIAMS A/K/A INGE L. WILLIAMS; GAIL BUCKWALTER A/K/A GAIL D. BUCKWALTER KNOWN HEIR OF INGE WILLIAMS A/K/A INGE L. WILLIAMS C.P. February Term, 2015 No. 02040 \$147,447.48 Udren Law Offices, P.C.

1605-649

6115 West Thompson Street 19151-4438 34th wd. 1884 Sq Ft BRT#34-2-0149-00 Improvements: Residential Dwelling
 GLORIA J. TANNER C.P. May Term, 2013 No. 02274 \$37,122.92 Barbara A. Fein, Esq.

1605-650

4307 Comly Street 19135-3905 44th wd. 5625 Sq Ft BRT#55-2-0053-00 Improvements: Residential Dwelling
 JAQUELINE JAMES C.P. August Term, 2015 No. 02772 \$25,067.88 Barbara A. Fein, Esq.

1605-651

2547 Grays Ferry Avenue 19146-3909 30th wd. 1494 Sq Ft BRT#30-2-3190-00 Improvements: Residential Dwelling
 DENISE GLOVER C.P. September Term, 2014 No. 02159 \$313,031.96 Barbara A. Fein, Esq.

1605-652

6316 Everett Avenue a/k/a 6316 Everett Street 19149-2822 54th wd. 1296 Sq Ft PRCL#541225140 Improvements: Residential Property
 MELISSA AVILES, IN HER CAPACITY AS HEIR OF ANGELO L. AVILES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGELO L. AVILES, DECEASED; DANIEL AVILES, IN HIS CAPACITY AS HEIR OF ANGELO L. AVILES, DECEASED; SELENA AVILES, IN HER CAPACITY AS HEIR OF ANGELO L. AVILES, DECEASED; SAMANTHA AVILES, IN HER CAPACITY AS HEIR OF ANGELO L. AVILES, DECEASED; DIANNA AVILES, IN HER CAPACITY AS HEIR OF ANGELO L. AVILES, DECEASED; JONATHAN AVILES, IN HIS CAPACITY AS HEIR OF ANGELO L. AVILES, DECEASED; MELISSA AVILES, IN HER CAPACITY AS HEIR OF ANGELO L. AVILES, DECEASED C.P. April Term, 2010 No. 01937 \$113,483.69 Phelan Hallinan Diamond & Jones, LLP

1605-653

8502 Temple Road 19150 50th wd. 1454 Sq Ft BRT#501080400 Improvements: Residential Property
 WILMER JOHNSON C.P. April Term, 2015 No. 01904 \$111,677.65 Shapiro & DeNardo, LLC

1605-654

7938 Forrest Avenue 19150-2107 50th wd. 1224 Sq Ft OPA#502195900 Improvements: Residential Property
 PHILIP JACKSON, IN HIS CAPACITY AS HEIR OF VANESSA A. JACKSON A/K/A VANESSA ANGELA HOLLOWMAN JACKSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VANESSA A. JACKSON A/K/A VANESSA ANGELA HOLLOWMAN JACKSON, DECEASED; PHILIP MALIK JACKSON, IN HIS CAPACITY AS HEIR OF VANESSA A. JACKSON A/K/A VANESSA

SHERIFF'S SALE

ANGELA HOLLOWMAN JACKSON, DECEASED C.P. March Term, 2015 No. 00773 \$73,915.86 Phelan Hallinan Diamond & Jones, LLP

1605-655

6764 Emlen Street, Unit 17 19119 22nd wd. 1224 Sq Ft BRT#888220175 Improvements: Residential Property
 DENISE A. MCFADDEN C.P. May Term, 2015 No. 02588 \$127,007.32 Shapiro & DeNardo, LLC

1605-656

5563 Miriam Road 19124-1715 35th wd. 1340 Sq Ft OPA#351415100 Improvements: Residential Property
 KENNETH JOHNSON, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF EDWARD W. JOHNSON, JR.; CURTIS V. JOHNSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF EDWARD W. JOHNSON, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD W. JOHNSON, JR., DECEASED C.P. May Term, 2012 No. 02979 \$89,061.49 Phelan Hallinan Diamond & Jones, LLP

1605-657

222 East Gorgas Lane 19119-1929 22nd wd. 1896 Sq Ft OPA#222104600 Improvements: Residential Property
 GINA M. THOMAS A/K/A GINA THOMAS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF EDITH W. THOMAS A/K/A EDITH ANN WATERS THOMAS A/K/A EDITH THOMAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDITH W. THOMAS A/K/A EDITH ANN WATER THOMAS A/K/A EDITH THOMAS, DECEASED C.P. August Term, 2015 No. 01011 \$177,305.76 Phelan Hallinan Diamond & Jones, LLP

1605-658A-B

1813 East Somerset Street - Premises A - 19134 25th wd. 700 Sq Ft PRCL#871532120 Subject to Mortgage Subject to Rent Improvements: Row W/off Str 2 Sty Mason
1811 East Somerset Street - Premises B - 19134 25th wd. 714 Sq Ft PRCL#871532110 Subject to Mortgage Subject to Rent Improvements: Row W/off Str 2 Sty Mason
 MARTHA PENA A/K/A MARTA PENA D/B/A MARIELA'S UNISEX SALON C.P. November Term, 2015 No. 02019 \$53,468.32 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1605-659A-B

4022 Market Street - Premises A - 19104 27th wd. 1416.1 Sq Ft PRCL#871125250 Subject to Mortgage Subject to Rent Improvements: Str/off-aapt 3 Sty Masonry
4020 Market Street - Premises B - 19104 27th wd. 1416.1 Sq Ft PRCL#271129800 Subject to Mortgage Subject to Rent Improvements: Str/off 3 Sty Masonry
 THE PARTNERSHIP CDC C.P. October Term, 2015 No. 02403 \$408,861.27 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1605-660A-B

2711 Tasker Street - Premises A - 19145 36th wd. 1324 Sq Ft OPA#364250300 Improvements: Residential Property
2819 Emerald Street - Premises B - 19134 25th wd. 1368 Sq Ft OPA#252495700 Improvements: Residential Property
 TROY K. GRANT, III A/K/A TROY GRANT C.P. May Term, 2015 No. 02690 \$121,975.40 KML Law Group, P.C.

1605-661

249 East Cambria Street 19134 7th wd. 743 Sq Ft BRT#071224500 Improvements: Residential Dwelling
 SANTA GONZALEZ C.P. March Term, 2015 No. 02567 \$15,745.66 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1605-662

4659 Edmund Street 19124 23rd wd. 816.58 Sq Ft BRT#232391100 Improvements: Residential Dwelling
 HENRY NARVAEZ C.P. June Term, 2015 No. 01004 \$54,477.38 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.