

# Sheriff's Sale Notices for May 5, 2015

## SHERIFF'S SALE

### THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, May 5, 2015 at the:

FIRST DISTRICT PLAZA  
3801 MARKET STREET, 3RD FLOOR  
10:00 A.M. (EDT).  
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) "birtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

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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 5, 2015.

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](http://www.OfficeofPhiladelphiaSheriff.com)

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 502-588 A-C

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

**51st Wd. (5405 Chester Ave. - Premises B - 19143)** On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property

**40th Wd. (5349 Chester Ave. - Premises C - 19143)** On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 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 August 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 1208-458

**4010 Marple St. 19136** 65th wd. Situate on the southwest side of Marple St (40' wide) at the distance of 155' 1/4" northwest from the northwest side of Erdrick St (50' wide) in the 65th ward of the City of Philadelphia; 2847.8 Sq Ft BRT#651087200

PAVITTAR SINGH C.P. March Term, 2012 No. 2287 \$97,165.62 Alan C. Gershenson, Esq.

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The following property, sale of which was postponed from the October 1, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 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. Feburary Term, 2013 No. 02345 \$70,203.14 Phillip D. Berger, Esq.,

The following property, sale of which was postponed from the January 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 1401-623

**400 West Cheltenham Avenue 19120** 61st wd. On southwesterly side of the intersection of southwest line of Cheltenham Avenue and northwesterly side of 4th Street. Front: 101 ft 2-384/1000 in Depth: Irreg OPA#882756700 Improvements: Commercial Property GWANG HO YI C.P. April Term, 2009 No. 01149 \$899,460.38 Ron L. Woodman, Esq.

The following property, sale of which was postponed from the February 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 1402-396

**5801 Brush Road 19138** 59th wd. Front 16'4", depth 80' OPA#591228200 Improvements: 3 Story, 3 Unit, Mixed Use Row W/basement, Office/store & Apartments BRIAN THOMPSON C.P. July Term, 2008 No. 04362 \$148,986.51 Thomas D Bielli, Esq., Daniel P. Murray, Esq., O'Kelly Ernst & Bielli, L.L.C.

The following property, sale of which was postponed from the April 1, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 1404-454

**2834 B Street 19134** 7th wd. 1102 Sq Ft BRT#071392300 Improvements: Residential Property JOHANNA ORTIZ SOLELY IN HER CAPACITY AS HEIR OF LUCIANO ORTIZ, DECEASED, JUANITA MORALES REYES ORTIZ, SOLELY IN HER CAPACITY AS HEIR OF LUCIANO ORTIZ, DECEASED AND UNKNOWN HEIRS OF LUCIANO ORTIZ, DECEASED. C.P. June Term, 2013 No. 01327 \$74,414.72 KML Law Group, P.C.

### 1404-503

**5800 Chew Avenue 19138** 59th wd. 1438 Sq Ft; row b/gar 2sty masonry BRT#591200900 Improvements: Residential Dwelling PROPERTY OF WILLIAM C. JONES, KNOWN SURVIVING HEIR OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER. C.P. April Term, 2012 No. 01408 \$93,585.75 McCabe, Weisberg, & Conway, P.C.

### 1404-514

**1316 Magee Avenue 19111** 53rd wd. 1182 Sq Ft; row b/gar 2sty masonry BRT#531186900 Improvements: Residential Dwelling PROPERTY OF SCOTT FOSTER, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, STEVEN RAY FOSTER, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, ALL UNKNOWN SURVIVING HEIRS ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, HOLLY LYNN LOGHING, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, AND BRIAN C. FOSTER, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER. C.P. December Term, 2011 No. 02167 \$117,071.98 McCabe, Weisberg, & Conway, P.C.

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The following property, sale of which was postponed from the May 6, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 1405-534

**415 A Welsh Road 19115-1816** 58th wd. 11263 Sq. Ft. BRT#58-1001003 Subject to Mortgage Improvements: Residential Dwelling CAREY BARNES AKA RYU-CAREY BARNES INDIVIDUALLY AND IN HIS CAPACITY AS TRUSTEE FOR BARNES LIVING TRUST DATE AUGUST 9, 2006, AND ANY AMENDMENTS THERETO 415A WELSH ROAD, PHILADELPHIA, PA 19115-1816. C.P. April Term, 2013 No. 01930 \$253,581.61 Powers, Kirm & Javardian, LLC

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

### 1406-492

**3900 Ford Road, Unit 4C 19131** 52nd wd. 1206 Sq. Ft. BRT#888520039 Subject to Mortgage DEFENDANT, VICKI JO MEST SC-11-05-02-3098 \$9,670.00 Evan R. Bachove, Esq., Fineman Kreckstein & Harris, PC

### 1406-628

**6234 Argyle Street 19111** 35th wd. 1782.62 Sq. Ft. BRT#353233000 Improvements: Residential Property LISA MATHEWS AND JOSEPH F. MATHEWS II C.P. July Term, 2013 No. 03235 \$130,936.64 KML Law Group, PC

The following property, sale of which was postponed from the July 1, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 1407-368

**5110 West Nevada Street 19131-2418** 52nd wd. 6758 Sq Ft OPA#521179600 Improvements: Residential Property FRANCIS KILSON C.P. March Term, 2012 No. 02129 \$166,732.32 Phelan Hallinan, LLP

### 1407-411

**322 Reed Street aka 322 Reed Street Unit 3F 19147-5950** 1st wd. 0 (Condo) Sq Ft PRL#888010106 Improvements: Residential Property NATALIA LABUTTIS C.P. July Term, 2013 No. 02067 \$99,414.71 Phelan Hallinan, LLP

### 1407-459

**1344 Robbins Street 19111** 53rd wd. 1703 Sq Ft BRT#531041900 Improvements: Residential Dwelling ANDREA BULLOCK-BRYANT C.P. November Term, 2013 No. 1832 \$117,951.54 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

### 1407-463

**1328 North Hancock Street 19122** 18th wd. 2494.66 Sq Ft BRT#18-2083500 Improvements: Residential Dwelling SHERIDAN L. SOSTRE C.P. June Term, 2013 No. 002403 \$230,185.14 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

### 1407-468

**3503 West Clearfield Street 19132-1827** 38th wd. 1372.99 Sq Ft OPA#382010900 Improvements: Residential Property STEPHEN J. HILL C.P. June Term, 2009 No. 04068 \$141,606.30 Phelan Hallinan, LLP

### 1407-635

**1042 Edgemore Road 19151** 34th wd. On west side of Edgemore Road 338 ft 0 in Northward of Oxford St. Front: 16 ft 0 in, Depth: 90 ft 0 in. OPA#344395000 Improvements: Residential Dwelling LAKESHA STITH C.P. August Term, 2013 No. 02296 \$111,599.43 with legal interest in the amount of \$ Ron L. Woodman, Esq.

### 1407-793

**1307 North Frazier Street 19131** 52nd wd. 1536 Sq Ft; semi det 2sty masonry BRT#043068300 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER AND SHIRLEY

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MILLER, ONLY KNOWN SURVIVING HEIR OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 03038 \$85,384.71 McCabe, Weisberg & Conway, P.C.

### 1407-818

**2707 West Thompson Street 19121** 29th wd. 1143 Sq Ft BRT#292040400 Improvements: Residential Property MARDELLA MARSHALL (MORTGAGOR AND REAL OWNER) AND MARVIN ATWELL (MORTGAGOR) C.P. April Term, 2013 No. 000376 \$92,229.38 Bradley J. Osborne, 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 5, 2015.

### 1408-405

**4222 Cottman Avenue 19135-1115** 41st wd. 1981.79 Sq Ft OPA#871193650 Improvements: Residential Property DEAN ROSSI NO AGENT PROPERTIES, LLC C.P. November Term, 2010 No. 00467 \$212,040.84 Phelan Hallinan, LLP

### 1408-570

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

### 1408-602

**2211 North 52nd Street 19131** 52nd wd. 11250 Sq Ft OPA#521298300 Improvements: Residential Property SHARON GOINES, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF SHIRLEY COOLEY A/K/A SHIRLEY CLAUDETTE COOLEY A/K/A SHIRLEY BURNS A/K/A SHIRLEY BETRAND MONTEZ A. SALDANA, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ANGELA COOLEY A/K/A ANGELA ELLEN COOLEY, A DECEASED DEUISE OF THE ESTATE OF SHIRLEY COOLEY A/K/A SHIRLEY CLAUDETTE COOLEY A/K/A SHIRLEY BURNS A/K/A SHIRLEY BETRAND BERNICE BETRAND A/K/A BERNICE BANKS, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED THERESA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED VANESSA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED ALLEN BETRAND, IN HIS CAPACITY AS HEIR OF JAMES BETRAND, DECEASED SELINA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED TONIE BETRAND A/K/A ANTOINETTE BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BETRAND, DECEASED C.P. July Term, 2009 No. 02028 \$188,651.18 Phelan Hallinan, LLP

The following property, sale of which was postponed from the September 9, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

### 1409-523

**3550 Grant Avenue 19114** 57th wd. S/D W B/G 2S Masonry; 1484 Sq Ft BRT#572181400 Improvements: Mobile Home ANNA FITZGERALD, KNOWN SURVIVING HEIR OF MARY T. BURNS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF MARY T. BURNS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2013 No. 03364 \$136,165.96 McCabe, Weisberg, & Conway, P.C.

### 1409-550

**6730 North 18th Street 19126** 15th wd. Row B/Gar 2 Sty Masonry; 1308 Sq Ft BRT#101095900 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF SPENCER C. BARBEE, JR., DECEASED MORTGAGOR AND REAL OWNER C.P.

## SHERIFF'S SALE

August Term, 2013 No. 02685 \$83,637.69  
McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the October 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

## 1410-468

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

## 1410-498

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

## 1410-511

**225 Catherine Street 19147** 3rd wd. 1600 Sq Ft BRT#02-2-0320-00 Subject to Mortgage Improvements: Residential Dwelling  
FRANK REYNOLDS AND JESSICA REYNOLDS A/K/A JESSICA LITTLE C.P. January Term, 2009 No. 01746 \$738,031.94 Powers, Kim & Associates, LLC

## 1410-590

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

## 1410-594

**1613 South Orkney Street 19148-1328** 1st wd. 1136 Sq Ft OPA#011442000 Improvements: Residential Property  
CYRIL V. ADDISON A/K/A CYRIL ADDISON C.P. March Term, 2014 No. 02233 \$302,087.09 Phelan Hallinan, LLP

## 1410-597

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

## 1410-664

**5347 Diamond Street 19131** 52nd wd. Row B/ Gar 2 Sty Stone; 1600 Sq Ft BRT#521157000 Improvements: Residential Dwelling  
ANTHONY M. JAMES AND DEVORA A. JAMES C.P. December Term, 2009 No. 01835 \$105,477.80 McCabe, Weisberg, & Conway, P.C.

## 1410-681

**5303-5305 N. 10th Street 19124** 49th wd. 1625 Sq Ft BRT#882924700 Improvements: Commercial Use  
NAJLAH DARWISH C.P. May Term, 2014 No. 1287 \$106,436.60 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

## 1410-703

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

## 1410-708

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

## 1410-714

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

## 1410-748

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

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The following property, sale of which was postponed from the November 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

## 1411-364

**7242 Algon Avenue 19111-4115** 53rd wd. 1286 Sq Ft OPA#532434300 Improvements: Residential Property  
LEE ANN SCHILLER C.P. May Term, 2010 No. 02140 \$163,627.52 Phelan Hallinan, LLP

## 1411-388

**871 North 20th Street 19130** 15th wd. 1321.45 Sq Ft BRT#151082100 Improvements: Semi/det 3 Story Masonry  
DONALD WATKINS, JR., REAL OWNER AND ORIGINAL MORTGAGOR, DONALD WATKINS, SR., REAL OWNER AND ORIGINAL MORTGAGOR AND DELENA WATKINS, ORIGINAL MORTGAGOR C.P. March Term, 2014 No. 01491 \$409,558.56 Milstead & Associates, LLC

## 1411-416

**117 North 53rd Street 19139** 44th wd. 1596 Sq Ft BRT#441164200 Improvements: Residential Property  
LEAH M. LEWIS C.P. March Term, 2014 No. 03870 \$143,151.92 KML Law Group, P.C.

## 1411-472

**736 and 738 Maple Lane a/k/a 738 Maple Lane 19124** 42nd wd. 8400 Sq Ft BRT#421067810 Improvements: Residential Dwelling  
BOLIVAR REYES C.P. October Term, 2013 No. 02761 \$227,026.48 Powers, Kim & Associates, LLC

## 1411-526

**419 N. Front Street 19123** 5th wd. 663 Sq Ft OPA#055010205 Subject to Mortgage Subject to Rent Improvements: Residential Building  
LIFE EQUITIES CORP. C.P. December Term, 2012 No. 00031 \$411,815.23 Jeffrey W. Soderberg, Esq., Mandracchia & McWhirk, LLC

## 1411-527

**1909 East Venango Street 19134** 45th wd. 1058.68 Sq Ft BRT#45-2150900 Improvements: Residential Dwelling  
BRANDON REEVES C.P. August Term, 2012 No. 01907 \$72,761.16 Powers, Kim & Associates, LLC

## 1411-530

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

## 1411-531

**1332 South 31st Street 19146** 36th wd. 997.12 Sq Ft; Row 2 Sty Masonry BRT#362274900 Improvements: Residential Dwelling  
HENRY R. YARBROUGH C.P. May Term, 2009 No. 01477 \$71,016.41 McCabe, Weisberg & Conway, P.C.

## 1411-586

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

## 1411-601

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

The following property, sale of which was postponed from the December 2, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

## 1412-344

**5607 North 13th Street 19141-4103** 49th wd. 1360 Sq Ft BRT#49-3197900 Improvements: Residential Dwelling  
ALICE EARP C.P. January Term, 2012 No. 004628 \$81,128.26 Powers, Kim & Associates, LLC

## 1412-345

**2107 West Somerset Street 19132-2641** 11th wd. 1002 Sq Ft BRT#111035700 Improvements: Residential Dwelling  
DEBORAH WASHINGTON C.P. March Term, 2013 No. 01202 \$88,050.30 Powers, Kim & Associates, LLC

## 1412-379

**3012 Helleman Street 19149** 55th wd. 1170 Sq Ft BRT#551039100 Improvements:

## SHERIFF'S SALE

Residential Property  
WILLIAM L. JEFFRIES C.P. March Term, 2014 No. 04087 \$148,889.88 KML Law Group, P.C.

## 1412-453

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

## 1412-481

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

## 1412-502

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

## 1412-514

**613 Catharine Street Unit B 19147-2909** 2nd wd. 2634 Sq Ft BRT#888021762 Improvements: Residential Dwelling  
CHE GREEN AND THE UNITED STATES OF AMERICA C.P. June Term, 2009 No. 00489 \$1,193,732.42 Powers, Kim & Associates, LLC

## 1412-538

**266 Sparks Street 19120** 61st wd. 1020 Sq Ft BRT#61-1-250300 Improvements: Residential Property  
NORMAN B. BELL A/K/A NORMAN BELL C.P. December Term, 2013 No. 002416 \$27,564.39 Leon P. Haller, Esq.

## 1412-555

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

## 1412-564

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

## 1412-567

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

## 1412-597

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

## 1412-617

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

## 1412-624

**2415 West 75th Avenue 19138** 50th wd. ROW B/GAR 2STY MASONRY; 1182 Sq Ft BRT#501404700 Improvements: Residential Dwelling  
GRACIE CONNOR, DAVID WILLIAMS, KNOWN SURVIVING HEIR OF EDNOMA G. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EDNOMA G. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2010 No. 01616 \$43,441.08 McCabe, Weisberg, & Conway, P.C.

## 1412-627

**3178 Chatham Street 19134** 25th wd.

## SHERIFF'S SALE

ROW 2 STY MASONRY; 1290 Sq Ft BRT#251420200 Improvements: Residential Dwelling  
KAREN FLYNN C.P. March Term, 2013 No. 03968 \$109,007.64 McCabe, Weisberg, & Conway, P.C.

## 1412-628

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

## 1412-629

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

## 1412-641

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

The following property, sale of which was postponed from the January 6, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

## 1501-315

**544 South Conestoga Street 19143-1922** 46th wd. 1215 Sq Ft OPA# 463182800 Improvements: Residential Property  
JOHN G. MORRIS C.P. April Term, 2014 No. 01775 \$41,022.19 Phelan Hallinan, LLP

## 1501-318

**8801 Roosevelt Boulevard 19152** 57th wd. 4679 Sq Ft BRT#571160100 Improvements: Residential Property  
THE UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JOHN SARNESE C.P. October Term, 2013 No. 00190 \$235,037.06 Zucker, Goldberg & Ackerman, LLC

## 1501-328

**1211 South Millick Street 19143-2333** 3rd wd. 1024 Sq Ft BRT#03-3-219400 Improvements: Residential Dwelling  
AYOBAMI OGUNSOLA C.P. March Term, 2014 No. 00884 \$31,827.88 Udren Law Offices, PC

## 1501-337

**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, LLP

## 1501-339

**821 North 26th Street 19130-1851** 15th wd. 2445 Sq Ft OPA# 151281100 Improvements: Residential Property  
FRANK J. ALLEN, JR. C.P. April Term, 2010 No. 01404 \$408,734.74 Phelan Hallinan, LLP

## 1501-345

**3339 Morrell Avenue 19114-1221** 66th wd. 880 Sq Ft OPA# 661136900 Improvements: Residential Property  
NANCY E. MCNAMEE C.P. June Term, 2014 No. 04356 \$149,177.27 Phelan Hallinan, LLP

## 1501-350

**5859 Upland Way 19131-3029** 52nd wd. 1280 Sq Ft OPA# 522007300 Improvements: Residential Property  
TARNISHE TUNSTALL C.P. February Term, 2014 No. 00447 \$136,324.24 Phelan Hallinan, LLP

## 1501-351

**951 East Schiller Street 19134-1314** 33rd wd. 1176 Sq Ft OPA# 331196000 Improvements: Residential Property  
VERNON COYLE C.P. May Term, 2012 No. 01887 \$65,049.51 Phelan Hallinan, LLP

## SHERIFF'S SALE

## 1501-356

**1116 West Moyamensing Avenue 19148-3616** 39th wd. 1134 Sq Ft OPA# 394110200 Improvements: Residential Property  
FRANK L. CASILLO C.P. September Term, 2012 No. 03270 \$182,461.84 Phelan Hallinan, LLP

## 1501-357

**1159 Overington Street 19124-3134** 23rd wd. 1164 Sq Ft OPA# 234078600 Improvements: Residential Property  
DAVID BOWENS AND WILLAMAE WOODBURY C.P. May Term, 2013 No. 00555 \$110,977.35 Phelan Hallinan, LLP

## 1501-359

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

## 1501-360

**536 North 58th Street 19131-4836** 4th wd. 1792 Sq Ft OPA# 043134100 Improvements: Residential Property  
CHANEL R. DRAYTON A/K/A CHANEL DRAYTON C.P. August Term, 2012 No. 02010 \$62,215.35 Phelan Hallinan, LLP

## 1501-361

**1853 East Venango Street 19134-1521** 45th wd. 1272 Sq Ft OPA# 452150000 Improvements: Residential Property  
ANTONIO SANTIAGO C.P. October Term, 2013 No. 02858 \$49,871.52 Phelan Hallinan, LLP

## 1501-368

**4200 I Street 19124** 33rd wd. 1152 Sq Ft BRT#332153700 Improvements: Residential Property  
MICHAEL P. HINES C.P. January Term, 2014 No. 02787 \$72,584.16 KML Law Group, PC

## 1501-371

**2324 North Howard Street 19133** 19th wd. 1201 Sq Ft BRT#191036310 Improvements: Residential Property  
CYDMARIE TORRES C.P. May Term, 2013 No. 01441 \$95,314.01 KML Law Group, PC

## 1501-375

**9217 Andover Road 19114-3818** 57th wd. 1688 Sq Ft OPA# 572281100 Improvements: Residential Property  
PATRICK C. PARKINSON; ANNA MARIE PARKINSON A/K/A ANNA M. ROSSELLI C.P. October Term, 2006 No. 04233 \$152,700.38 Phelan Hallinan, LLP

## 1501-376

**339 Lemonte Street 19128-4546** 21st wd. 1536 Sq Ft OPA# 212313900 Improvements: Residential Property  
EUGENE BUTTERFIELD, JR. C.P. August Term, 2013 No. 02269 \$296,366.68 Phelan Hallinan, LLP

## 1501-383

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

## 1501-387

**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, LLP

## 1501-389

**1011 Griffith Street 19111-2616** 63rd wd. 1041 Sq Ft OPA# 631270200 Improvements: Residential Property  
STEVEN DROHOMIRECKI C.P. July Term, 2010 No. 01078 \$220,990.29 Phelan Hallinan, LLP

## 1501-391

**3016 Almond Street 19134-5028** 25th wd. 1092 Sq Ft OPA# 251304000 Improvements: Residential Property  
LISA MARIE BRADY C.P. November Term, 2013 No. 01935 \$136,638.85 Phelan Hallinan, LLP

## 1501-393

## SHERIFF'S SALE

## 1501-400

**1006 70th Avenue 19126-2103** 61st wd. 2048 Sq Ft OPA# 611444500 Improvements: Residential Property  
**ROCHELLE L. REYNOLDS** C.P. August Term, 2012 No. 00611 \$278,345.09 Phelan Hallinan, LLP

## 1501-402

**6825 Roosevelt Boulevard a/k/a 6825 E. Roosevelt Boulevard 19149** 55th wd. 1368 Sq Ft BRT#551526500 Improvements: Residential Property  
**DEREK JACKSON** C.P. August Term, 2013 No. 01843 \$82,096.46 KML Law Group, PC

## 1501-408

**1527 Swain Street 19130** 15th wd. 1552 Sq Ft BRT#152183900 Improvements: Residential Dwelling  
**OMAR JEFFERSON AND KIMBERLY N. MCGLONN-LUCAS** C.P. July Term, 2014 No. 00860 \$342,623.90 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1501-409

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

## 1501-413

**580 East Godfrey Avenue 19120** 35th wd. 1454 Sq Ft BRT#351094300 Improvements: Residential Dwelling  
**WILLIE OTEAL WALTON** C.P. November Term, 2013 No. 02053 \$83,207.52 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1501-414

**320 North 40th Street 19104** 6th wd. 3439 Sq Ft BRT#88-1-1616-00 Improvements: Residential Dwelling  
**GWENDOLYN LEWIS A/K/A GWENDOLYN V. LEWIS; RASHEED LEWIS A/K/A RASHEED J. LEWIS** C.P. March Term, 2014 No. 04545 \$280,159.63 Udren Law Offices, PC

## 1501-416

**2804 Fuller Street 19152-3103** 64th wd. 1250 Sq Ft BRT#64-1-2282-00 Improvements: Residential Dwelling  
**JOHN SULLICK A/K/A JOHN S. SULLICK** C.P. June Term, 2014 No. 04320 \$133,031.95 Udren Law Offices, PC

## 1501-417

**1210 West Jefferson Street 19122** 20th wd. 1600 Sq Ft BRT#20-1011200 Improvements: Residential Dwelling  
**APRIL REEVES A/K/A APRIL V. REEVES** C.P. September Term, 2013 No. 02666 \$124,535.37 Udren Law Offices, PC

## 1501-418

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

## 1501-421

**2005 East Madison Street 19134-3222** 45th wd. 1188 Sq Ft BRT#45-2-018940 Improvements: Residential Dwelling  
**LYNNE A. KOURKOUMELIS A/K/A LYNNE A. KOURKOUMELIS; ALEXANDROS G. KOYRKOYMEIIS** C.P. March Term, 2014 No. 03578 \$46,720.03 Udren Law Offices, PC

## 1501-423

**7842 Gilbert Street 19150-2504** 50th wd. 1084 Sq Ft OPA# 502112600 Improvements: Residential Property  
**TEENA COLEMAN** C.P. January Term, 2014 No. 02654 \$130,858.87 Phelan Hallinan, LLP

## 1501-426

**307 Unruh Avenue 19111-4654** 35th wd. 1365 Sq Ft OPA# 353126400 Improvements: Residential Property  
**TAIKESHA N. MOSS** C.P. July Term, 2012 No. 01844 \$205,828.64 Phelan Hallinan, LLP

## 1501-429

**1223 South 49th Street 19143-4441** 27th wd. 1392 Sq Ft OPA# 273050500 Improvements: Residential Property  
**VINCENT HOWELL** C.P. February Term, 2014 No. 00119 \$59,156.57 Phelan Hallinan, LLP

## SHERIFF'S SALE

## 1501-442

**833 Sanger Street 19124** 35th wd. 1240 Sq Ft BRT#351219000 Improvements: Residential Property  
**SUNDAY E. ADEYEMI AND BOLA ADEYEMI** C.P. February Term, 2014 No. 01501 \$32,737.29 Christopher A. DeNardo, Esq.

## 1501-443

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

## 1501-448

**9843 Bonner Street 19115-2303** 58th wd. 1720 Sq Ft OPA# 581471600 Improvements: Residential Property  
**SVYATOSLAV FELTSAN; MARIANNA FELTSAN** C.P. November Term, 2013 No. 02369 \$213,021.29 Phelan Hallinan, LLP

## 1501-449

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

## 1501-451

**1223 Atwood Road 19151-3110** 34th wd. 1262 Sq Ft OPA# 344329700 Improvements: Residential Property  
**SEBASTIAN R. REMBERT; FRANCINE M. REMBERT** C.P. August Term, 2012 No. 01882 \$57,550.63 Phelan Hallinan, LLP

## 1501-453

**1306 South Carlisle Street 19146-4811** 36th wd. 1216 Sq Ft OPA# 365028500 Improvements: Residential Property  
**ANDRE MURRAY; DELORES MURRAY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LILLIE BROWN, DECEASED** C.P. October Term, 2007 No. 02516 \$43,468.69 Phelan Hallinan, LLP

## 1501-456

**6239 Walker Street 19135-3507** 55th wd. 1136 Sq Ft BRT#552324700 Improvements: Residential Property  
**JOHN S. RAZIANO** C.P. July Term, 2014 No. 01821 \$109,250.43 KML Law Group, PC

## 1501-458

**3245 Tara Road 19154-3309** 66th wd. 800 Sq Ft OPA# 662474700 Improvements: Residential Property  
**JOAN BEAR** C.P. June Term, 2013 No. 02810 \$75,885.55 Phelan Hallinan, LLP

## 1501-459

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

## 1501-467

**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, LLP

## 1501-471

**6922 Theodore Street 19142** 40th wd. 1138 Sq Ft BRT#406246300 Improvements: Residential Property  
**VICKI R. OFORI AND DEBORAH RILEY** C.P. December Term, 2007 No. 02016 \$69,455.86 KML Law Group, PC

## 1501-472

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

## 1501-477

**4736 Large Street 19124-2947** 23rd wd. 1280 Sq Ft OPA# 234202300 Improvements: Residential Property  
**DOMINICK GIBBS** C.P. April Term, 2013 No. 01049 \$180,399.86 Phelan Hallinan, LLP

## 1501-484

**1032 North Orianna Street 19123-1549** 5th wd. 2043 Sq Ft OPA# 057095420 Improvements: Residential Property  
**JOSEPH STEWARD, III AND SHARON MCPHERSON** C.P. May Term, 2008 No. 03544 \$436,757.89 Phelan Hallinan, LLP

## SHERIFF'S SALE

## 1501-489

**1115 Hower Lane 19115-4810** 63rd wd. 2310 Sq Ft OPA# 632075200 Improvements: Residential Property  
**BASHIRAN BIBI AND SHAHBAZ KHAN** C.P. March Term, 2013 No. 02983 \$383,909.96 Phelan Hallinan, LLP

## 1501-490

**12729 Medford Road 19154-1417** 66th wd. 1360 Sq Ft OPA# 663261700 Improvements: Residential Property  
**SILVIO M. IANNUZZI, III; NANCY L. BOSSERT** C.P. February Term, 2012 No. 03096 \$169,344.55 Phelan Hallinan, LLP

## 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.

## 1501-496

**1916 South 68th Street 19142-1214** 40th wd. 1024 Sq Ft OPA# 403188300 Improvements: Residential Property  
**ANTOINETTE MARSHALL AND JONATHAN COUSINS** C.P. October Term, 2011 No. 03495 \$66,503.97 Phelan Hallinan, LLP

## 1501-498

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

## 1501-503

**3412 Saint Vincent Street 19149-1626** 55th wd. 1480 Sq Ft OPA# 551438400 Improvements: Residential Property  
**KEVIN M. RAWLEY; DONNA MARIE MULHOLLAND** C.P. July Term, 2014 No. 01354 \$127,283.04 Phelan Hallinan, LLP

## 1501-504

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

## 1501-511

**318 North Felton Street 19139-1103** 34th wd. 1294 Sq Ft BRT#341258300 Improvements: Residential Property  
**CHANTELLE NELSON** C.P. November Term, 2010 No. 04134 \$58,482.99 KML Law Group, PC

## 1501-515

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

## 1501-520

**34 Ashmead Place South 19144** 12th wd. 1314 Sq Ft BRT#12-3-083100 Improvements: Residential Dwelling  
**LALICE LASHLEY AND KELVIN A. LASHLEY** C.P. November Term, 2012 No. 02933 \$80,962.26 Udren Law Offices, PC

## 1501-525

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

## 1501-527

**11704 Corry Road 19154** 66th wd. 1400 Sq Ft BRT#66-2-038700 Improvements: Residential Dwelling  
**SUZANNE MAIER O'DONNELL A/K/A SUZANNE M. MAIER** C.P. April Term, 2013 No. 02988 \$181,452.23 Udren Law Offices, PC

## 1501-529

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

## 1501-532

**5921 Pine Street 19143-1123** 3rd wd. 1376 Sq Ft BRT#032032000 Subject to Mortgage  
**EDWARD J. CODY, SR., PERSONAL REPRESENTATIVE OF THE ESTATE OF MURRAY PRICE, JR. A/K/A MURRAY**

## SHERIFF'S SALE

PRICE, DECEASED C.P. January Term, 2014 No. 01911 \$25,509.48 Law Offices of Gregory Javardian

## 1501-536

**1003 E. Luzerne Street 19124-5205** 33rd wd. 1206 Sq Ft BRT#332019800 Improvements: Residential Real Estate  
**DAISY FLEMING** C.P. October Term, 2013 No. 00322 \$154,751.64 Stern & Eisenberg, PC

## 1501-538

**5760 Rodman Street 19143-1942** 46th wd. 1408 Sq Ft BRT#463036500 Improvements: Residential Property  
**RONALD MATURIN, SOLE OWNER** C.P. January Term, 2014 No. 2038 \$59,590.13 Zucker, Goldberg & Ackerman, LLC

## 1501-548

**406 West Queen Lane 19144-4607** 22nd wd. 1260 Sq Ft BRT#123121900 Improvements: Semi Det 2 Sty Masonry  
**THOMAS MORGAN AND SCHELL MORGAN** C.P. May Term, 2013 No. 02265 \$74,472.01 Milstead & Associates, LLC

## 1501-551

**3341 Gratz Street 19140-4924** 38th wd. 1379 Sq Ft BRT#11-2-2602-00 Improvements: Row 2 Sty Masonry  
**JOHN HALL AND ANGELA HALL** C.P. July Term, 2014 No. 00192 \$52,113.56 Milstead & Associates, LLC

## 1501-552

**5750-52 Rising Sun Avenue 19120-1626** 35th wd. 3611 Sq Ft BRT#351315300 Improvements: Det Conv Apt 2 Sty Masonry  
**ROSENEX MICHEL** C.P. June Term, 2014 No. 01596 \$300,251.52 Milstead & Associates, LLC

## 1501-555

**7662 Brentwood Road 19151** 34th wd. 1120 Sq Ft BRT#343227000 Improvements: Residential Property  
**JAMES L. HAYES** C.P. July Term, 2011 No. 01819 \$44,462.66 KML Law Group, PC

## 1501-568

**2625 South Daggett Street 19142-2804** 40th wd. 1128 Sq Ft OPA# 406007100 Improvements: Residential Property  
**KHALILAH FELDER** C.P. December Term, 2011 No. 03325 \$73,313.98 Phelan Hallinan, LLP

## 1501-569

**4310 Lawdale Street 19124-4310** 33rd wd. 720 Sq Ft OPA# 332265200 Improvements: Residential Property  
**EVELYN SPERDUTO; ROBERT SPERDUTO** C.P. October Term, 2010 No. 02929 \$90,718.51 Phelan Hallinan, LLP

## 1501-575

**732 Brighton Street 19111-4028** 53rd wd. 1551 Sq Ft OPA# 532244100 Improvements: Residential Property  
**NATACHA E. AUDAIN A/K/A NATACHA AUDAIN** C.P. August Term, 2012 No. 03177 \$120,860.35 Phelan Hallinan, LLP

## 1501-576

**1621 South Franklin Street 19148-1222** 1st wd. 988 Sq Ft OPA# 012186100 Improvements: Residential Property  
**CHERYL MCCLASHIE-GANT** C.P. October Term, 2007 No. 05072 \$56,131.08 Phelan Hallinan, LLP

## 1501-577

**1823 East Moyamensing Avenue 19148-1944** 1st wd. 2364 Sq Ft OPA# 011214200 Improvements: Residential Property  
**JOHN E. MCNAMEE** C.P. July Term, 2012 No. 03408 \$292,150.00 Phelan Hallinan, LLP

## 1501-579

**5943 North 3rd Street 19120-1843** 61st wd. 1118 Sq Ft OPA# 612389700 Improvements: Residential Property  
**ANDRENA L. DIXON** C.P. April Term, 2011 No. 03124 \$97,811.99 Phelan Hallinan, LLP

## 1501-581

**2403 South Percy Street 19148-3729** 39th wd. 990 Sq Ft OPA# 393443600 Improvements: Residential Property  
**ANNA CAPORALI** C.P. February Term, 2008 No. 01910 \$66,373.24 Phelan Hallinan, LLP

## 1501-582

**440 Delmar Street 19128-4506** 21st wd. 1184 Sq Ft BRT#212309300 Improvements: Semi Det 2 Sty Masonry  
**KIMBERLY RAMPONE A/K/A KIMBERLY MARIE JUNIO AND MICHAEL J. RAMPONE, JR. A/K/A MICHAEL J. RAMPONE** C.P. June Term, 2014 No. 02570 \$247,909.98 Milstead & Associates, LLC

## 1501-585

**3166 Reach Street 19134** 33rd wd. 1064 Sq Ft

## SHERIFF'S SALE

BRT#331313700 Improvements: Residential Property  
**DAWN WILLIAMS** C.P. June Term, 2013 No. 003253 \$32,719.61 Christopher A. DeNardo, Esq.

## 1501-592

**6605 North Gratz Street 19126** 10th wd. 1320 Sq Ft BRT#101098100 Improvements: Residential Property  
**GEORGIA D. GOODMAN-WATSON** C.P. July Term, 2014 No. 1304 \$132,399.83 Christopher A. DeNardo, Esq.

## 1501-595

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

## 1501-596

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

## 1501-601

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

## 1501-603

**7910 Michener Avenue 19150-1321** 50th wd. 1312 Sq Ft OPA# 501120800 Improvements: Residential Property  
**MARY DEARRY** C.P. June Term, 2014 No. 04806 \$130,222.30 Phelan Hallinan, LLP

## 1501-604

**6520 Torresdale Avenue 19135-2822** 41st wd. 1408 Sq Ft OPA# 411298000 Improvements: Residential Property  
**JOSEPH L. MICKSKO A/K/A JOSEPH MICKSKO** C.P. August Term, 2014 No. 02913 \$120,542.27 Phelan Hallinan, LLP

## 1501-605

**7118 Oakland Street 19149-1211** 54th wd. 1176 Sq Ft OPA# 542381900 Improvements: Residential Property  
**ANTONIO PEREZ AND CARMEN PEREZ** C.P. December Term, 2011 No. 00027 \$166,036.42 Phelan Hallinan, LLP

## 1501-606&lt;/

## SHERIFF'S SALE

00691 \$177,012.38 McCabe, Weisberg & Conway, PC

## 1501-621

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

## 1501-624

**110 West Meade Street 19122-4624** 9th wd. 1477 Sq Ft OPA#092194300 Improvements: Residential Property  
DAVID B. MACDONALD A/K/A DAVID MACDONALD AND CELIA CRUZ C.P. June Term, 2012 No. 03092 \$156,972.73 Phelan Hallinan, LLP

## 1501-627

**6526 Cottage Street 19135** 55th wd. Row B/Gar 2 Sty Masonry; 1170 Sq Ft BRT#552392300 Improvements: Residential Dwelling  
ASMA A. KHAN, ADMINISTRATRIX OF THE ESTATE OF SHABED KHAN, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 01066 \$87,181.76 McCabe, Weisberg & Conway, PC

## 1501-628

**7513 Torresdale Avenue 19140** 65th wd. Row B/Gar 2 Sty Masonry; 1440 Sq Ft BRT#651263700 Improvements: Residential Dwelling  
JAGDISH SATRA C.P. March Term, 2013 No. 01796 \$85,489.77 McCabe, Weisberg & Conway, PC

## 1501-632

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

## 1501-640

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

## 1501-643

**153 Wolf Street 19148** 39th wd. Apt 2-4 Units 2 Sty masonry; 1440 Sq Ft BRT#391104400 Improvements: Residential Dwelling  
LOUIS A. GAROZZO AND PATRICIA GAROZZO C.P. August Term, 2009 No. 01042 \$133,336.48 McCabe, Weisberg & Conway, PC

## 1501-644

**725 North 44th Street 19104** 6th wd. Row 3 Sty Masonry; 1620 Sq Ft BRT#061297110 Improvements: Residential Dwelling  
THERESA SIMPSON AND LAMAR SIMPSON C.P. June Term, 2011 No. 02133 \$127,877.45 McCabe, Weisberg & Conway, PC

## 1501-648

**947 N 5th Street 19123** 5th wd. Row Conv/Apt 3 Sty Masonry; 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, PC

## 1501-651

**7544 Beverly Road 19138** 50th wd. Row B/Gar 2 Sty Masonry; 1360 Sq Ft BRT#501366700 Improvements: Residential Dwelling  
RONALD CRAWFORD, ADMINISTRATOR OF THE ESTATE OF ELAINE WRIGHT-HOLLOWAY A/K/A ELAINE HOLLOWAY, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2014 00952 \$61,822.85 McCabe, Weisberg & Conway, PC

## 1501-653

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

## 1501-654

**3037 Fountain Street 19121** 32nd wd. Row 2 Sty Masonry; 1136 Sq Ft BRT#323109400 Subject to Mortgage Improvements: Residential Dwelling  
UNKNOWN HEIRS OF DOROTHY R. YOUNG, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 01009 \$38,351.29 McCabe, Weisberg & Conway, PC

## 1501-658

**2730 North 46th Street 19131** 52nd wd. Row W BAS, GAR 3 Sty Stone; 1354 Sq Ft

## SHERIFF'S SALE

BRT#521230900 Improvements: Residential Dwelling  
TAMARA L. WATKINS C.P. March Term, 2014 No. 00679 \$148,294.72 McCabe, Weisberg & Conway, PC

## 1501-659

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

## 1501-662

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

## 1501-665

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

## 1501-668

**3257 Cottman Avenue 19149** 64th wd. Row B/Gar 2 Sty Masonry; 1416 Sq Ft BRT#641151400 Improvements: Residential Dwelling  
MARY ROSE BREINER, KNOWN SURVIVINGHEIROF JAMES J. MIDDLETON, A/K/A JAMES J. MIDDLETONE, A/K/A JAMES J. MIDDLETON, JR., DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JAMES J. MIDDLETON, A/K/A JAMES J. MIDDLETONE, A/K/A JAMES J. MIDDLETON, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01314 \$68,511.94 McCabe, Weisberg & Conway, PC

## 1501-686

**11911 Millbrook Road 19154** 66th wd. Row B/Gar 2 Sty Masonry; 1296 Sq Ft BRT#6622368800 Improvements: Residential Dwelling  
STACEY MCNALLY, A/K/A STACEY M. PAOLANTONIO AND STEPHEN MCNALLY C.P. April Term, 2014 No. 00412 \$221,873.71 McCabe, Weisberg & Conway, PC

## 1501-688

**6115 North 7th Street 19120** 61st wd. Row B/Gar 2 Sty Masonry; 1536 Sq Ft BRT#611144800 Improvements: Residential Dwelling  
RICHARD T. BROWN A/K/A RICHARD BROWN C.P. March Term, 2014 03947 \$98,902.09 McCabe, Weisberg & Conway, PC

## 1501-690

**1219 Christian Street 19147** 2nd wd. Row 3 Sty Masonry; 1432 Sq Ft BRT#022249510 Subject to Rent Improvements: Residential Dwelling  
JANET WILKINS C.P. June Term, 2012 No. 00454 \$134,718.49 McCabe, Weisberg & Conway, PC

## 1501-693

**1925 South 20th Street 19145** 48th wd. Row Conv/Apt 2 Sty Masonry; 1760 Sq Ft BRT#481318100 Improvements: Residential Dwelling  
ROMEO COSCIA AND ROSALIA COSCIA C.P. October Term, 2013 No. 00406 \$102,539.76 McCabe, Weisberg & Conway, PC

## 1501-695

**327 Daly Street 19148** 39th wd. Row 2 Sty Masonry; 1108 Sq Ft BRT#392140800 Improvements: Residential Dwelling  
LILLIAN E. SARCONI, KNOWN SURVIVING HEIR OF ROBERT RUEBIN BRODMAN, DECEASED MORTGAGOR AND REAL OWNER; SANDRA MESETE, KNOWN SURVIVING HEIR OF ROBERT RUEBIN BRODMAN, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF ROBERT RUEBIN BRODMAN, DECEASED MORTGAGOR AND REAL OWNER AND IRENE DEL CAMPO, KNOWN SURVIVING HEIR OF ROBERT RUEBIN BRODMAN, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 00170 \$155,973.39 McCabe, Weisberg & Conway, PC

## 1501-698

**4545 Whitaker Avenue 19120-4631** 42nd wd. 1328 Sq Ft BRT#421559900 Improvements: Residential Dwelling  
JADEYAH E. WILLIAMS A/K/A JADEYAH

## SHERIFF'S SALE

WILLIAMS C.P. December Term, 2013 No. 00126 \$100,377.09 Law Offices of Gregory Javardian

## 1501-699

**1813 East Willard Street 19134** 45th wd. 1030 Sq Ft OPA#452026900 Improvements: Residential Property  
RUTH ANN ORR, SOLELY IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MARY ANN ORR AND THE ESTATE OF MARY ANN ORR C.P. July Term, 2014 No. 01048 \$281,930.08 Richard M. Squire & Associates, LLC

## 1501-702

**6828 Chew Avenue 19119-1921** 22nd wd. 1626 Sq Ft OPA#222202100 Improvements: Residential Property  
JOSHUA E. POPE, JR. AND SHEILA A. POPE C.P. November Term, 2009 No. 03712 \$245,443.10 Phelan Hallinan, LLP

## 1501-703

**5045 North 16th Street 19141-2240** 17th wd. 1314 Sq Ft OPA#172115400 Improvements: Residential Property  
RAYMOND T. BLUE; VERONICA I. BLUE C.P. March Term, 2009 No. 02130 \$75,325.00 Phelan Hallinan, LLP

## 1501-715

**8646 Agusta Street 19152** 56th wd. 1066 Sq Ft BRT#562354100 Improvements: Residential Dwelling  
MARK TERL C.P. February Term, 2014 No. 02871 \$130,232.27 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 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. 00250 \$65,159.53 Federman & Associates, LLC

## 1501-725A-B

**5521 Chester Avenue - Premises A -- 19143-5334** 51st wd. 1473 Sq Ft BRT#773070100 Improvements: Commercial Property  
**5523 Chester Avenue -- Premises B -- 19143-5334** 51st wd. 1473 Sq Ft BRT#773070200 Improvements: Commercial Property  
AFRICAN CULTURAL ALLIANCE OF NORTH AMERICA, INC. C.P. June Term, 2012 No. 02939 \$165,000.00 Wilentz, Goldman & Spitzer P.A.

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

## 1502-310

**2740 Stevens Street 19149-3520** 62nd wd. 928 Sq Ft OPA#621199200 Improvements: Residential Property  
MATTHEW P. LALLY AND CHRYSYAL LALLY C.P. July Term, 2014 No. 02507 \$132,583.89 Phelan Hallinan, LLP

## 1502-315

**13054 Townsend Road, Unit J-4 19154-1001** 66th wd. 1536 Sq Ft OPA#888660135 Improvements: Condominium  
LASHAWN D. SCOTT C.P. June Term, 2008 No. 05168 \$59,070.96 Phelan Hallinan, LLP

## 1502-325

**9331 Edmund Street 19114** 65th wd. 2560 Sq Ft BRT#652390600 Improvements: Residential Property  
LARITZA DEL VALLE AND JUSTO FIGUEROA C.P. September Term, 2010 No. 02170 \$471,483.45 KML Law Group, P.C.

## 1502-326

**2250 Disston Street 19149** 54th wd. 1176 Sq Ft BRT#542065900 Improvements: Residential Property  
SUSAN BLATCH A/K/A SUSAN BIATCH C.P. December Term, 2013 No. 02677 \$61,993.15 KML Law Group, P.C.

## 1502-335

**5947 Reach Street 19120** 35th wd. 1250 Sq Ft BRT#352242300 Improvements: Residential Property  
PHILIP S. APPENZELLER AND TAMMY M. LOWE C.P. July Term, 2013 No. 01527 \$126,999.14 KML Law Group, P.C.

## 1502-341

**200 West Ashdale Street 19120-3812** 42nd wd. 1120 Sq Ft OPA#422172800 Improvements: Residential Property  
GREGORY HOLMES C.P. January Term, 2012 No. 03300 \$31,668.90 Phelan Hallinan, LLP

## 1502-344

**2035 South Alden Street 19143** 40th wd. Land Area: 795 Sq Ft Improvement Area: 1080 Sq Ft OPA#401014900 Improvements: Residential Real Estate - Single Family Dwelling

## SHERIFF'S SALE

EASTON THOMPSON C.P. September Term, 2014 No. 00394 \$56,467.99 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm

## 1502-350

**7435 Elmwood Avenue 19153** 40th wd. 1050 Sq Ft BRT#404225100 Improvements: Residential Property  
MAURICIO MUNOZ AND KRISTY MUNOZ C.P. July Term, 2014 No. 1801 \$128,112.17 Christopher A. DeNardo, Esq.

## 1502-351

**2601 Pennsylvania Avenue, Unit 321 19130** 15th wd. 1135 Sq Ft BRT#888072600 Subject to Mortgage Improvements: Res.condo .5+sty Masonry  
STUART BARNES C.P. June Term, 2013 No. 01531 \$66,770.73 Samantha D. Cissne, Esq.

## 1502-362

**5936 Loretto Avenue 19149** 53rd wd. 1312 Sq Ft BRT#531310200 Improvements: Residential Property  
AYDA L. CHARRIS C.P. July Term, 2014 No. 02781 \$122,376.29 KML Law Group, P.C.

## 1502-363

**6207 Limekiln Pike 19141-1405** 17th wd. 1212 Sq Ft OPA#172304500 Improvements: Residential Property  
DONALD OUTERBRIDGE C.P. June Term, 2010 No. 01983 \$125,698.61 Phelan Hallinan, LLP

## 1502-369

**2740 Mifflin Street 19145** 48th wd. 1100 Sq Ft BRT#48-2-0423-00 Improvements: Residential Dwelling  
JAMES HALL A/K/A JAMES HALL, SR. A/K/A JAMES D. HALL, SR. C.P. April Term, 2013 No. 01924 \$183,983.53 Udren Law Offices, P.C.

## 1502-370

**1105 Wellington Street 19111-4238** 53rd wd. 1314 Sq Ft OPA#532341200 Improvements: Residential Property  
ANTONIO D'ANGELO; CARLO D'ANGELO AND MARIA D'ANGELO C.P. June Term, 2012 No. 02410 \$92,688.82 Phelan Hallinan, LLP

## 1502-371

**1101 East Slocum Street, #B 19150** 50th wd. On Northwesterly side of Slocum Street and Northeast side of Lowber Avenue; Front: 2120 Ft, Depth: Irregular BRT#502394600 Improvements: Single Family Residence  
ANDREA DALE WHITE C.P. September Term, 2013 No. 01110 \$110,935.85 Stephen M. Hladik, Esq.

## 1502-381

**122 South 11th Street 19107** 5th wd. 3520 Sq Ft BRT#88-2618600 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, LCP Philly LLC Improvements: 3520 Square Foot Portion Of A 9166 Square Foot Restaurant; Balance Of Improvements Cover Adjacent Lot Not Owned By Defendants. Bidders Should Refer To Writ Of Execution For 124 South 11th Street, Case Id No. 140303069, Judgment Against 124 A GUS AND JOYCE HIONAS C.P. March Term, 2014 No. 03069 \$3,634,060.14 plus continuing interest and costs Christine L. Barba, Ballard Spahr, LLP

## 1502-382

**124 South 11th Street 19107** 5th wd. 1716 Sq Ft BRT#88-2618700 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, LCP Philly LLC Improvements: 6688 Square Foot Portion Of A 6688 Square Foot Restaurant; Balance Of Improvements Cover Adjacent Lot Not Owned By Defendant. Bidders Should Refer To Writ Of Execution For 122 South 11th Street, Case Id No. 140303071 Judgment Against Gus An 124 ASSOCIATES C.P. March Term, 2014 No. 03071 \$3,634,060.14 plus continuing interest and costs Christine L. Barba, Ballard Spahr, LLP

## 1502-408

**9814 Woodfern Road 19115** 58th wd. 2033 Sq Ft BRT#581267600 Improvements: Residential Property  
THOMAS H. KITCHENMAN, JR. AND COLLEEN P. KITCHENMAN C.P. May Term, 2012 No. 03185 \$352,518.32 KML Law Group, P.C.

## 1502-411

**4664 Torresdale Avenue 19124-3451** 23rd wd. 1072 Sq Ft OPA#232379100 Improvements: Residential Property  
MENACHEN M. SAMPSON A/K/A M. MENACHEM SAMPSON; AGMS, LLC C.P. December Term, 2013 No. 01354 \$71,996.34 Phelan Hallinan, LLP

## 1502-415

**226 East Montana Street 19119-2259**

## SHERIFF'S SALE

22nd wd. 1306 Sq Ft OPA#221139800 Improvements: Residential Property  
LAKEISHA WEBB C.P. August Term, 2012 No. 02974 \$53,986.16 Phelan Hallinan, LLP

## 1502-417

**1111 West Dauphin Street 19133-1019** 37th wd. 870 Sq Ft OPA#371335700 Improvements: Residential Property  
MICHAEL C. AVERY AND TODD PERRY C.P. October Term, 2013 No. 02438 \$55,575.52 Phelan Hallinan, LLP

## 1502-419

**3607 Spring Garden Street 19104-2300** 24th wd. 3150 Sq Ft OPA#242005500 Improvements: Residential Property  
ALA S. RABADY; JIHANE HAJJ; 3607 SPRING GARDEN, LP C.P. August Term, 2012 No. 01537 \$126,103.26 Phelan Hallinan, LLP

## 1502-435

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

## 1502-436

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

## 1502-442

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

## 1502-452

**5229 Wissahickon Avenue, Fl 1, a/k/a 5229 Wissahickon Avenue 19144-4013** 12th wd. 3412 Sq Ft OPA#123244400 Improvements: Residential Property  
TONY BAYLOR C.P. August Term, 2014 No. 01737 \$125,717.37 Phelan Hallinan, LLP

## 1502-458

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

## 1502-468

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

## 1502-476

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

## 1502-478

**248-250 Market Street 19106** 5th wd. 12500 Sq Ft OPA#881007027 Subject to Rent Improvements: Apts 5-50 Units; Masonry; Zoning Code Description: Cmx3; Commercial/commercial Mixed-use  
GIULIANO PROPERTIES, INC. C.P. June Term, 2013 No. 01502 \$1,983,955.15 together with interest accruing at t Louise Melchor, Esq.

## 1502-481

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

## 1502-484

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

## 1502-487

## SHERIFF'S SALE

## 1502-489

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

## 1502-492

**2016 72nd Avenue 19138** 10th wd. Row Conv/ Apt 2 Sty Masonry; 1732 Sq Ft PRCL#10-1-2944-00 Improvements: Residential Dwelling  
SARAH E. PARHAM C.P. March Term, 2014 No. 04006 \$33,715.75  
Federman & Associates, LLC

## 1502-496

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

## 1502-498

**607B Edison Avenue 19116** 58th wd. 1040 Sq Ft and 1.0526% undivided interest in the common elements, as more fully described in the Declaration of Condominium and Plats and Plans dated 1/26/1979 and recorded 01/29/1979 in Deed Book DCC 16567 page 9 BRT#888581360; PRCL# 160 N7-29 Improvements: Residential Condominium  
MARK A. CUMMINGS C.P. February Term, 2012 No. 235779 \$12,086.00  
Glenn M. Ross, Esq.

## 1502-499

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

## 1502-515

**541 Washington Street 19147-4005** 2nd wd. 672 Sq Ft OPA#021143500 Improvements: Residential Property  
ROSERITA R. DEPIANO A/K/A ROSE RITA DE PIANO; DENNIS MARYAK C.P. February Term, 2011 No. 02914 \$170,000.00  
Phelan Hallinan, LLP

## 1502-518

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

## 1502-520A-B

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

## 1502-534

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

## 1502-537

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

## 1502-559

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

## 1502-571

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

## 1502-581

**1912 2nd Street 19122** 18th wd. 984.41 Sq Ft; 1724 Sq Ft BRT#183281900 Improvements: Residential Dwelling

## SHERIFF'S SALE

SEAN A. RIVERA AND ZAIDA RODRIGUEZ C.P. October Term, 2013 No. 03579 \$171,715.22  
McCabe, Weisberg, & Conway, P.C.

## 1502-582

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

## 1502-602

**9567 James Street, Unit B 19114** 65th wd. 1056 Sq Ft (no land area) BRT#888651456 Improvements: Residential Condominium Unit  
JAY THOMAS SCIDURLO C.P. December Term, 2013 No. 00494 \$2,713.40  
Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.

## 1502-605

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

## 1502-606

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

## 1502-610

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

## 1502-618

**4566 Pennhurst Street 19124** 42nd wd. 1096.87 Sq Ft BRT#42-1611400 Improvements: Residential Dwelling  
YOLANDA MELENDEZ C.P. May Term, 2014 No. 01631 \$47,461.78  
Powers, Kim & Associates, LLC

## 1502-619

**3219 South 17th Street 19145** 26th wd. 2016 Sq Ft OPA#261378800 Subject to Mortgage Improvements: Residential Dwelling  
RALPH FRANGIPANI, SR. C.P. March Term, 2014 No. 0521 \$26,500.00 plus interest/ costs  
Stephen W. Yarnell, Esq.

## 1502-627A-B

**7436 Torresdale Avenue -- Premises A -- 19136** 41st wd. that certain lot situate on north-westerly side of Torresdale Avenue 70 ft north-easterly of Vista St.; Front: 107 ft 10-3/8 in. Depth: 76 ft 6-5/8 in.  
**7450 Torresdale Avenue -- Premises B -- 19136** that certain lot situate on northwesterly side of Torresdale Avenue 70 ft northeasterly of Vista St.; Front: 107 ft 10-3/8 in. Depth: 76 ft 6-5/8 in.  
TORRESDALE CONVENIENCE, INC. C.P. May Term, 2009 No. 01035 \$667,614.94 plus interest from 10/1/2014 to 1/6/2015 in the amount of \$86.09 per diem or \$8,436.82  
Max L. Lieberman, Esq.

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

## 1503-309

**600 Glenview Street, a/k/a 600-02 Glenview Street 19111-4309** 35th wd. 1600 Sq Ft OPA#353148900 Improvements: Residential Property  
FRANK E. FRIEL, JR. C.P. April Term, 2013 No. 02614 \$201,683.21  
Phelan Hallinan, LLP

## 1503-313

**1102 Haworth Street, a/k/a 1102 Hayworth Street 19124-2506** 23rd wd. 1392 Sq Ft OPA#234160800 Improvements: Residential Property  
ROBIN A. LEWIS A/K/A ROBIN LEWIS C.P. April Term, 2013 No. 00438 \$137,484.00  
Phelan Hallinan, LLP

## 1503-320

**3218 Cedar Street 19134** 45th wd. 1060 Sq Ft BRT#451387600 Improvements: Residential Property  
ANDREW C. ABRAM C.P. January Term, 2014 No. 00669 \$46,649.04  
KML Law Group, P.C.

## SHERIFF'S SALE

## 1503-321

**540 East Tulpehocken Street 19144** 59th wd. 1408 Sq Ft BRT#592111700 Improvements: Residential Property  
TAMIKA SIMMONS C.P. April Term, 2013 No. 02964 \$64,683.47  
KML Law Group, P.C.

## 1503-322

**110-30 Byberry Road Unit B-9 19116** 58th wd. 712 Sq Ft OPA#888581470 Improvements: Condominium  
VLADYSLAV PAVLENKO AND ALEXANDRA POLYAKOV C.P. March Term, 2013 No. 03296 \$95,375.40  
Phelan Hallinan, LLP

## 1503-323

**845 East Tioga Street 19134** 33rd wd. 1056 Sq Ft BRT#331212400 Improvements: Residential Property  
QAMAR B. RASHEED C.P. February Term, 2014 No. 01535 \$75,184.92  
KML Law Group, P.C.

## 1503-327

**3237 North Front Street 19140** 7th wd. 2016 Sq Ft; on East Side of Front St BRT#871512860 Improvements: Row W-off/str 2 Sty Masonry  
ROSEMARIE CRUZ I/D/B/A ROSEMARIE DESIGN C.P. August Term, 2011, No. 2841 \$101,053.73  
Jennifer L. Maleski, Esq.; Dilworth Paxson, LLP

## 1503-328

**6348 Kingsessing Avenue 19142-2020** 40th wd. 1100 Sq Ft OPA#401269000 Improvements: Residential Property  
BEATRICE S. GBEADAY AND ELLIOTT TIMOTHY GBEADAY C.P. May Term, 2009 No. 02707 \$34,506.94  
Phelan Hallinan, LLP

## 1503-329

**4221 Tudor Street 19136** 41st wd. 1204 Sq Ft BRT#41-2-1387-00 Improvements: Residential Dwelling  
EDGARDO RUIZ C.P. September Term, 2013 No. 001990 \$166,120.12  
Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1503-330

**3512 Frankford Avenue 19134** 45th wd. 1324 Sq Ft; Situate on the Northwest side of Frankford Avenue at the distance of 100 feet 7 inches Northeastwardly from the Northeasterly side of Tioga Street BRT#452280600 Improvements: Row Conv/apt 2 Sty Masonry  
GREGORY FARRELL C.P. August Term, 2014 No. 02579 \$185,195.76  
Richard J. Nalbandian, III, Esq.

## 1503-332

**5208 Gainer Road 19131** 52nd wd. 1840 Sq Ft OPA#521161900 Subject to Mortgage Improvements: S/d W B/g 3s Masonry  
MOHAMED BANGURA C.P. June Term, 2014 No. 00180 \$154,346.57 + \$59.98/day from May 12, 2014  
Joel S. Solomon, Esq. and Nolan G. Shenai, Esq.

## 1503-335

**4714 Sheffield Street, a/k/a 4714 Sheffield Avenue 19136-3313** 65th wd. 1280 Sq Ft OPA#651138500 Improvements: Residential Property  
ANGEL BASORA C.P. January Term, 2014 No. 02486 \$110,373.43  
Phelan Hallinan, LLP

## 1503-336

**668 North Sickels Street 19131** 4th wd. 728 Sq Ft BRT#041156900 Improvements: Residential Dwelling  
YAROSLAVA KUNITSKI AND STEPAN KUNITSKI C.P. April Term, 2014 No. 01837 \$30,280.25  
Powers, Kim & Associates, LLC

## 1503-342

**4238 North Marshall Street 19140** 43rd wd. 1094 Sq Ft BRT#433294000 Improvements: Residential Property  
TAMARA FORD, AS ADMINISTRATRIX OF THE ESTATE OF SHELTON BELL A/K/A SHELTON BELL, DECEASED C.P. November Term, 2013 No. 03155 \$31,468.64  
KML Law Group, P.C.

## 1503-349

**41 North Edgewood Street 19139-2350** 34th wd. 1314 Sq Ft OPA#341089300 Improvements: Residential Property  
VERONICA REDWOOD C.P. January Term, 2014 No. 02453 \$65,464.70  
Phelan Hallinan, LLP

## 1503-350

**245 West Godfrey Avenue 19120-1407** 61st wd. 1334 Sq Ft OPA#611292500 Improvements: Residential Property  
SAMANTHA SHAW C.P. December Term, 2013 No. 02665 \$52,303.18  
Phelan Hallinan, LLP

## 1503-351

**7917 Barnes Street 19111-2204** 63rd wd. 1760 Sq Ft OPA#631036600 Improvements:

## SHERIFF'S SALE

Residential Property  
CATHERINE HARRIGAN C.P. July Term, 2012 No. 04448 \$113,124.08  
Phelan Hallinan, LLP

## 1503-352

**6314 Battersby Street 19149-3122** 55th wd. 1170 Sq Ft OPA#551536100 Improvements: Residential Property  
CHRISTINA QUIGLEY AND DENNIS QUIGLEY C.P. December Term, 2011 No. 00894 \$164,333.14  
Phelan Hallinan, LLP

## 1503-359

**1237 Passmore Street 19111** 53rd wd. 1080 Sq Ft BRT#531115100 Improvements: Residential Real Estate  
CLAUDE TROUPE, JR. C.P. September Term 2014, No. 02947 \$119,819.77  
Stern & Eisenberg PC

## 1503-361

**5510 North 5th Street 19120-2806** 61st wd. 1350 Sq Ft BRT#61-2-3172-00 Improvements: Two Story - Mixed Use  
LARRY BARNES C.P. July Term, 2014 No. 00965 \$169,623.55  
Barbara A. Fein, Esq.

## 1503-371

**1423 Van Kirk Street 19149** 62nd wd. 1504 Sq Ft BRT#621114400 Improvements: Residential Dwelling  
ESTHER NYESUAH A/K/A MATILDA D. NYESUAH AND COLLINGTON N. GARR C.P. April Term, 2012 No. 00504 \$129,281.41  
Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1503-377

**6520 Elmwood Avenue 19142-2817** 40th wd. 1024 Sq Ft OPA#406228100 Improvements: Residential Property  
TOXIE ELIZABETH BARRON C.P. April Term, 2012 No. 03960 \$81,326.77  
Phelan Hallinan, LLP

## 1503-379

**7412 Revere Street 19152-4410** 64th wd. 1518 Sq Ft OPA#641030500 Improvements: Residential Property  
KEVIN MCGRORTY C.P. November Term, 2009 No. 04648 \$291,903.16  
Phelan Hallinan, LLP

## 1503-380

**1837 Sulis Street 19141-1020** 17th wd. 1270 Sq Ft OPA#171035700 Improvements: Residential Property  
MONICA L. MITCHELL C.P. November Term, 2010 No. 03832 \$58,443.65  
Phelan Hallinan, LLP

## 1503-387

**5127 North 11th Street 19141** 49th wd. 1700 Sq Ft BRT#492231300 Improvements: Residential Property  
WANDA HARGROVE C.P. August Term, 2008 No. 02511 \$26,108.50  
KML Law Group, P.C.

## 1503-396

**1453 North Wanamaker Street 19131-3825** 4th wd. 1056 Sq Ft OPA#043147800 Improvements: Residential Property  
RAHMOND G. LONG C.P. March Term, 2013 No. 01001 \$33,565.25  
Phelan Hallinan, LLP

## 1503-397

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

## 1503-404

**2777 Pratt Street a/k/a 2777-2779, Pratt Street 19137-2105** 45th wd. 1936 Sq Ft OPA#453148100 & OPA#453148200 Improvements: Residential Property  
CARMEN J. PEREZ-CASTRO AND DIONISIO J. CASTRO C.P. February Term, 2013 No. 01609 \$143,329.02  
Phelan Hallinan, LLP

## 1503-406

**6540 Grays Avenue 19142** 40th wd. 992 Sq Ft BRT#40-6-1907-00 Improvements: Residential Dwelling  
FREDDIE WASHINGTON A/K/A FREDDIE H. WASHINGTON C.P. July Term, 2014 No. 02385 \$79,635.91  
Udren Law Offices, P.C.

## 1503-407

**2801 Angus Road 19114** 57th wd. 1600 Sq Ft BRT#57-2094701 Improvements: Residential Dwelling  
MOHAMMED B. RAHMAN AND MOHAMMED A. SULTON C.P. October Term, 2014 No. 00177 \$180,074.28  
Udren Law Offices, P.C.

## 1503-414

**946 1/2 Carver Street 19124** 35th wd. 1020 Sq Ft BRT#351243900 Improvements: Residential Property  
CAROLYN FAULKS C.P. April Term, 2013 No. 00430 \$82,436.51  
KML Law

## SHERIFF'S SALE

Group, P.C.

## 1503-419

**2323 North 2nd Street 19133** 19th wd. 2142 Sq Ft BRT#191128000 Improvements: Residential Property  
DENNIS ROMERO, AS SOLE OWNER C.P. October Term, 2013 No. 00188 \$137,269.41  
Zucker, Goldberg & Ackerman, LLC

## 1503-426

**6520 Hasbrook Avenue 19111** 35th wd. 1188 Sq Ft BRT#353193100 Improvements: Residential Property  
STACEY SCOTT C.P. November Term, 2013 No. 000034 \$127,876.12  
Shapiro & DeNardo LLC

## 1503-430

**2117 Carpenter Street 19146** 30th wd. 1488 Sq Ft BRT#302218700 Subject to Mortgage Improvements: Residential Dwelling  
MELVIN BANKS AND UNITED STATES OF AMERICA C.P. May Term, 2014, No. 02488 \$532,697.62  
Law Offices of Gregory Javardian

## 1503-431

**899 Marcella Street 19124** 35th wd. 1710 Sq Ft BRT#882931480 Subject to Mortgage Yes; Plymouth Finance, Inc Improvements: Restaurant Fast Food Masonry  
JOSEPH L. TORRES AND MELISSA OSEA C.P. January Term, No. 01792 \$281,739.00  
John J. McCreesh, III, Esq.

## 1503-440

**1124 Marlborough Street 19125-4139** 18th wd. 0 Sq Ft (vacant land) OPA#181055000 Improvements: Residential Property  
LOUIS MOORE AND CHRISTIE MOORE C.P. April Term, 2010 No. 03816 \$164,981.32  
Phelan Hallinan, LLP

## 1503-449

**440-26 South Broad Street, Symph. 2203 19146** 88th wd. 948 Sq Ft OPA#888088632 Improvements: Condominium  
KENNETH SON AND JOSEPHINE SON C.P. June Term, 2014 No. 03868 \$583,951.80  
Phelan Hallinan, LLP

## 1503-451

**6300 North Park Avenue 19141-3332** 49th wd. 3000 Sq Ft OPA#493241600 Improvements: Residential Property  
EARL PAGE AND GLORIA PAGE C.P. September Term, 2013 No. 02917 \$40,575.02  
Phelan Hallinan, LLP

## 1503-453

**1001 West Oxford Street 19122-3408** 20th wd. 1152 Sq Ft OPA#201030500 Improvements: Residential Property  
CHERRI LYNN MEEKINS C.P. December Term, 2013 No. 03133 \$126,313.29  
Phelan Hallinan, LLP

## 1503-454

**1108 Wakeling Street 19124** 23rd wd. 1512 Sq Ft BRT#23-4152300/BRT#128N200200 Improvements: Residential Dwelling  
JOHN BARZESKI A/K/A JOHN A. BARZESKI AND DIANE BARZESKI A/K/A DIANE BARZEWSKI C.P. September Term, 2013 No. 00652 \$245,452.66  
Udren Law Offices, P.C.

## 1503-457

**1012**

## SHERIFF'S SALE

Residential Property  
PHILIP R. SLATER C.P. January Term,  
2012 No. 00165 \$106,570.48 Phelan  
Hallinan, LLP

## 1503-470

**4908 West Thompson Street 19131-4531**  
44th wd. 1401 Sq Ft OPA#442114000  
Improvements: Residential Property  
BIANCA BARNES C.P. September Term,  
2012 No. 01884 \$128,085.11 Phelan  
Hallinan, LLP

## 1503-471

**447 North 67th Street 19151-4008** 34th wd.  
1368 Sq Ft OPA#343142800 Improvements:  
Residential Property  
LEWIS WATSON, III AND KESHO JACKSON  
A/K/A KESHO WATSON C.P. July Term,  
2013 No. 03425 \$85,041.12 Phelan  
Hallinan, LLP

## 1503-475

**1324 North 53rd Street 19131-4335** 44th wd.  
1760 Sq Ft OPA#44236700 Improvements:  
Residential Property  
LISA PEEK C.P. August Term, 2006 No.  
02911 \$48,383.52 Phelan Hallinan, LLP

## 1503-476

**440 West Susquehanna Avenue 19122-  
1537** 19th wd. 1950 Sq Ft OPA#191393500  
Improvements: Residential Property  
CAMERON GLENN C.P. March Term, 2013  
No. 02414 \$59,397.72 Phelan Hallinan, LLP

## 1503-477

**6019 Montague Street 19135-3520** 55th wd.  
924 Sq Ft OPA#552294300 Improvements:  
Residential Property  
NICOLE J. BRENTON C.P. September  
Term, 2014 No. 01698 \$102,723.66 Phelan  
Hallinan, LLP

## 1503-478

**266 East Penn Street 19144-1710** 12th wd.  
1266 Sq Ft OPA#121137400 Improvements:  
Residential Property  
STEPHEN M. SMITH, IN CAPACITY AS  
ADMINSTRATOR OF THE ESTATE OF  
MARION S. TAYLOR; EUGENE TAYLOR IN  
HIS CAPACITY AS HEIR OF THE ESTATE OF  
MARION S. TAYLOR; DERRICK L. TAYLOR  
IN CAPACITY AS HEIR OF THE ESTATE OF  
MARION S. TAYLOR; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER MARION S. TAYLOR,  
DECEASED C.P. April Term, 2014 No.  
00985 \$25,766.92 Phelan Hallinan, LLP

## 1503-481

**1944 South 28th Street 19145-2408** 48th wd.  
1120 Sq Ft OPA#482353100 Improvements:  
Residential Property  
LISA CUSATO AND MICHAEL CUSATO  
C.P. June Term, 2013 No. 01566 \$152,062.91  
Phelan Hallinan, LLP

## 1503-485

**616 South 60th Street 19143-2302** 3rd wd.  
1748 Sq Ft BRT#032230000 Improvements:  
Mixed Use, Commercial And Residential  
Building  
VENISE HOLLIS C.P. September Term,  
2014 No. 02549 \$147,971.63 Barbara A.  
Fein, Esq.

## 1503-496

**6233 North Norwood Street 19138** 17th wd.  
1056 Sq Ft BRT#172474300 Subject to Rent  
Improvements: Residential Property  
VITALIY POLYACHENKO C.P. March  
Term, 2014 No. 03338 \$66,650.97 Scott  
A. Dietterick, Esq, Kimberly A. Bonner,  
Esq, Joel A. Ackerman, Esq, Ashleigh L.  
Marin, Esq, Ralph M. Salvia, Esq, Jaime R.  
Ackerman, Esq, Jana Fridfinnsdottir, Esq,  
Brian Nicholas Esq, Denise Carlon Esq,  
Roger Fay Esq, Zucker, Goldberg &  
Ackerman, LLC

## 1503-497

**3612 Hamilton Street 19104** 24th wd. 2130  
Sq Ft BRT#241183200 Improvements:  
Residential Property  
SUJATA PATEL C.P. December Term,  
2013 No. 02542 \$439,169.85 KML Law  
Group, P.C.

## 1503-502

**2141 North Hobart Street 19131** 52nd wd.  
1408 Sq Ft BRT#522240600 Improvements:  
Residential Property  
JACK L. MOORE C.P. March Term, 2014  
No. 05738 \$55,638.27 Zucker, Goldberg &  
Ackerman, LLC

## 1503-503

**8643 Agusta Street 19152** 56th wd. 1066  
Sq Ft BRT#56-2-358700 Improvements:  
Residential Dwelling  
MOHAMED MOHAMED A/K/A MOHAMED  
A. MOHAMED C.P. February Term,  
2014 No. 01302 \$209,249.20 Udren Law  
Offices, P.C.

## SHERIFF'S SALE

## 1503-505

**2510 South 61st Street 19142** 40th wd. 960  
Sq Ft BRT#40-2-0638-00 Improvements:  
Residential Dwelling  
LUCRETIA SMITH A/K/A LUCRETIA D.  
SMITH C.P. April Term, 2014 No. 03351  
\$75,506.66 Udren Law Offices, P.C.

## 1503-508A-B

**18th wd. (1801-59 North American Street  
- Premises A -19122)** 80,000 Sq Ft BRT#88-  
4-0803-00 Subject to Mortgage  
**58th wd. (10085 Sandmeyer Lane - Premises  
B - 19116)** 24350 Sq Ft BRT#88-4-2380-86  
Subject to Mortgage  
HERBERT S. LEWENTHAL A/K/A HERBERT  
LEWENTHAL C.P. October Term, 2014 No.  
03697 \$3,330,407.10 plus continuing interest  
and late ch Jennifer D. Gould, Esq.

## 1503-510

**8022 Buist Avenue 19153** 40th wd. 1290  
Sq Ft BRT#40-5-766700 Improvements:  
Residential Dwelling  
GREGORY S. CLARK AND PAULA A.  
CLARK C.P. November Term, 2009 No.  
02248 \$137,401.83 Udren Law Offices, P.C.

## 1503-512

**6654 Lincoln Drive 19119-3158** 22nd  
wd. 3500 Sq Ft; On the Northwest side of  
Lincoln Avenue at the distance of one hun-  
dred forty-three feet Southwestwardly from  
the Southwesterly side of Greene Street  
BRT#223275000 Improvements: Semi/det  
2.5 Sty Stone  
JUSTIN CUPPLES C.P. September Term,  
2014 No. 01140 \$525,491.04 Richard J.  
Nalbandian, III, Esq.

## 1503-514

**8800 Roosevelt Boulevard 19115** 56th wd.  
1086 Sq Ft BRT#56-2-462200 Improvements:  
Residential Dwelling  
MARIAM ABRAHAM, INDIVIDUALLY AND  
KNOWN HEIR OF SAMUEL ABRAHAM  
A/K/A SAMUEL PULITHITTA ABRAHAM;  
SAMUEL ABRAHAM A/K/A SAMUEL  
PULITHITTA ABRAHAM, LAST RECORD  
OWNER; JULIA ABRAHAM, KNOWN HEIR  
OF SAMUEL ABRAHAM A/K/A SAMUEL  
PULITHITTA ABRAHAM; THOMAS  
PRADEEP, KNOWN HEIR OF SAMUEL  
ABRAHAM A/K/A SAMUEL PULITHITTA  
ABRAHAM; JUDY ABRAHAM, KNOWN  
HEIR OF SAMUEL ABRAHAM A/K/A  
SAMUEL PULITHITTA ABRAHAM;  
JOSE BIJU, KNOWN HEIR OF SAMUEL  
ABRAHAM A/K/A SAMUEL PULITHITTA  
ABRAHAM; BOBBY ABRAHAM, KNOWN  
HEIR OF SAMUEL ABRAHAM A/K/A  
SAMUEL PULITHITTA ABRAHAM;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER SAMUEL  
ABRAHAM A/K/A SAMUEL PULITHITTA  
ABRAHAM C.P. April Term, 2013 No.  
01717 \$149,592.12 Udren Law Offices, P.C.

## 1503-519

**2654 Buckius Street 19137-2046** 45th wd.  
1548 Sq Ft BRT#453104200 Improvements:  
Residential Property  
MELISSA HILTWIN AND DEN SHANE,  
AS JOINT TENANTS WITH THE RIGHT OF  
SURVIVORSHIP AND NOT AS TENANTS IN  
COMMON C.P. February Term, 2014 No.  
003210 \$168,678.22 Zucker, Goldberg &  
Ackerman, LLC

## 1503-520

**1135 East Sydney Street a/k/a 1133-37 Sydney  
Street 19150** 50th wd. Det. 1 Sty Stone; 1412  
Sq Ft BRT#202476900 Subject to Mortgage  
Improvements: Residential Dwelling  
PETRA C. FELTON C.P. June Term, 2014  
No. 04202 \$207,709.39 McCabe, Weisberg,  
& Conway, P.C.

## 1503-523

**5038 North 3rd Street 19120** 42nd wd. Row  
2 Sty Masonry; 1120 Sq Ft BRT#422438100  
Improvements: Residential Dwelling  
JACQUELINE LUGO C.P. August Term,  
2014 No. 02262 \$69,085.77 McCabe,  
Weisberg, & Conway, P.C.

## 1503-526

**1240 Englewood Street 19111** 53rd wd.  
Det W/Det Gar 2 Sty Mason; 1726 Sq Ft  
BRT#532351200 Subject to Mortgage  
Improvements: Residential Dwelling  
ANGEL J. LAYCHOCK C.P. November  
Term, 2013 No. 02212 \$32,964.75 McCabe,  
Weisberg, & Conway, P.C.

## 1503-530

**166 West Walnut Park Drive 19120** 61st  
wd. Row B/Gar 2 Sty Masonry; 1328 Sq Ft  
BRT#611370700 Improvements: Residential  
Dwelling  
CHRISTOPHER SEAN BROWN C.P.  
June Term, 2013 No. 01518 \$201,424.83  
McCabe, Weisberg, & Conway, P.C.

## SHERIFF'S SALE

## 1503-532

**124 Pelham Road 19119** 59th wd. Det  
2.5 Sty Stone; 5100 Sq Ft BRT#223095500  
Improvements: Residential Dwelling  
ABENAA TIMAZEE C.P. February Term,  
2012 No. 03848 \$506,652.58 McCabe,  
Weisberg, & Conway, P.C.

## 1503-533

**7012 Jackson Street 19135** 55th wd. Semi Det  
2 Sty Masonry; 1440 Sq Ft BRT#552470200  
Improvements: Residential Dwelling  
KATHLEEN BENSON C.P. May Term,  
2009 No. 03188 \$114,123.87 McCabe,  
Weisberg, & Conway, P.C.

## 1503-534

**3113 Teesdale Street 19152** 64th wd. S/D W  
B/G 2S Masonry; 1360 Sq Ft BRT#641164300  
Improvements: Residential Dwelling  
JAMES HAIGH C.P. January Term, 2014  
No. 02255 \$154,452.59 McCabe, Weisberg,  
& Conway, P.C.

## 1503-535

**454 East Church Lane 19144** 12th wd. Semi/  
Det 3 Sty Masonry; 1931 Sq Ft BRT#122035900  
Improvements: Residential Dwelling  
BARBARA GOLL C.P. December Term,  
2011 No. 00783 \$95,928.89 McCabe,  
Weisberg, & Conway, P.C.

## 1503-538

**4604 Palethorp Street 19140** 42nd wd. Row  
2 Sty Masonry; 966 Sq Ft BRT#422385500  
Improvements: Residential Dwelling  
ERMIN TORRES C.P. October Term, 2013  
No. 03438 \$45,187.62 McCabe, Weisberg,  
& Conway, P.C.

## 1503-544

**2600-02 Cecil B. Moore Avenue 19121-  
9121** 32nd wd. 5022 Sq Ft; on Southwest  
Side of Columbia Avenue BRT#77-2-5094-06  
Improvements: School 3sty Masonry  
MEN & WOMEN FOR HUMAN  
EXCELLENCE, INC C.P. June Term,  
2014, No. 000818 \$197,053.44 Jennifer L.  
Maleski, Esq.; Dilworth Paxson, LLP

## 1503-546

**5512 North Fairhill Street 19120** 61st wd.  
S/D W DET GAR 3 Sty Mason; 1500 Sq  
Ft BRT#612294500 Subject to Mortgage  
Improvements: Residential Dwelling  
CHANNIMUTH PHOUEN C.P. June Term,  
2011 No. 01944 \$95,150.56 McCabe,  
Weisberg, & Conway, P.C.

## 1503-547

**2727 Rhawn Street Unit 18A & 18B 19152**  
64th wd. Res. Condo 2 Sty Masonry; 1677  
Sq Ft BRT#888640018 Improvements:  
Condominium  
LASHA LEKISHVILI C.P. December Term,  
2009 No. 001150 \$162,696.25 McCabe,  
Weisberg, & Conway, P.C.

## 1503-549

**7561 Woodcrest Avenue 19151** 34th wd.  
Row B/Gar 2Sty Masonry; 1266 Sq Ft  
BRT#343193600 Improvements: Residential  
Dwelling  
BEATRICE Z. BENSON C.P. April Term,  
2014 No. 02993 \$122,241.42 McCabe,  
Weisberg, & Conway, P.C.

## 1503-559

**7850 Craig Street 19136** 64th wd. Semi/Det  
2.5 Sty Frame; 1376 Sq Ft BRT#642058100  
Improvements: Residential Dwelling  
THOMAS J.J. MCKERNAN A/K/A THOMAS  
J. MCKERNAN, KNOWN SURVIVING HEIR  
OF THOMAS JAMES MCKERNAN, REAL  
MORTGAGOR AND OWNER; UNKNOWN  
SURVIVING HEIRS OF THOMAS JAMES  
MCKERNAN, DECEASED MORTGAGOR  
AND REAL OWNER; DONNA M. TOUNI  
A/K/A DONNA M. MCKERNAN, KNOWN  
SURVIVING HEIR OF THOMAS JAMES  
MCKERNAN, DECEASED MORTGAGOR  
AND REAL OWNER C.P. December Term,  
2013 No. 00470 \$89,677.72 McCabe,  
Weisberg, & Conway, P.C.

## 1503-568

**316 East Vernon Road 19119** 22nd wd. 1600  
Sq Ft OPA#222024600 Subject to Mortgage  
Improvements: Residential Property  
KATHRYN NORMAN C.P. October Term,  
2014 No. 01675 \$115,424.32 Brett A.  
Solomon, Esq.; Michael C. Mazack, Esq.

The following property, sale of which was postponed from the April 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, May 5, 2015.

## 1504-306

**7022 Gillespie Street 19135** 55th wd. 1440  
Sq Ft BRT#552439400 Improvements:  
Residential Property  
MIGUEL E. CHICO A/K/A MIGUEL CHICO  
C.P. May Term, 2014 No. 01489 \$152,666.58  
KML Law Group, P.C.

## SHERIFF'S SALE

## 1504-307

**1475 North 53rd Street 19131** 44th wd.  
1775 Sq Ft BRT#442323950 Improvements:  
Residential Property  
MARGUITA A. BELL A/K/A MARQUITA A.  
BELL C.P. October Term, 2014 No. 02542  
\$35,379.94 KML Law Group, P.C.

## 1504-309

**2113 North Camac Street 19122** 20th wd.  
1402 Sq Ft BRT#202280000 Improvements:  
Residential Property  
LOUIS G. CONYER AND CARRIE  
CONYER, HIS WIFE AS TENANTS BY THE  
ENTIRETIES C.P. January Term, 2014 No.  
02379 \$78,361.68 Zucker, Goldberg &  
Ackerman, LLC

## 1504-331

**7342 Buist Avenue 19153** 40th wd. 1120 Sq Ft  
BRT#404294300 Improvements: Residential  
Property  
ASHLEE FRANKLIN AND ISIAH  
FRANKLIN, III C.P. July Term, 2013 No.  
02600 \$113,895.29 KML Law Group, P.C.

## 1504-339

**3340 Ashville Street 19136** 64th wd. (formerly  
part of the 35th wd.) 1152 Sq Ft BRT#64-2-  
2737-00 Subject to Mortgage Improvements:  
Single Family Townhouse  
MICHAEL PITTMAN AND JOANNE M.  
HANSON C.P. April Term, 2014 No. 000011  
\$84,117.09 Craig H. Fox, Esq

## 1504-342

**3918 North Delhi Street 19140-3113** 43rd wd.  
960 Sq Ft OPA#433154400 Improvements:  
Residential Property  
EDRIS RAYMOND AND MARIE RAYMOND  
C.P. April Term, 2014 No. 04087 \$42,591.97  
Phelan Hallinan, LLP

## 1504-348

**2041 Castor Avenue 19134-2103** 45th wd.  
1278 Sq Ft OPA#452203300 Improvements:  
Residential Property  
HYE SOOK PAE C.P. October Term, 2013  
No. 01420 \$26,875.63 Phelan Hallinan, LLP

## 1504-355

**8107 Langdon Street 19152-2216** 56th wd.  
2253 Sq Ft OPA#562334500 Improvements:  
Residential Property  
HARLEY MORAIS A/K/A HARLEY M.  
MORAIS C.P. September Term, 2014 No.  
02653 \$201,858.11 Phelan Hallinan, LLP

## 1504-357

**1108 West Lindley Avenue 19141** 49th wd.  
1560 Sq Ft BRT#491150400 Improvements:  
Residential Property  
LISSHON BROWN C.P. August Term,  
2013 No. 02956 \$119,625.98 KML Law  
Group, P.C.

## 1504-359

**4314 East Howell Street 19135** 62nd wd.  
1120 Sq Ft BRT#622176300 Improvements:  
Residential Property  
KEVIN P. MCGEE C.P. September Term,  
2014 No. 03073 \$75,339.22 KML Law  
Group, P.C.

## 1504-366

**1854 Hoffman Street 19145** 48th wd. 1920  
Sq Ft BRT#481079700 Improvements:  
Residential Real Estate  
DAVID LINGHAM C.P. May Term, 2012  
No. 01759 \$134,730.83 Stern & Eisenberg,  
P.C.

## 1504-367

**1913 North Hope Street 19122** 18th wd.  
896 Sq Ft BRT#183225300 Improvements:  
Residential Dwelling  
KAREN LEWIS C.P. September Term,  
2014 No. 03538 \$85,959.81 Martha E. Von  
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece  
D. Davis, Esq.

## 1504-369

**2823 West Girard Avenue 19130** 29th wd.  
3682 Sq Ft; approximate size: 18 x 104 x  
4 BRT#292026600 Subject To Mortgage  
The Federal Deposit Insurance Corporation, as  
receiver for Omni National Bank, assigned to  
Multibank 2009-1 CRE Venture, LLC, further  
assigned to Corestate Capital, LLC Subject to  
Rent Improvements: Single Dwelling  
JAMES SMITH BY VIRTUE OF A WRIT  
OF EXECUTION FILED BY MULTIBANK  
2009-1 CRE VENTURE, LLC, SUCCESSOR  
TO OMNI NATIONAL BANK, NOW BY  
ASSIGNMENT, CORESTATE CAPITAL, LLC  
C.P. February Term, 2013 002286 \$215,054.85  
plus costs Hourigan, Kluger & Quinn, PC

## 1504-378

**529 Mountain Street 19148** 1st wd. 1042  
Sq Ft BRT#011359500 Subject to Mortgage  
Improvements: Residential Dwelling  
LEAM KOUNG C.P. November Term,  
2014 No. 00365 \$44,227.58 Martha E. Von  
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece  
D. Davis, Esq.

## SHERIFF'S SALE

## 1504-381

**6491 Woodcrest Avenue 19151** 34th wd.  
1492 Sq Ft BRT#344122000 Improvements:  
Residential Dwelling  
JEFFREY A. GAMMON C.P. September  
Term, 2014 No. 03958 \$62,601.76 Martha  
E. Von Rosenstiel, Esq.; Heather Riloff, Esq.;  
Jeniece D. Davis, Esq.

## 1504-388

**2932 North 25th Street 19132** 38th wd. 1226  
Sq Ft BRT#381064000 Improvements:  
Residential Dwelling  
NIKOLE ADAMS C.P. September Term,  
2014 No. 03960 \$47,714.58 Martha E. Von  
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece  
D. Davis, Esq.

## 1504-400

**903 Clinton Street Apartment 1R, a/k/a  
903-905 Clinton Street Unit 9301R 19107-  
6182** 5th wd. 819 Sq Ft OPA#888030456  
Improvements: Res. Condo 2 Sty  
BENJAMIN S. MARGOLIS C.P. September  
Term, 2014 No. 03026 \$216,204.06 Phelan  
Hallinan, LLP

## 1504-427

**268 South Hirst Street 19139** 3rd wd. 960  
Sq Ft BRT#031198900 Improvements:  
Residential Property  
CHARLES CORDY, JR. AND ESTELLE  
CORDY C.P. September Term, 2013 No.  
01853 \$60,961.92 Zucker, Goldberg &  
Ackerman, LLC

## 1504-432

**931 East Russell Street a/k/a 931 Russell  
Street 19134** 33rd wd. 1176 Sq Ft BRT#33-  
1182500 Subject to Mortgage Improvements:  
Residential Property  
HOWARD KELLER, AS SOLE OWNER  
C.P. July Term, 2012 No. 0258 \$53,357.88  
Scott A. Dietterick, Esq.; Kimberly A. Bonner,  
Esq.; Joel A. Ackerman, Esq.; Ashleigh Levy  
Marin, Esq.; Ralph M. Salvia, Esq.; Jaime  
R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.;  
Brian Nicholas, Esq.; Denise Carlon, Esq.;  
Roger Fay, Esq.; Zucker, Goldber

## 1504-433

**5642 Haddington Street 19131-3414** 4th  
wd. 1215 Sq Ft BRT#043222000 Subject to  
Mortgage Improvements: Residential Property  
TARSHIA T. WHITLEY C.P. December  
Term, 2011 No. 2445 \$87,999.07 Scott A.  
Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel  
A. Ackerman, Esq.; Ashleigh Levy Marin, Esq.;  
Ralph M. Salvia, Esq.; Jaime R. Ackerman,  
Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas,  
Esq.; Denise Carlon, Esq.; Roger Fay, Esq.;  
Zucker, Goldber

## 1504-445

**3856 Salina Road 19154** 66th wd. ROW  
B/GAR 2STY MASONRY; 1600 Sq Ft  
PRCL#662557700 Improvements: Residential  
Dwelling  
TERESA CALABRO A/K/A THERESA  
CALABRO A/K/A THERESA K. YACOVETTI  
AND HENRY DELUCA A/K/A HENRY J.  
DELUCA C.P. May Term, 2013 No. 01531  
\$153,873.52 Federman & Associates, LLC

## 1504-447

**818 Jackson Street 19148-3129** 39th wd.  
1010 Sq Ft OPA#393321300 Improvements:  
Residential Property  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER PAUL  
WAGNER, III, DECEASED C.P. September  
Term, 2014 No. 02164 \$165,543.89 Phelan  
Hallinan, LLP

## 1504-448

**2529 South 19th Street 19145-3703** 26th wd.  
1736 Sq Ft OPA#262114800 Improvements:  
Residential Property  
LOUISE MARTINO A/K/A LOUISE  
MICHELLE MARTINO AND RACHEL

**SHERIFF'S SALE**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM A. CHASE, JR., DECEASED C.P. July Term, 2014 No. 02494 \$183,608.21 Phelan Hallinan, LLP

**1504-465**

**161 West Penn Street 19144** 12th wd. 3297 Sq Ft BRT#124024600 Subject to Mortgage Improvements: S/d Conv. Apt 3sty Masonry BERNARD J. MCGRATH A/K/A BERNARD J. MCGRATH, JR. C.P. October Term, 2012 No. 00149 \$135,193.28 Brett L. Messinger

**1504-472**

**55 East Sharpnack St 19141** 22nd wd. 912 Sq Ft BRT#221120900 Improvements: Semi/det 2 Sty Frame

PAUL W. DUTTON, III C.P. July Term, 2014 No. 00764 \$78,497.10 Richard M. Squire & Associates, LLC

**1504-473**

**6901-29 Valley Avenue Unit G-2 19128** 21st wd. 780 Sq Ft BRT#888211063 Improvements: Residential Property THOMAS HANDZUS C.P. September Term, 2014 No. 03022 \$121,632.39 KML Law Group, P.C.

**1504-477**

**7411 Drexel Road 19151** 34th wd. ROW B/GAR 2 STY MASONRY; 1260 Sq Ft BRT#343211000 Improvements: Residential Dwelling WANDA L. MCQUEEN AND CALVIN MCQUEEN C.P. June Term, 2013 No. 01125 \$69,366.61 McCabe, Weisberg & Conway, P.C.

**1504-480**

**2233 South 70th Street 19142** 40th wd. ROW B/GAR 2STY MASONRY; 1050 Sq Ft BRT#403208300 Subject to Mortgage Improvements: Residential Dwelling EMAD ELGAK AND UNITED STATES OF AMERICA C.P. February Term, 2014 No. 00361 \$88,159.42 McCabe, Weisberg & Conway, P.C.

**1504-487**

**6338 Revere Street 19149-3042** 62nd wd. 1164 Sq Ft OPA#621551900 Improvements: Residential Property KATHERINE SCOTT C.P. June Term, 2012 No. 03491 \$212,478.28 Phelan Hallinan, LLP

**1504-491**

**3350 Wellington Street 19149** 55th wd. ROW B/GAR 2STY MASONRY; 1656 Sq Ft BRT#551463300 Subject to Mortgage Improvements: Residential Dwelling MICHAEL D. MCCAULEY C.P. August Term, 2014 No. 02685 \$142,049.93 McCabe, Weisberg & Conway, P.C.

**1504-498**

**7053 Lincoln Drive 19119** 22nd wd. 6778 Sq Ft BRT#223272153 Improvements: Residential Property ARTHUR EVANS C.P. June Term, 2014 No. 02029 \$202,573.94 KML Law Group, P.C.

**1504-507**

**5127 Walnut Street 19139-4130** 60th wd. ROW W-OFF/STR 2 STY MASONRY; 1650 Sq Ft BRT#871251200 Improvements: Residential Dwelling VICTOR B. KIAHOUR AND CLEMENTINE O. KIAHOUR A/K/A CLEMENTINE ZADI C.P. August Term, 2013 No. 02431 \$63,800.39 McCabe, Weisberg & Conway, P.C.

**1504-516**

**936 East Phil Ellena Street, a/k/a 936 Phil-Ellena Street 19150-3606** 50th wd. 1314 Sq Ft OPA#502350200 Improvements: Residential Property JACQUELINE M. JOHNSON C.P. September Term, 2010 No. 03793 \$168,095.41 Phelan Hallinan, LLP

**1504-539**

**5112 Springfield Avenue 19143-4206** 51st wd. On the Southeast side of Springfield Avenue 20 wide at a distance of 118 feet 9 inches Southwestward from the Southwest side of Fifty First Street; 3024 Sq Ft; Front 20'; Depth 108' BRT#511266200 Improvements: Single Family Residence JULIUS CARTER AND KAREN BATTLE C.P. January Term, 2014 No. 00258 \$545,659.05 Stephen M. Hladik, Esq.

**1504-544**

**5618 Diamond Street 19131** 52nd wd. (formerly the 34th wd.) 1174 Sq Ft BRT#522089400 (BRT#110N08-0051) Subject to Mortgage Improvements: Residential Dwelling MARY LEE WASHINGTON AND WILLIE WASHINGTON C.P. March Term, 2010 No. 02962 \$95,740.45 Udren Law Offices, P.C.

**1504-551**

**2643 South 11th Street 19148** 39th wd. 1170

**SHERIFF'S SALE**

Sq Ft BRT#394188200 Improvements: Residential Dwelling KAREN WEBB C.P. August Term, 2014; No. 1929 \$102,737.71 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

**1504-555**

**7953 Provident Road 19150** 50th wd. 1088 Sq Ft BRT#501189100 Subject to Mortgage Improvements: Residential Property THE UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SARA L. BODDIE; THE UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF THOMAS TARBORO C.P. March Term, 2014 No. 05371 \$111,233.41 Zucker, Goldberg & Ackerman, LLC

**1504-557**

**303 East Shawmont Avenue, #2A6 a/k/a 303 Showmont Avenue, Apt. F 19128** 21st wd. 1311 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; 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.

**1504-563**

**130 North Second Street, Unit 4C3 a/k/a 130 North Second Street, Unit 4C3 and Parking Unit Space 28 19106-1902** 5th wd. 1031 Sq Ft BRT#88-8-05820 Improvements: Residential Dwelling RAUL F. SOARES AND CARLOS H. SOARES C.P. March Term, 2014 No. 000161 \$439,898.21 Powers, Kim & Associates, LLC

**1504-565**

**6628 Greene Street 19119-3113** 22nd wd. 4132 Sq Ft OPA#223243300 Improvements: Residential Property CHARLES H. CUFFELD; CHARLES H. CUFFELD, AS TRUSTEE FOR THE CHARLES H. CUFFELD TRUST; MICHAEL L. NIX, AS TRUSTEE FOR THE CHARLES H. CUFFELD TRUST; CHARLES H. CUFFELD TRUST C.P. January Term, 2010 No. 00068 \$116,715.77 Phelan Hallinan, LLP

## SHERIFF'S SALE OF TUESDAY, MAY 5, 2015

**1505-301**

**5026 Locust Street 19139-4235** 60th wd. 1760 Sq Ft BRT#602080800 Improvements: Residential Dwelling LAKEASUA ANN WHITTINGTON AND ALL OTHER HEIRS OF ANNAMARIE TATE, KNOWN OR UNKNOWN C.P. April Term, 2008 No. 00675 \$100,520.51 Powers, Kim & Associates, LLC

**1505-302**

**3334 Cottman Avenue 19149-1601** 55th wd. 1548 Sq Ft BRT#551515400 Improvements: Residential Dwelling ROSE TOMBERLAIN C.P. No. 00651 \$149,878.62 Powers, Kim & Associates, LLC

**1505-303**

**2514 South Berbro Street 19153-2202** 40th wd. 1024 Sq Ft BRT#40-4100600 Improvements: Residential Dwelling KIMIKA WILLIAMS, EXECUTRIX OF THE ESTATE OF JOHN WILLIAMS, DECEASED C.P. November Term, 2012 No. 00563 \$71,763.81 Powers, Kim & Associates, LLC

**1505-304**

**1732 Vista Street 19111-3828** 56th wd. (formerly part of the 35th wd.) 1296 Sq Ft BRT#561316300 Improvements: S/d W B/g 2 Story Masonry CHIN CHEUNG C.P. September Term, 2014 No. 001614 \$170,768.05 Milstead & Associates, LLC

**SHERIFF'S SALE****1505-305**

**1347 East Eyre Street 19125** 18th wd. 1168 Sq Ft BRT#18-1156500 Improvements: Residential Dwelling ELIZABETH GOLDEN C.P. June Term, 2012 No. 03568 \$142,888.43 Powers, Kim & Associates, LLC

**1505-306**

**1970 Devereaux Avenue 19149** 62nd wd. 1202 Sq Ft BRT#621215500 Improvements: Residential Property HOANG V. NGO C.P. September Term, 2013 No. 01388 \$174,673.39 KML Law Group, P.C.

**1505-307**

**807 North 66th Street 19151** 34th wd. 1350 Sq Ft BRT#344357100 Improvements: Residential Property PATRICIA GRAY C.P. November Term, 2012 No. 00761 \$75,699.86 KML Law Group, P.C.

**1505-308**

**1833 Tustin Avenue 19152-1822** 56th wd. 1000 Sq Ft OPA#562236600 Improvements: Residential Property MIGDALIA MATOS C.P. October Term, 2014 No. 01686 \$70,865.70 Phelan Hallinan Diamond & Jones, LLP

**1505-309**

**5428 Torresdale Avenue 19124-2045** 41st wd. 1076 Sq Ft OPA#411278600 Improvements: Residential Property CESAR O. RIVERA C.P. April Term, 2014 No. 00051 \$59,096.19 Phelan Hallinan Diamond & Jones, LLP

**1505-310**

**111 Roselyn Street 19120-1913** 61st wd. 1140 Sq Ft OPA#612192400 Improvements: Residential Property LISA KITTRELL C.P. May Term, 2014 No. 02061 \$93,159.87 Phelan Hallinan Diamond & Jones, LLP

**1505-311**

**1737 Naudain Street 19146-1522** 30th wd. 1380 Sq Ft OPA#303021600 Improvements: Residential Property ALLISON WHITTENBERG C.P. September Term, 2013 No. 00698 \$79,098.71 Phelan Hallinan Diamond & Jones, LLP

**1505-312**

**7342 Rockwell Avenue 19111-3006** 63rd wd. 1368 Sq Ft OPA#631102800 Improvements: Residential Property KHALIF G. DENNIS C.P. August Term, 2014 No. 01733 \$172,706.87 Phelan Hallinan Diamond & Jones, LLP

**1505-313**

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

**1505-314**

**2673 Almond Street 19125-3827** 31st wd. 2213 Sq Ft OPA#312093100 Improvements: Residential Property SABRINA GONZALEZ C.P. August Term, 2014 No. 03371 \$153,767.15 Phelan Hallinan Diamond & Jones, LLP

**1505-315**

**3117 North 17th Street 19132-2358** 11th wd. 1084 Sq Ft OPA#111206100 Improvements: Residential Property BEATRICE HAWKINS C.P. November Term, 2014 No. 00567 \$20,180.02 Phelan Hallinan Diamond & Jones, LLP

**1505-316**

**6230 Algard Street 19135-3502** 55th wd. 1136 Sq Ft OPA#552343200 Improvements: Residential Property KHADIA SINES C.P. August Term, 2013 No. 00778 \$157,746.60 Phelan Hallinan Diamond & Jones, LLP

**1505-317**

**4300 L Street 19124-4324** 33rd wd. 720 Sq Ft OPA#332394000 Improvements: Residential Property WILSON BARRETO A/K/A WILSON BARRETO, III C.P. June Term, 2010 No. 02909 \$118,091.21 Phelan Hallinan Diamond & Jones, LLP

**1505-318**

**601 Gilham Street 19111-5310** 35th wd. 1350 Sq Ft OPA#353093200 Improvements: Residential Property LESLEY BATES A/K/A LESLEY HAWES C.P. September Term, 2014 No. 03560 \$153,648.13 Phelan Hallinan Diamond & Jones, LLP

**1505-319**

**7335 Woodcrest Avenue 19151-2214** 34th wd. 1120 Sq Ft OPA#344124100 Improvements: Residential Property WILLIAM C. WEST, JR. A/K/A WILLIAM

**SHERIFF'S SALE**

C. WEST C.P. September Term, 2013 No. 03564 \$75,682.27 Phelan Hallinan Diamond & Jones, LLP

**1505-320**

**4528 Aberdale Road 19136** 65th wd. 1120 Sq Ft BRT#652109000 Improvements: Residential Property ANGEL I. HILBERT A/K/A ANGEL L. HILBERT C.P. December Term, 2014 No. 000590 \$144,394.39 Shapiro & DeNardo, LLC

**1505-321**

**5614 Loretto Avenue 19124-1013** 35th wd. 1322 Sq Ft OPA#351391900 Improvements: Residential Property SYLVESTER MOBLEY AND SIMENG YANG C.P. July Term, 2014 No. 02965 \$139,146.54 Phelan Hallinan Diamond & Jones, LLP

**1505-323**

**3003 Tulip Street 19134** 25th wd. 784 Sq Ft BRT#252355000 Improvements: Residential Property NPG VENTURE TWO LIMITED BY YEVGENY KOMAR C.P. June Term, 2014 No. 000445 \$93,489.88 Shapiro & DeNardo, LLC

**1505-324**

**3732 North 19th Street 19140** 13th wd. 2980 Sq Ft BRT#13-1-2795-00 Subject to Mortgage HEAVENLY PROPERTIES, LLC AND LEON B. BUIE, III C.P. July Term, No. 02046 \$53,323.87 Emmanuel J. Argentieri, Esq.

**1505-325**

**3034 East Street 19134** 7th wd. 1120 Sq Ft BRT#071556700 Improvements: Residential Property DARLENE CASH C.P. August Term, 2013 No. 002421 \$30,144.71 Shapiro & DeNardo, LLC

**1505-326**

**1514 South 53rd Street 19143** 51st wd. 1622 Sq Ft BRT#512014600 Improvements: Residential Property MARILYN J. PARKER C.P. October Term, 2013 No. 02233 \$38,603.25 KML Law Group, P.C.

**1505-327**

**2402 East Clearfield Street 19134** 25th wd. 1190 Sq Ft BRT#251107600 Improvements: Residential Property SARAH E. HOLMES C.P. February Term, 2014 No. 000438 \$171,949.39 Shapiro & DeNardo, LLC

**1505-328**

**5953 Malta Street 19120** 35th wd. 1058 Sq Ft BRT#352286200 Improvements: Residential Property GERMAN LEE C.P. October Term, 2014 No. 00165 \$92,750.22 KML Law Group, P.C.

**1505-329**

**6521 Torresdale Avenue 19135** 41st wd. 1216 Sq Ft BRT#411320600 Improvements: Residential Property SADDEL SENAT C.P. June Term, 2014 No. 02982 \$105,683.20 KML Law Group, P.C.

**1505-330**

**4459 North 19th Street 19140** 13th wd. 1250 Sq Ft BRT#132205300 Improvements: Residential Property ERIC D. GORDON C.P. December Term, 2014 No. 001090 \$40,373.30 Shapiro & DeNardo, LLC

**1505-331**

**3211 Aramingo Avenue 19134** 45th wd. 1168 Sq Ft BRT#451392300 Improvements: Residential Property ARMINDA L. PAZ C.P. January Term, 2013 No. 00712 \$122,726.35 KML Law Group, P.C.

**1505-332**

**151 North Edgewood Street 19139** 34th wd. 1088 Sq Ft BRT#341093200 Improvements: Residential Property JEAN SMITH C.P. September Term, 2014 No. 2160 \$28,108.80 Shapiro & DeNardo, LLC

**1505-333**

**75 Church Lane 19144** 12th wd. 1818 Sq Ft BRT#122039400 Improvements: Residential Property PAMELA M. BROWN C.P. October Term, 2014 No. 01494 \$104,529.18 KML Law Group, P.C.

**1505-334**

**1706 Wagner Avenue 19141** 17th wd. 1002 Sq Ft BRT#171028000 Improvements: Residential Property MONIQUE WELLS C.P. September Term, 2008 No. 004422 \$84,915.05 Shapiro & DeNardo, LLC

**1505-335**

**1603 Mohican Street 19138** 10th wd. 1364

**SHERIFF'S SALE**

Sq Ft BRT#102245500 Improvements: Residential Property JOHN GASKIN C.P. November Term, 2014 No. 002720 \$109,215.85 Shapiro & DeNardo, LLC

**1505-336**

**3420 Helen Street 19134** 45th wd. 942 Sq Ft BRT#452353600 Improvements: Residential Property JENNIFER MENDEZ C.P. October Term, 2012 No. 02111 \$88,419.39 KML Law Group, P.C.

**1505-337**

**7050 Van Dike Street 19135** 41st wd. 1280 Sq Ft BRT#412423300 Improvements: Residential Property TERRANCE BERKERY C.P. July Term, 2014 No. 1303 \$148,945.91 Shapiro & DeNardo, LLC

**1505-338**

**5316 Wingoheoking Terrace 19144** 12th wd. 1142 Sq Ft BRT#122183600 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOETTE DAVIS, DECEASED C.P. September Term, 2014 No. 002346 \$78,272.87 Shapiro & DeNardo, LLC

**1505-339**

**5402 Tennis Avenue 19120** 42nd wd. 1102 Sq Ft BRT#422340400 Subject to Mortgage LUCEPHUS TATE C.P. February Term, 2013 No. 00814 \$97,458.32 Michael F.J. Romano, Esq.

**1505-340**

**6948 Fowler Street 19128-4407** 21st wd. 1992 Sq Ft BRT#212454500 Improvements: Residential Dwelling KIMBERLIE ANN ROLEK C.P. July Term, 2014 No. 00852 \$62,854.58 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1505-341**

**4740 Shelmire Avenue 19136** 65th wd. 1290 Sq Ft BRT#651039800 Improvements: Residential Dwelling HENRY NARVAEZ A/K/A HENRY NARVAEZ, X C.P. December Term, 2014 No. 01137 \$101,935.04 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1505-342**

**108 North 54th Street 19139** 4th wd. 1036 Sq Ft BRT#041098300 Improvements: Residential Real Estate ALLISE JONES C.P. May Term, 2014 No. 02372 \$78,742.30 Stern & Eisenberg, P.C.

**1505-343**

**7601 Crittenden Street, Apartment F2 a/k/a Unit F-2 19118-3225** 9th wd. 1566 Sq Ft OPA#888200574 Improvements: Residential Property PAMELA D. SHAW C.P. March Term, 2014 No. 04629 \$118,089.27 Phelan Hallinan Diamond & Jones, LLP

**1505-344**

**1403 East Weaver Street 19150** 50th wd. 1152 Sq Ft BRT#143N2/BRT#501469900 Improvements: Residential Dwelling RAYMOND BLUE A/K/A RAYMOND F. BLUE A/K/A RAYMOND T. BLUE AND VERONICA BLUE A/K/A VERONICA I. BLUE C.P. October Term, 2013 No. 02829 \$184,731.87 Udren Law Offices, P.C.

**1505-345**

**1840 East Thayer Street, a/k/a 1840 North Thayer Street 19134-2510** 45th wd. 1144 Sq Ft OPA#452063800 Improvements: Residential Property YOLANDA BEAUCHAMPS C.P. October Term, 2014 No. 01864 \$23,060.35 Phelan Hallinan Diamond & Jones, LLP

**1505-346**

**3012 Gilham Street 19149** 55th wd. 1170 Sq Ft BRT#55-1-0607

## SHERIFF'S SALE

record belongs to EPIC Mortgage and Funding, LLC. Improvements: Residential/residential Mixed-use  
**EPIC MORTGAGE AND FUNDING LLC** C.P. July Term, 2014 No. 01307 \$141,473.91  
 Scott A. Dietterick, Esq., Kathryn L. Mason, Esq., James D. Young, Esq.

## 1505-349

**4620 Pennhurst Street a/k/a, 4620 Pennhurst Street 19124-3828** 42nd wd. 1242 Sq Ft OPA#421614100 Improvements: Residential Property  
 SONIA FONSECA C.P. May Term, 2014 No. 03093 \$38,888.07 Phelan Hallinan Diamond & Jones, LLP

## 1505-350

**2615 South Titan Street assessed as 2615 Titan 19148** 36th wd. 766 Sq Ft BRT#362063300 Improvements: Residential Property  
 CHARMINE JOHNSON C.P. September Term, 2013 No. 004076 \$94,185.71 Shapiro & DeNardo, LLC

## 1505-351

**2421 Memphis Street 19125-2122** 31st wd. 990 Sq Ft OPA#312021000 Improvements: Residential Property  
 MICHAEL GUIDICE AND COURTNEY ALSTON C.P. March Term, 2013 No. 02218 \$108,968.67 Phelan Hallinan Diamond & Jones, LLP

## 1505-352

**1109 East Mount Pleasant Avenue 19150** 50th wd. 1410 Sq Ft BRT#502444400 Improvements: Residential Property  
 KENNETH J. ORANGE, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF WILLAMAE ORANGE, DECEASED C.P. July Term, 2014 No. 1822 \$176,307.81 Shapiro & DeNardo, LLC

## 1505-353

**2013 East Dauphin Street 19125** 31st wd. 1790 Sq Ft BRT#313082400 Improvements: Residential Dwelling  
 DAVE STEINER A/K/A DAVID STEINER AND KAREN STEINER C.P. July Term, 2013 No. 02594 \$170,355.43 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1505-354

**1208 East Susquehanna Avenue 19125** 18th wd. 1100 Sq Ft; Approximate Size: 19' x 77' BRT#18-1-2374-00 Improvements: Row 2 Story Frame  
 MARC SCHLESINGER, LOUIS MOORE, AND CHRISTIE MOORE C.P. April Term, 2014 No. 02303 \$214,891.73 Janet L. Gold, Esq.

## 1505-355

**6225 North 18th Street 19141** 17th wd. 1140 Sq Ft BRT#172267700 Improvements: Residential Property  
 DELZORA WHITE POE C.P. July Term, 2014 No. 03681 \$47,117.82 KML Law Group, P.C.

## 1505-356

**1742 South Orianna Street 19148** 1st wd. 1530 Sq Ft BRT#01-1-4246-00 Subject to Mortgage Improvements: 2 Story Masonry Row Home  
 600 AVON, LLC C.P. March Term, 2014 No. 03221 \$1,288,014.33 Janet L. Gold, Esq.

## 1505-357

**808 East Madison Street a/k/a, 808 Madison Avenue 19134-1920** 33rd wd. 1197 Sq Ft OPA#331067200 Improvements: Residential Property  
 ADELINA PEREZ C.P. June Term, 2014 No. 01054 \$25,800.46 Phelan Hallinan Diamond & Jones, LLP

## 1505-358

**4125 Aspen Street 19104** 6th wd. 3320 Sq Ft BRT#061152300/BRT#871067050 Improvements: Residential Property  
 LUTHER DAVIS & GWENDOLYN C DAVIS C.P. February Term, 2009 No. 00629 \$225,396.39 Scott A. Dietterick, Esq. and/or Kathryn L. Mason, Esq.

## 1505-359

**5114 North 9th Street 19126** 49th wd. 1452 Sq Ft OPA#492143800 Improvements: Residential Property  
 TILA W. SCOTT C.P. October Term, 2013 No. 03527 \$73,668.70 Phelan Hallinan Diamond & Jones, LLP

## 1505-360

**1616 Catharine Street 19146-2021** 30th wd. 1324 Sq Ft BRT#301132200 Improvements: Row 2 Story Masonry  
 ASTRID BEFUMO C.P. October Term, 2014 No. 00679 \$330,693.24 Milstead & Associates, LLC

## 1505-361

**7319 Garman Street 19153** 40th wd. 1728 Sq Ft BRT#404304400 Improvements: Residential Property

## SHERIFF'S SALE

FLORETTE JEAN CHARLES C.P. November Term, 2014 No. 01928 \$107,704.60  
 Shapiro & DeNardo, LLC

## 1505-362

**6851 Guyer Avenue 19142** 40th wd. 992 Sq Ft BRT#406316900 Improvements: Residential Property  
 THOMAS P. DOYLE AND MARIA P. DOYLE C.P. August Term, 2014 No. 003500 \$60,380.85 Shapiro & DeNardo, LLC

## 1505-363

**5315 Akron Street 19124-1219** 62nd wd. (formerly ward of the 23rd wd.) 1230 Sq Ft OPA#621435100 Improvements: Residential Property  
 ALTAGRACIA D. LOPEZ C.P. May Term, 2014 No. 02425 \$132,231.82 Phelan Hallinan Diamond & Jones, LLP

## 1505-364

**1010 East Luzerne Street 19124** 33rd wd. 1260 Sq Ft BRT#332009000 Improvements: Residential Property  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VIOLET BAUER, DECEASED C.P. August Term, 2014 No. 00252 \$48,986.11 Shapiro & DeNardo, LLC

## 1505-365

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

## 1505-366

**3319 Saint Vincent Street 19149** 55th wd. 1472 Sq Ft BRT#551448700 Improvements: Residential Property  
 BELMIS MONTERO C.P. September Term, 2013 No. 001398 \$190,590.39 Shapiro & DeNardo, LLC

## 1505-367

**2413 Grays Ferry Avenue 19146** 30th wd. 1740 Sq Ft BRT#302176000 Improvements: Residential Property  
 JOHN PRIMIANO C.P. January Term, 2012 No. 4755 \$250,220.45 Shapiro & DeNardo, LLC

## 1505-368

**6634 Marsden Street 19135** 41st wd. 1280 Sq Ft BRT#41-1-2602-00 Improvements: Single Family 2 Story Row Home  
 GEORGE W. LOGAN, DECEASED AND JOANNE M. LOGAN C.P. April Term, 2014 No. 000066 \$68,770.62 Craig H. Fox, Esq.

## 1505-369

**7008 Reedland Street 19142-1716** 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.

## 1505-370

**2930 North Ringgold Street 19132** 38th wd. 840 Sq Ft BRT#381024905 Improvements: Residential Property  
 BELINDA WHITFIELD A/K/A BELINDA R. BUTLER C.P. June Term, 2014 No. 01194 \$30,502.32 KML Law Group, P.C.

## 1505-371

**5124 D Street 19120** 42nd wd. 1516 Sq Ft BRT#421463400 Improvements: Residential Property  
 BRUCE SLOAN AS THE EXECUTOR OF THE ESTATE OF BARBARA SLOAN A/K/A PAULINE BARBARA SLOAN A/K/A PAULINE B. SLOAN C.P. October Term, 2014 No. 000439 \$94,069.99 Shapiro & DeNardo, LLC

## 1505-372

**6910 Sylvester Street 19149-1821** 54th wd. 1716 Sq Ft BRT#542364200 Improvements: Residential Dwelling  
 AMZAD HOSSAIN AND ABUL KASHEM C.P. February Term, 2014 No. 00330 \$236,103.46 Law Offices of Gregory Javardian

## 1505-373

**153 East Walnut Park Drive 19120-1024** 61st wd. 1152 Sq Ft OPA#611360300 Improvements: Residential Property  
 ISAAC KORNEGAY C.P. July Term, 2014 No. 03330 \$158,992.92 Phelan Hallinan Diamond & Jones, LLP

## 1505-374

**6830 North Gratz Street 19126** 10th wd. 1368 Sq Ft BRT#101108900 Improvements: Residential Property  
 MONROE L. GARMS C.P. September Term, 2008 No. 04373 \$58,975.58 KML Law Group, P.C.

## 1505-375

**4722 Darrah Street 19124** 23rd wd. 1443 Sq Ft BRT#232240000 Improvements:

## SHERIFF'S SALE

Residential Property  
 LENNY SAPOZHNIKOV AND ZINAIDA SAPOZHNIKOV C.P. August Term, 2014 No. 01967 \$89,279.23 KML Law Group, P.C.

## 1505-376

**2937 Robbins Avenue 19149** 62nd wd. 1068 Sq Ft BRT#621286400 Improvements: Residential Dwelling  
 ANTHONY CANCELLIERE C.P. November Term, 2014 No. 02266 \$106,242.91 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1505-377

**1029 East Shelmire Street 19111** 56th wd. 1500 Sq Ft PRCL#561349300 Improvements: Residential Property  
 IZHAR ATZMON C.P. August Term, 2013 No. 00142 \$171,869.74 Phelan Hallinan Diamond & Jones, LLP

## 1505-378

**6100 Walker Street 19135** 55th wd. 1071 Sq Ft BRT#552307400 Improvements: Residential Dwelling  
 JULIO C. PERALTA A/K/A JULIO PERALTA C.P. October Term, 2014 No. 01680 \$130,820.64 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1505-379

**6964 Weatham Street 19119** 22nd wd. 1552 Sq Ft BRT#223210800 Improvements: Residential Property  
 ALLEN E. BRISBANE A/K/A ALLEN STEPHEN, IN HIS CAPACITY AS SURVIVING HEIR OF VIRGIE STEPHEN, A/K/A VERGIE STEPHEN, A/K/A VIRGINIA STEPHEN, DECEASED; SANDRA DORSEY A/K/A SANDRA GAIL DORSEY A/K/A SANDRA DORSAY, IN HER INDIVIDUAL CAPACITY AND AS SURVIVING HEIR OF VIRGIE STEPHEN A/K/A VERGIE STEPHEN A/K/A VIRGINIA STEPHEN, DECEASED AND JOELLA V. STEPHEN, IN HER CAPACITY AS SURVIVING HEIR OF VIRGIE STEPHEN, A/K/A VERGIE STEPHEN, A/K/A VIRGINIA STEPHEN, DECEASED C.P. February Term, 2014 No. 00741 \$173,966.10 KML Law Group, P.C.

## 1505-380

**4227 Mill Street 19136** 65th wd. 986 Sq Ft BRT#652010700 Improvements: Residential Property  
 LINDA M. MCTAMANY AND TIMOTHY T. MCTAMANY C.P. June Term, 2014 No. 03841 \$96,096.48 KML Law Group, P.C.

## 1505-381

**177 Rosemar Street 19120-1942** 61st wd. 1020 Sq Ft OPA#611243600 Improvements: Residential Property  
 JOIMARIE L. BEAVER C.P. June Term, 2014 No. 01384 \$79,477.96 Phelan Hallinan Diamond & Jones, LLP

## 1505-382

**2002 South Norwood Street 19145-2718** 48th wd. 1024 Sq Ft BRT#482153700 Improvements: Row 2 Story Masonry  
 TESHAYE MEKBEB C.P. September Term, 2014 No. 00397 \$80,691.17 Milstead & Associates, LLC

## 1505-383

**5244 Arbor Street 19120** 42nd wd. 3070 Sq Ft BRT#421388000 Improvements: Residential Property  
 LAURETTE FELIX AND ULYSSE FELIX C.P. October Term, 2014 No. 00164 \$80,143.91 KML Law Group, P.C.

## 1505-384

**1011 Lorraine Street 19116** 58th wd. 1652 Sq Ft BRT#582213000 Improvements: Residential Property  
 KRISTEN SANCHEZ AND MICHAEL J. SANCHEZ C.P. August Term, 2012 No. 2337 \$267,570.44 Shapiro & DeNardo, LLC

## 1505-385

**1325 South 54th Street 19143-4801** 51st wd. 1356 Sq Ft OPA#511253300 Improvements: Residential Property  
 MICHAEL BYRD C.P. April Term, 2014 No. 02663 \$46,955.72 Phelan Hallinan Diamond & Jones, LLP

## 1505-386

**7544 Brentwood Road 19151** 34th wd. 1120 Sq Ft BRT#343222400 Improvements: Residential Property  
 JANELLA L. RODGERS C.P. December Term, 2013 No. 00948 \$130,722.44 Zucker, Goldberg & Ackerman, LLC

## 1505-387

**1216 Magee Avenue 19111-4942** 53rd wd. 1230 Sq Ft OPA#531184000 Improvements: Residential Property  
 SIMONE MORGAN A/K/A SIMONE WRIGHT C.P. July Term, 2014 No. 01832

## SHERIFF'S SALE

\$116,240.97 Phelan Hallinan Diamond & Jones, LLP

## 1505-388

**818 Levick Street 19111** 35th wd. 1360 Sq Ft BRT#353039740 Improvements: Residential Property  
 ERIC WEBB C.P. June Term, 2013 No. 00567 \$142,380.75 KML Law Group, P.C.

## 1505-389

**1025 Tyson Avenue 19111-4414** 53rd wd. 1170 Sq Ft OPA#532235600 Improvements: Residential Dwelling  
 PAMELA FRENCH AND BETH FRENCH C.P. October Term, 2012 No. 03451 \$67,616.03 Joseph R. Loverdi, Esq.

## 1505-390

**2013 Dennie Street 19140** 13th wd. 936 Sq Ft BRT#131373100 Improvements: Residential Property  
 RONALD W. HOLBROOK AND SYLVIA Y. HOLBROOK C.P. September Term, 2013 No. 01810 \$11,916.30 KML Law Group, P.C.

## 1505-391

**6947 Theodore Street 19142-2106** 40th wd. 1170 Sq Ft OPA#406242400 Improvements: Residential Property  
 LOUELLA SPENCER C.P. November Term, 2013 No. 00372 \$77,842.89 Phelan Hallinan Diamond & Jones, LLP

## 1505-392

**1404 Knorr Street 19111** 53rd wd. 1440 Sq Ft BRT#532128000 Subject to Mortgage Improvements: Residential Property  
 TRAVIS J. WILCOX AND MICHAEL C. WILCOX, SR. C.P. November Term, 2014 No. 00747 \$192,958.75 Zucker, Goldberg & Ackerman, LLC

## 1505-393

**4155 Helleman Street 19135** 55th wd. 1152 Sq Ft BRT#552112300 Improvements: Residential Dwelling  
 VICTOR SZAREK C.P. December Term, 2014 No. 00603 \$73,377.40 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1505-394

**1331 West Silver Street 19132-2717** 37th wd. 1084 Sq Ft BRT#372312900 Subject to Mortgage  
 LAWRENCE E. WATERS C.P. April Term, 2013 No. 01494 \$48,356.12 Emmanuel J. Argentieri, Esq.

## 1505-395

**5751 North 6th Street 19120** 61st wd. 1310 Sq Ft BRT#612285300 Improvements: Residential Property  
 SHEENA M. WASHINGTON C.P. May Term, 2014 No. 01480 \$119,848.73 KML Law Group, P.C.

## 1505-396

**1822 South 27th Street 19145** 48th wd. 810 Sq Ft BRT#482333300 Subject to Mortgage Improvements: Residential Property  
 JOHN F. O'NEILL A/K/A JOHN F. O'NEIL AS TRUSTEE OF THE JOHN F. O'NEILL TRUST DATED 04/09/1996 C.P. September Term, 2014 No. 04096 \$25,736.46 Zucker, Goldberg & Ackerman, LLC

## 1505-397

**5603 Sprague Street 19138** 12th wd. 1697 Sq Ft BRT#122271900 Improvements: Residential Real Estate  
 DENISE GILL C.P. March Term, 2014 No. 01088 \$111,938.40 Stern & Eisenberg, P.C.

## 1505-398

**1800 Danforth Street 19152-1820** 56th wd. 1236 Sq Ft OPA#562212800 Improvements: Residential Property  
 MARK CITRON C.P. September Term, 2012 No. 00857 \$177,755.37 Phelan Hallinan Diamond & Jones, LLP

## 1505-399

**9620 Dungan Road 19115** 58th wd. 1135 Sq Ft BRT#58-1-3728-00 Improvements: Single Family 2 Story Dwelling With 2 Car Garage  
 JOHN PHILIPOUSE AND GRACYCUTTY JOHN C.P. July Term, 2014 No. 001897 \$458,851.87 Craig H. Fox, Esq.

## 1505-400-A-J

**33rd wd. (607 East Westmoreland Street - Premises A - 19134)** 1260 Sq Ft BRT#33-1-1024-00 Improvements: 2 Story Masonry Row

**33rd wd. (647 East Cornwall Street - Premises B - 19134)** 1140 Sq Ft BRT#33-1-1211-00 Improvements: 2 Story Masonry Row

**34th wd. (1532 North Edgewood Street - Premises C - 19151)** 1000 Sq Ft BRT#34-2-2328-00 Improvements: 2 Story Masonry Row

**40th wd. (2045 Bonaffon Street - Premises D - 19142)** 960 Sq Ft BRT#40-3-0550-00 Improvements: 2 Story Masonry Row

## SHERIFF'S SALE

**28th wd. (3205 West Arizona Street - Premises E - 19132)** 958 Sq Ft BRT#28-2-3360-00 Improvements: 2 Story Masonry Row

**43rd wd. (3255 North 13th Street - Premises F - 19140)** 1500 Sq Ft BRT#43-1-1622-00 Improvements: 2 Story Masonry Row

**42nd wd. (4934 Boudinot Street - Premises G - 19120)** 1024 Sq Ft BRT#42-1-4202-00 Improvements: 2 Story Masonry Row

**42nd wd. (4989 North 2nd Street - Premises H - 19120)** 1160 Sq Ft BRT#42-2-3982-00 Improvements: 2 Story Masonry Row

**40th wd. (7020 Saybrook Avenue - Premises I - 19142)** 1268 Sq Ft BRT#40-3-3074-00 Improvements: 2 Story Masonry Row

**40th wd. (7029 Upland Street - Premises J - 19142)** 816 Sq Ft BRT#403257401 Improvements: 2 Story Masonry Row

LOUIS F. DIAZ C.P. August Term, 2014 No. 02217 \$525,487.18 Amar A. Agrawal, Esq.

## 1505-401

**594 East Carver Street 19124** 35th wd. 984 Sq Ft BRT#351235900 Improvements: Residential Property  
 SUNKANMI IYOLA C.P. May Term, 2014 No. 00872 \$71,384.03 KML Law Group, P.C.

## 1505-402

**1100 South Broad Street Apt 305B, a/k/a 1100 South Broad Street #305B 19146-5029** 36th wd. 687 Sq Ft OPA#888113656 Improvements: Condominium Unit  
 TODD FACENDA C.P. October Term, 2011 No. 00583 \$248,270.68 Phelan Hallinan Diamond & Jones, LLP

## 1505-403

**10825 Heflin Road 19154-4039** 66th wd. 850 Sq Ft OPA#662069800 Improvements: Residential Property  
 CHRISTOPHER PETROVICH C.P. February Term, 2013 No. 01842 \$203,002.83 Phelan Hallinan Diamond & Jones, LLP

## 1505-404

**5841 North Howard Street 19120-2415** 61st wd. 1200 Sq Ft OPA#612457100 Improvements: Residential Property  
 GAMEL A. ODEN C.P. May Term, 2013 No. 01398 \$82,758.12 Phelan Hallinan Diamond & Jones, LLP

## 1505-405

**1330 N Taney Street 19121** 29th wd. 958 Sq Ft BRT#291372800 Improvements: Residential Dwelling  
 JEAN LUCAS AND JOHN LUCAS A/K/A JOHN F. LUCAS C.P. November Term, 2014 No. 02455 \$52,849.61 Udren Law Offices, P.C.

## 1505-406

**303 East Roosevelt Boulevard 19120-3936** 42nd wd. 1600 Sq Ft BRT#421138100 Improvements: Residential Property  
 SAVAUN NUON AND VANNA SENG C.P. September Term, 2014 No. 03023 \$113,994.11 KML Law Group, P.C.

## 1505-4



## SHERIFF'S SALE

Improvements: Residential Property  
JONATHAN PHILSON C.P. September Term, 2014 No. 03887 \$92,590.56 Phelan Hallinan Diamond & Jones, LLP

## 1505-413

**1320 Friendship Street 19111-4206** 53rd wd. 1449 Sq Ft OPA#532298900 Improvements: Residential Property

JUAN CACERES C.P. February Term, 2012 No. 00979 \$199,291.93 Phelan Hallinan Diamond & Jones, LLP

## 1505-414

**9212 Annapolis Road 19114** 57th wd. 1717 Sq Ft BRT#572252300 Improvements: Residential Property  
WILFREDO SANTIAGO C.P. September Term, 2010 No. 02572 \$318,393.60 KML Law Group, P.C.

## 1505-415

**4526 Milnor Street 19124** 23rd wd. 1590 Sq Ft BRT#231041600 Improvements: Residential Property  
GABRIEL CABRERA AND ELSA P. ORTIZ C.P. April Term, 2014 No. 02587 \$82,619.79 KML Law Group, P.C.

## 1505-416

**4627 Benner Street 19135** 41st wd. 1240 Sq Ft BRT#411140900 Improvements: Residential Property  
CHARLOTTE C. DAVIS AND ERNEST J. DAVIS C.P. October Term, 2014 No. 02541 \$40,833.46 KML Law Group, P.C.

## 1505-417

**1926 Independence Street, a/k/a 1926 Independence Avenue 19138** 10th wd. 1032 Sq Ft OPA#102102400 Improvements: Residential Property  
THERESA WHITE HEWLETT A/K/A THERESA W. HEWLETT C.P. September Term, 2014 No. 02167 \$43,745.92 Phelan Hallinan Diamond & Jones, LLP

## 1505-418

**810 West Roosevelt Boulevard 19140-1324** 49th wd. 1872 Sq Ft OPA#491078700 Improvements: Residential Property  
KIRTON DE SHONG C.P. August Term, 2014 No. 02236 \$74,563.35 Phelan Hallinan Diamond & Jones, LLP

## 1505-419

**1719 Sigel Street 19145** 48th wd. 1024 Sq Ft BRT#481032000 Improvements: Residential Property  
LINDA ROGERS C.P. June Term, 2014 No. 01172 \$38,027.52 KML Law Group, P.C.

## 1505-420

**910 East Dorset Street 19150-3602** 50th wd. 1876 Sq Ft OPA#502364600 Improvements: Residential Property  
HOWARD M. SOLOMAN, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ANDRE JAMES GRIFFIN; BRIANNE C. LLOYD, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANDRE JAMES GRIFFIN; ANTON C. GRIFFIN, III, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ANDRE JAMES GRIFFIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDRE JAMES GRIFFIN, DECEASED C.P. April Term, 2014 No. 04241 \$139,916.33 Phelan Hallinan Diamond & Jones, LLP

## 1505-421

**934 West Fisher Street, a/k/a 934 West Fisher Avenue 19141-4034** 49th wd. 1420 Sq Ft OPA#492043900 Improvements: Residential Property  
DONNA CULBRETH C.P. June Term, 2009 No. 02124 \$58,849.68 Phelan Hallinan Diamond & Jones, LLP

## 1505-422

**628 East Annsbury Street a/k/a, 628 Annsbury Street 19120-4602** 42nd wd. 800 Sq Ft OPA#421008600 Improvements: Residential Property  
OLUWATOYIN FAWOLE C.P. November Term, 2014 No. 01217 \$32,401.91 Phelan Hallinan Diamond & Jones, LLP

## 1505-423

**5550 Belmar Terrace, a/k/a 5550 Belmar Street 19143-4702** 51st wd. 1062 Sq Ft OPA#514104100 Improvements: Residential Property  
ANGELA MURPHY C.P. September Term, 2010 No. 03392 \$121,672.80 Phelan Hallinan Diamond & Jones, LLP

## 1505-424

**7032 Souder Street 19149-1728** 54th wd. 1138 Sq Ft OPA#542306200 Improvements: Residential Property  
LING DUO GUAN A/K/A DUO LING GUAN C.P. September Term, 2014 No. 00405 \$49,931.55 Phelan Hallinan Diamond & Jones, LLP

## SHERIFF'S SALE

## 1505-425

**2031 East Venango Street 19134-2121** 45th wd. 1136 Sq Ft OPA#452153500 Improvements: Residential Property  
DANIEL DAEHLING C.P. November Term, 2014 No. 02126 \$44,546.79 Phelan Hallinan Diamond & Jones, LLP

## 1505-426

**5813 North American Street 19120-1862** 61st wd. 1200 Sq Ft OPA#612404400 Improvements: Residential Property  
WANDA SAUNDERS C.P. June Term, 2007 No. 02491 \$121,135.47 Phelan Hallinan Diamond & Jones, LLP

## 1505-427

**1830 West Erie Avenue 19140-3523** 13th wd. 2475 Sq Ft OPA#131048600 Improvements: Residential Property  
KEVIN R. HUDSON C.P. March Term, 2009 No. 03235 \$17,444.94 Phelan Hallinan Diamond & Jones, LLP

## 1505-428

**1533 West Butler Street 19140-3635** 13th wd. 1374 Sq Ft BRT#131084400 Improvements: Residential Property  
KEITH A. KING C.P. June Term, 2013 No. 01874 \$23,304.41 KML Law Group, P.C.

## 1505-429

**7107 Torresdale Avenue 19135-1312** 65th wd. 1440 Sq Ft OPA#651256200 Improvements: Residential Property  
JOSEPH L. MICKSO A/K/A JOSEPH MICKSO AND AGNES D. STALEY C.P. January Term, 2014 No. 02464 \$86,569.30 Phelan Hallinan Diamond & Jones, LLP

## 1505-430

**1107 Glenview Street 19111** 53rd wd. 1426 Sq Ft BRT#532158900 Improvements: Residential Property  
THERESA BLACKWELL C.P. December Term, 2012 No. 01451 \$151,511.92 KML Law Group, P.C.

## 1505-431

**9951 Verree Road 19115** 58th wd. 1714 Sq Ft BRT#581256000 Improvements: Residential Property  
MARCELO GISONI AND LAZARA ROJAS C.P. December Term, 2012 No. 03967 \$202,024.59 KML Law Group, P.C.

## 1505-432

**2435 South Darien Street 19148-3717** 39th wd. 940 Sq Ft OPA#393389100 Improvements: Residential Property  
VICTORIA M. RIZZO A/K/A VICTORIA RIZZO AND VINCENT J. RIZZO A/K/A VINCENT RIZZO C.P. November Term, 2014 No. 00570 \$124,580.96 Phelan Hallinan Diamond & Jones, LLP

## 1505-433

**4704 Tacony Street 19137** 45th wd. 1200 Sq Ft BRT#453425800 Improvements: Residential Property  
JACQUELINE CASTILLO C.P. January Term, 2014 No. 02923 \$104,531.83 KML Law Group, P.C.

## 1505-434

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

## 1505-435

**3022 Janney Street 19134-3716** 25th wd. 966 Sq Ft OPA#252413300 Improvements: Residential Property  
KATHRYN M. HALL AND WILLIAM T. HALL A/K/A WILLIAM HALL A/K/A WM T. HALL C.P. February Term, 2014 No. 03095 \$66,086.53 Phelan Hallinan Diamond & Jones, LLP

## 1505-436

**6121 Loretto Avenue 19149** 53rd wd. 1520 Sq Ft BRT#531323800 Improvements: Residential Property  
WANG ZI KAI C.P. June Term, 2014 No. 003601 \$78,843.56 Shapiro & DeNardo, LLC

## 1505-437

**5839 Ludlow Street 19139** 60th wd. 1120 Sq Ft BRT#604146400 Improvements: Residential Property  
TAMMI N. WASHINGTON C.P. March Term, 2014 No. 4487 \$75,705.16 Shapiro & DeNardo, LLC

## 1505-438

**4807 Vankirk Street 19135** 41st wd. 1207 Sq Ft BRT#411099700 Improvements: Residential Property  
STEPHANIE LENTZ C.P. June Term, 2014 No. 03105 \$142,783.01 KML Law Group, P.C.

## 1505-439

**3532 Kensington Ave 19134-1539** 33rd wd. 2920 Sq Ft BRT#331443700 Subject to

## SHERIFF'S SALE

Mortgage Improvements: Residential Dwelling  
GREGORY STANISLAUS C.P. July Term, 2014 No. 02127 \$91,589.30 Powers, Kim & Associates, LLC

## 1505-440

**1832 Green Street Unit C 19130-4143** 88th wd. 562 Sq Ft OPA#888154074 Improvements: Condominium  
MARK W. TOTTEN C.P. September Term, 2013 No. 00491 \$184,483.87 Phelan Hallinan Diamond & Jones, LLP

## 1505-441

**2633 South 69th Street 19142-2111** 40th wd. 1072 Sq Ft OPA#406129500 Improvements: Residential Property  
WILLIE J. MCKNIGHT; PATRICIA M. MCKNIGHT; HELEN E. MACK, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF PATRICIA JEFFERSON C.P. August Term, 2013 No. 00272 \$79,411.72 Phelan Hallinan, LLP

## 1505-442

**30 North Wiota Street, a/k/a 30 Wiota Street 19104-2213** 24th wd. 1194 Sq Ft OPA#061174000 Improvements: Residential Property  
MOHAMED ALI HAMMI C.P. November Term, 2013 No. 02249 \$166,995.73 Phelan Hallinan Diamond & Jones, LLP

## 1505-443

**1547 West Seltzer Street 19132-2220** 11th wd. 970 Sq Ft OPA#111013400 Improvements: Residential Property  
MAXINE M. PHILLIPS C.P. May Term, 2014 No. 01729 \$32,751.80 Phelan Hallinan Diamond & Jones, LLP

## 1505-444

**1820 Strahle Street 19152-2323** 56th wd. 1234 Sq Ft OPA#562154600 Improvements: Residential Property  
BRIAN J. LANDIS C.P. October Term, 2010 No. 03856 \$237,069.86 Phelan Hallinan Diamond & Jones, LLP

## 1505-445

**3054 North Bonsall Street 19132** 11th wd. 905 Sq Ft BRT#111408100 Subject to Mortgage  
ABDUR RAHMAN SYED (DECEASED) C.P. December Term, 2013 No. 02344 \$46,412.51 Michael F.J. Romano, Esq.

## 1505-446

**2074 Albright Street 19134-2102** 45th wd. 1158 Sq Ft OPA#452184800 Improvements: Residential Property  
RONALD A. PAULIN C.P. June Term, 2014 No. 04802 \$34,485.34 Phelan Hallinan Diamond & Jones, LLP

## 1505-447

**356 Snyder Avenue 19148-2634** 39th wd. 1080 Sq Ft; Located on South Side of Snyder Avenue 161 ft. East of 4th Street; Front: 27' 2/3", Depth: 43' 1/100" OPA#392072405  
ANTONIA LANNUTTI, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF REYNOLD LANNUTTI, DECEASED C.P. November Term, 2014 No. 00092 \$197,399.65 Phillip D. Berger, Esq., Berger Law Group, P.C.

## 1505-448

**5948 Loretto Avenue 19149-3705** 53rd wd. 1312 Sq Ft OPA#531310800 Improvements: Residential Property  
FATIMA V. HOPKINS C.P. August Term, 2012 No. 01893 \$66,080.90 Phelan Hallinan Diamond & Jones, LLP

## 1505-449

**2833 West Girard Avenue 19130-1214** 29th wd. 3256 Sq Ft (improvement area) BRT#882008010 Improvements: Commercial Building  
HEIDI WON LEE AND DAVID LEE C.P. October Term, 2014 No. 0266 \$78,697.29 Elliot H. Berton, Esq.

## 1505-450

**4028 Lansing Street 19136-3116** 65th wd. 1234 Sq Ft OPA#651168200 Improvements: Residential Property  
NICOLE WEBB C.P. August Term, 2014 No. 02137 \$82,074.94 Phelan Hallinan Diamond & Jones, LLP

## 1505-451

**1318 Lafayette Place 19122** 14th wd. 1440 Sq Ft BRT#141141800 Subject to Mortgage  
DONEL BLACKS C.P. March Term, 2013 No. 03353 \$138,596.76 Michael F.J. Romano, Esq.

## 1505-452

**3616 Academy Road 19154-2026** 66th wd. 1098 Sq Ft OPA#663351900 Improvements: Residential Property  
DEBORAH MATTIACCI C.P. March Term, 2012 No. 02378 \$175,458.48 Phelan Hallinan Diamond & Jones, LLP

## 1505-453

**6411 Dorel Street 19142-3020** 40th wd. 900 Sq Ft OPA#406332200 Improvements:

## SHERIFF'S SALE

Residential Property  
THERESA ELLIOTT C.P. November Term, 2014 No. 01341 \$38,419.45 Phelan Hallinan Diamond & Jones, LLP

## 1505-454

**6931 Forrest Avenue 19138-2003** 10th wd. 1146 Sq Ft OPA#102528900 Improvements: Residential Property  
NATALIE SEYMOUR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANN SEYMOUR, DECEASED C.P. October Term, 2013 No. 03747 \$107,435.10 Phelan Hallinan Diamond & Jones, LLP

## 1505-455

**1004 Bingham Street 19115-3721** 63rd wd. 1008 Sq Ft OPA#632119300 Improvements: Residential Property  
MELISSA GREEN C.P. May Term, 2014 No. 00027 \$121,918.12 Phelan Hallinan Diamond & Jones, LLP

## 1505-456

**4639 Germantown Avenue 19144-3032** 12th wd. 1860 Sq Ft BRT#121145800 Improvements: Residential Property  
RICHARD T. ROSS, JR. C.P. March Term, 2014 No. 02685 \$61,190.99 KML Law Group, P.C.

## 1505-457

**6602 Erdrick Street 19135-2602** 55th wd. 1088 Sq Ft OPA#552262800 Improvements: Residential Property  
BRIAN P. KNUETTEL AND KATHLEEN M. BEAVER C.P. August Term, 2009 No. 00426 \$108,869.37 Phelan Hallinan Diamond & Jones, LLP

## 1505-458

**7519 Tulpehocken Street a/k/a 7519 East Tulpehocken Street 19138-1410** 50th wd. 1472 Sq Ft BRT#501372100 Improvements: Residential Property  
MYRA Y. FORREST C.P. September Term, 2014 No. 02964 \$68,692.47 KML Law Group, P.C.

## 1505-459

**1213 South Greylock Street, a/k/a 1213 Greylock Street 19143-5111** 27th wd. 1008 Sq Ft OPA#27-3-0632-00 Improvements: Residential Property  
OLEG EIDELMAN AND IRENA EIDELMAN C.P. December Term, 2014 No. 01558 \$69,583.71 Phelan Hallinan Diamond & Jones, LLP

## 1505-460

**1908 North Judson Street, a/k/a 1908 Judson Street 19121-2029** 32nd wd. 2168 Sq Ft OPA#322130901 Improvements: Residential Property  
TIERE WALLER C.P. December Term, 2014 No. 01014 \$47,306.69 Phelan Hallinan Diamond & Jones, LLP

## 1505-461

**6814 Horrocks Street 19149-2212** 54th wd. 1260 Sq Ft OPA#542334500 Improvements: Residential Property  
SAIDA KODRA AND ANDRES F. NIETO C.P. October Term, 2013 No. 00031 \$111,643.36 Phelan Hallinan Diamond & Jones, LLP

## 1505-462

**1322 McKinley Street 19111-5820** 53rd wd. 1250 Sq Ft OPA#531021000 Improvements: Residential Property  
TANIA BOOZER C.P. June Term, 2011 No. 03188 \$97,786.83 Phelan Hallinan Diamond & Jones, LLP

## 1505-463

**5004 North Hutchinson Street 19141-3917** 49th wd. 1300 Sq Ft OPA#491326600 Improvements: Residential Property  
KAYTHEE BARNES C.P. June Term, 2012 No. 02226 \$69,818.76 Phelan Hallinan Diamond & Jones, LLP

## 1505-464

**654 North 56th Street 19131-4802** 4th wd. 1610 Sq Ft OPA#043048300 Improvements: Residential Property  
PAMELA ESTER C.P. March Term, 2014 No. 04635 \$61,042.82 Phelan Hallinan Diamond & Jones, LLP

## 1505-465

**2140 South Philip Street 19148-3317** 39th wd. 863 Sq Ft OPA#391307500 Improvements: Residential Property  
LINDA A. FUERST A/K/A LINDA FUERST AND BRIAN ORR C.P. September Term, 2014 No. 02476 \$62,019.48 Phelan Hallinan Diamond & Jones, LLP

## 1505-466

**5738 Pentridge Street 19143** 51st wd. 1024 Sq Ft PRCL#513240000 Subject to Mortgage  
JOHN H. SMALLS (DECEASED) C.P. September Term, 2013 No. 04158 \$112,679.24

## SHERIFF'S SALE

Emmanuel J. Argentieri, Esq.

## 1505-467

**7169 Andrews Avenue 19138-2111** 10th wd. 1194 Sq Ft BRT#101139800 Improvements: Row Conv/apt 2 Story Masonry  
DENNIS D. BOLDEN C.P. June Term, 2014 No. 03730 \$99,283.94 Milstead & Associates, LLC

## 1505-468

**3172 Amber Street 19134-3838** 25th wd. 1140 Sq Ft OPA#25-2452400  
JUAN CALDERON C.P. July Term, 2014 No. 01746 \$107,509.91 together with continuing interest at Fred W. Hoensch, Esq.; Schnader, Harrison, Segal, and Lewis LLP

## 1505-469

**2218 Bryn Mawr Avenue 19131** 52nd wd. 1832 Sq Ft BRT#521270300 Improvements: Residential Dwelling  
STEPHEN BYRON C.P. September Term, 2014 No. 02923 \$79,443.39 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1505-470

**6145 Master Street 19151** 34th wd. 922 Sq Ft BRT#342031200 Subject to Mortgage  
CLAYTON C. KIMBROUGH (DECEASED) C.P. May Term, 2013 No. 00581 \$59,514.28 Michael F.J. Romano, Esq.

## 1505-471

**2021 East Westmoreland Street 19134-3224** 45th wd. 1074 Sq Ft BRT#452040500 Improvements: Residential Dwelling  
MIOSOTIS JAIME C.P. October Term, 2013 No. 03232 \$61,021.24 Powers, Kim & Associates, LLC

## 1505-472

**201 North 8th Street, Unit 804 19106-1005** 5th wd. 1009 Sq Ft BRT#888037290 Subject to Mortgage Improvements: Residential Dwelling  
MOHAMMAD ARSHAD CHUGHTAI C.P. June Term, 2014 No. 04499 \$290,991.81 Powers, Kim & Associates, LLC

## 1505-473

**527 Burgess Street 19116** 58th wd. 1282 Sq Ft BRT#582243000 Subject to Mortgage  
AMELIA M. MILLER (DECEASED) C.P. October Term, 2013 No. 02069 \$281,451.54 Michael F.J. Romano, Esq.

## 1505-474

**229 East Price Street 19144-2147** 59th wd. (formerly the 22nd wd.) 1960 Sq Ft BRT#591079600 Improvements: Det W/det Gar 2 Story Stone  
JESSICA WHITFIELD C.P. September Term, 2014 No. 03884 \$352,487.88 Milstead & Associates, LLC

## 1505-475

**4839 Fairmont Avenue 19139** 44th wd. 1530 Sq Ft BRT#441230200 Subject to Mortgage  
GLORIA FRAZIER-CLAYTON (DECEASED) C.P. November Term, 2013 No. 00810 \$75,625.61 Michael F.J. Romano, Esq.

## 1505-476

**2654 Carroll Street, a/k/a 2654 Carroll Street 19142-2115** 40th wd. 960 Sq Ft OPA#406112500 Improvements: Residential Property  
STEVEN B. BROWN A/K/A

## SHERIFF'S SALE

OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHEA E. JOYCE A/K/A DOROTHY JOYCE, DECEASED C.P. December Term, 2013 No. 02667 \$209,430.96 Phelan Hallinan Diamond & Jones, LLP

## 1505-481

**13494 Proctor Road 19116-1724** 58th wd. 2892 Sq Ft OPA#583130160 Improvements: Residential Property  
MARY HRUZA AND MARYANN KENNEDY C.P. May Term, 2014 No. 00937 \$670,342.31 Phelan Hallinan Diamond & Jones, LLP

## 1505-482

**1706 Fulmer Street 19115-3107** 58th wd. 2538 Sq Ft BRT#581035802 Subject to Mortgage Improvements: No  
LAUREN KANE C.P. September Term, 2013 No. 02038 \$14,722.86 plus legal interest Michael S. Bomstein, Esq.

## 1505-483

**1240 North 12th Street 19122-4014** 14th wd. (formerly the 20th wd.) 1152 Sq Ft OPA#141167800 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JURDEN R. SMITH A/K/A JURDEN SMITH, DECEASED C.P. November Term, 2013 No. 02089 \$69,696.43 Phelan Hallinan Diamond & Jones, LLP

## 1505-484

**44 West Pomona Street 19144-1914** 59th wd. (formerly part of the 22nd wd.) 1919 Sq Ft OPA#593091900 Improvements: Residential Property  
FRANCIS R. BEY AND LISA DIXON C.P. September Term, 2013 No. 02461 \$159,820.12 Phelan Hallinan Diamond & Jones, LLP

## 1505-485

**9731 Chapel Road 19115-2528** 58th wd. 1644 Sq Ft OPA#581292800 Improvements: Residential Property  
YEKATERINA KOSHKAREVA C.P. January Term, 2010 No. 02446 \$313,744.96 Phelan Hallinan, LLP

## 1505-486

**1734 Rhawn Street 19111-2920** 56th wd. 1020 Sq Ft OPA#561586606 Improvements: Residential Property  
CARMEN A. CASERTA AND DONNA M. HARTLEY C.P. August Term, 2013 No. 02487 \$80,111.24 Phelan Hallinan Diamond & Jones, LLP

## 1505-487

**1202 Unity Street 19124-3107** 23rd wd. 1338 Sq Ft BRT#234036300 Improvements: Row 2 Story Masonry  
ROBERT CURRY AND CHARLOTTE CURRY C.P. May Term, 2010 No. 01130 \$24,838.23 Milstead & Associates, LLC

## 1505-488

**720 East Phil Ellena Street 19119-1531** 22nd wd. 2052 Sq Ft OPA#221204500 Improvements: Residential Property  
BRUCE A. MCCALL, JR. C.P. June Term, 2014 No. 04383 \$224,369.67 Phelan Hallinan Diamond & Jones, LLP

## 1505-489

**1343 St. Vincent Street 19111** 53rd wd. 1664 Sq Ft OPA#532332000 Subject to Mortgage Improvements: Residential Property  
YOUNG S. LEE A/K/A YOUNG SOOK LEE A/K/A YOUNG SOOK CHUNG C.P. July Term, 2014 No. 02903 \$173,059.55 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

## 1505-490

**604 Avon Street 19116** 58th wd. 1346 Sq Ft BRT#582111200 Improvements: Residential Real Estate  
ANIL J. BRAHMBHATT AND USHA A. BRAHMBATT C.P. September Term, 2014 No. 02337 \$217,588.01 Stern & Eisenberg, P.C.

## 1505-491

**2328 Napfle Street 19152** 56th wd. 1238 Sq Ft BRT#56-1456300 Improvements: Residential Dwelling  
MELVA I. GRAZELLA, GARY E. GRAZELLA & FLORENCE C. GRAZELLA C.P. No. 004477 \$214,609.60 Powers, Kim & Associates, LLC

## 1505-492

**6320 Elmhurst Street 19111** 53rd wd. 1314 Sq Ft BRT#531218400 Improvements: Residential Real Estate  
DARNELL A. GROOMES C.P. March Term, 2014 No. 05037 \$158,938.80 Stern & Eisenberg, P.C.

## 1505-493

**1121 Gerritt Street 19147** 1st wd. 1200 Sq Ft BRT#012417100 Improvements: Residential Dwelling

## SHERIFF'S SALE

ANDREW WOOD AND KRISTIN D. WOOD A/K/A KRISTIN WOOD C.P. October Term, 2014 No. 02549 \$174,342.73 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1505-494

**1746 North Edgewood Street 19151** 34th wd. 1022 Sq Ft BRT#342238400 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ISADORE TIMMONS, DECEASED C.P. October Term, 2014 No. 01678 \$68,887.18 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1505-495

**4632 James Street 19137-1104** 45th wd. 1500 Sq Ft; on the Northwesterly Side of James St. 227 ft Northwesterly from the Northeastly side of Orthodox St; Front: 20 ft, Depth: 100 ft 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. Vititi, Esq.

## 1505-496

**314-316 Fanshawe Street 19111** 35th wd. 1800 Sq Ft BRT#353110200 Improvements: Residential Dwelling  
ALBING LIRIANO AND LILIANA FLORES C.P. May Term, 2014 No. 01309 \$207,641.48 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1505-497

**4546 North Front Street 19140-1607** 42nd wd. 1350 Sq Ft BRT#122N8-121/BRT#422311900 Improvements: Residential Dwelling  
KEVIN J. HARTE A/K/A KEVIN HARTE C.P. November Term, 2013 No. 00396 \$186,749.99 Powers, Kim & Associates, LLC

## 1505-498

**1137 East Hortter Street 19150-3104** 50th wd. 1100 Sq Ft OPA#502346900 Improvements: Residential Property  
STACY WALKER-WILLIAMS AND JAMES JOHNSON, JR. C.P. April Term, 2013 No. 00433 \$128,057.81 Phelan Hallinan Diamond & Jones, LLP

## 1505-499

**2638 South Muhlfeld Street, a/k/a 2638 Muhlfeld Street 19142-1712** 40th wd. 1238 Sq Ft OPA#406161000 Improvements: Residential Property  
DENISE T. DAVIS C.P. December Term, 2013 No. 02072 \$69,316.80 Phelan Hallinan Diamond & Jones, LLP

## 1505-500

**4626 Greene Street 19144-6066** 12th wd. 2560 Sq Ft OPA#123157900 Improvements: Residential Property  
KATHY C. SIBERT AND GEORGE SIBERT C.P. November Term, 2006 No. 01098 \$112,955.81 Phelan Hallinan Diamond & Jones, LLP

## 1505-501

**6651 Erdrick Street 19135-2601** 55th wd. 1360 Sq Ft OPA#552277900 Improvements: Residential Property  
SCOTT WENDEL AND ELIZABETH P. WENDEL A/K/A ELIZABETH P. DETKIEWICZ C.P. November Term, 2009 No. 03981 \$86,114.32 Phelan Hallinan Diamond & Jones, LLP

## 1505-502

**854 Anchor Street 19124-1004** 35th wd. 956 Sq Ft OPA#351267300 Improvements: Residential Property  
EMMANUEL F. DEPAS C.P. April Term, 2014 No. 02665 \$99,475.11 Phelan Hallinan Diamond & Jones, LLP

## 1505-503

**2106 Eastburn Avenue 19138-2612** 10th wd. 1280 Sq Ft OPA#102113400 Improvements: Residential Property  
RENEE BAILEY, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF GWENDOLYN D. CURRY; WILLIAM CURRY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF GWENDOLYN CURRY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GWENDOLYN D. CURRY ESTATE, DECEASED C.P. April Term, 2014 No. 04224 \$71,127.79 Phelan Hallinan Diamond & Jones, LLP

## 1505-504

**6132 Gillespie Street 19135-3611** 55th wd. 1084 Sq Ft OPA#552423900 Improvements:

## SHERIFF'S SALE

Residential Property  
DANIEL DAEHLING C.P. November Term, 2014 No. 02554 \$52,101.82 Phelan Hallinan Diamond & Jones, LLP

## 1505-505

**4822 Tibben Street, a/k/a 4816 Tibben Street 19128-4526** 21st wd. 1380 Sq Ft OPA#212463310 Improvements: Residential Property  
DERRICK B. ROBERSON C.P. January Term, 2014 No. 02649 \$284,031.27 Phelan Hallinan Diamond & Jones, LLP

## 1505-506

**4730 Hartel Avenue 19136-3307** 65th wd. 1046 Sq Ft OPA#651189300 Improvements: Residential Property  
CHRISTINA M. KOBER, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; CAROLE COURTNEY, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; DOROTHY SOLIS, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; JOHN COURTNEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; JOHN COURTNEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; CHRISTINE BUSSEY, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH MCLAUGHLIN, JR., DECEASED C.P. July Term, 2014 No. 02048 \$77,713.90 Phelan Hallinan Diamond & Jones, LLP

## 1505-507

**6303 Ogontz Avenue 19141-1414** 17th wd. 1242 Sq Ft OPA#172244500 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEE DATTS JR., DECEASED; LEE DATTS, III A/K/A LEE W. DATTS, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; VELLINA DATTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; VELLE DATTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; NATHAN W. DATTS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; NELSON DATTS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; ANGEL DATTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; STEVEN DATTS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; LAVONIA S. DATTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; EL TORO N. DATTS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; RUSSELL W. DATTS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR.; ROSZITA S. DATTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEE DATTS, JR. A/K/A LEE EVANS, JR. C.P. June Term, 2010 No. 03064 \$61,113.22 Phelan Hallinan Diamond & Jones, LLP

## 1505-508

**5804 Malvern Avenue 19131-3003** 52nd wd. 1217 Sq Ft OPA#522112000 Improvements: Residential Property  
CATHERN L. WASHINGTON A/K/A CATHERN WASHINGTON C.P. October Term, 2013 No. 03532 \$86,560.79 Phelan Hallinan Diamond & Jones, LLP

## 1505-509

**3941 Bennington Street 19124-5421** 33rd wd. 1376 Sq Ft OPA#332297100 Improvements: Residential Property  
WILLIAM E. DANCEY, III; CEIRRA DAWN ALLEEYA EVANS, IN HER CAPACITY AS ADMINSITRATRIX AND HEIR OF THE ESTATE OF WAYNE T. HORTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WAYNE T. HORTON, DECEASED C.P. April Term, 2014 No. 01207 \$47,645.49 Phelan Hallinan Diamond & Jones, LLP

## 1505-510

**1428 North 57th Street 19131-3807** 4th wd. 1026 Sq Ft OPA#043105500 Improvements: Residential Property  
NICOLE MURPHY ALLEN A/K/A NICOLE A. MURPHY-ALLEN AND WAYNE

## SHERIFF'S SALE

ALLEN C.P. February Term, 2013 No. 01844 \$51,524.78 Phelan Hallinan Diamond & Jones, LLP

## 1505-511

**6040 Chester Avenue 19142-1411** 40th wd. 1488 Sq Ft OPA#401225100 Improvements: Residential Property  
CARLTON FULLWOOD C.P. April Term, 2013 No. 01149 \$90,730.73 Phelan Hallinan Diamond & Jones, LLP

## 1505-512

**4051 K Street 19124-5218** 33rd wd. 1056 Sq Ft OPA#332326200 Improvements: Residential Property  
JULIA E. RAYMOND C.P. October Term, 2014 No. 00717 \$25,217.87 Phelan Hallinan Diamond & Jones, LLP

## 1505-513

**436 Mark Place 19115-1113** 58th wd. 2185 Sq Ft OPA#581094500 Improvements: Residential Property  
SAJI VARGHESE AND ABI S. VARGHESE C.P. October Term, 2014 No. 01493 \$384,188.79 Phelan Hallinan Diamond & Jones, LLP

## 1505-514

**2629 South Beulah Street 19148-4514** 39th wd. 1080 Sq Ft OPA#393204000 Improvements: Residential Property  
CRYSTAL L. BURGESS C.P. February Term, 2009 No. 02077 \$63,575.37 Phelan Hallinan Diamond & Jones, LLP

## 1505-515

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

## 1505-516

**5254 North 6th Street 19120** 49th wd. 1024 Sq Ft BRT#492112600 Improvements: Residential Property  
JACQUELINE WEEKS C.P. October Term, 2014 No. 00942 \$67,371.04 KML Law Group, P.C.

## 1505-517

**11875A Academy Road #H7 19154** 66th wd. 1326 Sq Ft, together with a proportionate undivided interest in the Common Elements of 1.026% BRT#888660453 Improvements: Residential Property  
CLARENCE D. BLAIR, JR. C.P. April Term, 2013 No. 03357 \$93,716.13 KML Law Group, P.C.

## 1505-518

**6627 Ditman Street 19135** 41st wd. 1344 Sq Ft BRT#411243804 Improvements: Residential Property  
TERRENCE DECKER C.P. October Term, 2014 No. 02907 \$98,687.25 KML Law Group, P.C.

## 1505-519

**354 West Duval Street 19144** 59th wd. 2656 Sq Ft BRT#593110900 Improvements: Residential Dwelling  
OLIVIA K. MYERS C.P. November Term, 2012 No. 01536 \$135,904.17 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1505-520

**547 Van Kirk Street a/k/a 547 Vankirk Street 19120-1231** 35th wd. 1194 Sq Ft BRT#352115600 Improvements: Row B/gar 2 Story Masonry  
TYRA LYLES C.P. November Term, 2013 No. 01950 \$99,444.08 Milstead & Associates, LLC

## 1505-521

**1522 Haines Street 19126** 10th wd. 2240 Sq Ft BRT#101262005 Improvements: Residential Real Estate  
NATHANIEL MAYS C.P. August Term, 2014 No. 00960 \$87,443.31 Stern & Eisenberg, P.C.

## 1505-522

**2023 Barlow Street 19116** 58th wd. 1554 Sq Ft BRT#582211500 Improvements: Residential Property

## SHERIFF'S SALE

ALAN J. QUINZAN C.P. October Term, 2014 No. 03701 \$36,623.05 KML Law Group, P.C.

## 1505-523

**332 Mercy Street 19148** 39th wd. 840 Sq Ft BRT#392057200 Improvements: Residential Property  
LINDA M. SMITH C.P. August Term, 2014 No. 02808 \$170,658.00 Shapiro & DeNardo, LLC

## 1505-524

**1324 Locust Street #Unit 214 19107** 5th wd. 655 Sq Ft, together with a proportionate undivided interest in the Common Elements of 0.34636% BRT#888115238 Improvements: Residential Property  
JANICE OGLETREE C.P. March Term, 2012 No. 03090 \$178,917.64 KML Law Group, P.C.

## 1505-525

**3435 Jasper Street 19134** 45th wd. 1312 Sq Ft BRT#452363900 Improvements: Residential Property  
JAMES SINCLAIR C.P. November Term, 2013 No. 00885 \$71,625.53 KML Law Group, P.C.

## 1505-526

**2448 South 20th Street 19145** 36th wd. 1264 Sq Ft BRT#262163600 Improvements: Row 2 Story Masonry  
THOMAS DEFINO A/K/A THOMAS DE FINO AND DINA DEFINO A/K/A DINA DE FINO C.P. May Term, 2013 No. 02393 \$366,365.73 Milstead & Associates, LLC

## 1505-527

**4342 Devereaux Street a/k/a 4342 Devereaux Avenue 19135** 55th wd. 1260 Sq Ft BRT#552023500 Improvements: Residential Property  
HAI MIN WU C.P. April Term, 2014 No. 02186 \$99,222.70 KML Law Group, P.C.

## 1505-528

**205-07 North 36th Street 19104-2430** 24th wd. 5190 Sq Ft; All that certain lot or piece of ground with the buildings and improvements thereon erected Situate on East Side of 36th St. 18 ft Northward of north side of Race St. eastward at right angles to 36th Street; Front: 71 ft 1-3/4 in, Depth: 100 ft BRT#881815400 Improvements: All That Certain Lot Or Piece Of Ground With The Buildings And Improvements Thereon Erected  
GLOBAL REAL ESTATE SALES AND SERVICE, LLC C.P. October Term, 2014 No. 000193 \$439,240.72 Max L. Lieberman, Esq.

## 1505-529

**9130 Dale Road 19115-4208** 56th wd. 1788 Sq Ft OPA#562376300 Improvements: Residential Property  
SAFEER KHAN AND GRACE KHAN C.P. September Term, 2014 No. 04564 \$349,630.28 Phelan Hallinan Diamond & Jones, LLP

## 1505-530

**1229 Kenwyn Street 19124** 62nd wd. 1308 Sq Ft BRT#621013500 Improvements: Residential Property  
COLETTE A. BASS JONES AND LORENZO G. JONES C.P. July Term, 2014 No. 01872 \$81,842.13 KML Law Group, P.C.

## 1505-531

**49 West Wyneva Street, a/k/a 49 Wyneva Street 19144-6001** 12th wd. 1312 Sq Ft OPA#123027600 Improvements: Residential Property  
ALEX J. GROSS C.P. August Term, 2014 No. 00071 \$99,124.66 Phelan Hallinan Diamond & Jones, LLP

## 1505-532

**147 North 62nd Street 19139** 34th wd. 1120 Sq Ft BRT#341210700 Improvements: Residential Dwelling  
ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY, C/O VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE; VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE OF THE ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; YVONNE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; BERNADETTE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; CELESTE TABB, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY C.P. August Term, 2013 No. 03169 \$68,158.82 Udren Law Offices, P.C.

## 1505-533

**5924 Pulaski Avenue 19144** 59th wd. 2364 Sq Ft BRT#593204800 Improvements:

**SHERIFF'S SALE**

Residential Dwelling  
BRYAN E. GARNER AND KIMBERLY A. ROBINSON C.P. October Term, 2006 No. 04642 \$286,369.83 Udren Law Offices, P.C.

**1505-534**

**4030 Claridge Street 19124** 33rd wd. 960 Sq Ft BRT#332338400 Improvements: Residential Property  
ANGEL RODRIGUEZ AND KATHERINE VAZQUEZ C.P. October Term, 2014 No. 02044 \$56,901.63 KML Law Group, P.C.

**1505-535**

**1814 Morris Street 19145-2115** 36th wd. 2164 Sq Ft BRT#363124200 Improvements: Residential Dwelling  
EARTHA SMACK A/K/A EARTHA I. SMACK, A/K/A EARTHA A. SMACK, A/K/A EARTHA I. CARSON, A/K/A EARTHA RUSSELL AND TROY SMACK A/K/A TROY A. SMACK C.P. July Term, 2010 No. 03544 \$301,251.84 Powers, Kirn & Associates, LLC

**1505-536**

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

**1505-537**

**5349 North Sydenham Street 19141** 17th wd. 1200 Sq Ft BRT#172087000 Improvements: Residential Property  
DERRICK GINYARD AND CARMEN GRAY C.P. February Term, 2014 No. 02056 \$50,992.40 KML Law Group, P.C.

**1505-538**

**7329 Merganser Place 19153** 40th wd. 1660 Sq Ft BRT#406656014 Improvements: Residential Property  
THANH HUYNH AND SKY LY C.P. July Term, 2014 No. 00890 \$157,112.70 KML Law Group, P.C.

**1505-539**

**1501 Widener Place 19141** 17th wd. 1760 Sq Ft BRT#171188600 Improvements: Residential Dwelling  
SADIYYAH COLLINS A/K/A SADIYYAH A. COLLINS C.P. July Term, 2014 No. 02103 \$120,306.00 Powers, Kirn & Associates, LLC

**1505-540**

**2839 North 26th Street 19132-2508** 38th wd. 1476 Sq Ft BRT#38-1139600 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHARON E. BOYKIN, DECEASED AND/OR THE ESTATE OF SHARON E. BOYKIN C.P. March Term, 2011 No. 03557 \$36,396.57 Powers, Kirn & Associates, LLC

**1505-541**

**370 Milne Street a/k/a 370 West Milne Street 19144** 13th wd. 960 Sq Ft BRT#133003800 Improvements: Residential Property  
YERO CARTER AS ADMINISTRATOR OF THE ESTATE OF OLLIE CARTER A/K/A ARLEY FRANCES CARTER, DECEASED C.P. October Term, 2014 No. 00163 \$83,647.09 KML Law Group, P.C.

**1505-542**

**161 East 64th Avenue 19120-1022** 61st wd. 1184 Sq Ft BRT#611338300 Improvements: Residential Dwelling  
EDWARD W. BARGE, III, IN HIS INDIVIDUAL CAPACITY AND EDWARD W. BARGE, III, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANE BARGE C.P. October Term, 2014 No. 02169 \$138,872.57 Powers, Kirn & Associates, LLC

**1505-543**

**9333 Hegerman Street 19114** 65th wd. 918 Sq Ft BRT#652367705 Improvements: Residential Real Estate  
JASON HARRISON A/K/A JASON G. HARRISON AND MAUREEN R. HARRISON C.P. November Term, 2014 No. 01908 \$74,904.00 Stern & Eisenberg, P.C.

**1505-544**

**4717 Bleigh Avenue 19136-4101** 65th wd. 1560 Sq Ft OPA#651021900 Improvements: Residential Property  
TERRANCE COOK C.P. January Term, 2008 No. 00988 \$127,986.85 Phelan Hallinan Diamond & Jones, LLP

**1505-545**

**6929 Lynford Street 19149-1707** 54th wd. 1400 Sq Ft OPA#542209300 Improvements: Residential Property  
M. OLONA A/K/A MUSA ALLEN OLONA C.P. March Term, 2013 No. 02986 \$153,669.94 Phelan Hallinan Diamond & Jones, LLP

**1505-546**

**6226 Gillespie Street 19135-3215** 55th wd. 1136 Sq Ft OPA#552426000 Improvements:

**SHERIFF'S SALE**

Residential Property  
MARCUS SALAS C.P. February Term, 2014 No. 00747 \$70,842.22 Phelan Hallinan Diamond & Jones, LLP

**1505-547**

**666 East Wensley Street 19134-1828** 33rd wd. 756 Sq Ft OPA#331130900 Improvements: Residential Property  
TISHA S. RIDDICK A/K/A TISHA RIDDICK C.P. November Term, 2014 No. 02552 \$20,536.95 Phelan Hallinan Diamond & Jones, LLP

**1505-548**

**4545 Greene Street 19144** 12th wd. 2060 Sq Ft BRT#123145800 Improvements: Residential Dwelling  
SHANITA OUTING, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR AT LAW OF THE ESTATE OF PEGGY C. OUTING, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY C. OUTING, DECEASED C.P. September Term, 2014 No. 03962 \$41,291.04 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1505-549**

**8012 Terry Street 19136-2612** 64th wd. 914 Sq Ft OPA#642026300 Improvements: Residential Property  
PHYLLIS A. RUBIO, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CAROLINE A. SCHRADER; HEIDI GOODGER, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CAROLINE A. SCHRADER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLINE A. SCHRADER, DECEASED C.P. June Term, 2014 No. 00015 \$106,651.96 Phelan Hallinan Diamond & Jones, LLP

**1505-550**

**216 South 52nd Street 19139** 60th wd. 1530 Sq Ft BRT#871581380 Improvements: Multi-story Office  
ARTHUR WILLIAMS C.P. May Term, 2013 No. 03977 \$116,807.75 Scott A. Dietterick, Esq. and/or Kathryn L. Mason, Esq.

**1505-551**

**5723 Malcolm Street 19143** 51st wd. 1260 Sq Ft BRT#513172500 Improvements: Residential Property  
SONJA HIPPS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY STEWART HOWARD, DECEASED C.P. March Term, 2012 No. 000147 \$69,264.43 Shapiro & DeNardo, LLC

**1505-552**

**3973 Lankenau Avenue 19131** 52nd wd. 1828 Sq Ft BRT#521437600 Improvements: Residential Property  
KRISTINE F. PEART C.P. February Term, 2013 No. 02462 \$153,859.17 KML Law Group, P.C.

**1505-553**

**4661 James Street 19137** 45th wd. DET 2 STY MASONRY; 1216 Sq Ft BRT#453417500 Improvements: Residential Dwelling  
JOSEPH ZWICHAROWSKI, JR. C.P. September Term, 2014 No. 00593 \$97,277.99 McCabe, Weisberg & Conway, P.C.

**1505-554**

**6119 Ross Street 19144** 59th wd. SEMI DET 2 STY MASONRY; 1528 Sq Ft BRT#592272200 Subject to Mortgage Improvements: Residential Dwelling  
URSULA EVANS C.P. March Term, 2014 No. 02983 \$151,712.35 McCabe, Weisberg & Conway, P.C.

**1505-555**

**2917 Glenview Street 19149** 55th wd. ROW B/GAR 2STY MASONRY; 1205 Sq Ft BRT#551237800 Subject to Mortgage Improvements: Residential Dwelling  
HOWARD DIMARTINO C.P. September Term, 2014 No. 02352 \$122,081.67 McCabe, Weisberg & Conway, P.C.

**1505-556**

**5939 B Carpenter Street 19143** 3rd wd. APT 2-4 UNITS 2STY MASONRY; 2093 Sq Ft BRT#033082400 Subject to Mortgage Improvements: Residential Dwelling  
VENITA C. RHOADS C.P. September Term, 2014 No. 04416 \$64,284.40 McCabe, Weisberg & Conway, P.C.

**1505-557**

**12202 Academy Road 19154** 66th wd. 900 Sq Ft BRT#663345100 Improvements: Residential Property

**SHERIFF'S SALE**

BRENDA TORRES C.P. September Term, 2013 No. 03154 \$167,633.32 KML Law Group, P.C.

**1505-558**

**1920 Wharton Avenue 19146** 36th wd. 1219 Sq Ft BRT#361116900 Subject to Mortgage  
RONALD EDWARD NEELY, JR. C.P. July Term, 2013 No. 01921 \$125,574.48 Emmanuel J. Argentieri, Esq.

**1505-559**

**5311 Saul Street 19124-1213** 62nd wd. 1180 Sq Ft OPA#621464200 Improvements: Residential Property  
RYAN G. DOLBY C.P. September Term, 2014 No. 00206 \$86,729.92 Phelan Hallinan Diamond & Jones, LLP

**1505-560**

**1305 West Wingohocking Street 19140-1213** 49th wd. 1516 Sq Ft OPA#491014700 Improvements: Residential Property  
DOMINIC GIBBS, IN HIS CAPACITY AS HEIR OF BRENDA GIBBS, DECEASED; ZELDA GIBBS, IN HER CAPACITY AS HEIR OF BRENDA GIBBS, DECEASED; LYNAYE GIBBS, IN HER CAPACITY AS HEIR OF BRENDA GIBBS, DECEASED; KEVIN GIBBS, IN HIS CAPACITY AS HEIR OF BRENDA GIBBS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA GIBBS, DECEASED C.P. May Term, 2014 No. 03549 \$59,042.86 Phelan Hallinan Diamond & Jones, LLP

**1505-561**

**1743 West Erie Avenue 19140** 13th wd. Land Area: 1600 Sq Ft; Improvement Area: 2704 Sq Ft BRT#131061200 Improvements: Three Story Row Home  
ALAN STASSON C.P. January 2013 Term, No. 003981 \$122,232.08 Lachall, Cohen & Sagnor LLP

**1505-562**

**3208 Englewood Street 19149** 55th wd. 1320 Sq Ft BRT#551484300 Improvements: Residential Dwelling  
AMY M. TIPPIN C.P. June Term, 2013 No. 00164 \$136,450.20 Law Offices of Gregory Javardian

**1505-563**

**2436 East Clearfield Street 19134** 25th wd. 1270 Sq Ft BRT#251109200 Improvements: Residential Dwelling  
KATHLEEN M. WIKIERA, PERSONAL REPRESENTATIVE OF THE ESTATE OF GRACE WIKIERA A/K/A GRACE M. WIKIERA C.P. October Term, 2014 No. 00933 \$54,437.17 Law Offices of Gregory Javardian

**1505-564**

**1251 North Alden Street 19131** 4th wd. 1236 Sq Ft BRT#043109400 Subject to Mortgage  
MATTIE POWELL C.P. May Term, 2013 No. 01660 \$85,372.75 Emmanuel J. Argentieri, Esq.

**1505-565**

**225 McClellan Street 19148-1918** 87th wd. 2376 Sq Ft OPA#871501100 Improvements: Residential Property  
ROBERT HERSHMAN C.P. February Term, 2012 No. 00278 \$150,111.13 Phelan Hallinan Diamond & Jones, LLP

**1505-566**

**602 East Olney Avenue 19120-2633** 42nd wd. 1088 Sq Ft OPA#421250500 Improvements: Residential Property  
LOIS F. PALMER C.P. February Term, 2014 No. 02460 \$81,169.26 Phelan Hallinan Diamond & Jones, LLP

**1505-567**

**1331 Tyson Avenue 19111** 53rd wd. 1900 Sq Ft BRT#532240200 Improvements: Residential Property  
RAFAEL MARRERO C.P. June Term, 2014 No. 003856 \$187,438.11 Shapiro & DeNardo, LLC

**1505-568**

**1739 Mohican Street 19138-1115** 10th wd. 1364 Sq Ft OPA#102249600 Improvements: Residential Property  
ANTHONY A. STATON, SR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF NICOLA L. JAMISON; AN`YEA STATON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NICOLA L. JAMISON; ANTHONY A. STATON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NICOLA L. JAMISON; NICOLA CARTER, IN HER CAPACITY AS HEIR OF THE ESTATE OF NICOLA L. JAMISON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NICOLA L. JAMISON, DECEASED C.P. September Term, 2012

**SHERIFF'S SALE**

No. 02497 \$129,495.97 Phelan Hallinan Diamond & Jones, LLP

**1505-569**

**6633 Vandike Street 19135-2811** 41st wd. 1024 Sq Ft OPA#411352400 Improvements: Residential Property  
YISCHOR FRIEDMAN A/K/A YISCHER D. FRIEDMAN A/K/A YISHCOR D. FRIEDMAN C.P. June Term, 2013 No. 01756 \$83,048.10 Phelan Hallinan Diamond & Jones, LLP

**1505-570**

**7600 East Roosevelt Blvd, Unit 703 19152** 56th wd. 712 Sq Ft BRT#888560998  
GERALD DONNELLY, DECEASED C.P. April Term, 2014 No. 02700 \$23,008.48 Evan R. Bachove, Esq.; Fineman Krekstein & Harris, P.C.

**1505-571**

**707 North 64th Street 19151** 34th wd. 1438 Sq Ft OPA#344237200 Improvements: Residential Property  
LARRY E. JONES AND CELIA JONES C.P. April Term, 2013 No. 04308 \$93,866.88 Phelan Hallinan Diamond & Jones, LLP

**1505-572**

**5032 Cottage Street 19124-2137** 62nd wd. 996 Sq Ft OPA#622375700 Improvements: Residential Property  
GUILLERMO ALVARADO AND AUDY BAUTISTA C.P. September Term, 2014 No. 04749 \$69,812.62 Phelan Hallinan Diamond & Jones, LLP

**1505-573**

**210 Locust Street, Unit 9CW 19106** 5th wd. 683 Sq Ft BRT#888052115 Subject to Mortgage  
MAUREEN FLANIGAN, A SINGLE WOMAN C.P. July Term, 2014 No. 235574 \$6,705.00 Evan R. Bachove, Esq.; Fineman Krekstein & Harris, P.C.

**1505-574**

**8000 Temple Road 19150** 50th wd. ROW B/GAR 2STY MASONRY; 1364 Sq Ft BRT#501066300 Improvements: Residential Dwelling  
JASEN D. LEWIS C.P. May Term, 2011 No. 01316 \$185,371.79 McCabe, Weisberg & Conway, P.C.

**1505-575**

**2232 Winton Street 19145-3320** 40th wd. 1120 Sq Ft OPA#405753200 Improvements: Residential Property  
ANTHONY S. SMITH C.P. February Term, 2013 No. 01616 \$68,899.61 Phelan Hallinan Diamond & Jones, LLP

**1505-576**

**6147 Pine Street 19143** 3rd wd. (formerly part of the 36th wd.) 1122 Sq Ft BRT#032038200 Improvements: Residential Real Estate  
DAVID ROSS C.P. October Term, 2013 No. 3075 \$65,981.14 Stern & Eisenberg, P.C.

**1505-577**

**4427 H Street 19124** 33rd wd. 1152 Sq Ft BRT#332128700 Improvements: Residential Property  
MARIA D. MUNOZ AND LUIS PAYANO C.P. August Term, 2014 No. 01151 \$107,970.28 KML Law Group, P.C.

**1505-578**

**428 Sigel Street 19148** 1st wd. ROW 2 STY MASONRY; 800 Sq Ft BRT#011407400 Improvements: Mobile Home  
CHRISTOPHER J. LEONARD C.P. June Term, 2013 No. 01179 \$107,947.81 McCabe, Weisberg & Conway, P.C.

**1505-579**

**374 Shurs Lane Apt 202 19128** 21st wd. 960 Sq Ft; Being an undivided 11.11 percentage interest in and to the common elements BRT#888211486 Improvements: Residential Property  
ADAM CHUBB AND MEREDITH CHUBB C.P. August Term, 2014 No. 02128 \$255,103.93 KML Law Group, P.C.

**1505-580**

**2822 North Bambrey Street 19132** 38th wd. 940 Sq Ft BRT#381123800 Improvements: Residential Property  
JULIA L. KNIGHT C.P. November Term, 2013 No. 01076 \$25,686.05 KML Law Group, P.C.

**1505-581**

**300 East Clarkon Avenue 19120** 42nd wd. ROW 2 STY MASONRY; 1334 Sq Ft BRT#421230500 Improvements: Residential Dwelling  
NETRA A. MINTER C.P. June Term, 2012 No. 01879 \$134,271.81 McCabe, Weisberg & Conway, P.C.

**1505-582**

**318 East Price Street 19144** 59th wd. 4753 Sq Ft BRT#591058500 Improvements: Residential Property  
SAMANTHA L. POMPEY C.P. October Term, 2013 No. 01087 \$276,002.58 KML

**SHERIFF'S SALE**

Law Group, P.C.

**1505-583**

**641 West Porter Street 19148** 39th wd. ROW 2 STY MASONRY; 1140 Sq Ft BRT#393120400 Improvements: Residential Dwelling  
AARON GELMAN C.P. April Term, 2014 No. 01894 \$149,862.61 McCabe, Weisberg & Conway, P.C.

**1505-584**

**4120 West Girard Avenue 19104** 6th wd. 2721 Sq Ft BRT#062168400 Improvements: Residential Property  
KETLEEN DORMEUS C.P. September Term, 2012 No. 02992 \$117,001.65 KML Law Group, P.C.

**1505-585**

**3112 Brighton Street 19149-2027** 55th wd. 1166 Sq Ft OPA#551352200 Improvements: Residential Property  
KENNETH SARZYNSKI AND CATHERINE SARZYNSKI C.P. February Term, 2013 No. 01601 \$147,313.74 Phelan Hallinan Diamond & Jones, LLP

**1505-586**

**3610 Emerald Street 19134** 45th wd. 928 Sq Ft BRT#452344600 Improvements: Residential Property  
ABNEESHA JENNINGS C.P. April Term, 2014 No. 04082 \$46,361.53 KML Law Group, P.C.

**1505-587**

**2540 South Rosewood Street 19145-4631** 26th wd. 1044 Sq Ft OPA#261109500 Improvements: Residential Property  
RITA DEMARCO AND JAMES DREW DEMARCO C.P. October Term, 2014 No. 01688 \$157,925.95 Phelan Hallinan Diamond & Jones, LLP

**1505-588**

**1225 East Sydney Street, a/k/a 1225 Sydney Street 19150-2811** 50th wd. 1672 Sq Ft OPA#502478800 Improvements: Residential Property  
TANIA A. TOOMER AND TERRANCE T. TOOMER A/K/A TERRANCE TOOMER C.P. March Term, 2010 No. 05929 \$182,015.52 Phelan Hallinan Diamond & Jones, LLP

**1505-589**

**1936 Fountain Street 19121-1510** 32nd wd. 1096 Sq Ft OPA#321170200 Improvements: Residential Property  
SHELTON L. GOODWIN A/K/A SHELTON GOODWIN; ISALAH PICKENS AND DAVID B. PICKENS C.P. April Term, 2013 No. 01192 \$177,067.58 Phelan Hallinan Diamond & Jones, LLP

**1505-590**

**831 South Allison Street 19143** 46th wd. 1140 Sq Ft BRT#463206200 Improvements: Residential Real Estate  
UNKNOWN HEIRS, EXECUTORS & DEVISEES OF THE ESTATE OF CORTEST BOYD AND UNKNOWN HEIRS, EXECUTORS & DEVISEES OF THE ESTATE OF CLARA BOYD C.P. October Term, 2014 No. 03135 \$38,417.40 Stern & Eisenberg, P.C.

**1505-591**

**249 South 62nd Street 19139-3719** 3rd wd. 1200 Sq Ft PRCL#031189300 Improvements: Residential Property  
HARRIET DICKSON C.P. November Term, 2009 No. 04593 \$72,555.12 Phelan Hallinan Diamond & Jones, LLP

**1505-592**

**7242 Rutland Street 19149-1128** 54th wd. 1088 Sq Ft; on Northwesterly side of Rutland Street 352 ft Northeast from the Northeast side of St. Vincent Street; Front: 16 ft, Depth: 77 ft 6 in OPA#542164500 Improvements: Single Family Residence  
ANTHONY T. ALSTON C.P. October Term, 2014 No. 02915 \$107,216.38 Stephen M. Hladik, Esq.

**1505-593**

**3374 Livingston Street 19134-5319**



## SHERIFF'S SALE

## 1505-643

**4016 M Street 19124-5326** 33rd wd. 1080 Sq Ft OPA#332457000 Improvements: Residential Property  
MARIA RODRIGUEZ AND IRMA M. OCASIO C.P. July Term, 2013 No. 03997 \$38,196.00 Phelan Hallinan Diamond & Jones, LLP

## 1505-644

**545 North Allison Street 19131-4902** 4th wd. 1137 Sq Ft OPA#041197000 Improvements: Residential Property  
JACQUELINE C. ROBINSON AND GWENDOLYN SMITH C.P. September Term, 2011 No. 03824 \$56,463.75 Phelan Hallinan Diamond & Jones, LLP

## 1505-645

**1111 Rosalie Street 19149** 35th wd. ROW B/GAR 2STY MASONRY; 1160 Sq Ft BRT#352046700 Improvements: Residential Property  
BORIS MKRTICHEV C.P. October Term, 2013 No. 01200 \$105,061.27 McCabe, Weisberg & Conway, P.C.

## SHERIFF'S SALE

## 1505-646

**2108 West 65th Ave 19138-2502** 17th wd. 1454 Sq Ft OPA#171356200 Improvements: Residential Property  
LYNNE MICHELLE ALSTON A/K/A LYNNE M. ALSTON C.P. November Term, 2013 No. 03077 \$57,176.02 Phelan Hallinan Diamond & Jones, LLP

## 1505-647

**873 Bridge Street 19124-1724** 35th wd. 964 Sq Ft OPA#351153100 Improvements: Residential Property  
SHARON NAOMI RANSOM C.P. March Term, 2014 No. 05730 \$93,255.45 Phelan Hallinan Diamond & Jones, LLP

## 1505-648

**2621 South 66th Street 19142-2802** 40th wd. 1012 Sq Ft OPA#406014800 Improvements: Residential Property  
RAYMOND T. CARROLL C.P. July Term, 2012 No. 03990 \$71,968.81 Phelan Hallinan Diamond & Jones, LLP

## 1505-649

**4542 Aldine Street 19136** 41st wd. Approximate Size: 1452.8 Sq Ft (land area); 1204 Sq Ft

## SHERIFF'S SALE

(improvement area) BRT#412119000 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry  
KAREN HORN C.P. September Term, 2014 No. 02771 \$177,142.10 Keri P. Ebeck, Esq.

## 1505-650

**2756 Island Avenue 19153-1820** 40th wd. 1120 Sq Ft OPA#405753200 Improvements: Residential Property  
PHYLLIS MITCHELL AND MICHAEL MITCHELL C.P. May Term, 2014 No. 01734 \$87,175.65 Phelan Hallinan Diamond & Jones, LLP

## 1505-651

**1810 South 4th Street 19148-1812** 1st wd. 840 Sq Ft OPA#011434800 Improvements: Residential Property  
SELINA ROTHWEILER C.P. April Term, 2012 No. 01457 \$258,133.24 Phelan Hallinan Diamond & Jones, LLP

## 1505-652

**1816 West Girard Avenue 19130-1516** 47th wd. 2595 Sq Ft OPA#471023200 Improvements: Residential Property  
ADAM J. RODGERS C.P. July Term, 2013

## SHERIFF'S SALE

No. 02226 \$345,497.07 Phelan Hallinan Diamond & Jones, LLP

## 1505-653

**5526 Blakemore Street 19138-1818** 12th wd. 1010 Sq Ft OPA#122275600 Improvements: Residential Property  
IZETTA M. HANNA C.P. July Term, 2014 No. 04096 \$40,967.13 Phelan Hallinan Diamond & Jones, LLP

## 1505-654

**1206 South 11th Street 19147-5017** 2nd wd. 1412 Sq Ft OPA#021582400 Improvements: Residential Property  
ANTHONY CARDULLO C.P. May Term, 2012 No. 00777 \$351,257.10 Phelan Hallinan Diamond & Jones, LLP

## 1505-655

**3660 Chesterfield Road 19114-1806** 66th wd. 1100 Sq Ft OPA#661039000 Improvements: Residential Property  
CLAIRE ORR AND BRUCE A. ORR C.P. March Term, 2013 No. 02420 \$231,806.00 Phelan Hallinan Diamond & Jones, LLP

## SHERIFF'S SALE

## 1505-656

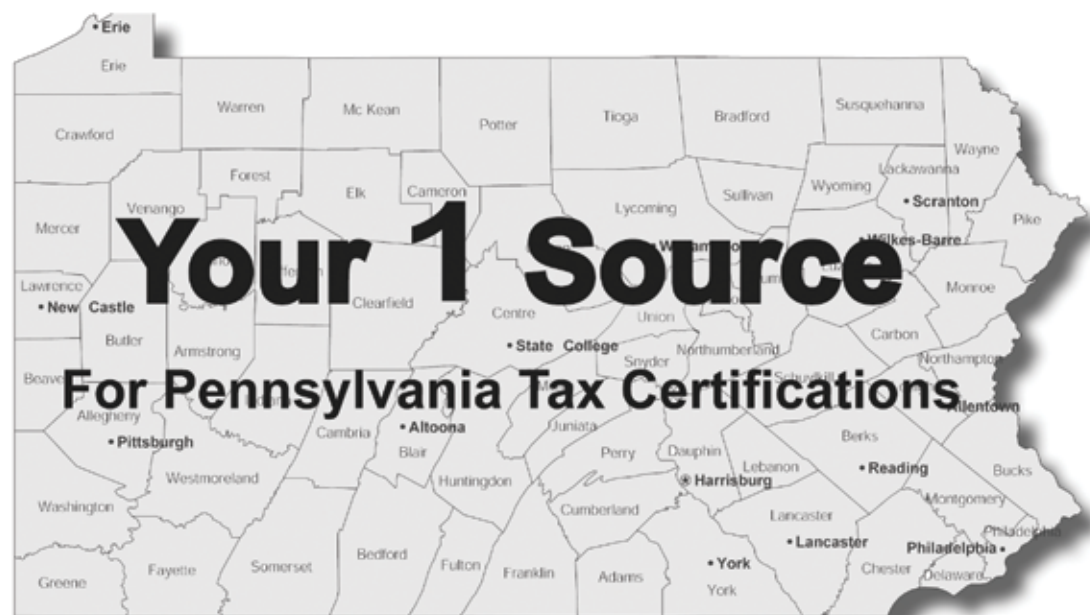
**1431 South 28th Street 19146** 36th wd. 1114 Sq Ft BRT#364337000 Improvements: Residential Property  
ELLEN V. BANNING C.P. December Term, 2013 No. 00202 \$89,721.28 Zucker, Goldberg & Ackerman, LLC

## 1505-657

**2705 West Allegheny Avenue 19132** 38th wd. 2016 Sq Ft BRT#381357300 Improvements: Residential Property  
HUBERT G. FRYE C.P. May Term, 2014 No. 02610 \$96,764.19 Zucker, Goldberg & Ackerman, LLC

## 1505-658

**3343 North 19th Street 19140** 11th wd. 2124 Sq Ft BRT#112267100 Improvements: Residential Property  
HELEN WALLACE, EXECUTRIX OF THE ESTATE OF JAMES WISE, DECEASED C.P. September Term, 2013 No. 00008 \$22,440.24 Matthew A. Lipman, Esq.



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