

Sheriff's Sale Notices for June 2, 2015

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, June 2, 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) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://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

SHERIFF'S SALE

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 June 2, 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

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

502-588 A-C

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

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

40th Wd. (5349 Chester Ave. - Premises C - 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth105 ft OPA #511276402 Improvements: Commercial Property

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 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 February 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

1402-395

2106 North Marvine Street 19122 20th wd. 1839 Sq. Ft. more or less BRT#202246100 Improvements: Residential Dwelling QUANDA N. GARRISON C.P. September Term, 2011 No. 01193 \$99,668.32 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg L.L.P.

The following property, sale of which was postponed from the June 3, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

1406-492

3900 Ford Road, Unit 4C 19131 52nd wd.

SHERIFF'S SALE

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 Krekstein & Harris, PC

1406-516

7400 Ruskin Road 19151 34th wd. BRT#343160900 BASIL A. SCOTT AND JANICE V. SCOTT C.P. December Term, 2012 No. 01157 \$312,069.48 Nicholas A. Didomenico, Esq.

The following property, sale of which was postponed from the July 1, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

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.

1407-484

6915 East Wister Street 19138-1918 10th wd. 1440 Sq Ft BRT#10-2130600 Subject to Mortgage Improvements: Residential Dwelling NO AGENT PROPERTIES, LLC C.P. June Term, 2013 No. 03181 \$90,338.07 Powers, Kim & Javaidian, LLC

1407-635

1042 Edgemoor Road 19151 34th wd. On west side of Edgemoor 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.

1407-688

6713 Ditman Street 19135-2221 41st wd. 1720 Sq Ft OPA#422358200 Improvements: Residential Property MIGUEL HERNANDEZ AND SONIA HERNANDEZ C.P. February Term, 2014 No. 00994 \$76,099.27 Phelan Hallinan, LLP

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

1408-565A-J

8712 Frankford Avenue, Unit 2 A&B - Premises A - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367803

8712 Frankford Avenue, Unit 3 A&B - Premises B - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367805

8712 Frankford Avenue, Unit 4 A&B - Premises C - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367807

8712 Frankford Avenue, Unit 5 A&B - Premises D - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367809

8712 Frankford Avenue, Unit 6 A&B - Premises E - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367811

8712 Frankford Avenue, Unit 14 A&B - Premises F - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367827

8712 Frankford Avenue, Unit 15 A&B - Premises G - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367829

8712 Frankford Avenue Unit 16 A&B - Premises H - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367831

8712 Frankford Avenue, Unit 17 A&B - Premises I - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367833

8712 Frankford Avenue, Unit 18 A&B - Premises J - 19136 57th wd. 933 Sq Ft; front: 22.00' x depth: 42.41' BRT#572367835

PENNY LANCASTER C.P. February Term, 2014 No. 02081 \$1075,234.49 Justin L. Krik, Esq.; Lipsky and Brandt

SHERIFF'S SALE

The following property, sale of which was postponed from the September 9, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

1409-480

2170 Cumberland Street 19125 Row 3 Story Masonry BRT#314011500; PRCL#19N1136 Improvements: Residential Dwelling MICHAEL BRINSON AND KAREN BRINSON C.P. May Term, 2012 No. 01244 \$143,938.53 Federman & Associates, LLC

The following property, sale of which was postponed from the October 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

1410-366

5854 North Marshall Street a/k/a 5854 Marshall Street 19120 61st wd. 1234.35 Sq Ft OPA#612259000 Improvements: Residential Property KENESHA L. JOHNSON C.P. March Term, 2012 No. 02628 \$70,963.59 Phelan Hallinan, LLP

1410-460

2020 N. 19th Street 19121 32nd wd. 750.45 Sq Ft BRT#321266700 Improvements: Residential Dwelling WILLIAM E. WORTHAM, JR. C.P. July Term, 2013 No. 03808 \$76,139.97 Powers, Kim & Associates, LLC

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

1410-680

811 Arnold Street 19111 63rd wd. S/D W B/G 2S Masonry; 1572 Sq Ft BRT#632015700 Subject to Mortgage Improvements: Residential Dwelling SONIA LIPTON C.P. December Term, 2012 No. 04150 \$239,123.93 McCabe, Weisberg, & Conway, P.C.

1410-715

7030 Sheldrake Place 19153 40th wd. Row B/ Gar 2Sty Masonry; 1360 Sq Ft BRT#406641700 Subject to Mortgage Improvements: Residential Dwelling DIANA J. LAWRENCE, KNOWN SURVIVING HEIR OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER, STEVEN DOUGLAS LAWRENCE, KNOWN SURVIVING HEIR OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 01506 \$128,521.88 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the November 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

1411-309

122 Daly Street 19148 39th wd. 816 Sq Ft OPA#391096700 Improvements: Residential Dwelling JUSTIN W. SULLIVAN C.P. February Term, 2014 No. 01052 \$216,322.51 Joseph R. Loverdi, Esq.

1411-353

2320 South Bancroft Street 19145-4314 26th wd. 1100 Sq Ft OPA#261302300 Improvements: Residential Property ROBERT L. MOYTA; PATRICIA L. MOYTA C.P. April Term, 2014 No. 00982 \$143,166.43 Phelan Hallinan, LLP

1411-456

1931 Wolf Street 19148-3627 26th wd. 800 Sq Ft OPA#26224600 Improvements: Residential Property MARIA LAMPE A/K/A MARIA J. LAMPE A/K/A MARIA J. LAMPR; FRED W. LAMPE A/K/A FRED LAMPE A/K/A FRANK W. LAMPE, III A/K/A FREDERICK W. LAMPE, III C.P. February Term, 2010 No. 01295 \$167,311.55 Phelan Hallinan, LLP

SHERIFF'S SALE

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

1411-532

6519 Dorcas Street 19111 53rd wd. 2229.85 Sq Ft; S/D W B/G 2S Masonry BRT#531205100 Improvements: Residential Dwelling WANDA COTTOM C.P. February Term, 2012 No. 00668 \$166,953.19 McCabe, Weisberg & Conway, P.C.

1411-579

2243 East Clearfield Street 19134 25th wd. 1150 Sq Ft; Row 2 Sty Masonry BRT#252245500 Improvements: Residential Dwelling YISCHOR FRIEDMAN C.P. October Term, 2013 No. 01840 \$74,960.47 McCabe, Weisberg & Conway, P.C.

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

1412-317

9206 Exeter Road 19114-3802 57th wd. 1544 Sq Ft OPA#572247700 Improvements: Residential Property PATRICIA A. FABBIA C.P. August Term, 2008 No. 01017 \$258,905.88 Phelan Hallinan, LLP

1412-329

2628 Massey Street 19142-0000 40th wd. 960 Sq Ft BRT#406123200 Improvements: Residential Dwelling YOLANDA STANLEY C.P. August Term, 2012 No. 00660 \$99,654.04 Powers, Kim & Associates, LLC

1412-333

953 Arrott Street 19124-2435 23rd wd. 1656 Sq Ft BRT#233029400 Improvements: S/d W Det Gar 2 Story Masonry JACQUELINE GRIER AND ANTHONY GRIER C.P. April Term, 2014 No. 04248 \$230,272.50 Milstead & Associates, LLC

1412-342

5724 Broomall St 19143-4521 51st wd. 1322 Sq Ft BRT#513115600 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD JONES A/K/A RICHARD E. JONES, SR. C.P. April Term, 2014 No. 02028 \$54,543.94 Powers, Kim & Associates, LLC

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

1412-384

1422 Knorr Street 19111 53rd wd. 1440 Sq Ft BRT#53-2128900 Improvements: Residential Dwelling ALLA ZELENYUK AND VLADIMIR ZELENYUK A/K/A VL ZELENYUK C.P. May Term, 2014 No. 02357 \$140,165.67 Udren Law Offices, P.C.

1412-461

11704 Joseph Kelly Terrace 19154-1638 66th wd. 2143.00 Sq Ft OPA#662000412 Improvements: Residential Property KIMBERLY A. MARTINEZ C.P. September Term, 2010 No. 01735 \$274,277.32 Phelan Hallinan, LLP

1412-487

2331 South Percy Street 19148-3710 39th wd. 780 Sq Ft OPA#393443000 Improvements: Residential Property DANA M. PICCIOTTI C.P. June Term, 2014 No. 03600 \$26,060.34 Phelan Hallinan, LLP

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

SHERIFF'S SALE

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.

1412-555

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.

1412-571

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

1412-582

60 East Durham Street 19119 22nd wd. 1020 Sq Ft BRT#22-2152400 Subject to Mortgage Improvements: Residential Dwelling
JANET CURTIS C.P. April Term, 2013 No. 3730 & No. 3328 \$30,191.00 Dana S. Plon, Esq.

1412-596

4615 Hurley Street 19124 42nd wd. ROW 2 STY MASONRY; 960 Sq Ft BRT#421445500 Improvements: Residential Dwelling
JAMAL REYNOLDS C.P. October Term, 2008 No. 03984 \$47,152.19 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.

1412-604

1361 Fanshawe Street 19111 53rd wd. 1210 Sq Ft BRT#53-2-0498-00 Improvements: Residential Property
ALLA KHEYFETS C.P. July Term, 2014 No. 2037 \$71,652.85 Bradley J. Osborne, Esq.

The following property, sale of which was postponed from the January 6, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

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

1501-420

12039 Sewell Road 19116 58th wd. 1412 Sq Ft BRT#58-2-587800 Improvements: Residential Dwelling
WILLIAM E. EGENOLF C.P. May Term, 2009 No. 03805 \$155,566.17 Udren Law Offices, PC

1501-422

6350 Brous Avenue 19149 62nd wd. 1308 Sq Ft BRT#62-1-592400 Improvements: Residential Dwelling
JAMES W. CORCORAN C.P. May Term, 2014 No. 03563 \$25,465.85 Udren Law Offices, PC

1501-454

6909 Sherwood Road 19151-2324 34th wd. 2316 Sq Ft BRT#344170600 Improvements: Residential Property
WALTER N. DOBBINS III C.P. April Term, 2013 No. 02960 \$291,117.26 KML Law Group, PC

1501-522

6519 Vandike Street 19135-2825 41st wd. 1056 Sq Ft BRT#41-1-3488-00 Improvements: Residential Property
JOCELYN WHITE C.P. June Term, 2014 No. 04375 \$135,455.61 Milstead & Associates, LLC

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

SHERIFF'S SALE

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

1501-633

4339 Boone Street 19128-4904 21st wd. 1467 Sq Ft BRT#21-1-2702-20 Subject to Mortgage Improvements: Buildings And Improvements
4339 BOONE STREET, LP C.P. December Term, 2012 No. 04017 \$269,509.00 Ashley L. Lerch, Esq.

1501-637

4735 Whitaker Avenue 19120 42nd wd. Row B/Gar 2 Sty Masonry; 1200 Sq Ft BRT#421565100 Improvements: Residential Dwelling
REGINALD BATES C.P. December Term, 2012 No. 00967 \$64,421.76 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

1501-693

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

The following property, sale of which was postponed from the February 3, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

1502-303

53 West Seymour Street 19144 12th wd. 2396 Sq Ft BRT#123054800 Improvements: Residential Real Estate
MAXIM VOVK C.P. August Term, 2014 No. 02378 \$105,894.87 Stern & Eisenberg, P.C.

1502-305

1860 Nolan Street 19138 10th wd. 1426 Sq Ft BRT#102225100 Improvements: Residential Real Estate
DAMON T. WALKER A/K/A DAMON T. WALKER, SR. C.P. September Term, 2013 No. 001381 \$99,764.77 Stern & Eisenberg, P.C.

1502-309

413 Friendship Street 19111-3907 35th wd. 1350 Sq Ft OPA#8353177100 Improvements: Residential Property
MAHMOUD AL HACHAMI A/K/A MAHMOUD RIYADH ALASADE C.P. January Term, 2014 No. 01306 \$135,541.01 Phelan Hallinan, LLP

1502-314

3343 Conrad Street, Unit 302 19129 38th wd. 911 Sq Ft BRT#888380210 Improvements: Res.condo.4 Sty Mas + Other
CRISTINA I. MASCIERI C.P. May Term, 2014 No. 02101 \$279,635.54 Milstead & Associates, LLC

1502-320

904 East Cheltenham Avenue 19138 12th wd. 2641 Sq Ft BRT#122119600 Improvements: Residential Property
KAREN SMITH C.P. January Term, 2007 No. 004483 \$58,241.13 Milstead & Associates, LLC

1502-322

4298 Parkside Avenue 19104 6th wd. 2016 Sq Ft BRT#062227700 Improvements: Residential Property
VICTOR BAILEY C.P. July Term, 2014 No. 3315 \$80,651.28 Christopher A. DeNardo, Esq.

1502-331

5247 Walnut Street 19139-4027 60th wd. 1500 Sq Ft; Beginning Point: Containing in front or breadth on the said Walnut Street 15' and extending of that width in length or depth Northward between parallel lines at right angles to the said Walnut Street 112'2" to a certain 3' wide alley BRT#602050000 Improvements: Row 2 Sty Masonry
TEFONI YOUNG C.P. August Term, 2011 No. 03678 \$104,391.90 Richard J. Nalbantian, III, Esq.

1502-332

5731 North Mascher Street 19120 61st wd. 1224 Sq Ft BRT#612439500 Improvements:

SHERIFF'S SALE

Residential Property
NANCY E. RODRIGUEZ A/K/A NANCY RODRIGUEZ C.P. May Term, 2014 No. 02620 \$120,641.56 KML Law Group, P.C.

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.

1502-352

3480 Helen Street 19134 45th wd. 920 Sq Ft BRT#452356700 Improvements: Residential Property
JUDITH PEREZ C.P. July Term, 2013 No. 02694 \$49,815.73 KML Law Group, P.C.

1502-353

7156 North 19th Street 19126 10th wd. 1440 Sq Ft BRT#101122500 Improvements: Residential Real Estate
JOAN R. LIGGEONS A/K/A JOAN B. LIGGEONS C.P. June Term, 2013 No. 03740 \$85,344.99 Stern & Eisenberg, P.C.

1502-358

1726 East Washington Lane 19138 10th wd. 1500 Sq Ft BRT#102275300 Improvements: Residential Property
UNKNOWN HEIRS OF HUBERT G. SWABY, DECEASED; CHRISTOPHER SWABY, SOLELY IN HIS CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED; DENVA WELLINGTON, SOLELY IN HER CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED; KEITH SWABY, SOLELY IN HIS CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED; PETER SWABY, SOLELY IN HIS CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED; ANGELA GARDNER A/K/A ANGELA SWABY SOLELY IN HER CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED AND SHARON FOSTER A/K/A SHARON SWABY, SOLELY IN HER CAPACITY AS HEIR OF HUBERT G. SWABY, DECEASED C.P. February Term, 2014 No. 02328 \$44,738.86 KML Law Group, P.C.

1502-367

7211 North Broad Street 19126-1729 61st wd. 1248 Sq Ft OPA#611214100 Improvements: Residential Property
JUAN COREANO C.P. March Term, 2013 No. 03660 \$230,120.09 Phelan Hallinan, LLP

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

1502-379

229 West Spencer Street a/k/a 229 West Spencer Street 19120 61st wd. 1140 Sq Ft BRT#611218500 Improvements: Residential Property
DONNA M. ADOLPHUS C.P. October Term, 2013 No. 01193 \$40,770.82 KML Law Group, P.C.

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 Judgement 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

1502-386

7887 Provident Road 19150 50th wd. 1472 Sq Ft BRT#501186400 Improvements: Residential Dwelling
CATINA PITT; TRANESSA PITT A/K/A TRANESSA L. PITT AND RAYMOND

SHERIFF'S SALE

PITT A/K/A RAYMOND L. PITT A/K/A RAYMOND L. PITT, II C.P. March Term, 2014 No. 04530 \$130,371.55 Udren Law Offices, P.C.

1502-391

6133 Nassau Road 19151 34th wd. 2169 Sq Ft BRT#342086300 Improvements: Residential Dwelling
MARY GRAVES A/K/A MARY E. GRAVES; JOHN GRAVES A/K/A JOHN H. GRAVES A/K/A JOHN H. GRAVES, JR. A/K/A JOHN GRAVES JR. C.P. August Term, 2014 No. 00894 \$175,188.33 Udren Law Offices, P.C.

1502-397

5014 Cottage Street 19124 62nd wd. 996 Sq Ft BRT#622374800 Improvements: Residential Property
SONJIA PORTER C.P. August Term, 2014 No. 00086 \$29,516.30 KML Law Group, P.C.

1502-401

6228 Cottage Street 19135 55th wd. 1152 Sq Ft BRT#55-2-385200 Improvements: Residential Dwelling
TIMOTHY S. BRILL C.P. October Term, 2011 No. 00500 \$136,656.78 Udren Law Offices, P.C.

1502-407

2542 North Corlies Street 19132 28th wd. 1016 Sq Ft BRT#282100300 Improvements: Residential Property
JOAN J. HOWARD AS ADMINISTRATRIX OF THE ESTATE OF ROSA CHISOLM, DECEASED C.P. March Term, 2014 No. 03270 \$34,186.14 KML Law Group, P.C.

1502-413

2635 South 68th Street 19142-2724 40th wd. 1056 Sq Ft OPA#406093300 Improvements: Residential Property
ANTHONY R. WILLIAMS C.P. December Term, 2011 No. 02954 \$57,972.61 Phelan Hallinan, LLP

1502-415

226 East Montana Street 19119-2259 22nd wd. 1306 Sq Ft OPA#221139800 Improvements: Residential Property
LAKEISHA WEBB C.P. August Term, 2012 No. 02974 \$53,986.16 Phelan Hallinan, LLP

1502-426

5030 Whitaker Avenue 19124-3515 23rd wd. 1356 Sq Ft OPA#233072600 Improvements: Residential Property
CARLOS O. BAHAMUNDI C.P. February Term, 2012 No. 03592 \$127,368.60 Phelan Hallinan, LLP

1502-428

2649 Maxwell Street 19152-1516 57th wd. 1304 Sq Ft OPA#571136000 Improvements: Residential Property
JASALYN REALPE AND RYAN REALPE C.P. February Term, 2014 No. 00846 \$203,445.23 Phelan Hallinan, LLP

1502-429

5957 Kemble Ave, a/k/a 5957 Kemble Street 19138-2933 17th wd. 1136 Sq Ft OPA#172324200 Improvements: Residential Property
SAUNDRA FANNING, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DOLORES BEAMER-DADE A/K/A DOLORES GLORIA DADE; RANDI YVETTE BEAMER, IN HER CAPACITY AS HEIR OF THE ESTATE OF DOLORES BEAMER-DADE A/K/A DOLORES GLORIA DADE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES BEAMER-DADE, DECEASED C.P. March Term, 2014 No. 00396 \$71,287.84 Phelan Hallinan, LLP

1502-432

5314 Yocum Street 19143-5432 51st wd. 984 Sq Ft OPA#512093700 Improvements: Residential Property
VALERIE COOPER C.P. January Term, 2008 No. 00103 \$65,883.58 Phelan Hallinan, LLP

1502-434

2555 South Dewey Street 19142-3517 40th wd. 960 Sq Ft OPA#402074000 Improvements: Residential Property
ARNELL J. MAXWELL A/K/A ARNELL MAXWELL C.P. February Term, 2006 No. 00244 \$87,707.85 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

1502-446

3629 Drumore Drive 19154 66th wd. 1840 Sq Ft BRT#662266100 Improvements:

SHERIFF'S SALE

Residential Dwelling
KOW G. ANGUAH A/K/A KOW ANGUAH C.P. July Term, 2014 No. 03692 \$162,826.70 Udren Law Offices, P.C.

1502-450

7156 North 20th Street 19138-2128 10th wd. 1192 Sq Ft OPA#101164000 Improvements: Residential Property
ERICA ANTHONY, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF DEBORAH ANTHONY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBORAH ANTHONY, DECEASED C.P. April Term, 2013 No. 03803 \$91,718.59 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

1502-456

1623 Griffith Street 19111 56th wd. 2280 Sq Ft BRT#561539100 Improvements: Residential Real Estate
WILLIAM WAINWRIGHT AND KATHLEEN WAINWRIGHT C.P. June Term, 2013 No. 002855 \$267,390.08 Stern & Eisenberg, P.C.

1502-467

2220 Ellsworth Street 19146 36th wd. 1208 Sq Ft BRT#361240300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELOISE N. HAINES, DECEASED C.P. April Term, 2014 No. 00711 \$135,135.88 Sarah K. McCaffery, 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

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

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

1502-513

3232 Princeton Avenue 19149 55th wd. Row B/Gar 2 Sty Masonry; 1104 Sq Ft BRT#51382500 Improvements: Residential Dwelling
ANTHONY HAVRILLA AND SUSAN M. HAVRILLA C.P. September Term, 2011 No. 00264 \$145,013.05 McCabe, Weisberg, & Conway, P.C.

1502-517

8528 Tolbut Street 19152-1211 56th wd. 1060 Sq Ft OPA#562417700 Improvements: Residential Property
IMRE KIRALY; MAGDA KIRALY; RICHARD T. KIRALY A/K/A RICHARD THOMAS KIRALY C.P. February Term, 2012 No. 01250 \$185,330.08 Phelan Hallinan, LLP

1502-518

241 South 6th Street Apt 211 a/k/a 241 South 6th Street, Apt 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

SHERIFF'S SALE

Residential Dwelling
DANIEL PALUCIS AND TAMARA PALUCIS
A/K/A TAMARA M. PALUCIS C.P. April
Term, 2014 No. 01322 \$138,952.37 Udren
Law Offices, P.C.

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

1502-527

12732 Knights Road 19154 66th wd. 900 Sq
Ft BRT#66-3-365936 Subject to Mortgage
Improvements: Residential Dwelling
CHARLES A. DABYDEEN; SHANAZ
DABYDEEN A/K/A SHANAAZ DABYDEEN
C.P. April Term, 2006 No. 00961 \$25,209.19
Udren Law Offices, P.C.

1502-532

819 Caledonia Street 19128-1104 21st wd.
2248 Sq Ft OPA#214116265 Improvements:
Residential Property
JAMES R. BARKLEY AND KIMBERLY L.
BARKLEY C.P. August Term, 2009 No.
03837 \$347,843.74 Phelan Hallinan, LLP

1502-535

398 Fairway Terrace 19128 21st wd. 906
Sq Ft BRT#21-2-2848-00 Improvements:
Residential Dwelling
SUSAN D. SPADA C.P. March Term,
2013 No. 00871 \$207,720.41 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

1502-558

2112 South Lambert Street 19145 48th
wd. Row W/Gar 2 Sty Masonry; 1316 Sq Ft
BRT#481354400 Improvements: Residential
Dwelling
HOANG T. NGO A/K/A HOANG TU NGO
C.P. April Term, 2014 No. 02120 \$87,615.93
McCabe, Weisberg, & Conway, P.C.

1502-560

2626 Oakford Street 19146 36th wd. Row
2 Sty Masonry; 1048 Sq Ft BRT#362048700
Improvements: Residential Dwelling
BRUCE POWELL AND SEDELE POWELL
C.P. September Term, 2009 No. 00354
\$75,905.69 McCabe, Weisberg, & Conway,
P.C.

1502-568

8200 Rose Petal Drive 19111 56th wd. Det W/
Gar 2 Sty Frame; 2280 Sq Ft BRT#562313500
Improvements: Residential Dwelling
TERENCE W. SCHMIDT, KNOWN
SURVIVING HEIR OF KIMBERLY
SCHMIDT, DECEASED MORTGAGOR
AND REAL OWNER AND ALL UNKNOWN
SURVIVING HEIRS OF KIMBERLY
SCHMIDT, DECEASED MORTGAGOR AND
REAL OWNER C.P. January Term, 2012
No. 03950 \$325,805.16 McCabe, Weisberg,
& Conway, P.C.

1502-572

2553 North 11th Street 19133 37th wd. Row
3 Sty Masonry; 1776 Sq Ft BRT#371189600
Improvements: Residential Dwelling
THERESA BURNETT, KNOWN SURVIVING
HEIR OF MARIE L. JONES, DECEASED
MORTGAGOR AND REAL OWNER;
CARLTON BURNETT, KNOWN SURVIVING
HEIR OF MARIE JONES, DECEASED
MORTGAGOR AND REAL OWNER;
UNKNOWN SURVIVING HEIRS OF MARIE
L. JONES, DECEASED MORTGAGOR
AND REAL OWNER; CARLA B. WALKER,
KNOWN SURVIVING HEIR OF MARIE L.
JONES, DECEASED MORTGAGOR AND
REAL OWNER; THERESA BURNETT,
KNOWN SURVIVING HEIR OF MARIE L.
JONES, DECEASED MORTGAGOR AND
REAL OWNER C.P. September Term, 2013
No. 02394 \$88,914.17 McCabe, Weisberg,
& Conway, P.C.

1502-573

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

1502-574

8082 Michener Avenue 19150 50th wd.
Row B/Gar 2 Sty Masonry; 1248 Sq Ft

SHERIFF'S SALE

BRT#501128200 Improvements: Residential
Dwelling
BRENDA B. HAWKINS C.P. August Term,
2009 No. 04479 \$82,664.99 McCabe,
Weisberg, & Conway, P.C.

1502-589

439 East Somerset Street 19134 7th wd.
1120 Sq Ft BRT#071206900 Improvements:
Residential Dwelling
DAISY RIVERA C.P. April Term, 2012
No. 01981 \$42,102.04 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1502-595

3327 Fidler Street 19114-2602 57th wd. 1770
Sq Ft OPA#572168819 Improvements:
Residential Property
SAMUEL TURKSON A/K/A SAM
TRUKSON; JOYCE TURKSON C.P. May
Term, 2013 No. 00014 \$196,649.04 Phelan
Hallinan, LLP

1502-597

1021 Bridge Street 19124-1817 23rd wd.
1896 Sq Ft OPA#234185600 Improvements:
Residential Property
BETH ANNE SCOTT AND JOSEPH
KERRIGAN A/K/A JOSEPH SCOTT
KERRIGAN C.P. March Term, 2014 No.
04317 \$89,532.14 Phelan Hallinan, LLP

1502-611A-B

4450 Garden Street -- Premises A -- 19137
45th wd. 960 Sq Ft; Situated on Northwest Side
of Garden Street At 411 feet, 2 inches From
Northeast side of Oxford Street; Front: 16 feet
2 inches Northwest between parallel lines with
Garden Street, Depth: 70 feet to Northeast
and Southwest lines partly passing thru center
of party walls between this Premises and the
premises adjoining on Northeast and Southwest
respectively OPA#45330100

4700 Richmond Street -- Premises B -- 19137
45th wd. 630 Sq Ft; Situated on Intersection
of Northwest Side of Richmond Street and
Northeast Side of Ash Street; Front: 19 feet
8-1/8 inches Northwest between Richmond
Street, Depth: 65 feet and 9 inches to Northeast
side of Ash Street OPA#882937150
THERESA O'BRIEN A/K/A THERESA LYNN
SCARBOROUGH C.P. June Term, 2013
No. 02618 \$213,876.93 plus \$31.31 per day
after 9/16/14 Laurence A. Mester; Mester &
Schwartz, P.C.

1502-612

4955 Pennway Street 19124 23rd wd.
Row B/GAR 2 Sty Masonry; 1120 Sq Ft
BRT#233107900 Improvements: Residential
Dwelling
ANTOINETTE ARROYO A/K/A
ANTOINETTE ABSTON C.P. October
Term, 2012 No. 00333 \$32,870.71 McCabe,
Weisberg, & Conway, P.C.

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 #521 \$26,500.00 plus interest/
costs Stephen W. Yarnell, Esq

1502-621

2439 East Sergeant Street 19125 31st wd.
1306 Sq Ft BRT#314098700 Subject to
Mortgage Improvements: Residential Dwelling
DENNIS LOVE AND KELLY LOVE C.P.
April Term, 2014 No. 01900 \$114,641.75
Law Offices of Gregory Javardian

1502-626

2612 Elbridge Street 19149-2909 62nd wd.
1242 Sq Ft OPA#621294200 Improvements:
Residential Property
APRIL C. HOLMES C.P. February Term,
2014 No. 00120 \$128,536.62 Phelan
Hallinan, LLP

1502-627A-B

7436 Torresdale Avenue - Premises A - 19136
41st wd. 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.
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, June 2, 2015.

1503-303

65 East Clapier Street 19144-5932 12th wd.
2065 Sq Ft OPA#121028200 Improvements:

SHERIFF'S SALE

Residential Property
ROY SMITH AND BRANDY HOLDEN C.P.
November Term, 2011 No. 01034 \$219,933.22
Phelan Hallinan, LLP

1503-304

8309 Dorcas Street 19152-2259 56th wd.
1860 Sq Ft OPA#562314830 Improvements:
Residential Property
LORIANNE A. GERAGHTY A/K/A
LORRAINE A. GERAGHTY C.P. March
Term, 2010 No. 01674 \$260,019.30 Phelan
Hallinan, LLP

1503-306

725 South 56th Street 19143-2507 46th wd.
114 Sq Ft OPA#463214300 Improvements:
Residential Property
GEORGE AKANNO C.P. May Term, 2012
No. 01896 \$58,298.45 Phelan Hallinan, LLP

1503-307

1833 Beverly Road 19138-1201 10th wd.
1414 Sq Ft OPA#102171500 Improvements:
Residential Property
PERISHA BOYKIN C.P. May Term, 2014
No. 00212 \$77,134.11 Phelan Hallinan, LLP

1503-312

5128 Walker Street 19124-2123 62nd wd.
732 Sq Ft OPA#622360600 Improvements:
Residential Property
THERESA A. MAZEALL A/K/A THERESA
MAZEALL C.P. September Term, 2014 No.
00243 \$80,200.68 Phelan Hallinan, LLP

1503-319

**5727 North 13th Street a/k/a 5727 13th Street
19141** 49th wd. 1360 Sq Ft BRT#493200300
Improvements: Residential Property
NICOLE BROWN, UNMARRIED C.P.
January Term, 2014 No. 01103 \$140,821.98
Zucker, Goldberg & Ackerman, LLC

1503-325

1834 Danforth Street 19152-1820 56th wd.
1236 Sq Ft OPA#562214500 Improvements:
Residential Property
JESYTHOMAS AND JANTY THOMAS C.P.
February Term, 2014 No. 01966 \$183,031.06
Phelan Hallinan, LLP

1503-326

1219 Allengrove Street 19124-2903 23rd wd.
1576 Sq Ft OPA#234149600 Improvements:
Residential Property
KRISTEN MIKOS AND ERIC MIKOS C.P.
March Term, 2014 No. 05401 \$126,311.27
Phelan Hallinan, LLP

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.

1503-357

2024 South Bonaffon Street 19142-1606
40th wd. 960 Sq Ft OPA#403057500
Improvements: Residential Property
FREDERICK HAUSER A/K/A FREDERICK
H. HAUSER C.P. September Term, 2013
No. 00118 \$67,291.19 Phelan Hallinan, LLP

1503-393

2636 South 9th Street 19148 39th wd. 1410
Sq Ft; Row 2 Sty Masonry BRT#393440200
Improvements: A Residential Dwelling
WILLIAM P. FIELDS, CYNTHIA LAND
A/K/A CYNTHIA V. LAND C.P. February
Term, 2007 No. 00628 \$135,138.18
Federman & Associates, LLC

1503-402

2427 North 56th Street 19131-1310 52nd wd.
2780 Sq Ft OPA#522210100 Improvements:
Residential Property
TALITHA ST. FORT C.P. May Term, 2014
No. 03091 \$210,779.03 Phelan Hallinan,
LLP

1503-410

5316 North Camac Street 19141 49th wd.
1500 Sq Ft BRT#493176100 Improvements:
Residential Property
KIMBERLY A. THOMPSON C.P. December
Term, 2013 No. 03331 \$90,329.09 KML
Law Group, 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
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

SHERIFF'S SALE

1503-420

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

1503-445

7388 Wheeler Street 19153 40th wd.
1024 Sq Ft; Row B/GAR 2 Sty Masonry
BRT#404215900; PRCL#26S10-70
Improvements: A Residential Dwelling
ANTHONY GOODWIN A/K/A ANTHONY
SEAN GOODWIN, JR. A/K/A ANTHONY
SEAN GOODWIN; JOY A. GOODWIN A/K/A
JOY GOODWIN C.P. December Term,
2012 No. 01331 \$143,537.20 Federman &
Associates, LLC

1503-446

3309 West Harold Street 19132 28th wd. 1288
Sq Ft; Row 2 Sty Masonry PRCL#282371100
Improvements: A Residential Dwelling
ATIYA W. BURGESS A/K/A ATIYA WALIDA
BURGESS A/K/A ATIYA W. POPE C.P.
July Term, 2013 No. 02761 \$48,743.65
Federman & Associates, LLC

1503-447

6717 Lynford Street 19149-2127 54th wd.
1336 Sq Ft OPA#542203600 Improvements:
Residential Property
PETER M. LEE A/K/A PETER MOON
KWONG LEE; DAISY MEI KIU LEE C.P.
July Term, 2014 No. 03323 \$139,941.71
Phelan Hallinan, LLP

1503-450

5825 Pemberton Street 19143-2423 3rd wd.
1062 Sq Ft OPA#032153500 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
HELEN FAIR HENDERSON A/K/A HELEN
HENDERSON, DECEASED C.P. August
Term, 2014 No. 01013 \$68,571.49 Phelan
Hallinan, LLP

1503-466

5429 Erdrick Street 19124-1406 62nd wd.
1056 Sq Ft OPA#622348400 Improvements:
Residential Property
DONNA DONIA A/K/A DONNA BESHEL
C.P. October Term, 2014 No. 02051
\$103,682.18 Phelan Hallinan, LLP

1503-467

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

1503-488

207 Wilder Street 19147 1st wd. 1260 Sq Ft
BRT#011020200 Improvements: Residential
Dwelling
CATHERINE A. CONROY A/K/A
CATHERINE A. CONROY LORD C.P.
August Term, 2014, No. 001968 \$121,808.62
Benjamin E. Witmer, Esq.

1503-499

321 Loney Street 19111 63rd wd. 1515 Sq Ft
BRT#631279200 Improvements: Residential
Property
PATRICK DALEY C.P. April Term, 2014
No. 01382 \$142,866.73 KML Law Group,
P.C.

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.

1503-504

9877 Cowden Street 19115 58th wd. S/D W
B/G 1 Sty Frame; 1200 Sq Ft BRT#581464700
Improvements: Residential Dwelling
WILLIAM MATCHLER JR. AND DONALD
A. MCCARTY C.P. January Term, 2051
No. 5393 \$195,065.20 McCabe, Weisberg,
& Conway, 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.

1503-533

7012 Jackson Street 19135 55th wd. Semi Det
2 Sty Masonry; 1440 Sq Ft BRT#552470200
Improvements: Residential Dwelling

SHERIFF'S SALE

KATHLEEN BENSON C.P. May Term,
2009 No. 03188 \$114,123.87 McCabe,
Weisberg, & Conway, P.C.

1503-536

1233 West Tioga Street 19140 43rd wd. Row
3 Sty Masonry; 1725 Sq Ft BRT#432011300
Improvements: Residential Dwelling
JACQUELINE C. GLASPIE C.P. April
Term, 2009 No. 01907 \$70,680.94 McCabe,
Weisberg, & Conway, P.C.

1503-542

2460 77th Avenue 19150-1821 50th wd. 1536
Sq Ft OPA#501421300 Improvements:
Residential Property
SANDRA M. BRYANT A/K/A SANDRA
BRYANT C.P. August Term, 2014 No. 02550
\$94,533.33 Phelan Hallinan, LLP

1503-550

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

The following property, sale of which was postponed from the April 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, June 2, 2015.

1504-303

2402 South Percy Street 19148-3730 39th
wd. 990 Sq Ft BRT#393454400 Subject to
Mortgage Improvements: Residential Dwelling
RAYMOND A. MEIRINO III A/K/A
RAYMOND MEIRINO, III AND LISA A.
HOCHSTUHL C.P. January Term, 2014
No. 02713 \$136,805.05 Powers, Kim &
Associates, LLC

1504-304

1654 Conlyn Street 19141-1828 17th wd.
1416 Sq Ft BRT#171129900 Subject to
Mortgage Improvements: Residential Dwelling
MICA H REMBERT AND ALPHONSO
BRIDGES C.P. October Term, 2013 No.
03230 \$224,426.92 Powers, Kim &
Associates, LLC

1504-314

2226 South 66th Street 19142 40th wd. 1110
Sq Ft BRT#403033200 Improvements:
Residential Property
MENG SIV C.P. October Term, 2014 No.
003702 \$76,225.66 Shapiro & DeNardo
LLC

1504-315

2224 South Rosewood Street 19145 26th wd.
1068 Sq Ft BRT#261102700 Improvements:
Residential Real Estate
LISA NOTORFRANCESCO AND LOUIS
OLIVERIO C.P. November Term, 2011 No.
02465 \$171,496.43 Stern & Eisenberg, P.C.

1504-323

5540 North Lawrence Street 19120 42nd wd.
1290 Sq Ft BRT#42-2491800 Improvements:
Residential Real Estate
AMANDA J. BROWN C.P. September
Term, 2014 No. 02864 \$147,913.41 Stern
& Eisenberg, P.C.

1504-325

6372 Ditman Street 19135-3202 41st wd.
1084 Sq Ft OPA#411222100 Improvements:
Residential Property
LISA WALSH C.P. August Term, 2013 No.
02275 \$59,737.81 Phelan Hallinan, LLP

1504-336

2764 South 86th Street 19153 40th wd

SHERIFF'S SALE

1504-362
3447 F Street 19134 33rd wd. 1200 Sq Ft BRT#331295300 Improvements: Residential Property
SIMKHO YUSUPOV C.P. September Term, 2014 No. 03021 \$64,784.35 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.

1504-377
1129 Bingham Street 19115 63rd wd. 1104 Sq Ft BRT#632126800 Improvements: Residential Property
JOAN B. RYAN AND JEFFREY M. RYAN C.P. October Term, 2013 No. 01791 \$265,574.61 KML Law Group, P.C.

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.

1504-379
5131 North 16th Street 19141 17th wd. 1560 Sq Ft BRT#172117000 Improvements: Residential Property
ALBERTA JENKINS AND ROSALIND JENKINS C.P. October Term, 2013 No. 02374 \$38,380.04 KML Law Group, P.C.

1504-382
12712 Minden Road 19154 66th wd. 2242.12 Sq Ft BRT#663332200 Improvements: Residential Dwelling
JAMES LANKIN C.P. September Term, 2014 No. 02953 \$115,075.48 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1504-384
8052 Temple Road 19150-1225 50th wd. 1156 Sq Ft OPA#501068900 Improvements: Residential Property
JOHN SEABRON AND ROSE MARY SZAPECS SEABRON A/K/A ROSE MARY SEABRON C.P. September Term, 2014 No. 03302 \$110,044.69 Phelan Hallinan, LLP

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.

1504-392
1212 Napfle Avenue 19111 56th wd. 1060 Sq Ft BRT#561440900 Improvements: Residential Dwelling
JOHN J. REGARDI A/K/A JOHN REGARDI C.P. June Term, 2014 No. 02484 \$226,831.73 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1504-393
5905 Turner Street 19151 34th wd. 1080 Sq Ft BRT#342103500 Improvements: Residential Property
DELBERT D. YOUNG AND CHNEVOLYN I. MCCOY C.P. September Term, 2014 No. 004183 \$22,949.98 Shapiro & DeNardo, LLC

1504-396
3202 South 20th Street 19145 26th wd. 2090 Sq Ft BRT#262166710 Improvements: Residential Property
MARTIN A. JANCO AND MARY C. JANCO C.P. July Term, 2012 No. 940 \$496,691.46 Shapiro & DeNardo, LLC

1504-399
7217 Lindbergh Boulevard 19153-2705 40th wd. 1660 Sq Ft OPA#406559409 Improvements: Residential Property
MILTON LUMSDEN AND TENESIA LUMSDEN C.P. April Term, 2013 No. 01058 \$170,410.12 Phelan Hallinan, LLP

1504-401
819 Bainbridge Street 19147-2009 2nd wd. 1601 Sq Ft OPA#023188300 Improvements: Residential Property
RAYMOND KEMPINSKI AND MICHELE KEMPINSKI C.P. October Term, 2013 No. 01115 \$346,964.10 Phelan Hallinan, LLP

1504-405
6712 Souder Street 19149-2208 54th wd. 1188 Sq Ft OPA#542296100 Improvements: Residential Property
YIN QUN LUN C.P. June Term, 2012 No. 01534 \$135,490.71 Phelan Hallinan, LLP

1504-409
1829 67th Avenue 19126 10th wd. (for-

SHERIFF'S SALE

merly part of the 50th wd.) 1800 Sq Ft BRT#101245800 Improvements: Residential Real Estate
DARLENE MONTS C.P. June Term, 2014 No. 04571 \$86,792.46 Stern & Eisenberg, P.C.

1504-410
109 East Walnut Park Drive 19120 61st wd. 1152 Sq Ft BRT#611375500 Improvements: Residential Real Estate
WILLIAM S. PHILLIPS C.P. August Term, 2014 No. 00079 \$151,689.63 Stern & Eisenberg, P.C.

1504-413
1951 North 24th Street 19121-2010 32nd wd. 1278 Sq Ft OPA#322146000 Improvements: Residential Property
KEWSCHA AKPABIO C.P. July Term, 2013 No. 03911 \$93,113.19 Phelan Hallinan, LLP

1504-416
2614 South 6th Street 19148-4625 39th wd. 1170 Sq Ft OPA#392357700 Improvements: Residential Property
SAMANTHA HO A/K/A SAMATHA HO C.P. July Term, 2012 No. 01846 \$111,604.20 Phelan Hallinan, LLP

1504-417
3463 Princeton Avenue 19149 55th wd. 1760 Sq Ft BRT#551401800 Improvements: Residential Real Estate
MARIAN C. MENOW C.P. August Term, 2014 No. 00103 \$210,059.69 Stern & Eisenberg, P.C.

1504-418
852 Carver Street 19124-1010 35th wd. 1206 Sq Ft OPA#351239000 Improvements: Residential Property
ROBIN GAMBURG C.P. January Term, 2014 No. 00765 \$41,809.67 Phelan Hallinan, LLP

1504-419
5738 Lansdowne Avenue 19131 4th wd. 1500 Sq Ft BRT#043182000 Improvements: Residential Real Estate
THAXTER A. HICKS C.P. September Term, 2014 No. 01809 \$68,421.01 Stern & Eisenberg, P.C.

1504-422
5358 Oakland Street 19124 62nd wd. 1244 Sq Ft BRT#621391500 Subject to Mortgage Improvements: Residential Property
STEVEN B. JENKINS AND COLLEEN SCOTT-JENKINS, HUSBAND AND WIFE C.P. May Term, 2011 No. 0170 \$139,090.17 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 Fridfinnsdotir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg

1504-423
2314 North 50th Street 19131 52nd wd. 2750 Sq Ft BRT#521256500 Improvements: Residential Property
THE UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DONALD RIVERA A/K/A DONALD C. RIVERA C.P. March Term, 2014 No. 2181 \$280,056.78 Zucker, Goldberg & Ackerman, LLC

1504-426
513 62nd Street a/k/a 513 South 62nd Street 19143 34th wd. 1074 Sq Ft BRT#032241900 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY MELTON A/K/A DOROTHY M. MELTON A/K/A DOROTHY MAE MELTON; LERENCE MELTON, KNOWN HEIR OF DOROTHY MELTON A/K/A DOROTHY M. MELTON A/K/A DOROTHY MAE MELTON; DOROTHY MELTON A/K/A DOROTHY M. MELTON A/K/A DOROTHY MAE MELTON, LAST RECORD OWNER C.P. June Term, 2014 No. 00996 \$42,434.18 Udren Law Offices, P.C.

1504-428
215 North Cecil Street 19139 4th wd. 1018 Sq Ft BRT#042209100 Improvements: Residential Property
JEANNETTEMCDANIEL, INHERCAPACITY AS HEIR AND ADMINISTRATRIX OF THE ESTATE OF BEATRICE GWYNN; BEATRICE HOLMAN, IN HER CAPACITY AS HEIR OF THE ESTATE OF BEATRICE GWYNN; DARREN GWYNN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BEATRICE GWYNN; REGINA COOK, IN HER CAPACITY AS HEIR OF THE ESTATE OF BEATRICE GWYNN; DANIEL GWYNN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BEATRICE GWYNN C.P. January Term, 2012 No. 1440 \$4,519.43 Zucker, Goldberg & Ackerman, LLC

SHERIFF'S SALE

1504-437
4200 Orchard Street 19124-4606 23rd wd. 1110 Sq Ft BRT#232249300 Subject to Mortgage Improvements: Residential Property
MARIYA HERNANDEZ AND CARMELO HERNANDEZ C.P. February Term, 2012 No. 02532 \$62,476.51 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 Fridfinnsdotir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg

1504-440
6220 North 3rd Street 19120 61st wd. 1410 Sq Ft BRT#611056800 Improvements: Residential Property
DAWN S. BANKS C.P. October Term, 2013 No. 01220 \$149,116.26 KML Law Group, P.C.

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

1504-455
5018 Ditman Street 19124 62nd wd. S/D W DET GAR 2 STY MASON; 1926 Sq Ft PRCL#62-2-4364-00 Improvements: Residential Dwelling
TAMARA THOMPSON C.P. May Term, 2012 No. 02241 \$119,968.09 Federman & Associates, LLC

1504-456
3304 Bleigh Avenue 19136-3817 64th wd. 1188 Sq Ft OPA#642139000 Improvements: Residential Property
JAMES A. MELVIN AND LAUREN RHODES C.P. November Term, 2013 No. 02261 \$143,436.07 Phelan Hallinan, LLP

1504-458
1841 Master Street 19121-4907 47th wd. 2789 Sq Ft OPA#471114800 Improvements: Residential Property
FREDA D. EBBA A/K/A FREDA EBBA C.P. March Term, 2007 No. 00158 \$125,371.36 Phelan Hallinan, LLP

1504-460
5116 North 9th Street 19141-4004 49th wd. 1452 Sq Ft OPA#492143900 Improvements: Residential Property
TED E. BAKER A/K/A TED BAKER C.P. July Term, 2011 No. 00599 \$50,843.96 Phelan Hallinan, LLP

1504-461
8300 Lynnewood Road 19150-3203 50th wd. 1332 Sq Ft OPA#502029500 Improvements: Residential Property
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

1504-464
5832 Lebanon Avenue 19131-3032 52nd wd. 1672 Sq Ft OPA#522076800 Improvements: Residential Property
CHRISTINA EDWARDS C.P. July Term, 2010 No. 03196 \$77,538.52 Phelan Hallinan, 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

1504-466
7445 Gilbert Street 19138 10th wd. ROW B/GAR 2STY MASONRY; 1224 Sq Ft BRT#102485400 Improvements: Residential Dwelling
DEBORAH JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER; AMANDA JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER; DAVID JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER; ARTHUR JACKSON, JR., KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER; PAULINE JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER C.P.

SHERIFF'S SALE

June Term, 2011 No. 00945 \$57,523.02 McCabe, Weisberg & Conway, P.C.

1504-467

153 North Lindenwood Street 19139 44th wd. ROW 2 STY MASONRY; 1208 Sq Ft BRT#441154600 Improvements: Residential Dwelling
STEPHANIE WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER; HARVEY WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER; CARISSA WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER; RONALD WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2011 No. 01075 \$83,426.22 McCabe, Weisberg & Conway, P.C.

1504-468
1846 South 65th Street 19142-1312 40th wd. 1320 Sq Ft OPA#403005100 Improvements: Residential Property
CRESIUS DARIUS AND TACIANA DARIUS C.P. May Term, 2012 No. 03161 \$87,718.39 Phelan Hallinan, LLP

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

1504-476
2734 North 23rd St 19132-3218 11th wd. 1090 Sq Ft BRT#111371100 Improvements: Residential Dwelling
DONNA ROUNDTREE, PERSONAL REPRESENTATIVE OF THE ESTATE OF RONALD WILLIAMS, DECEASED C.P. May Term, 2013 No. 01327 \$56,634.80 Powers, Kirn & Associates, LLC

1504-478
7781 Hasbrook Avenue 19111-2407 63rd wd. 1560 Sq Ft OPA#631092300 Improvements: Residential Property
PATRICK O'BRIEN C.P. October Term, 2009 No. 01519 \$257,211.04 Phelan Hallinan, LLP

1504-481
6134 Morton Street 19144-1043 59th wd. 1992 Sq Ft OPA#592200900 Improvements: Residential Property
SARAH K. FRANKLIN C.P. July Term, 2012 No. 00782 \$67,013.15 Phelan Hallinan, LLP

1504-490
2618 South 68th Street 19142-2109 40th wd. 960 Sq Ft OPA#406098610 Improvements: Residential Property
KENYA FAIN C.P. April Term, 2013 No. 00442 \$45,975.39 Phelan Hallinan, LLP

1504-492
1539 South Napa Street 19146-3419 36th wd. ROW 2 STY MASONRY; 1020 Sq Ft BRT#364441800 Improvements: Residential Dwelling
ALL UNKNOWN SURVIVING HEIRS OF GORDON DRAINE, DECEASED MORTGAGOR AND REAL OWNER, KENTON A. SCRIVENS, KNOWN SURVIVING HEIR OF GORDON DRAINE, DECEASED MORTGAGOR AND REAL OWNER AND SOL E. DRAINE, KNOWN SURVIVING HEIR OF GORDON DRAINE, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2012 No. 00426 \$62,008.09 McCabe, Weisberg & Conway, P.C.

1504-493
7642 Fairfield Street 19152 64th wd. 1552 Sq Ft BRT#641014000 Improvements: Residential Dwelling
ANDREA AMODEI C.P. April Term, 2014 No. 03029 \$191,291.70 Law Offices of Gregory Javardian

1504-494
324 Devereaux Avenue 19111-6015 35th wd. 1060 Sq Ft OPA#352192700 Improvements: Residential Property
RHONDA LARRY, HEIR OF ROBERT LARRY, JR.; KETURAH LARRY, HEIR OF ROBERT LARRY, JR.; ROBERT LARRY, III, HEIR OF THE ESTATE OF ROBERT LARRY, JR. A/K/A ROBERT LARRY C.P. November Term, 2000 No. 00159 \$92,277.47 Phelan Hallinan, LLP

1504-497
1938 South 5th Street 19148-2541 39th wd. 1918 Sq Ft OPA#392285900 Improvements:

SHERIFF'S SALE

Residential Property
HENRY LINDER AND CONSTANCE LINDER C.P. July Term, 2012 No. 04682 \$165,275.28 Phelan Hallinan, LLP

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.

1504-503
608 North 63rd Street 19151 34th wd. ROW 2 STY MASONRY; 1666 Sq Ft BRT#344191500 Subject to Mortgage Improvements: Residential Dwelling
JOSEPH B. BILLUPS KNOWN SURVIVING HEIR OF ANNA B. BILLUPS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ANNA B. BILLUPS, DECEASED MORTGAGOR AND REAL OWNER AND STEPHANIE S. BILLUPS, KNOWN SURVIVING HEIR OF ANNA B. BILLUPS, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 02490 \$65,458.86 McCabe, Weisberg & Conway, P.C.

1504-504
3524 Nottingham Lane 19114-1404 66th wd. ROW B/GAR 2STY MAS.+OTHER; 1260 Sq Ft BRT#661236200 Subject to Mortgage Improvements: Residential Dwelling
DONNA MARIE LANG C.P. March Term, 2014 No. 00773 \$173,863.05 McCabe, Weisberg & Conway, P.C.

1504-508
6717 North Bouvier Street 19126 10th wd. ROW B/GAR 2STY MASONRY; 1056 Sq Ft BRT#101067800 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS OF DAISY M. MICKLE, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2013 No. 00768 \$100,923.33 McCabe, Weisberg & Conway, P.C.

1504-509
4149 Maywood Street 19124 10th wd. ROW 2 STY MASONRY; 1056 Sq Ft BRT#332487400 Improvements: Residential Dwelling
ROSA M. RODRIGUEZ C.P. March Term, 2014 No. 04792 \$24,152.49 McCabe, Weisberg & Conway, P.C.

1504-510
6367 Magnolia Street 19144-1649 59th wd. ROW 2 STY MASONRY; 1088 Sq Ft BRT#592254800 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF JUANITA BRYANT, A/K/A JUANITA M. BRYANT, DECEASED MORTGAGOR AND REAL OWNER AND TRYPHAENA SMITH, KNOWN SURVIVING HEIR OF JUANITA BRYANT, A/K/A JUANITA M. BRYANT, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 04850 \$90,284.24 McCabe, Weisberg & Conway, P.C.

1504-511
1627 Nedro Avenue a/k/a 1627 West Nedro Avenue 19141 17th wd. 1440 Sq Ft BRT#171168400 Improvements: Residential Real Estate
CAROLYN D. WHITFIELD C.P. December Term, 2013 No. 03184 \$96,734.68 Stern & Eisenberg, P.C.

1504-514
6318 Burbridge Street 19144-2506 59th wd. S/D W DET G 3S MAS.+OTHER; 2106 Sq Ft BRT#593162300 Subject to Mortgage Improvements: Residential Dwelling
RANDELL DREEN, A/K/A RANDELL T. GREEN, KNOWN SURVIVING HEIR OF RUBY CUTTS, REGINALD CUTTS, A/K/A REGGIE CUTTS, KNOWN SURVIVING HEIR OF RUBY CUTTS, HERBERT A. CUTTS, KNOWN SURVIVING HEIR OF RUBY CUTTS, BRYANT CUTTS, KNOWN SURVIVING HEIR OF RUBY CUTTS, MARILYN CUTTS, A/K/A M. CUTTS, KNOWN SURVIVING HEIR OF RUBY CUTTS, UNKNOWN SURVIVING HEIRS OF RUBY CUTTS, HAYWOODS H. CUTTS KNOWN SURVIVING HEIR OF RUBY CUTTS AND THOMAS N.J. CUTTS, KNOWN SURVIVING HEIR OF RUBY CUTTS C.P. December Term, 2013 No. 01371 \$268,332.64 McCabe, Weisberg & Conway, P.C.

1504-519
1416 Orthodox Street 19124-3604 23rd wd. 3168 Sq Ft OPA#234060300 Improvements: Residential Property
KATHERINE WILKERSON C.P. September Term, 2014 No. 00252 \$95,744.85 Phelan Hallinan Diamond & Jones, LLP

1504-521
3429 Chalfont Drive 19154-3925 66th wd. ROW B/GAR 2 STY MASONRY; 1360 Sq Ft BRT#662405500 Improvements: Residential

SHERIFF'S SALE

Dwelling
JOSEPH W. WAWRZYNIAK C.P.
December Term, 2013 No. 01074 \$128,095.62
McCabe, Weisberg & Conway, P.C.

1504-529

7947 Woolston Avenue 19150 50th wd. 1164 Sq Ft BRT#502070700 Improvements: Residential Property
MICHELLE N. LYDE C.P. August Term, 2013 No. 000244 \$170,124.99 Shapiro & DeNardo, LLC

1504-530

610 West Chew Street 19120 61st wd. 1792 Sq Ft BRT#612033500 Improvements: Residential Real Estate
DORENE NORTHINGTON-MCNEILL C.P. October Term, 2014 No. 03139 \$95,696.32 Stern & Eisenberg, P.C.

1504-531

151 West Lippincott Street 19133-4203 7th wd. 1008 Sq Ft BRT#071017900 Improvements: Residential Dwelling
LUZ S. DURAND AND GUSTAVO BAEZ ZURIL C.P. March Term, 2007 No. 00208 \$45,553.81 Law Offices of Gregory Javardian

1504-534

420 West Ruscomb Street 19120 42nd wd. 2090 Sq Ft BRT#42-2-1569-00 Improvements: Residential Property
BIENVENIDO RODRIGUEZ; TITLE TO SAID PREMISES IS VESTED IN BIENVENIDO RODRIGUEZ BY DEED FROM ENRIQUE LOPEZ, DATED SEPTEMBER 14, 2006 AND RECORDED SEPTEMBER 22, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT NUMBER 51536099 C.P. September Term, 2014 No. 00958 \$206,186.13 Alicia M. Sandoval, Esq.

1504-536

1921 South Croskey Street 19145-2707 48th wd. 1020 Sq Ft BRT#482208700 Improvements: Residential Dwelling
STEPHEN M. PERRY AND MAE PERRY C.P. July Term, 2012 No. 01114 \$12,643.83 Law Offices of Gregory Javardian

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.

1504-542

754 Jericho Road 19130 23rd wd. 1088 Sq Ft BRT#233003200 Improvements: Residential Property
MADELINE A. RIVERA A/K/A MADELINE A. LOPEZ; TITLE TO SAID PREMISES IS VESTED IN MADELINE A. LOPEZ BY DEED FROM ENRIQUE DELEON, WIDOWER, DATED FEBRUARY 28, 2001 AND RECORDED MARCH 8, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT NUMBER 50222530 C.P. July Term, 2013 No. 001251 \$53,543.57 Alicia M. Sandoval, Esq.

1504-546

2424 West 78th Avenue 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1450 Sq Ft BRT#501437200 Improvements: Residential Dwelling
PHYLLIS F. MATHIS-HYLTON, A/K/A PHYLLIS F. MATHIS-HYLTON C.P. August Term, 2014 No. 02970 \$109,945.32 McCabe, Weisberg & Conway, P.C.

1504-547

11130 Templeton Drive 19154-3427 66th wd. 1575 Sq Ft BRT#662143600; BRT#153 N 12-546; BRT#66-2-14 Improvements: Residential Dwelling
JAMES J. COLOMBO, III AND KATHY COLOMBO C.P. February Term, No. 01020 \$227,093.86 Powers, Kirm & Associates, LLC

1504-549

7233 Rupert Street 19149 54th wd. 1202 Sq Ft BRT#542496200 Improvements: Residential Dwelling
RUBY ANNE MARTINEZ A/K/A RUBY ANN MARTINEZ C.P. August Term, 2011 No. 01127 \$81,911.66 Udren Law Offices, P.C.

1504-551

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

1504-552

301 Byberry Road Apartment G25 19116

SHERIFF'S SALE

58th wd. RES.CONDO.3STY MASONRY; 1074 Sq Ft BRT#888582085 Subject to Mortgage Improvements: Residential Dwelling
SHAFONIA WILLIS, KNOWN SURVIVING HEIR OF JOHN H. WILLIS, JR., JOHN H. WILLIS, III, KNOWN SURVIVING HEIR OF JOHN H. WILLIS, JR., EBONI WILLIS, KNOWN SURVIVING HEIR OF JOHN H. WILLIS, JR. AND ALL UNKNOWN SURVIVING HEIRS OF JOHN H. WILLIS, JR. C.P. October Term, 2011 No. 03463 \$145,067.74 McCabe, Weisberg & Conway, P.C.

1504-553

1429 South Carlisle Street 19146 36th wd. 1128 Sq Ft BRT#365019400 Improvements: Residential Property
RUSSELL BROWN AND DARLENE JOHNSON, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON C.P. May Term, 2013 No. 02784 \$149,296.87 Zucker, Goldberg & Ackerman, LLC

1504-556

8525 Agusta Street 19152-1101 56th wd. 1066 Sq Ft BRT#562355500 Improvements: Residential Property
TODD D. MILLER C.P. January Term, 2014 No. 02167 \$157,689.98 Zucker, Goldberg & Ackerman, LLC

1504-558

9317 Treaty Road 19114-3509 57th wd. DET 1-1/2 STY FRAME; 1680 Sq Ft BRT#572273400 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF MARTHA M. AICHER, DECEASED MORTGAGOR AND REAL OWNER AND MARTHA AICHER-MARTUCCI A/K/A MARTHA K. AICHER A/K/A MARTHA C. AICHER, KNOWN SURVIVING HEIR OF MARTHA M. AICHER, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01124 \$154,575.79 McCabe, Weisberg & Conway, 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, Kirm & Associates, LLC

1504-564

1805 South Camac Street 19148-2107 39th wd. ROW 2 STY MASONRY; 840 Sq Ft BRT#394601000 Improvements: Residential Dwelling
NICHOLAS MIGLINO, ADMINISTRATOR OF THE ESTATE OF DOLORES MIGLINO C.P. April Term, 2014 No. 01547 \$234,750.86 McCabe, Weisberg & Conway, P.C.

1504-570

7734 Burholme Avenue 19111 63rd wd. S/D W DET GAR 2 STY MASONRY; 1320 Sq Ft BRT#631011800 Improvements: Residential Dwelling
ROSEMARY A. YOST A/K/A ROSEMARY YOST AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. April Term, 2014 No. 04099 \$175,056.97 McCabe, Weisberg & Conway, P.C.

1504-574

5736 Hasbrook Avenue 19120-1622 35th wd. Semi/Det 3 Sty Masonry; 2000 Sq Ft BRT#351312100 Improvements: Residential Dwelling
SYNELL HALL-PHILLIPS C.P. March Term, 2012 No. 03776 \$141,004.56 McCabe, Weisberg & Conway, P.C.

1504-577

3428 Holyoke Road 19114-2604 57th wd. S/D W B/G 2S Mas+Other; 1224 Sq Ft BRT#572112616 Improvements: Residential Dwelling
ROBERT SCHREIBER, EXECUTOR OF THE ESTATE OF ANTOINETTE SCHREIBER C.P. February Term, 2014 No. 00158 \$148,198.97 McCabe, Weisberg & Conway, P.C.

1504-579

325 East Sharpnack Street 19119 22nd wd. Row B/GAR 2 Sty Masonry; 1252 Sq Ft BRT#221126500 Improvements: Residential Dwelling
NIKKIA WITCHER C.P. August Term, 2014 No. 02439 \$150,457.00 McCabe, Weisberg & Conway, P.C.

1504-585

6019 West Columbia Avenue 19151 34th wd. 1568 Sq Ft BRT#342113300 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE

SHERIFF'S SALE

OR INTEREST FROM OR UNDER ELVIRA B. PIERCE; VIRGINIA P. TOMS, KNOWN HEIR OF ELVIRA B. PIERCE; JACQUELINE P. MUNGAI, KNOWN HEIR OF ELVIRA B. PIERCE; ELVIRA B. PIERCE, LAST RECORD OWNER C.P. May Term, 2014 No. 03561 \$147,550.42 Udren Law Offices, P.C.

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

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, Kirm & 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, Kirm & Associates, LLC

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

1505-326

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.

1505-340

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.

1505-343

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

1505-348

2514 Dickinson Street 19146 36th wd. Land Area: 750 Sq Ft; Improvement Area: 1320 Sq Ft BRT#364037714 Subject To Mortgage Yes; Plaintiff's is 1st mortgage -- 2nd mortgage of 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. Dieterick, Esq., Kathryn L. Mason, Esq., James D. Young, Esq.

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.

1505-356

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.

1505-358

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. Dieterick, Esq. and/or Kathryn L. Mason, Esq.

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.

1505-371

5124 D Street 19120 42nd wd. 1516 Sq Ft BRT#421463400 Improvements: Residential Property
BRUCE SLOAN AS THE EXECUTOR

SHERIFF'S SALE

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

1505-379

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; UNKNOWN HEIRS 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.

1505-382

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

1505-391

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

1505-395

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

1505-399

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 PHILPOSE AND GRACYCUTTY JOHN C.P. July Term, 2014 No. 001897 \$458,851.87 Craig H. Fox, Esq.

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.

1505-419

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.

1505-421

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

1505-434

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

SHERIFF'S SALE

\$62,709.20 KML Law Group, P.C.

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

1505-447

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.

1505-449

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.

1505-459

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

1505-470

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.

1505-487

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

1505-497

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, Kirm & Associates, LLC

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.; VEELEE 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

1505-518

6627 Ditman Street 19135 41st wd. 1344

SHERIFF'S SALE

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

1505-528

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.

1505-532

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.

1505-535

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, Kirm & 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, Kirm
& Associates, LLC

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, Kirm & 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, Kirm & Associates, LLC

1505-544

4717 Bleigh Avenue 19136-4101 65th wd.
1560 Sq Ft OPA#651021900 Improvements:

SHERIFF'S SALE

Residential Property
TERRANCE COOK C.P. January Term,
2008 No. 00988 \$127,986.85 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

1505-556

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.

1505-560

**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

1505-571

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

1505-573

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 Kreckstein &
Harris, P.C.

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.

1505-587

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

1505-603

8326 Alma Street 19152 56th wd. 1480 Sq Ft
BRT#562374200 Improvements: Residential
Property
KEITH GRABOWSKI C.P. December
Term, 2013 No. 01118 \$86,260.29 Zucker,
Goldberg & Ackerman, LLC

1505-616

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

1505-640

1360 Knorr Street 19111 53rd wd. ROW
B/GAR 2STY MASONRY; 1479 Sq Ft
BRT#532127200 Improvements: Residential
Property
IDELFONSO CASTELLANOS AND
CARMEN D. CASTELLANOS C.P.
September Term, 2013 No. 01075 \$69,949.00
McCabe, Weisberg & Conway, P.C.

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

SHERIFF'S SALE

SHERIFF'S SALE
OF TUESDAY,
JUNE 2, 2015

1506-301

2909 Robbins Street 19149 62nd wd. 1068
Sq Ft BRT#621285000 Improvements:
Residential Property
ANTHONY DESMARETS, JR., ANTHONY
DESMARETS AND PATRICIA DESMARETS
C.P. June Term, 2014 No. 04724 \$106,119.59
KML Law Group, P.C.

1506-302A-B

2420 Golf Road - Premises A - 19131 52nd wd.
1200 Sq Ft BRT#521263510 Improvements:
Residential Property
2424 Golf Road - Premises B - 19131 52nd wd.
4224 Sq Ft BRT#521263520 Improvements:
Residential Property
EDWIN G. BEAUSOLEIL AND ROBERT A.
CUDJOE C.P. July Term, 2013 No. 01375
\$314,861.38 KML Law Group, P.C.

1506-303

2238 West Lehigh Avenue 19132 16th wd.
2084 Sq Ft BRT#162353600 Improvements:
Residential Property
DEVON GUDGER AND CHARLES W.
GUDGER C.P. May Term, 2014 No. 02371
\$103,334.74 KML Law Group, P.C.

1506-304

2745 North 24th Street 19132 11th wd. 1052
Sq Ft BRT#11440300 Subject to Mortgage
LILLIE FAISON C.P. June Term, 2014 No.
00902 \$51,525.44 Emmanuel J. Argentieri,
Esq.

1506-305

6545 Wyncote Avenue 19138 10th wd. 0 Sq
Ft BRT#10-2-0910-00; PRCL#124N22-0196
Subject to Mortgage
CHRISTINE M. JACKSON C.P. April Term,
2012 No. 02938 \$132,925.15 Emmanuel J.
Argentieri, Esq.

1506-306

7201 Devon Street 19119 22nd wd. 1831 Sq Ft
BRT#091180520 Subject to Mortgage
ALONZO PICKRON C.P. August Term,
2013 No. 03194 \$163,906.23 Emmanuel J.
Argentieri, Esq.

1506-307

1820 South 18th Street 19145 48th wd. 1280
Sq Ft BRT#481256100 Subject to Mortgage
LUVINIA MCGEE (DECEASED) C.P.
March Term, 2014 No. 01646 \$152,365.79
Michael F.J. Romano, Esq.

1506-308

3330 Gurley Road 19154 66th wd. 1360 Sq Ft
BRT#663116300 Improvements: Residential
Property
KATHLEEN A. JORDAN C.P. January
Term, 2013 No. 00948 \$115,675.21 KML
Law Group, P.C.

1506-309

2528 South Alder Street 19148 39th wd.
1024 Sq Ft BRT#394138100 Improvements:
Residential Property
JOHN FIORAVANTI, SOLELY IN
HIS CAPACITY AS HEIR OF MILLIE
FIORAVANTI, DECEASED; MARLO DILKS,
SOLELY IN HER CAPACITY AS HEIR
OF MILLIE FIORAVANTI, DECEASED;
THE UNKNOWN HEIRS OF MILLIE
FIORAVANTI, DECEASED C.P. July
Term, 2014 No. 01877 \$157,680.60 KML
Law Group, P.C.

1506-310

5243 Wissahickon Avenue 19144 12th wd.
1836 Sq Ft BRT#123245010 Improvements:
Residential Property
JADA PENNICK AND CHARLES H.
PENNICK C.P. October Term, 2012 No.
04267 \$208,289.06 KML Law Group, P.C.

1506-311

6111 Callowhill Street 19151-4319 34th wd.
1518 Sq Ft OPA#341050300 Improvements:
Residential Property
GENE KATSMAN C.P. September Term,
2013 No. 02300 \$106,992.80 Phelan
Hallinan Diamond & Jones, LLP

1506-312

5010 North 4th Street 19120-3802 42nd wd.
1290 Sq Ft OPA#422462500 Improvements:
Residential Property
GLORIA B. CARRILLO C.P. January Term,
2013 No. 03660 \$75,487.13 Phelan Hallinan
Diamond & Jones, LLP

1506-313

3336 Jasper Street 19134-2536 45th wd.
1074 Sq Ft OPA#452380200 Improvements:
Residential Property
MARYLOU COLON C.P. October Term,
2014 No. 03008 \$34,061.08 Phelan Hallinan

SHERIFF'S SALE

Diamond & Jones, LLP

1506-314

5547 Chew Avenue 19138-2309 12th wd. 1700
Sq Ft BRT#12-2-2294-00 Improvements:
Residential Mixed Use Dwelling
ROOSEVELT BRANT, III C.P. April Term,
2014 No. 02369 \$110,315.29 Barbara A.
Fein, Esq.

1506-315

5544 West Jefferson Street 19131 4th wd.
1162 Sq Ft BRT#04-1-2722-00 Subject to
Mortgage
CLAIRE WILSON C.P. March Term, 2014
No. 04278 \$1,109,315.38 Emmanuel J.
Argentieri, Esq.

1506-316

804 West Allegheny Avenue 19133-2019
37th wd. 1120 Sq Ft PRCL#39N2-39;
BRT#372445000 Subject to Mortgage
EARL L. BRADY C.P. June Term, 2014 No.
00282 \$50,145.75 Emmanuel J. Argentieri,
Esq.

1506-317

2243 South Bonsall Street 19145 48th wd.
1120 Sq Ft BRT#482278700 Improvements:
Residential Property
TYESHA TILGHMAN C.P. August Term,
2013 No. 01964 \$35,648.69 KML Law
Group, P.C.

1506-318

11960 Academy Road 19154 66th wd. 1482
Sq Ft BRT#662044010 Improvements:
Residential Property
KIMBERLY PUGH AND THOMAS S.
PUGH C.P. December Term, 2013 No.
00213 \$190,570.36 KML Law Group, P.C.

1506-319

500 Southampton Road 19116-1146 58th wd.
1634 Sq Ft OPA#583058100 Improvements:
Residential Property
MARIE C. GALLAGHER C.P. October
Term, 2014 No. 03554 \$27,207.90 Phelan
Hallinan Diamond & Jones, LLP

1506-320

6524 Saybrook Avenue 19142 40th wd. 1044
Sq Ft BRT#403156700 Improvements:
Residential Property
TYEISHA HARRIS C.P. November Term,
2014 No. 03065 \$27,305.05 KML Law
Group, P.C.

1506-321

4646 A Street 19120 42nd wd. 1200 Sq Ft
BRT#421289300 Improvements: Residential
Property
MOISES E. CERVANTES AND LENA L.
CERVANTES C.P. May Term, 2013 No.
01737 \$41,598.77 KML Law Group, P.C.

1506-322

6343 Reedland Street 19142 40th wd. 1080
Sq Ft BRT#402204000 Improvements:
Residential Property
WILLIAM T. RICHARDSON C.P. June
Term, 2014 No. 00616 \$40,766.60 KML
Law Group, P.C.

1506-323

1324 Locust Street, Unit 1528 19107 5th wd.
313 Sq Ft; Land Area: 0 Sq. Ft. together with a
proportionate undivided interest in the Common
Elements; Condominium BRT#888115938
Improvements: Residential Dwelling
JOE NDANU AND ANATOLY SIROTA C.P.
November Term, 2014 No. 02859 \$112,862.85
Martha E. Von Rosenstiel, Esq.; Heather Riloff,
Esq.; Jeniece D. Davis, Esq.

1506-324

4718 Vista Street 19136 65th wd. 1160 Sq Ft
BRT#651032400 Improvements: Residential
Property
SARA V. ROHENA C.P. February Term,
2013 No. 02769 \$92,579.00 KML Law
Group, P.C.

1506-325

6141 Spruce Street 19139-3741 3rd wd.
1480 Sq Ft BRT#031121800 Improvements:
Residential Dwelling
BEDINA J. WILLIAMS C.P. November
Term, 2014 No. 00822 \$96,321.87 Martha
E. Von Rosenstiel, Esq.; Heather Riloff, Esq.;
Jeniece D. Davis, Esq.

1506-326

122 South 43rd Street 19104 27th wd. 3360
Sq Ft BRT#272114600 Improvements:
Residential Property
JAYME JOUSETT C.P. June Term, 2012
No. 03031 \$537,347.67 KML Law Group,
P.C.

1506-327

5715 Florence Avenue 19143 51st wd. 1620
Sq Ft BRT#51-3-2638-00 Improvements:
Residential Dwelling
LAUREL D. SMITH C.P. August Term,
2009 No. 00719 \$97,896.38 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

SHERIFF'S SALE

1506-328

6518 North Beechwood Street 19138 59th
wd. 1260 Sq Ft BRT#591025300 Subject to
Mortgage
CHRISTINE C. JONES C.P. July Term,
2013 No. 01880 \$79,546.52 Emmanuel J.
Argentieri, Esq.

1506-329

3325 Argyle Street 19134-1903 33rd wd. 840
Sq Ft BRT#331367900 Improvements: Row
2 Story Masonry
EMMY PARGAS CORDERO C.P. June
Term, 2014 No. 02870 \$55,818.02 Milstead
& Associates, LLC

1506-330

4116 Cambridge Street 19104 6th wd. 1760
Sq Ft BRT#062158800 Subject to Mortgage
DOROTHY WILKINS C.P. June Term,
2014 No. 00170 \$120,326.90 Emmanuel J.
Argentieri, Esq.

1506-331

5618 Rodman Street 19143 46th wd. 1020 Sq
Ft BRT#463031600 Subject to Mortgage
LYNNE A. WILLIAMS (DECEASED) C.P.
August Term, 2013 No. 02444 \$103,373.18
Emmanuel J. Argentieri, Esq.

1506-332

1733 Watkins Street 19145 36th wd. 1016 Sq
Ft BRT#365394300 Subject to Mortgage
LEROY ANDERSON (DECEASED) C.P.
December Term, 2013 No. 02019 \$88,737.92
Emmanuel J. Argentieri, Esq.

1506-333

1042 East Cheltenham Avenue 19138 12th wd.
1486 Sq Ft BRT#122123400 Subject to
Mortgage
ISAAC L. EMPSON (DECEASED) C.P.
November Term, 2013 No. 01924 \$128,998.99
Michael F.J. Romano, Esq.

1506-334

5846 Washington Avenue 19143 3rd wd. 1420
Sq Ft BRT#03-3-1153-00 Subject to Mortgage
ROLAND GREEN C.P. June Term, 2014
No. 02828 \$87,747.64 Emmanuel J.
Argentieri, Esq.

1506-335

228 West Ruscomb Street 19120 42nd
wd. 1362 Sq Ft BRT#422153000 Subject to
Mortgage
ELVA I. MCCRAY (DECEASED) C.P.
March Term, 2014 No. 01377 \$69,468.23
Michael F.J. Romano, Esq.

1506-336

1506 Alcott Street 19149 62nd wd. 1260 Sq Ft
BRT#621101900 Improvements: Residential
Dwelling
CHRISTOPHER THUDE C.P. October
Term, 2014 No. 02908 \$88,872.93 Martha
E. Von Rosenstiel, Esq.; Heather Riloff, Esq.;
Jeniece D. Davis, Esq.

1506-337

6744 Guyer Avenue 19142 40th wd. 1102
Sq Ft BRT#406327300 Improvements:
Residential Dwelling

SHERIFF'S SALE

Residential Property
KIM D. MILLS AND GAIL D. SILLS C.P.
July Term, 2014 No. 02154 \$49,905.22
KML Law Group, P.C.

1506-342

1224 Marlyn Road 19151-3125 34th wd.
1262 Sq Ft OPA#344289700 Improvements:
Residential Property
TRACEY C. ABRAMS AND ALPHONSO E.
ABRAMS A/K/A ALPHONSO E. ABRAMS,
JR. C.P. March Term, 2013 No. 01572
\$67,187.29 Phelan Hallinan Diamond &
Jones, LLP

1506-343

4954 North 7th Street 19120-3708 49th wd.
1140 Sq Ft OPA#491218300 Improvements:
Residential Property
JORGE FAGUNDES C.P. March Term, 2014
No. 03579 \$42,007.92 Phelan Hallinan
Diamond & Jones, LLP

1506-344

11609 Bustleton Avenue 19116 58th wd.
1173 Sq Ft BRT#582537900 Improvements:
Residential Property
THE UNKNOWN HEIRS OF ROLAND
PINKNEY, SR., DECEASED; MELANIE
ARMSTRONG, SOLELY IN HER CAPACITY
AS HEIR OF ROLAND PINKNEY, SR.,
DECEASED; ROLAND PINKNEY, JR.,
SOLELY IN HIS CAPACITY AS HEIR OF
ROLAND PINKNEY, SR., DECEASED
C.P. May Term, 2014 No. 00527 \$151,425.73
KML Law Group, P.C.

1506-345

1161 HELLERMAN STREET 19111 53rd wd. 1260
Sq Ft BRT#531131200 Improvements:
Residential Real Estate
FABIOLA RIVERA AND FRANCIA H.
VILCHEZ C.P. September Term, 2014 No.
03545 \$140,652.68 Stern & Eisenberg, P.C.

1506-346

328 South 3rd Street 19106 5th wd. 919 Sq Ft
BRT#051065500 Improvements: Residential
Real Estate
SEAN GENERAL C.P. June Term, 2014 No.
01171 \$673,463.60 Stern & Eisenberg, P.C.

1506-347

2014 East Birch Street 19134-3609 25th wd.
1086 Sq Ft OPA#252141500 Improvements:
Residential Property
ISAURA RUIZ, IN HER CAPACITY AS HEIR
OF GLADYS R. GONZALEZ, DECEASED;
CLARISSA AGOSTO, IN HER CAPACITY
AS HEIR OF GLADYS R. GONZALEZ,
DECEASED; GLADYS RODRIGUEZ, IN
HER CAPACITY AS HEIR OF GLADYS
R. GONZALEZ, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER GLADYS R. GONZALEZ
A/K/A GLADYS GONZALEZ GONZALEZ,
DECEASED C.P. March Term, 2014 No.
01897 \$26,132.79 Phelan Hallinan
Diamond & Jones, LLP

1506-348

517 West Rockland Street 19120-3743
49th wd. 1260 Sq Ft OPA#491120400
Improvements: Residential Property
MARIA RAMOS, IN HER CAPACITY AS
ADMINISTRATRIX AND HEIR OF THE
ESTATE OF ANGELO SCOTT, JR.; ANA
MARIE SCOTT, IN HER CAPACITY AS
HEIR OF THE ESTATE OF ANGELO SCOTT,
JR.; ANGELO SCOTT, IN HIS CAPACITY
AS HEIR OF THE ESTATE OF ANGELO
SCOTT, JR.; SIAYA MARIE SCOTT, IN HER
CAPACITY AS HEIR OF THE ESTATE OF
ANGELO SCOTT, JR.; SHARIMAR MARIE
SCOTT, IN HER CAPACITY AS HEIR
OF THE ESTATE OF ANGELO SCOTT,
JR.; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER ANGELO
SCOTT, JR., DECEASED C.P. March Term,
2012 No. 00748 \$43,037.23 Phelan
Hallinan Diamond & Jones, LLP

1506-349

4223 Tudor Street 19136 41st wd. 1204 Sq Ft
BRT#412138800 Improvements: Residential
Property
ALEXIS T. ORTIZ C.P. August Term,
2014 No. 01080 \$136,433.29 KML Law
Group, P.C.

1506-350

328 South 3rd Street 19106 4th wd. 1512
Sq Ft BRT#043096400 Improvements:
Residential Real Estate
DARREN M. SMITH C.P. June Term, 2014
No. 01198 \$66,463.71 Stern & Eisenberg,
P.C.

1506-351

550 Van Kirk Street 19120 35th wd. 1250
Sq Ft BRT#352097600 Improvements:
Residential Property
TRACY HUA AND CHI-HUNG MU C.P.

SHERIFF'S SALE

April Term, 2012 No. 02922 \$135,815.70
KML Law Group, P.C.

1506-352

6203 Cardiff Street 19149 62nd wd. 1152
Sq Ft BRT#621569300 Improvements:
Residential Property
ANA E. NERIS AND VIVIANA RUBIO C.P.
November Term, 2014 No. 01448 \$148,389.53
KML Law Group, P.C.

1506-353

7714 Orpheus Pl 19153 40th wd. 1360 Sq Ft
BRT#405861300 Improvements: Row B/gar
2sty Masonry
JOHN CAIN C.P. September Term, 2014
No. 00729 \$159,793.81 Richard M. Squire
& Associates, LLC

1506-354

1251 Magee Avenue 19111-4941 53rd wd.
1440 Sq Ft BRT#532009100 Subject to
Mortgage Improvements: Residential Property
SYLVESTER BENNETT AND MELISSA
BENNETT, AS TENANTS BY THE
ENTIRETY C.P. November Term, 2014 No.
01453 \$165,444.51 Scott A Dietterick, Esq,
Kimberly A Bonner, Esq, Joel A Ackerman, Esq,
Ashleigh Levy Marin, Esq, Jaime R Ackerman,
Esq, Jana Fridfinnsdottir, Esq, Brian Nicholas
Esq, Denise Carlon Esq, Roger Fay Esq, Zucker,
Goldberg & Ackerman, LLC

1506-355

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

1506-356

920 Tyson Avenue 19111 53rd wd. 1152
Sq Ft BRT#53-2-2177-00 Improvements:
Residential Dwelling
MARINA WILLIAMS AND ANTON
ONOSOV C.P. September Term, 2014
No. 00391 \$121,264.03 Powers, Kirn &
Associates, LLC

1506-357

1835 Lansing Street 19111 56th wd. 1350
Sq Ft BRT#561478900 Improvements:
Residential Real Estate
BARBARA CLARK C.P. January Term,
2015 No. 02111 \$214,738.02 Stern &
Eisenberg, P.C.

1506-358

3359 Friendship Street 19149 55th wd. 1955
Sq Ft BRT#551424100 Improvements:
Residential Property
FAIZ CHOUDHURY C.P. November Term,
2014 No. 00682 \$268,063.61 KML Law
Group, P.C.

1506-359

3625 Stanwood Street 19136 64th wd. 1126
Sq Ft BRT#642321800 Improvements:
Residential Property
PETER CHESKY, AS SOLE OWNER C.P.
December Term, 2013 No. 01856 \$76,071.22
Scott A. Dietterick, Esq.; Kimberly A. Bonner,
Esq.; Joel A. Ackerman, Esq.; Ashleigh L.
Marin, Esq.; Jaime R. Ackerman, Esq.; Jana
Fridfinnsdottir, Esq.; Brian Nicholas, Esq.;
Denise Carlon, Esq.; Roger Fay, Esq.; Zucker,
Goldberg & Ackerman, LLC

1506-360

3268 Joyce Street 19134 45th wd. 986 Sq Ft
BRT#452298100 Improvements: Residential
Dwelling
DANIEL DAEHLING C.P. January Term,
2015 No. 00675 \$47,296.82 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1506-361

2014 Pratt Street 19124 62nd wd. 1600
Sq Ft BRT#62-2-056000 Improvements:
Residential Dwelling
SUSAN SHIELDS C.P. September Term,
2012 No. 03422 \$56,372.31 Udren Law
Offices, P.C.

1506-362

2701 East Indiana Avenue 19134 25th wd.
1760 Sq Ft BRT#251099600 Improvements:
Residential Property
ANTHONY STORINO AND LINDA
TAMASITIS C.P. July Term, 2014 No.
03465 \$34,732.47 KML Law Group, P.C.

1506-363

1701 North 62nd Street 19151 34th wd.
1594 Sq Ft BRT#342301300 Improvements:
Residential Property
SEAN D. MASSEY C.P. November Term,
2014 No. 01335 \$102,478.51 KML Law
Group, P.C.

1506-364

15048 Carter Road 19116 58th wd. 1248
Sq Ft BRT#583194800 Improvements:
Residential Property
JUDITH DERISCAVAGE, SOLELY IN

SHERIFF'S SALE

HER CAPACITY AS HEIR OF SYLVIA G.
DERISCAVAGE, DECEASED C.P. May
Term, 2014 No. 01486 \$186,678.20 KML
Law Group, P.C.

1506-365

**1724 Widener Place a/k/a 1724 Weidner Place
19141** 17th wd. 1360 Sq Ft BRT#171183800
Improvements: Residential Property
RONALD FULTON C.P. August Term,
2014 No. 02534 \$77,390.20 KML Law
Group, P.C.

1506-366

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

1506-367

7508 Sherwood Road 19151 34th wd. 1120
Sq Ft BRT#343235600 Improvements:
Residential Property
CHARLENE S. GRAHAM C.P. July Term,
2013 No. 01190 \$106,588.41 KML Law
Group, P.C.

1506-368

2520 South Clarion Street 19148 39th wd.
784 Sq Ft BRT#394454100 Improvements:
Residential Property
CYNTHIA ZAYAS AS ADMINISTRATRIX OF
THE ESTATE OF THERESA M. FINNIMORE,
DECEASED C.P. October Term, 2014 No.
00161 \$101,463.87 KML Law Group, P.C.

1506-369

**3328 North Hancock Street 19140-
5810** 7th wd. 840 Sq Ft OPA#072074000
Improvements: Residential Property
JOSE L. PELLOT C.P. November Term,
2014 No. 00999 \$21,244.83 Phelan Hallinan
Diamond & Jones, LLP

1506-370

1007 West Sedgley Avenue 19140-5425
43rd wd. 1364 Sq Ft OPA#431004800
Improvements: Residential Property
SHENEEN M. JACKSON A/K/A SHENEEN
JACKSON C.P. November Term, 2013 No.
01124 \$52,048.04 Phelan Hallinan
Diamond & Jones, LLP

1506-371

4116 Castor Avenue 19124-5356 33rd wd.
1200 Sq Ft OPA#332508300 Improvements:
Residential Property
NICOLAS A. PINAULT A/K/A NICOLAS
PINAULT C.P. May Term, 2014 No. 00048
\$106,729.07 Phelan Hallinan Diamond &
Jones, LLP

1506-372

**1639 East Howell Street, a/k/a 1639 Howell
Street 19149-3413** 62nd wd. 960 Sq Ft
OPA#621130600 Improvements: Residential
Property
ROSEMARY OCASIO C.P. October Term,
2014 No. 03334 \$85,412.86 Phelan Hallinan
Diamond & Jones, LLP

1506-373

8002 Thouron Avenue 19150 50th wd. 1640
Sq Ft BRT#502150100 Improvements:
Residential Property
DESMOND SPENCER C.P. September
Term, 2014 No. 04182 \$106,976.49 KML
Law Group, P.C.

1506-374

1929 South Salford Street 19143-5525
40th wd. 840 Sq Ft OPA#401073300
Improvements: Residential Property
JULIUS CAESAR, III C.P. April Term, 2014
No. 04091 \$36,969.24 Phelan Hallinan
Diamond & Jones, LLP

1506-375

4557 North 13th Street 19140 49th wd. 1444
Sq Ft BRT#491497600 Improvements:
Residential Property
ROLAND VARGAS, JR. C.P. May Term,
2014 No. 03351 \$85,512.88 KML Law
Group, P.C.

1506-376

**604-636 South Washington Square, Unit 410
19106** 5th wd. residential unit - 843 Sq Ft
OPA#888050643 Subject to Mortgage Subject
to Rent Improvements: Residential Units
BARRY D. JONES C.P. September Term,
2014 No. 03362 \$960,216.08 Leo M.
Gibbons, Esq.

1506-377

3542 Aldine Street 19136-3806 64th wd.
1504 Sq Ft OPA#642113700 Improvements:
Residential Property
STEVEN R. BANAVICH C.P. September
Term, 2014 No. 00968 \$127,607.61 Phelan
Hallinan Diamond & Jones, LLP

1506-378

1320 Tyson Avenue 19111 53rd wd. 1080 Sq
Ft BRT#532224900 Improvements: Det 1-1/2
Story Masonry
MICHAEL S. BEAVER C.P. February Term,

SHERIFF'S SALE

2011 No. 00288 \$75,000.00 Milstead &
Associates, LLC

1506-379

4118 West Girard Avenue 19104 6th wd.
2721 Sq Ft OPA#062168300 Improvements:
Residential Property
MICHAEL S. MARTIN, JR. C.P. November
Term, 2014 No. 00015 \$85,181.17 Phelan
Hallinan Diamond & Jones, LLP

1506-380

1715 Watkins Street 19145 36th wd. 1016
Sq Ft BRT#365393400 Improvements:
Residential Dwelling
YULIUS SUGIYANTO C.P. August Term,
2014 No. 02814 \$85,339.21 Law Offices of
Gregory Javardian

1506-381

7421 North 21st Street 19138-2208 10th wd.
1470 Sq Ft OPA#101181900 Improvements:
Residential Property
VIVIAN THOMAS, IN HER CAPACITY
AS HEIR OF VIOLA WANAMAKER,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER VIOLA WANAMAKER,
DECEASED C.P. February Term, 2013
No. 02009 \$113,975.73 Phelan Hallinan
Diamond & Jones, LLP

1506-382

3317 Brighton Street 19149 55th wd. 1312
Sq Ft BRT#551372900 Improvements:
Residential Dwelling
STANLEY M. FELDMAN AND JANETTE P.
FELDMAN C.P. September Term, 2012 No.
02918 \$83,763.91 Law Offices of Gregory
Javardian

1506-383

7580 Mayland Street 19138 50th wd.
Land Area: 2284.65 Sq Ft; 2380 Sq Ft
BRT#501382300 Improvements: Row Conv/
apt 2 Story Masonry
JOHN C. KOFA AND AGNES D. KOFA C.P.
August Term, 2012 No. 01872 \$147,736.64
Milstead & Associates, LLC

1506-384

3836 Haverford Avenue 19104 24th wd. 0 Sq
Ft OPA#242040800
16TH TRANSFORMATION DEVELOPMENT,
LLC AND MARGO ROBINSON C.P. July
Term, 2013 No. 003873 \$26,261.35 Bart
Benoff, Esq.

1506-385

4027 Claridge Street 19124 33rd wd. 1140
Sq Ft BRT#332350500 Improvements:
Residential Property
EDWARD MUSHEYEV AND SERGEY
MUSHEYEV C.P. December Term, 2014
No. 02940 \$92,166.56 KML Law Group,
P.C.

1506-386

**5852 Brush Road a/k/a 5852 Brush
Street 19138-1904** 59th wd. 1220 Sq Ft
OPA#591227500 Improvements: Residential
Property
LORRAINE EVANS C.P. March Term, 2014
No. 00156 \$106,070.57 Phelan Hallinan
Diamond & Jones, LLP

1506-387

1415 Morris Street 19145-1530 36th wd.
2328 Sq Ft OPA#365383900 Improvements:
Residential Property
KEVIN W. OGOREK C.P. January Term,
2014 No. 01957 \$66,505.51 Phelan Hallinan
Diamond & Jones, LLP

1506-388

**5719 North Beechwood Street 19138-
2801** 17th wd. 926 Sq Ft OPA#172493700
Improvements: Residential Property
TORRIS M. RANSOM, JR., IN HIS CAPACITY
AS ADMINISTRATOR AND HEIR OF
THE ESTATE OF ANNETTE MALCOLM;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
ANNETTE MALCOLM, DECEASED C.P.
May Term, 2014 No. 01015 \$54,373.33
Phelan Hallinan Diamond & Jones, LLP

1506-389

**1215 East Cheltenham Avenue 19124-
1031** 35th wd. 1110 Sq Ft OPA#352019000
Improvements: Residential Property
DUANE W. THOMPSON C.P. July Term,
2013 No. 03279 \$85,168.72 Phelan Hallinan
Diamond & Jones, LLP

1506-390

3442 Reach Street 19134 33rd wd. 1400 Sq Ft
BRT#331315500 Subject to Mortgage
LAWRENCE WEINMANN, JR. (DECEASED)
C.P. April Term, 2014 No. 02320 \$56,099.55
Michael F.J. Romano, Esq.

1506-391

2432 South Lambert Street 19145 26th wd.

SHERIFF'S SALE

1036 Sq Ft BRT#262190100 Improvements:
Residential Real Estate
JEFFREY GROSSO AND EMMA J.
PROVENZANO A/K/A EMMA J. GROSSO
C.P. July Term, 2014 No. 01328 \$269,488.55
Stern & Eisenberg, P.C.

1506-392

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

1506-393

**5301 Diamond Street a/k/a 5301 West
Diamond Street 19131-2322** 52nd wd. 1600
Sq Ft OPA#521155000 Improvements:
Residential Property
HARRY S. KIRBY C.P. November Term,
2014 No. 00140 \$117,759.33 Phelan
Hallinan Diamond & Jones, LLP

1506-394

214 South Alden Street 19132 60th wd. 990
Sq Ft BRT#604265000 Improvements:
Residential Property
ROBERTIN NUNEZ C.P. March Term,
2014 No. 05854 \$67,153.13 Shapiro &
DeNardo, LLC

1506-395

1827 Hoffman Street 19145 48th wd. 896 Sq
Ft BRT#481073300 Subject to Mortgage
DOROTHY CHRISTOPHER (DECEASED)
C.P. May Term, 2013 No. 00667 \$117,501.23
Michael F.J. Romano, Esq.

1506-396

1625 North Redfield Street 19151-3920
34th wd. 1290 Sq Ft OPA#342168100
Improvements: Residential Property
DENISE ALLEN C.P. August Term, 2012
No. 02666 \$87,664.29 Phelan Hallinan
Diamond & Jones, LLP

1506-397

1945 West Airdrie Street 19140 13th wd.
1056 Sq Ft BRT#131071800 Subject to
Mortgage
ROBERT V. MOORE (DECEASED) C.P.
March Term, 2013 No. 02995 \$79,859.57
Michael F.J. Romano, Esq.

1506-398

**4841 North Palethorp Street a/k/a, 4841
Palethorp Street 19120-4209** 42nd wd. 1240
Sq Ft OPA#422377300 Improvements:
Residential Property
WANDA MARTINEZ C.P. June Term, 2014
No. 03592 \$26,408.98 Phelan Hallinan
Diamond & Jones, LLP

1506-399

SHERIFF'S SALE

HAWES, DECEASED C.P. May Term, 2014 No. 00356 \$82,303.58 Phelan Hallinan Diamond & Jones, LLP

1506-405

647 East Annsbury Street 19120 42nd wd. 800 Sq Ft BRT#421013400 Improvements: Residential Property

VELAZQUEZ FLORA AND MARYANN RIVERA C.P. November Term, 2014 No. 01750 \$28,950.52 KML Law Group, P.C.

1506-406

6364 Brous Avenue 19149 62nd wd. 1308 Sq Ft BRT#621593100 Improvements: Residential Property

MICHELLE A. KLINEBERGER C.P. July Term, 2014 No. 03561 \$27,844.80 KML Law Group, P.C.

1506-407

2018 Walnut Street 19103 8th wd. Approximate Size: 548 Sq Ft Together with their proportionate undivided interests in the Common Elements 0.17823% BRT#888083458 Improvements: Residential Property

MARLENE STEIN C.P. April Term, 2014 No. 03055 \$138,070.23 KML Law Group, P.C.

1506-408

2840 Memphis Street 19134 25th wd. 1086 Sq Ft BRT#252314600 Improvements: Residential Property

AUGUSTO C. COTTO-TORRES C.P. November Term, 2014 No. 01442 \$87,929.89 KML Law Group, P.C.

1506-409

4119 M Street 19124 33rd wd. 1440 Sq Ft BRT#332470400 Improvements: Residential Property

LINDA SOTO AND MARIAH M. SOTO C.P. October Term, 2013 No. 01734 \$110,993.03 KML Law Group, P.C.

1506-410

1608 East McPherson Street 19150 50th wd. 1320 Sq Ft BRT#501496900 Improvements: Residential Property

DOUGLAS L. DUNBAR C.P. February Term, 2014 No. 02037 \$156,619.61 KML Law Group, P.C.

1506-411

6446 Chelwynde Avenue 19142 40th wd. 1222 Sq Ft BRT#406275700 Improvements: Residential Property

THE UNKNOWN HEIRS OF JOHN A. WILLIAMS, DECEASED AND NORMAN WILLIAMS, SOLELY IN HIS CAPACITY AS HEIR OF JOHN A. WILLIAMS, DECEASED C.P. January Term, 2013 No. 01462 \$83,582.27 KML Law Group, P.C.

1506-412

1533 South Bailey Street 19147 36th wd. 956 Sq Ft BRT#364270100 Improvements: Residential Property

LEON HENRY, JR. C.P. April Term, 2014 No. 02678 \$20,870.53 KML Law Group, P.C.

1506-413

7326 Kinglet Place 19153 40th wd. 1360 Sq Ft BRT#406672500 Improvements: Residential Property

NORMAN C. WILLIAMS C.P. November Term, 2014 No. 02233 \$113,315.18 KML Law Group, P.C.

1506-414

1334 Fillmore Street 19124 23rd wd. 1300 Sq Ft BRT#234112400 Improvements: Residential Property

TYHASMA L. HANSFORD C.P. November Term, 2014 No. 03051 \$88,684.11 KML Law Group, P.C.

1506-415

6542 North Bouvier Street 19126-3413 17th wd. 1246 Sq Ft OPA#172231900 Improvements: Residential Property

KAREN E. MASON A/K/A KAREN MASON C.P. June Term, 2014 No. 00872 \$133,740.81 Phelan Hallinan Diamond & Jones, LLP

1506-416

349 Pelham Road 19119-3112 22nd wd. 4589 Sq Ft OPA#223100300 Improvements: Residential Property

KENNETH ALLEN, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JOAN ALLEN; JOEL ALLEN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN ALLEN; NATHANIEL ALLEN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN ALLEN; RACHEL ALLEN, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOAN ALLEN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOAN ALLEN, DECEASED C.P. July Term, 2014 No. 01353 \$237,593.72 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1506-417

6720 Rutland Street 19149-2130 54th wd. 1090 Sq Ft OPA#542151600 Improvements: Residential Property

JEFFREY J. AVILA C.P. March Term, 2014 No. 03091 \$125,263.13 Phelan Hallinan Diamond & Jones, LLP

1506-418

5533 Walnut Street 19139-3922 60th wd. 2200 Sq Ft OPA#604033000 Improvements: Residential Property

AMOUSSOU SAHOU C.P. April Term, 2014 No. 03778 \$71,089.92 Phelan Hallinan Diamond & Jones, LLP

1506-419

6431 Malvern Avenue 19151-2426 34th wd. 1296 Sq Ft OPA#344082900 Improvements: Residential Property

TASHA D. SCOTT AND KENNETH B. SMITH C.P. October Term, 2012 No. 03868 \$172,773.95 Phelan Hallinan Diamond & Jones, LLP

1506-420

6739 Gillespie Street 19135-2205 55th wd. 1170 Sq Ft OPA#552452000 Improvements: Residential Property

OLENA MALAYDAKH C.P. June Term, 2010 No. 03251 \$151,655.40 Phelan Hallinan Diamond & Jones, LLP

1506-421

4925 Gransback Street 19120 42nd wd. 1290 Sq Ft OPA#421515000 Improvements: Residential Property

ARELIS SIERRA C.P. December Term, 2014 No. 03230 \$76,423.62 Phelan Hallinan Diamond & Jones, LLP

1506-422

1443 North 56th Street 19131-3905 4th wd. 1528 Sq Ft OPA#041348200 Improvements: Residential Property

NORDA DEMPSTER, IN HER CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; DEBBIE DEMPSTER, IN HER CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; TYRONE CHEVANNES, IN HIS CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; SHELDON CHEVANNES, IN HIS CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; RAYMOND MUNDY, IN HIS CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRENDA DEMPSTER, DECEASED C.P. February Term, 2014 No. 03191 \$66,871.75 Phelan Hallinan Diamond & Jones, LLP

1506-423

5748 Woodcrest Avenue 19131-2225 52nd wd. 1760 Sq Ft OPA#522144300 Improvements: Residential Property

RAHEEMAH BEYAH, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JAMES L. SPAIN, JR. C.P. August Term, 2014 No. 01179 \$126,290.88 Phelan Hallinan Diamond & Jones, LLP

1506-424

5527 Miriam Road 19124-1715 35th wd. 1340 Sq Ft OPA#351413300 Improvements: Residential Property

LESTER GRAY C.P. April Term, 2005 No. 01443 \$86,437.06 Phelan Hallinan Diamond & Jones, LLP

1506-425

5223 Harlan Street 19131-4022 44th wd. 1024 Sq Ft OPA#442175900 Improvements: Residential Property

VINCENT MCNEIL C.P. October Term, 2014 No. 02302 \$57,368.48 Phelan Hallinan Diamond & Jones, LLP

1506-426

6651 Lincoln Drive 19119 22nd wd. 3270 Sq Ft BRT#223267700 Improvements: Residential Property

KELLY CHARPENET C.P. July Term, 2014 No. 004080 \$250,979.53 Shapiro & DeNardo, LLC

1506-427

5165 Arbor Street 19120 42nd wd. 1120 Sq Ft BRT#421390900 Improvements: Residential Property

NANCY C. MENDEZ C.P. December Term, 2014 No. 002138 \$118,772.97 Shapiro & DeNardo, LLC

1506-428

4426 Rhawn Street 19136 65th wd. 1632 Sq Ft BRT#651229300 Improvements: Semi/det 2.5 Story Masonry

EDWARD J. CAMPBELL C.P. May Term, 2013 No. 01943 \$166,028.38 Milstead & Associates, LLC

1506-429

3354 E Street 19134 7th wd. 1036 Sq Ft BRT#073195900 Improvements: Row 2

SHERIFF'S SALE

Story Masonry
JORGE L. MATEO, JR. C.P. August Term, 2012 No. 02299 \$62,051.66 Milstead & Associates, LLC

1506-430

6562 Windsor Avenue 19142 40th wd. 1536 Sq Ft BRT#403083900 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GENNEVA THORNTON, DECEASED C.P. June Term, 2014 No. 00994 \$61,367.11 Shapiro & DeNardo, LLC

1506-431

1918 East Wishart Street 19134 25th wd. 1128 Sq Ft BRT#252291800 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HELEN P. GRUBER, DECEASED C.P. March Term, 2014 No. 04994 \$46,009.82 Shapiro & DeNardo, LLC

1506-432

6491 Woodbine Avenue 19151 34th wd. 5780 Sq Ft BRT#344136400 Improvements: Det W/det Gar 3 Story Stone

THOMAS C. STAFFORD C.P. July Term, 2012 No. 03327 \$1,092,690.31 Milstead & Associates, LLC

1506-433

722 Oregon Avenue 19148-4539 39th wd. 960 Sq Ft OPA#395018600 Improvements: Residential Property

JOSEPH SCHAFFER A/K/A JOSEPH M. SCHAFFER; MARIE CALLIS C.P. August Term, 2012 No. 00202 \$62,766.16 Phelan Hallinan Diamond & Jones, LLP

1506-434

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

ALBERT G. ALEMU AND FANTU BEKELE C.P. December Term, 2011 No. 00120 \$43,227.94 Phelan Hallinan Diamond & Jones, LLP

1506-435

1236 Kerper Street 19111-4928 53rd wd. (formerly the 35th wd.) 1472 Sq Ft OPA#532089900 Improvements: Residential Property

VICTORIA V. SAYERS A/K/A VICTORIA SAYERS C.P. June Term, 2014 No. 03360 \$65,947.16 Phelan Hallinan Diamond & Jones, LLP

1506-436

5854 Saul Street 19149-3421 62nd wd. 980 Sq Ft OPA#621458000 Improvements: Residential Property

FERNANDO MENDOZA C.P. October Term, 2014 No. 03330 \$49,811.44 Phelan Hallinan Diamond & Jones, LLP

1506-437

5571 Blakemore Street 19138-1817 12th wd. 2139 Sq Ft OPA#122284000 Improvements: Residential Property

SYLVIA K. JACKSON, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDITH C. JOHNS C.P. May Term, 2014 No. 03609 \$28,575.96 Phelan Hallinan Diamond & Jones, LLP

1506-438

4108 Tyson Avenue 19135-1616 55th wd. 1122 Sq Ft OPA#552190500 Improvements: Residential Property

EUGENIA WILKINS-HAYES C.P. May Term, 2013 No. 00459 \$205,852.05 Phelan Hallinan Diamond & Jones, LLP

1506-439

2839 North 24th Street 19132 11th wd. 1296 Sq Ft OPA#111443200 Improvements: Residential Property

KEITH JONES C.P. March Term, 2005 No. 03633 \$61,432.56 Phelan Hallinan Diamond & Jones, LLP

1506-440

3562 Jasper Street 19134-2038 45th wd. 1145 Sq Ft OPA#452385600 Improvements: Residential Property

LANA ARUS C.P. October Term, 2014 No. 00696 \$51,296.88 Phelan Hallinan Diamond & Jones, LLP

1506-441

6003 North Warnock Street 19141-3709 49th wd. 1088 Sq Ft OPA#492205800 Improvements: Residential Property

MAURICE P. CARTER AND MICHELLE LATTANY C.P. October Term, 2013 No. 03321 \$68,539.83 Phelan Hallinan Diamond & Jones, LLP

1506-442

2815 Girard Avenue 19130 29th wd. 2782 Sq Ft BRT#871133100 Improvements:

SHERIFF'S SALE

Residential Property
MARC D. BAXTER C.P. June Term, 2014 No. 04106 \$154,203.81 Shapiro & DeNardo, LLC

1506-443

5847 Belmar Terrace 19143 3rd wd. 1088 Sq Ft BRT#034102400 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRIMA K. MANSARAY C.P. August Term, 2014 No. 0900 \$21,305.14 Shapiro & DeNardo, LLC

1506-444

1934 North Howard Street 19122 18th wd. 1160 Sq Ft BRT#183237600 Improvements: Residential Property

LIDUVINA CARABALLO C.P. June Term, 2014 No. 004548 \$112,852.09 Shapiro & DeNardo, LLC

1506-445

1217 South Cobbs Creek Parkway a/k/a 1217 South 59th Street 19143 3rd wd. 1760 Sq Ft BRT#034129400 Improvements: Residential Property

ANTHONY SANDERS C.P. June Term, 2014 No. 004549 \$19,085.10 Shapiro & DeNardo, LLC

1506-446

1829 South Newkirk Street 19145 48th wd. 1120 Sq Ft BRT#482360100 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KATHLEEN L. STAMUS, DECEASED C.P. April Term, 2014 No. 2453 \$125,462.47 Shapiro & DeNardo, LLC

1506-447

2724 West Harper Street 19130 29th wd. 0 Sq Ft OPA#292018300 Improvements: Vac Land Res

SANDERS H. MCNEAL, JR. C.P. August Term, 2014 No. 00945 \$6,105.00 Demetri A. Braynin, Esq.

1506-448

2720 West Harper Street 19130 29th wd. 0 Sq Ft OPA#292018100 Improvements: Vac Land Res

JOSEPH ROUSE C.P. August Term, 2014 No. 01006 \$6,105.00 Demetri A. Braynin, Esq.

1506-449

1543 North Felton Street 19151 34th wd. 1168 Sq Ft BRT#342335800 Improvements: Residential Real Estate

VIOLETTA J. WADDELL C.P. January Term, 2015 No. 01432 \$30,376.63 Stern & Eisenberg, P.C.

1506-450

1715 Webster Street 19146-1920 30th wd. 752 Sq Ft BRT#301146100 Improvements: Residential Dwelling

WINSTON A. TOWNSEND C.P. March Term, 2014 No. 00864 \$109,281.58 Law Offices of Gregory Javardian

1506-451

5962 Agusta Street 19149 53rd wd. 1086 Sq Ft; on Northwest Side of Agusta St. 11 1/2 in. Northeastwardly from the Northeast side of Vankird St.; Front: 15 ft. 1/2 in.; Depth: 72 ft. 6 in. OPA#531251200

MARINA FALU C.P. August Term, 2012 No. 00515 \$57,942.71 Louis P. Vittii, Esq.

1506-452

5951 North 11th Street 19141 49th wd. 1350 Sq Ft BRT#492241100 Subject to Mortgage

FRANCIS MONTINARD (DECEASED) C.P. February Term, 2014 No. 02412 \$116,113.05 Michael F.J. Romano, Esq.

1506-453

1613 Merribrook Lane a/k/a 1613 Merribrook Lane 19151-2717 34th wd. 1120 Sq Ft OPA#343361300 Improvements: Residential Property

STANLEY B. SMITH C.P. August Term, 2014 No. 02434 \$56,484.75 Phelan Hallinan Diamond & Jones, LLP

1506-454

2304 South Mildred Street 19148-3707 39th wd. 984 Sq Ft OPA#393373000 Improvements: Residential Property

JOHN TORRES C.P. December Term, 2014 No. 01138 \$74,551.76 Phelan Hallinan Diamond & Jones, LLP

1506-455

2481 76th Avenue 19150-1807 50th wd. 1530 Sq Ft OPA#501416100 Improvements: Residential Property

JOHN HERDER C.P. November Term, 2014 No. 01030 \$101,213.48 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1506-456

2654 Livingston Street 19125-3843 31st wd. 952 Sq Ft OPA#312118100 Improvements: Residential Property

ERIC D. WESLEY AND PATRICIA WESLEY C.P. September Term, 2014 No. 03963 \$113,526.11 Phelan Hallinan Diamond & Jones, LLP

1506-457

2417 West 78th Avenue a/k/a 2417 78th Avenue 19150-1824 50th wd. 1450 Sq Ft OPA#501444400 Improvements: Residential Property

JOAN GROCE, IN HER CAPACITY AS HEIR OF BYAIRD EDWARDS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BYAIRD EDWARDS, DECEASED C.P. September Term, 2014 No. 00974 \$125,443.88 Phelan Hallinan Diamond & Jones, LLP

1506-458

SHERIFF'S SALE

1506-469

7226 Montague Street 19135-1111 41st wd. 1224 Sq Ft BRT#412260100 Improvements: Row B/gar 2 Story Masonry
JERRY VOLPE C.P. October Term, 2014 No. 02902 \$120,136.70 Milstead & Associates, LLC

1506-470

419 West George Street 19123-1433 5th wd. 1054 Sq Ft BRT#057200500 Improvements: Row 3 Story Masonry
LUCIANO ROMAN C.P. July Term, 2012 No. 04350 \$233,747.07 Milstead & Associates, LLC

1506-471

3213 North 34th Street 19129 38th wd. 1264 Sq Ft BRT#382197500 Improvements: Residential Real Estate
AHISHA T. HARRISON, ADMINISTRATOR TO THE ESTATE OF MILDRED HARRISON, DECEASED AND THOMAS H. LAWRENCE, ADMINISTRATOR TO THE ESTATE OF MILDRED HARRISON, DECEASED C.P. June Term, 2014 No. 002819 \$72,601.68 Stern & Eisenberg, P.C.

1506-472

134 West Gorgas Lane 19119 22nd wd. 2208 Sq Ft BRT#223123500 Improvements: Residential Real Estate
WILLIE HARRISON, JR. AND UNKNOWN HEIRS C.P. November Term, 2014 No. 00632 \$212,959.69 Stern & Eisenberg, P.C.

1506-473

167 Mifflin Street 19148 1st wd. 1158 Sq Ft BRT#01-1171800 Subject to Mortgage Improvements: Residential Property
EDWARD MOLONY AND LOIS MOLONY, HIS WIFE C.P. September Term, 2014 No. 01530 \$96,602.44 Scott A Dietherick, 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, Goldberg & Ackerman, LLC

1506-474

6056 Agusta Street 19149 53rd wd. 1132 Sq Ft BRT#531254100 Subject to Mortgage Improvements: Residential Dwelling
APRIL EVERETT C.P. August Term, 2014 No. 02380 \$88,837.23 Udren Law Offices, P.C.

1506-475

7503 North 21st Street 19138 10th wd. 1502 Sq Ft BRT#10-1-1837-00 Improvements: Residential Dwelling
FELICIA PARKER AND KAREEM PATTERSON C.P. February Term, 2013 No. 01715 \$72,305.97 Udren Law Offices, P.C.

1506-476A-B

2224 North Broad Street – Premises A – 19123 16th wd. 2618 Sq Ft BRT#871521360 Improvements: Commercial Property
2224 North 15th Street – Premises B – 19123 16th wd. 1718 Sq Ft BRT#161032800 Improvements: Commercial Property
ADEL ALAMERI C.P. February Term, 2013 No. 01902 \$355,936.92 Scott A. Dietherick, Esq., and/or Kathryn L. Mason, Esq.

1506-477A-B

2511 West Allegheny Avenue – Premises A – 19132 38th wd. 1242 Sq Ft BRT#381354500 Improvements: Residential Dwelling
2513 West Allegheny Avenue – Premises B – 19132 38th wd. 1424.7 Sq Ft BRT#381354610 Improvements: Residential Dwelling
RAUL AQUINO C.P. October Term, 2014 No. 01679 \$100,765.67 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-478

2018 East Cheltenham Avenue 19124-1531 41st wd. 660 Sq Ft BRT#411068000 Improvements: Row 1 Story Masonry
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHEILA MCELROY, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2014 No. 01508 \$30,455.47 Milstead & Associates, LLC

1506-479

3003 Salmon Street 19134 25th wd. 764 Sq Ft BRT#251179600 Improvements: Residential Dwelling
ANTHONY CANCELLIERE C.P. December Term, 2014 No. 00402 \$99,346.67 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-480

5964 Springfield Avenue 19143 40th wd. 1596 Sq Ft BRT#401098600 Improvements: Residential Dwelling
ARNOLD MACK WILLIAMS, JR. C.P. December Term, 2014 No. 00607 \$66,438.12

SHERIFF'S SALE

Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-481

6129 Hawthorne Street 19135 62nd wd. 1120 Sq Ft BRT#622263400 Improvements: Residential Real Estate
JOSEPH W. WOOD AND JACQUELINE M. WOOD C.P. May Term, 2014 No. 03709 \$159,934.20 Stern & Eisenberg, P.C.

1506-482

7224 Montague Street 19135 41st wd. 1224 Sq Ft BRT#412260001 Improvements: Residential Real Estate
MICHAEL A. TAFFE AND SUSAN TAFFE C.P. December Term, 2013 No. 03234 \$99,685.78 Stern & Eisenberg, P.C.

1506-483

7243 Pittville Avenue 19126 10th wd. 1216 Sq Ft BRT#101057200 Improvements: Residential Property
TYHEERAH WHITE C.P. November Term, 2014 No. 001027 \$141,044.20 Shapiro & DeNardo, LLC

1506-484

5939 Larchwood Avenue 19143-1115 3rd wd. 1358 Sq Ft BRT#032084800 Improvements: Residential Dwelling
CHARLES A. WILLIAMS C.P. July Term, 2014 No. 02897 \$94,624.69 Barbara A. Fein, Esq.

1506-485

509 Cross Street 19147-6512 1st wd. 1112 Sq Ft OPA#011286000 Improvements: Residential Property
ANDREW COCHRAN AND LAVONNE F. CLARK C.P. March Term, 2012 No. 00704 \$125,399.67 Phelan Hallinan Diamond & Jones, LLP

1506-486

6532 North 17th Street 19126 17th wd. 1356 Sq Ft BRT#172214800 Subject to Mortgage
PEACH PROPERTIES, LLC C.P. July Term, 2013 No. 02190 \$109,620.18 Emmanuel J. Argentieri, Esq.

1506-487

4825 Hawthorne Street 19124-2725 23rd wd. 1182 Sq Ft OPA#232294300 Improvements: Residential Property
OSCAR MARTINEZ C.P. November Term, 2014 No. 02485 \$62,125.88 Phelan Hallinan Diamond & Jones, LLP

1506-488

8030 Moro Street 19136-2618 64th wd. 910 Sq Ft OPA#642051000 Improvements: Residential Property
DAVID W. ROSANIA AND JENNIFER L. ROSANIA A/K/A JENNIFER L. KILBRIDE C.P. November Term, 2014 No. 00020 \$164,678.28 Phelan Hallinan Diamond & Jones, LLP

1506-489

5746 North Hope Street 19120-2410 61st wd. 1200 Sq Ft BRT#61-2-4598-00 Improvements: Residential Dwelling
EDWARD PORCHEA, HEIR AND UNKNOWN HEIRS OF ROSA PORCHEA, DECEASED C.P. July Term, 2012 No. 00199 \$12,183.12 Pressman & Doyle, LLC

1506-490

13010 Lewis Street 19116-1712 58th wd. 2095 Sq Ft OPA#583127700 Improvements: Residential Property
MAUREEN SMITH, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF JOHN J. SAUNDERS, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN J. SAUNDERS, JR., DECEASED C.P. June Term, 2014 No. 01595 \$133,834.07 Phelan Hallinan Diamond & Jones, LLP

1506-491

7031 Souder Street 19149-1729 54th wd. 1296 Sq Ft OPA#542324900 Improvements: Residential Property
RAQUEL RODRIGUEZ C.P. April Term, 2014 No. 04090 \$131,467.72 Phelan Hallinan Diamond & Jones, LLP

1506-492

1644 South 26th Street 19145 36th wd. 1647 Sq Ft BRT#364267700 Improvements: Residential Property
SIMONE MOKUM, SOLELY AND IN HER CAPACITY AS HEIR OF FATIMA L. MOKUM, DECEASED C.P. July Term, 2013 No. 01248 \$86,344.77 KML Law Group, P.C.

1506-493

3433 Arthur Street 19136-2321 64th wd. 1144 Sq Ft OPA#642326200 Improvements: Residential Property
MAE H. SHALLCROSS A/K/A MAE HEATHER SHALLCROSS C.P. October Term, 2014 No. 00289 \$139,346.50 Phelan

SHERIFF'S SALE

Hallinan Diamond & Jones, LLP

1506-494

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

1506-495

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

1506-496

3935 Donath Street 19140-2804 13th wd. (formerly the 12th wd.) 1320 Sq Ft PRCL#131307400 Improvements: Residential Property
EDWARD W. CROWDER A/K/A EDWARD CROWDER, SR. C.P. July Term, 2012 No. 04090 \$61,596.84 Phelan Hallinan Diamond & Jones, LLP

1506-497

1515 Benner Street 19149-3303 54th wd. 1096 Sq Ft OPA#541025200 Improvements: Residential Property
AQUOI M. TUCKER A/K/A MASSAH KONNEH AND ABRAHAM GEEZAY C.P. January Term, 2014 No. 00396 \$112,554.89 Phelan Hallinan Diamond & Jones, LLP

1506-498

1775 Bridge Street 19124-1357 62nd wd. 1240 Sq Ft OPA#622115100 Improvements: Residential Property
GUILLERMO ALVARADO AND AUDY BAUTISTA C.P. August Term, 2014 No. 00321 \$58,443.10 Phelan Hallinan Diamond & Jones, LLP

1506-499

4502 Magee Ave 19135-2738 55th wd. 1280 Sq Ft OPA#552143200 Improvements: Residential Property
CONNIE BROWN C.P. October Term, 2013 No. 02443 \$125,963.06 Phelan Hallinan Diamond & Jones, LLP

1506-500

6148 Reedland Street 19142-3212 40th wd. 1092 Sq Ft; on the Southeasterly Side of Reedland St. 162 ft 1 in Northeastwardly from the Northeasterly side of 62nd St.; Front: 16ft, Depth 62 ft OPA#40-2-2073.00
TIEASHA PULLEY C.P. July Term, 2012 No. 00982 \$90,009.90 Louis P. Vitti, Esq.

1506-501

8117 Woolston Avenue 19150-3007 50th wd. 1474 Sq Ft OPA#502074600 Improvements: Residential Property
MIRIAMS SELBY-BARR, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF BERTHA WITHERSPOON; GLENNETTA GRAHAM, IN HER CAPACITY AS HEIR OF THE ESTATE OF BERTHA WITHERSPOON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BERTHA WITHERSPOON, DECEASED C.P. December Term, 2013 No. 00194 \$150,073.32 Phelan Hallinan Diamond & Jones, LLP

1506-502

1538 Stevens Street 19149-3309 54th wd. 1126 Sq Ft OPA#541045600 Improvements: Residential Property
ROBERT WADE BEIZER C.P. October Term, 2014 No. 02933 \$16,797.61 Phelan Hallinan Diamond & Jones, LLP

1506-503

2981 Mercer Street 19134-4906 25th wd. 766 Sq Ft OPA#251266500 Improvements: Residential Property
MEGAN A. DUNBAR C.P. July Term, 2012 No. 01655 \$64,072.66 Phelan Hallinan Diamond & Jones, LLP

1506-504

4222-24 Disston Street 19135 55th wd. (formerly the 41st wd.) 1448 Sq Ft OPA#552182900 Improvements: Residential Property
EDWARD HALL C.P. May Term, 2014 No. 03604 \$74,130.48 Phelan Hallinan Diamond & Jones, LLP

1506-505

3302 Gurley Road 19154-1502 66th wd. 1360 Sq Ft OPA#663114900 Improvements: Residential Property
CAROL A. MORRIS C.P. April Term, 2010 No. 01978 \$144,502.86 Phelan Hallinan Diamond & Jones, LLP

1506-506A-B

1319 West Erie Street – Premises A – 19140 43rd wd. 2976 Sq Ft BRT#432206700 Improvements: Residential Real Estate
1317 West Erie Avenue – Premises B –

SHERIFF'S SALE

19140 43rd wd. 2976 Sq Ft BRT#432206600 Improvements: Residential Real Estate
JOHN HOWARD, DEMARCUS WAITES AND VINCENT SAUNDERS C.P. November Term, 2014 No. 00843 \$73,860.71 Stern & Eisenberg, P.C.

1506-507

1315 Kater Street 19147-1818 2nd wd. 1287 Sq Ft OPA#023175610 Improvements: Residential Property
STEPHEN J. FORMAN C.P. August Term, 2009 No. 00064 \$346,710.30 Phelan Hallinan Diamond & Jones, LLP

1506-508

4876 East Roosevelt Boulevard 19124 35th wd. 2016 Sq Ft OPA#351026700 Improvements: Residential Property
MUAY SOMOUAN; PANS A PHOMMAA C.P. September Term, 2014 No. 02361 \$215,492.72 Phelan Hallinan Diamond & Jones, LLP

1506-509

5134 Parkside Avenue 19131-4715 52nd wd. 2400 Sq Ft OPA#521093900 Improvements: Residential Property
ELLA DEANS-FRANCIS C.P. September Term, 2012 No. 00033 \$159,454.84 Phelan Hallinan Diamond & Jones, LLP

1506-510

6652 North Opal Street 19138 10th wd. 1152 Sq Ft BRT#102048200 Improvements: Residential Property
DREW S. BROWN C.P. November Term, 2014 No. 01332 \$113,060.18 KML Law Group, P.C.

1506-511

368 East Sharpnack Street 19119-2013 22nd wd. 1507 Sq Ft OPA#221113700 Improvements: Residential Property
WINSTON C. BUCHANAN; GRACE A. BUCHANAN C.P. June Term, 2014 No. 04332 \$129,106.52 Phelan Hallinan Diamond & Jones, LLP

1506-512

5826 Catherine Street a/k/a 5826 Catharine Street 19143-2418 3rd wd. 1242 Sq Ft OPA#033001400 Improvements: Residential Property
MICHELLE WEEMS C.P. September Term, 2014 No. 02359 \$39,335.25 Phelan Hallinan Diamond & Jones, LLP

1506-513

912 Ripley Street 19111 63rd wd. 1140 Sq Ft BRT#631286900 Improvements: Residential Property
JODI L. ELLSWORTH A/K/A JODI L. GARVEY C.P. April Term, 2014 No. 00270 \$116,695.98 KML Law Group, P.C.

1506-514

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

1506-515

4558 Marple Street 19136-3716 65th wd. 1024 Sq Ft OPA#651098000 Improvements: Residential Property
SARA J. MARCUCCI C.P. June Term, 2010 No. 03916 \$121,223.86 Phelan Hallinan Diamond & Jones, LLP

1506-516

1633 Swain Street 19130-2827 15th wd. 1200 Sq Ft OPA#152186100 Improvements: Residential Property
JAMES LEWIS C.P. July Term, 2013 No. 00040 \$179,070.53 Phelan Hallinan Diamond & Jones, LLP

1506-517

5927 Wayne Avenue 19144 59th wd. 2649 Sq Ft BRT#593193500 Improvements: Residential Property
DORCINE S. TURNER C.P. November Term, 2012 No. 02670 \$380,411.19 KML Law Group, P.C.

1506-518

3112 Princeton Avenue 19149 55th wd. 1278 Sq Ft BRT#551378800 Improvements: Residential Property
RICHARD KAJKOWSKI C.P. November Term, 2014 No. 00876 \$154,345.38 KML Law Group, P.C.

1506-519

5332 Sylvester Street 19124 62nd wd. 1324 Sq Ft BRT#621366200 Improvements: Residential Property
NICOLE HARVEY C.P. October Term, 2013 No. 03754 \$83,935.54 KML Law Group, P.C.

1506-520

1359 East Montgomery Street 19125 18th wd. 1064 Sq Ft BRT#181172900 Improvements: Residential Property
MARITA BURKE AS EXECUTRIX OF

SHERIFF'S SALE

THE ESTATE OF ROSANNE BURKE, DECEASED C.P. October Term, 2013 No. 02216 \$245,538.21 KML Law Group, P.C.

1506-521

248 East Durham Street 19119 22nd wd. 1760 Sq Ft BRT#222155800 Subject to Mortgage Improvements: Residential Property
BRUCE A. MCCALL, JR., AS SOLE OWNER C.P. November Term, 2014 No. 00745 \$98,933.94 Scott A Dietherick, Esq, Kimberly A Bonner, Esq, Joel A Ackerman, Esq, Ashleigh Levy Marin, Esq, Jaime R Ackerman, Esq, Jana Fridfinnsdottir, Esq, Brian Nicholas Esq, Denise Carlon Esq, Roger Fay Esq, Zucker, Goldberg & Ackerman, LLC

1506-522

4714 Shelmire Avenue 19136 65th wd. 1290 Sq Ft BRT#651038500 Subject to Rent Improvements: Residential Property
PAUL W. GUCKIN, III C.P. April Term, 2014 No. 00049 \$130,077.87 Scott A Dietherick, Esq, Kimberly A Bonner, Esq, Joel A Ackerman, Esq, Ashleigh Levy Marin, Esq, Jaime R Ackerman, Esq, Jana Fridfinnsdottir, Esq, Brian Nicholas Esq, Denise Carlon Esq, Roger Fay Esq, Zucker, Goldberg & Ackerman, LLC

1506-523

2928 Rosehill Street 19134 7th wd. 840 Sq Ft BRT#071415800 Subject to Rent Improvements: Residential Property
MICHAEL ANTONYUK AND MARINA PETCHERSKAIA, AS TENANTS IN COMMON C.P. May Term, 2014 No. 00307 \$35,404.48 Scott A Dietherick, Esq, Kimberly A Bonner, Esq, Joel A Ackerman, Esq, Ashleigh L. Marin, Esq, Jaime R Ackerman, Esq, Jana Fridfinnsdottir, Esq, Brian Nicholas Esq, Denise Carlon Esq, Roger Fay Esq, Zucker, Goldberg & Ackerman, LLC

1506-524

1438 Nedro Avenue a/k/a 1483 West Nedro Avenue 19141 17th wd. 1638 Sq Ft BRT#171152500 Improvements: Residential Property
TERRANCE JAMES C.P. November Term, 2014 No. 001929 \$121,252.56 Shapiro & DeNardo, LLC

1506-525

241 East Sheldon Street 19120 42nd wd. 1060 Sq Ft BRT#421169000 Improvements: Residential Dwelling
DANIEL J. WIDEMAN C.P. November Term, 2014 No. 00006 \$141,178.61 Law Offices of Gregory Javardian

1506-526

5260 Delancey Street 19143 60th wd. 1500 Sq Ft BRT#602123500 Improvements: Residential Dwelling
BENJAMIN MCNEIL C.P. February Term, 2014 No. 02264 \$45,544.11 Law Offices of Gregory Javardian

1506-527

2318 Catharine Street 19146 30th wd. 2182 Sq Ft BRT#302097300 Improvements: Residential Property
WAN LING YANG, AS SOLE OWNER C.P. December Term, 2013 No. 03503 \$551,520.40 Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1506-528

SHERIFF'S SALE

OMAR BAKER AND JAMILAH MORRIS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. February Term, 2011 No. 0575 \$142,456.65 Scott A Dieterick, 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

1506-531

3101 Windish Street 19152-4517 64th wd. 1270 Sq Ft BRT#641198000 Improvements: Residential Property
JOSEPH BUCKLEY AND LEILANI LOKOLLO-BUCKLEY C.P. July Term, 2012 No. 2144 \$202,065.81 Zucker, Goldberg & Ackerman, LLC

1506-532

2722 North 45th Street 19131 52nd wd. ROW B/GAR 2STY STONE; 1354 Sq Ft BRT#521225800 Improvements: Residential Dwelling
GLENROY THOMPSON C.P. April Term, 2013 No. 04663 \$154,932.99 McCabe, Weisberg & Conway, P.C.

1506-533

816 East Stafford Street 19138 59th wd. 1200 Sq Ft BRT#591030200 Subject to Mortgage Improvements: Residential Property
EVELYN B. SMITH, WIDOW C.P. February Term, 2014 No. 02343 \$84,232.28 Zucker, Goldberg & Ackerman, LLC

1506-534

319 Jackson Street 19148 39th wd. ROW 2 STY MASONRY; 1176 Sq Ft BRT#392107500 Improvements: Residential Dwelling
WILLIAM K. MCKEOWN C.P. June Term, 2012 No. 00375 \$168,064.25 McCabe, Weisberg & Conway, P.C.

1506-535

13498 Trevoze Road 19116 58th wd. 1466 Sq Ft BRT#58-3123700 Improvements: Residential Dwelling
MARTIN GRASER A/K/A MARTIN E. GRASER AND MADISON WEST C.P. May Term, 2014 No. 02534 \$229,928.89 Udren Law Offices, P.C.

1506-536

1629 North 33rd Street 19121-2426 32nd wd. 1800 Sq Ft BRT#32407800 Improvements: Residential
MICHAEL WILLIAMS C.P. June Term, 2012 No. 2363 \$114,472.84 Matthew A. Lipman, Esq.

1506-537

3201 Cecil B Moore Avenue 19121-2409 32nd wd. 2850 Sq Ft BRT#324057500 Improvements: Residential
MICHAEL WILLIAMS C.P. June Term, 2012 No. 2427 \$150,469.00 Matthew A. Lipman, Esq.

1506-538

7600 Roosevelt Boulevard #804 19152 56th wd. RES. CONDO .5+STY; 712 Sq Ft BRT#888561012 Improvements: Condominium
PHYLLIS COHEN C.P. May Term, 2014 No. 01332 \$57,025.71 McCabe, Weisberg & Conway, P.C.

1506-539

1027 West Tabor Road 19141 49th wd. 1416 Sq Ft BRT#492060000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HARRY M. DAWLEY, JR., DECEASED C.P. November Term, 2014 No. 001931 \$121,633.12 Shapiro & DeNardo, LLC

1506-540

3347 Holme Avenue 19114 57th wd. 1132 Sq Ft; row b/gar 2sty masonry BRT#572038700 Improvements: Residential Dwelling
LOUIS C. PETERS C.P. February Term, 2014 No. 00334 \$149,647.74 McCabe, Weisberg & Conway, P.C.

1506-541

1112 South 56th Street 19143 51st wd. 1278 Sq Ft BRT#513022200 Improvements: Residential Property
KETLEEN DORMEUS C.P. January Term, 2014 No. 000909 \$56,097.44 Shapiro & DeNardo, LLC

1506-542

6038 North Broad Street 19141 17th wd. 2216 Sq Ft OPA#172009300 Improvements: Residential Property
NICHOLSON PERICLES C.P. February Term, 2012 No. 02895 \$103,110.09 Phelan Hallinan Diamond & Jones, LLP

1506-543

5339 Pine Street 19143-1414 60th wd. 1504 Sq Ft OPA#603085500 Improvements:

SHERIFF'S SALE

Residential Property
VENITA GLOVER C.P. December Term, 2011 No. 02952 \$99,669.26 Phelan Hallinan Diamond & Jones, LLP

1506-544

3628 Morrell Avenue 19114 66th wd. 1296 Sq Ft BRT#661127400 Improvements: Residential Property
WILLIAM GIBSON AND ANNIE GIBSON C.P. January Term, 2015 No. 001437 \$165,736.68 Shapiro & DeNardo, LLC

1506-545

7436 Drexel Road 19151-2933 34th wd. 1260 Sq Ft OPA#343210600 Improvements: Residential Property
KYMALA A. RANSOM-GUY C.P. February Term, 2013 No. 02833 \$91,956.78 Phelan Hallinan Diamond & Jones, LLP

1506-546

1334 Yerkes Street 19119 22nd wd. S/D W/B/G 2S MASONRY; 1656 Sq Ft BRT#221070900 Improvements: Residential Dwelling
MARIAN D. BLACK C.P. March Term, 2014 No. 05266 \$203,359.99 McCabe, Weisberg & Conway, P.C.

1506-547

2410 Ritner Street 19145-4116 48th wd. 1140 Sq Ft OPA#482119000 Improvements: Residential Property
JESSICA EASTWOOD C.P. October Term, 2010 No. 02250 \$99,914.26 Phelan Hallinan Diamond & Jones, LLP

1506-548

7101 Lynford Street 19149 54th wd. 1440 Sq Ft BRT#542214000 Improvements: Residential Property
MARY A. KELLY, AS THE EXECUTRIX OF THE ESTATE OF JUANITA PRESLEY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA DAVENPORT, DECEASED C.P. November Term, 2014 No. 002719 \$158,702.38 Shapiro & DeNardo, LLC

1506-549

7526 Brockton Road 19151-2825 34th wd. 1120 Sq Ft OPA#343147700 Improvements: Residential Property
WILLIE B. FORD C.P. November Term, 2009 No. 02163 \$126,773.23 Phelan Hallinan Diamond & Jones, LLP

1506-550

8101 Elberon Avenue assessed as 8105 Elberon Avenue 19111 63rd wd. 4400 Sq Ft BRT#631041000 Improvements: Residential Property
KENNETH CHEN C.P. November Term, 2014 No. 001925 \$263,812.32 Shapiro & DeNardo, LLC

1506-551

5946 Houghton Street 19128-1638 21st wd. 1200 Sq Ft OPA#213235700 Improvements: Residential Property
DIANA C. VACOSSIN C.P. October Term, 2014 No. 00286 \$71,685.23 Phelan Hallinan Diamond & Jones, LLP

1506-552

2415 Morris Street 19145 36th wd. Land Area: 6915 Sq Ft; Improvement Area: 6923 Sq Ft BRT#88-434-7515 Subject to Mortgage Subject to Rent
JOSEPH GIGLIOTTI C.P. December Term, 2013 No. 02180 \$167,631.02 Jennifer Hiller Nimeroff, Esq.; Weir & Partners LLP

1506-553

5116 Cottage Street 19124 62nd wd. S/D CONV APT 2 STY MASONRY; 1380 Sq Ft BRT#622377100 Improvements: Residential Dwelling
PATRICK DOR C.P. May Term, 2014 No. 02532 \$108,257.08 McCabe, Weisberg & Conway, P.C.

1506-554

5871 North 6th Street 19120 61st wd. 1568 Sq Ft BRT#612289400 Improvements: Residential Property
NATHANIEL BARKLEY, JR. C.P. November Term, 2014 No. 00507 \$199,070.14 Shapiro & DeNardo, LLC

1506-555

2237 Disston Street 19149-1917 54th wd. 1180 Sq Ft OPA#542074300 Improvements: Residential Property
JEFFERSON SYLVESTRE, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; GARDYNE SYLVESTRE, IN HER CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; ALAIN SYLVESTRE, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; FELIX CHARLES, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST

SHERIFF'S SALE

FROM OR UNDER MARIE M. SCOTT, DECEASED C.P. June Term, 2009 No. 02043 \$65,911.99 Phelan Hallinan Diamond & Jones, LLP

1506-556

8030 Mars Place 19153-1112 40th wd. 1260 Sq Ft OPA#405890055 Improvements: Residential Property
DENISE HAWKINS C.P. September Term, 2012 No. 00675 \$66,468.40 Phelan Hallinan Diamond & Jones, LLP

1506-557

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

1506-558

6627 Glenloch Street 19135 41st wd. ROW 2 STY MASONRY; 1344 Sq Ft BRT#411214400 Improvements: Residential Dwelling
PETER SINGER C.P. October Term, 2014 No. 01341 \$121,886.09 McCabe, Weisberg & Conway, P.C.

1506-559

8437 Williams Avenue 19150-1920 50th wd. 1141 Sq Ft OPA#502275100 Improvements: Residential Property
LISA WICKS C.P. May Term, 2012 No. 01444 \$176,806.07 Phelan Hallinan Diamond & Jones, LLP

1506-560

7337 Boreal Place 19153 40th wd. 1360 Sq Ft BRT#406658400 Improvements: Residential Property
NOEL ROWE AND JENNIFER ROWE C.P. November Term, 2014 No. 000093 \$138,262.43 Shapiro & DeNardo, LLC

1506-561

717 West Erie Avenue 19140-4432 43rd wd. 1600 Sq Ft OPA#432196100 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CARLOS DEJESUS, DECEASED C.P. March Term, 2014 No. 04638 \$91,447.03 Phelan Hallinan Diamond & Jones, LLP

1506-562

1347 Dyre Street 19124 62nd wd. ROW CONV/APT 2STY MASONRY; 1268 Sq Ft BRT#621007800 Improvements: Residential Dwelling
DAMON E. CUNNINGHAM C.P. April Term, 2014 No. 03479 \$110,565.77 McCabe, Weisberg & Conway, P.C.

1506-563

2808 Island Avenue 19153 40th wd. 1050 Sq Ft BRT#405754000 Improvements: Residential Property
ELVIS L. WHITE AND CAROLYN T. WHITE C.P. August Term, 2014 No. 001409 \$102,975.88 Shapiro & DeNardo, LLC

1506-564

1624 Ashurst Road 19151-2712 34th wd. 1120 Sq Ft OPA#343377100 Improvements: Residential Property
LASHONDA ELLIS C.P. February Term, 2010 No. 01573 \$160,376.09 Phelan Hallinan Diamond & Jones, LLP

1506-565

6240 Erdrick Street 19135 55th wd. ROW B/GAR 2STY MASONRY; 1260 Sq Ft BRT#552261300 Improvements: Residential Dwelling
DOROTHEA H. CROWLEY C.P. November Term, 2014 No. 00839 \$89,458.57 McCabe, Weisberg & Conway, P.C.

1506-566

3900 Ford Road, Unit 12J 19131 52nd wd. 578 Sq Ft BRT#888520183 Subject to Mortgage
THOMAS REGAN C.P. December Term, 2010 No. 215682 \$5,253.06 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

1506-567

9884 Garvey Drive 19114 65th wd. ROW B/GAR 2STY MASONRY; 1482 Sq Ft BRT#652474300 Improvements: Residential Dwelling
MARY ANN METZGER C.P. October Term, 2014 No. 00435 \$166,711.98 McCabe, Weisberg & Conway, P.C.

1506-568

1015 Filmore Street 19124 23rd wd. ROW 2 STY MASONRY; 1144 Sq Ft BRT#234114500 Improvements: Residential Dwelling
ANDRE MCNAIR C.P. May Term, 2014 No. 01294 \$124,949.86 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

1506-569
5721 Broomall Street 19143 51st wd. ROW 2 STY MASONRY; 1322 Sq Ft BRT#513109200 Improvements: Residential Dwelling
BARBARA CRAWFORD C.P. August Term, 2014 No. 01172 \$64,558.16 McCabe, Weisberg & Conway, P.C.

1506-570

1523 Wynsam Street 19138-1627 10th wd. 1156 Sq Ft OPA#102192900 Improvements: Residential Property
FRANK BROWN, JR. C.P. October Term, 2014 No. 02903 \$139,488.94 Phelan Hallinan Diamond & Jones, LLP

1506-571

8202 Albion Street 19136-1902 57th wd. 1070 Sq Ft BRT#572198202 Improvements: Residential Real Estate
KEITH KEOUGH C.P. March Term, 2014 No. 05488 \$182,379.98 Stern & Eisenberg, P.C.

1506-572

6640 Lansdowne Avenue 19151-3627 34th wd. 1248 Sq Ft OPA#344023600 Improvements: Residential Property
JOSEPH J. WELCOME C.P. May Term, 2012 No. 01473 \$130,150.08 Phelan Hallinan Diamond & Jones, LLP

1506-573

228 Monastery Avenue 19128 21st wd. ROW B/GAR 2STY MASONRY; 1234 Sq Ft PRCL#211132910 Improvements: Residential Dwelling
CLARA HARDISON C.P. June Term, 2011 No. 02201 \$170,938.88 Federman & Associates, LLC

1506-574

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

1506-575

3462 E Street 19134 7th wd. 980 Sq Ft OPA#073199400 Improvements: Residential Property
SOFIA GINCHER AND ALEXANDER GINCHER C.P. February Term, 2013 No. 01074 \$40,959.19 Phelan Hallinan Diamond & Jones, LLP

1506-576

5317 Arlington Street 19131 52nd wd. ROW B/GAR 2STY MASONRY; 1574 Sq Ft BRT#521130200 Improvements: Residential Dwelling
MAXINE G. GRAHAM C.P. March Term, 2014 No. 00769 \$65,555.40 McCabe, Weisberg & Conway, P.C.

1506-577

217 West Penn Street 19144-3903 12th wd. 2256 Sq Ft OPA#124025200 Improvements: Residential Property
TROY SMOKES, TRUSTEE OF TROY SHARROD SMOKES TRUST C.P. May Term, 2013 No. 03044 \$323,440.10 Phelan Hallinan Diamond & Jones, LLP

1506-578

469 East Pleasant Street 19119 22nd wd. ROW B/GAR 2STY MASONRY; 1406 Sq Ft BRT#222078800 Improvements: Residential Dwelling
FILBERT FRANCOIS C.P. February Term, 2009 No. 02202 \$144,295.97 McCabe, Weisberg & Conway, P.C.

1506-579

1433 Robbins Avenue 19149-2751 54th wd. 1320 Sq Ft OPA#541084500 Improvements: Residential Property
MICHAEL PORTNOY C.P. September Term, 2013 No. 04121 \$146,052.66 Phelan Hallinan Diamond & Jones, LLP

1506-580

6729 North Woodstock Street 19138-2621 10th wd. 1136 Sq Ft OPA#102078800 Improvements: Residential Property
WILLIEJAMESTILLMAN, IN HIS CAPACITY AS HEIR OF PATRICIA GRAYSON A/K/A PATRICIA TILLMAN, DECEASED; BARBARA BENSON, IN HER CAPACITY AS HEIR OF PATRICIA GRAYSON A/K/A PATRICIA TILLMAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PATRICIA GRAYSON A/K/A PATRICIA TILLMAN, DECEASED C.P. February Term, 2014 No. 00869 \$102,450.56 Phelan Hallinan Diamond & Jones, LLP

1506-581

1308 South 13th Street 19147 1st wd. ROW 3 STY MASONRY; 1632 Sq Ft BRT#012494100 Improvements: Residential Dwelling

SHERIFF'S SALE

ELAINE ABBATIELLO C.P. December Term, 2014 No. 01083 \$287,680.54 McCabe, Weisberg & Conway, P.C.

1506-582

1208 Dyre Street 19124-2504 23rd wd. 2520 Sq Ft OPA#234167200 Improvements: Residential Property
RESHEMIA HOLMES, IN HER CAPACITY AS HEIR OF LOIS HOLMES, DECEASED; AJA HOLMES A/K/A ASIA STERLING, IN HER CAPACITY AS HEIR OF LOIS HOLMES, DECEASED; HASAN HOLMES, IN HIS CAPACITY AS HEIR OF LOIS HOLMES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOIS HOLMES, DECEASED C.P. September Term, 2014 No. 03953 \$108,846.83 Phelan Hallinan Diamond & Jones, LLP

1506-583

5957 Malta Street 19120-1211 35th wd. 1058 Sq Ft OPA#352286400 Improvements: Residential Property
JAMES VARGHESE AND MARY JAMES C.P. June Term, 2013 No. 00028 \$92,943.06 Phelan Hallinan Diamond & Jones, LLP

1506-584

3900 Ford Road, Unit 19M 19131 52nd wd. 998 Sq Ft BRT#888520288 Subject to Mortgage
RENEE HUGHES AND WILLIAM M. KING, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. December Term, 2013 No. 205988 \$11,739.50 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

1506-585

300 Domino Lane 19128 21st wd. Approximate Size: 72547 Sq Ft; Subject to the Right of Redemption of the United States provided by 28 U.S.C. 2410(C) OPA#884630410 Improvements: Ind Whse Mas + Other
HARRY C. GALLAGHER AND MICHAEL F. GALLAGHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. September Term, 2012 No. 02386 \$58,861.76 together with interest at the per diem rate of \$96.25 accruing after March 15, 2013, and costs Louise Melchor, Esq.

1506-586

1221 Greeby Street 19111-5503 53rd wd. 1046 Sq Ft OPA#531146200 Improvements: Residential Property
FELIPE MANTILLA C.P. July Term, 2014 No. 00261 \$113,080.53 Phelan Hallinan Diamond & Jones, LLP

1506-587

5050 Umbria Street 19128 21st wd. Approximate Size: 53750 Sq Ft; Subject to the Right of Redemption of the United States provided by 28 U.S.C. 2410(C) OPA#882971080 Improvements: Auto Repair Shop Masonry + Other
HARRY C. GALLAGHER AND MICHAEL F. GALLAGHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. September Term, 2012 No. 02398 \$769,967.46 together with interest at the per diem rate of \$120.18 accruing after March 15, 2013, and costs Louise Melchor, Esq.

1506-588A-B

4200 Chester Avenue – Premises A – 19104 27th wd. 6820 Sq Ft; On South Side of Chester Avenue and the West side of 42nd Street; Front 27 ft, Depth: 176 ft 6 in OPA#871299720 Improvements: Commercial Property
4202 Chester Avenue – Premises B – 19104 27th wd. 4386 Sq Ft; On South Side of Chester Avenue 27 ft West of 42nd St; Front: 27 ft, Depth: 176 ft 6 in OPA#871286300 Improvements: Commercial Property
JOHN J. GILLESPIE C.P. March Term, 2015 No. 01727 \$819,829.80 plus legal interest in the amount of \$28,508.76 for a subtotal of \$848,338.56 Leona Mogavero, Esq.

1506-589

3048 Longshore Avenue 19149-1905 55th wd. 1224 Sq Ft OPA#551259200 Improvements: Residential Property
MATTHEW CAREY C.P. May Term, 2012 No. 02948 \$160,257.66 Phelan Hallinan Diamond & Jones, LLP

1506-590

5413 Ridgewood Street 19143-4140 51st wd. 1200 Sq Ft OPA#513240900 Improvements: Residential Property
ROBERT L. CRAWFORD C.P. March Term, 2012 No. 00356 \$95,770.57 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1506-592
5904 Weymouth Street 19120 35th wd. ROW B/GAR 2STY MASONRY; 1266 Sq Ft BRT#352224400 Improvements: Residential Dwelling
 SESNARINE RAMNARINE C.P. August Term, 2007 No. 002795 \$121,273.40 McCabe, Weisberg & Conway, P.C.

1506-593
1812 Earp Street 19146 36th wd. ROW 2 STY MASONRY; 1000 Sq Ft BRT#361129000 Improvements: Residential Dwelling
 ELAINE ROBINSON C.P. September Term, 2014 No. 02158 \$39,627.48 McCabe, Weisberg & Conway, P.C.

1506-594
957 Pratt Street 19124 35th wd. ROW B/OFF-STR 2STY MASONRY; 1320 Sq Ft BRT#351120600 Improvements: Residential Dwelling
 ROGER JEAN-PAUL C.P. September Term, 2014 No. 01818 \$87,825.13 McCabe, Weisberg & Conway, P.C.

1506-595
4625 Fernhill Road 19144 13th wd. 1032 Sq Ft OPA#133127500 Improvements: Residential Property
 LESTER BUSSEY C.P. February Term, 2008 No. 04136 \$95,618.12 Phelan Hallinan Diamond & Jones, LLP

1506-596
514 West Porter Street (a/k/a Porter Street) 19148 39th wd. 1440 Sq Ft BRT#392219400 Improvements: Residential Property
 MICHAEL G. HOFFMAN, JR., AS SOLE OWNER C.P. March Term, 2014 No. 04986 \$127,050.67 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1506-597
1228 Greeby Street 19111 53rd wd. 1040 Sq Ft BRT#531138800 Improvements: Residential Property
 WILLIAM R. JACKSON, JR. C.P. July Term, 2014 No. 02042 \$101,010.74 KML Law Group, P.C.

1506-598
7964 Thouron Avenue 19150-2521 50th wd. 1224 Sq Ft OPA#502149500 Improvements: Residential Property
 JENNIFER J. MILLS C.P. January Term, 2012 No. 02057 \$86,333.94 Phelan Hallinan Diamond & Jones, LLP

1506-599
7403 Belden Street 19111 56th wd. 1224 Sq Ft; on Southeasterly side of Belden Street and Northeasterly side of Bleigh Avenue; Depth: 90 ft OPA#561177300 Improvements: Single Family Residence
 SHAWN CONNELLY WEST C.P. March Term, 2014 No. 03421 \$183,649.30 Stephen M. Hladik, Esq.

1506-600
1219 Ellsworth Street 19147 2nd wd. 1800 Sq Ft BRT#021189800 Improvements: Residential Dwelling
 DOROTHY JOHNSON C.P. January Term, 2015 No. 03160 \$242,307.52 Udren Law Offices, P.C.

1506-601
7425 Drexel Road 19151 34th wd. ROW B/GAR 2STY MASONRY; 1260 Sq Ft BRT#343211700 Improvements: Residential Dwelling
 LAKIESHA UNDERDUE C.P. July Term, 2009 No. 03315 \$109,482.53 McCabe, Weisberg & Conway, P.C.

1506-602
1422-26 Callowhill Street 19130 8th wd. 30,300 Sq Ft BRT#884549200 Improvements: Commercial Property
 KOPACZ IRREVOCABLE FAMILY TRUST AND UNKNOWN HEIRS, DEVEISEES, SUCCESSORS, PERSONAL REPRESENTATIVES, ASSIGNS OF, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRY A. KOPACZ TITLE TO SAID PREMISES IS VESTED IN KOPACZ IRREVOCABLE FAMILY TRUST, IN FEE, BY VIRTUE OF A DEED FROM HENRY A. KOPACZ AND MARY J. KOPACZ, H/W BY DEED DATED OCTOBER 24, 2006 AND RECORDED IN PHILADELPHIA COUNTY ON MARCH 21, 2007 IN DOCUMENT ID 51653071. BEING THE SAME PREMISES WHICH WAS PREVIOUSLY VESTED IN HENRY A. KOPACZ AND MARY J. KOPACZ, H/W, BY VIRTUE OF A DEED FROM HENRY A. KOPACZ BY DEED DATED NOVEMBER 25, 2005 AND RECORDED IN PHILADELPHIA COUNTY ON FEBRUARY 4, 2006 IN DOCUMENT ID 51372831.

SHERIFF'S SALE

BEING THE SAME PREMISES WHICH WAS PREVIOUSLY VESTED IN HENRY A. KOPACZ BY VIRTUE OF A DEED FROM PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT BY DEED DATED MARCH 28, 1996 AND RECORDED AUGUST 27, 1996 IN PHILADELPHIA COUNTY IN DEED BOOK VCS 74 PAGE 193. C.P. May Term, 2012 No. 001837 \$2,316,254.29 William P. Rubley, Esq.

1506-603
1341 Disston Street 19111-4501 53rd wd. (formerly the 35th wd.) 1350 Sq Ft OPA#532210500 Improvements: Residential Property
 KRISTEN G. RICHARDSON AND STEPHEN F. MOLESKI C.P. August Term, 2013 No. 01628 \$177,670.26 Phelan Hallinan Diamond & Jones, LLP

1506-604
1947 East Cambria St 19134 25th wd. 1200 Sq Ft BRT#25-2-101500 Improvements: Residential Dwelling
 CARMELLA I. WHITE C.P. January Term, 2015 No. 01392 \$39,763.54 Udren Law Offices, P.C.

1506-605
1017 Mercy Street 19148 39th wd. ROW 2 STY MASONRY; 666 Sq Ft BRT#394019300 Improvements: Residential Dwelling
 BRANDY LEE SOUTH, EXECUTRIX OF THE ESTATE OF LESLIE E. SOUTH, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2014 No. 00599 \$79,879.74 McCabe, Weisberg & Conway, P.C.

1506-606
3027 West Colona Street 19132 28th wd. ROW 2 STY MASONRY; 1276 Sq Ft BRT#282285500 Improvements: Residential Dwelling
 BEATRICE BARKER; UNKNOWN SURVIVING HEIRS OF BEATRICE BARKER, DECEASED MORTGAGOR AND REAL OWNER; RAEFORD SIMMONS, KNOWN SURVIVING HEIR OF BEATRICE BARKER, DECEASED MORTGAGOR AND REAL OWNER; CHRISTINE D. BARKER, KNOWN SURVIVING HEIR OF BEATRICE BARKER, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01283 \$45,998.31 McCabe, Weisberg & Conway, P.C.

1506-607
7169 North Uber Street 19138-2115 10th wd. 1194 Sq Ft OPA#101147800 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FEL GILCHRIST, DECEASED C.P. November Term, 2014 No. 01758 \$137,813.86 Phelan Hallinan Diamond & Jones, LLP

1506-608
940 North Bambrey Street 19130 29th wd. 864 Sq Ft BRT#29-1-346700 Improvements: Residential Dwelling
 JASON M. JORDAN C.P. June Term, 2014 No. 04498 \$64,790.37 Udren Law Offices, P.C.

1506-609
1818 East Madison Street 19134-2528 45th wd. 809 Sq Ft OPA#452009000 Improvements: Residential Property
 ANGEL ROLDAN AND ALEXIS ACEVEDO C.P. June Term, 2014 No. 01265 \$73,774.85 Phelan Hallinan Diamond & Jones, LLP

1506-610
1612 Chesapeake Place 19122 20th wd. ROW B/GAR 2STY MASONRY; 1600 Sq Ft BRT#202192700 Improvements: Residential Dwelling
 MACY C. KEE, ADMINISTRATRIX OF THE ESTATE OF MACY J. KEE, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 00749 \$106,382.57 McCabe, Weisberg & Conway, P.C.

1506-611
27 West Upsal Street 19119 22nd wd. 2775 Sq Ft; on Northwesterly side of Upsal Street 423 ft. 1-1/2 in. Northeastwardly from the Northerly corner of Emlen Street; Front: Irregular, Depth: Irregular OPA#223019800 Improvements: Single Family Residence
 NATHANIEL MUHAMMAD C.P. April Term, 2014 No. 00708 \$130,865.23 Stephen M. Hladik, Esq.

1506-612
2101-2119 Market Street, Unit 2506 19103 8th wd. RES. CONDO .5+STY MAS + OTHER; 1634 Sq Ft BRT#888094430 Improvements: Residential Dwelling
 JACOB M. YAEGER AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. June Term, 2014

SHERIFF'S SALE

No. 01190 \$299,879.05 McCabe, Weisberg & Conway, P.C.

1506-613
365 Fanshawe St 19111-4605 35th wd. 1456 Sq Ft BRT#35-3-116400 Improvements: Residential Dwelling
 NAKEA HURDLE C.P. August Term, 2011 No. 04293 \$164,258.47 Udren Law Offices, P.C.

1506-614
1979 West Sparks Street 19141 17th wd. ROW W/DET GAR 2STY MASONRY; 1180 Sq Ft BRT#171283000 Improvements: Residential Dwelling
 WARDELL IRICK, KNOWN SURVIVING HEIR OF VACCINE IRICK, DECEASED MORTGAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF VACCINE IRICK, DECEASED MORTGAGOR AND REAL OWNER; VACCINE IRICK, KNOWN SURVIVING HEIR OF VACCINE IRICK, DECEASED MORTGAGOR AND REAL OWNER; MACEO IRICK, JR., KNOWN SURVIVING HEIR OF VACCINE IRICK, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 00567 \$68,471.58 McCabe, Weisberg & Conway, P.C.

1506-615
15102 Milford Street 19116-1521 58th wd. 1091 Sq Ft; on Northwesterly side of Milford Street at the distance of 27 ft 11-3/4 in. North from the East side of Milford Street; Front: 28 ft. 6-1/2 in., Depth: 120 ft. OPA#583185200 Improvements: Single Family Residence
 WENDY FOUGY C.P. January Term, 2014 No. 00093 \$138,892.78 Stephen M. Hladik, Esq.

1506-616
1421 West Chew Street 19141 17th wd. ROW B/GAR 2STY MASONRY; 1380 Sq Ft BRT#171099300 Subject to Mortgage Improvements: Residential Dwelling
 CATHERINE WADE AND LEROY WADE C.P. May Term, 2014 No. 01904 \$118,921.84 McCabe, Weisberg & Conway, P.C.

1506-617
400-14 West Hortter Street, Apartment 105 19119-3645 22nd wd. 900 Sq Ft; Together with all right, title and interest to a % undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration. OPA#888220206 Improvements: Residential Property
 PAULA L. PIERRE, IN HER CAPACITY AS HEIR OF MARY E. BAILEY, DECEASED; LOUIS J. PIERRE, JR., IN HIS CAPACITY AS HEIR OF MARY E. BAILEY, DECEASED; CRYSTAL JONES, IN HER CAPACITY AS HEIR OF MARY E. BAILEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY E. BAILEY, DECEASED C.P. June Term, 2014 No. 00524 \$100,726.01 Phelan Hallinan Diamond & Jones, LLP

1506-618
1972 Sterling Street 19138-2228 10th wd. 1374 Sq Ft OPA#101395600 Improvements: Residential Property
 NAIMAH DEVINE C.P. September Term, 2014 No. 03078 \$97,646.11 Phelan Hallinan Diamond & Jones, LLP

1506-619
4922 North Fairhill Street 19120 49th wd. 2555 Sq Ft; Premises "A" on the West side of Fairhill Street a distance of 280 feet Southward from the South side of Ruscomb Street; Front: 20 ft., Depth: 100 ft.; Premises "B" 49th Ward on the West side of Fairhill Street a distance of 300 feet Southward from the South side of Ruscomb Street; Front: 20 ft., Depth: 100 ft. OPA#491175800 Improvements: Single Family Residence
 PHUONG LAN NGUYEN A/K/A PHUONG-LAN NGUYEN C.P. April Term, 2014 No. 02222 \$135,527.95 Stephen M. Hladik, Esq.

1506-620
5312 West Thompson Street 19131 44th wd. ROW 2 STY MASONRY; 1317 Sq Ft BRT#442123400 Improvements: Residential Dwelling
 ZACHARY B. BARBER AND HAZEL BARBER C.P. September Term, 2014 No. 01812 \$108,575.50 McCabe, Weisberg & Conway, P.C.

1506-621
5248 Baynton Street 19144 12th wd. S/D W B/G 2S STONE; 1438 Sq Ft BRT#121177300 Improvements: Residential Dwelling
 ALFRED CARR, KNOWN SURVIVING HEIR OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER; LOUISE HILL, KNOWN SURVIVING HEIR OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER;

SHERIFF'S SALE

ALL UNKNOWN SURVIVING HEIRS OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2012 No. 03832 \$152,252.08 McCabe, Weisberg & Conway, P.C.

1506-622
6548 Marsden Street 19135 41st wd. DET 2 STY MASONRY; 1120 Sq Ft BRT#411258504 Improvements: Residential Dwelling
 ROBYN M. MONTGOMERY AND MICHAEL T. MONTGOMERY C.P. September Term, 2014 No. 002950 \$101,593.31 McCabe, Weisberg & Conway, P.C.

1506-623
4423 North 18th Street 19140 13th wd. ROW 2 STY MASONRY; 1254 Sq Ft BRT#132168200 Improvements: Residential Dwelling
 ROBERT ELLERBE, KNOWN SURVIVING HEIR OF MILDRED BARNETT, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF MILDRED BARNETT, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2013 No. 00898 \$48,233.98 McCabe, Weisberg & Conway, P.C.

1506-624
6926 Theodore Street 19142 40th wd. 1138 Sq Ft BRT#40-6-2465-00 Improvements: Residential Dwelling
 ZAKIYAH H. BEY C.P. November Term, 2014 No. 02856 \$53,080.25 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-625
212-24 South 24th Street, Unit 218 19013 8th wd. 1778 Sq Ft; Res. Condo, 4 sty masonry BRT#888085577 Subject to Mortgage Improvements: Residential Condominium
 JOHN C. LANING C.P. March Term, 2015 No. 00951 \$8,809.25 plus \$1.45 per day after 06/30/2010 Laurence A. Mester, Mester & Schwartz, P.C.

1506-626
818 Watkins Street 19148 1st wd. ROW 2STY MASONRY; 1092 Sq Ft BRT#012334700 Improvements: Residential Dwelling
 ANNA PILIERO, REAL OWNER & MORTGAGOR; JAMES PILIERO, III, KNOWN SURVIVING HEIR OF JAMES PILIERO, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIR OF JAMES PILIERO, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2011 No. 01731 \$46,294.95 McCabe, Weisberg & Conway, P.C.

1506-627
964 Wagner Avenue 19141-2941 49th wd. 1278 Sq Ft; on Southeast side of Wagner Avenue 475 feet Southwestward from the Southerly side of Tabor Road; Front: Irregular, Depth: Irregular OPA#492010200 Improvements: Single Family Residence
 CAROLYN L. BUIE C.P. December Term, 2014 No. 00585 \$129,331.95 Stephen M. Hladik, Esq.

1506-628
7824 Bayard Street 19150 50th wd. 1472 Sq Ft; Single Family Home BRT#501198000; PRCL#143N21-0196 Improvements: Residential Dwelling
 ARNETHA HARGROVE C.P. March Term, 2014 No. 003050 \$130,759.81 Federman & Associates, LLC

1506-629
8041 Buist Street 19153-1105 40th wd. 1360 Sq Ft; on Northwesterly side of Buist Avenue at the distance of 461.060 feet from the Southwesterly side of 80th Street; Front: 19.951 ft, Depth: 90 ft. OPA#405755945 Subject to Mortgage Improvements: Single Family Residence
 BAFEMO KAMAGATE AND DJENEBE KARAMUKO C.P. January Term, 2015 No. 003410 \$169,297.65 Stephen M. Hladik, Esq.

1506-630
12710 Medford Road 19154 66th wd. ROW B/GAR 2STY MASONRY; 1360 Sq Ft BRT#663245500 Improvements: Residential Dwelling
 JOSEPH P. SZYDLOWSKI, JR. AND MICHELLE C. SZYDLOWSKI C.P. October Term, 2014 No. 02184 \$176,451.86 McCabe, Weisberg & Conway, P.C.

1506-631
2321 West Cumberland Street 19132 16th wd. ROW 2 STY MASONRY; 1440 Sq Ft OPA#162293400 Improvements: A Residential Dwelling
 DAMIAN BAGLEY C.P. August Term, 2014 No. 02010 \$80,228.16 Federman & Associates, LLC

1506-632
2513 South Philip Street 19148 39th wd. ROW 2 STY MASONRY; 966 Sq Ft BRT#391298900

SHERIFF'S SALE

Improvements: Residential Dwelling
 MICHAEL LINCOLN AND BRIDGET GALLAGHER C.P. November Term, 2014 No. 00008 \$131,262.81 McCabe, Weisberg & Conway, P.C.

1506-633
246 East Walnut Park Drive 19120 61st wd. ROW B/GAR 2STY MASONRY; 1296 Sq Ft BRT#61-1-359300 Improvements: Residential Dwelling
 DAMIAN BAGLEY C.P. July Term, 2014 No. 002486 \$182,433.09 Federman & Associates, LLC

1506-634
1535 West Loudon Street 19141 13th wd. 1220 Sq Ft BRT#132409100 Improvements: Residential Dwelling
 ESTATE OF HELEN E. HART, DECEASED AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, REPRESENTATIVES, DEVEISEES AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HELEN E. HART, DECEASED C.P. August Term, 2013 No. 02577 \$55,744.67 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-635
6307 Buist Avenue 19142 40th wd. ROW 2 STY MASONRY; 953 Sq Ft BRT#402258000 Improvements: Residential Dwelling
 DOLORES GULLA A/K/A DOLORES E. GULLA C.P. May Term, 2014 No. 00334 \$29,077.54 McCabe, Weisberg & Conway, P.C.

1506-636
548 South 54th Street 19143 46th wd. 1128 Sq Ft BRT#463162200 Improvements: Residential Dwelling
 JEANETTE GODWIN A/K/A JEANETTE STOKES GODWIN C.P. November Term, 2012 No. 03065 \$85,158.00 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-637
2513 South Edgewood Street 19142 40th wd. Land Area: 1380 Sq Ft BRT#402034400 Improvements: Residential Dwelling
 VINCENT A. GRIMES, JR. AND MAUREEN T. GRIMES C.P. November Term, 2014 No. 01029 \$44,581.83 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-638
961 Marcella Street 19124 35th wd. ROW CON/APT 2STY MASONRY; 1020 Sq Ft BRT#351129900 Improvements: Residential Dwelling
 MIGUEL GONZALEZ A/K/A MIGUEL A. GONZALEZ C.P. July Term, 2014 No. 01893 \$102,053.47 McCabe, Weisberg & Conway, P.C.

1506-639
130 North Edgewood Street 19139-2323 34th wd. 1088 Sq Ft OPA#341104700 Improvements: Residential Property
 GENNADIY GERSHANOVIH A/K/A GENNADY GERSHANOVIH; NATALYA GERSHANOVIH C.P. January Term, 2012 No. 01889 \$79,622.25 Phelan Hallinan Diamond & Jones, LLP

1506-640
6438 Woodcrest Avenue 19151-2407 34th wd. 1408 Sq Ft OPA#344110800 Improvements: Residential Property
 DWAN W. NILES AND OREALL C. NILES C.P. April Term, 2013 No. 05098 \$198,078.93 Phelan Hallinan Diamond & Jones, LLP

1506-641
6535 Grays Avenue 19142 40th wd. ROW 2 STY MASONRY; 992 Sq Ft BRT#406186100 Improvements: Residential Dwelling
 VU NGUYEN AND THU HA BUI C.P. July Term, 2014 No. 02353 \$147,554.60 McCabe, Weisberg & Conway, P.C.

1506-643
8944 Dewees Street 19152 57th wd. S/D W B/G 2S MAS. +OTHER; 1332 Sq Ft BRT#571257100 Improvements: Residential Dwelling
 ROSEMARY SUPPI, EXECUTRIX OF THE ESTATE OF EDWARD J. WHITE, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2014 No. 03201 \$203,650.77 McCabe, Weisberg & Conway, P.C.

1506-644
1168 East Horter Street 19150-3105 50th wd. 1100 Sq Ft OPA#502340900 Improvements: Residential Property
 RAYMOND C. HEIM A/K/A RAYMOND HEIM C.P. September Term, 2014 No. 04660 \$114,580.10 Phelan Hallinan Diamond & Jones, LLP

1506-645
5719 Baltimore Avenue 19143-2722 46th wd.

SHERIFF'S SALE

1436 Sq Ft OPA#463158600 Improvements: Residential Property
 GEORGE ABBOTT; HB HOLDING COMPANY, LLC C.P. January Term, 2014 No. 02327 \$91,236.01 Phelan Hallinan Diamond & Jones, LLP

1506-646

2015 East Ontario Street 19134 45th wd. ROW 2 STY MASONRY; 1152 Sq Ft BRT#452085500 Improvements: Residential Dwelling
 CARLENE G. BICKFORD AND DUANE R. BICKFORD C.P. June Term, 2014 No. 02730 \$57,697.60 McCabe, Weisberg & Conway, P.C.

1506-647

2515 Carroll Street 19142 40th wd. ROW 2 STY MASONRY; 960 Sq Ft OPA#406101500 Improvements: Residential Dwelling
 JOHN J. HUSSER, JR. AND CAROL A. HUSSER C.P. August Term, 2009 No. 01879 \$32,314.43 McCabe, Weisberg & Conway, P.C.

1506-648

740 Manton Street 19147 2nd wd. 612 Sq Ft BRT#021299100 Improvements: Residential Property
 BOK KIM AND JOHN DOE OWNER, OR ANY UNKNOWN PERSON HAVING OR CLAIMING AN INTEREST OR TITLE TO THE SUBJECT PREMISES C.P. September Term, 2013 No. 02826 \$269,334.25 KML Law Group, P.C.

1506-649

3540 Drumore Drive 19154 66th wd. 1449 Sq Ft BRT#662261200 Improvements: Residential Dwelling
 ANGEL L. CASIANO AND MAUREEN CASIANO A/K/A MAUREEN MCADAMS C.P. April Term, 2011 No. 02410 \$76,708.78 Udren Law Offices, P.C.

1506-650

1139 Daly Street 19148 39th wd. 1140 Sq Ft OPA#394079970 Subject to Mortgage Improvements: Residential Property
 PATRICIA MCCARTNEY A/K/A PATRICIA ANNE PETROGNANI A/K/A PATRICIA PETROGNANI MCCARTNEY, MARK E. MCCARTNEY AND JOHN ANTHONY PETROGNANI C.P. May Term, 2014 No. 03522 \$56,864.40 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1506-651

6739 North Gratz Street 19126 10th wd. ROW B/GAR 2 STY MASONRY; 1308 Sq Ft BRT#101101900 Improvements: Residential Dwelling
 HAROLD STRICKLAND, KNOWN SURVIVING HEIR OF DAVID J. STRICKLING, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF DAVID J. STRICKLING, DECEASED MORTGAGOR AND REAL OWNER; DAISY B. STRICKLING, KNOWN SURVIVING

SHERIFF'S SALE

HEIR OF DAVID J. STRICKLING, DECEASED MORTGAGOR AND REAL OWNER; WILLIE MARY STRICKLAND, JR., KNOWN SURVIVING HEIR OF DAVID J. STRICKLING, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2014 No. 03821 \$101,867.67 McCabe, Weisberg & Conway, P.C.

1506-652

6534 Keystone Street 19135 41st wd. ROW 1 STY MASONRY; 648 Sq Ft BRT#411465200 Improvements: Residential Dwelling
 NICHOLAS P. STREMBICKI, JR., KNOWN SURVIVING HEIR OF NICHOLAS P. STREMBICKI A/K/A NICHOLAS STREMBICKI, DECEASED MORTGAGOR AND REAL OWNER; KRISTI M. STREMBICKI, KNOWN SURVIVING HEIR OF NICHOLAS P. STREMBICKI A/K/A NICHOLAS STREMBICKI, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF NICHOLAS P. STREMBICKI A/K/A NICHOLAS STREMBICKI, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01286 \$86,063.84 McCabe, Weisberg & Conway, P.C.

1506-653

5617 Upland Way 19131-3109 52nd wd. 1430 Sq Ft OPA#522003300 Improvements: Residential Property
 ALMA VILLAFANA C.P. September Term, 2014 No. 00404 \$103,387.31 Phelan Hallinan Diamond & Jones, LLP

1506-654

2025 East Cambria Street 19134-4003 25th wd. 1409 Sq Ft OPA#252103000 Improvements: Residential Property
 CARMEN M. SANTIAGO-RIVERA C.P. October Term, 2013 No. 01425 \$77,378.75 Phelan Hallinan Diamond & Jones, LLP

1506-655

6112 Vine Street 19139-1134 34th wd. 1884 Sq Ft OPA#341030700 Improvements: Residential Property
 JUSTIN REEVES C.P. December Term, 2014 No. 00195 \$82,410.94 Phelan Hallinan Diamond & Jones, LLP

1506-656

2962 Miller Street 19134 25th wd. 1040 Sq Ft; Containing in front or breadth on the said Miller Street 15 feet and extending of that width in length or depth Northwestward 59 feet to a certain 12 feet wide driveway which extends Southwestward, and communicates at its Southwesternmost end with a certain other driveway 12 feet wide which extends Southeastward into the said Miller Street OPA#251367300 Improvements: Row 2 Sty Masonry
 KENNETH ANAPOL AND ROCHELLE ANAPOL C.P. September Term, 2014 No. 03882 \$71,453.11 Richard J. Nalbandian, III

1506-657

926 Tustin Street 19111-1431 63rd wd. 1400

SHERIFF'S SALE

Sq Ft OPA#632033189 Improvements: Residential Property
 ANDREW YAREMCHUK C.P. March Term, 2012 No. 01732 \$171,536.56 Phelan Hallinan Diamond & Jones, LLP

1506-658

1504 South 24th Street 19146-4002 36th wd. 1248 Sq Ft OPA#364142300 Improvements: Residential Property
 GEORGE J. RECHNER, JR. C.P. January Term, 2015 No. 01426 \$49,708.10 Phelan Hallinan Diamond & Jones, LLP

1506-659

124 East Huntington Street 19125-1028 31st wd. 1524 Sq Ft OPA#314127600 Improvements: Residential Property
 GERMAN VALENTIN C.P. March Term, 2014 No. 01223 \$103,063.81 Phelan Hallinan Diamond & Jones, LLP

1506-660

4209 Loring Street 19136-3916 41st wd. 1184 Sq Ft OPA#412178100 Improvements: Residential Property
 CHRISTOPHER MICHAEL MCKENNA AND AMY JUDITH MCKENNA C.P. May Term, 2014 No. 03092 \$161,952.59 Phelan Hallinan Diamond & Jones, LLP

1506-661

2826 Angus Road 19114-3414 57th wd. 1296 Sq Ft OPA#572094814 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAUL BOSSARD, DECEASED C.P. November Term, 2014 No. 02268 \$172,896.99 Phelan Hallinan Diamond & Jones, LLP

1506-662

3245 Memphis Street 19134-4408 45th wd. 741 Sq Ft OPA#451405300 Improvements: Residential Property
 MICHAEL J. OTT, JR., IN HIS CAPACITY AS HEIR OF HENRIETTA OTT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRIETTA OTT, DECEASED C.P. June Term, 2014 No. 00233 \$69,145.81 Phelan Hallinan Diamond & Jones, LLP

1506-663

6408 North 12th Street a/k/a 6432 North 12th Street 19126-3638 49th wd. 1440 Sq Ft OPA#493151810 Improvements: Residential Property
 VERNON L. WALLACE, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF LYDIA BARASHANGO; JABARI WALLACE, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF LYDIA BARASHANGO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

SHERIFF'S SALE

ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LYDIA BARASHANGO, DECEASED C.P. August Term, 2013 No. 00780 \$170,996.71 Phelan Hallinan Diamond & Jones, LLP

1506-664

1425 Sellers Street 19124-3629 23rd wd. 1940 Sq Ft OPA#234052200 Improvements: Residential Property
 SONIA FLORES, IN HER CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; MELISSA MELENDEZ, IN HER CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; ALEXIS MELENDEZ, IN HIS CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; JUAN MELENDEZ, IN HIS CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; ENID MELENDEZ, IN HER CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSE M. OTERO, DECEASED C.P. June Term, 2014 No. 00868 \$39,318.41 Phelan Hallinan Diamond & Jones, LLP

1506-665

4757 Meridian Street 19136-3310 65th wd. 1110 Sq Ft OPA#651164000 Improvements: Residential Property
 MIKINA HARRISON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BELINDA EVANS; JAMEL EVANS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BELINDA EVANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BELINDA EVANS, DECEASED C.P. March Term, 2013 No. 01569 \$110,121.19 Phelan Hallinan Diamond & Jones, LLP

1506-666

2958 North 22nd Street 19132-1504 11th wd. 1508 Sq Ft BRT#871516290 Improvements: Commercial Real Estate
 ADRIAN J. MOODY AND ROBYN R. JONES C.P. July Term, 2014 No. 01704 \$36,928.88 Kristofer B. Chiesa, Esq.

1506-667

1033 East Rittenhouse Street 19138 59th wd. S/D W B/G 2S MASONRY; 1609 Sq Ft BRT#591137000 Improvements: Residential Dwelling
 VERONICA NAOMI HARRIS C.P. No. 3445 \$74,114.93 McCabe, Weisberg & Conway, P.C.

1506-668

3245 North Marston Street 19129 38th wd. ROW 2 STY MASONRY; 1157 Sq Ft
 All that certain lot or piece of ground with the message or tenement thereon erected described according to a survey and plan thereof made by W.F. Wingate Esq. Surveyor and Regulator of

SHERIFF'S SALE

the 13th District on the 30th day of September A.D. 1922 as follows to wit:
 Situate on the East side of Marston Street at the distance of 326 feet 6 inches Northward from the North side of Allegheny Avenue in the 38th Ward of the City of Philadelphia.

Containing in front or breadth on the said Marston Street 14 feet 3 inches and extending of that width in length or depth Eastward between parallel lines at right angles to the said Marston Street 62 feet 6 inches to a certain 3 feet wide alley which extends Northward into Marston Street and Southward it communicates with a 10 feet wide driveway which leads Eastward into Etting Street and Westward into the said Marston Street.
 Being known as 3245 North Marston Street. BRT#381230200 Improvements: Residential Dwelling
 DAVID STANSON, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER; CHARLOTTE W. STANSON A/K/A CHARLOTTE J. WHEELER A/K/A CHARLOTTE J. WHEELER A/K/A LYDIA DELGADO, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EARL STANSON, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2038 No. 30200 \$48,676.08 McCabe, Weisberg & Conway, P.C.

1506-669

5906 Tabor Avenue a/k/a 5906 Tabor Road 19120 35th wd. ROW B/GAR 2STY MASONRY; 1088 Sq Ft BRT#352332000 Improvements: Residential Dwelling
 PATRICIA CARTER A/K/A PATRICA E. CARTER AND DARRIN L. CHAPMAN, EXECUTOR OF THE ESTATE OF PATRICIA CARTER A/K/A PATRICIA E. CARTER, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 02372 \$53,384.57 McCabe, Weisberg & Conway, P.C.

1506-670

25 High Street 19144 59th wd. 6478 Sq Ft OPA#59-2-0385-00 Subject to Rent Improvements: Commercially Zoned Building
 24 HIGH STREET ASSOCIATES, LLC C.P. June Term, 2013 No. 01951 \$399,987.97 James M. Rodgers, Esq.

1506-671

1728 S Edgewood Street 19142-1414 3rd wd. 1224 Sq Ft BRT#034143200 Subject to Mortgage Improvements: Residential Dwelling
 GENE C. HARPER (DECEASED) AND VENICE HARPER C.P. September Term, 2011 No. 03458 \$82,453.31 Thomas A. Capehart, Esq.



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