

Sheriff's Sale Notices for June 7, 2016

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, June 7, 2016 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or made 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 web-

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site at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on June 7, 2016.

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

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

EXPLANATION

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

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

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

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

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

502-588 A-C

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

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

40th Wd. (5349 Chester Ave. - Premises C - 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property
FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1206-376A-B

51st wd. (5420-28 Paschall Ave. - Premises A - 19143) 170' Northeast of 55th St., Front: 130', Depth 195' BRT#884350840 Improvements: Commercial Property 51st wd.

(5430-44 Paschall Ave. - Premises B - 19143) Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170' Depth: 195' BRT#884350845 Improvements: Commercial Property
FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.

The following property, sale of which was postponed from the May 6, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1405-685

2342 Griffith Street 19152 56th wd. On the southwesterly side of Griffith Street (50 feet

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wide) and the northwesterly side of Bradford Street (70 feet wide); front 28 ft 5-1/2 in, depth 111 ft 3 in BRT#561537300 Improvements: Residential
ADVANCED ACQUISITIONS, LLC C.P. January Term, 2014 No. 003339 \$145,060.64 David E. Stern, Esq.

The following property, sale of which was postponed from the August 5, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1408-460

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

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

1502-616

1831-33 Harrison Street 19124 23rd wd. 3340 Sq Ft; Situated on Northeast Side of Harrison Street At 76 feet 9 inches from Southeast side of Charles Street, Thence: 77 feet To: Northeast parallel to Charles Street, Thence: 25 feet 9 inches To: Northeast Parallel to Harrison Street, Thence: 51 feet From: Southeast side of Charles Street, Thence 16 feet To: Northeast of Charles Street, Thence: 51 feet To: Southeast parallel to Harrison Street, Thence: 38 feet 6 inches To: Northeast parallel to Charles Street, Thence: 102 feet To: Southeast parallel to Harrison Street, Thence 47 feet To: Northwest parallel to Harrison Street, Thence: 71 feet 10 inches From: Northeast side of Harrison Street, Thence: 31 feet 3 inches From: Northwest side of Harrison Street BRT#871529080

MAO KHAI VAN C.P. May Term, 2014 No. 02260 \$92,057.92 plus \$37.26 per day after 5/15/14 Laurence A. Mester; Mester & Schwartz, P.C.

The following property, sale of which was postponed from the May 5, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1505-515

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

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

1507-478

5804 North 4th Street a/k/a 5804 4th Street 19120 61st wd. 896 Sq Ft BRT#612363400 Improvements: Residential Property
JAMES E. BRODIE C.P. December Term, 2014 No. 01059 \$89,280.51 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdotir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1507-698

879 North Brooklyn Street 19104 6th wd. 1182 Sq Ft BRT#062299400 Improvements:

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Residential Dwelling
MICKEY R. DAVIS A/K/A MICKEY DAVIS C.P. April Term, 2013 No. 05159 \$85,213.48 Federman & Associates, LLC

1507-700

1031 South 55th Street 19143 51st wd. 1316 Sq Ft; ROW 2 STY MASONRY BRT#513130400; PRCL#26-S-13-292 Improvements: Residential Dwelling
KAREEM T. LAWRENCE A/K/A KAREEM T. LAWRENCE C.P. November Term, 2014 No. 01302 \$69,878.32 Federman & Associates, LLC

The following property, sale of which was postponed from the August 4, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1508-358

6337 Morton Street 19144 59th wd. 1760 Sq Ft BRT#592213037 Improvements: Residential Dwelling
ALONZO PICKRON C.P. November Term, 2013 No. 00474 \$94,993.54 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1508-434

1930 Wilder Street 19146-4641 36th wd. 980 Sq Ft OPA#363035500 Improvements: Residential Property
DOROTHY R. FERGUSON C.P. January Term, 2015 No. 00349 \$57,105.54 Phelan Hallinan Diamond & Jones, LLP

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

1509-342

7532 Woodcrest Avenue 19151 34th wd. Land Area: 1266 Sq Ft BRT#34-3-1851-00 Improvements: Row B/garage 2 Story Masonry
TAJINDER SINGH, KNOWN HEIR OF TRACEY SMITH, DECEASED MORTGAGOR AND REAL OWNER; BRITTNEY SMITH, KNOWN HEIR OF TRACEY SMITH, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TRACEY SMITH C.P. July Term, 2014 No. 00806 \$72,250.00 Milstead & Associates, LLC

1509-481

2528 Cedar Street 19125 31st wd. ROW 3 STY MASONRY; 868 Sq Ft BRT#312035600 Improvements: Residential Dwelling
JAMES BIDWELL C.P. October Term, 2013 No. 01819 \$214,496.37 McCabe, Weisberg, & Conway, P.C.

1509-526

6336 North 8th Street 19126-3703 49th wd. 3895 Sq Ft; on the Northwesterly side of 8th St at a distance of 176 feet Northeastwardly from the Northeasterly side of Chelton Ave; Front: Irregular x Depth: Irregular OPA#49213500 Subject to Mortgage Improvements: Single Family Residence
CASSANDRA PHILLIPS C.P. September Term, 2014 03547 \$209,828.19 Stephen M. Hladik, Esq.

The following property, sale of which was postponed from the October 6, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1510-325

6129 North 6th Street 19120 61st wd. 1904 Sq Ft BRT#611125100 Improvements: Row B/gar 2sty Masonry
THOMAS BRYANT, JR. A/K/A THOMAS BRYANT AND KATHRYN BRYANT C.P. August Term, 2014 No. 00358 \$79,959.00 Milstead & Associates, LLC

1510-339

6626 Lansdowne Avenue 19151 34th wd. 1134 Sq Ft BRT#344022900 Improvements: Residential Property
CHARITA N. HENRY C.P. February Term, 2015 No. 0024 \$63,217.05 Shapiro & DeNardo, LLC

1510-393

53 West Seymour Street 19144 12th wd. 2500 Sq Ft BRT#123054800 Improvements: Residential Real Estate

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MAXIM VOVK C.P. August Term, 2014 No. 02378 \$105,894.87 Stern & Eisenberg P.C.

1510-465

5355 Woodland Avenue 19143-5425 51st wd. 1266 Sq Ft; Situate on the Northwesterly side of Woodland Avenue at the distance of 377 feet 8-3/8 inches Southwestwardly from the Southwesterly side of 53rd Street. BRT#871577160 Improvements: Row W-off/str 2 Sty Masonry
STEVEN L. GORDON C.P. January Term, 2010 No. 200277 \$98,840.88 Richard J. Nalbantian, III, Esq.

1510-490

1116 Custis Place 19122 14th wd. 1800 Sq Ft BRT#141445700 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF VIRGINIA STUART C.P. January Term, 2015 No. 03194 \$74,379.97 Stern & Eisenberg P.C.

1510-496

6405 North Camac Street a/k/a, 6421 North Camac Street 19126-3644 49th wd. 3192 Sq Ft OPA#493172200 Improvements: Residential Property
ANTHONY HUGHES C.P. October Term, 2013 No. 02679 \$254,913.90 Phelan Hallinan Diamond & Jones, LLP

1510-527

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

1510-550

300 East Allens Lane 19119-1101 9th wd. 2327 Sq Ft OPA#091007500 Improvements: Residential Property
KIM M. JONES C.P. May Term, 2012 No. 00030 \$127,314.69 Phelan Hallinan Diamond & Jones, LLP

1510-570

5038 Whitaker Avenue 19124-3515 23rd wd. 1440 Sq Ft OPA#233073000 Improvements: Residential Property
ELVIE R. ALEXANDER NOW BY NAME ELVIE R. HOUCK AND DEAN W. HOUCK C.P. April Term, 2015 No. 03411 \$18,003.41 Phelan Hallinan Diamond & Jones, LLP

1510-609

3 North Christopher Columbus Boulevard , Unit 249 a/k/a 3 North Columbus Boulevard #249 19106 5th wd. 0 Sq Ft BRT#88-8-0612-62 Improvements: Residential Dwelling
BRIAN HECKER AND KARA HECKER C.P. April Term, 2014 No. 04379 \$311,200.61 Powers, Kim & Associates, LLC

1510-620

4000 Gypsy Lane, Unit 550 19129 21st wd. on Gypsy Lane Condominium Side of Gypsy Lane; Front: Irregular, Depth: Irregular BRT#88210300 Subject to Mortgage Improvements: Res. Condo 3 Sty Masonry
ESTATE OF ERLINE BASS NELSON C.P. January Term, 2015 No. 001892 \$18,553.66 Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.

1510-623

5893 Woodcrest Avenue 19131-2214 52nd wd. 1651.36 Sq Ft BRT#52-2-1617-00 Improvements: Residential Dwelling
JESTINE JOHNSON C.P. July Term, 2013 No. 04450 \$79,011.58 Barbara A. Fein, Esq.

The following property, sale of which was postponed from the November 10, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1511-332

5120 North Marvine Street 19141-2815 49th wd. 2100 Sq Ft OPA#493097700 Improvements: Residential Property
RICHARD NEWSOME, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED; THE UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVE LERVE NEWSOME; DWIGHT NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; JAMIE NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; SHEILA NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; JUANITA NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; LATHASA NEWSOME, AS

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POTENTIAL HEIR OF LERVE NEWSOME; CHERYL NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME C.P. March Term, 2011 No. 01898 \$89,635.71 Phelan Hallinan Diamond & Jones, LLP

1511-397

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

1511-427

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

1511-477

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

1511-519

1923 67th Avenue 19138 50th wd. ROW B/GAR 2STY MASONRY; 1146 Sq Ft BRT#102432200 Improvements: Residential Dwelling
UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA; KENNETH IRICK AND SYREETA S. SCOTT A/K/A SYREETA SCOTT C.P. September Term, 2013 No. 02380 \$48,639.92 McCabe, Weisberg & Conway, P.C.

1511-541

1332 Saint Vincent Street 19111 53rd wd. 2806 Sq Ft BRT#532321400 Improvements: Residential Property
JEAN W. MERCERON C.P. July Term, 2014 No. 00903 \$181,292.49 KML Law Group, P.C.

1511-602

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

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

1512-303

1818 Dallas Street 19126 10th wd. 1205 Sq Ft OPA#101283000 Improvements: Residential Property
DANATAY JONES-GREEN AND KAREEM GREEN C.P. October Term, 2010 No. 03257 \$166,919.02 Richard M. Squire & Associates, LLC

1512-323

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

1512-338

3131 North Marston Street 19132-1237 38th wd. 609 Sq Ft BRT#381226700 Improvements: Row 2 Story Masonry
DIANE JAMES C.P. March Term, 2015 No. 01923 \$21,469.00 Milstead & Associates, LLC

1512-371

1033 East Haines Street 19138 59th wd. Beginning Point: At the intersection of the south-west line or Ardleigh Street (70' wide) with the northwest line of Haines Street (60 wide); 4183 Sq Ft BRT#592016300 Improvements: S/d W Det Gar 2 Sty Mason
JAMES B. JOHNSON C.P. May Term, 2013 No. 00705 \$202,527.75 Richard J. Nalbandian, III, Esq.

1512-397

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

1512-411

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

1512-459

6750 Lindbergh Boulevard 19142 40th wd. 32950 Sq Ft BRT#884348360 Improvements:

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Commercial Use Building
VYREAK HENG C.P. July Term, 2015 No. 1435 \$459,425.24 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1512-461

1823 East Moyamensing Avenue 19148-1944 1st wd. 1242 Sq Ft OPA#011214200 Improvements: Residential Property
JOHN E. MCNAMEE C.P. July Term, 2012 No. 03408 \$331,751.40 Phelan Hallinan Diamond & Jones, LLP

1512-467

3928 Haverford Avenue 19104-1808 24th wd. 1584 Sq Ft OPA#242205800 Improvements: Residential Property
GEORGE BLACK C.P. August Term, 2012 No. 00609 \$69,830.43 Phelan Hallinan Diamond & Jones, LLP

1512-483

6623 North 8th Street 19126 61st wd. 8731 Sq Ft BRT#611167500 Improvements: Residential Property
EMMA COX-WATSON AND RODERICK WATSON C.P. May Term, 2013 No. 002721 \$265,486.82 Shapiro & DeNardo, LLC

1512-502

6532 Marsden Street 19135 41st wd. 1260 Sq Ft OPA#411257700 Improvements: Residential Property
YISCHOR D. FRIEDMAN C.P. December Term, 2013 No. 01715 \$67,939.30 Richard M. Squire & Associates, LLC

1512-512

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

1512-519

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

1512-550

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

1512-563A-B

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

1512-600

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

1512-610

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

1512-640

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

1512-666

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

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1512-703

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

1512-720

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

1512-723

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

1512-724

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

1512-740

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

1512-743

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

The following property, sale of which was postponed from the January 5, 2016, Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1601-400

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

1601-441

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

1601-442

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

1601-444

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

1601-455

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

1601-509

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

SHERIFF'S SALE

1601-529

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

1601-559

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

1601-579

5314 Yocum Street 19143-5432 51st wd. 984 Sq Ft OPA#512093700 Improvements: Residential Property
VALERIE COOPER C.P. January Term, 2008 No. 00103 \$98,275.68 Phelan Hallinan Diamond & Jones, LLP

1601-606

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

1601-635

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

The following property, sale of which was postponed from the February 2, 2016 Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1602-315

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

1602-342

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

1602-356

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

1602-361

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

1602-370

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

1602-372

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

1602-374

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

SHERIFF'S SALE

1602-385

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

1602-392

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

1602-394

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

1602-399

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

1602-402

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

1602-413

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

1602-424

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

1602-427

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

1602-429

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

1602-430

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

1602-434

SHERIFF'S SALE

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ALETHA P. GREEN C.P. October Term, 2013 No. 01820 \$37,836.39 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-437

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

1602-439

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

1602-451

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

1602-452

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

1602-453

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

1602-459

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

1602-460

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

1602-468

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

1602-469

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

1602-471

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

1602-476

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

1602-480

1107 Glenview Street 19111 53rd wd. 2766 Sq Ft BRT#532158900 Improvements: Residential Property
THERESA BLACKWELL C.P. December

SHERIFF'S SALE

Term, 2012 No. 01451 \$151,511.92 KML Law Group, P.C.

1602-494

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

1602-501

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

1602-509

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

1602-514

6137 Jefferson Street 19151 34th wd. 1740 Sq Ft OPA#34-2070500 Improvements: Residential Property
NKURUMAH GOWIE C.P. January Term, 2015 No. 02168 \$101,245.87 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-520

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

1602-522

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

1602-523

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

1602-528

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

1602-532

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

1602-541

2542 North Patton Street 19132 28th wd.

SHERIFF'S SALE

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

1602-548

147 West Sharpnack Street 19119 22nd wd. Approximate size: 2688 OPA#223047000 Improvements: Residential Property
MARIA MITCHELL C.P. May Term, 2013 No. 03781 \$284,144.46 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-550

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

1602-553

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

1602-554

5902 Shisler Street 19149 53rd wd. 1512 Sq Ft OPA#531275200 Improvements: Residential Property
JULMICE JOSUE AND SHAMAIIKA CHOIZI C.P. April Term, 2013 No. 01227 \$99,401.63 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1602-557

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

1602-559

229 North Creighton Street 19139 44th wd. 1114 Sq Ft OPA#441121300 Improvements: Residential Property
TAMICKA I. SUMMERVILLE C.P. July Term, 2013 No. 02412 \$80,777.29 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-569

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

1602-572

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

1602-582A-D

2nd wd. (1301 Federal Street - Premises A - 19147) 18'x52' OPA#021252700 Subject to Mortgage Subject to Rent Improvements: Row Con/apt 3 Sty Mason
23rd wd. (4750 Frankford Avenue - Premises B - 19124) Approximate size: 17'x85'8" OPA#871110050 Subject to Rent Improvements: Sty Off + Apt 3 Sty Masonry
39th wd. (2140 South 8th Street - Premises C - 19148) Approximate size: 16'x65' OPA#393255200 Subject to Mortgage Improvements: Row 2 Sty Masonry
23rd wd. (4655-4661 Paul Street - Premises D - 19124) Approximate size: 61'x89' OPA#0882966800 Subject to Rent

SHERIFF'S SALE

Improvements: Store 1 Sty Masonry
BIK YANG LAU C.P. June Term, 2008 No. 04947 \$125,000.00 Drew Salaman, Esq.

1602-584

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

1602-596

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

1602-631

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

1602-637

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

1602-640

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

1602-643

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

1602-647

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

1602-649

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

1602-650

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

1602-652

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

1602-655

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

1602-659

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

1602-660

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

SHERIFF'S SALE

1602-663
2431 East Cumberland Street 19125-3104 31st wd. 1778 Sq Ft OPA#314039000 Improvements: Residential Property
TIMOTHY R. BENSTON C.P. April Term, 2013 No. 03973 \$337,666.46 Phelan Hallinan Diamond & Jones, LLP

1602-666

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

1602-667

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

1602-670

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

1602-671

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

1602-674

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

1602-675

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

1602-676

3542 Primrose Road 19114-2622 57th wd. 1224 Sq Ft OPA#572125466 Improvements: Residential Property
HARRY LEIBRECHT, JR. AND KATHLEEN LEIBRECHT C.P. April Term, 2015 No. 00304 \$155,540.23 Phelan Hallinan Diamond & Jones, LLP

1602-678

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

1602-681

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

1602-685

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

1602-702

3420 Shelmire Avenue 19136-3525 64th wd. 1432 Sq Ft OPA#642170200 Improvements:

SHERIFF'S SALE

Residential Property
ANGELICA M. MARQUEZ C.P. December Term, 2013 No. 02406 \$134,785.85 Phelan Hallinan Diamond & Jones, LLP

1602-706

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

1602-712

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

1602-713

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

1602-715

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

1602-718

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

1602-720

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

1602-722A-B

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

1602-724

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

1602-727

6507 Theodore Street 19142 40th wd. 1040 Sq Ft OPA#40-6-2377-00 Improvements: Residential Property
LORPU DENNIS C.P. January Term, 2012 No. 00701 \$58,861.10 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1602-734A-E

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

SHERIFF'S SALE

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

1603-308

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

1603-312

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

1603-314

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

1603-344

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

1603-346

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

1603-354

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

1603-357

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

1603-360

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

1603-365

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

1603-366

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

1603-372

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

1603-383

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

1603-401

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

SHERIFF'S SALE

1603-418

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

1603-427

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

1603-430

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

1603-431

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

1603-436

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

1603-442

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

1603-455

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

1603-473

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

1603-480

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

1603-484

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

1603-486

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

1603-488

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

1603-498

2413 West Toronto Street 19132-1333 38th wd. 932 Sq Ft OPA#381316000 Improvements: Residential Property
JULIUS B. SMALL; MARLENE SMALL AND LORRAINE SMALL A/K/A LORRAINE

SHERIFF'S SALE

C.P. April Term, 2015 No. 01619 \$67,668.40 Phelan Hallinan Diamond & Jones, LLP

1603-499

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

1603-500

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

1603-505

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

1603-507

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

1603-512

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

1603-513

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

1603-515

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

1603-516

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

1603-519

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

1603-524

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

1603-526

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

1603-527

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

SHERIFF'S SALE

1603-532

2344 West Sergeant Street 19132 16th wd. 922 Sq Ft OPA#162308100 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF STEVEN R. DODSON C.P. March Term, 2013 No. 03950 \$30,277.60 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1603-537

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

1603-551

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

1603-553

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

1603-559

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

1603-571

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

1603-575

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

1603-590

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

1603-594

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

1603-616

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

1603-618

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SHERIFF'S SALE

Improvements: Residential Property
LEE LUCKMAN C.P. June Term, 2012
No. 02223 \$431,422.44 Phelan Hallinan
Diamond & Jones, LLP

1603-636

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

1603-654

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

1603-662

2015 East Firth Street 19125-1315 31st wd.
786 Sq Ft OPA#73285200 Improvements:
Residential Property
JON B. BATISTA C.P. November Term,
2013 No. 03079 \$137,251.48 Phelan
Hallinan Diamond & Jones, LLP

1603-665

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

1603-672

1647 Widener Place 19141 17th wd. 1146
Sq Ft BRT#171192500 Improvements:
Residential Property
TASTONIA MYATT ALTMAN A/K/A
TASTONIA MAYTT ALTMAN AND
HASFORD THOMAS ALTMAN C.P. August
Term, 2015 No. 01799 \$129,182.24 KML
Law Group, P.C.

1603-676

853 North 47th Street 19139 6th wd. 1070
Sq Ft BRT#062408500 Improvements: Row
2 Sty Condo
THE KNOWN AND UNKNOWN HEIRS OF
DANIEL GRANDY, DECEASED; VIOLET
GRANDY, SOLELY AS HEIR OF DANIEL
GRANDY, DECEASED C.P. October Term,
2014 No. 00839 \$21,092.18 Richard M.
Squire & Associates, LLC

1603-682

**1 West Upsal Street a/k/a 6500 Germantown
Avenue 19119** 22nd wd. 5908.91 Sq Ft
BRT#223190500 Improvements: Residential
Real Estate
STEWART B. CALLOWAY A/K/A
STEWART CALLOWAY AND MARY A.
WILLIAMS CALLOWAY A/K/A MARY
WILLIAMS-CALLOWAY C.P. August
Term, 2015 No. 00442 \$445,037.36 Stern
& Eisenberg P.C.

1603-683A-B

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

The following property, sale of which was postponed from the April 5, 2016 Sheriff's Sale, will be offered for sale on TUESDAY, June 7, 2016.

1604-302

168 East Mayland Street 19144 22nd wd.
1762 Sq Ft OPA#592126100 Improvements:
Residential Property
THE UNKNOWN HEIRS AND
ADMINISTRATORS OF THE ESTATE OF
BARBARA E. CHAMBERLAIN C.P.
February Term, 2012 No. 02855 \$78,886.55
Justin F. Kobeski, Esq.; Scott A. Dieterick,
Esq.; Kimberly A. Bonner, Esq.; Kimberly J.
Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael
E. Carleton, Esq.; Meredith H. Wooters, Esq.;
Karina Velter, Esq.; Manley Deas Kochalski
LLC

1604-320

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

1604-327

12002 Medford Road 19154-1833 66th wd.
1360 Sq Ft OPA#663231900 Improvements:
Residential Property
DELORES PARKER, IN HER CAPACITY AS
ADMINISTRATRIX CTA AND DEVISEE OF
THE ESTATE OF JAMES N. DENNIS A/K/A

SHERIFF'S SALE

JAMES DENNIS C.P. January Term, 2014
No. 02800 \$79,062.10 Phelan Hallinan
Diamond & Jones, LLP

1604-330

1833 North Uber Street 19121 32nd wd.
1336 Sq Ft BRT#321271502 Improvements:
Residential Property
DEIDRA MEADE C.P. May Term, 2015
No. 00500 \$120,333.44 KML Law
Group, P.C.

1604-332

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

1604-335

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

1604-339

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

1604-340

9337 Treaty Road 19114 57th wd. (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

1604-349

514 Poplar Street 19123 5th wd. 1503 Sq Ft
OPA#05-6161545 Improvements: Residential
Property
CRYSTAL MARIE STEPHENS C.P.
September Term, 2009 No. 01470 \$213,384.96
Justin F. Kobeski, Esq.; Scott A. Dieterick,
Esq.; Kimberly A. Bonner, Esq.; Kimberly J.
Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael
E. Carleton, Esq.; Meredith H. Wooters, Esq.;
Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-352

3826 Lawndale Street 19124 33rd wd. 975
Sq Ft BRT#332253000 Improvements:
Residential Property
TOMASA DIAZ-RUIZ AND MARIA E.
OLIVERAS C.P. June Term, 2015 No. 02311
\$94,865.13 KML Law Group, P.C.

1604-355

6032 North Broad Street 19141 17th wd.
2221 Sq Ft OPA#172009000 Improvements:
Residential Property
NICHOLSON PERICLES C.P. December
Term, 2013 No. 02111 \$91,338.69 Justin F.
Kobeski, Esq.; Scott A. Dieterick, Esq.; Kimberly
A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana
Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
Meredith H. Wooters, Esq.; Karina Velter, Esq.;
Manley Deas Kochalski LLC

1604-357

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

1604-358

2027 East Monmouth Street 19134-3612
25th wd. 1100 Sq Ft OPA#252132700
Improvements: Residential Property
JOSE VARGAS C.P. December Term, 2014
No. 00216 \$28,410.39 Phelan Hallinan
Diamond & Jones, LLP

1604-361

45 East Walnut Lane 19144-2002 59th wd.
2056 Sq Ft OPA#592069900 Improvements:
Residential Property
CYNTHIA WAY C.P. July Term, 2014
No. 04004 \$119,827.31 Phelan Hallinan
Diamond & Jones, LLP

1604-362

3037 Disston Street 19149-1902 55th wd.
1174 Sq Ft OPA#551309100 Improvements:
Residential Property
MICHAEL J. HAAS AND EILEEN P.
FITZPATRICK A/K/A EILEEN P. HAAS
C.P. April Term, 2015 No. 01937 \$152,017.38
Phelan Hallinan Diamond & Jones, LLP

1604-366

4730 C Street 19120 42nd wd. 1200 Sq Ft
OPA#42-1355100 Improvements: Residential

SHERIFF'S SALE

Property
MAURICE L. MARSHALL C.P. December
Term, 2014 No. 00169 \$196,771.54 Justin F.
Kobeski, Esq.; Scott A. Dieterick, Esq.; Kimberly
A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana
Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
Meredith H. Wooters, Esq.; Karina Velter, Esq.;
Manley Deas Kochalski LLC

1604-370

1958 Elston Street 19138-2719 10th wd.
984 Sq Ft OPA#101330400 Improvements:
Residential Property
LIZZIE SHUFORD C.P. July Term, 2015
No. 02516 \$78,241.19 Phelan Hallinan
Diamond & Jones, LLP

1604-376

3365 Ridge Avenue 19132-2831 28th wd.
1692 Sq Ft OPA#282271101 Improvements:
Residential Property
WILLIAM A. CHANEY AND JANET
CHANEY C.P. October Term, 2015 No.
03296 \$51,959.90 Phelan Hallinan Diamond
& Jones, LLP

1604-382

6733 North 18th Street 19126 50th wd. 1336
Sq Ft OPA#101085700 Improvements:
Residential Property
CLAUDELLE V. TYLER C.P. April Term,
2014 No. 01613 \$31,015.06 Meredith
H. Wooters, Esq.; Scott A. Dieterick, Esq.;
Kimberly A. Bonner, Esq.; Kimberly J. Hong,
Esq.; Jana Fridfinnsdottir, Esq.; Michael E.
Carleton, Esq.; Justin F. Kobeski, Esq.; Karina
Velter, Esq.; Manley Deas Kochalski LLC

1604-393

6634 Walker Street 19135 55th wd. 1296
Sq Ft BRT#55-2315100 Improvements:
Residential Dwelling
MOHAMMED KARIM AND SALMA KARIM
A/K/A SALMA A. KARIM C.P. November
Term, 2015 No. 01654 \$140,163.28 Udren
Law Offices, P.C.

1604-394

1411 East Weaver Street 19150-2223 50th wd.
1188 Sq Ft OPA#501470300 Improvements:
Residential Property
JOANNA JOHNSON A/K/A JOANNA
YOUNG C.P. March Term, 2015 No. 00740
\$47,698.92 Phelan Hallinan Diamond &
Jones, LLP

1604-395

1403 East Weaver Street 19150 50th wd.
1320 Sq Ft BRT#501469900 Improvements:
Residential Dwelling
RAYMOND BLUE A/K/A RAYMOND F.
BLUE A/K/A RAYMOND T. BLUE AND
VERONICA BLUE A/K/A VERONICA I.
BLUE C.P. October Term, 2013 No. 02829
\$184,731.87 Udren Law Offices, P.C.

1604-399

2220 Cantrel Street 19145 48th wd. 800 Sq Ft
BRT#482085900 Improvements: Residential
Property
PERCY A. ROLAND C.P. September Term,
2009 No. 03308 \$53,766.60 KML Law
Group, P.C.

1604-402

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

1604-409

565 1/2 Alcott Street 19120 35th wd. 1299
Sq Ft OPA#35-2077100 Improvements:
Residential Property
NIKIA SMITH C.P. January Term, 2015 No.
01410 \$75,980.68 Meredith H. Wooters,
Esq.; Scott A. Dieterick, Esq.; Kimberly A.
Bonner, Esq.; Kimberly J. Hong, Esq.; Jana
Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.;
Justin F. Kobeski, Esq.; Karina Velter, Esq.;
Manley Deas Kochalski LLC

1604-412

7927 Temple Road 19150 50th wd. 1643 Sq Ft
OPA#50-1093600 Improvements: Residential
Property
WILLIAM MANGUM C.P. December
Term, 2012 No. 01530 \$42,660.12 Meredith
H. Wooters, Esq.; Scott A. Dieterick, Esq.;
Kimberly A. Bonner, Esq.; Kimberly J. Hong,
Esq.; Jana Fridfinnsdottir, Esq.; Michael E.
Carleton, Esq.; Justin F. Kobeski, Esq.; Karina
Velter, Esq.; Manley Deas Kochalski LLC

1604-413

3809 Cresson Street 19127 21st wd. Irregular;
Situated on the Northeasterly side of Cresson
St (38 feet wide) at the distance of 71' 1/8"
Northwesterly from the Northwesterly side of
Salaiganc St BRT#211214400 Improvements:

SHERIFF'S SALE

Single Family Residence
DAWN M. WEEMS C.P. May Term, 2015 No.
00268 \$175,847.97 Stephen M. Hladik, Esq.

1604-414

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

1604-416

1322 South 15th Street 19146 36th wd. 2352
Sq Ft OPA#365054600 Improvements:
Residential Property
UNKNOWN HEIRS AND/OR
ADMINISTRATORS OF THE ESTATE
OF VELVITA GRIMES A/K/A VELVITA
SCUGGS GRIMES C.P. November Term,
2013 No. 00017 \$29,140.81 Meredith
H. Wooters, Esq.; Scott A. Dieterick, Esq.;
Kimberly A. Bonner, Esq.; Kimberly J. Hong,
Esq.; Jana Fridfinnsdottir, Esq.; Michael E.
Carleton, Esq.; Justin F. Kobeski, Esq.; Karina
Velter, Esq.; Manley Deas Kochalski LLC

1604-420

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

1604-422

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

1604-424

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

1604-425

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

1604-431

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

1604-434

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

1604-440

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

1604-442

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

1604-454

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

1604-455

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

SHERIFF'S SALE

1604-456

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

1604-457

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

1604-458

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

1604-459

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

1604-462

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

1604-465

5815 North 7th Street 19120 42nd wd. 1320
Sq Ft OPA#612248200 Improvements:
Residential Property
HERBERT ALSTON AND MARLENE A.
ALSTON A/K/A MARLENE ALSTON C.P.
August Term, 2013 No. 01471 \$145,278.30
Meredith H. Wooters, Esq.; Scott A. Dieterick,
Esq.; Kimberly A. Bonner, Esq.; Kimberly J.
Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael
E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina
Velter, Esq.; Manley Deas Kochalski LLC

1604-467

6317 Callowhill Street 19151 34th wd. 1814
Sq Ft OPA#343021700 Improvements:
Residential Property
ADEBAYO ADU; ABIODUN R. ADU C.P.
January Term, 2014 No. 02391 \$129,601.06
Justin F. Kobeski, Esq.; Scott A. Dieterick,
Esq.; Kimberly A. Bonner, Esq.; Kimberly J.
Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael
E. Carleton, Esq.; Meredith H. Wooters, Esq.;
Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-468

2614 East Ontario Street 19134 45th wd.
1194 Sq Ft OPA#45-1037000 Improvements:
Residential Property
DANA J. CHRISTIAN AND BRIAN E.
CLARK C.P. January Term, 2015 No. 03296
\$154,958.17 Justin F. Kobeski, Esq.; Scott
A. Dieterick, Esq.; Kimberly A. Bonner, Esq.;
Kimberly J. Hong, Esq.; Jana Fridfinnsdottir,
Esq.; Michael E. Carleton, Esq.; Meredith H.
Wooters, Esq.; Karina Velter, Esq.; Manley
Deas Kochalski LLC

1604-473

2034 Lansing Street 19152 56th wd. 1306
Sq Ft BRT#561472900 Improvements:
Residential Property
ROBIN MILLER AND DAVID J. MILLER,

SHERIFF'S SALE

1604-485

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

1604-486

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

1604-488

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

1604-493

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

1604-497

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

1604-498

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

1604-499

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

1604-504

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

1604-505

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

1604-506

336 West Mount Pleasant Avenue 19119 22nd wd. 1800 Sq Ft OPA#22-3185800 Improvements: Residential Property
BRADFORD W. GALLAGHER AND LUCIA ZAPATERO C.P. May Term, 2012 No. 02226 \$165,741.98 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-508

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

1604-509

3541 Tudor Street 19136 64th wd. ROW B/GAR 2STY MASONRY; 1600 Sq Ft BRT#642137900 Improvements: Residential Dwelling
JOSEPH D. BARCLAY AND KIMBERLY A. BARCLAY C.P. January Term, 2015 No.

SHERIFF'S SALE

01966 \$158,352.51 McCabe, Weisberg, & Conway, P.C.

1604-511

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

1604-513

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

1604-516

3122 Hellerman Street 19149 35th wd. 1964 Sq Ft OPA#551041800 Improvements: Residential Property
MICHAEL A. LOMBO A/K/A MICHAEL LOMBO AND SHIRLEY A. LOMBO A/K/A SHIRLEY LOMBO C.P. January Term, 2012 No. 03033 \$146,840.55 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-518

7822 Cottage Street 19136 65th wd. 1528 Sq Ft OPA#65-1241900 Improvements: Residential Property
JAMES G. COSTELLO C.P. December Term, 2013 No. 00527 \$103,393.30 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-519

4514 Aldine Street 19136 41st wd. 1453 Sq Ft OPA#41-2117600 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF KATHLEEN HOLLINGSWORTH A/K/A KATHLEEN M. HOLLINGSWORTH; KEVIN K. HOLLINGSWORTH, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF KATHLEEN HOLLINGSWORTH A/K/A KATHLEEN M. HOLLINGSWORTH C.P. January Term, 2015 No. 03573 \$129,604.09 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-522

5504 Greene Street 19144 12th wd. 3163 Sq Ft OPA#124107400 Improvements: Residential Property
FRANCIS KILSON C.P. March Term, 2012 No. 02579 \$194,394.74 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-523

2331 North 19th Street 19132 16th wd. 1634 Sq Ft OPA#162074500 Improvements: Residential Property
TANYA KOSH C.P. January Term, 2012 No. 00689 \$43,513.11 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-530

6350 Cherokee Street 19144 59th wd. 1409 Sq Ft OPA#593139200 Improvements: Residential Property
DEBRA TILLMAN A/K/A DEBRA Y. TILLMAN C.P. July Term, 2014 No. 01668 \$59,488.23 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-531

6032 North 12th Street 19141 49th wd. 1688 Sq Ft OPA#49-3148700 Improvements: Residential Property
KENNETH STANLEY AND BARBARA TUCKER C.P. August Term, 2013 No. 03191 \$141,171.18 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana

SHERIFF'S SALE

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

1604-534

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

1604-535

6429 Paschall Avenue 19142 40th wd. 1920 Sq Ft OPA#401354300 Improvements: Residential Property
TAMKA ROYSTER C.P. February Term, 2013 No. 01281 \$131,382.61 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-537

4404 Hurley Street 19120 42nd wd. 1122 Sq Ft OPA#42-1-4308-00 Improvements: Residential Property
SHAFIQUAL ISLAM A/K/A SHAFIQUAL ISLAM C.P. June Term, 2015 No. 02531 \$43,496.79 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-539

4215 Roosevelt Boulevard 19124 23rd wd. 1728 Sq Ft OPA#233018800 Improvements: Residential Property
JULIE VARGHESE AND VARGHESE JOHN C.P. May Term, 2014 No. 02373 \$71,332.68 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-541

2413 North 50th Street 19131 52nd wd. 3713 Sq Ft OPA#52-1252100 Improvements: Residential Property
ANDRES D. ETHRIDGE C.P. October Term, 2014 No. 03321 \$147,066.31 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-543

1425 South Patton Street 19146 38th wd. 1088 Sq Ft OPA#364448400 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF WILLIAM L. SCOTT, SR. C.P. February Term, 2014 No. 02711 \$12,733.30 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-544

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

1604-547

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

SHERIFF'S SALE

1604-551

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

1604-554

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

1604-557

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

1604-566

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

1604-567

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

1604-568

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

1604-571

1304 Faulkrod Street 19124 23rd wd. 2640 Sq Ft OPA#23-4095800 Improvements: Residential Property
MICHAEL D. BENNETT, HEIR AND ADMINISTRATOR OF THE ESTATE OF TYRONE CRAIG; ALEXANDER RUIZ AND LISANDRA LIZ VILLAFANE C.P. July Term, 2014 No. 01001 \$127,842.59 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-572

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

1604-573

2647 South Warnock Street 19148 39th wd. 1070 Sq Ft OPA#394154600 Improvements: Residential Property
ANTHONY SCUDERI A/K/A ANTHONY SCUDERI, JR. C.P. October Term, 2014 No. 00312 \$90,280.62 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-575

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

1604-581

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

1604-583

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

SHERIFF'S SALE

1604-584

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

1604-585

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

1604-586

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

1604-589

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

1604-590

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

1604-591

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

1604-592

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

1604-593

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

1604-598

5829 Warrington Avenue 19143 3rd wd. 1500 Sq Ft OPA#034077900 Improvements: Residential Property
DARIUS GERALD C.P. January Term, 2012 No. 02388 \$55,034.12 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-600

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

1604-601

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

1604-603

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

1604-613

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

SHERIFF'S SALE

1604-614

212 to 224 South 24th Street, Units R-218 and P-44 19103 8th wd. Irregular PRCL#888085577 Subject to Mortgage Improvements: Single Family Residence
JOHN C. LANING C.P. February Term, 2009 No. 02981 \$103,646.36 Stephen M. Hladik, Esq.

1604-615

65 East Herman Street a/k/a 65 Herman Street 19144 59th wd. 1911 Sq Ft BRT#592087000 Improvements: Residential Property
DERRICK D. OUTTERBRIDGE C.P. April Term, 2015 No. 02420 \$128,849.78 KML Law Group, P.C.

1604-617

5027 North Warnock Street 19141 49th wd. 1561 Sq Ft OPA#491373900 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF FAYE PENN C.P. February Term, 2014 No. 01367 \$60,375.37 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-621

2433 North College Avenue 19121 29th wd. 1200 Sq Ft BRT#291032200 Improvements: Residential Real Estate
CALVIN MILLS C.P. October Term, 2015 No. 01040 \$38,149.91 Stern & Eisenberg, P.C.

1604-626

13675 Philmont Avenue, Unit 20 19116 58th wd. BRT#888583318 Improvements: Residential Dwelling
SVETLANA KUTOVOY C.P. October Term, 2015 No. 00278 \$314,296.57 Udren Law Offices, P.C.

1604-632

320 Delphine Street 19120 42nd wd. 840 Sq Ft OPA#422264600 Improvements: Residential Property
DARNELL B. HURLEY, AKA DARNELL HURLEY C.P. June Term, 2013 No. 00331 \$53,193.33 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-633A-B

104 North 2nd Street, Unit 101 - Premises A - 19106-1902 5th wd. 2600 Sq Ft BRT#888049222 Improvements: One Story Commercial Condominium
104 North 2nd Street, Unit 102 - Premises B - 19106-1902 5th wd. 2600 Sq Ft BRT#888049223 Improvements: One Story Commercial Condominium
KEBLE ASSOCIATES REAL ESTATE, LP C.P. July Term, 2014 No. 03783 \$500,225.85 Bernstein-Burkley, PC

1604-634

2865 Norcum Road 19154 69th wd. 1200 Sq Ft OPA#662539400 Improvements: Single Family Home
TAMIKA ROWLAND A/K/A TAMIKA ROWLAND SALAT; TERRY SALAT, SOLELY AS HEIR TO SYLVIA PINTER, DECEASED; THE KNOWN AND UNKNOWN HEIRS OF SYLVIA PINTER, DECEASED; WAYNE H. SALAT C.P. March Term, 2015 No. 01133 \$334,900.44 Richard M. Squire & Associates, LLC

1604-635

400-14 West Hortter Street, Unit 703 19119-3645 22nd wd. 1848 Sq Ft OPA#50-N-15-184 Subject to Mortgage Improvements: Residential Dwelling
MICHELLE JONES C.P. June Term, 2012 No. 01593 \$24,743.99 Hal A. Barrow, Esq.

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

1605-303

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

1605-318

12240 Sweet Briar Road 19154 66th wd. BRT#66-3-1774-00 Improvements: Residential Dwelling

SHERIFF'S SALE

JONATHAN MALCOM A/K/A JONATHAN M. MALCOLM; KRISTY MALCOLM A/K/A KRISTY B. MALCOLM C.P. August Term, 2015 No. 02607 \$188,907.05 Udren Law Offices, P.C.

1605-323

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

1605-334

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

1605-335

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

1605-347

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

1605-354

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

1605-359

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

1605-361

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

1605-364

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

1605-366

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

1605-368

7926 Provident Street 19150 50th wd. 1604.70 Sq Ft; on the Southwesterly side of Provident St at the distance of 242 ft, 2 inches Northwestwardly from the Northwestwesterly side of Phil-Ellena St; Front: 17' 10" Depth: 90' BRT#501169800 Improvements: Single Family Residence
DARRYL W. CRAWFORD, IN HIS CAPACITY AS HEIR OF RONALD M. CRAWFORD A/K/A RONALD MILTON CRAWFORD A/K/A RONALD JAMES MILTON CRAWFORD A/K/A RONALD J. CRAWFORD, DECEASED UNKNOWN HEIRS OF RONALD M. CRAWFORD A/K/A RONALD MILTON CRAWFORD A/K/A RONALD JAMES MILTON CRAWFORD A/K/A RONALD J. CRAWFORD, DECEASED BYRON S. CRAWFORD, SR., IN HIS CAPACITY AS HEIR OF RONALD M. CRAWFORD A/K/A RONALD MILTON CRAWFORD A/K/A RONALD JAMES MILTON CRAWFORD A/K/A RONALD J. CRAWFORD, DECEASED C.P. December Term, 2014 No. 03921 \$156,941.25 Stephen M. Hladik, Esq.

1605-372

4527 Knorr Street 19135-2239 41st wd.

SHERIFF'S SALE

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

1605-377

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

1605-382

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

1605-392

9461 Ashton Road 19114 57th wd. 3727 Sq Ft BRT#572195726 Improvements: Residential Real Estate
JEFFREY I. ROSENTHAL A/K/A JEFFREY ROSENTHAL AND ELLIOTT GROSS, SOLELY AS ATTORNEY IN-FACT FOR JEFFREY I. ROSENTHAL A/K/A JEFFREY ROSENTHAL C.P. December Term, 2015 No. 02176 \$145,015.47 Stern & Eisenberg, P.C.

1605-393

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

1605-399

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

1605-404

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

1605-407

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

1605-412

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

1605-413

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

1605-416

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

1605-417

106 South Alden Street 19139-3226 60th wd. 1038 Sq Ft OPA#604263500 Improvements: Residential Property
SHELIA D. WEST C.P. August Term, 2015 No. 04141 \$58,595.61 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1605-418

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

1605-420

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

1605-424

11742 Academy Place 19154 66th wd. 2646 Sq Ft OPA#66-2043200 Improvements: Residential Property
SAMUEL SLEWION C.P. October Term, 2012 No. 00263 \$175,557.39 Meredith H. Wooters, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1605-429

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

1605-434

8760 Glenloch Street 19136 65th wd. 1520 Sq Ft OPA#65-2270800 Improvements: Residential Property
DUO LING GUAN AND WEN GUANG LIANG A/K/A WEN G. LIANG C.P. February Term, 2015 No. 02198 \$80,468.34 Justin F. Kobeski, Esq.; Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1605-436

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

1605-437

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

1605-441

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

1605-443

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

1605-456

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

1605-458

4820 North Hutchinson Street 19141 49th

SHERIFF'S SALE

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

1605-460

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

1605-462

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

1605-476

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

1605-478

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

1605-480

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

1605-486

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

1605-489A-B

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

1605-508

4713 A Street 19120-4401 42nd wd. 1590 Sq Ft OPA#421297000 Improvements: Residential Property
MOHAMED SALAH SALEH A/K/A

SHERIFF'S SALE

MOHAMED SALEH C.P. November Term, 2015 No. 02721 \$88,040.03 Phelan Hallinan Diamond & Jones, LLP

1605-517

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

1605-519

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

1605-524

2320 South Carlisle Street 19145 26th wd. 1068 Sq Ft OPA#26-1131600 Improvements: Residential Property
CARLO GALLELLI; ERICA GALLELLI C.P. February Term, 2014 No. 02262 \$68,504.04 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1605-531

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

1605-536

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

1605-540

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

1605-543

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

1605-544

1912 Reilly Road 19115 58th wd. 8400 Sq Ft OPA#58-1091205 Improvements: Residential Property
LENA PANICH C.P. December Term, 2014 No. 00302 \$405,793.69 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1605-546

6231 Ludlow Street 19139 3rd wd. 1164 Sq Ft OPA#03-1012600 Improvements: Residential Property
ISAAC P. IVERY AND DORIS ANN IVERY C.P. July Term, 2013 No. 02704 \$53,575.60 Kimberly A. Bonner, Esq.; Scott A. Dietterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Manley Deas Kochalski LLC

1605-549

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

1605-556

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

1605-560

2303 South Front Street 19148 39th wd. 1066 Sq Ft OPA#391224500 Improvements: Residential Property
GINA GAUTIERI C.P. May Term, 2015 No.

SHERIFF'S SALE

01965 \$139,045.34 KML Law Group, P.C.

1605-562

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

1605-582

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

1605-588

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

1605-590

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

1605-594

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

1605-603

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

1605-643

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

1605-649

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

1605-652

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

1605-655

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

SHERIFF'S SALE OF TUESDAY, JUNE 7, 2016

1606-301

4047 Maywood Street 19124 33rd wd. 900 Sq Ft BRT#33-2-4848-00 Improvements:

SHERIFF'S SALE

Residential Dwelling
OLGA HENRY SATURNE C.P. January Term, 2015 No. 02661 \$64,760.36 Martha E. Von Rosenstiel, Esq.

1606-302

227 South 53rd Street 19139-4009 60th wd. 1284 Sq Ft BRT#60-2-1928-00 Improvements: Residential Dwelling
ELIZABETH SHABAZZ C.P. March Term, 2015 No. 02741 \$64,192.30 Pressman & Doyle, LLC

1606-303

1318 West Bristol Street 19140 43rd wd. 1591 Sq Ft BRT#433207500 Improvements: Residential Dwelling
CAROLIN BRELAND C.P. September Term, 2015 No. 03298 \$52,090.11 Udren Law Offices, P.C.

1606-304

134 Roselyn Street 19120 61st wd. 1020 Sq Ft OPA#612181000 Improvements: Residential Property
JERMAINE DAVIS C.P. November Term, 2015 No. 04133 \$41,570.26 KML Law Group, P.C.

1606-305

1751 North 21st Street 19121 47th wd. 1293 Sq Ft BRT#47-2-157000 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOUISE MILLER A/K/A LOUISE MCBETH C.P. August Term, 2015 No. 01561 \$121,282.90 Udren Law Offices, P.C.

1606-306

7838 Rugby Street 19150 50th wd. 1992 Sq Ft BRT#50-2079400 Improvements: Residential Dwelling
CHARLES BLACKMAN A/K/A CHARLES C. BLACKMAN, II C.P. September Term, 2015 No. 02054 \$61,807.93 Udren Law Offices, P.C.

1606-307

3447 Wellington Street 19149-1630 55th wd. 1424 Sq Ft BRT#551478700 Improvements: Residential Dwelling
STEPHANIE MASSEY A/K/A STEPHANIE SIMMONS C.P. August Term, 2015 No. 01499 \$113,287.58 Law Office of Gregory Javardian, LLC

1606-308

4431 East Allen Street 19137-2012 45th wd. 1120 Sq Ft BRT#453345900 Improvements: Residential Dwelling
THERESA ENOCH, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL B. DUFFY A/K/A MICHAEL BERNARD DUFFY A/K/A MICHAEL DUFFY, DECEASED C.P. October Term, 2015 No. 03499 \$102,044.20 Law Office of Gregory Javardian, LLC

1606-309

4964 North 7th Street 19120-3708 49th wd. BRT#115N24-249 Improvements: Residential Dwelling
GUILLERMO A. CARRUCINI C.P. July Term, 2015 No. 01517 \$71,878.15 Powers, Kirm & Associates, LLC

1606-310

660 Hendrix Street 19116 58th wd. 1105 Sq Ft OPA#582328900 Improvements: Residential Property
KATHLEEN KRAEMER C.P. September Term, 2015 No. 01137 \$162,552.40 KML Law Group, P.C.

1606-311

1100 South Broad Street #717C & #352P 19146 36th wd. 599 Sq Ft and 134 Sq Ft OPA#888113986 and OPA#888114358 Improvements: Residential Property
ELIZABETH M. BUCKLEY C.P. December Term, 2013 No. 01781 \$277,092.99 KML Law Group, P.C.

1606-312

537 West Roosevelt Boulevard 19120-3703 49th wd. 1328 Sq Ft BRT#491080400 Improvements: Residential Dwelling
RAFAEL A. MULERO A/K/A RAFAEL A. MULERO, III C.P. December Term, 2013 No. 01133 \$110,653.78 Law Office of Gregory Javardian, LLC

1606-313

5139 Locust Street 19139 60th wd. (formerly part of the 46th wd.) 1800 Sq Ft BRT#602076400 Improvements: Residential Real Estate
JAMES TYSON C.P. January Term, 2015 No. 00162 \$125,026.54 Stern & Eisenberg, P.C.

1606-314

166 Covington Road 19120 61st wd. 1328 Sq Ft OPA#611442800 Improvements:

SHERIFF'S SALE

Residential Property
HERBERT FRAYER C.P. February Term, 2010 No. 02163 \$165,811.04 KML Law Group, P.C.

1606-315

1100 East Barringer Street 19119 22nd wd. 1706 Sq Ft OPA#221020700 Improvements: Residential Property
FRANKLIN SPENCER C.P. May Term, 2014 No. 03531 \$125,134.06 KML Law Group, P.C.

1606-316

6740 Kindred Street 19149 54th wd. 1184 Sq Ft OPA#542257800 Improvements: Residential Property
BARBARA J. TAYLOR C.P. April Term, 2013 No. 03616 \$57,978.65 KML Law Group, P.C.

1606-317

2020 South 28th Street 19145 48th wd. 1024 Sq Ft OPA#482354200 Improvements: Residential Property
EFFENDI PRIATNA C.P. March Term, 2015 No. 00233 \$152,613.94 KML Law Group, P.C.

1606-318

37 West Sharpnack Street 19119 22nd wd. 1315 Sq Ft BRT#223041800 Improvements: Residential Dwelling
SCOTT A. BURKHART C.P. December Term, 2015 No. 03013 \$48,950.40 Martha E. Von Rosenstiel, Esq.

1606-319

2439 North 16th Street 19132-4439 16th wd. Beginning Point: Situate on the East side of 16th St at the distance of 188' 1-1/2" Southward from the South side of Cumberland St Improvements: Row 2 Sty Masonry
DAMON T. WALKER, SR. C.P. September Term, 2014 No. 02484 \$101,195.59 Richard J. Nalbandian, III

1606-320

6309 Marsden Street 19135-3208 41st wd. 1104 Sq Ft BRT#411267100 Improvements: Residential Real Estate
BRIAN CHAMBERS C.P. November Term, 2011 No. 00612 \$170,675.26 Stern & Eisenberg, P.C.

1606-321

419 West George Street 19123-1433 65th wd. 507 Sq Ft BRT#057200500
LUCIANO ROMAN C.P. August Term, 2012 No. 04350 \$261,632.35 Milstead & Associates, LLC

1606-322

6321 North 13th Street 19141 49th wd. 1794 Sq Ft OPA#493208500 Improvements: Residential Property
AMIRATARIQA WILLIAMS C.P. March Term, 2015 No. 02115 \$153,771.17 KML Law Group, P.C.

1606-323

3541 Germantown Avenue 19140 43rd wd. 1620 Sq Ft OPA#87-1-5669-60; PRCL#43-2-1812-00 Improvements: Store 2 Sty Masonry
YOUSOU DIAGNE C.P. December Term, 2010 No. 01149 \$164,021.49 Amar A. Agrawal, Esq.

1606-324

8244 Williams Avenue 19150 50th wd. 1479 Sq Ft OPA#502246800 Improvements: Residential Property
THE UNKNOWN HEIRS OF SHIRLEY J. WYATT, DECEASED; JASON WYATT, SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY J. WYATT, DECEASED; WALTER WYATT, JR., SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY J. WYATT, DECEASED; KELLI WYATT, SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY J. WYATT, DECEASED; DECEASED C.P. February Term, 2015 No. 03198 \$133,750.28 KML Law Group, P.C.

1606-325

133 Gladstone Street 19148 39th wd. 872 Sq Ft OPA#391134700 Improvements: Residential Property
KATHLEEN WRIGHT AND JOHN J. WRIGHT, JR. C.P. June Term, 2015 No. 01350 \$108,100.93 KML Law Group, P.C.

1606-326

5307 Haverford Avenue 19139-1408 44th wd. Beginning Point: Situate on the North side of Haverford Ave (80' wide) at the distance of 84' Westward from the West side 53rd St (60' wide) Improvements: Row 3 Sty Masonry
WILLIAM M. COBB C.P. November Term, 2014 No. 01911 \$215,576.15 Richard J. Nalbandian, III

1606-327

444 North 4th Street, Unit 519 19104 873 Sq Ft BRT#888093370 Subject to Mortgage Improvements: Residential Condominium

SHERIFF'S SALE

YIFEI R. LIU C.P. February Term, 2016 No. 1583 \$5,707.34 Sirlin, Lesser & Benson, P.C.

1606-328

1336 Kimberly Drive 19151 34th wd. 1120 Sq Ft OPA#343296900 Improvements: Residential Property
TIGIST GUEBREYES C.P. July Term, 2014 No. 03984 \$135,001.75 KML Law Group, P.C.

1606-329

2543 East Norris Street 19125-3530 31st wd. 1411 Sq Ft BRT#313009800 Improvements: Residential Real Estate
HOLLY BITTNER AND MICAH KLEIT A/K/A MICAH B. KLEIT C.P. November Term, 2015 No. 04118 \$266,411.89 Stern & Eisenberg, P.C.

1606-330

5932 A Street a/k/a 5932 North A Street 19120 61st wd. 1104 Sq Ft OPA#612493100 Improvements: Residential Property
DAVID C. SMITH AND CAROLYN S. SMITH C.P. April Term, 2015 No. 03707 \$38,790.49 KML Law Group, P.C.

1606-331

7744 Ferndale Street 19111-3139 35th wd. 3677 Sq Ft BRT#63-1-1269-00 Improvements: Residential Real Estate
S/d W/b Gar 1 Sty Masonry
NORMA M. ALICEA AND TEDDY ALICEA C.P. August Term, 2014 No. 02877 \$337,790.99 Milstead & Associates, LLC

1606-332

7210 Glenloch Street 19135 41st wd. 1440 Sq Ft BRT#412333100 Improvements: Residential Dwelling
SIN CHUI HUA A/K/A SIN C. CHIU; YIN YIN CHIU A/K/A YIN Y. CHIU C.P. January Term, 2016 No. 01124 \$86,008.43 Udren Law Offices, P.C.

1606-333

515 North 64th Street 19151 34th wd. 1092 Sq Ft OPA#343075500 Improvements: Residential Property
JASMINE SHAW, SOLELY IN HER CAPACITY AS HEIR OF THERESA SHAW, DECEASED C.P. February Term, 2015 No. 01797 \$50,424.49 KML Law Group, P.C.

1606-334

1314 South 18th Street 19146 36th wd. 1573 Sq Ft OPA#361144900 Improvements: Residential Property
RUDOLPHO RUFUS SUTTON, AS ADMINISTRATRIX OF THE ESTATE OF VIOLET SUTTON, DECEASED; RUDOLPH SUTTON, SOLELY IN HIS CAPACITY AS HEIR OF VIOLET SUTTON, DECEASED; VELVETTE SUTTON, SOLELY IN HER CAPACITY AS HEIR OF VIOLET SUTTON, DECEASED; VIOLET LAWSON-SUTTON, SOLELY IN HER CAPACITY AS HEIR OF VIOLET SUTTON, DECEASED C.P. April Term, 2014 No. 00597 \$136,096.01 KML Law Group, P.C.

1606-335

624 Fanshawe Street 19111 35th wd. 1196 Sq Ft OPA#353114100 Improvements: Residential Property
STEPHANIE FRED-TORRES AND ALEXIS RIOS, JR. C.P. June Term, 2015 No. 01325 \$129,362.40 KML Law Group, P.C.

1606-336

5029 Ditman Street 19124-2230 62nd wd. Beginning Point: Situate on the Southerly side of Ditman Street at the distance of 80 feet Eastwardly from the east side of Washington St Improvements: Semi/det 2 Sty Masonry
IOSLAV STARIKOV AND SVETLANA STARIKOVA C.P. May Term, 2015 No. 00488 \$78,919.24 Richard J. Nalbandian, III

1606-337

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 \$140,038.93 Phelan Hallinan Diamond & Jones, LLP

1606-338

SHERIFF'S SALE

of 150'3-1/2" from a point OPA#652092800
Improvements: Row 2 Sty Masonry
VITO BENDZIUS C.P. May Term, 2015 No.
00351 \$164,582.47 Richard J. Nalbandian, III

1606-340

6126 Ross Street 19144 59th wd. 1528 Sq Ft
OPA#592267500 Improvements: Residential
Property

RAYMOND T. JONES, AS ADMINISTRATOR
OF THE ESTATE OF VENNEL JONES,
DECEASED C.P. July Term, 2014 No. 01800
\$52,944.79 KML Law Group, P.C.

1606-341

2821 West Somerset Street 19132-2541
38th wd. 1470 Sq Ft OPA#38-1-2958-00
Improvements: Residential Property
ROBERT GLOVER, IN HIS CAPACITY AS
ADMINISTRATOR AND HEIR OF THE
ESTATE OF THELMA GLOVER; DENISE
HARRINGTON C.P. July Term, 2015 No.
00879 \$77,011.98 Phelan Hallinan
& Jones, LLP

1606-343

3121 Longshore Avenue 19149 55th wd. 1402
Sq Ft OPA#551277000 Improvements:
Residential Property
PETER J. MCDERMOTT C.P. June Term,
2015 No. 01401 \$129,541.70 KML Law
Group, P.C.

1606-344

6103 West Columbia Avenue 19151 34th wd.
3500 Sq Ft BRT#342114900 Improvements:
Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER JOAN
SMITH; ESTATE OF JOAN SMITH C.P.
November Term, 2015 No. 04222 \$83,063.01
Udren Law Offices, P.C.

1606-346

1206 East Stafford Street 19138-1931 59th wd.
950 Sq Ft OPA#591038400 Improvements:
Residential Property
KIMBERLY LEWIS C.P. August Term,
2015 No. 02455 \$85,198.84 Phelan Hallinan
Diamond & Jones, LLP

1606-347

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 \$86,488.11 Phelan
Hallinan Diamond & Jones, LLP

1606-348

3232 Emerald Street 19134 45th wd. 1984
Sq Ft OPA#452333600 Improvements:
Residential Property
PENNINGTON 189 MANAGEMENT, LLC
C.P. August Term, 2012 No. 03282 \$83,877.24
KML Law Group, P.C.

1606-349

6212 Ellsworth Street 19143-2913 3rd wd.
2028 Sq Ft OPA#033149600 Improvements:
Residential Property
NATALIE DAILEY C.P. July Term, 2015
No. 00881 \$120,171.10 Phelan Hallinan
Diamond & Jones, LLP

1606-350

2651 South Carroll Street 19142 40th wd.
960 Sq Ft BRT#406106000 Improvements:
Residential Property
LAWRENCE S. TAYLOR C.P. March Term,
2013 No. 01685 \$33,562.74 KML Law
Group, P.C.

1606-351

629 Elkins Avenue 19120-2213 61st wd. 1380
Sq Ft OPA#612029300 Improvements:
Residential Property
STEVEN C. SMITH, IN HIS CAPACITY
AS CO-ADMINISTRATOR AND HEIR OF
THE ESTATE OF ELEANOR W. SMITH;
CHRISTOPHER G. SMITH, IN HIS
CAPACITY AS CO-ADMINISTRATOR AND
HEIR OF THE ESTATE OF ELEANOR W.
SMITH C.P. October Term, 2015 No. 01801
\$38,887.41 Phelan Hallinan Diamond &
Jones, LLP

1606-352

4610 Wayne Avenue 19144-3624 13th wd.
3139 Sq Ft OPA#133090600 Improvements:
Residential Property
MARK A. WILSON, JR. C.P. September
Term, 2015 No. 00523 \$142,790.16 Phelan
Hallinan Diamond & Jones, LLP

1606-353

4322 Chippendale Avenue 19136 65th wd.
1200 Sq Ft OPA#51121500 Improvements:
Residential Property
ADAM S. COHEN C.P. January Term,
2015 No. 03408 \$145,783.76 KML Law
Group, P.C.

SHERIFF'S SALE

1606-354

3620 Weikel Street 19134-2719 45th wd. 900
Sq Ft OPA#45-1-4433-00 Improvements:
Residential Property
LEONARDO MELENDEZ, JR. C.P.
September Term, 2015 No. 00201 \$65,440.27
Phelan Hallinan Diamond & Jones, LLP

1606-355

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

1606-356

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

1606-357

1728 Wagner Avenue 19141 17th wd. 1002
Sq Ft OPA#171029100 Improvements:
Residential Property
THE UNKNOWN HEIRS OF BESSIE JONES,
DECEASED; ZINA JONES, SOLELY IN HER
CAPACITY AS HEIR OF BESSIE JONES,
DECEASED C.P. May Term, 2015 No.
00258 \$45,771.00 KML Law Group, P.C.

1606-358

517 North 52nd Street 19131 44th wd. 1320
Sq Ft OPA#442272600 Improvements:
Residential Property
VALERIE JACKSON A/K/A VALERIE J.
JACKSON C.P. February Term, 2015 No.
01268 \$77,232.58 KML Law Group, P.C.

1606-359

5545 Wheeler Street 19143 40th wd. 660 Sq Ft
OPA#402165100 Improvements: Residential
Property
MUTREL STUCKEY C.P. June Term,
2015 No. 00998 \$61,602.91 KML Law
Group, P.C.

1606-360

1842 West Thompson Street 19121 47th wd.
1400 Sq Ft OPA#471066200 Improvements:
Residential Property
ALICE SMITH C.P. August Term, 2014 No.
02127 \$240,292.99 KML Law Group, P.C.

1606-361

6635 North Gratz Street 19126 10th wd.
1502 Sq Ft OPA#101099600 Improvements:
Residential Property
JOSEPH W. ASKEW, SR. AND TAMARA
WASHINGTON-ASKEW C.P. January
Term, 2015 No. 02778 \$144,380.61 KML
Law Group, P.C.

1606-362

441 Tomlinson Road, Apt H2 19116-3300
58th wd. BRT#888582968 Improvements:
Residential Dwelling
YELENA SABIROVA C.P. September Term,
2015 No. 01583 \$167,720.65 Law Office of
Gregory Javardian, LLC

1606-363

2502 North 29th Street 19132 28th wd. 1344
Sq Ft OPA#282008000 Improvements:
Residential Property
TROY CHARVES-PEARSALL AND YVETTE
L. PEARSALL C.P. April Term, 2014 No.
01606 \$5,616.21 KML Law Group, P.C.

1606-364

1536 West Shunk Street 19145-4652 26th wd.
960 Sq Ft BRT#261053300 Improvements:
Residential Real Estate
WILLIAM ROSETTI AND JOANN M.
ROSETTI C.P. May Term, 2015 No. 01759
\$298,226.84 Stern & Eisenberg, P.C.

1606-365

5616 Windsor Street 19143-4727 51st wd.
Beginning Point: Situate on the southeasterly
side Windsor Street at the distance of 384 feet
northeastwardly from the northeasterly side of
57th Street OPA#514082900 Improvements:
Row 2 Sty Masonry
CHARLES F. KAIJANATE C.P. March
Term, 2015 No. 02819 \$60,112.27 Richard
J. Nalbandian, III

1606-366

3144 West Clifford Street 19121 32nd wd.
Lot Size: 1454 acres; Square Footage: 2100
Sq Ft BRT#324063300 Improvements:
Residential
JUDYTH SLOAN AND THOMAS E. SLOAN
C.P. April Term, 2015 No. 00402 \$125,214.57
Richard M. Squire & Associates, LLC

1606-367

5536 Matthews Street 19138 12th wd. Condo:
1056 acres; Lot Size: 800 Sq Ft BRT#122288400
Improvements: Residential
THE KNOWN AND UNKNOWN HEIRS OF

SHERIFF'S SALE

ANNA JORDAN, DECEASED C.P.
September Term, 2014 No. 00204 \$42,183.31
Richard M. Squire & Associates, LLC

1606-368

246 West Clapier Street 19144 13th wd.
1302 Sq Ft BRT#133054500 Improvements:
Residential Real Estate
GERALDINE WRIGHT C.P. January
Term, 2016 No. 00186 \$75,825.58 Stern &
Eisenberg, P.C.

1606-369

1410 South 52nd Street 19143 51st wd. 1811
Sq Ft OPA#512009000 Improvements:
Residential Property
ZAHAVA FISCH C.P. December Term,
2011 No. 02447 \$73,043.23 Manley Deas
Kochalski, LLC

1606-370

9605 Dedaker Street 19115 58th wd. 7980
Sq Ft BRT#58-1-3277-00 Improvements:
Residential Dwelling
MARC A. SMITH C.P. September Term,
2015 No. 01634 \$246,177.37 Martha E. Von
Rosenstiel, Esq.

1606-371

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

1606-372

1121 Bridge Street 19124-1819 62nd wd.
1248 Sq Ft OPA#621027900 Improvements:
Residential Property
PATRICK GYIMAH AND FLORA DAVIS
C.P. August Term, 2015 No. 01993 \$119,947.87
Phelan Hallinan Diamond & Jones, LLP

1606-373

169 West Albanus Street 19120 42nd wd.
1200 Sq Ft OPA#422141500 Improvements:
Residential Property
ALVIN COOKE C.P. August Term, 2015 No.
03506 \$59,380.33 KML Law Group, P.C.

1606-374

5000 McKean Avenue 19144 13th wd. 22500
Sq Ft OPA#133149800 Improvements:
Residential Property
KIMBERLY D. BLOCKETT A/K/A
KIMBERLY BLOCKETT C.P. June Term,
2014 No. 03436 \$193,666.57 KML Law
Group, P.C.

1606-375

840 Kenmore Road 19151 34th wd. 1062
Sq Ft OPA#344350000 Improvements:
Residential Property
ANGEL GRANBY A/K/A ANGEL
LIVINGSTON C.P. May Term, 2014 No.
03535 \$65,803.54 KML Law Group, P.C.

1606-376

5529 Webster Street 19143 44th wd. 1650
Sq Ft BRT#463115900 Improvements:
Residential Dwelling
TYRONE O. MARKS II A/K/A TYRONE O.
MARKS AND MELODY MARKS C.P.
December Term, 2015 No. 02084 \$38,726.02
Martha E. Von Rosenstiel, Esq.

1606-377

3215 Almond Street 19134 45th wd. 1010
Sq Ft OPA#451278100 Improvements:
Residential Property
EWA GLAZEWSKA C.P. September
Term, 2015 No. 02057 \$132,177.92 Phelan
Hallinan Diamond & Jones, LLP

1606-378

2902 Passmore Street 19149 55th wd. 896
Sq Ft OPA#551028900 Improvements:
Residential Property
MICHAEL A. SHERIDAN, INDIVIDUALLY
AND SOLELY IN HIS CAPACITY AS
HEIR OF JOHN SHERIDAN, DECEASED;
CATHLEEN MULLANE, ADMINISTRATRIX
OF THE ESTATE OF JOHN SHERIDAN,
DECEASED C.P. September Term, 2015
No. 03634 \$89,238.30 KML Law Group,
P.C.

1606-379

8728 Ditman Street 19136-2104 65th wd.
1152 Sq Ft OPA#652289000 Improvements:
Residential Property
IHSAN U. DIN C.P. December Term, 2015
No. 01856 \$128,696.57 Phelan Hallinan
Diamond & Jones, LLP

1606-380

1220 Knorr Street 19111-4932 53rd wd.
1393 Sq Ft OPA#532122100 Improvements:
Residential Property
DAVID ELHYANI, IN HIS CAPACITY AS
HEIR OF NORMA ELHYANI, DECEASED;
ALAN ELHYANI, IN HIS CAPACITY AS
HEIR OF NORMA ELHYANI, DECEASED;
DANIEL ELHYANI, IN HIS CAPACITY AS

SHERIFF'S SALE

HEIR OF NORMA ELHYANI, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER NORMA
ELHYANI, DECEASED C.P. September
Term, 2014 No. 03281 \$84,364.33 Phelan
Hallinan Diamond & Jones, LLP

1606-381

1643 North 55th Street 19131 4th wd. 2065
Sq Ft OPA#041308900 Improvements:
Residential Property
DEMARCUS WAITES C.P. February Term,
2015 No. 00449 \$100,054.95 KML Law
Group, P.C.

1606-382

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

1606-383

12628 Medford Road 19154-1448 66th
wd. Land Area: 2000 BRT#66-3-2441-00
Improvements: Row B/gar 2 Sty Masonry
ANDREW CLARK C.P. September Term,
2012 No. 01032 \$232,104.55 Milstead &
Associates, LLC

1606-384

2020 East Clearfield Street 19134-3729 25th
wd. 1232 Sq Ft BRT#25-2229500
GREGORY STANISLAUS AND UNITED
STATES OF AMERICA C.P. November
Term, 2013 No. 01145 \$70,757.39 Milstead
& Associates, LLC

1606-385

1616 Catharine Street 19146-2021 30th wd.
Land Area: 902 BRT#301132200
ASTRID BEFUMO C.P. October Term,
2014 No. 00679 \$330,693.24 Milstead &
Associates, LLC

1606-386

5849 Ludlow Street 19139-3112 60th wd.
1120 Sq Ft OPA#604146900 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER ERIC
SETH, DECEASED C.P. August Term, 2014
No. 00547 \$51,246.40 Phelan Hallinan
Diamond & Jones, LLP

1606-387

3511 Decatur Street 19136 64th wd. 1056
Sq Ft OPA#642296700 Improvements:
Residential Property
CHERYL FILLION AND MICHAEL C.
FILLION C.P. June Term, 2015 No. 02534
\$62,090.95 KML Law Group, P.C.

1606-388

2510 South 67th Street 19142-2704 BRT#4-
06-0594-00 Improvements: Residential
Dwelling
THELMYNA W. GRAVES A/K/A THELMYNA
GRAVES C.P. March Term, 2015 No. 01555
\$97,637.27 Powers, Kirn & Associates, LLC

1606-389

7929 Thouron Avenue 19150-2520 50th wd.
1224 Sq Ft OPA#502169300 Improvements:
Residential Property
KERRY GREEN, IN HIS CAPACITY
AS ADMINISTRATOR AND HEIR OF
THE ESTATE OF CHERYL GREEN;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
CHERYL GREEN, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER THOMAS PAYNE,
DECEASED C.P. July Term, 2015 No.
01456 \$89,559.98 Phelan Hallinan
Diamond & Jones, LLP

1606-390

1502 Cardeza Street 19150-3306 10th
wd. 4258.85 Sq Ft BRT#102317000
Improvements: Residential Dwelling
VALERIE M. FRUGE AND JUSTIN J.
FRUGE C.P. August Term, 2012 No. 00847
\$127,733.58 Powers, Kirn & Associates,
LLC

1606-391

3549 Bleigh Avenue 19136 64th wd. 1536
Sq Ft OPA#642151900 Improvements:
Residential Property
DAVID W. DAEHLING AND TERENCE L.
GARDNER A/K/A TERRENCE L. GARDNER
C.P. June Term, 2015 No. 01890 \$94,191.96
KML Law Group, P.C.

SHERIFF'S SALE

1606-392

309 Manton Street 19147-5212 2nd wd. 768
Sq Ft BRT#021278700 Improvements:
Residential Dwelling
GEORGE W. BAILEY A/K/A GEORGE E.
BAILEY C.P. September Term, 2014 No. 02501
\$160,386.92 Powers, Kim & Associates, LLC

1606-393

3415 Wallace Street 19104-1918 24th wd.
2074 Sq Ft OPA#242094000 Improvements:
Residential Property
MAURICE L. WHITFIELD A/K/A MAURICE
WHITFIELD C.P. August Term, 2015
No. 04241 \$126,879.37 Phelan Hallinan
Diamond & Jones, LLP

1606-394

2546 North Marston Street 19132-3536
28th wd. 1260 Sq Ft OPA#281090800
Improvements: Residential Property
CHARLENE BLAGMON C.P. February
Term, 2015 No. 00989 \$43,157.09 Phelan
Hallinan Diamond & Jones, LLP

1606-395

5312 North Carlisle Street 19141-1610
17th wd. 1692 Sq Ft OPA#172038500
Improvements: Residential Property
ANGELA WARD C.P. May Term, 2015 No.
01532 \$22,490.75 Phelan Hallinan
Diamond & Jones, LLP

1606-396

3566 Cresson Street 19129-1648 38th wd.
1168 Sq Ft BRT#383123200 Improvements:
Residential Dwelling
EVELYN M. DAVIS AND SHARON E. DAVIS
A/K/A SHARON DAVIS C.P. August Term,
2014 No. 02075 \$84,657.89 Powers, Kirn &
Associates, LLC

1606-397

7464 Rhoads Street 19151-2922 34th wd.
1446 Sq Ft OPA#343156200 Improvements:
Residential Property
CARLA WATTS C.P. January Term, 2011
No. 02976 \$147,558.29 Phelan Hallinan
Diamond & Jones, LLP

1606-398

424 West Queen Lane 19144 12th wd. 1602
Sq Ft OPA#123122005 Improvements:
Residential Property
THE UNKNOWN HEIRS OF CHRISTOPHER
COPELAND, DECEASED; AISHA A/K/A
IASHA COPELAND, SOLELY IN HER
CAPACITY AS HEIR OF CHRISTOPHER
COPELAND, DECEASED; OMAR A/K/A
RASHEEM COPELAND, SOLELY IN HIS
CAPACITY AS HEIR OF CHRISTOPHER
COPELAND, DECEASED; CHRISTOPHER
COPELAND, JR., SOLELY IN HIS CAPACITY
AS HEIR OF CHRISTOPHER COPELAND,
DECEASED C.P. June Term, 2015 No.
00029 \$133,167.03 KML Law Group, P.C.

1606-399

10202 East Keswick Road 19114 66th wd.
810 Sq Ft OPA#661058800 Improvements:
Residential Property
ANTHONY COVELLO, JR. C.P. October
Term, 2015 No. 00974 \$152,255.27 KML
Law Group, P.C.

1606-401

4244 Ormond Street 19124-4926 33rd wd.
1200 Sq Ft OPA#332536000 Improvements:
Residential Property
FADEL KANAN AND KEFAH HASAN C.P.
December Term, 2015 No. 01133 \$100,453.88
Phelan Hallinan Diamond & Jones, LLP

1606-402

324 East Elwood Street 19144 12

SHERIFF'S SALE

1606-406

522 South 57th Street 19143-1948 46th wd. 1424 Sq Ft OPA#463243600 Improvements: Residential Property UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF GLADYS THORNTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLADYS D. THORNTON, DECEASED C.P. April Term, 2015 No. 01167 \$68,543.25 Phelan Hallinan Diamond & Jones, LLP

1606-407

704 Kenilworth Avenue 19126-3715 49th wd. 3590 Sq Ft OPA#492075900 Improvements: Residential Property BARBARA GREGG AND SHALEEM GILL C.P. August Term, 2014 No. 00559 \$40,504.83 Phelan Hallinan Diamond & Jones, LLP

1606-408

2 Leverington Avenue Unit 25 19127 88th wd. 1339 Sq Ft OPA#888211210 Improvements: Condominium ALBERT M. GREENFIELD, III A/K/A ALBERT GREENFIELD, III C.P. October Term, 2015 No. 00155 \$226,713.61 Phelan Hallinan Diamond & Jones, LLP

1606-409

5816 Ellsworth Street 19143-3016 3rd wd. 1022 Sq Ft OPA#033142100 Improvements: Residential Property NAOMI MORRIS; RONALD BROOKS; JEANETTE SANDERS, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF DAVID MERRILL; DAVID MERRILL, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF DAVID MERRILL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAVID MERRILL, DECEASED C.P. May Term, 2015 No. 00720 \$20,643.22 Phelan Hallinan Diamond & Jones, LLP

1606-410

2019 Anchor Street 19124-1528 41st wd. 1196 Sq Ft BRT#411061100 Improvements: Residential Dwelling KEHAR S. BASSI AND AMANDEEP K. BASSI C.P. September Term, 2014 No. 02023 \$101,040.88 Law Office of Gregory Javardian, LLC

1606-411

2612 South Hutchinson Street 19146-4323 39th wd. 686 Sq Ft BRT#393479500 Subject to Mortgage Improvements: Residential Dwelling CHRISTOPHER HAMBROSE AND CARMELLA HAMBROSE C.P. April Term, 2015 No. 00884 \$117,343.05 Law Office of Gregory Javardian, LLC

1606-412

5431 Whitby Avenue 19143-4156 51st wd. 1216 Sq Ft OPA#513117800 Improvements: Residential Property ETHELBERG M. WHITTINGTON C.P. July Term, 2015 No. 01575 \$63,990.63 Phelan Hallinan Diamond & Jones, LLP

1606-413

1712 Wolf Street 19145-4326 26th wd. 1734 Sq Ft OPA#262246900 Improvements: Residential Property LIDIA RICCOBENE, IN HER CAPACITY AS CO-ADMINISTRATOR DBN OF THE ESTATE OF ROCCO A. MANISCALCO; NADINE M. RICCOBENE, IN HER CAPACITY AS CO-ADMINISTRATOR DBN OF THE ESTATE OF ROCCO A. MANISCALCO; JENNA SKY MANISCALCO IN HER CAPACITY AS HEIR OF THE ESTATE OF ROCCO A. MANISCALCO; GIANNA STAR MANISCALCO IN HER CAPACITY AS HEIR OF THE ESTATE OF ROCCO A. MANISCALCO; ROCCO ANTHONY MANISCALCO, III IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROCCO A. MANISCALCO; DANIELLE ROMANOFF, IN HER CAPACITY AS HEIR OF ROCCO A. MANISCALCO, DECEASED; KRISTA MANISCALCO IN HER CAPACITY AS HEIR OF ROCCO A. MANISCALCO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROCCO A. MANISCALCO, DECEASED C.P. May Term, 2014 No. 01324 \$149,787.87 Phelan Hallinan Diamond & Jones, LLP

1606-414

1534 West 68th Avenue N a/k/a 1534 68th Avenue 19126 10th wd. 2453 Sq Ft BRT#101249100 Improvements: Residential Dwelling CHRISTOPHER ATKINSON, PERSONAL

SHERIFF'S SALE

REPRESENTATIVE OF THE ESTATE OF ISADORA C. ATKINSON A/K/A ISADORA C. WAYSOM ATKINSON A/K/A ISADORA ATKINSON, DECEASED C.P. July Term, 2014 No. 00932 \$54,989.23 Law Office of Gregory Javardian, LLC

1606-415

1415 North Peach Street 19131-4004 44th wd. 1805 Sq Ft BRT#442342000 Improvements: Residential Dwelling ALVAIR DESOUSA C.P. April Term, 2015 No. 02103 \$49,007.99 Law Office of Gregory Javardian, LLC

1606-416

1181 East Phil Ellena Street 19150 50th wd. 2015 Sq Ft BRT#50-2363900 Improvements: Residential Dwelling DAWN ERVIN A/K/A DAWN E. ERVIN C.P. February Term, 2015 No. 02646 \$163,281.54 Udren Law Offices, P.C.

1606-417

2804 Fuller Street 19152 64th wd. 2891 Sq Ft BRT#64-1-2282-00 Improvements: Residential Dwelling JOHN SULLICK A/K/A JOHN S. SULLICK C.P. June Term, 2014 No. 04320 \$133,031.95 Udren Law Offices, P.C.

1606-418

1325 South Paxon Street 19143 27th wd. 855 Sq Ft BRT#27-3101500 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOUISE SIMMONS A/K/A LOUISE AGIE PINDER SIMMONS; JEROME PINDER, KNOWN HEIR OF LOUISE SIMMONS A/K/A LOUISE AGIE PINDER SIMMONS; MARION BOLDEN, KNOWN HEIR OF LOUISE SIMMONS A/K/A LOUISE AGIE PINDER SIMMONS; HAROLD SIMMONS, KNOWN HEIR OF LOUISE SIMMONS A/K/A LOUISE AGIE PINDER SIMMONS; ALAN W. SIMMONS, KNOWN HEIR OF LOUISE SIMMONS A/K/A LOUISE AGIE PINDER SIMMONS; ROBIN HOLTS JAMES, KNOWN HEIR OF LOUISE SIMMONS A/K/A LOUISE AGIE PINDER SIMMONS C.P. November Term, 2015 No. 02302 \$32,178.55 Udren Law Offices, P.C.

1606-419

854 Rittenhouse Street 19138 22nd wd. 3200 Sq Ft BRT#59-1112100 Subject to Mortgage Improvements: Residential Dwelling PAMELA R. PITTS C.P. October Term, 2010 No. 03836 \$163,509.81 Udren Law Offices, P.C.

1606-420

5946 Belden Street 19149 53rd wd. 1652 Sq Ft BRT#53-1294100 Improvements: Residential Dwelling ADRIAN JACKSON A/K/A ADRIAN L. JACKSON AND CHRYSTAL A. JACKSON C.P. August Term, 2015 No. 02154 \$176,908.52 Udren Law Offices, P.C.

1606-421

1912 South 5th Street 19148 39th wd. 1108 Sq Ft BRT#39-2284600 Improvements: Residential Dwelling VANCE COOPER C.P. November Term, 2015 No. 01804 \$107,296.97 Udren Law Offices, P.C.

1606-422

1204 South Edgewood Street 19143 46th wd. 960 Sq Ft BRT#033217600 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MABEL HOLLOWAY A/K/A MABLE HOLLOWAY C.P. September Term, 2015 No. 00734 \$41,031.78 Udren Law Offices, P.C.

1606-423

3311 Ashville Street 19136 69th wd. 1824 Sq Ft BRT#64-2278600 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELAINE R. MCGINNESS; RICHARD BUPP, KNOWN HEIR OF ELAINE R. MCGINNESS; JENNIFER BUPP, KNOWN HEIR OF ELAINE R. MCGINNESS C.P. August Term, 2015 No. 04540 \$91,760.96 Udren Law Offices, P.C.

1606-424

5623 Gainor Road 19131-1330 52nd wd. 1368 Sq Ft OPA#522108500 Improvements: Residential Property PASHEN SOLOMON C.P. July Term, 2012

SHERIFF'S SALE

No. 01474 \$95,575.12 Phelan Hallinan Diamond & Jones, LLP

1606-425

208 Mountain Street 19148-1320 1st wd. 817 Sq Ft OPA#011103300 Improvements: Residential Property KELLY A. QUINN C.P. December Term, 2015 No. 02294 \$128,145.42 Phelan Hallinan Diamond & Jones, LLP

1606-426

3937 Elsinore Street 19124 33rd wd. 1024 Sq Ft OPA#332218100 Improvements: Residential Property RONYELL GINDRAW C.P. December Term, 2007 No. 00334 \$168,408.39 Phelan Hallinan Diamond & Jones, LLP

1606-427

1728 Napfle Avenue 19111 56th wd. 3026 Sq Ft BRT#561449100 Improvements: Residential Dwelling GEORGIA KONSTANTINIDIS C.P. January Term, 2016 No. 02713 \$209,724.93 Udren Law Offices, P.C.

1606-428

1346 Sellers Street 19124-3644 23rd wd. 1353 Sq Ft OPA#234046000 Improvements: Residential Property SHAKEMIA CLARK C.P. June Term, 2015 No. 01471 \$63,851.68 Phelan Hallinan Diamond & Jones, LLP

1606-429

2559 Memhis Street a/k/a 2559 Memhis Street 19125-2232 31st wd. 924 Sq Ft OPA#312026300 Improvements: Residential Property ROBERT ANDERSON C.P. September Term, 2015 No. 02526 \$75,385.24 Phelan Hallinan Diamond & Jones, LLP

1606-430

2812 South 64th Street 19142 4th wd. BRT#406001207 Improvements: Residential Dwelling DENISE R. HAWKINS C.P. May Term, 2015 No. 00127 \$78,148.13 Udren Law Offices, P.C.

1606-431

1616 Nedro Avenue a/k/a 1616 West Nedro Avenue 19141 17th wd. 1600 Sq Ft BRT#17-1155800 Improvements: Residential Dwelling DEBORAH POWELL C.P. August Term, 2015 No. 01276 \$142,291.72 Udren Law Offices, P.C.

1606-432

614 West Naomi Street 19144-3711 21st wd. 1200 Sq Ft OPA#213090300 Improvements: Residential Property PATRICIA REEVES-KENNEDY C.P. August Term, 2015 No. 02614 \$232,386.15 Phelan Hallinan Diamond & Jones, LLP

1606-433

6721 Roosevelt Boulevard a/k/a 6721 East Roosevelt Boulevard 19149-2425 55th wd. 1368 Sq Ft OPA#551523500 Improvements: Residential Property STEPHANIE MC CLOUD A/K/A STEPHANIE MC CLOUD C.P. September Term, 2013 No. 03569 \$107,716.30 Phelan Hallinan Diamond & Jones, LLP

1606-434

2208 Catharine Street 19146-1704 30th wd. 1284 Sq Ft OPA#302093800 Improvements: Residential Property ANDREA WOODY C.P. November Term, 2015 No. 02917 \$178,987.30 Phelan Hallinan Diamond & Jones, LLP

1606-435

7314 Montour Street 19111-3608 56th wd. 1320 Sq Ft OPA#561052100 Improvements: Residential Property JOHN P. KERR C.P. September Term, 2015 No. 02066 \$142,889.27 Phelan Hallinan Diamond & Jones, LLP

1606-436

3601 Welsh Road 19136-2329 64th wd. 4023 Sq Ft BRT#642312300 Improvements: Residential Real Estate DAWN KUDGIS C.P. October Term, 2015 No. 02308 \$145,713.11 Stern & Eisenberg, P.C.

1606-437

5215 Horrocks Street 19124 62nd wd. 1733 Sq Ft BRT#621346300 Improvements: Residential Real Estate JONATHAN SINGLETON C.P. October Term, 2015 No. 01745 \$127,337.62 Stern & Eisenberg, P.C.

1606-438

2803 Magee Avenue 19149-2529 18th wd. 1555.12 Sq Ft BRT#551092500 Improvements: Residential Dwelling

SHERIFF'S SALE

TARA O'HARE C.P. November Term, 2014 No. 00368 \$89,917.38 Powers, Kirn & Associates, LLC

1606-439

211 East Shedaker Street 19144-1810 12th wd. 1699 Sq Ft BRT#12-1016800 Improvements: Residential Dwelling BENJAMIN F. SAUNDERS C.P. February Term, 2015 No. 01956 \$58,405.44 Powers, Kirn & Associates, LLC

1606-440

5942 Palmetto Street 19120 35th wd. 960 Sq Ft OPA#352288600 Improvements: Residential Dwelling MEGAN FRIEDMAN C.P. November Term, 2015 No. 02719 \$81,292.16 Joseph R. Loverdi, Esq.

1606-441

5311 Large Street 19124-1120 62nd wd. 1368 Sq Ft OPA#621336700 Improvements: Residential Property TIMIKA N. RUCKER A/K/A TIMIKA RUCKER C.P. June Term, 2014 No. 01811 \$59,579.18 Phelan Hallinan Diamond & Jones, LLP

1606-442

5550 Belmar Terrace a/k/a 5550 Belmar Street 19143-4702 51st wd. 1062 Sq Ft OPA#514104100 Improvements: Residential Property ANGELA MURPHY C.P. September Term, 2010 No. 03392 \$132,427.77 Phelan Hallinan Diamond & Jones, LLP

1606-443

8502 Lyons Place 19153-1912 40th wd. 1440 Sq Ft OPA#405181421 Improvements: Residential Property FRED L. EDWARDS C.P. May Term, 2013 No. 03040 \$107,841.71 Phelan Hallinan Diamond & Jones, LLP

1606-445

47 East Durham Street 19119-1821 22nd wd. 1144 Sq Ft OPA#222160900 Improvements: Residential Property ALTON KENAN C.P. August Term, 2015 No. 04074 \$137,498.92 Phelan Hallinan Diamond & Jones, LLP

1606-446

103 Linton Street 19120-1931 61st wd. 1050 Sq Ft OPA#612147400 Improvements: Residential Property TI-JUINE WATERS C.P. June Term, 2012 No. 02356 \$140,514.00 Phelan Hallinan Diamond & Jones, LLP

1606-447

833 North 4th Street 19123-2242 5th wd. 1120 Sq Ft OPA#056191415 Improvements: Residential Property SEAN P. DUNLEAVY C.P. July Term, 2015 No. 01430 \$312,223.75 Phelan Hallinan Diamond & Jones, LLP

1606-448

5928 Locust Street 19139-3830 3rd wd. 1260 Sq Ft OPA#031091700 Improvements: Residential Property ARCHIE T. ADAMS A/K/A ARCHIE T. ADAMS, SR. AND LOIS N. ADAMS C.P. October Term, 2015 No. 00469 \$42,781.12 Phelan Hallinan Diamond & Jones, LLP

1606-449

4147 North 9th Street 19140-2203 43rd wd. 1044 Sq Ft OPA#433389200 Improvements: Residential Property GLORIA E. CUEBAS, IN HER CAPACITY AS HEIR OF MILAGROS C. MORALES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILAGROS C. MORALES, DECEASED C.P. May Term, 2015 No. 00871 \$49,522.40 Phelan Hallinan Diamond & Jones, LLP

1606-450

1627 South 8th Street 19148-1214 1st wd. 2415 Sq Ft OPA#012189600 Improvements: Residential Property TONU VUONG C.P. September Term, 2015 No. 03417 \$350,133.27 Phelan Hallinan Diamond & Jones, LLP

1606-451

6004 Lansdowne Avenue 19151-4228 87th wd. 2494 Sq Ft OPA#871153900 Improvements: Residential Property SOPHIA PARKS C.P. December Term, 2015 No. 00594 \$88,425.49 Phelan Hallinan Diamond & Jones, LLP

1606-452

3036 Brighton Street 19149-1924 55th wd. 1105 Sq Ft OPA#551350500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

SHERIFF'S SALE

ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOAN A. PIETRAK, DECEASED C.P. November Term, 2014 No. 01753 \$132,027.07 Phelan Hallinan Diamond & Jones, LLP

1606-453

3447 Keim Street 19134-1226 33rd wd. 952 Sq Ft OPA#331281700 Improvements: Residential Property TISHA KINSEY C.P. December Term, 2015 No. 00599 \$27,122.79 Phelan Hallinan Diamond & Jones, LLP

1606-454

6650 Tulip Street 19135-2806 41st wd. 1225 Sq Ft OPA#411436500 Improvements: Residential Property REGINA R. MCINNIS C.P. November Term, 2015 No. 00771 \$158,525.39 Phelan Hallinan Diamond & Jones, LLP

1606-455

817 Wynnewood Road 19151-3415 34th wd. 2710 Sq Ft OPA#344211700 Improvements: Residential Property LEON WOOLFORD C.P. December Term, 2008 No. 04614 \$242,457.34 Phelan Hallinan Diamond & Jones, LLP

1606-456

4028 Powelton Avenue 19104-2260 6th wd. 1740 Sq Ft OPA#061011400 Improvements: Residential Property ANEESHA E. SHABAZZ C.P. August Term, 2011 No. 01209 \$201,847.15 Phelan Hallinan Diamond & Jones, LLP

1606-457

2309 East Dauphin Street 19125-2503 31st wd. 834 Sq Ft OPA#313088700 Improvements: Residential Property FEARGUS MCCAUGHY A/K/A FEARGUS E. MCCAUGHY AND MARY KATE RALSTON C.P. March Term, 2015 No. 02511 \$136,625.96 Phelan Hallinan Diamond & Jones, LLP

1606-458

6510 Keystone Street 19135 41st wd. 648 Sq Ft OPA#411464000 Improvements: Residential Property FRANCES CRIST C.P. February Term, 2015 No. 00592 \$74,983.16 Phelan Hallinan Diamond & Jones, LLP

1606-459

4315 Benner Street 19135-3511 55th wd. 1200 Sq Ft OPA#552016600 Improvements: Residential Property ROBERT A. TAVAREZ C.P. March Term, 2010 No. 04348 \$100,692.76 Phelan Hallinan Diamond & Jones, LLP

1606-460

7302 Meadowlark Place 19153 40th wd. 1796 Sq Ft BRT#406674400 Improvements: Residential Property MASAI Q. SKIEF C.P. March Term, 2015 No. 001896 \$211,034.28 Shapiro & DeNardo, LLC

1606-461

5932 Lawndale Street 19120-1210 35th wd. 1272 Sq Ft OPA#352316500 Improvements: Residential Property NYDIA ROMAN, IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF IVONNE MOLINA; JOSE VELES, IN HIS CAPACITY AS HEIR OF THE ESTATE OF IVONNE MOLINA; LUIS VELES, IN HIS CAPACITY AS HEIR OF THE ESTATE OF IVONNE MOLINA; MADELINE VELES, IN HER CAPACITY AS HEIR OF THE ESTATE OF IVONNE MOLINA; DANIEL FONTANEZ, IN HIS CAPACITY AS HEIR OF THE ESTATE OF IVONNE MOLINA, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER IVONNE MOLINA, DECEASED C.P. September Term, 2014 No. 02652 \$77,304.80 Phelan Hallinan Diamond & Jones, LLP

1606-462

4567 G Street 19120-4633 42nd wd. 1500 Sq Ft OPA#421606000 Improvements: Residential Property TYRONE THOMAS AND GLORIA THOMAS C.P. March Term, 2012 No. 03868 \$121,440.64 Phelan Hallinan Diamond & Jones, LLP

1606-463

3421 F Street 19134 33rd wd. 1200 Sq Ft BRT#331294000 Improvements: Residential Property DAWN PATTERSON, WILLIAM PATTERSON AND SUSAN PATTERSON C.P. August Term, 2015 No. 03738 \$31,771.05 Shapiro & DeNardo, LLC

1606-464

436 East Tulpehocken Street 19144-1634 59th wd. 2700 Sq Ft OPA#592108600

SHERIFF'S SALE

Improvements: Residential Property
 SYLVIA WATTS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOSEPH LEAPHART; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH LEAPHART, DECEASED C.P. March Term, 2015 No. 01563 \$64,059.03 Phelan Hallinan Diamond & Jones, LLP

1606-465

5445 Quentin Street 19128 21st wd. 4254 Sq Ft BRT#213221540 Improvements: Residential Property
 SANDY V. HENLEY AND REBECCA THOMAS-HENLEY C.P. March Term, 2012 No. 3940 \$138,424.19 Shapiro & DeNardo, LLC

1606-466

5323 Catharine Street 19143-2605 46th wd. 2352 Sq Ft OPA#462097800 Improvements: Residential Property
 DANTE R. BRACAMONTE A/K/A DANTE BRACAMONTE C.P. September Term, 2015 No. 01015 \$67,003.03 Phelan Hallinan Diamond & Jones, LLP

1606-467

7756 Woodbine Avenue 19151-2723 34th wd. 1120 Sq Ft OPA#343205600 Improvements: Residential Property
 THERESA R. SCOTT C.P. March Term, 2015 No. 02366 \$125,158.70 Phelan Hallinan Diamond & Jones, LLP

1606-468

8230 Mansfield Avenue 19150-3425 50th wd. 1320 Sq Ft OPA#502014200 Improvements: Residential Property
 ARETHA M. MARELL C.P. July Term, 2015 No. 02859 \$137,534.86 Phelan Hallinan Diamond & Jones, LLP

1606-469

2808 Island Avenue 19153 40th wd. 3166 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

1606-470

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

1606-471

15 North Hirst Street 19139-2225 34th wd. 970 Sq Ft OPA#341233200 Improvements: Residential Property
 CHRIS GIULIANO AND JAMES MCCLELLAND C.P. May Term, 2015 No. 00708 \$52,918.09 Phelan Hallinan Diamond & Jones, LLP

1606-472

1681 Dyre Street 19124-1369 62nd wd. 1722 Sq Ft OPA#622044100 Improvements: Residential Property
 LASHAUN D. WEBB A/K/A LASHAUN WEBB C.P. April Term, 2014 No. 02664 \$114,943.17 Phelan Hallinan Diamond & Jones, LLP

1606-473

732 Marlyn Road 19151-3825 34th wd. 1162 Sq Ft OPA#344279800 Improvements: Residential Property
 GLORIA P. JOHNSON C.P. July Term, 2015 No. 03750 \$50,929.22 Phelan Hallinan Diamond & Jones, LLP

1606-474

1003 66th Avenue 19126 50th wd. 2640 Sq Ft BRT#611414400 Improvements: Residential Property
 MELVA SPRINGER AND JASON L. SPRINGER C.P. October Term, 2015 No. 02932 \$211,600.37 Shapiro & DeNardo, LLC

1606-475

1825 Strahle Street 19152-2322 56th wd. 1210 Sq Ft OPA#562167100 Improvements: Residential Property
 AMBER-MARI ANDERSON C.P. May Term, 2013 No. 00519 \$255,865.18 Phelan Hallinan Diamond & Jones, LLP

1606-476

6954 East Wister Street 19138 10th wd. 1463 Sq Ft BRT#102128000 Improvements: Residential Property
 WILLIAM JOHNSON C.P. July Term, 2013 No. 000562 \$161,489.81 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1606-477

5705 North 6th Street 19120-2201 61st wd. 1310 Sq Ft OPA#612283000 Improvements: Residential Property
 TROY FARLOW C.P. June Term, 2014 No. 02066 \$137,638.93 Phelan Hallinan Diamond & Jones, LLP

1606-478

6015 Hazelhurst Street 19151-3533 34th wd. 1450 Sq Ft BRT#34-2-1248-00 Subject to Mortgage Improvements: Residential Dwelling
 GREGORY L. CRAWFORD, KNOWN HEIR OF BARBARA L. CRAWFORD A/K/A BARBARA LORRAINE CRAWFORD; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA L. CRAWFORD A/K/A BARBARA LORRAINE CRAWFORD, LAST RECORD OWNER C.P. March Term, 2013 No. 01633 \$71,737.39 Udren Law Offices, P.C.

1606-479

549 North Allison Street 19131 4th wd. 949 Sq Ft BRT#04-1-197200 Improvements: Residential Dwelling
 CHANNA JENNINGS C.P. February Term, 2015 No. 02316 \$66,243.80 Udren Law Offices, P.C.

1606-480

5427 Sansom Street 19139 60th wd. 2016 Sq Ft OPA#603018800 Improvements: Residential Property
 VALERIE GIBBS-CUMMINGS AND BASIL GIBBS C.P. April Term, 2014 No. 03474 \$91,822.42 Manley Deas Kochalski, LLC

1606-481

525 Burgess Street 19116 58th wd. 46Wx56W OPA#582242900 Subject to Mortgage Improvements: Single Family Dwelling
 ROBERT ERVIN C.P. June Term, 2015 No. 01190 \$70,040.96 Michael F. Schleigh, Esq.

1606-482

3825 Arendell Avenue 19114 57th wd. 3796 Sq Ft BRT#57-2143700 Improvements: Residential Property
 SHARON V. WOODS C.P. December Term, 2014 No. 000597 \$205,737.25 Shapiro & DeNardo, LLC

1606-483

3916 L Street 19124-5515 33rd wd. 1172 Sq Ft BRT#332382800 Improvements: Residential Dwelling
 SHAUN M. BARON A/K/A SHAUN MICHAEL BARON C.P. November Term, 2014 No. 00005 \$69,601.93 Law Office of Gregory Javardian, LLC

1606-484

12627 Calpine Road 19154 66th wd. 2095 Sq Ft BRT#663290200 Improvements: Residential Real Estate
 JAMES W. BINDER AND DANIELLE BINDER C.P. October Term, 2015 No. 01633 \$216,828.69 Stern & Eisenberg, P.C.

1606-485

3319 St. Vincent Street 19149 55th wd. 1616 Sq Ft BRT#551448700 Improvements: Residential Property
 BELMIS MONTERO C.P. September Term, 2013 No. 001398 \$190,590.39 Shapiro & DeNardo, LLC

1606-486

534 East High Street 19144 59th wd. 2211 Sq Ft BRT#592035700 Improvements: Residential Dwelling
 MAHADE DAVENPORT C.P. May Term, 2009 No. 01869 \$219,469.78 Udren Law Offices, P.C.

1606-487

245 Hansberry Street 19144-4017 12th wd. 2737 Sq Ft OPA#123104100 Improvements: Residential Property
 EDWARD MACK C.P. January Term, 2012 No. 04913 \$80,548.05 Phelan Hallinan Diamond & Jones, LLP

1606-488

2727 Unruh Avenue 19149 55th wd. 1635 Sq Ft BRT#551146800 Improvements: Residential Real Estate
 ELIZABETH ROBINSON A/K/A ELIZABETH SERRANO AND ROBERT J. ROBINSON A/K/A ROBERT J. ROBINSON, JR. C.P. January Term, 2016 No. 02899 \$184,803.89 Stern & Eisenberg, P.C.

1606-489

146 Rosemar Street 19120-1943 61st wd. 1050 Sq Ft BRT#611233900 Improvements: Row 2 Sty Masonry
 DAISY WARE A/K/A DAISY SANTIAGO WARE AND ERIC WARE C.P. June Term, 2015 No. 01341 \$104,804.16 Milstead & Associates, LLC

SHERIFF'S SALE

1606-490

1341 South 4th Street 19147 1st wd. BRT#011307800
 THERESA SHAW C.P. December Term, 2014 No. 01551 \$243,937.30 Michael F.J. Romano, Esq.

1606-491

6505 Buist Avenue 19142-2803 40th wd. 1024 Sq Ft OPA#406250400 Improvements: Residential Property
 FRANK BRENNAN C.P. October Term, 2011 No. 00041 \$52,336.65 Phelan Hallinan Diamond & Jones, LLP

1606-492

2746 Buckius Street 19137 45th wd. 1768 Sq Ft OPA#453104800 Improvements: Residential Property
 MONICA HODGETTS AS EXECUTRIX OF THE ESTATE OF RAYMOND PARCZEWSKI, DECEASED C.P. October Term, 2015 No. 01277 \$165,655.21 KML Law Group, P.C.

1606-493

1327 South 23rd Street 19146-4244 36th wd. 1512 Sq Ft OPA#361337900 Improvements: Residential Property
 DELORES WILLIAMS AND WAYNE WILLIAMS C.P. October Term, 2014 No. 03708 \$18,148.00 Phelan Hallinan Diamond & Jones, LLP

1606-494

7960 Bayard Street 19150 50th wd. 1364 Sq Ft OPA#501202900 Improvements: Residential Property
 CAMARA J. THORPE C.P. October Term, 2015 No. 02059 \$141,208.82 KML Law Group, P.C.

1606-495

5925 North Beechwood Street 19138 17th wd. 1260 Sq Ft BRT#172496800 Improvements: Residential Real Estate
 TONI BEY AND FRANK B. BEY C.P. October Term, 2015 No. 01043 \$37,832.01 Stern & Eisenberg, P.C.

1606-496

7842 Gilbert Street 19150-2504 50th wd. 1084 Sq Ft OPA#502112600 Improvements: Residential Property
 TEENA COLEMAN C.P. January Term, 2014 No. 02654 \$147,060.11 Phelan Hallinan Diamond & Jones, LLP

1606-497

1307 North 61st Street 19151 34th wd. 1360 Sq Ft OPA#342239300 Improvements: Residential Property
 SARAH N. CURRY C.P. January Term, 2015 No. 02493 \$96,214.95 Phelan Hallinan Diamond & Jones, LLP

1606-498

4921 Castor Avenue 19124 23rd wd. 4531 Sq Ft BRT#234192500 Improvements: Residential Real Estate
 DOROTHY A. NAZELEY C.P. March Term, 2015 No. 02042 \$174,146.61 Stern & Eisenberg, P.C.

1606-499

7228 Pittville Avenue 19126-1525 10th wd. 1291.2 Sq Ft BRT#10-1-0626-00 Improvements: Residential Dwelling
 NATHANIEL TEAGLE, JR. C.P. June Term, 2015 No. 02536 \$73,060.31 Powers, Kim & Associates, LLC

1606-500

3980 Rowena Drive 19114 66th wd. 1912 Sq Ft OPA#661288231 Improvements: Residential Property
 MICHAEL L. PIETROWSKI C.P. October Term, 2015 No. 02593 \$196,330.06 KML Law Group, P.C.

1606-501

2346 Orthodox Street 19137-1127 23rd wd. Situated on the Southwesterly side of Orthodox St; Front: 20' Depth: 100' OPA#231016800 Improvements: Single Family Residence
 ANTHONY CANCEILLIERE C.P. July Term, 2015 No. 02120 \$112,767.03 Stephen M. Hladik, Esq.

1606-502

2141 North Hobart Street 19131-3013 52nd wd. 1293.28 Sq Ft BRT#52-2240600 Improvements: Residential Dwelling
 JACK L. MOORE C.P. March Term, 2014 No. 05738 \$55,638.27 Powers, Kim & Associates, LLC

1606-503

1657 South Yewdall Street 19143-5427 51st wd. Situated on the NE side of Yewdall St; Front: 15' Depth: 55'6" OPA#514164000 Improvements: Single Family Residence
 JOEL GREENWALD C.P. November Term, 2014 No. 01304 \$74,317.52 Stephen M. Hladik, Esq.

SHERIFF'S SALE

1606-504

1221 Robbins Street 19111 53rd wd. 1744 Sq Ft BRT#531043100 Improvements: Residential Real Estate
 MARJORIE GALE BECKHAM C.P. May Term, 2012 No. 02801 \$86,596.05 Stern & Eisenberg, P.C.

1606-505

4460 Ernie Davis Circle 19154 66th wd. Front: Irregular; Depth: Irregular OPA#662618135 Improvements: Single Family Residence
 CARLA J. LATIMORE AND ROLLIN A. LATIMORE A/K/A ROLLIN ALLISIM LATIMORE, JR. C.P. August Term, 2014 No. 01886 \$397,039.03 Stephen M. Hladik, Esq.

1606-506

4649 Whitaker Avenue 19120-4637 BRT#119 N 10-45 421563700 Improvements: Residential Dwelling
 DIANA M. BARANIECKI C.P. May Term, 2011 No. 02475 \$30,796.41 Powers, Kim & Associates, LLC

1606-507

4244 Bodine Street 19140-2618 7th wd. (formerly 33rd wd.) 840 Sq Ft BRT#072112000 Improvements: Residential Dwelling
 AUDALIS VALERA C.P. June Term, 2014 No. 00705 \$39,161.73 Powers, Kim & Associates, LLC

1606-508

1320 McFerran Street 19140 43rd wd. 1110 Sq Ft BRT#433004900 Improvements: Residential Property
 EDWARD J. BARKSDALE, ADMINISTRATOR OF THE ESTATE OF MARY B. BARKSDALE, DECEASED C.P. January Term, 2016 No. 01323 \$56,914.63 Shapiro & DeNardo, LLC

1606-509

631 Wynnewood Road 19151 34th wd. SEMI/DET 2 STY MASONRY; 1924 Sq Ft BRT#344207100 Improvements: Residential Dwelling
 JOSEPH FLETCHER, ADMINISTRATOR OF THE ESTATE OF BRENDA FLETCHER, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 04953 \$113,520.01 McCabe, Weisberg, & Conway, P.C.

1606-510

1918 East Washington Lane 19138 50th wd. 1488 Sq Ft BRT#871232350 Improvements: Residential Real Estate
 MELDORA L. MILES AND GARY MILES C.P. June Term, 2014 No. 008833 \$75,435.80 Stern & Eisenberg, P.C.

1606-511

4955 Pennway Street 19124 35th 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.

1606-512

3527 Vinton Road 19154-1505 66th wd. 2000 Sq Ft BRT#66-3-1304-00; PRCL#158N2-418 Improvements: Residential Dwelling
 TIMOTHY ANDREW WEST AND LORI A. WEST C.P. April Term, 2010 No. 01343 \$178,413.57 Powers, Kim & Associates, LLC

1606-513

511 North Broad Street, Unit 602 19123 5th wd. 737 Sq Ft BRT#888140076 Improvements: Residential Real Estate
 BORIS KAGAN C.P. May Term, 2012 No. 02692 \$171,170.84 Stern & Eisenberg, P.C.

1606-514

2040 Federal Street 19146-4323 36th wd. 1360 Sq Ft BRT#361043800 Improvements: Residential Dwelling
 FARRAH SAMUELS C.P. May Term, 2014 No. 001420 \$198,645.31 Powers, Kim & Associates, LLC

1606-515

2245 East Clearfield Street 19134 25th wd. 1150 Sq Ft OPA#252245600 Improvements: Residential Property
 YISCHOR DOU FRIEDMAN A/K/A FRIEDMAN, YISCHOR DOV C.P. August Term, 2013 No. 02199 \$110,078.23 KML Law Group, P.C.

1606-516

5611 Boyer Street 19138 12th wd. 1426 Sq Ft OPA#122252100 Improvements: Residential Property
 CECIL CHIN C.P. October Term, 2015 No. 02312 \$84,767.13 KML Law Group, P.C.

1606-517

2736 Haworth Street 19137-2132 45th wd. 1249 Sq Ft BRT#453136500 Improvements: Residential Dwelling

SHERIFF'S SALE

DANIEL BOWE AND DENISE BOERNER C.P. April Term, 2015 No. 00475 \$120,507.57 Law Office of Gregory Javardian, LLC

1606-518

1820 Placid Street 19152 58th wd. S/D W/B GAR 1 STY MASONRY; 1000 Sq Ft BRT#562248300 Improvements: Residential Dwelling
 ALLA KHEYFETS, ADMINISTRATRIX OF THE ESTATE OF SAMUEL KHEYFETS, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 00126 \$76,810.15 McCabe, Weisberg, & Conway, P.C.

1606-519

1724 Wagner Avenue 19141 17th wd. 1002 Sq Ft OPA#171028900 Improvements: Residential Property
 ESTHERLEAN EDMONDS C.P. August Term, 2015 No. 02418 \$39,063.99 KML Law Group, P.C.

1606-520

5841 Race Street 19139-2460 BRT#042141500; PRCL#62N10-194 Improvements: Residential Dwelling
 JAMES L. BRYANT AND TONYA D. BRYANT C.P. September Term, 2015 No. 01683 \$31,399.03 Powers, Kim & Associates, LLC

1606-521

4758 Meridian Street 19136-3311 65th wd. 2133.3 Sq Ft BRT#65-1-1572-00 Improvements: Residential Dwelling
 CATHEEN L. SANTOS C.P. October Term, 2015 No. 00366 \$121,783.53 Barbara A. Fein, Esq.

1606-522

3634 Edgemont Street 19134-5507 45th wd. 1152 Sq Ft OPA#451224500 Improvements: Residential Property
 EDWARD ANTONELLI C.P. August Term, 2015 No. 04068 \$222,381.30 Phelan Hallinan Diamond & Jones, LLP

1606-523

3029 East Thompson Street 19134-5043 25th wd. 1504 Sq Ft BRT#25-1-2472-00 Improvements: Residential Dwelling
 MICHAEL HATALA AND MARK MURARESKU C.P. April Term, 2015 No. 01205 \$268,912.34 Barbara A. Fein, Esq.

1606-525

2317 North 2nd Street 19133 19th wd. 1014 Sq Ft OPA#191127701 Subject to Mortgage Improvements: Row 2 Sty Masonry
 ADMA CACERES C.P. January Term, 2015 No. 532 \$72874.95 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esq.

1606-526

5930 North Water Street 19120-2013 61st wd. 1104 Sq Ft OPA#612483500 Improvements: Residential Property
 JUDITH WILDER C.P. July Term, 2015 No. 01574 \$136,998.31 Phelan Hallinan Diamond & Jones, LLP

1606-527

2710 Kirkbride Street 19137-2122 45th wd. 1057 Sq Ft OPA#453120700 Improvements: Residential Property
 BRUNO WOJCIK AND AUBUREE KING A/K/A AUBUREE L. KING C.P. May Term, 2015 No. 00709 \$95,935.57 Phelan Hallinan Diamond & Jones, LLP

1606-528

6333 Woodbine Avenue 19151 34th wd. 9000 Sq Ft OPA#344133500 Improvements: Det W/d Gar 3 Sty Mas+oth
 PHILIP DELUCA C.P. September Term, 2015 No. 2878 \$512559.22 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esq.

1606-529

716 East Phil Ellena Street 19119-1531 22nd wd. 2052 Sq Ft OPA#221204300 Improvements: Residential Property
 JERRY CREW C

SHERIFF'S SALE

December Term, 2014 No. 03087 \$47,702.96
Phelan Hallinan Diamond & Jones, LLP

1606-532

1849 Ashurst Road 19151 34th wd. 1440 Sq Ft
OPA#34-3375600 Improvements: Residential
Property
COURTNEY ELIZABETH COOK AS
ADMINISTRATRIX OF THE ESTATE OF
BERNARD COOK C.P. May Term, 2014
No. 00205 \$149,537.77 Manley Deas
Kochalski, LLC

1606-533

3013 West Sedgley Avenue 19121-1814
32nd wd. 990 Sq Ft OPA#323060500
Improvements: Residential Property
ZEBBIE D. MCMILLER C.P. April Term,
2015 No. 01275 \$8,422.44 Phelan Hallinan
Diamond & Jones, LLP

1606-534

1312 Narragansett Street 19138 59th wd.
1260 Sq Ft OPA#59-1144100 Improvements:
Residential Property
JONATHAN SCOTT C.P. November Term,
2014 No. 01799 \$33,080.73 Manley Deas
Kochalski, LLC

1606-535

7050 Van Dike Street 19135 41st wd. 1650
Sq Ft BRT#412423300 Improvements:
Residential Property
TERRANCE BERKERY C.P. July Term,
2014 No. 1303 \$148,945.91 Shapiro &
DeNardo, LLC

1606-536

2610 Holbrook Street 19142 40th wd. 1163
Sq Ft OPA#40-6151800 Subject to Mortgage
Improvements: Residential Property
PATRICIA CRUMP C.P. December Term,
2014 No. 03557 \$48,401.82 Manley Deas
Kochalski, LLC

1606-537

6113 Mulberry Street 19135 62nd wd. 1649
Sq Ft BRT#622275400 Improvements:
Residential Property
PETER CIANFRINI C.P. February Term,
2015 No. 00870 \$152,443.13 Shapiro &
DeNardo, LLC

1606-538

5919 Kemble Avenue 19138 17th wd. 1230
Sq Ft BRT#172322400 Improvements:
Residential Property
VINZULAR NICHOLS, EXECUTRIX OF THE
ESTATE OF TODD NICHOLS, DECEASED
C.P. January Term, 2016 No. 01719 \$96,334.55
Shapiro & DeNardo, LLC

1606-539

1704 Benson Street 19152 56th wd. S/D
W/B GAR 1 STY MASONRY; 1040 Sq Ft
BRT#562126400 Improvements: Residential
Dwelling
LESLEY J. SAGEL, EXECUTRIX OF THE
ESTATE OF STEVEN L. BARNETT, DECEASED
MORTGAGOR AND REAL OWNER C.P. May
Term, 2015 No. 01324 \$222,099.56
McCabe, Weisberg, & Conway, P.C.

1606-540

8320 Chelwynde Avenue 19153-1008 40th wd.
3900 Sq Ft BRT#40-5-7997-17 Improvements:
Semi/det 2 Sty Masonry
DANA WALLACE, ORIGINAL MORTGAGOR
AND REAL OWNER AND BERTHA
ELIZABETH WALLACE, REAL OWNER
C.P. July Term, 2015 No. 02891 \$44,255.48
Milstead & Associates, LLC

1606-541

257 Rosemar Street 19120 61st wd. 1050
Sq Ft BRT#611239600 Improvements:
Residential Property
JAMAL K. BUSH C.P. January Term, 2016
No. 00211 \$70,121.11 Shapiro & DeNardo,
LLC

1606-542

2333 North 11th Street 19133 37th wd. ROW 2
STY MASONRY; 1313 Sq Ft BRT#371186000
Improvements: Residential Dwelling
CHIRMAN BEATTY, ADMINISTRATOR
OF THE ESTATE OF NORMA HAIRSTON,
DECEASED MORTGAGOR AND REAL
OWNER C.P. April Term, 2015 No. 01605
\$77,314.58 McCabe, Weisberg, & Conway,
P.C.

1606-543

116 South Cecil Street 19139 60th wd. 938
Sq Ft BRT#604277000 Improvements: Row
2 Sty Masonry
JEAN B. TOUSSAINT, ORIGINAL
MORTGAGOR; MIREILLE M. TOUSSAINT,
ORIGINAL MORTGAGOR; NERLANDE
W. TOUSSAINT-VELASQUEZ, REAL
OWNER; MANUEL D. VELASQUEZ, REAL
OWNER C.P. August Term, 2014 No.
00580 \$23,777.09 Milstead & Associates,
LLC

SHERIFF'S SALE

1606-544

419 Shawmont Avenue Unit E 19128 21st wd.
1037 Sq Ft OPA#888210947 Improvements:
Residential Dwelling
LAURA T. ELLIS C.P. February Term,
2015 No. 02277 \$139,839.66 Joseph R.
Loverdi, Esq.

1606-545

7106 Tulip Street 19135 65th wd. 1120 Sq Ft
OPA#651294500 Improvements: Residential
Dwelling
JOSEPH L. DERENZIS, DECEASED C.P.
December Term, 2015 No. 01169 \$59,207.12
Joseph R. Loverdi, Esq.

1606-546

2833 Chase Road 19152 57th wd. 2807 Sq
Ft OPA#571071900 Subject to Mortgage
Improvements: Residential Dwelling
WILSON RIVERA C.P. August Term, 2015
No. 02009 \$85,726.09 Joseph R. Loverdi, Esq.

1606-547

4122 Whiting Street 19154 66th wd. 1783
Sq Ft OPA#662589300 Improvements:
Residential Dwelling
STEVEN E. KELLY C.P. August Term,
2015 No. 00090 \$90,374.85 Joseph R.
Loverdi, Esq.

1606-548

3231 Friendship Street 19149 55th wd. 1658
Sq Ft OPA#551419800 Subject to Mortgage
Improvements: Residential Dwelling
BARBARA ANN KELLER A/K/A BARBARA
A. KELLER-ROSENHEIM C.P. August
Term, 2015 No. 02462 \$40,521.51 Joseph
R. Loverdi, Esq.

1606-549

1453 Rosalie Street 19149-3322 62nd wd.
1521 Sq Ft BRT#621096400 Improvements:
Row B/2 Sty Masonry
JOSE NATALI C.P. September Term,
2014 No. 00384 \$149,910.81 Milstead &
Associates, LLC

1606-551

6814 Chew Avenue 19119 22nd wd.
SEMI/DET 2STY MASONRY; 1440 Sq Ft
BRT#222201500 Improvements: Residential
Dwelling
LEACY J. JOHNSON C.P. July Term, 2015
No. 03389 \$105,562.95 McCabe, Weisberg,
& Conway, P.C.

1606-552

5556 Miriam Road 19124-1716 35th wd. 1305
Sq Ft BRT#351407300 Improvements: Row
B/gar 2 Sty Masonry
UNKNOWN HEIRS, INDIVIDUALS,
SUCCESSORS, ASSIGNS, BUSINESS
ENTITIES, NON PROFIT ENTITIES AND/
OR CHARITABLE ENTITIES HAVING
AND/OR CLAIMING ANY RIGHT,
TITLE, AND/OR INTEREST THERIN,
THEREFROM AND/OR THEREUNDER
ALBERT IBBOTSON, DECEASED;
CHRISTINE IBBOTSON, KNOWN HEIR
OF ALBERT IBBOTSON, DECEASED;
EILEEN IBBOTSON, KNOWN HEIR OF
ALBERT IBBOTSON, DECEASED; WAYNE
IBBOTSON, KNOWN HEIR OF ALBERT
J. IBBOTSON, DECEASED; KAREN
LAVELLE, KNOWN HEIR OF ALBERT
IBBOTSON, DECEASED C.P. February
Term, 2015 No. 01120 \$140,525.79
Milstead & Associates, LLC

1606-553

5033 North 9th Street 19141-3914 49th wd.
1467 Sq Ft BRT#491287300 Improvements:
Row B/gar 2sty Masonry
FREDERICK REID AND PAULA SYLVESTER
REID C.P. October Term, 2008 No. 02888
\$45,932.97 Milstead & Associates, LLC

1606-554

4216 J Street 19124-4804 33rd wd. 1254.68 Sq
Ft BRT#332234900
HELEN EDWARDS C.P. September Term,
2014 No. 00724 \$44,328.07 Milstead &
Associates, LLC

1606-555

5255 West Berks Street 19131 52nd wd.
6670 Sq Ft BRT#521115100 Improvements:
Residential Dwelling
ESTATE OF DOROTHY CAREW A/K/A
DOROTHY B. CAREW A/K/A DOROTHY
ANN BIGGS-CAREW C.P. December Term,
2014 No. 03690 \$158,981.32 Udren Law
Offices, P.C.

1606-556

1711 Hartel Avenue 19111 56th wd. APT
2-4 UNITS 2 STY MASON; 2280 Sq Ft
BRT#561492706 Improvements: Residential
Dwelling
THOMAS PRENDERGAST C.P. July Term,
2015 No. 02127 \$103,135.59 McCabe,
Weisberg, & Conway, P.C.

SHERIFF'S SALE

1606-557

**452 East Pleasant Street a/k/a 452 Pleasant
Street 19119-1937** 22nd wd. 1152 Sq Ft
OPA#222069000 Improvements: Residential
Property
EVANESE TUCKER C.P. May Term, 2015
No. 02245 \$156,574.80 Phelan Hallinan
Diamond & Jones, LLP

1606-558

6336 Hegerman Street 19135 41st wd. 1299
Sq Ft BRT#41-1-365800 Improvements:
Residential Dwelling
MEGAN M. BOWER C.P. April Term,
2014 No. 01947 \$136,896.41 Udren Law
Offices, P.C.

1606-559

1532 South Napa Street 19146 36th wd. 767
Sq Ft BRT#364446300 Improvements:
Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER RUTH
WALKER A/K/A RUTH E. WALKER C.P.
November Term, 2015 No. 03578 \$55,607.40
Udren Law Offices, P.C.

1606-560

2442 North Natrona Street 19132 28th wd.
710 Sq Ft BRT#282211300 Improvements:
Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER HOWARD
W. SMITH, JR.; VANESSA HALL C.P.
December Term, 2015 No. 01135 \$32,623.98
Udren Law Offices, P.C.

1606-561

1208 McKinley Street 19111-5834 53rd wd.
1292 Sq Ft OPA#531018300 Improvements:
Residential Property
DIANE J. LEWIS C.P. June Term, 2015 No.
00032 \$80,961.55 Phelan Hallinan Diamond
& Jones, LLP

1606-562

543 Conarroe Street 19128-1629 21st wd.
1078 Sq Ft OPA#213182900 Improvements:
Residential Property
LAURIE D. WEIGHTMAN A/K/A LAURIE D.
TILLEY A/K/A LAURIE WEIGHTMAN C.P.
September Term, 2015 No. 00600 \$152,742.54
Phelan Hallinan Diamond & Jones, LLP

1606-563

7026 Walker Street 19135 55th wd. 2250
Sq Ft BRT#55-2-319700 Improvements:
Residential Dwelling
DANA STEVENSON A/K/A DANA M.
STEVENSON A/K/A DANA MARY
STEVENSON AND ROBERT STEVENSON
A/K/A ROBERT M. STEVENSON C.P. June
Term, 2014 No. 01281 \$50,808.34 Udren
Law Offices, P.C.

1606-564

6127 Chancellor Street 19139 46th wd. 964
Sq Ft BRT#031075900 Improvements:
Residential Dwelling
ELYADAGAHAW WALTON A/K/A
ELYADAGAHAW E. WALTON A/K/A
ELYADAGAHAW WALTON A/K/A
ELYADAGAHAW WALTON C.P. February
Term, 2014 No. 01548 \$96,929.27 Udren
Law Offices, P.C.

1606-565

2066 Pickwick Street 19134 45th wd. 756
Sq Ft BRT#452178800 Improvements:
Residential Dwelling
NOREEN CANNADY A/K/A NOREEN
HOLLOWAY C.P. February Term, 2016
No. 01051 \$48,192.37 Udren Law
Offices, P.C.

1606-566

9561 B James Street 20B 19114 65th wd.
BRT#88-8651450 Improvements: Residential
Dwelling
KENNY YERETZIAN C.P. November Term,
2015 No. 01962 \$138,396.77 Udren Law
Offices, P.C.

1606-567

2136 Watkins Street 19145-1927 36th wd.
1070 Sq Ft OPA#363146000 Improvements:
Residential Property
JACQUIE SIMPKINS; ZELDA SIMPKINS
A/K/A ZELDA L. SIMPKINS,
INDIVIDUALLY AND IN HER CAPACITY
AS EXECUTRIX OF THE ESTATE OF
IRENE BUNCH C.P. October Term, 2011
No. 04092 \$55,337.00 Phelan Hallinan
Diamond & Jones, LLP

1606-568

505 East Courtland Street 19120-4501
42nd wd. 1050 Sq Ft OPA#421027000
Improvements: Residential Property

SHERIFF'S SALE

BELINDA SANTANA C.P. October Term,
2014 No. 01685 \$60,091.25 Phelan Hallinan
Diamond & Jones, LLP

1606-569

6315 North Norwood Street 19138-2529
17th wd. 1138 Sq Ft OPA#172475800
Improvements: Residential Property
MARINA POLYACHENKO C.P. October
Term, 2015 No. 02385 \$71,131.48 Phelan
Hallinan Diamond & Jones, LLP

1606-570

6035 Germantown Avenue 19144-2111
88th wd. 4200 Sq Ft OPA#881097330
Improvements: Residential Property
HARVEY BUNCH, III C.P. October Term,
2015 No. 02523 \$195,083.01 Phelan
Hallinan Diamond & Jones, LLP

1606-571

**1029 South Cleveland Street 19146-
2648** 30th wd. 896 Sq Ft OPA#301369100
Improvements: Residential Property
HERMAN DOUGLAS A/K/A HERMAN
DOUGLAS, JR. AND CYNTHIA R. DOUGLAS
C.P. June Term, 2013 No. 02226 \$318,391.01
Phelan Hallinan Diamond & Jones, LLP

1606-572

6338 Jackson Street 19135-3225 55th wd.
1206 Sq Ft OPA#552462900 Improvements:
Residential Property
THOMAS VITANOVITZ, III C.P. October
Term, 2015 No. 00317 \$129,655.85 Phelan
Hallinan Diamond & Jones, LLP

1606-573

1847 Farrington Road 19151-2012 34th wd.
1120 Sq Ft OPA#343343000 Improvements:
Residential Property
JOHN D. PRICE A/K/A JOHN PRICE
AND TAKEA C. JOHNSON A/K/A TAKEA
JOHNSON C.P. September Term, 2015 No.
03416 \$57,047.79 Phelan Hallinan Diamond
& Jones, LLP

1606-574

1924 Medary Avenue 19141-1410 17th wd.
1212 Sq Ft OPA#171306600 Improvements:
Residential Property
LATESHA KEARNEY C.P. August Term,
2015 No. 03178 \$86,467.35 Phelan Hallinan
Diamond & Jones, LLP

1606-575

3437 Vinton Road 19154-2022 66th wd. 1360
Sq Ft OPA#663128900 Improvements:
Residential Property
DOROTHY GREENHALGH AND PAUL
GREENHALGH C.P. August Term, 2010
No. 02599 \$236,625.43 Phelan Hallinan
Diamond & Jones, LLP

1606-576

12135 Academy Road, Unit 19 19154 66th wd.
1200 Sq Ft OPA#888660518 Improvements:
Residential Property
DAISY B. ARNAIZ C.P. May Term, 2015
No. 01848 \$70,492.74 KML Law Group,
P.C.

1606-577

638 North 53rd Street 19131-4331 44th wd.
1440 Sq Ft OPA#442331500 Improvements:
Residential Property
JELANI ABDU, IN HIS CAPACITY AS
HEIR OF RASHIDA ABDU A/K/A DEBRA
FORD, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER RASHIDA ABDU,
DECEASED C.P. January Term, 2012 No.
00416 \$40,398.28 Phelan Hallinan Diamond
& Jones, LLP

1606-578

2213 South Lambert Street 19145 48th wd.
1036 Sq Ft OPA#481349800 Improvements:
Residential Property
LISA DOLORES GRIFFIN C.P. December
Term, 2015 No. 00184 \$97,002.28 KML
Law Group, P.C.

1606-579

1834 South Cecil Street 19143 40th wd. 1264
Sq Ft OPA#401040300 Improvements:
Residential Property
DONNA M. COOPER AND DONELL
COOPER C.P. January Term, 2012 No. 00715
\$44,764.05 Manley Deas Kochalski, LLC

1606-580

3538 North Water Street 19134 7th wd. 980
Sq Ft OPA#073041100 Improvements:
Residential Property
JUAN R. VEGA C.P. May Term, 2015 No.
02571 \$16,631.26 Manley Deas Kochalski,
LLC

1606-581

2824 B Street 19134 7th wd. 899 Sq Ft
OPA#071391800 Improvements: Residential
Property

SHERIFF'S SALE

TRACY E. TOLLERSON AS
ADMINISTRATRIX OF THE ESTATE OF
ANTONY TOLLERSON A/K/A ANTHONY
TOLLERSON, DECEASED C.P. November
Term, 2015 No. 03853 \$22,776.64 KML
Law Group, P.C.

1606-582

3310 Morning Glory Road 19154 66th wd.
2160 Sq Ft OPA#66-3033200 Improvements:
Residential Property
LISA WALERSKI AND JAMES PORTWOOD
C.P. August Term, 2015 No. 04237 \$178,116.08
Manley Deas Kochalski, LLC

1606-583

817 South 60th Street 19143 3rd wd. 1566
Sq Ft OPA#033199500 Improvements:
Residential Property
BEVERLY R. PARKER C.P. February Term,
2011 No. 04057 \$131,946.90 Manley Deas
Kochalski, LLC

1606-584

6232 Mershon Street 19149 62nd wd. 1168
Sq Ft OPA#621576600 Improvements:
Residential Property
MARIBEL SOSA C.P. September Term,
2015 No. 02747 \$143,324.26 KML Law
Group, P.C.

1606-585

754 East Jericho Road 19124 ROW B/
GAR 2STY MASONRY OPA#233003200
Improvements: Residential Property
MADELINE A. RIVERA A/K/A MADELINE
A. LOPEZ C.P. July Term, 2013 No. 01251
\$53,543.57 Alicia M. Sandoval, Esq.

1606-586

907 Anchor Street 19124-1023 35th wd.
937.50 Sq Ft BRT#35-1-2846-00
ROCHELLE E. GREGORY A/K/A
ROCHELLE GREGORY C.P. June Term,
2013 No. 02608 \$65,219.76 Milstead &
Associates, LLC

1606-587

1024 South 22nd Street 19146 30th wd. 1959
Sq Ft OPA#30-2296800 Improvements:
Residential Property
NICHOLAS A. OFFENBACHER C.P.
December Term, 2013 No. 00110 \$308,921.71
Manley Deas Kochalski, LLC

1606-588

5371 Morse Street 19131 52nd wd. 1422 Sq Ft
OPA#521075400 Improvements: Residential
Property
DAWN NEMBARD AND OWEN A.
NEMBARD C.P. January Term, 2014 No.
02341 \$79,688.36 Manley Deas Kochalski,
LLC

1606-589

**7544 East Walnut Lane a/k/a 7544
Walnut Lane 19138** 50th wd. 1362 Sq Ft
OPA#501356200 Improvements: Residential
Property
VANESSA WOODS C.P. May Term, 2015
No. 03521 \$27,386.08 KML Law Group, P.C.

1606-590

4429 Richmond Street 19137 45th wd. 1416
Sq Ft OPA#453318900 Improvements:
Residential Property
KIMBERLY A. FAY C.P. January Term,
2015 No. 01412 \$65,750.88 Manley Deas
Kochalski, LLC

1606-591

310 East Howell Street 19120 35th wd. 1665
Sq Ft B

SHERIFF'S SALE

1606-595
4600 Magee Avenue 19135-2724 41st wd. 1278 Sq Ft BRT#41-1-1791-00; BRT#111 N 19-325 Improvements: Residential Dwelling ANNE COSTA C.P. January Term, 2015 No. 00141 \$77,092.40 Powers, Kim & Associates, LLC

1606-596
440 West Mount Airy Avenue 19119-2946 9th wd. (formerly 22nd wd.) 1524.75 Sq Ft BRT#092053100; PRCL#126N22-168 Improvements: Residential Dwelling JULIAN WELLS C.P. January Term, 2014 No. 02251 \$254,615.94 Powers, Kim & Associates, LLC

1606-598
2612 South Sartain Street 19148 39th wd. BRT#394219500
 MICHAEL A. PEZZUTI (DECEASED) C.P. February Term, 2013 No. 00815 \$194,576.63 Emmanuel J. Argentieri, Esq.

1606-599
954 North 50th Street 19131 44th wd. BRT#442235300
 VICTOR BOTTS C.P. February Term, 2016 No. 00352 \$24,593.55 Emmanuel J. Argentieri, Esq.

1606-601
1804 Ashley Street 19126 10th wd. 1260 Sq Ft BRT#10-1356900 Improvements: Residential Dwelling NIA S. BENNETT C.P. April Term, 2015 No. 01269 \$132,875.42 Udren Law Offices, P.C.

1606-602
662 North 52nd Street 19131 44th wd. 1577 Sq Ft BRT#44-2-2905-00; OPA#871569530 Improvements: Residential Dwelling KETLEEN DORMEUS AND ANNE GRETA SMITH A/K/A ANN GRETA SMITH C.P. January Term, 2016 No. 02712 \$59,105.34 Udren Law Offices, P.C.

1606-603
117 North 57th Street 19139 52nd wd. 826.50 Sq Ft BRT#04-2076800 Improvements: Residential Dwelling GERALD ANDREWS, JR. A/K/A GERALD J. ANDREWS, JR. C.P. August Term, 2015 No. 02802 \$78,611.12 Udren Law Offices, P.C.

1606-604
750 North 19th Street 19130 15th wd. 1993 Sq Ft BRT#151052901 Improvements: Residential Real Estate LUZ E. BENETIZ C.P. May Term, 2014 No. 03736 \$67,795.52 Stern & Eisenberg, P.C.

1606-605
8743 Gillespie Street 19136-2129 65th wd. 1791 Sq Ft BRT#65-2-2430-00; PRCL#136N17-240 Improvements: Residential Dwelling JOSE SANCHEZ C.P. July Term, 2013 No. 001072 \$133,875.29 Powers, Kim & Associates, LLC

1606-606
6647 Haddington Lane 19151 34th wd. 1374 Sq Ft BRT#344044900 Improvements: Residential Property DAWN L. GEORGE C.P. June Term, 2015 No. 01344 \$73,798.15 Shapiro & DeNardo, LLC

1606-607
7600-02 Rising Sun Avenue 19111 63rd wd. 5000 Sq Ft BRT#631164600 Improvements: Residential Property PATRICIA C. MARTIN AND JOSEPH TIMOTHY MARTIN C.P. August Term, 2015 No. 02144 \$259,187.13 Shapiro & DeNardo, LLC

1606-608
1130 Kenwyn Street 19124 23rd wd. 2763 Sq Ft BRT#234173100 Improvements: Residential Property SHARON LYONS C.P. January Term, 2013 No. 03422 \$202,551.18 Shapiro & DeNardo, LLC

1606-609
1313 Lombard Street 19147-1003 5th wd. 752 Sq Ft BRT#053058305 Subject to Mortgage Improvements: Residential Dwelling DAVID J. TALBOT C.P. June Term, 2013 No. 01632 \$11,113.09 Powers, Kim & Associates, LLC

1606-610
3027 Windish Street 19152 64th wd. 1320 Sq Ft OPA#641197300 Improvements: Residential Property STEPHANIE BELL AND TIMOTHY BELL C.P. February Term, 2015 No. 00204 \$192,805.59 KML Law Group, P.C.

1606-611
3755 Genesee Drive 19154 66th wd. 1368 Sq Ft OPA#663431800 Improvements:

SHERIFF'S SALE

Residential Property
 MALISSA BELL AND STEVEN BELL C.P. February Term, 2011 No. 01200 \$201,773.92 KML Law Group, P.C.

1606-612
2323 North 2nd Street 19133-3304 19th wd. 2142 Sq Ft BRT#19-1128000 Improvements: Residential Dwelling DENNIS ROMERO C.P. October Term, 2013 No. 00188 \$137,269.41 Powers, Kim & Associates, LLC

1606-613
2001 Bridge Street 19124 62nd wd. 2145 Sq Ft OPA#871584390 Improvements: Residential Property DONNA E. CITRO A/K/A DONNA E. CITRO AND THOMAS R. CITRO A/K/A THOMAS R. CITRO C.P. June Term, 2015 No. 01243 \$157,535.53 KML Law Group, P.C.

1606-614
4236 Wallace Street 19104-1459 6th wd. Beginning Point: Situate on the South side of Wallace St at the distance of 136 ft Westward from the West side of Brooklyn St OPA#061095700 Improvements: Row 2 Sty Masonry WILLIAM F. SMITH AND DENISE A. SMITH C.P. August Term, 2012 No. 0330 \$38,323.39 Richard J. Nalbandian, III

1606-615
5418 North Mascher Street 19120 42nd wd. 1688 Sq Ft OPA#422373100 Improvements: Residential Property RONALD H. HUMPHREY A/K/A RONALD HUMPHREY C.P. July Term, 2013 No. 04774 \$140,887.52 KML Law Group, P.C.

1606-616
2222 South 22nd Street 19145 48th wd. 981.12 Sq Ft BRT#482205200; BRT#32S13-136 Improvements: Residential Dwelling DIERDRA WILLIAMS C.P. November Term, 2014 No. 00871 \$97,567.99 Udren Law Offices, P.C.

1606-617
1041 East Cheltenham Avenue 19138 59th wd. 1679 Sq Ft (Improvement Area) OPA#591016700 Subject to Rent Improvements: Two Story Row House KHF PROPERTIES, LLC C.P. July Term, 2014 No. 00188 \$186,300.66, plus costs Lachall, Cohen & Sagnor LLP

1606-618
3037 Fountain Street 19121 32nd wd. ROW 2STY MASONRY; 1136 Sq Ft BRT#323109400 Improvements: Residential Dwelling UNKNOWN HEIRS OF DOROTHY R. YOUNG, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 01009 \$38,351.29 McCabe, Weisberg, & Conway, P.C.

1606-620
124 Pelham Road 19119 22nd wd. (Formerly part of the 59th wd.) DET 2.5 STY STONE; 5100 Sq Ft BRT#223095500 Improvements: Residential Dwelling ABENAA TIMAZEE C.P. February Term, 2012 No. 03848 \$506,652.58 McCabe, Weisberg, & Conway, P.C.

1606-621
5419 Saul Street 19124 62nd wd. 1360 Sq Ft OPA#621465800 Improvements: Residential Property EVELYN CAMPBELL C.P. July Term, 2014 No. 00870 \$139,921.62 KML Law Group, P.C.

1606-622
1730 68th Avenue 19126 15th wd. ROW CONV/APT 2STY MASON; 1590 Sq Ft BRT#101251800 Improvements: Residential Dwelling ANN H. AMAKER C.P. August Term, 2015 No. 00411 \$152,600.47 McCabe, Weisberg, & Conway, P.C.

1606-623
1514 West Chew Street 19141 17th wd. 1502 Sq Ft OPA#171096600 Improvements: Residential Property GRACE A. REED C.P. June Term, 2015 No. 04372 \$102,243.60 KML Law Group, P.C.

1606-624
7230 Lawndale Avenue 19111 53rd wd. DET W/DET GAR 2 STY MASON; 1200 Sq Ft BRT#532388000 Improvements: Residential Dwelling KEVIN KIRKPATRICK C.P. February Term, 2015 No. 03224 \$152,683.07 McCabe, Weisberg, & Conway, P.C.

1606-625
4765 Sheffield Street 19136 65th wd. 1280 Sq Ft OPA#651149600 Improvements: Residential Property KENNETH J. MANN C.P. September Term,

SHERIFF'S SALE

2015 No. 00667 \$44,997.09 KML Law Group, P.C.

1606-626
8827 Fairfield Street 19152 57th wd. (formally part of the 35th wd.) S/D W/B GAR 1 STY MASONRY; 1548 Sq Ft BRT#571174900 Improvements: Residential Dwelling VIRGINIA RIFKIN C.P. July Term, 2015 No. 02615 \$256,009.10 McCabe, Weisberg, & Conway, P.C.

1606-627
6307 Trotter Street 19111 53rd wd. (Formerly part of the 35th wd.) ROW B/GAR 2 STY MASONRY; 1278 Sq Ft BRT#531236300 Improvements: Residential Dwelling MICA G. BETHEA C.P. December Term, 2014 No. 00340 \$214,021.23 McCabe, Weisberg, & Conway, P.C.

1606-628
5815 Akron Street 19149 62nd wd. 1174 Sq Ft OPA#621440500 Improvements: Residential Property ALESIA BREWER C.P. January Term, 2015 No. 03293 \$92,755.49 KML Law Group, P.C.

1606-629
2019 South Frazier Street 19143 51st wd. ROW 2 STY MASONRY; 1008 Sq Ft BRT#514231600 Improvements: Residential Dwelling ELTON ALLISON C.P. April Term, 2015 No. 03088 \$61,788.79 McCabe, Weisberg, & Conway, P.C.

1606-630
400-426 South Broad Street 1607, a/k/a 400-426 South Broad Street Unit 1607 19146 88th wd. 1390 Sq Ft OPA#888088532 Improvements: Residential Property LEE BABITT C.P. September Term, 2014 No. 03558 \$982,499.35 Phelan Hallinan Diamond & Jones, LLP

1606-631
3543 East Thompson Street 19134 45th wd. ROW 2 STY FRAME; 1280 Sq Ft BRT#451237910 Improvements: Residential Dwelling SALVATORE A. FINAZZO C.P. September Term, 2015 No. 03535 \$170,961.98 McCabe, Weisberg, & Conway, P.C.

1606-632
214 East Johnson Street 19144 59th wd. 1832 Sq Ft OPA#592176100 Improvements: Residential Property NADIRAH CRUMP AND TAHIR KELLY C.P. October Term, 2015 No. 01041 \$167,739.61 KML Law Group, P.C.

1606-633
1123 Princeton Avenue 19111 53rd wd. 1408 Sq Ft OPA#532287200 Improvements: Residential Property ANTOINETTE C. FIELDS C.P. August Term, 2015 No. 01006 \$127,218.94 KML Law Group, P.C.

1606-634
436 East Rockland Street 19120 42nd wd. 2400 Sq Ft OPA#421116700 Improvements: Residential Property NAKOMIS STANSBURY AND HARRIS STANSBURY C.P. July Term, 2006 No. 02174 \$63,934.56 Phelan Hallinan Diamond & Jones, LLP

1606-635
5331 Florence Avenue 19143 51st wd. 1202 Sq Ft OPA#511145200 Improvements: Residential Property ISSA ALIOUNE BA C.P. May Term, 2015 No. 01962 \$78,403.84 KML Law Group, P.C.

1606-636
3854 Parrish Street 19104 24th wd. ROW 2 STY MASONRY; 1036 Sq Ft BRT#243140100 Improvements: Residential Dwelling ANNIE LEE BUTLER C.P. July Term, 2015 No. 00320 \$30,214.43 McCabe, Weisberg, & Conway, P.C.

1606-638
5113 Chester Avenue 19143-4310 51st wd. 2880 Sq Ft PRCL#511271000 Improvements: Residential Property RONALD KIRTZ C.P. February Term, 2013 No. 01607 \$444,513.21 Phelan Hallinan Diamond & Jones, LLP

1606-639
5537 Boyer Street 19138 12th wd. ROW 3 STY MASONRY; 1470 Sq Ft BRT#122250600 Improvements: Residential Dwelling MAKSIM GORMAKH A/K/A MAXIM GORMAKH A/K/A MAKSIM GORMAKH C.P. August Term, 2015 No. 01706 \$81,915.97 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1606-640
4762 Chestnut Street 19139-4613 60th wd. 1650 Sq Ft PRCL#601016800 Improvements: Residential Property SHARRIEFF QUAZZANI C.P. January Term, 2012 No. 01381 \$47,433.96 Phelan Hallinan Diamond & Jones, LLP

1606-641
6312 North 10th Street 19141-3804 49th wd. 1520 Sq Ft OPA#492194600 Improvements: Residential Property LORETTA SINGLETON C.P. April Term, 2015 No. 03408 \$67,485.33 Phelan Hallinan Diamond & Jones, LLP

1606-643
1603 Merribrook Lane 19151 34th wd. ROW B/GAR 2STY MASONRY; 1120 Sq Ft BRT#343360800 Improvements: Residential Dwelling TOI R. HUTCHINS A/K/A TOI RENE HUTCHINS, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MYRON B. HUTCHINS, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 00558 \$143,727.77 McCabe, Weisberg, & Conway, P.C.

1606-644
3907 Glendale Street 19134 33rd wd. 1200 Sq Ft OPA#332440400 Improvements: Residential Property JOSE A. SERRANO C.P. June Term, 2015 No. 02267 \$43,948.18 Phelan Hallinan Diamond & Jones, LLP

1606-645
5043 Irving Street 19139-4112 60th wd. 1500 Sq Ft OPA#602089000 Improvements: Residential Property CANDICE SCHWEBEL AND BENJAMIN CLIVER C.P. December Term, 2015 No. 02663 \$124,529.99 Phelan Hallinan Diamond & Jones, LLP

1606-646
1814 West Glenwood Avenue 19132-3825 16th wd. 1300 Sq Ft OPA#162340500 Improvements: Residential Property TAREZ MADALION, IN HER CAPACITY AS HEIR OF LAURA DRUMMOND, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAURA DRUMMOND, DECEASED C.P. April Term, 2015 No. 01610 \$34,756.67 Phelan Hallinan Diamond & Jones, LLP

1606-647
7033-7049 Frankford Avenue 19135 41st wd. 32770 Sq Ft BRT#882064475 Improvements: Commercial/commercial Mixed-use 7049 FRANKFORD ASSOCIATES, LP C.P. January Term, 2015 No. 2210 \$706,623.52 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Peter E. Meltzer, Esq.

1606-648
2137 Disston Street 19149 35th wd. ROW B/GAR 2 STY MASONRY; 1182 Sq Ft BRT#542070600 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF KATHARINA SWERYDA AND PETE J. SWERYDA, KNOWN SURVIVING HEIR OF KATHARINA SWERYDA C.P. July Term, 2015 No. 00692 \$125,167.78 McCabe, Weisberg, & Conway, P.C.

1606-649
7355 Rockwell Avenue 19111 63rd wd. 2968 Sq Ft BRT#631112311 Improvements: Residential Property JOSE VAZQUEZ C.P. January Term, 2016 No. 03208 \$206,954.35 Shapiro & DeNardo, LLC

1606-650
1626 Wakeling Street 19124 23rd wd. 2137 Sq Ft BRT#23-2-2200-00 Improvements: Residential Property TRACY HORTON C.P. September Term, 2015 No. 02421 \$103,966.67 Shapiro & DeNardo, LLC

1606-651
8410 Madison Street a/k/a 8410 Madison Place 19153-1527 40th wd. 1440 Sq Ft OPA#405100305 Improvements: Residential Property JAMES BROWN AND JOYCE JORDAN-BROWN C.P. December Term, 2011 No. 01104 \$80,960.47 Phelan Hallinan Diamond & Jones, LLP

1606-652
2645 Parma Road 19131-2708 52nd wd. 1152 Sq Ft OPA#521239600 Improvements: Residential Property WILLIAM T. SMITH C.P. September Term, 2015 No. 02073 \$85,157.75 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1606-653
1337 North 30th Street 19121-4507 29th wd. Approximate size: 837 Sq Ft OPA#292286700 Improvements: 784 Sq Ft THE ESTATE OF EDGAR LEE AND LINDA BRADY C.P. August Term, 2014 No. 01549 \$11,077.33 Leslie Evans-Sampson, Esq.

1606-654
886 North 49th Street 19139 44th wd. 900 Sq Ft BRT#442211910 Improvements: Residential Property BARRY M. SEALY C.P. September Term, 2015 No. 03035 \$63,665.95 Shapiro & DeNardo, LLC

1606-655
2737 South Muhlfeld Street 19153-2408 40th wd. 992 Sq Ft OPA#406158200 Improvements: Residential Property ALIMAMY SACCO AND MOUSSA SACKO C.P. April Term, 2013 No. 03268 \$75,190.74 Phelan Hallinan Diamond & Jones, LLP

1606-656
341 North Felton Street 19139 34th wd. 1455 Sq Ft BRT#34-1-246800 Improvements: Residential Property SHARON WOODS C.P. July Term, 2015 No. 001461 \$81,047.04 Shapiro & DeNardo, LLC

1606-657
2601 Pennsylvania Avenue #925 19130 15th wd. RES CONDO 5+ STY MASONRY; 783 Sq Ft BRT#888073126 Improvements: Residential Dwelling VAHID ARPADERLI AND CAROL ADOMAITIS C.P. March Term, 2015 No. 03530 \$281,197.42 McCabe, Weisberg, & Conway, P.C.

1606-658
2506 South Alden Street 19143-6120 40th wd. 934 Sq Ft OPA#402021000 Improvements: Residential Property LATEISHA HAYES, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF QUINCY BARKER A/K/A QUINCY A. BARKER; QUINETTA D. HAYES, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF QUINCY BARKER A/K/A QUINCY A. BARKER; MARCUS HAYES, IN HER CAPACITY AS HEIR OF THE ESTATE OF QUINCY BARKER A/K/A QUINCY A. BARKER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER QUINCY BARKER A/K/A QUINCY A. BARKER, DECEASED C.P. March Term, 2014 No. 03782 \$31,684.54 Phelan Hallinan Diamond & Jones, LLP

1606-659
3939 Pennsgrove Street 19104 24th wd. 1434 Sq Ft BRT#243175300 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LARRY R. TOWNS, DECEASED C.P. May Term, 2015 No. 00270 \$24,998.41 Shapiro & DeNardo, LLC

1606-660
127 West Wyneva Street a/k/a 127 Wyneva Street 19144-3631 12th wd. 1316 Sq Ft OPA#123029500 Improvements: Residential Property GREGORY R. FULLER, IN HIS CAPACITY AS HEIR OF HENRIETTA FULLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRIETTA FULLER, DECEASED C.P. March Term, 2014 No. 05391 \$69,801.80 Phelan Hallinan Diamond & Jones, LLP

1606-661
5331 Walton Avenue 19143 46th wd. 1455 Sq Ft BRT#462074100 Improvements: Residential Property MARGARET E. MONROE AND LEVONIA TALLEY C.P. April Term, 2012 No. 02542 \$145,311.04 Shapiro & DeNardo, LLC

1606-662
544 West Chew Avenue 19120 61st wd. 2437 Sq Ft BRT#612034300 Improvements: Residential Property GEORGE F. JETER AND ELANOR JETER A/K/A ELEANOR JETER C.P. October Term, 2015 No. 01742 \$103,961.59 Shapiro & DeNardo, LLC

1606-663
2641 South 12th Street 19148-4303 39th wd. 1146 Sq Ft OPA#394236300 Improvements: Residential Property MARIA J. O'MARA A/K/A MARIA

SHERIFF'S SALE

PICOZZI, IN HER CAPACITY AS HEIR OF RITA PICOZZI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RITA PICOZZI, DECEASED C.P. July Term, 2015 No. 02061 \$165,278.81 Phelan Hallinan Diamond & Jones, LLP

1606-664

2436 North 20th Street 19132 16th wd. 2045 Sq Ft BRT#162145400 Improvements: Residential Property JACK NELSON, JR. C.P. June Term, 2015 No. 03018 \$4,318.53 Shapiro & DeNardo, LLC

1606-665

1943 Plymouth Street 19138 10th wd. 1200 Sq Ft BRT#101320400 Improvements: Residential Property SHELLEY DIXON C.P. October Term, 2015 No. 01963 \$66,235.95 Shapiro & DeNardo, LLC

1606-666

6470 Lawnton Street 19128-2524 21st wd. 1216 Sq Ft OPA#213434600 Improvements: Residential Property MARTIN MC CULLAGH A/K/A MARTIN MCCULLAGH A/K/A MARTIN MCCULLAH C.P. March Term, 2013 No. 02732 \$158,743.08 Phelan Hallinan Diamond & Jones, LLP

1606-667

232 Kalos Street 19128 21st wd. SEMI/DET 2 STY MASONRY; 1328 Sq Ft BRT#213030900 Improvements: Residential Dwelling MICHAEL V. CAVANAUGH AND JOANNE M. CAVANAUGH C.P. August Term, 2007 No. 02061 \$126,962.47 McCabe, Weisberg, & Conway, P.C.

1606-668

2227 McKeen Street a/k/a 2227 Mc Kean Street 19145-2736 48th wd. 1136 Sq Ft OPA#482054600 Improvements: Residential Property CLIFFORD BROWN C.P. July Term, 2015 No. 00874 \$65,586.15 Phelan Hallinan Diamond & Jones, LLP

1606-669

4717 Stenton Avenue 19144 12th wd. 47708 Sq Ft (land area); 69208 Sq Ft (improvement area) BRT#88-4-5597-00 Subject to Mortgage Subject to Rent ITCHY PINES, LLC C.P. February Term, 2016 No. 0641 \$370,558.65 Weir & Partners LLP

1606-670

6640 Walker Street 19135 55th wd. ROW B/GAR 2 STY MASONRY; 1088 Sq Ft BRT#552315400 Improvements: Residential Dwelling EDWARD F. MILLER AND LOUISE A. MILLER C.P. April Term, 2008 No. 04540 \$88,173.47 McCabe, Weisberg, & Conway, P.C.

1606-671

4131 Parrish Street 19139 6th wd. BRT#06-2-061300 Subject to Mortgage Improvements: Residential/Residential Mixed-use STEPHEN J. HILL C.P. December Term, 2013 No. 00082 \$41854.12 together with interest from November 25, 2013 forward at the rate of 6.00% per annum (\$6.43 per diem), late charges, attorneys' fees, and collection costs Barry W. Sawtelle, Esq.

1606-673

2813 South Franklin Street 19148 39th wd. BRT#39-5-2093-00 Improvements: Residential/Residential Mixed-use BRUCE TEAL AND TRACY TEAL C.P. June Term, 2015 No. 02163 \$73366.15 together with interest at the fixed rate of 5.99% per annum (\$11.48 per diem) and late charges from June 9, 2015 forward, attorneys' fees, and collection costs Charles N. Shurr, Jr., Esq.

1606-674

2722 Elbridge Street 19149-2935 62nd wd. 1948 Sq Ft BRT#621298500 Improvements: Residential Real Estate CHRISTOPHER CHARLES AND SHERRILL ANN CHARLES C.P. September Term, 2015 No. 03289 \$180,925.39 Stern & Eisenberg, P.C.

1606-675

6245 Washington Avenue 19143-2916 3rd wd. On N side of Washington Ave, 460 ft Westward from the W side of 62nd St; Front: 21' Depth: 112'6" OPA#03-3-1130-00 GARY LASSITER C.P. November Term, 2014 No. 00517 \$123,235.94 Lois M.

SHERIFF'S SALE

Vitti, Esq.

1606-676

2439 East Sergeant Street 19125-3114 31st wd. 1051.35 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 Office of Gregory Javardian, LLC

1606-677

749 East Locust Avenue a/k/a 749 Locust Avenue 19144-1311 12th wd. 1434 Sq Ft OPA#122074700 Improvements: Residential Property WAYNE R. LAWRENCE AND TYRA WASHINGTON C.P. April Term, 2013 No. 01203 \$143,918.81 Phelan Hallinan Diamond & Jones, LLP

1606-678

740 Susquehanna Road 19139 63rd wd. 2650 Sq Ft BRT#632040200 Improvements: Residential Real Estate DANIEL CAMPBELL A/K/A DANIEL J. CAMPBELL C.P. December Term, 2011 No. 02362 \$214,507.58 Stern & Eisenberg, P.C.

1606-679

4748 Oakmont Street 19136 65th wd. 1266 Sq Ft OPA#651071000 Improvements: Residential Property IRIS BELTRAN, LUIS MARTINEZ AND VICTORIA A. POLANCO C.P. March Term, 2015 No. 04092 \$90,876.87 KML Law Group, P.C.

1606-680

4460 North 19th Street 19140 13th wd. 1428 Sq Ft BRT#132212200 Improvements: Residential Dwelling BRUCE IRA SUSSER C.P. September Term, 2015 No. 02010 \$103,467.23 Udren Law Offices, P.C.

1606-681

3509 Primrose Road 19114 57th wd. 2907 Sq Ft BRT#572133400 Improvements: Residential Real Estate MICHAEL BRODY AND ERICA CRUZ C.P. September Term, 2015 No. 02630 \$190,727.49 Stern & Eisenberg, P.C.

1606-682

8021 Rugby Street 19150 50th wd. 5760 Sq Ft BRT#50-2100700 Improvements: Residential Dwelling GWENDOLYN C. JONES A/K/A GWENDOLYN C. ALSTON C.P. June Term, 2015 No. 03161 \$264,709.47 Udren Law Offices, P.C.

1606-683

5616 Hazel Avenue 19143-1936 46th wd. 1020 Sq Ft OPA#463020000 Improvements: Residential Property DORENE E. LEE, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF ELLA FOSTER, DECEASED; THELMA Y. LEE, INDIVIDUALLY AND IN CAPACITY AS HEIR OF ELLA FOSTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELLA FOSTER, DECEASED C.P. April Term, 2013 No. 01794 \$55,308.56 Phelan Hallinan Diamond & Jones, LLP

1606-684

1933 South 9th Street 19148 39th wd. 960 Sq Ft BRT#393409000 Improvements: Residential Real Estate TERRY CAMPIONE AND NICHOLAS C. CAMPIONE C.P. March Term, 2015 No. 04411 \$118,389.18 Stern & Eisenberg, P.C.

1606-685

4112 Robbins Avenue 19135 55th wd. 1424 Sq Ft OPA#552037500 Improvements: Residential Property ISLANDE LUC C.P. October Term, 2014 No. 01501 \$87,048.22 Manley Deas Kochalski, LLC

1606-686

6214 Gillespie Street 19135 55th wd. 1444 Sq Ft BRT#552425400 Improvements: Residential Real Estate RUBIN BONNY AND BRENDA J. MOON C.P. October Term, 2015 No. 00074 \$102,958.43 Stern & Eisenberg, P.C.

1606-687

543 East Chelton Avenue 19144 59th wd. 2000 Sq Ft BRT#591006400 Improvements: Residential Real Estate JACOB STEPANSKY AND IRINA

SHERIFF'S SALE

STEPANSKY C.P. January Term, 2016 No. 00962 \$138,734.93 Stern & Eisenberg, P.C.

1606-688

1302 West Wishart Street 19132 43rd wd. 1104 Sq Ft OPA#43-1021000 Improvements: Residential Property HEROLD LUCAS C.P. May Term, 2015 No. 02568 \$18,803.76 Manley Deas Kochalski, LLC

1606-689

2015 South 24th Street 19145-2616 48th wd. 1280 Sq Ft OPA#482307700 Improvements: Residential Property LEON GIBSON, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF WILLIAM SUTER; JOHN D. SUTER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF WILLIAM SUTER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM SUTER, DECEASED C.P. May Term, 2015 No. 01849 \$30,618.85 Phelan Hallinan Diamond & Jones, LLP

1606-690

342 North 52nd Street 19139 44th wd. 2400 Sq Ft OPA#441355600 Improvements: Residential Property JOHN POLOSKY C.P. May Term, 2009 No. 00306 \$214,816.70 Manley Deas Kochalski, LLC

1606-691

1963 Rowan Street 19140 13th wd. 1922 Sq Ft OPA#131362400 Improvements: Residential Property JARELE KHALIF GREEN-HALEY C.P. December Term, 2012 No. 00009 \$113,839.38 Manley Deas Kochalski, LLC

1606-692

5929 Woodcrest Avenue 19131 52nd wd. ROW B/GAR 2 STY MASONRY; 1540 Sq Ft BRT#522163300 Improvements: Residential Dwelling JOHNNIE BARR, JR. AND GERALDINE BARR C.P. January Term, 2015 No. 01445 \$159,704.55 McCabe, Weisberg, & Conway, P.C.

1606-693

1603 East Duval Street 19138-1105 10th wd. 2250 Sq Ft BRT#10-2-2925-00 Subject to Mortgage Improvements: Residential Dwelling SYDNEY RICHBURG A/K/A SYDNEY Y. RICHBURG, INDIVIDUALLY AND AS HEIR OF MARY C. RICHBURG A/K/A MARY CHRISTINE RICHBURG A/K/A M. CHRISTINE RICHBURG, DECEASED AND UNKNOWN HEIRS, SUCCESSORS AND/OR ASSIGNS OF MARY C. RICHBURG, A/K/A M. CHRISTINE RICHBURG, DECEASED C.P. January Term, 2014 No. 00557 \$48,323.62 Pressman & Doyle, LLC

1606-694

2442 77th Avenue 19150 50th wd. 1410 Sq Ft OPA#501420400 Improvements: Residential Property THE UNKNOWN HEIRS OF BEATRICE MOSLEY, DECEASED AND DIANA DIGGS SOLELY IN HER CAPACITY AS HEIR OF BEATRICE MOSLEY, DECEASED C.P. August Term, 2015 No. 04663 \$136,733.29 KML Law Group, P.C.

1606-695

4035 Cresson Street 19127 21st wd. 2105 Sq Ft OPA#211218310 Improvements: Residential Property RANDY H. COHEN C.P. March Term, 2011 No. 02830 \$427,187.14 Manley Deas Kochalski, LLC

1606-696

1530 West Tioga Street 19140 11th wd. (formerly part of the 38th wd.) 1173 Sq Ft OPA#11-2-0835-00 Improvements: Townhouse B.I.L.T. CONSTRUCTION, LLC; MYLES A. PRYOR AND CHARLENE M. PRYOR C.P. November Term, 2015 No. 003301 \$116,716.85 Craig H. Fox, Esq

1606-697

2421 East Cumberland Street 19125 31st wd. ROW 3 STY MASONRY; 1902 Sq Ft BRT#314038500 Improvements: Residential Dwelling LORI A. CHOICE, KNOWN SURVIVING HEIR OF MARGARET SPROSS; TERRY F. SPROSS, KNOWN SURVIVING HEIR OF MARGARET SPROSS; UNKNOWN SURVIVING HEIRS OF MARGARET

SHERIFF'S SALE

SPROSS; THOMAS N. SPROSS, KNOWN SURVIVING HEIR OF MARGARET SPROSS; JANE M. SOSNOWSKI, KNOWN SURVIVING HEIR OF MARGARET SPROSS; SANDRA A. NEFFERDORF, KNOWN SURVIVING HEIR OF MARGARET SPROSS; MARGARET KULB, KNOWN SURVIVING HEIR OF MARGARET SPROSS C.P. February Term, 2014 No. 00828 \$145,736.14 McCabe, Weisberg, & Conway, P.C.

1606-698

119 East Cliveden Street 19119 22nd wd. SEMI/DET 2.5 STY MASONRY; 3440 Sq Ft BRT#221043500 Improvements: Residential Dwelling ROBERT T. VANCE, JR., ORIGINAL MORTGAGOR AND REAL OWNER AND THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. December Term, 2010 No. 01550 \$119,020.29 McCabe, Weisberg, & Conway, P.C.

1606-699

2102 Shelmire Avenue 19152 56th wd. 3064 Sq Ft OPA#561342300 Improvements: Residential Property JESSICA Y. LOPEZ A/K/A JESSICA LOPEZ C.P. April Term, 2015 No. 00572 \$195,345.92 Manley Deas Kochalski, LLC

1606-700

7020 Woolston Avenue 19138 10th wd. ROW B/GAR 2 STY MASONRY; 1248 Sq Ft BRT#102408400 Improvements: Residential Dwelling JACQUELYN R. BULLOCK, KNOWN SURVIVING HEIR OF JESSIE CARTER, DECEASED MORTGAGOR AND REAL OWNER; LIONEL JACKSON A/K/A LIONEL B. BULLOCK, KNOWN SURVIVING HEIR OF JESSIE CARTER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JESSIE CARTER, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2014 No. 03399 \$168,096.64 McCabe, Weisberg, & Conway, P.C.

1606-701

2023 Gorman Street 19116 58th wd. S/D W/B GAR 2 STY MASONRY; 1070 Sq Ft BRT#582017300 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF MARIE DURANTI; ANTHONY DURANTI, KNOWN SURVIVING HEIR OF MARIE DURANTI; ROSEMARIE T. WORLEY II, KNOWN SURVIVING HEIR OF MARIE DURANTI C.P. May Term, 2015 No. 02817 \$141,095.91 McCabe, Weisberg, & Conway, P.C.

1606-702

331 Crest Park Road 19119 9th wd. DET 1 STY MASONRY; 1934 Sq Ft BRT#091060000 Improvements: Residential Dwelling ROBERT HILL, KNOWN SURVIVING HEIR OF NORMA J. SMITH, DECEASED MORTGAGOR AND REAL OWNER; UNITED STATES OF AMERICA; RICHARD HILL, KNOWN SURVIVING HEIR OF NORMA J. SMITH, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF NORMA J. SMITH, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2015 No. 02349 \$424,489.16 McCabe, Weisberg, & Conway, P.C.

1606-703

3229 Memphis Street 19134 45th wd. ROW 2 STY MASONRY; 1071 Sq Ft BRT#451404500 Improvements: Residential Dwelling TRACY HUA, AGENT AND MEMBER OF PENNINGTON 189 MANAGEMENT, LLC AND CHI HUNG MU, AGENT AND MEMBER OF PENNINGTON 189 MANAGEMENT, LLC C.P. July Term, 2013 No. 01317 \$93,438.26 McCabe, Weisberg, & Conway, P.C.

1606-704

3828 Germantown Avenue 19140 13th wd. (Formerly the 38th wd.) ROW 3 STY MASONRY; 1719 Sq Ft BRT#131121000 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF CLARA CONNOR AND DARVIN E. CONNOR, KNOWN SURVIVING HEIR OF CLARA CONNOR C.P. August Term, 2015 No. 04428 \$61,030.53 McCabe, Weisberg, & Conway, P.C.

1606-705

2633 South Juniper Street 19148-4347 39th wd. 912 Sq Ft OPA#394465800 Improvements:

SHERIFF'S SALE

Residential Property PATRICIA SPOSARO, IN HER CAPACITY AS HEIR OF LOUISE SPOSARO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE SPOSARO, DECEASED C.P. February Term, 2015 No. 01111 \$165,373.63 Phelan Hallinan Diamond & Jones, LLP

1606-706

755 South 15th Street 19146-2225 OPA#301269900 Improvements: Residential Property LURUBE DEVELOPERS, LLC AND MICHAEL S. JACKSON C.P. November Term, 2010 No. 03326 \$675,078.14 Phelan Hallinan Diamond & Jones, LLP

1606-707

1147-1153 North 4th Street 19123 5th wd. 2538 Sq Ft OPA#888035802 Improvements: Condo Open-air Courtyard CIGAR FACTORY PARTNERS, LLC AND CIGAR FACTORY APARTMENTS LP C.P. August Term, 2013 No. 02073 \$62,484.25 Michael LiPuma, Esq.

1606-708A-C

59th wd. (463 Cosgrove Street - Premises A - 19144) 1050 Sq Ft (Improvement Area) OPA#592053100 Subject to Rent Improvements: Residential/Residential Mixed Use **44th wd. (417 North Wilton Street - Premises B - 19139)** 990 Sq Ft (Improvement Area) OPA#442300200 Subject to Rent Improvements: Residential/Residential Mixed Use **60th wd. (5017 Irving Street - Premises C - 19139)** 1500 Sq Ft (Improvement Area) OPA#602087700 Subject to Rent Improvements: Residential/Residential Mixed Use KHFG PROPERTIES, INC. C.P. July Term, 2014 No. 001192 \$186,300.66, plus costs Lachall, Cohen & Sagnor LLP

1606-709A-B

4428 Howel Street a/k/a 4428 East Howel Street - Premises A - 19135 55th wd. 2500 Sq Ft BRT#552000500 Improvements: Private Garage 1 Story Frame **4430 Howel Street a/k/a 4430 East Howel Street - Premises B - 19135** 55th wd. 1552 Sq Ft BRT#552000600 Improvements: Residential Dwelling JOHN F. ORTH, IV C.P. August Term, 2015 No. 04445 \$81,782.00 Law Office of Gregory Javardian, LLC

1606-710A-B

34th wd. (51 North Ruby Street - Premises A - 19139-2641) Land Area: 943 Sq Ft; Improvement Area: 1310 Sq Ft BRT#441193200 Improvements: Row 2 Sty Masonry **44th wd (53 North Ruby Street - Premises B - 19139-2641)** Land Area: 919 Sq Ft; Improvement Area: 1238 Sq Ft BRT#441193300 Improvements: Row 2 Sty Masonry DARRYL WYNN C.P. December Term, 2015 No. 000816 \$214,601.47 Brett A. Berman, Esq.

1606-711A-B

5911 Tulip Street - Premises A - 19135 41st wd. +/- 4200 Sq Ft BRT#41-1-4419-00 Subject to Rent **5913 Tulip Street - Premises B - 19135** 41st wd. +/- 4200 Sq Ft BRT#41-1-4420-00 Subject to Rent BRUCE IRA SUSSER C.P. June Term, 2015 No. 02381 \$264,570.52 + costs and interest Thomas M. Pinney, Esq.

1606-713A-B

1018-22 Germantown Avenue - Premises A - 19123 5th wd. 7287 Sq Ft OPA#884589010 Improvements: Ind Shop Masonry **1026-30 Germantown Avenue - Premises B - 19123-1600** 5th wd. 3190 Sq Ft OPA#884589015 Improvements: Vacant Land LEO RAZZI C.P. October Term, 2012 No. 03142 \$137,828.37 plus \$51.37 per day after 10/21/2013 Laurence A. Mester, Mester & Schwartz, P.C.

1606-714A-B

258 E. Allegheny Avenue - Premises A - 19134 7th wd. 3120 Sq Ft BRT#882934000 Improvements: Commercial **256 E. Allegheny Avenue - Premises B - 19134** 7th wd. 1440 Sq Ft BRT#882934003 Improvements: Commercial CRUZLUGO, LLC C.P. December Term, 2015 No. 02134 \$393,143.04 Richard M. Squire & Associates, LLC

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