

Sheriff’s Sale Notices for July 1, 2016

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>THIRD PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Friday, July 1, 2016 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 09:00 A.M. (DST). Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p> <p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its web-</p>	<p>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.</p> <p>The “BRT #” refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on July 1, 2016.</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION</p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>The following property, sale of which was postponed from the June 5, 2012 Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1206-376A-B 51st wd. (5420-28 Paschall Ave. - Premises A – 19143) 170’ Northeast of 55th St., Front: 130’, Depth 195’ BRT#884350840 Improvements: Commercial Property 51st wd. (5430-44 Paschall Ave. – Premises B – 19143) Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170’ Depth: 195’ BRT#884350845 Improvements: Commercial Property FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.</p> <p>The following property, sale of which was postponed from the February 4, 2014 Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1402-395 2106 North Marvine Street 19122 20th wd, 1839 Sq. Ft. more or less BRT#202246100 Improvements: Residential Dwelling QUANDA N. GARRISON C.P. September Term, 2011 No. 01193 \$99,668.32 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg L.L.P.</p> <p>1405-685 2342 Griffith Street 19152 56th wd. On the southwesterly side of Griffith Street (50 feet wide) and the northwesterly side of Bradford Street (70 feet wide); front 28 ft 5-1/2 in, depth 111 ft 3 in BRT#561537300 Improvements: Residential ADVANCED ACQUISITIONS, LLC C.P. January Term, 2014 No. 003339 \$145,060.64 David E. Stern, Esq.</p> <p>The following property, sale of which was postponed from the January 6, 2015 Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1501-701 5843 Florence Avenue 19143 3rd wd. Row 2 Story Masonry; 1510 Sq Ft BRT#034068300</p>	<p>Improvements: Residential Dwelling ETHEL E EDWARDS; TITLE IS VESTED IN ETHEL E. EDWARDS BY DEED DATED NOVEMBER 6, 2002 AND RECORDED JANUARY 30, 2003 AS INSTRUMENT NO. 50605243 C.P. October Term, 2010 No. 00464 \$52,224.98 Federman & Associates, LLC</p> <p>1501-719 2027 S. Alden Street 19143 40th wd. 1080 Sq Ft; Row 2 Sty Masonry PRCL# 40-1-0145-00 Improvements: Residential Dwelling LOUIS KARBEDEH C.P. September Term, 2012 No. 002502 \$65,159.53 Federman & Associates, LLC</p> <p>The following property, sale of which was postponed from the March 3, 2015 Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1503-445 7388 Wheeler Street 19153 40th wd. 1024 Sq Ft; Row B/GAR 2 Sty Masonry BRT#404215900; PRCL#26S10-70 Improvements: A Residential Dwelling ANTHONY GOODWIN A/K/A ANTHONY SEAN GOODWIN, JR. A/K/A ANTHONY SEAN GOODWIN; JOY A. GOODWIN A/K/A JOY GOODWIN C.P. December Term, 2012 No. 01331 \$143,537.20 Federman & Associates, LLC</p> <p>The following property, sale of which was postponed from the April 7, 2015 Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1504-408 1419 North Lawrence Street 19122 18th wd. (formerly part of the 17th wd.), 1710 Sq Ft; 15 x 55 BRT#182245200 Subject to Mortgage Improvements: Row 3 Sty Masonary CINDY GONZALES A/K/A CINDY STEEN AND ANGEL GONZALES C.P. September Term, 2009 No. 01888 \$37,196.95 Nicholas A. Didomenico</p> <p>The following property, sale of which was postponed from the August 4, 2015 Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1508-658 255 South Hirst Street 19139-3727 3rd wd. 960 Sq Ft OPA#031196000 Improvements: Residential Property DEBORAH M. BAKER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF COLIN BROWN A/K/A COLIN K. BROWN; LINDA CLARK BROWN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF COLIN BROWN A/K/A COLIN K. BROWN C.P. April Term, 2014 No. 03222 \$49,609.35 Phelan Hallinan Diamond & Jones, LLP</p> <p>The following property, sale of which was postponed from the September 1, 2015 Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1509-338 3331 Bleigh Avenue 19136 64th wd. Land Area: 1188 Sq Ft BRT#642146900 Improvements: Row B/gar 2 Story Masonry JAMES EWING A/K/A JAMES E. EWING AND PAMELA LLOYD A/K/A PAMELA T. LLOYD C.P. January Term, 2015 No. 02198 \$69,000.00 Milstead & Associates, LLC</p> <p>1509-463 3650 Richmond Street 19134-6224 45th wd. 15257 Sq Ft BRT#884841300 Subject to Mortgage JOSEPH J. RAGSDALE C.P. December Term, 2013 No. 003653 \$451,658.36 Preston D. Jaquish, Esq.</p> <p>The following property, sale of which was postponed from the October 6, 2015, Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1510-529 5958 Horrocks Street 19149-3313 62nd wd. 1479.63 Sq Ft BRT#62-1-3455-00 Improvements: Row B/gar 2sty Masonry DAVID A. THOMPSON C.P. August Term, 2012 No. 02679 \$154,198.43 Milstead & Associates, LLC</p>	<p>1510-642 1205 Stirling Street 19111 53rd wd. (formerly part of the 35th wd.) ROW B/GAR 2STY MASONRY; 1744 Sq Ft BRT#531054300 Improvements: Residential Dwelling DAUNOUN DUBUISSON A/K/A DAUDOUIN DUBUISSON; NATIVITA DUBUISSON AND GERALDINE BERNADIN C.P. February Term, 2015 No. 02366 \$161,958.16 McCabe, Weisberg & Conway P.C.</p> <p>The following property, sale of which was postponed from the November 10, 2015, Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1511-436 2341 South Franklin Street 19148-3820 39th wd. 679 Sq Ft OPA#393217100 Improvements: Residential Property ROSE BRETT C.P. February Term, 2013 No. 01256 \$33,949.66 Phelan Hallinan Diamond & Jones, LLP</p> <p>1511-509 5222 Schuyler Street 19144 12th wd. APT 2-4 UNITS 2STY MASONRY; 2357 Sq Ft BRT#123242100 Improvements: Residential Dwelling LISA MARIE BARON, ADMINISTRATRIX OF THE ESTATE OF MICHAEL E. SHIELDS, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 03335 \$267,136.79 McCabe, Weisberg & Conway, P.C.</p> <p>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.</p> <p>1511-592 4744 North Marvine Street 19141 49th wd. 1730 Sq Ft BRT#491435400; Lot&Blk#124N080037 Improvements: Residential Dwelling JASMINE BUSH, IN HER CAPACITY AS ADMINSTRATRIX OF THE ESTATE OF MELVIN R. PRYOR A/K/A MELVIN PRYOR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN MILES, DECEASED C.P. April Term, 2014 No. 04370 \$74,856.86 Powers, Kirn & Associates, LLC</p> <p>The following property, sale of which was postponed from the December 1, 2015, Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1512-346 4013 Claridge Street 19124 33rd wd. 1040 Sq Ft BRT#33-2-3498-00 Subject to Mortgage Improvements: Residential Dwelling MARLON SMITH C.P. May Term, 2015 No. 01911 \$97,482.38 Udren Law Offices, P.C.</p> <p>1512-370 1851 Roseberry Street 19145-3721 26th wd. 714 Sq Ft OPA#262284800 Improvements: Residential Property JAMES DREW DEMARCO A/K/A JAMES D. DEMARCO A/K/A JAMES DRU DEMARCO C.P. April Term, 2015 No. 01273 \$52,764.58 Phelan Hallinan Diamond & Jones, LLP</p> <p>1512-381 1028 Herbert Street 19124 23rd wd. 1725 Sq Ft BRT#234081000 Improvements: Residential Real Estate NAIDA J. QUIROS C.P. April Term, 2015 No. 03639 \$64,862.98 Stern & Eisenberg P.C.</p> <p>1512-398 523 West Roosevelt Boulevard 19120-3703 49th wd. 1432 Sq Ft OPA#491079700 Improvements: Residential Property J-C JAVIER CORTES A/K/A JAVIER CORTES C.P. March Term, 2015 No. 03213 \$33,981.81 Phelan Hallinan Diamond & Jones, LLP</p> <p>1512-413 6712 Souder Street 19149-2208 54th wd.</p>	<p>1383 Sq Ft OPA#542296100 Improvements: Residential Property YIN QUN LUN C.P. June Term, 2012 No. 01534 \$135,490.71 Phelan Hallinan Diamond & Jones, LLP</p> <p>1512-436 7705 Overbrook Avenue 19151-2016 34th wd. 1766 Sq Ft OPA#343260800 Improvements: Residential Property MICHELLE RESPASS C.P. April Term, 2015 No. 01928 \$114,874.44 Phelan Hallinan Diamond & Jones, LLP</p> <p>1512-440 1314 North Allison Street 19131 4th wd. 1575 Sq Ft BRT#041334800 Improvements: Residential Real Estate UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF PHYLLIS LINDSAY AND CHRISTOPHER AIKEN C.P. October Term, 2014 No. 00418 \$20,267.93 Stern & Eisenberg P.C.</p> <p>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</p> <p>1512-488 60 West Manheim Street 19144 12th wd. 1315 Sq Ft BRT#12-3-0688-00 Improvements: Residential Dwelling PAULA JACKSON C.P. August Term, 2012 No. 03139 \$261,837.13 Powers, Kirn & Associates, LLC</p> <p>1512-627 506 Independence Avenue 19126 61st wd. SEMI/DET 3STY STONE; 6061 Sq Ft BRT#611420000 Improvements: Residential Dwelling BENJAMIN FOLK AND TANYA FOLK C.P. November Term, 2014 No. 01452 \$199,200.27 McCabe, Weisberg, & Conway, P.C.</p> <p>1512-639 5373 Gainor Road 19131 52nd wd. 9800 Sq Ft OPA#521166900 Improvements: Residential Property RAHEEM A. BEY AND NASHID ABDUL-RAHMAN A/K/A NASHID Q. ABDUL-RAHMAN C.P. May Term, 2014 No. 02361 \$298,998.18 Kimberly A. Bonner, Esq.; Scott A. Dieterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.</p> <p>1512-674 1841 Master Street 19121-4907 47th wd. 1666 Sq Ft OPA#471114800 Improvements: Residential Property FRED A. EBBA A/K/A FRED A EBBA C.P. March Term, 2007 No. 00158 \$125,371.36 Phelan Hallinan Diamond & Jones, LLP</p> <p>1512-699 2327 East Somerset Street 19134-4227 25th wd. 1152 Sq Ft OPA#252032500 Improvements: Residential Property HECTOR O. ORTIZ C.P. September Term, 2013 No. 02617 \$54,510.65 Phelan Hallinan Diamond & Jones, LLP</p> <p>1512-707 1640 South Newkirk Street 19145-1208 36th wd. 679 Sq Ft OPA#364372400 Improvements: Residential Property SAGE BUYERS, LLC C.P. April Term, 2015 No. 03100 \$19,702.24 Phelan Hallinan Diamond & Jones, LLP</p> <p>1512-749A-B 4007 Lancaster Avenue – Premises A – 19104-1711 6th wd. 1617.1 Sq Ft (4007) BRT#774211010 Improvements: Hse Worship All 1 Sty Mas 4009-4011 Lancaster Avenue – Premises B – 19104-1711 6th wd. 2288 Sq Ft (4009-11) BRT#774212010 Improvements: Hse Worship All 1 Sty Mas RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC</p> <p>The following property, sale of which was postponed from the January 5, 2016, Sheriff’s Sale, will be offered for sale on FRIDAY, July 1, 2016.</p> <p>1601-342 2077 East Clearfield Street 19134 25th wd. 1060 Sq Ft BRT#25-2-2427-00 Improvements: Residential Property</p>

SHERIFF'S SALE

ALEXANDER VALENTIN C.P. January Term, 2015 No. 001988 \$59,057.43 Shapiro & DeNardo, LLC

1601-351

6744 North Bouvier Street 19126 10th wd. Situate on the westerly side of Bouvier St at the distance of 344'6" northward from the northerly side of 67th Ave BRT#101077500 Improvements: Row B/gar 2sty Masonry JEFFREY T. GRIFFIN C.P. December Term, 2014 No. 01962 \$164,154.68 Richard J. Nalbandian, III

1601-362

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

1601-374

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

1601-376

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

1601-445

3071 Memphis Street 19134 25th wd. 949 Sq Ft BRT#251495400 Improvements: Residential Property BRYANNA NATAL C.P. November Term, 2014 No. 00135 \$57,227.45 KML Law Group, P.C.

1601-464

3131 Birch Road 19154 6th wd. 2675.88 Sq Ft BRT#66-3-0081-00 Improvements: Row B/gar 2sty Masonry WILLIAM BETTS AND LORETTA BETTS C.P. November Term, 2014 No. 00828 \$159,313.20 Milstead & Associates, LLC

1601-497

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

1601-511

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

1601-522

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

SHERIFF'S SALE

01348 \$12,675.07 Phelan Hallinan Diamond & Jones, LLP

1601-536

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

1601-547

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

1601-606

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

1601-630

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

The following property, sale of which was postponed from the February 2, 2016 Sheriff's Sale, will be offered for sale on FRIDAY, July 1, 2016.

1602-422

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

1602-431

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

1602-508

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

1602-528

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;

SHERIFF'S SALE

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.

1602-580

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

1602-624

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

1602-638

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

1602-710

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

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

1603-309

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

1603-311

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

1603-314

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

1603-318

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

1603-326

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

1603-335

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

1603-344

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

1603-347

2613 South 71st Street 19142 40th wd. 1154 Sq Ft OPA#40-6166400 Improvements: Residential Property AGNES COOPER C.P. March Term, 2012 No. 03928 \$88,657.81 Justin F. Kobeski, Esq.; Scott A. 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

1603-348

7142 Walker Street 19135 41st wd. 1283

SHERIFF'S SALE

Sq Ft OPA#412269200 Improvements: Residential Property JOHN D. URBACH AND MELISSA URBACH HERB C.P. September Term, 2013 No. 00014 \$136,731.21 Justin F. Kobeski, Esq.; Scott A. 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

1603-352

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

1603-355

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

1603-357

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

1603-358

3049 Cedar Street 19134 25th wd. 1212 Sq Ft BRT#25-1-4241-00 Improvements: Residential Property JAMES P. TRINDLE A/K/A JAMES P. TINDLE C.P. November Term, 2014 No. 001499 \$77,382.38 Shapiro & DeNardo, LLC

1603-366

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

1603-380

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

1603-385

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

1603-399

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

1603-400

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

1603-406

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

1603-414

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

1603-415

3700 Midvale Avenue 19129 38th wd. 1026

SHERIFF'S SALE

Sq Ft BRT#871175450 Improvements: Residential Property SOL YOUNG C.P. July Term, 2015 No. 01864 \$270,189.27 KML Law Group, P.C.

1603-419

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

1603-426

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

1603-431

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

1603-433

5904 North Park Avenue 19141 49th wd. 1935 Sq Ft BRT#493238100 Improvements: Residential Property ROBERT J. LEE AND LINDA POWERS-LEE C.P. April Term, 2012 No. 01798 \$115,636.50 KML Law Group, P.C.

1603-441

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

1603-445

8525 Bustleton Avenue 19152 56th wd. (formerly part of the 35th wd.) S/D W/B GAR 1 STY MASONRY; 1087 Sq Ft BRT#562389300 Improvements: Residential Dwelling GALINA GENDINA C.P. May Term, 2012 No. 02153 \$186,873.43 McCabe, Weisberg, & Conway, P.C.

1603-448

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

1603-452

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

1603-461

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

1603-467

2016 West Boston Street 19132 16th wd. (formerly part of the 28th wd.) ROW 2 STY MASONRY; 1222 Sq Ft BRT#162266900 Improvements: Residential Dwelling SHARON T. MCPHERSON, ADMINISTRATRIX OF THE ESTATE OF LESTER MCPHERSON, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01172 \$50,866.37 McCabe, Weisberg, & Conway, P.C.

1603-473

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

1603-475

7150 Erdrick Street 19135-1013 41st wd. 1296 Sq Ft OPA#412246200 Improvements: Residential Property CAROLE K. MARINO AND SHELBY D. MARINO C.P. June Term, 2015 No. 03795 \$90,092.11 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE
1603-477 932 Scattergood Street 19124-1019 35th wd. 1290 Sq Ft OPA#351163100 Improvements: Residential Property GADJIMOURAD AIGOUNOV AND RUKIZHAT AIGOUNOV C.P. July Term, 2015 No. 02573 \$110,694.68 Phelan Hallinan Diamond & Jones, LLP
1603-481 5149 Brown Street 19139-1527 44th wd. 1650 Sq Ft OPA#441280900 Improvements: Residential Property BRITTANY DANIELLE HOGANS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIRESS OF THE ESTATE OF NICOLE Y. HOGANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NICOLE Y. HOGANS, DECEASED C.P. March Term, 2015 No. 03447 \$65,586.80 Phelan Hallinan Diamond & Jones, LLP
1603-488 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
1603-492 2534 South Carroll Street 19142-2113 40th wd. 960 Sq Ft OPA#406108500 Improvements: Residential Property YVONNE LEWIS C.P. April Term, 2015 No. 02126 \$93,674.52 Phelan Hallinan Diamond & Jones, LLP
1603-501 6541 North 18th Street 19126 50th wd. (formerly part of the 42nd wd.) 1424 Sq Ft BRT#172274200 Improvements: Residential Real Estate MABLE GALLEMORE AND APRIL MAY GALLEMORE A/K/A APRIL MAY HUNT C.P. March Term, 2015 No. 03308 \$62,273.44 Stern & Eisenberg P.C.
1603-530 1019 East Cheltenham Avenue 19124 35th wd. 1088 Sq Ft BRT#352014200 Improvements: Residential Property PAMELA SANNUTI-ROSE C.P. June Term, 2015 No. 01337 \$99,790.65 Shapiro & DeNardo, LLC
1603-531 2624 South Berbro Street 19142 40th wd. 1088 Sq Ft BRT#40-4-1032-00 Improvements: Residential Property DORIS S. DAVIS C.P. September Term, 2014 No. 002162 \$85,269.73 Shapiro & DeNardo, LLC
1603-536 5804 Tulip Street 19135-4208 41st wd. 1728 Sq Ft OPA#411420400 Improvements: Residential Property WILLIAM GROSS C.P. June Term, 2014 No. 00016 \$101,995.16 Phelan Hallinan Diamond & Jones, LLP
1603-539 3218 Rawle Street 19149-2619 55th wd. 1528 Sq Ft OPA#551171900 Improvements: Residential Property KEITH J. ROCKEY C.P. July Term, 2015 No. 02155 \$155,495.77 Phelan Hallinan Diamond & Jones, LLP
1603-544 4523 Marple Street 19136 65th wd. (formerly of the 41st wd.) 1117 Sq Ft BRT#651110700 Improvements: Residential Property DONNA PRENDERGAST AND MICHAEL SIEMIEN C.P. January Term, 2015 No. 02895 \$65,429.24 KML Law Group, P.C.
1603-566 3917 North 7th Street 19140 43rd wd. 1140 Sq Ft OPA#433088700 Improvements: Residential Property MIRIAN PENA C.P. April Term, 2015 No. 02118 \$48,335.09 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
1603-584 2016 72nd Avenue 19138 10th wd. ROW CONV/APT 2STY MASONRY OPA#101294400 Improvements: Residential Dwelling SARAH E. PARHAM C.P. March Term, 2014 No. 04006 \$33,715.75 Hladik, Onorato, & Federman, LLP
1603-585 5 West Sharpnack Street 19119 22nd wd. On

SHERIFF'S SALE
NW side of Sharpnack St at a distance of 138’ 9” Southwestwardly from the Southwestly side of Germantown Ave; Front: 16’; Depth: 82’7”; ROW 2 STY MASONRY BRT#223040200 Improvements: Single Family Residence MICHAEL A. SIMMS, EXECUTOR OF THE ESTATE OF ANDREA J. SIMMS, DECEASED; HERBERT F. LIVINGSTON, JR., EXECUTOR OF THE ESTATE OF ANDREA J. SIMMS, DECEASED; MERRETT (RASHID) SIMMS, DEVISEE OF THE ESTATE OF ANDREA J. SIMMS, DECEASED; MARK L. HARRIS, DEVISEE OF THE ESTATE OF ANDREA J. SIMMS, DECEASED C.P. November Term, 2014 No. 001314 \$83,294.44 Stephen M. Hladik, Esq.
1603-587 43 West Washington Lane 19144 22nd wd. On Northwesterly side of Washington Ln at a distance of 148’ northeastwardly from the northeasterly side of Cherokee St (50’ wide); Front: 18’; Depth: 93’7/8” BRT#593084700 Improvements: Single Family Residence TAWNEH T. STOKES, IN HER CAPACITY AS SURVIVING HEIR OF MAXINE M. ARTIS A/K/A MAXINE MCNEIL GRUBBS A/K/A MAXINE G. ARTIS, DECEASED; CAMILLE LOUISE GRUBBS, IN HER CAPACITY AS SURVIVING HEIR OF MAXINE M. ARTIS A/K/A MAXINE MCNEIL GRUBBS A/K/A MAXINE G. ARTIS, DECEASED; RICHARD P. ARTIS, IN HIS CAPACITY AS SURVIVING HEIR OF MAXINE M. ARTIS A/K/A MAXINE MCNEIL GRUBBS A/K/A MAXINE G. ARTIS, DECEASED; UNKNOWN SURVIVING HEIRS OF MAXINE M. ARTIS A/K/A MAXINE MCNEIL GRUBBS A/K/A MAXINE G. ARTIS, DECEASED C.P. January Term, 2015 No. 02115 \$85,108.84 Stephen M. Hladik, Esq.
1603-588 921 Anchor Street 19124-1023 35th wd. 1164 Sq Ft OPA#351285400 Improvements: Residential Property STEPHEN C. WILLIAMS AND KATHLEEN A. WILLIAMS C.P. March Term, 2012 No. 01873 \$77,699.47 Phelan Hallinan Diamond & Jones, LLP
1603-591 2414 76th Avenue 19150 50th wd. 2940 Sq Ft BRT#501408200 Improvements: Residential Real Estate THEODORE WALLACE, JR. A/K/A THEODORE WALLACE C.P. July Term, 2015 No. 01362 \$162,742.76 Stern & Eisenberg P.C.
1603-598 5127 Arbor Street 19120 42nd wd. 1500 Sq Ft BRT#421389000 Improvements: Residential Property DERRICK GARNER C.P. April Term, 2015 No. 02115 \$70,517.36 KML Law Group, P.C.
1603-615 1619 North 56th Street 19131-3501 4th wd. 1552 Sq Ft OPA#041351900 Improvements: Residential Property RONALD K. JONES C.P. July Term, 2015 No. 02798 \$39,728.34 Phelan Hallinan Diamond & Jones, LLP
1135 Cantrell Street 19148-3026 39th wd. 658 Sq Ft BRT#394043100 Improvements: Residential Real Estate CAROL SALERNO C.P. July Term, 2015 No. 00789 \$77,700.31 Stern & Eisenberg P.C.
1603-618 9277 Angus Place 19114-3411 57th wd. 1623 Sq Ft OPA#572197646 Improvements: Residential Property CLAUDIA PINTO C.P. January Term, 2014 No. 00572 \$135,162.46 Phelan Hallinan Diamond & Jones, LLP
1603-619 1462 North Hobart Street 19131-3817 4th wd. 802 Sq Ft OPA#043170200 Improvements: Residential Property BERTHA MAE TAYLOR C.P. September Term, 2014 No. 02172 \$39,799.96 Phelan Hallinan Diamond & Jones, LLP
1603-621 5314 Chestnut Street 19139 60th wd. 1186.56 Sq Ft BRT#603013200 Improvements: Residential Real Estate JACOB HASIS C.P. August Term, 2015 No. 00948 \$142,153.80 Stern & Eisenberg P.C.
1603-632 877 North Lawrence Street a/k/a 875-877 North Lawrence Street: Unit 877 19123-2124 88th wd. 1839 Sq Ft OPA#888057944 Improvements: Residential Property LEE LUCKMAN C.P. June Term, 2012 No. 02223 \$431,422.44 Phelan Hallinan Diamond & Jones, LLP
1603-634 4504 Howell Street, a/k/a 4504 East Howell Street 19135-4025 41st wd. 1536 Sq Ft OPA#411101400 Improvements: Residential Property

SHERIFF'S SALE

JEFFREY WILLIAMS C.P. April Term, 2015 No. 00094 \$173,234.59 Phelan Hallinan Diamond & Jones, LLP

1603-639

1626 West Diamond Street a/k/a 1626 Diamond Street 19121 32nd wd. 2150 Sq Ft OPA#321038530 Improvements: Residential Property

NAJEEB H. SHEIKH C.P. August Term, 2012 No. 01808 \$112,402.50 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1603-645

1147 South 61st Street 19143 3rd wd. (formerly the 46th wd.) 1591 Sq Ft BRT#033225200 Improvements: Residential Property

ROSALIND D. MILES A/K/A ROSALIND MILES-THOMPSON C.P. July Term, 2015 No. 02781 \$98,671.06 KML Law Group, P.C.

1603-660

4010-12 Ashburner Street 19136 41st wd. 9476 Sq Ft OPA#652034103 Improvements: Residential Property

GLORIA A. GUTIERREZ C.P. April Term, 2013 No. 1613 \$134,319.84 Lauren Berschler Karl, Esq.

1603-661

425 Fern Street 19120 61st wd. 1038 Sq Ft BRT#612204900 Improvements: Residential Property

DARNELL R. MINUS C.P. July Term, 2013 No. 01877 \$74,967.21 KML Law Group, P.C.

1603-662

2015 East Firth Street 19125-1315 31st wd. 786 Sq Ft OPA#314058100 Improvements: Residential Property

JON B. BATISTA C.P. November Term, 2013 No. 03079 \$137,251.48 Phelan Hallinan Diamond & Jones, LLP

1603-664

6530 Hegerman Street 19135 41st wd. 1312.50 Sq Ft BRT#41-1-3690-00 Improvements: Residential Property

AUGUSTINE CERRONE, JR. C.P. August Term, 2015 No. 01965 \$104,165.44 Shapiro & DeNardo, LLC

1603-665

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.

1603-680

4708 Higbee Street 19135 41st wd. 2500 Sq Ft BRT#41-1-130600 Improvements: Residential Dwelling

BRIAN ZOLK AND SYLVIA ZOLK C.P. September Term, 2013 No. 04083 \$157,379.02 Udren Law Offices, P.C.

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

1604-316

4007 Pechin Street 19128 21st wd. 1178 Sq Ft OPA#212170000 Improvements: Residential Property

STEVEN NEIDERER AND CHAD D. MASEMER C.P. December Term, 2011 No. 02262 \$153,783.95 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-319

6209 Homer Street 19144-1620 59th wd. 1679 Sq Ft BRT#592260600 Improvements: Row B/gar 2sty Masonry

CHAMEER R. MOSES C.P. April Term, 2014 No. 01399 \$112,421.91 Milstead & Associates, LLC

1604-323

408 Naomi Street 19128 21st wd. 962 Sq Ft OPA#212029300 Improvements: Residential Property

SARAH A. GIBBON C.P. September Term, 2015 No. 00200 \$169,541.55 Phelan Hallinan Diamond & Jones, LLP

1604-331

6345 Overbrook Avenue 19151 34th wd. 4290 Sq Ft BRT#344177400 Improvements: Residential Property

CHRISTOPHER BAXTER C.P. March Term, 2015 No. 03453 \$287,188.53 KML Law Group, P.C.

1604-340

9337 Treaty Road 19114 57th wd. (formerly 35th wd.) 1820 Sq Ft BRT#57-2-2744-00

SHERIFF'S SALE
Improvements: Single Family Residential MARIAN D. JORDAN C.P. August Term, 2014 No. 000465 \$151,359.05 Craig H. Fox, Esq
1604-345 1134 South 19th Street 19146 36th wd. 1752 Sq Ft BRT#3611170800 Improvements: Residential Property MOHAMMAD ARSHAD CHUGHTAI C.P. August Term, 2013 No. 00899 \$79,662.84 KML Law Group, P.C.
1604-350 2911 Nicholas Street 19121 32nd wd. 1050 Sq Ft OPA#324032600 Improvements: Residential Property DONNA KING C.P. February Term, 2014 No. 00787 \$11,180.12 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC
1604-366 4730 C Street 19120 42nd wd. 1200 Sq Ft OPA#42-1355100 Improvements: Residential Property MAURICE L. MARSHALL C.P. December Term, 2014 No. 00169 \$196,771.54 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC
1604-372 612 Glenview Street 19111-4309 35th wd. 1155 Sq Ft OPA#353149300 Improvements: Residential Property YVETTE G. PROPHET AND LEN E. SALLEY C.P. July Term, 2015 No. 03751 \$130,349.57 Phelan Hallinan Diamond & Jones, LLP
1604-373 7024 Frankford Avenue 19135 55th wd. 1495 Sq Ft of land area, Situate on the NW side of Frankford Ave (100 feet wide), at the distance of 34 feet 5 inches, SW, from the SW side of Brighton Street (64 feet wide) and 175 feet 5 inches N of Tyson Ave BRT#871241100; PRCL#138 N 14-256 Improvements: Commercial/mixed Use YLLI GJELI C.P. April Term, 2015 No. 01134 \$137,122.42 Glenn M. Ross, Esq.
1604-375 5129 Leiper Street 19124-1917 62nd wd. 1072 Sq Ft OPA#621476800 Improvements: Residential Property HIEN THE HUYNH C.P. August Term, 2015 No. 00222 \$24,028.00 Phelan Hallinan Diamond & Jones, LLP
1604-381 1733 North Robinson Street 19151-3928 34th wd. 1246 Sq Ft OPA#342279700 Improvements: Residential Property KERSHAW P. LEATHERBURY, JR. A/K/A KERSHAW P. LEATHERBURY AND BRENDA D. LEATHERBURY C.P. November Term, 2014 No. 01015 \$80,048.60 Phelan Hallinan Diamond & Jones, LLP
1604-387 3243 Teesdale Street 19136 64th wd. 1470 Sq Ft OPA#641167200 Improvements: Residential Property VINCENT A. MICKLE C.P. July Term, 2015 No. 00189 \$164,171.46 Phelan Hallinan Diamond & Jones, LLP
1604-389 1022 East Haines Street 19138-1511 59th wd. 1704 Sq Ft OPA#591164500 Improvements: Residential Property SCHLONDA FOWLER C.P. September Term, 2014 No. 02362 \$100,356.86 Phelan Hallinan Diamond & Jones, LLP
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.
1604-398 4103 East Roosevelt Boulevard 19124 23rd wd. 1680 Sq Ft BRT#233015700 Improvements: Residential Property BRUCE A. JOHNSON AND SYREETA M. LYONS C.P. January Term, 2015 No. 03505 \$150,212.70 KML Law Group, P.C.
1604-403 311 Cheltenham Avenue a/k/a 311 East Cheltenham Avenue 19120-1602 35th wd.

SHERIFF'S SALE
1786 Sq Ft OPA#352000500 Improvements: Residential Property RUTH DUANY AND RUBEN DUANY C.P. August Term, 2015 No. 01157 \$208,345.23 Phelan Hallinan Diamond & Jones, LLP
1604-404 1970 Penfield Street 19138-2727 10th wd. 1392 Sq Ft OPA#101376800 Improvements: Residential Property ASHTON SMITH AND DELORES SMITH C.P. March Term, 2014 No. 04166 \$195,080.41 Phelan Hallinan Diamond & Jones, LLP
1604-405 7008 Reedland Street 19142 40th wd. 1024 Sq Ft BRT#406215600 Improvements: Residential Property THERESA BOLTON C.P. January Term, 2014 No. 02924 \$45,670.92 KML Law Group, P.C.
1604-406 3915 J Street 19124 33rd wd. 1034 Sq Ft BRT#332241500 Improvements: Residential Property JUAN E. LOPEZ C.P. January Term, 2015 No. 03504 \$93,001.99 KML Law Group, P.C.
1604-428 4253 K Street 19124 33rd wd. 1771 Sq Ft OPA#33-2331400 Improvements: Residential Property JOSE R. MILANO C.P. July Term, 2013 No. 04723 \$74,067.45 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC
1604-439 4138 Fairdale Road 19154-3612 66th wd. 1260 Sq Ft OPA#662568300 Improvements: Residential Property CHRISTOPHER M. SOMERS AND VICTORIA N. SOMERS C.P. February Term, 2015 No. 00992 \$99,267.53 Phelan Hallinan Diamond & Jones, LLP
1604-443 6347 Hegerman Street 19135-3301 41st wd. 1208 Sq Ft OPA#411384000 Improvements: Residential Property VAN JOHNSON, JR.; MERIE NICKAY MARCIA MARCIA C.P. August Term, 2015 No. 03451 \$117,298.35 Phelan Hallinan Diamond & Jones, LLP
1604-444 7538 Brentwood Road 19151-2103 34th wd. 1120 Sq Ft OPA#343222100 Improvements: Residential Property HAKIM ABDUS-SALAAM C.P. May Term, 2009 No. 02477 \$184,665.13 Phelan Hallinan Diamond & Jones, LLP
1604-446 7334 Ruskin Road 19151-2203 34th wd. 1732 Sq Ft OPA#344073113 Improvements: Residential Property JOSEPH M. MORGAN AND ROBERT G. MORGAN C.P. September Term, 2013 No. 01024 \$85,140.87 Phelan Hallinan Diamond & Jones, LLP
1604-451 1100 South Broad Street Apt 305B a/k/a 1100 Broad Street #305B 19146-5029 88th wd. 687 Sq Ft OPA#888113656 Improvements: Condominium Unit TODD FACENDA C.P. October Term, 2011 No. 00583 \$248,270.68 Phelan Hallinan Diamond & Jones, LLP
1604-463 506 Oak Lane a/k/a 506 Oak Lane Avenue 19126 61st wd. (formerly of the 50th wd.) 26062 Sq Ft BRT#611421800 Improvements: Residential Property LEORA BRYANT-SNEED AND GARFIELD SNEED C.P. September Term, 2008 No. 02227 \$260,762.05 KML Law Group, P.C.
1604-483 1463 Howell Street 19149-3318 62nd wd. 3976.73 Sq Ft BRT#62-1-1273-00 Improvements: Residential Dwelling GARY L. WELLS C.P. October Term, 2015 No. 01410 \$66,377.17 Barbara A. Fein, Esq.
1604-484 5826 Akron Street (assessed as 5826 Akron Street and 5826 Akron Street #A) 19149-3402 35th wd. 1435 Sq Ft BRT#62-1-4250-00 Improvements: Residential Dwelling ERICKA SCOTT C.P. June Term, 2012 No. 02276 \$176,653.96 Barbara A. Fein, Esq.
1604-491 1219 Princeton Avenue 19111 53rd wd. 5750 Sq Ft OPA#53-2288900 Improvements: Residential Property

SHERIFF'S SALE

JANINE TUCKER C.P. March Term, 2012 No. 01530 \$268,231.52 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-495

1316 West Ritner Street a/k/a 1316 Ritner Street 19148 39th wd. 930 Sq Ft BRT#411223600 Improvements: Residential Dwelling DONA MARI YOUNG; MARY A. YOUNG AND NANCY YOUNG C.P. February Term, 2015 No. 02652 \$119,344.33 Udren Law Offices, P.C.

1604-496

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

1604-504

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.

1604-528

7851 Lawndale Avenue. 19111 63rd wd. 3000 Sq Ft OPA#631176918 Improvements: Residential Property CARLA SLIVINSKI, HEIR AND CO-ADMINISTRATRIX OF THE ESTATE OF JOHN SLIVINSKI, JR. A/K/A JOHN ALFRED SLVINSKI, JR.; GERALDINE SLIVINSKI, CO-ADMINISTRATRIX OF THE ESTATE OF JOHN SLIVINSKI, JR. A/K/A JOHN ALFRED SLVINSKI, JR. C.P. June Term, 2014 No. 04510 \$200,016.87 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-532

4695 Castor Avenue 19124 23rd wd. 2750 Sq Ft OPA#234191400 Improvements: Residential Property TRACIE D. DANIELS A/K/A TRACIE DANIELS; UNITED STATES OF AMERICA C.P. November Term, 2013 No. 01168 \$69,735.88 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-554

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

1604-559

7441 Tulpehocken Road a/k/a 7441 East Tulpehocken Street 19138-1408 50th wd. 1200 Sq Ft OPA#501368500 Improvements: Residential Property MICHAEL OVERBY C.P. October Term, 2014 No. 00285 \$95,277.30 Phelan Hallinan Diamond & Jones, LLP

1604-560

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

1604-564

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

1604-572

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.

SHERIFF'S SALE

1604-582

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

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.

1604-602

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

1604-604

2519 South 64th Street 19142 40th wd. 1125 Sq Ft OPA#40-2134200 Improvements: Residential Property CHUCK MOODY C.P. April Term, 2012 No. 02025 \$84,647.08 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Karina Velter, Esq.; Manley Deas Kochalski LLC

1604-607A-B

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

1604-612

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

1604-613

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

1604-618

159 West Logan Street 19144 12th wd. 1902 Sq Ft OPA#123047000 Improvements: Residential Property JAMES SUTTON AND PAMELA BRADLEY C.P. January Term, 2011 No. 00576 \$158,099.68 Justin F. Kobeski, Esq.; Scott 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

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

1605-302

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

1605-304

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

1605-312

2210 South 19th Street 19145-3608 26th wd. 975 Sq Ft BRT#262117900 Improvements: Residential Dwelling

SHERIFF'S SALE

TUAN ANH N. TO C.P. August Term, 2014 No. 03302 \$222,376.89 Powers, Kirn & Associates, LLC

1605-314

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

1605-320

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

1605-325

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

1605-327

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

1605-329

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

1605-334

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.

1605-337

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

1605-338

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

1605-342

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

1605-344

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

1605-345

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

1605-347

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.

SHERIFF'S SALE

1605-349

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

1605-350

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

1605-354

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.

1605-357

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

1605-363

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

1605-365

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

1605-370

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

1605-371

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

1605-373

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

1605-376

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

1605-383

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

1605-384

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

1605-387

1334 Yerkes Street, 19112 22nd wd. 1,656 sq. feet OPA # 221070900 Improvements: Residential Property

SHERIFF'S SALE

ERNEST T. BLACK, JR. McCabe Weisberg & Conway PC

1605-389

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

1605-391

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

1605-395

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

1605-415

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

1605-418

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.

1605-428

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

1605-435

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

1605-446

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

1605-447

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

1605-448

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

1605-449

1812 Moore Street 19145 36th wd. ROW 2 STY MASONRY; 1316 Sq Ft BRT#481005700 Improvements: Residential Dwelling VERINA DRAKE, KNOWN SURVIVING HEIR OF PAULINE GLOVER A/K/A PAULINE GLOVER STOKES, DECEASED MORTGAGOR AND REAL OWNER; CURTIS A. ALLEN, KNOWN SURVIVING HEIR OF PAULINE GLOVER A/K/A PAULINE GLOVER STOKES, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 02194 \$152,808.26 McCabe, Weisberg, & Conway, P.C.

1605-453

2131 Larue Street 19124 41st wd. ROW B/GAR 2 STY MASONRY; 1003 Sq Ft BRT#411015400 Improvements: Residential Dwelling

SHERIFF'S SALE

UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA AND JOYCELYN A. LEWIS A/K/A JOCELYN A. LEWIS C.P. August Term, 2015 No. 02898 \$32,161.87 McCabe, Weisberg, & Conway, P.C.

1605-455
609 Edison Avenue, Unit B 19116 58th wd. RES CONDO 2 STY MAS+OTH; 1040 Sq Ft BRT#888581370 Improvements: Residential Dwelling
MICHAEL DAVID MURPHY, KNOWN SURVIVING HEIR OF STEVEN MERITZ, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF STEVEN MERITZ, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2015 No. 00189 \$75,707.07 McCabe, Weisberg, & Conway, P.C.

1605-467
7220 Gannet Place 19153-2721 40th wd. 1360 Sq Ft OPA#406653700 Improvements: Residential Property
MARY A. DRAKE A/K/A MARY DRAKE C.P. February Term, 2015 No. 00991 \$176,292.84 Phelan Hallinan Diamond & Jones, LLP

1605-469
4917 Pine Street 19143 60th wd. 1512 Sq Ft OPA#601061100 Improvements: Residential Property
GORDANA KOSTICH C.P. March Term, 2008 No. 05347 \$90,933.70 Phelan Hallinan Diamond & Jones, LLP

1605-470
407 Livingston Street 19125-3317 18th wd. **654 Sq Ft OPA#181418700** Improvements: Residential Property
THOMAS VOULGARI C.P. July Term, 2007 No. 01745 \$89,528.82 Phelan Hallinan Diamond & Jones, LLP

1605-472
5921 Belmar Terrace 19143-5210 3rd wd. **1150 Sq Ft OPA#034104000** Improvements: Residential Property
BARRY FITZGERALD C.P. December Term, 2006 No. 02794 \$38,294.62 Phelan Hallinan Diamond & Jones, LLP

1605-483
1741 South Avondale Street 19142-1424 40th wd. 1649 Sq Ft BRT#40-1179900 Improvements: Residential Dwelling
CHRISTOPHER HAYE C.P. February Term, 2014 No. 02572 \$40,347.83 Powers, Kim & Associates, LLC

1605-488
216 West Duval Street 19144-2508 59th wd. 1024 Sq Ft BRT#59-3107600 Improvements: Residential Dwelling
JOANNE D. ALLMAN C.P. June Term, 2014 No. 02867 \$135,004.84 Powers, Kim & Associates, LLC

1605-491
893 Brill Street 19124-1005 35th wd. 1034 Sq Ft OPA#351185000 Improvements: Residential Property
LOUINET MAITRE C.P. November Term, 2015 No. 02918 \$127,253.78 Phelan Hallinan Diamond & Jones, LLP

1605-493
3249 Emerald Street 19134-2539 45th wd. 2091 Sq Ft OPA#871571000 Improvements: Residential Property
ANTHONY PHILLIPS C.P. April Term, 2015 No. 02824 \$159,958.06 Phelan Hallinan Diamond & Jones, LLP

1605-495
2548 West Cumberland Street 19132-4101 28th wd. 1726 Sq Ft OPA#281269100 Improvements: Residential Property
AQUEELAH Y. JOHNSON A/K/A AQUEELAH YADULAH JOHNSON C.P. November Term, 2009 No. 03737 \$22,522.81 Phelan Hallinan Diamond & Jones, LLP

1605-500
4108 Tyson Avenue 19135-1616 55th wd. 1122 Sq Ft OPA#552190500 Improvements: Residential Property
EUGENIA WILKINS-HAYES C.P. May Term, 2013 No. 00459 \$205,852.05 Phelan Hallinan Diamond & Jones, LLP

1605-506
7387 Wheeler Street 19153-1420 40th wd. 1056 Sq Ft OPA#404213500 Improvements: Residential Property
SARA-JANE RICE C.P. August Term, 2015 No. 01989 \$90,680.35 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1605-509
7936 Thouron Avenue 19150-2521 50th wd. 1400 Sq Ft OPA#502148100 Improvements: Residential Property
TERRENCE A. PETERS C.P. August Term, 2015 No. 02610 \$127,703.78 Phelan Hallinan Diamond & Jones, LLP

1605-510
146 East Duval Street 19144-1924 59th wd. 1419 Sq Ft OPA#592159100 Improvements: Residential Property
RASHAD N G GRIMSLEY A/K/A R GRIMSLEY C.P. August Term, 2015 No. 02611 \$111,198.29 Phelan Hallinan Diamond & Jones, LLP

1605-511
4000 Gypsy Lane Unit 332 a/k/a 4000 Gypsy Lane Unit 332A1 19129 88th wd. 1054 Sq Ft OPA#888210207 Improvements: Condominium
DAVID H. O'BRIEN AND GYPSY LANE OWNERS' ASSOCIATION C.P. April Term, 2015 No. 01457 \$193,012.98 Phelan Hallinan Diamond & Jones, LLP

1605-512
1108 West Master Street a/k/a 1108 Master Street 19122-4114 14th wd. 1224 Sq Ft OPA#141462000 Improvements: Residential Property
GEORGE W. FELTS C.P. September Term, 2015 No. 02071 \$70,191.15 Phelan Hallinan Diamond & Jones, LLP

1605-518
1501 Dyre Street 19124-1902 62nd wd. 1548 Sq Ft OPA#621009605 Improvements: Residential Property
CASSANDRA ROBINSON A/K/A CASSANDRO ROBINSON C.P. February Term, 2014 No. 00744 \$57,406.84 Phelan Hallinan Diamond & Jones, LLP

1605-520
6509 North 8th Street 19126 49th wd. 3910 Sq Ft OPA#492129300 Improvements: Residential Property
CORNELIA STROWDER C.P. June Term, 2014 No. 02864 \$403,227.70 KML Law Group, P.C.

1605-521
5053 Pennway Street 19124 23rd wd. 1235 Sq Ft OPA#233113100 Improvements: Residential Property
LANETTE JENKINS C.P. December Term, 2012 No. 02218 \$39,479.00 KML Law Group, P.C.

1605-522
7205 Claridge Street 19111 53rd wd. 1800 Sq Ft BRT#532406200 Improvements: Residential Property
STEVEN M. CARSON C.P. August Term, 2015 No. 02634 \$169,162.47 KML Law Group, P.C.

1605-527
2621 South 13th Street 19148 39th wd. 960 Sq Ft BRT#394430500 Improvements: Residential Property
JOHN ALBERTO AND DEBORAH A. JERDON-VARALLO C.P. March Term, 2014 No. 01831 \$258,952.04 KML Law Group, P.C.

1605-528
206 Captains Way 19146-5100 30th wd. BRT#888300830; BRT#6S9 537 Improvements: Residential Dwelling
YANA KYURCHEVA C.P. March Term, 2013 No. 02668 \$496,396.97 Powers, Kim & Associates, LLC

1605-532
5007 Woodland Avenue 19143 27th wd. 1664 Sq Ft BRT#273146200 Improvements: Residential Real Estate
JACOB HASIS C.P. November Term, 2015 No. 00350 \$201,622.00 Stern & Eisenberg, P.C.

1605-533
3426 Chippendale Street 19136 64th wd. 1600 Sq Ft BRT#642201400 Improvements: Residential Property
ADELINA SALVINO C.P. August Term, 2015 No. 03483 \$187,412.60 KML Law Group, P.C.

1605-538
163 West Penn Street 19144-6270 12th wd. 3577 Sq Ft BRT#12-4024700 Improvements: Residential Dwelling
BARBARA L. ZAGA AND UNITED STATES OF AMERICA C.P. April Term, 2013 No. 02788 \$276,070.96 Powers, Kim & Associates, LLC

1605-539
2325 South Front Street 19148 39th wd. 879 Sq Ft BRT#391225600 Improvements:

SHERIFF'S SALE

Residential Real Estate
STACEY COHEN C.P. August Term, 2015 No. 00592 \$183,405.38 Stern & Eisenberg, P.C.

1605-542
6744 Tulip Street 19135 41st wd. 1760 Sq Ft BRT#412448100 Improvements: Residential Property
JAIME SPINGLER C.P. September Term, 2014 No. 02356 \$107,728.85 KML Law Group, P.C.

1605-544
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. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1605-551
3145 North Sheridan Street 19133 37th wd. 920 Sq Ft OPA#372037300 Improvements: Residential Property
A-LIST INVESTMENTS, LLC; DERRIC VANHINKLE C.P. December Term, 2010 No. 01093 \$46,311.74 Meredith H. Wooters, Esq.; Scott A. 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

1605-552
3129 Holly Road 19154 66th wd. 1152 Sq Ft BRT#663017600 Improvements: Residential Property
TERRIANNE DENIKEN C.P. November Term, 2015 No. 02815 \$59,956.15 KML Law Group, P.C.

1605-557
2528 South Edgewood Street 19142-3505 40th wd. 1120 Sq Ft OPA#40-2-0391-00 Improvements: Residential Property
MOHAMED S. TOUNKARA C.P. July Term, 2015 No. 03266 \$31,064.44 Phelan Hallinan Diamond & Jones, LLP

1605-558
1825 West Champlost Avenue a/k/a 1825 Champlost Avenue 19141 17th wd. 1360 Sq Ft OPA#171211700 Improvements: Residential Property
RUSSELL STEWART C.P. May Term, 2015 No. 01627 \$30,024.67 KML Law Group, P.C.

1605-560
2303 South Front Street 19148 39th wd. 1066 Sq Ft OPA#391224500 Improvements: Residential Property
GINA GAUTIERI C.P. May Term, 2015 No. 01965 \$139,045.34 KML Law Group, P.C.

1605-563
258 South 56th Street 19139-3903 60th wd. 1280 Sq Ft OPA#604215500 Improvements: Residential Real Estate
JOSEPH CREIGHTON C.P. September Term, 2015 No. 01225 \$64,142.82 Stern & Eisenberg, P.C.

1605-565
6928 Ogontz Avenue 19138-2012 10th wd. 1304 Sq Ft OPA#102011400 Improvements: Residential Property
DENEEN MILLER C.P. July Term, 2015 No. 02570 \$105,416.50 Phelan Hallinan Diamond & Jones, LLP

1605-579
5630 Loretto Avenue 19124-1013 35th wd. 1322 Sq Ft OPA#351392700 Improvements: Residential Property
JONATHAN WASHINGTON, IN HIS CAPACITY AS HEIR OF EUGENE HINES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EUGENE HINES, DECEASED C.P. April Term, 2015 No. 01129 \$101,514.82 Phelan Hallinan Diamond & Jones, LLP

1605-580
2614 East York Street 19125 31st wd. 742.55 Sq Ft PRCL#313151100 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
MARC BAXTER C.P. October Term, 2015 No. 02323 \$117,193.83 Brett L. Messenger, Esq. and Ryan A. Gower, Esq.

1605-584
7019 Marsden Street 19135 41st wd. 1440 Sq Ft OPA#412387200 Improvements:

SHERIFF'S SALE

Residential Property
SANDRA A. BOGAN AND SCOTT A. ROWLAND C.P. February Term, 2015 No. 02201 \$59,350.63 Phelan Hallinan Diamond & Jones, LLP

1605-586
1932 North 23rd Street 19121-2025 32nd wd. 2124 Sq Ft OPA#322119300 Improvements: Residential Property
DOUGLAS HART, JR. A/K/A DOUGLAS HART A/K/A DOUGLAS T. HART; ANNTWINETTE DUPREE-HART A/K/A ANNTWINETTE DUPREE HART C.P. March Term, 2015 No. 04311 \$127,063.99 Phelan Hallinan Diamond & Jones, LLP

1605-594
8832 Blue Grass Road 19152 57th wd. 3363 Sq Ft BRT#571194600 Improvements: Residential Real Estate
THE UNKNOWN HEIRS, EXECUTORS AND DEWISEES OF THE ESTATE OF BOBBIE R. LEWIN C.P. July Term, 2015 No. 02095 \$117,682.07 Stern & Eisenberg, P.C.

1605-597
2408 East York Street 19125 31st wd. 2709 Sq Ft OPA#313148100 Improvements: Residential Property
FRANK SCHMIDT AND MARGARET SCHMIDT C.P. November Term, 2014 No. 01917 \$136,485.91 KML Law Group, P.C.

1605-600
2514 Tulip Street 19125 31st wd. 1120 Sq Ft OPA#311250100 Improvements: Residential Property
TROY GRANT C.P. September Term, 2010 No. 02934 \$110,417.55 Phelan Hallinan Diamond & Jones, LLP

1605-604
2531 South Millick Street 19142 40th wd. 752 Sq Ft PRCL#402044000 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
SSRC INVESTMENT, LLC A/K/A SSRC INVESTMENTS, LLC C.P. January Term, 2015 No. 00978 \$81,406.53 Brett L. Messenger, Esq. and Ryan A. Gower, Esq.

1605-610
7107 North Broad Street 19126 61st wd. 1888 Sq Ft OPA#611213100 Improvements: Residential Property
LOYD SAUNDERS, III, BELIEVED HEIR OF THE ESTATE OF SAUNDRA F. SAUNDERS; MARK SAUNDERS, BELIEVED HEIR OF THE ESTATE OF SAUNDRA F. SAUNDERS; DAVID A. SAUNDERS, BELIEVED HEIR OF THE ESTATE OF SAUNDRA F. SAUNDERS C.P. April Term, 2014 No. 01178 \$158,123.27 KML Law Group, P.C.

1605-612
53 North 61st Street 19139 34th wd. 1522 Sq Ft OPA#341126400 Improvements: Residential Property
BRENDA CLARK, SOLELY IN HER CAPACITY AS HEIR OF CLARA V. BOXLEY, DECEASED; JAMES BOXLEY, SOLELY IN HIS CAPACITY AS HEIR OF CLARA V. BOXLEY, DECEASED; PATRICIA BOXLEY, SOLELY IN HER CAPACITY AS HEIR OF CLARA V. BOXLEY, DECEASED; SANDRA BOXLEY, SOLELY IN HER CAPACITY AS HEIR OF CLARA V. BOXLEY, DECEASED C.P. April Term, 2014 No. 00278 \$49,598.04 KML Law Group, P.C.

1605-614
1823 Afton Street 19111-3409 56th wd. 1224 Sq Ft OPA#561433100 Improvements: Residential Property
CHRISTOPHER M. SULOCK AND MEGHAN SULOCK C.P. December Term, 2014 No. 00199 \$163,970.16 Phelan Hallinan Diamond & Jones, LLP

1605-621
2635 South Watts Street 19148-4334 39th wd. 630 Sq Ft BRT#394484300 Improvements: Residential Real Estate
DANTE N. COCCIA AND MARLA COCCIA C.P. September Term, 2015 No. 01652 \$108,653.88 Stern & Eisenberg, P.C.

1605-623
5051 Copley Road 19144-4802 13th wd. 1314 Sq Ft OPA#133163800 Improvements: Residential Property
SEAN LEFTWICH C.P. June Term, 2015 No. 00992 \$102,830.30 Phelan Hallinan Diamond & Jones, LLP

1605-624
2001 Hamilton Street, Apt 1516 19130-4215 88th wd. 506 Sq Ft OPA#888091296 Improvements: Residential Property
ANTHONY ANDREOLI C.P. March Term, 2015 No. 02065 \$141,061.18 Phelan

SHERIFF'S SALE

Hallinan Diamond & Jones, LLP
1605-629
4126 Old York Road 19140-2041 43rd wd. 2688 Sq Ft OPA#433400400 Improvements: Residential Property
JORGE A. FAGUNDES C.P. March Term, 2015 No. 01058 \$81,085.66 Phelan Hallinan Diamond & Jones, LLP

1605-631
5832 Lebanon Avenue 19131-3032 52nd wd. 1672 Sq Ft OPA#522076800 Improvements: Residential Property
CHRISTINA EDWARDS C.P. July Term, 2010 No. 03196 \$77,538.52 Phelan Hallinan Diamond & Jones, LLP

1605-632
219 Widener Street 19120-1840 61st wd. 1050 Sq Ft OPA#612122800 Improvements: Residential Property
ERICA SHUBERT C.P. February Term, 2012 No. 03591 \$75,980.42 Phelan Hallinan Diamond & Jones, LLP

1605-634
179 West 65th Avenue 19120-1026 61st wd. 1328 Sq Ft OPA#611397700 Improvements: Residential Property
THERESA LILLY, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF AUBREY E. ELLIS C.P. January Term, 2015 No. 00144 \$179,113.28 Phelan Hallinan Diamond & Jones, LLP

1605-636
121 North Lindenwood Street 19139 44th wd. 938 Sq Ft BRT#441153000 Improvements: Residential Real Estate
TSEGAYE GEBRE AND YVONNE GEBRE C.P. December Term, 2015 No. 02538 \$14,945.47 Stern & Eisenberg, P.C.

1605-637
5038 Chancellor Street 19139 46th wd. BRT#60-2-0668-00 Improvements: Residential Dwelling
ERNEST DOLISON A/K/A ERNEST DOLISON, SR. C.P. September Term, 2015 No. 00555 \$82,837.67 Udren Law Offices, P.C.

1605-639
5120 Hazel Avenue 19143 46th wd. 2592 Sq Ft BRT#462028400 Improvements: Residential Property
ARNSIE L. RILEY, ADMINISTRATRIX OF THE ESTATE OF THOMAS J. RILEY, DECEASED C.P. April Term, 2015 No. 01120 \$213,465.30 Shapiro & DeNardo, LLC

1605-640
8650 Forrest Avenue 19150-2306 50th wd. 1152 Sq Ft OPA#502215800 Improvements: Residential Property
STACEY Y. STURGIS C.P. May Term, 2015 No. 01527 \$168,969.36 Phelan Hallinan Diamond & Jones, LLP

1605-645
3048 Unruh Avenue 19149 55th wd. On SW side of Unruh Ave, 383' SE of Battersby St; Front: 16' Depth: 110' OPA#551139800 Improvements: Residential Dwelling
MARGARET L. TRAVIS C.P. November Term, 2014 No. 01924 \$167,983.99 with legal interest of \$5991.37 for a subtotal of \$173975.36 Kerry S. Schuman, Esq.

1605-658A-B
1813 East Somerset Street – Premises A – 19134 25th wd. 700 Sq Ft PRCL#871532120 Subject to Mortgage Subject to Rent Improvements: Row W/off Str 2 Sty Mason
1811 East Somerset Street – Premises B – 19134 25th wd. 714 Sq Ft PRCL#871532110 Subject to Mortgage Subject to Rent Improvements: Row W/off Str 2 Sty Mason
MARTHA PENA A/K/A MARTA PENA D/B/A MARIELA'S UNISEX SALON C.P. November Term, 2015 No. 02019 \$53,468.32 Brett L. Messenger, Esq. and Ryan A. Gower, Esq.

1605-659A-B
4022 Market Street – Premises A – 19104 27th wd. 1416.1 Sq Ft PRCL#871125250 Subject to Mortgage Subject to Rent Improvements: Str/ off+apt 3 Sty Masonry
4020 Market Street – Premises B – 19104 27th wd. 1416.1 Sq Ft PRCL#271129800 Subject to Mortgage Subject to Rent Improvements: Str/ off 3 Sty Masonry
THE PARTNERSHIP CDC C.P. October Term, 2015 No. 02403 \$408,861.27 Brett L. Messenger, Esq. and Ryan A. Gower, Esq.

1606-310
660 Hendrix Street 19116 58th wd. 1105 Sq Ft OPA#582328900 Improvements: Residential Property
KATHLEEN KRAEMER C.P. September

SHERIFF'S SALE

Term, 2015 No. 01137 \$162,552.40 KML Law Group, P.C.

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

1606-324
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 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.

1606-348
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.

1606-356
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.

1606-360
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.

1606-371
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.

1606-381
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.

1606-385
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

1606-393
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

1606-398
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.

1606-403
3044 Longshore Avenue 19149-1905 55th wd.

SHERIFF'S SALE

1224 Sq Ft OPA#551259000 Improvements: Residential Property
MARIO SANCHEZ AND TANESA SANCHEZ C.P. April Term, 2013 No. 04961 \$185,612.21 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.

1606-430
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.

1606-437
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.

1606-458
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

1606-470
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

1606-479
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.

1606-486
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

1606-513
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.

1606-519
1724 Wagner Avenue 19141 17th wd. 1002 Sq Ft OPA#171028900 Improvements: Residential Dwelling
ESTHERLEAN EDMONDS C.P. August Term, 2015 No. 02418 \$39,063.99 KML Law Group, P.C.

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.

1606-565
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.

1606-571
1029 South Cleveland Street 19146-

SHERIFF'S SALE

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

1606-589
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.

1606-603
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.

1606-616
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.

1606-621
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.

1606-625
4765 Sheffield Street 19136 65th wd. 1280 Sq Ft OPA#651149600 Improvements: Residential Property
KENNETH J. MANN C.P. September Term, 2015 No. 00667 \$44,997.09 KML Law Group, 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.

1606-639
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 GORMAKN C.P. August Term, 2015 No. 01706 \$81,915.97 McCabe, Weisberg, & Conway, P.C.

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.

1606-652
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

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.

SHERIFF'S SALE

04428 \$61,030.53 McCabe, Weisberg, & Conway, P.C.

SHERIFF’S SALE OF FRIDAY, JULY 1, 2016

1607-301
6547 North 18th Street 19126 17th wd. On Easterly Side of 18th Street 363 ft Northerly of 65th Ave; Front: 15’9” Depth: 88’4” OPA#172274500 Improvements: Residential Dwelling
JUDY HOYLE N/K/A JUDY RASUL C.P. March Term, 2012 No. 00900 \$35,393.44 plus legal interest in the amount of \$9,300.36 for a subtotal of \$44,693.80 Kerry S. Schuman, Esq.

1607-302
3218 Kip Street 19134 7th wd. 1155 Sq Ft BRT#073083500 Improvements: Residential Dwelling
CARMEN JIMENEZ C.P. October Term, 2014 No. 02547 \$27,520.72 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1607-303
7425 Rhoads Street 19151 34th wd. 1348.2 Sq Ft BRT#343158300 Improvements: Residential Dwelling
TERRANCE WALLER AND ANEESAH HASSAN C.P. October Term, 2015 No. 02307 \$133,554.38 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1607-304
6337 Martins Mill Road 19111 35th wd. 1324 Sq Ft OPA#353303400 Improvements: Residential Property
JOHN J. MCLANE C.P. November Term, 2014 No. 00369 \$23,126.51 KML Law Group, P.C.

1607-305
4120 Barnett Street 19135 55th wd. 1200 Sq Ft OPA#552060300 Improvements: Residential Property
MELISSA BRADBY A/K/A MELISSA BRADBY AND ROBERT BRADBY A/K/A ROBERT J. BRADBY C.P. September Term, 2015 No. 02858 \$120,499.57 KML Law Group, P.C.

1607-306
7517 Verree Road 19111-3124 63rd wd. 4023 Sq Ft BRT#631146000 Improvements: Residential Real Estate
GEOFFREY ADAMS C.P. October Term, 2015 No. 00270 \$151,608.92 Stern & Eisenberg, P.C.

1607-307
3844 K Street 19124 33rd wd. 1125 Sq Ft BRT#332308100 Improvements: Residential Real Estate
MARGARET SZELAGOWSKI C.P. October Term, 2015 No. 03212 \$26,019.37 Stern & Eisenberg, P.C.

1607-308
1133-35 Arrott Street a/k/a 1133 and 1135 Arrott Street 19124 23rd wd. 2360 Sq Ft OPA#234070700 Improvements: Residential Property
TROY S. KANE A/K/A TROY KANE C.P. August Term, 2015 No. 01115 \$168,796.89 KML Law Group, P.C.

1607-309
1432 North 60th Street 19151 34th wd. 1162 Sq Ft OPA#342208400 Improvements: Residential Property
KIM LINDSAY C.P. May Term, 2015 No. 02492 \$113,418.20 KML Law Group, P.C.

1607-310
1533 West Butler Street 19140 13th wd. 1374 Sq Ft OPA#131084400 Improvements: Residential Property
KEITH A. KING C.P. June Term, 2013 No. 01874 \$23,304.41 KML Law Group, P.C.

1607-311
2312 East Clearfield Street 19134 25th wd. 1350 Sq Ft OPA#252236500 Improvements: Residential Property
KIMBERLY M. SANDERS A/K/A KIMBERLY SANDERS C.P. August Term, 2015 No. 03998 \$133,623.30 KML Law Group, P.C.

1607-312
1447 Lardner Street 19149 54th wd. 970 Sq Ft OPA#541035100 Improvements: Residential Property
SHARITA E. OLIVER C.P. December Term, 2014 No. 02140 \$85,371.48 KML Law Group, P.C.

SHERIFF'S SALE

1607-313
3521 Mercer Street 19134 45th wd. 1339 Sq Ft OPA#451263500 Improvements: Residential Property
DEBORAH S. REYNOLDS C.P. June Term, 2015 No. 03314 \$38,195.41 KML Law Group, P.C.

1607-314
1413 North 57th Street 19131 4th wd. 1050 Sq Ft OPA#043092000 Improvements: Residential Property
ARLENA E. DAVIS C.P. July Term, 2014 No. 03251 \$101,636.48 KML Law Group, P.C.

1607-315
436 West Wyoming Avenue 19140 42nd wd. 1110 Sq Ft OPA#422068200 Improvements: Residential Property
PENELOPE CABEZAS C.P. October Term, 2015 No. 03185 \$86,639.43 KML Law Group, P.C.

1607-317
111 West Abbottsford Avenue 19144 12th wd. 1792 Sq Ft OPA#123016300 Improvements: Residential Property
MITCHELL SHEPARD C.P. October Term, 2015 No. 02310 \$133,985.42 KML Law Group, P.C.

1607-319
7557 Greenhill Road 19151 34th wd. 1152 Sq Ft OPA#343251300 Improvements: Residential Property
KARLIN BURKS C.P. January Term, 2015 No. 03543 \$130,321.56 KML Law Group, P.C.

1607-320
3330 Gurley Road 19154 66th wd. 1360 Sq Ft OPA#663116300 Improvements: Residential Property
KATHLEEN A. JORDAN C.P. January Term, 2013 No. 00948 \$115,675.21 KML Law Group, P.C.

1607-321
1128 Tabor Terrace 19111 63rd wd. 1374 Sq Ft OPA#631367300 Improvements: Residential Property
GREGORY T. MCKEE AND LAURA WOJTUSIK C.P. August Term, 2015 No. 01500 \$172,800.41 KML Law Group, P.C.

1607-322
2200 Hoffnagle Street 19152 56th wd. 2000 Sq Ft OPA#562109200 Improvements: Residential Property
MARK LUNSK C.P. August Term, 2015 No. 02825 \$109,620.56 KML Law Group, P.C.

1607-323
5038 Larchwood Avenue 19143-1625 46th wd. On the South Side of Larchwood Ave; 133’10” Eastward from the East side of 51st St; Front: 19’6” Depth: 110’ OPA#462004700
CHERI J. JONES C.P. July Term, 2014 No. 00182 \$76,442.41 Lois M. Vitti, Esq.

1607-324
1320 Levick Street 19111 53rd wd. 1560 Sq Ft OPA#531073700 Improvements: Residential Property
CHARLES K. BROWN AND DANIELLE R. HORTON A/K/A DANIELLE R. HORTON-BROWN C.P. August Term, 2014 No. 02259 \$93,133.81 KML Law Group, P.C.

1607-325
7045 West Passyunk Avenue 19142 40th wd. 960 Sq Ft OPA#406300700 Improvements: Residential Property
MEWASEH TINGBA C.P. July Term, 2014 No. 00881 \$71,675.96 KML Law Group, P.C.

1607-3261
1813 Hoffnagle Street 19152 56th wd. 1328 Sq Ft OPA#562115300 Improvements: Residential Property
HOLLY C. NEIBAUER AND DAVID W. NEIBAUER C.P. September Term, 2014 No. 03015 \$128,046.08 KML Law Group, P.C.

1607-327
4630 Kendrick Street 19136 65th wd. 2275 Sq Ft BRT#124N2-213; OPA#652070000 Improvements: Residential Dwelling
WILLIAM MCLAUGHLIN C.P. October Term, 2015 No. 02816 \$105,546.71 Udren Law Offices, P.C.

1607-328
2418 North 31st Street 19132 28th wd. 961 Sq Ft BRT#282138100 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY BROOKS A/K/A DOROTHY B. BROOKS C.P. October Term, 2015 No. 01973 \$36,017.15 Udren Law Offices, P.C.

SHERIFF'S SALE			
1607-329			
5336 Angora Terrace 19143	51st wd. 2168 Sq Ft BRT#511084900	Improvements:	Residential Property
MILES R. DAVIS	C.P. May Term, 2015 No. 00057	\$141,126.37	Shapiro & DeNardo, LLC
1607-331			
1846 West Godfrey Avenue 19141	17th wd. 1588 Sq Ft BRT#171285700	Improvements:	Residential Property
GERALDINE HAYES	C.P. March Term, 2014 No. 04515	\$130,641.55	Shapiro & DeNardo, LLC
1607-332			
5458 Willows Avenue 19143	51st wd. 1440 Sq Ft BRT#51-3-2152-00	Improvements:	Residential Property
ANISSA R. COOKE	C.P. November Term, 2015 No. 01074	\$59,465.85	Shapiro & DeNardo, LLC
1607-333			
2705-A Willits Road 19114	57th wd. 3828 Sq Ft BRT#571158543	Improvements:	Residential Property
VERNON COATES	C.P. October Term, 2012 No. 002782	\$330,089.40	Shapiro & DeNardo, LLC
1607-334			
4010 Oakmont Street 19136	65th wd. 1970 Sq Ft BRT#651057000	Improvements:	Residential
JAMES D. ROPARS AND KIMBERLY A. ROPARS	C.P. November Term, 2015 No. 01259	\$136,404.23	Richard M. Squire & Associates, LLC
1607-335			
5219 Duffield Street 19124	1616 Sq Ft BRT#622248000	Improvements:	S/d W B/g 1 Sty Masonry
RASHEEDA ISLEY	C.P. October Term, 2015 No. 01880	\$24,956.49	Richard M. Squire & Associates, LLC
1607-336			
6155 Spruce Street 19139	3rd wd. 1480 Sq Ft OPA#031122500	Improvements:	Residential Property
VERNON LATHAM, AS ADMINISTRATOR OF THE ESTATE OF WILLIE I. LATHAM, DECEASED	C.P. September Term, 2015 No. 01192	\$73,792.36	KML Law Group, P.C.
1607-337			
2122 North Camac Street 19122	55th wd. 1380 Sq Ft OPA#202282870	Improvements:	Residential Property
CHARLES JONES AS EXECUTOR OF THE ESTATE OF ALONZO HAYES, DECEASED	C.P. July Term, 2014 No. 00200	\$108,053.99	KML Law Group, P.C.
1607-338			
2446 West Toronto Street 19132	38th wd. 932 Sq Ft OPA#381314900	Improvements:	Residential Property
KAREN TUCKER	C.P. March Term, 2013 No. 03840	\$16,219.07	KML Law Group, P.C.
1607-339			
246 East Garrett Street 19119	22nd wd. 1200 Sq Ft OPA#222015000	Improvements:	Residential Property
MICHAEL WARREN	C.P. August Term, 2014 No. 01818	\$56,884.71	KML Law Group, P.C.
1607-340			
1202 St. James Street Unit 3S, a/k/a 1202 S James Street 3S a/k/a 214-18 South 12th Street, Unit 3S 19107-5462	88th wd. 1547 Sq Ft OPA#888035154	Improvements:	Condominium
SAM SHAABAN	C.P. December Term, 2013 No. 01919	\$454,682.76	Phelan Hallinan Diamond & Jones, LLP
1607-341			
5431 Valley Street 19124-1412	62nd wd. 1056 Sq Ft OPA#622333800	Improvements:	Residential Property
ELAINE B. AMES A/K/A ELAINE BUTLER AMES	C.P. July Term, 2014 No. 01829	\$47,480.17	Phelan Hallinan Diamond & Jones, LLP
1607-342			
6738 Paschall Avenue 19142-1809	40th wd. 960 Sq Ft OPA#403173700	Improvements:	Residential Property
WILLIAM BUTLER	C.P. February Term, 2014 No. 01393	\$74,714.43	Phelan Hallinan Diamond & Jones, LLP
1607-343			
1621 Van Kirk Street 19149-3424	62nd wd. 938 Sq Ft OPA#621118800	Improvements:	Residential Property

SHERIFF'S SALE			
RICHARD S. REY	C.P. September Term, 2015 No. 02068	\$111,071.99	Phelan Hallinan Diamond & Jones, LLP
1607-344			
6384 Martins Mill Road 19111	35th wd. 1440 Sq Ft OPA#353299100	Improvements:	Residential Property
BETTY BIRD	C.P. November Term, 2015 No. 00048	\$103,146.69	Phelan Hallinan Diamond & Jones, LLP
1607-345			
114 East Mayland Street 19144	22nd wd. 1584 Sq Ft OPA#592123300	Improvements:	Residential
CHRISTINE WILLIAMS AND ROSA L. JONES A/K/A ROSA WILLIAMS	C.P. August Term, 2014 No. 00359	\$35,114.09	Bradley J. Osborne
1607-346			
9954 Hegerman Street 19114	65th wd. 2515.27 Sq Ft OPA#652346200	Improvements:	Residential Property
JEFFREY M. KNORR AND LEANNE M. KNORR	C.P. January Term, 2015 No. 03288	\$298,034.98	Richard M. Squire & Associates, LLC
1607-347			
5051 North 16th Street 19141	17th wd. 15'4" frontage x 86'4" depth OPA#172115700	Improvements:	Residential Property
DEVIN LATIMORE	C.P. January Term, 2015 No. 00969	\$74,075.64	Richard M. Squire & Associates, LLC
1607-348			
425 Durfor Street 19148-3909	39th wd. 700 Sq Ft BRT#392169100	Subject to Mortgage	Improvements: Residential Dwelling
MARILYN R. BROWN	C.P. August Term, 2015 No. 03645	\$108,336.20	Law Office of Gregory Javardian, LLC
1607-349			
6011 Angora Terrace 19143	3rd wd. 1024 Sq Ft BRT#03-4023800	Subject to Mortgage	Improvements: Residential Dwelling
ROBIN DICKERSON A/K/A ROBIN R. DICKERSON	C.P. February Term, 2016 No. 01398	\$39,645.13	Udren Law Offices, P.C.
1607-350			
2224 Bonaffon Street 19142	40th wd. 1008 Sq Ft OPA#403059600	Improvements:	Residential Property
SERGEI KISHCHENKO	C.P. June Term, 2015 No. 01072	\$54,038.15	KML Law Group, P.C.
1607-351			
5820 Ellsworth Street 19143	3rd wd. 1022 Sq Ft OPA#033142301	Improvements:	Residential Property
STEPHANIE M. PETERSON	C.P. February Term, 2014 No. 03134	\$61,279.73	KML Law Group, P.C.
1607-352			
1813 Gillingham Court 19124-3715	23rd wd. 1456 Sq Ft OPA#232081000	Improvements:	Residential Property
BENNIE RICHARDSON A/K/A BENNIE B. RICHARDSON	C.P. November Term, 2015 No. 04390	\$24,323.47	Phelan Hallinan Diamond & Jones, LLP
1607-353			
5115 North 12th Street 19141	49th wd. 2105 Sq Ft OPA#493113900	Improvements:	Residential Property
PHILIP SLATER	C.P. October Term, 2011 No. 01266	\$117,969.63	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.; Manley Deas Kochalski LLC
1607-354			
4416 Malta Street 19124-3820	33rd wd. 1152 Sq Ft OPA#332135800	Improvements:	Residential Property
EFRAIN M. RIVERA	C.P. August Term, 2015 No. 04073	\$61,186.19	Phelan Hallinan Diamond & Jones, LLP
1607-355			
2227 West Dauphin Street 19132	16th wd. 1170 Sq Ft OPA#162252800	Improvements:	Residential Property
KEENA M. BRINKLEY	C.P. April Term, 2012 No. 02026	\$84,761.24	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.; Manley Deas Kochalski LLC
1607-356			
8500 Torresdale Avenue 19136-1504	65th wd. 1088 Sq Ft OPA#652319700	Improvements:	Residential Property
HENRY ORTIZ	C.P. November Term, 2015		

SHERIFF'S SALE			
No. 00770	\$116,804.68	Phelan Hallinan Diamond & Jones, LLP	
1607-357			
4351 North 5th Street 19140	7th wd. 1650 Sq Ft OPA#871071500	Improvements:	Residential Property
TIA L. KIMBLE	C.P. May Term, 2012 No. 02187	\$121,980.66	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.; Manley Deas Kochalski LLC
1607-358			
1722 South 4th Street 19148	1st wd. 987 Sq Ft OPA#011433300	Improvements:	Residential Property
RAFEEQ SMITH	C.P. March Term, 2015 No. 3535	\$158,087.43	Lauren Berschler Karl, Esq.
1607-359			
339 Lemonte Street 19128-4546	21st wd. 1536 Sq Ft OPA#212313900	Improvements:	Residential Property
EUGENE BUTTERFIELD, JR.	C.P. August Term, 2013 No. 02269	\$313,956.86	Phelan Hallinan Diamond & Jones, LLP
1607-360			
3430 Vaux Street 19129	38th wd. 1394 Sq Ft OPA#382225100	Improvements:	Residential Property
L. SUE TRAWEEK A/K/A LINDA SUE TRAWEEK	C.P. January Term, 2012 No. 03226	\$69,100.96	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
1607-361			
5404 Tackawanna Street 19124	62nd wd. 1056 Sq Ft OPA#622305000	Improvements:	Residential Property
THE UNKNOWN HEIRS OF DINA L. SMITH, DECEASED AND MICHAEL SMITH, SOLELY IN HIS CAPACITY AS HEIR OF DINA L. SMITH, DECEASED	C.P. September Term, 2014 No. 04187	\$41,101.12	KML Law Group, P.C.
1607-362			
5232 Cedar Avenue 19143-1525	46th wd. Beginning Point: Situate on the South side of Cedar Ave at the distance of 282 ft Westward from the West side of 52nd St	Improvements:	Row 2 Sty Masonry
BENJAMIN FRAZIER	C.P. June Term, 2015 No. 02002	\$183,363.88	Richard J. Nalbandian, III, Esq.
1607-363			
224 East Sheldon Street 19120	42nd wd. 1190 Sq Ft OPA#421163000	Improvements:	Residential Property
JERMAINE HAUGHTON AND JESSICA VELAZQUEZ	C.P. December Term, 2015 No. 02154	\$72,311.98	KML Law Group, P.C.
1607-364			
583 Alcott Street 19120	35th wd. 1028 Sq Ft OPA#352078300	Improvements:	Residential Property
NATACHA RIOS AND ANGEL L. GUZMAN	C.P. February Term, 2015 No. 2312	\$91,221.95	Lauren Berschler Karl, Esq.
1607-365			
8608 Pickering Street 19150	50th wd. 1430 Sq Ft BRT#501231200	Improvements:	Residential Real Estate
NICOLE N. DRAPER AND RANDOLPH J. RIVERA	C.P. August Term, 2015 No. 00432	\$164,354.62	Stern & Eisenberg, P.C.
1607-366			
222 South Alden Street 19139-3818	60th wd. Beginning Point: Situate on the West side of Alden Street at the distance of 150 ft Northward from the North side of Locust Street	Improvements:	Row 2 Sty Masonry
LILLIE MAE MACK	C.P. June Term, 2015 No. 02003	\$81,816.64	Richard J. Nalbandian, III, Esq.
1607-367			
541 Washington Avenue 19147-4005	2nd wd. 672 Sq Ft OPA#021143500	Improvements:	Residential Property
ROSERITA R. DEPIANO A/K/A ROSE RITA DEPIANO AND DENNIS MARYAK	C.P. February Term, 2011 No. 02914	\$170,000.00	Phelan Hallinan Diamond & Jones, LLP
1607-368			
5030 Whitaker Avenue 19124-3515	23rd wd. 1356 Sq Ft OPA#233072600	Improvements:	Residential Property
CARLOS O. BAHAMUNDI	C.P. February		

SHERIFF'S SALE			
Term, 2012 No. 03592	\$159,054.41	Phelan Hallinan Diamond & Jones, LLP	
1607-369			
4839 North 10th Street 19141-3929	49th wd. Beginning Point: Situate on the East side of Tenth Street	Improvements:	Row 2 Sty Masonry
JEAN G. JEUNE, JR.	C.P. April Term, 2015 No. 01721	\$43,618.89	Richard J. Nalbandian, III, Esq.
1607-370			
11773 Dimarco Drive 19154-3716	66th wd. 1528 Sq Ft OPA#662249500	Improvements:	Residential Property
BRYAN E. KENTNER A/K/A BRYAN KENTNER AND CAROL P. KENTNER A/K/A CAROL KENTNER	C.P. May Term, 2014 No. 01011	\$111,859.57	Phelan Hallinan Diamond & Jones, LLP
1607-371			
5852 Brush Road a/k/a 5852 Brush Street 19138-1904	59th wd. 1220 Sq Ft OPA#591227500	Improvements:	Residential Property
LORRAINE Y. EVANS	C.P. March Term, 2014 No. 00156	\$106,070.57	Phelan Hallinan Diamond & Jones, LLP
1607-372			
2066 East Fletcher Street 19125	31st wd. 1197.36 Sq Ft BRT#313049600	Improvements:	Residential Dwelling
ELIOT B. KAROL A/K/A ELLIOT B. CAROL	C.P. November Term, 2013 No. 00926	\$155,879.92	Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1607-373			
1313 South Stanley Street 19146-3521	36th wd. 896 Sq Ft OPA#362258700	Improvements:	Residential Property
RICHARD CURRO AND THOMAS ESPOSITO	C.P. March Term, 2014 No. 05403	\$68,200.11	Phelan Hallinan Diamond & Jones, LLP
1607-374			
6238 Chestnut Street 19139-2905	3rd wd. 1840 Sq Ft OPA#031035900	Improvements:	Residential Property
SAMUEL SALLAS-MENSAH AND GODWIN ADJEI	C.P. September Term, 2015 No. 02507	\$104,503.96	Phelan Hallinan Diamond & Jones, LLP
1607-375			
2227 South 13th Street 19148	39th wd. 1046.35 Sq Ft BRT#394424600	Improvements:	Residential Dwelling
FRANK PAPALEO	C.P. January Term, 2015 No. 01716	\$241,519.77	Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1607-376			
4502 Marple Street 19136	65th wd. 1132 Sq Ft BRT#651095200	Improvements:	Residential Dwelling
ALEKSEY P. RYVKIN	C.P. November Term, 2015 No. 04718	\$104,380.56	Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1607-377			
7408 Sandpiper Place 19153	40th wd. 1800 Sq Ft BRT#406701100	Improvements:	Residential Dwelling
JOSEPH BURTSON, IN HIS CAPACITY AS HEIR AT LAW OF MICHELLE L. BURTSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELLE L. BURTSON, DECEASED	C.P. July Term, 2015 No. 02392	\$95,139.63	Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1607-378			
6230 Bingham Street 19111-5755	35th wd. 1009 Sq Ft OPA#353268010	Improvements:	Residential Property
SAMUEL K. TIGAH AND ESTHER NATOGMA	C.P. February Term, 2015 No. 01548	\$138,623.83	Phelan Hallinan Diamond & Jones, LLP
1607-379			
1628 Allengrove Street 19124-2730	23rd wd. 1572 Sq Ft OPA#232214600	Improvements:	Residential Property
ROBIN WILLIAMS, IN HER CAPACITY AS HEIR OF GLORIA WILLIAMS, DECEASED; CASSANDRA WILLIAMS, IN HER CAPACITY AS HEIR OF GLORIA WILLIAMS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLORIA WILLIAMS, DECEASED	C.P. July Term, 2015 No.		

SHERIFF'S SALE

02863 \$32,482.98 Phelan Hallinan Diamond & Jones, LLP

1607-380

4457 Tolbut Street 19136-1415 65th wd. 1120 Sq Ft OPA#652101900 Improvements: Residential Property

ALLISON G. WILSON, IN HER CAPACITY AS HEIR OF WILLIAM J. WILSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM J. WILSON, DECEASED C.P. September Term, 2015 No. 01795 \$44,930.19 Phelan Hallinan Diamond & Jones, LLP

1607-381

4607 Wayne Avenue 19144 12th wd. 3011 Sq Ft OPA#123207700 Improvements: Residential Property

VIDA BUTLER A/K/A VIDA L. BUTLER C.P. April Term, 2015 No. 00077 \$41,785.51 KML Law Group, P.C.

1607-382

3322 Bowman Street 19129 38th wd. 1120 Sq Ft OPA#382089100 Improvements: Residential Property

SARAH HEILER-JONES AND BRUCE JONES C.P. September Term, 2015 No. 01107 \$250,369.15 KML Law Group, P.C.

1607-383

6133 Spruce Street 19139-3741 3rd wd. 1480 Sq Ft OPA#031121400 Improvements: Residential Property

HELENDIXON-THORNE, INHER CAPACITY AS HEIR OF ROSIE T. DIXON, DECEASED; THOMAS DIXON, IN HIS CAPACITY AS HEIR OF ROSIE T. DIXON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROSIE T. DIXON, DECEASED C.P. March Term, 2015 No. 03225 \$77,458.42 Phelan Hallinan Diamond & Jones, LLP

1607-384

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

ROY SMITH AND BRANDY HOLDEN C.P. November Term, 2011 No. 01034 \$245,954.05 Phelan Hallinan Diamond & Jones, LLP

1607-385

2404 North 50th Street 19131 52nd wd. 1632 Sq Ft OPA#521257300 Improvements: Residential Property

FREDERICK BENBOW AND GENEVA BENBOW C.P. June Term, 2015 No. 02384 \$303,964.40 Phelan Hallinan Diamond & Jones, LLP

1607-387

2860 Gaul Street 19134-4218 25th wd. 1174 Sq Ft OPA#251389600 Improvements: Residential Property

STEFFEN K. FLEISCHMANN AND MELINDA FLEISCHMANN C.P. October Term, 2015 No. 03510 \$155,563.49 Phelan Hallinan Diamond & Jones, LLP

1607-388

3141 Barnett Street 19149 55th wd. 960 Sq Ft OPA#551012600 Improvements: Residential Property

MARILYN LANAUZE AND GILBERTO OQUENDO, AS ADMINISTRATOR OF THE ESTATE OF WANDA OQUENDO DECEASED C.P. July Term, 2015 No. 00461 \$80,789.33 KML Law Group, P.C.

1607-389

1114 Wellington Street 19111-4239 53rd wd. 1372 Sq Ft OPA#532335000 Improvements: Residential Property

SAIMA SIKENDER AND SAHRISH SIKENDER C.P. October Term, 2015 No. 02642 \$160,233.49 Phelan Hallinan Diamond & Jones, LLP

1607-391

1029 North 46th Street 19131 44th wd. BRT#062371100

WILLIE J. JOHNSON, JR. C.P. February Term, 2012 No. 00068 \$81,579.66 Michael F.J. Romano, Esq.

1607-392

1722 North Aberdeen Street 19131 52nd wd. 1176 Sq Ft OPA#521326300 Improvements: Residential Property

THORNTON UNCAS MONTAGUE, JR. A/K/A THORNTON UNCAS MONTAGUE A/K/A THORNTON U. MONTAGUE A/K/A THORNTON MONTAGUE C.P. May Term, 2012 No. 02227 \$39,898.47 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E.

SHERIFF'S SALE

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

1607-393

6129 Grays Avenue 19142 40th wd. 1212 Sq Ft
OPA#402150000 Improvements: Residential Property
TYRONE BOOKER C.P. November Term, 2014 No. 01797 \$88,401.92 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1607-394

13037 Stevens Road 19116 60th wd. 3990 Sq Ft OPA#583146900 Improvements: Residential Property
DEBORAH C. LORENTI AND JOSEPH LORENTI C.P. March Term, 2011 No. 02818 \$278,997.55 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.; Manley Deas Kochalski LLC

1607-395

4659 Morris Street 19144 13th wd. 1597.57 Sq Ft BRT#13-3-1413-00 Improvements: Residential Dwelling
LOUVENIA SAWYER C.P. August Term, 2015 No. 03756 \$147,029.86 Powers, Kirn & Associates, LLC

1607-396

2255 Winton Street 19148 48th wd. 826 Sq Ft OPA#482093600 Improvements: Residential Property
RONALD M. DELOLLIS C.P. November Term, 2015 No. 01154 \$56,595.79 KML Law Group, P.C.

1607-397

1702 South 21st Street 19145-1906 36th wd. 1056 Sq Ft BRT#13S16-271 Improvements: Residential Dwelling
JOSEPH MIDDLETON AND MARY MIDDLETON C.P. April Term, 2012 No. 04160 \$88,190.62 Powers, Kirn & Associates, LLC

1607-401

611 Watkins Street 19148-1727 1st wd. 672 Sq Ft BRT#012122700 Improvements: Residential Real Estate
LISA PIN, EXECUTOR OF THE ESTATE OF KHOM BON C.P. November Term, 2015 No. 01263 \$216,513.98 Stern & Eisenberg, P.C.

1607-402

4609 North Broad Street 19140 49th wd. 2200 Sq Ft BRT#491541300 Improvements: Residential Real Estate/mixed Use
JAMAHL SIMMONS C.P. July Term, 2015 No. 01442 \$134,941.89 Stern & Eisenberg, P.C.

1607-403

6507 Tulip Street 19135 41st wd. 1633 Sq Ft BRT#411449300 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HARRY W. SIMONS; KAREN HICKS, KNOWN HEIR OF HARRY W. SIMONS C.P. June Term, 2015 No. 02460 \$79,803.47 Udren Law Offices, P.C.

1607-404

8237 Craig Street 19136 35th wd. 1957 Sq Ft BRT#642070500 Improvements: Residential Dwelling
KIMBERLY GALLAGHER A/K/A KIMBERLY ANN GALLAGHER AND ROBERT GALLAGHER A/K/A ROBERT J. GALLAGHER C.P. October Term, 2015 No. 02643 \$149,320.55 Udren Law Offices, P.C.

1607-405

3025 F Street 19134 33rd wd. 902 Sq Ft BRT#331289700 Improvements: Residential Dwelling
KAWANA BLAKE A/K/A KAWANA E. BLAKE C.P. October Term, 2015 No. 02025 \$56,082.73 Udren Law Offices, P.C.

1607-406

2748 Lefevre Street 19137 45th wd. 1298 Sq Ft BRT#45-3095700 Improvements: Residential Dwelling
EDWARD T. WIKIERA C.P. October Term, 2015 No. 00970 \$110,381.62 Udren Law Offices, P.C.

1607-407

5322 Oakland Street 19124 62nd wd. 1558 Sq Ft BRT#621389700 Improvements: Residential Dwelling
CORDELL BROWN AND ANTOINETTE PENDER-BROWN C.P. March Term,

SHERIFF'S SALE

2015 No. 02245 \$174,344.95 Udren Law Offices, P.C.

1607-408

1334 North Wanamaker Street 19131-4121 4th wd. 1935 Sq Ft OPA#043152400 Subject to Mortgage Improvements: Row 2 Story Masonry
JAMES L. NATHANIEL, III A/K/A JAMES NATHANIEL, III AND MONAE N. NELSON A/K/A MONAE NELSON C.P. May Term, 2015 No. 01513 \$30,455.58 + 1,073.10 (interest from December 4, 2015, until sale - \$5.11 per diem) Michael J. Shavel, Esq.; Michael K. Martin, Esq.; Hill Wallack LLP

1607-409

3327 Glenview Street 19149-2606 55th wd. 1430 Sq Ft OPA#551249500 Improvements: Residential Property
LISA A. BARRETT C.P. March Term, 2015 No. 02376 \$143,696.02 Phelan Hallinan Diamond & Jones, LLP

1607-410

4646 Boudinot Street 19120 42nd wd. 1200 Sq Ft OPA#421418000 Improvements: Residential Property
JEFFREY P. RINEHIMER A/K/A JEFFREY RINEHIMER C.P. June Term, 2015 No. 00551 \$49,826.37 Phelan Hallinan Diamond & Jones, LLP

1607-411

8738 Frontenac Street 19152-1109 56th wd. 1040 Sq Ft OPA#562365700 Improvements: Residential Property
YULVONDA GUYTON C.P. February Term, 2015 No. 02067 \$134,753.16 Phelan Hallinan Diamond & Jones, LLP

1607-412

1404 North 61st Street 19151-4210 34th wd. 1344 Sq Ft OPA#342255700 Improvements: Residential Property
LYNWOOD SAVAGE C.P. January Term, 2015 No. 01958 \$41,257.32 Phelan Hallinan Diamond & Jones, LLP

1607-413

4241 North Hicks Street 19140-1915 13th wd. 936 Sq Ft OPA#132070100 Improvements: Residential Property
VINSON FLOWERS C.P. January Term, 2015 No. 03579 \$23,859.02 Phelan Hallinan Diamond & Jones, LLP

1607-414

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

1607-415

4219 O Street 19124-4923 33rd wd. 1120 Sq Ft OPA#332552800 Improvements: Residential Property
SAMUEL HERNANDEZ C.P. October Term, 2015 No. 00157 \$52,837.36 Phelan Hallinan Diamond & Jones, LLP

1607-416

3539 Old York Road 19140-4227 43rd wd. 1724 Sq Ft OPA#432156800 Improvements: Residential Property
LENWOOD COOPER, JR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ESTHER COOPER; JEANENE COOPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ESTHER COOPER; NICOLE COOPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ESTHER COOPER; UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF LILLIE BURNETT A/K/A LILLE BURNETT A/K/A LILLIE M. MAITHE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTHER COOPER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LILLIE BURNETT A/K/A LILLE BURNETT A/K/A LILLIE M. MAITHE, DECEASED C.P. May Term, 2014 No. 03125 \$22,443.26 Phelan Hallinan Diamond & Jones, LLP

1607-417

212 Hickory Hill Road 19154-4328 66th wd. 1360 Sq Ft OPA#662307700 Improvements: Residential Property
DONNA HANDEL C.P. November Term, 2015 No. 03587 \$150,254.38 Phelan Hallinan Diamond & Jones, LLP

1607-418

6218 Revere Street 19149 62nd wd. 1344 Sq Ft OPA#621548100 Improvements:

SHERIFF'S SALE

Residential Property
JESSICA LEBRON C.P. November Term, 2015 No. 00767 \$139,563.38 KML Law Group, P.C.

1607-419

4313 Lawndale Street 19124 33rd wd. 1372 Sq Ft OPA#332278800 Improvements: Residential Property
LUIS A. AREVALO C.P. February Term, 2015 No. 00343 \$111,325.13 KML Law Group, P.C.

1607-420

207 North 53rd Street 19139 44th wd. 2025 Sq Ft OPA#441165800 Improvements: Residential Property
LAVIDIA HOLMAN AND TOBITHA HOLMAN C.P. November Term, 2015 No. 01677 \$46,493.66 KML Law Group, P.C.

1607-421

2435 South Garnet Street 19145 26th wd. 1068 Sq Ft OPA#262133400 Improvements: Residential Property
SAMANTHA RICCI C.P. February Term, 2015 No. 02038 \$247,612.60 KML Law Group, P.C.

1607-422

5226 North Mascher Street 19120 42nd wd. 1050 Sq Ft OPA#422370800 Improvements: Residential Property
MARK FLETCHER C.P. November Term, 2015 No. 00763 \$91,197.87 KML Law Group, P.C.

1607-423

4633 Hurley Street 19120 42nd wd. 960 Sq Ft OPA#421446400 Improvements: Residential Property
HERMINIO RAMOS CASTILLO C.P. December Term, 2014 No. 02300 \$87,366.41 KML Law Group, P.C.

1607-424

9584 State Road Unit B 19114-3026 65th wd. BRT#88-8651261 Improvements: Residential Dwelling
ARON GUTTIN C.P. December Term, 2012 No. 00995 \$151,947.36 Powers, Kirn & Associates, LLC

1607-425

514 Arthur Street 19111-2351 63rd wd. 2350 Sq Ft BRT#631339800; PRCL#111-N-13-60 Improvements: Residential Dwelling
MICHAEL O'MALLEY A/K/A MICHAEL OMALLEY C.P. November Term, 2014 No. 001317 \$192,096.38 Powers, Kirn & Associates, LLC

1607-427

1833 Beverly Road 19138-1201 10th wd. 1414 Sq Ft OPA#102171500 Improvements: Residential Property
PERISHA BOYKIN C.P. May Term, 2014 No. 00212 \$83,460.95 Phelan Hallinan Diamond & Jones, LLP

1607-428

2312 West Thompson Street 19121-4819 29th wd. 1028 Sq Ft OPA#291036600 Improvements: Residential Property
DORN A. DIXON AND LAVAYA C. DIXON C.P. July Term, 2012 No. 04577 \$34,889.19 Phelan Hallinan Diamond & Jones, LLP

1607-429

1117 Elbridge Street 19111-5519 53rd wd. 1116 Sq Ft OPA#531093600 Improvements: Residential Property
ANTHONY JON WISDO A/K/A ANTHONY J. WISDO C.P. December Term, 2015 No. 01313 \$134,070.29 Phelan Hallinan Diamond & Jones, LLP

1607-430

8 Bristow Place 19123-3003 5th wd. 1130 Sq Ft OPA#055032670 Improvements: Residential Property
LESLIE J. ARNETTE-PINA C.P. May Term, 2014 No. 02614 \$191,074.73 Phelan Hallinan Diamond & Jones, LLP

1607-431

2925 South 67th Street 19142-2613 40th wd. 1360 Sq Ft OPA#406616300 Improvements: Residential Property
CIRE DIANE AND MUSTAPHA SACCOH C.P. April Term, 2012 No. 00031 \$126,581.28 Phelan Hallinan Diamond & Jones, LLP

1607-432

5619 Hunter Street 19131-3402 4th wd. 1086 Sq Ft OPA#043199400 Improvements: Residential Property
PATRICIA TAYLOR, IN HER CAPACITY AS HEIR OF MARGARET A. STRONG, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET A. STRONG, DECEASED C.P. November Term, 2015 No.

SHERIFF'S SALE

01622 \$76,794.84 Phelan Hallinan Diamond & Jones, LLP

1607-434

12219 Medford Road 19154-1817 66th wd. 1360 Sq Ft OPA#663253000 Improvements: Residential Property
GINA BUCKLEY C.P. November Term, 2015 No. 02730 \$90,048.96 Phelan Hallinan Diamond & Jones, LLP

1607-435

12028 Covert Road 19154-2707 66th wd. 1916 Sq Ft OPA#662156800 Improvements: Residential Property
TERENCE F. DEVLIN C.P. February Term, 2015 No. 02200 \$150,412.94 Phelan Hallinan Diamond & Jones, LLP

1607-436

24 E. Abbottsford Ave 19144 12th wd. 784 Sq Ft PRCL#121001600 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
JOHN B. HESSER A/K/A JOHN B. HESSER, JR. A/K/A JOHN HESSER A/K/A JOHN HESSER, JR. A/K/A JOHN BIRD HESSER, JR. AND TERESA K. HESSER C.P. April Term, 2013 No. 02928 \$34,179.02 Brett L. Messenger, Esq.; Ryan A. Gower. Esq.

1607-437

1311 East Rittenhouse Street 19144 59th wd. 1265 Sq Ft PRCL#591139900 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
JOHN B. HESSER A/K/A JOHN B. HESSER, JR. A/K/A JOHN HESSER A/K/A JOHN HESSER, JR. A/K/A JOHN BIRD HESSER, JR. AND TERESA K. HESSER C.P. April Term, 2013 No. 00157 \$36,168.50 Brett L. Messenger, Esq.; Ryan A. Gower. Esq.

1607-438

5618 Utah Street 19144 12th wd. 728 Sq Ft PRCL#122154400 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
JOHN B. HESSER A/K/A JOHN B. HESSER, JR. A/K/A JOHN HESSER A/K/A JOHN HESSER, JR. A/K/A JOHN BIRD HESSER, JR. AND TERESA K. HESSER C.P. April Term, 2013 No. 02917 \$23,098.29 Brett L. Messenger, Esq.; Ryan A. Gower. Esq.

1607-439

15 E. Rittenhouse Street 19144 59th wd. 541 Sq Ft PRCL#591123300 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
JOHN B. HESSER A/K/A JOHN B. HESSER, JR. A/K/A JOHN HESSER A/K/A JOHN HESSER, JR. A/K/A JOHN BIRD HESSER, JR. AND TERESA K. HESSER C.P. April Term, 2013 No. 00184 \$20,649.82 Brett L. Messenger, Esq.; Ryan A. Gower. Esq.

1607-440

2058 Eastburn Avenue 19138 10th wd. 728 Sq Ft PRCL#102110900 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
JOHN B. HESSER A/K/A JOHN B. HESSER, JR. A/K/A JOHN HESSER A/K/A JOHN HESSER, JR. A/K/A JOHN BIRD HESSER, JR. AND TERESA K. HESSER C.P. April Term, 2013 No. 02907 \$31,636.63 Brett L. Messenger, Esq.; Ryan A. Gower. Esq.

1607-441

1361 Pratt Street 19124 62nd wd. 1101 Sq Ft BRT#62-1022700 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ENID RIVERA; MILAGROS COLON, KNOWN HEIR OF ENID RIVERA; WILFREDO RIVERA, KNOWN HEIR OF ENID RIVERA C.P. November Term, 2015 No. 02832 \$118,231.59 Udren Law Offices, P.C.

1607-442

5438 West Montgomery Avenue 19131 34th wd. 1575 Sq Ft BRT#52-2-0147-00 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN R. ROYAL A/K/A JOHN ROBERT ROYAL; ESTATE OF JOHN R. ROYAL A/K/A JOHN ROBERT ROYAL; CURTIS ROYAL, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN R. ROYAL A/K/A JOHN ROBERT ROYAL C.P. December Term, 2015 No. 01931 \$123,023.07 Udren Law Offices, P.C.

1607-443

122 South 55th Street 19139 60th wd. 806 Sq Ft BRT#604199800 Improvements:

SHERIFF'S SALE

Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARLENE MARTIN; SUE WILLIAMS-CUSTIS, KNOWN HEIR OF EARLENE MARTIN C.P. January Term, 2016 No. 00107 \$72,216.42 Udren Law Offices, P.C.

1607-444

229 Shurs Lane 19128 21st wd. 1349 Sq Ft OPA#211054600 Improvements: Residential Property
JAMES FIKELY AND KATHERINE FRIEL FIKELY C.P. October Term, 2015 No. 01353 \$233,568.00 KML Law Group, P.C.

1607-445

3718 North 9th Street 19140-3121 43rd wd. 992 Sq Ft OPA#432327300 Improvements: Residential Property
DALE E. CROY A/K/A DALE CROY C.P. June Term, 2015 No. 03794 \$54,662.08 Phelan Hallinan Diamond & Jones, LLP

1607-446

1709 McKean Street 19145 48th wd. 1584 Sq Ft OPA#481093300 Subject to Mortgage Improvements: Residential Property
CAROL KWAN ONG A/K/A CAROL P. KWAN C.P. November Term, 2015 No. 04676 \$99,949.99 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1607-447

14 Rudy Robinson Way 19139 6th wd. 1575 Sq Ft BRT#06-1005002 Improvements: Residential Dwelling
MALIK DIXON C.P. October Term, 2015 No. 00971 \$138,951.61 Udren Law Offices, P.C.

1607-448

102 Sigel Street 19148-1906 1st wd. 1260 Sq Ft OPA#011161200 Improvements: Residential Property
THERESA ESPOSITO C.P. November Term, 2015 No. 02729 \$298,784.95 Phelan Hallinan Diamond & Jones, LLP

1607-450

6116 North 4th Street 19120-1440 61st wd. 1226 Sq Ft OPA#611067600 Improvements: Residential Property
ELISHA MINOR C.P. November Term, 2015 No. 02438 \$88,561.53 Phelan Hallinan Diamond & Jones, LLP

1607-451

1755 North Aberdeen Street 19131-3612 52nd wd. 1138 Sq Ft OPA#521324900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HERBERT T. BLACKSON, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HERBERT T. BLACKSON, SR., DECEASED C.P. November Term, 2013 No. 01728 \$62,000.34 Phelan Hallinan Diamond & Jones, LLP

1607-452

5066 F Street 19124-3502 23rd wd. 1266.40 Sq Ft BRT#233060100 Improvements: Residential Dwelling
QING YUN LIN A/K/A QUING YUN LIN C.P. September Term, 2014 No. 00639 \$62,362.84 Law Office of Gregory Javardian, LLC

1607-453

2743 Clayton Street 19152-2102 57th wd. 1370 Sq Ft OPA#571106000 Improvements: Residential Property
ROBERT M. CAFFEY AND HEATHER MCCURDY A/K/A HEATHER CAFFEY C.P. October Term, 2015 No. 03244 \$136,355.48 Phelan Hallinan Diamond & Jones, LLP

1607-454

1905 Norris Street a/k/a 1905 West Norris Street 19121 32nd wd. 1035 Sq Ft OPA#32-1-1549-00 Improvements: Row Home
EAST END PROPERTIES DEVELOPMENT LLC C.P. January Term, 2016 No. 002107 \$205,118.38 Craig H. Fox, Esq

1607-455

4314 Rhawn Street 19136-2717 65th wd. 4540 Sq Ft BRT#651227800 Improvements: Residential Dwelling
VINCENT GRIMES, JR. AND MAUREEN GRIMES C.P. July Term, 2015 No. 01954 \$116,531.80 Law Office of Gregory Javardian, LLC

1607-456

3321 Guilford Street 19136 64th wd. 1436.40 Sq Ft BRT#642094000 Improvements: Residential Real Estate

SHERIFF'S SALE

ALFRED FACCHIANO AND SUSAN FACCHIANO C.P. May Term, 2012 No. 00347 \$98,102.47 Stern & Eisenberg, P.C.

1607-457

292 Nandina Street 19116 58th wd. 3055 Sq Ft OPA#582153700 Improvements: Apt 2-4 Units 2 Sty Masonry
JOEL RICCI C.P. February Term, 2014 No. 01996 \$244,613.83 Bianca A. Roberto, Esq.; Stark & Stark, P.C.

1607-458

3127 Fairdale Road 19154 66th wd. 2520 Sq Ft BRT#663025600 Improvements: Residential Real Estate
CHRISTOPHER J. BARONE AND SUSAN HANRATTY A/K/A SUSAN BARONE C.P. November Term, 2015 No. 01400 \$180,734.30 Stern & Eisenberg, P.C.

1607-459

4052 Higbee Street 19135 62nd wd. 998 Sq Ft BRT#62-2199900 Improvements: Residential Dwelling
PAUL A. FAZZALARO C.P. January Term, 2016 No. 00271 \$97,442.47 Udren Law Offices, P.C.

1607-460

9323 Rising Sun Avenue 19115 63rd wd. 4860 Sq Ft BRT#632298000 Improvements: Residential Real Estate
RICHARD CARLETTINI AND JENNIFER CARLETTINI C.P. April Term, 2014 No. 02234 \$238,100.52 Stern & Eisenberg, P.C.

1607-462

3308 Bleigh Avenue 19136-3817 64th wd. 1833.61 Sq Ft BRT#642139200 Improvements: Residential Dwelling
ROBERTA L. HUGHES C.P. July Term, 2015 No. 01206 \$146,342.44 Law Office of Gregory Javardian, LLC

1607-463

616 South 60th Street 19143-2302 3rd wd. 1284.12 Sq Ft BRT#03-2-2300-00 Improvements: Residential Dwelling
VENISE HOLLIS C.P. September Term, 2014 No. 02549 \$147,971.63 Barbara A. Fein, Esq.

1607-464

427 Franklin Mills Circle 19154 66th wd. 497767 Sq Ft BRT#882695100 Subject to Mortgage
427 FRANKLIN MILL REALTY, LLC C.P. January Term, 2016 No. 2417 \$350,166.47 Jennifer Hiller Nimeroff, Esq.; Weir & Partners LLP

1607-465

7380 Rugby Street 19138 10th wd. 1280 Sq Ft OPA#102456600 Improvements: Residential Property
DEKAR L. BENEDICT C.P. April Term, 2014 No. 00606 \$181,230.59 KML Law Group, P.C.

1607-466

9331 Edmund Street 19114 65th wd. 7500 Sq Ft OPA#652390600 Improvements: Residential Property
LARITZA DEL VALLE AND JUSTO FIGUEROO C.P. September Term, 2010 No. 02170 \$471,483.45 KML Law Group, P.C.

1607-467

5811 Wakefield Street 19144 59th wd. 842 Sq Ft (improvement area); 585 Sq Ft (land area) BRT#591181600 Subject to Mortgage Improvements: Row 2 Sty Masonry
JOHN CLINKSCALE C.P. May Term, 2015 No. 02472 \$72,281.09 Keri P. Ebeck, Esq.

1607-468

204 North 65th Street 19139 34th wd. 2500 Sq Ft OPA#343118700 Improvements: Residential Property
DENIECE CHI AND FRANK B. DAVID C.P. June Term, 2015 No. 02486 \$135,134.22 KML Law Group, P.C.

1607-469

4716 Richmond Street 19137 45th wd. 2236 Sq Ft OPA#453311800 Improvements: Residential Property
ROBERT E. HIDEY AND GRAZYNA WILK C.P. July Term, 2015 No. 02436 \$218,801.16 KML Law Group, P.C.

1607-470

6823 Lynford Street 19149 54th wd. 1530 Sq Ft BRT#542206900 Subject to Mortgage Improvements: Residential Dwelling
OMAIR RODRIGUEZ AND ELVIN PAGAN C.P. December Term, 2012 No. 02933 \$177,906.67 William T. Dudeck, Esq.; Eastburn and Gray, P.C.

1607-471

1332 Alter Street 19147 2nd wd. ROW 2 STY MASONRY; 994 Sq Ft BRT#021170500 Improvements: Residential Dwelling

SHERIFF'S SALE

HARRIET ADAMS AND OLIVIA A. ADAMS C.P. February Term, 2015 No. 02039 \$115,400.13 McCabe, Weisberg, & Conway, P.C.

1607-472

219 South Farragut Street 19139 46th wd. APT 2-4 UNITS 2 STY MASON; 3780 Sq Ft BRT#461183200 Improvements: Residential Dwelling
HANEEF NELSON C.P. September Term, 2013 No. 00467 \$273,833.05 McCabe, Weisberg, & Conway, P.C.

1607-473

1222 East Barringer Street 19119 22nd wd. S/D W/B GAR 2 STY MASONRY; 1706 Sq Ft BRT#221023600 Improvements: Residential Dwelling
SHANNON LUCAS A/K/A SHANNAN LUCAS C.P. February Term, 2015 No. 054023 \$208,130.89 McCabe, Weisberg, & Conway, P.C.

1607-474

3292 Miller Street 19134 45th wd. ROW 2 STY MASONRY; 1037 Sq Ft BRT#451355800 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF JOSEPH SLOGER, DECEASED MORTGAGOR AND REAL OWNER; LORRAINE A. CHANGO, KNOWN SURVIVING HEIR OF JOSEPH SLOGER, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2015 No. 01781 \$67,879.86 McCabe, Weisberg, & Conway, P.C.

1607-475

4744 Darrah Street 19124 23rd wd. ROW 2 STY MASONRY; 1383 Sq Ft BRT#232241100 Improvements: Residential Dwelling
CLAUDIA D. FOREMAN, EXECUTRIX OF THE ESTATE OF EVELYN D. NASH, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01324 \$66,160.40 McCabe, Weisberg, & Conway, P.C.

1607-476

219 West Allens Lane 19119 9th wd. DET W/D GAR 2.5 STY STONE; 4564 Sq Ft BRT#092118300 Improvements: Residential Dwelling
UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA; FREDERICK C. GARBRECHT; MARY R. RUGGIERO C.P. May Term, 2009 No. 00039 \$480,394.70 McCabe, Weisberg, & Conway, P.C.

1607-477

5118 Marion Street 19144 12th wd. ROW 2 STY MASONRY; 1710 Sq Ft BRT#123171600 Improvements: Residential Dwelling
TARIQ ABDUL-AZIZ, KNOWN SURVIVING HEIR OF MARGARET JONES, REAL OWNER AND MORTGAGOR; RAHEEM J. SHABAZZ JONES, KNOWN SURVIVING HEIR OF MARGARET JONES, REAL OWNER AND MORTGAGOR; UNKNOWN SURVIVING HEIRS OF MARGARET JONES, REAL OWNER AND MORTGAGOR; WALI “IBN” SHABAZZ, KNOWN SURVIVING HEIR OF MARGARET JONES, REAL OWNER AND MORTGAGOR C.P. September Term, 2014 No. 04441 \$159,565.03 McCabe, Weisberg, & Conway, P.C.

1607-478

6337 Magnolia Street 19144 59th wd. ROW B/GAR 2 STY MASONRY; 1152 Sq Ft BRT#592253000 Improvements: Residential Dwelling
TONYA S. SAPP C.P. September Term, 2015 No. 02875 \$116,371.26 McCabe, Weisberg, & Conway, P.C.

1607-479

319 South Street 19143 60th wd. Land Area: 1900 Sq Ft; Improvement Area: 1904 Sq Ft OPA#601096500 Improvements: Residential Real Estate - Single Family Dwelling
TRACY L. ROMANS C.P. February Term, 2015 No. 01538 \$119,745.15 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm

1607-480

5303 Arlington Road 19131 52nd wd. 1680 Sq Ft BRT#521129500 Improvements: Residential Real Estate
AGATHA AWELE NZEH A/K/A AGATHA A. NZEH A/K/A AGATHA NZEH AND GHANDY NZEH C.P. February Term, 2016 No. 03837 \$107,834.84 Stern & Eisenberg, P.C.

1607-481

7709 Dorcas Street 19111-2824 56th wd. 1272 Sq Ft OPA#561119300 Improvements: Residential Property
LEONARD ARNOLD, IN HIS CAPACITY AS HEIR OF VICKI ARNOLD, DECEASED;

SHERIFF'S SALE

RICHARD ARNOLD, IN HIS CAPACITY AS HEIR OF VICKI ARNOLD, DECEASED; SHELBY ARNOLD, IN HER CAPACITY AS HEIR OF VICKI ARNOLD, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VICKI ARNOLD, DECEASED C.P. November Term, 2015 No. 00049 \$166,040.95 Phelan Hallinan Diamond & Jones, LLP

1607-482

2110 Margaret Street 19124 23rd wd. SEMI/DET 2 STY MASONRY; 1016 Sq Ft BRT#232154300 Improvements: Residential Dwelling
BRIAN SCHWEIZER C.P. July Term, 2015 No. 03854 \$28,267.72 McCabe, Weisberg, & Conway, P.C.

1607-483

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

1607-484

224 Levick Street 19111 35th wd. 2465 Sq Ft OPA#353033200 Improvements: Residential Property
DOUGLAS MCLAURIN C.P. March Term, 2013 No. 03907 \$179,407.31 KML Law Group, P.C.

1607-485

5246 Pennway Street 19124 23rd wd. ROW B/GAR 2 STY MASONRY; 1327 Sq Ft BRT#233104500 Improvements: Residential Dwelling
LUCY DOUGLAS C.P. April Term, 2014 No. 02025 \$71,637.99 McCabe, Weisberg, & Conway, P.C.

1607-486

3116 North Spangler Street 19132 38th wd. ROW B/GAR 2 STY MASONRY; 1484 Sq Ft BRT#382193000 Improvements: Residential Dwelling
MARCUS STOKES, KNOWN SURVIVING HEIR OF ANGELA STOKES; MARTIN M. STOKES, KNOWN SURVIVING HEIR OF ANGELA STOKES; KEISHA S. VAUGHN, KNOWN SURVIVING HEIR OF ANGELA STOKES; TONYA STOKES, KNOWN SURVIVING HEIR OF ANGELA STOKES; GENISE WATSON, KNOWN SURVIVING HEIR OF ANGELA STOKES; ERIC L. WATSON, KNOWN SURVIVING HEIR OF ANGELA STOKES; UNKNOWN SURVIVING HEIRS OF ANGELA STOKES; DAWN M. STOKES, KNOWN SURVIVING HEIR OF ANGELA STOKES C.P. May Term, 2015 No. 01559 \$69,333.98 McCabe, Weisberg, & Conway, P.C.

1607-487

1527 Womrath Street 19124-4550 23rd wd. 1836 Sq Ft OPA#232012100 Improvements: Residential Property
JOHN D. CONNOR C.P. July Term, 2015 No. 03748 \$98,961.63 Phelan Hallinan Diamond & Jones, LLP

1607-488

5237 Walton Avenue 19143 46th wd. 1610 Sq Ft OPA#462071500 Improvements: Residential Property
ANITA SINGLETON AND SHAMIRAH SINGLETON C.P. December Term, 2014 No. 01373 \$107,010.53 KML Law Group, P.C.

1607-489

6557 North 17th Street 19126-3515 17th wd. 1356 Sq Ft OPA#172202100 Improvements: Residential Property
REGINA ELLZY A/K/A REGINA D. ELLZY C.P. February Term, 2015 No. 01547 \$232,758.52 Phelan Hallinan Diamond & Jones, LLP

1607-490

2654 Bridge Street a/k/a 2652-2654 Bridge Street 19137-1816 45th wd. 2208 Sq Ft OPA#453151800 Improvements: Residential Property
MARICATHERINE ROONAN C.P. November Term, 2009 No. 01328 \$136,818.90 Phelan Hallinan Diamond & Jones, LLP

1607-491

6234 Ogontz Avenue 19141 17th wd. 1455 Sq Ft OPA#172258200 Improvements: Residential Property
GREGORY RICHARDSON, SOLELY IN HIS CAPACITY AS HEIR OF JAMES RICHARDSON, DECEASED C.P. July Term, 2015 No. 00210 \$128,135.12 KML Law Group, P.C.

SHERIFF'S SALE

1607-492

2066 Emily Street 19145 48th wd. 666 Sq Ft OPA#481122000 Improvements: Residential Property
WALTER C. JARRETT C.P. November Term, 2015 No. 01676 \$110,786.61 KML Law Group, P.C.

1607-493

5724 Wynnefield Avenue 19131-1229 52nd wd. 2152 Sq Ft OPA#522185800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY BARNES A/K/A MARY F. BARNES, DECEASED C.P. November Term, 2015 No. 04591 \$113,186.13 Phelan Hallinan Diamond & Jones, LLP

1607-494

6644 Lawrence Street N 19126 61st wd. 1676 Sq Ft OPA#611088800 Improvements: Residential Property
ANTOINETTE FREEMAN AND GREGORY FREEMAN C.P. October Term, 2013 No. 00186 \$119,152.90 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

1607-496

2246-48 West Lehigh Avenue 19132-3230 16th wd. 2960 Sq Ft OPA#162354010 Subject to Mortgage Improvements: Str/off 3 Sty Mas & Other
WILLIAM P. SCOTT, SR. AND DUVANNA NELSON-SCOTT C.P. March Term, 2016 No. 00604 \$162,520.73 Joseph P. Kerrigan, Esq.

1607-497

3144 Aramingo Avenue 19134 25th wd. 998 Sq Ft BRT#23N18-224; BRT#251481500 Improvements: Residential Dwelling
JAMES PARKHURST AND TRICIA PARKHURST A/K/A TRICIA A. PARKHURST C.P. November Term, 2015 No. 02726 \$145,943.89 Udren Law Offices, P.C.

1607-499

550 Van Kirk Street 19120 35th wd. 1200 Sq Ft OPA#352097600 Improvements: Residential Property
TRACY HUA AND CHI-HUNG MU C.P. April Term, 2012 No. 02922 \$135,815.70 KML Law Group, P.C.

1607-500

4113 Apple Street 19127-1702 21st wd. 1416 Sq Ft OPA#211251700 Improvements: Residential Property
EDWARD D. BASSI AND EILEEN BASSI C.P. February Term, 2010 No. 00332 \$115,378.03 Phelan Hallinan Diamond & Jones, LLP

1607-501

2120-22 Orthodox Street 19124-3448 23rd wd. 4216 Sq Ft BRT#232096100 Improvements: Residential Dwelling
WINIFRED O’GORMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES O’GORMAN C.P. June Term, 2015 No. 03253 \$40,489.67 Law Office of Gregory Javardian, LLC

1607-503

5327 Pine Street 19143 60th wd. 1264 Sq Ft OPA#603084900 Improvements: Residential Property
THE UNKNOWN HEIRS OF MURIEL NORCUM, DECEASED AND CHARLES NORCUM, JR., SOLELY IN HIS CAPACITY AS HEIR OF MURIEL NORCUM, DECEASED C.P. August Term, 2015 No. 02364 \$112,639.63 KML Law Group, P.C.

1607-504

730 South Cecil Street 19143-2729 BRT#463274800 Improvements: Residential Dwelling
BERNADETTE THOMAS JONES, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF GREGORY JONES, DECEASED C.P. December Term, 2014 No. 02311 \$93,960.63 Powers, Kim & Associates, LLC

1607-505

7914 Pompey Place 19153 40th wd. 4491 Sq Ft OPA#405883900 Improvements: Residential Property
BEATRICE LYNNE FULLER A/K/A BEATRICE L. FULLER C.P. April Term, 2013 No. 02653 \$124,569.12 Manley Deas Kochalski, LLC

1607-506

735 Stanwood Street 19111-2332 63rd wd.

SHERIFF'S SALE

On NE side of Standwood St; Front: 25’ Depth: 100’ OPA#631332506 Improvements: Single Family Residence
DEBORAH ANN GARVEY C.P. July Term, 2010 No. 02430 \$169,774.39 Stephen M. Hladik, Esq.

1607-507

12305 Rambler Road 19154-1327 66th wd. On Southeasterly side of Rambler Rd; Front: 19’11-3/8” Depth: 90’4-3/8” OPA#663204900 Improvements: Single Family Residence
GARY F. HAGAN A/K/A GARY HAGAN C.P. April Term, 2015 No. 01715 \$253,451.49 Stephen M. Hladik, Esq.

1607-508

5717 Pemberton Street 19143-2421 46th wd. On Northerly side of Pemberton St; Front: 15’ Depth: 60’7-3/4” OPA#463062500 Improvements: Single Family Residence
SEAN T. JACKSON, SR. AND PATRICE JACKSON C.P. November Term, 2014 No. 01311 \$73,892.30 Stephen M. Hladik, Esq.

1607-509

5018 Ditman Street 19124-2231 62nd wd. Situated on the Northerly side of Ditman St and the Easterly side of Haworth St; Front: 38’ Depth: 100’ Improvements: Single Family Residence
TAMARA THOMPSON C.P. May Term, 2012 No. 02241 \$119,968.09 Stephen M. Hladik, Esq.

1607-510

6044 Regent Street 19142-1436 40th wd. On Southeasterly side of Regent St and the Southwesterly side of Edgewood St; Front: 18’ Depth: 58’6” Improvements: Single Family Residence
RICHARD A. ANKRAH AND MARILYN ANKRAH C.P. March Term, 2015 No. 02108 \$48,022.60 Stephen M. Hladik, Esq.

1607-511

6634 Cornelius Street 19138 10th wd. 1400 Sq Ft OPA#102371800 Improvements: Residential Property
THE UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF PAULETTE GRIFFIN C.P. November Term, 2010 No. 02113 \$81,699.33 Manley Deas Kochalski, LLC

1607-512

11104 Drake Drive 19154 66th wd. 1891 Sq Ft OPA#662223700 Improvements: Residential Property
THEODORE E. RIDINGS C.P. November Term, 2014 No. 01810 \$190,714.57 Manley Deas Kochalski, LLC

1607-513

6616 Cornelius Street 19138 10th wd. 1400 Sq Ft OPA#102370900 Improvements: Residential Property
SONJA LEATH C.P. January Term, 2011 No. 00948 \$118,479.18 Manley Deas Kochalski, LLC

1607-514

306 West Spencer Avenue 19120 61st wd. 1376 Sq Ft OPA#612216800 Improvements: Residential Property
JOHN DONALD C.P. July Term, 2013 No. 04026 \$50,498.22 Manley Deas Kochalski, LLC

1607-515

79 East Herman Street 19144 59th wd. 2810 Sq Ft OPA#592087500 Improvements: Residential Property
PAMELA WATSON AND FREDDIE HAYNESWORTH C.P. September Term, 2014 No. 01689 \$36,061.83 Manley Deas Kochalski, LLC

1607-516

8272 Williams Avenue 19150 50th wd. 2045 Sq Ft OPA#502248200 Improvements: Residential Property
SHIRLEY R. WALKER A/K/A SHIRLEY H. WALKER C.P. April Term, 2014 No. 03476 \$90,317.19 Manley Deas Kochalski, LLC

1607-517

4101 North Marshall Street 19140 43rd wd. ROW W/DET GAR 2 STY MAS; 910 Sq Ft BRT#433280600 Improvements: Residential Dwelling
ANGELA V. JAY C.P. May Term, 2014 No. 00353 \$70,844.59 McCabe, Weisberg, & Conway, P.C.

1607-518

3617 North Sydenham Street 19140 13th wd. 929 Sq Ft BRT#13-1152900 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC JOHNSON; ESTATE OF ERIC JOHNSON;

SHERIFF'S SALE

ERIC BLACKSTOCK, AS KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ERIC JOHNSON; SHERRWINA TIFFANY DAVIS, KNOWN HEIR OF ERIC JOHNSON; SHIRLEY DENISE BURRIS, KNOWN HEIR OF ERIC JOHNSON; ERICA JOHNSON, KNOWN HEIR OF ERIC JOHNSON; ERIC JOHNSON, KNOWN HEIR OF ERIC JOHNSON C.P. November Term, 2015 No. 01699 \$49,410.45 Udren Law Offices, P.C.

1607-519

4732 Benner Street 19135 41st wd. 1185 Sq Ft BRT#41-1137800 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY MORRISON; BARBARA EISLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF SHIRLEY MORRISON; ESTATE OF SHIRLEY MORRISON C.P. February Term, 2016 No. 01727 \$38,584.98 Udren Law Offices, P.C.

1607-520

2937 South Sydenham Street 19145 26th wd. 736 Sq Ft BRT#26-1-234700 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SALLY D. PICURI, LAST RECORD OWNER; KEVIN PICURI, KNOWN HEIR OF SALLY D. PICURI C.P. February Term, 2016 No. 02001 \$103,229.54 Udren Law Offices, P.C.

1607-521

1109 Overington Street 19124 23rd wd. 5,185 Sq Ft BRT#234076300 Improvements: Residential Dwelling MARYLIN LOZADA AND MARTA SOTO C.P. August Term, 2013 No. 00103 \$201,341.50 Udren Law Offices, P.C.

1607-522

4338 Lauriston Street 19128 21st wd. 2103 Sq Ft BRT#21-2145700 Improvements: Residential Dwelling CHARLES MALLOY A/K/A CHARLES A. MALLOY AND MARY BETH MALLOY A/K/A MARYBETH MALLOY C.P. November Term, 2015 No. 02727 \$217,169.78 Udren Law Offices, P.C.

1607-523

2709 South Alder Street 19148-4908 39th wd. 958 Sq Ft BRT#395260500 Improvements: Residential Dwelling JOSEPH MICALI AND LISA MICALI C.P. November Term, 2015 No. 01261 \$170,135.97 Udren Law Offices, P.C.

1607-524

300 West Byberry Road, Unit 301 19116 58th wd. 960 Sq Ft and a 1.8% undivided interest in the common elements, as more fully described in the Declaration of Condominium of the Stonebridge Condominium dated 10/24/1989 and recorded on 10/25/1989 in Deed Book FHS 1471 page 317. OPA#888582305; PRCL#153-N-23-51 Subject to Mortgage Improvements: Residential Condominium PATRICIA E. PAULUS C.P. February Term, 2012 No. 03681 \$9,977.13 Glenn M. Ross, Esq.

SHERIFF'S SALE

1607-525

3539 Ryan Avenue 19136 ROW CONV/ APT 2STY MASON BRT#642106200 Improvements: Residential Property MICHAEL DOLL A/K/A MICHAEL S. DOLL C.P. October Term, 2015 No. 00247 \$89,640.99 Alicia M. Sandoval, Esq.

1607-526

859 North 22nd Street 19130 15th wd. 1200 Sq Ft OPA#15-1144500 Improvements: Residential Property ALAYNE M. LINTON C.P. April Term, 2014 No. 02890 \$258,243.41 Manley Deas Kochalski, LLC

1607-527

5104 Master Street 19131-4420 44th wd. 1380 Sq Ft OPA#442155300 Improvements: Residential Property ADRIENNE WILLIAMS C.P. September Term, 2011 No. 00728 \$100,407.38 Phelan Hallinan Diamond & Jones, LLP

1607-528

7630 Fayette Street 19150-2216 50th wd. 1473 Sq Ft BRT#501019000 Improvements: Residential Dwelling CONRAD FULLER AND LINDA M. FULLER C.P. April Term, 2015 No. 01372 \$129,709.87 Powers, Kirm & Associates, LLC

1607-529

5720 Tulip Street 19135 41st wd. 2600 Sq Ft OPA#411419400 Improvements: Residential Property DEANNA M. SOLDANA, ADMINSITRATRIX OF THE ESTATE OF SALLY BENNEMAN A/K/A SALLEY A. BENNEMAN; LAWRENCE A. SOLDANA, ADMINISTRATOR OF THE ESTATE OF SALLY BENNEMAN A/K/A SALLY A. BENNEMAN C.P. November Term, 2010 No. 02515 \$64,623.52 Manley Deas Kochalski, LLC

1607-530

1314 South Stanley Street 19146 36th wd. 714 Sq Ft BRT#362262000 Improvements: Residential Dwelling JAMES POWELL AND STACEY POWELL C.P. January Term, 2016 No. 03077 \$52,346.83 Martha E. Von Rosenstiel, Esq.

1607-531

6617 Upland Street 19142 40th wd. 1288 Sq Ft BRT#40-3-1204-00 Improvements: Residential Property SERENA SIMMONS C.P. November Term, 2015 No. 02089 \$116,532.12 Shapiro & DeNardo, LLC

1607-532

2234 West Oakdale Street 19132 16th wd. 1036 Sq Ft BRT#162334600 Improvements: Residential Property TROY GRANT C.P. February Term, 2016 No. 01799 \$43,776.81 Shapiro & DeNardo, LLC

1607-533

109 East Walnut Park Drive 19120 53rd wd. 1904 Sq Ft BRT#611375500 Improvements: Residential Real Estate WILLIAM S. PHILLIPS C.P. August Term, 2014 No. 00079 \$151,689.63 Stern & Eisenberg, P.C.

1607-535

2613 South Hobson Street 19142-2721

SHERIFF'S SALE

40th wd. 1024 Sq Ft PRCL#406083400 Improvements: Residential Property ISABELL BELSER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF EDDIE J. BELSER A/K/A EDDIE BELSER, SR. A/K/A EDDIE JAMES BELSER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDDIE J. BELSER, DECEASED C.P. September Term, 2011 No. 02775 \$98,124.93 Phelan Hallinan Diamond & Jones, LLP

1607-537

2418 South 19th Street 19145-4226 26th wd. 1200 Sq Ft OPA#262120300 Improvements: Residential Property FRANK L. GULINO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARIO GULINO; CHRISTOPHER GULINO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARIO J. GULINO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIO GULINO, DECEASED C.P. August Term, 2012 No. 00038 \$109,320.77 Phelan Hallinan Diamond & Jones, LLP

1607-538

5747 Reedland Street a/k/a 5747 Reedland Avenue 19143-6131 40th wd. 1080 Sq Ft OPA#402192800 Improvements: Residential Property PATRICK MARUGGI AND JEANA MARUGGI C.P. January Term, 2016 No. 02686 \$94,156.06 Phelan Hallinan Diamond & Jones, LLP

1607-539

1129 West Jefferson Street a/k/a 1129 Jefferson Street 19122-3441 20th wd. 1600 Sq Ft OPA#201017000 Improvements: Residential Property STANLEY INGRAM C.P. September Term, 2012 No. 02646 \$142,911.64 Phelan Hallinan Diamond & Jones, LLP

1607-541

2230 East Clearfield Street 19134-3750 25th wd. 888 Sq Ft OPA#252234000 Improvements: Residential Property JOHN F. MCQUILLEN A/K/A JOHN MCQUITLLEN C.P. October Term, 2015 No. 01145 \$32,047.58 Phelan Hallinan Diamond & Jones, LLP

1607-542

4437 Devereaux Avenue 19135-3641 55th wd. 1344 Sq Ft OPA#552033300 Improvements: Residential Property MICHAEL CARROLL C.P. October Term, 2015 No. 01809 \$140,205.51 Phelan Hallinan Diamond & Jones, LLP

1607-544

2602 South 61st Street 19142-3514 40th wd. 960 Sq Ft OPA#402066400 Improvements: Residential Property DAWN MCMILLAN, IN HER CAPACITY AS HEIR OF BRENDA L. HUNT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA L. HUNT, DECEASED C.P. May Term, 2015 No. 02242 \$69,593.56 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1607-545

2434 North Sydenham Street 19132-4451 16th wd. 700 Sq Ft OPA#161055700 Improvements: Residential Property ANTHONY HARRIS C.P. November Term, 2015 No. 02922 \$24,346.01 Phelan Hallinan Diamond & Jones, LLP

1607-546

3150 Reach Street 19134 33rd wd. 1064 Sq Ft BRT#331312900 Improvements: Residential Property TAMARA URQUHART C.P. February Term, 2016 No. 00895 \$31,102.00 Shapiro & DeNardo, LLC

1607-547

928 Race Street Apt 8A a/k/a 926-928 Race Street a/k/a 926-28 Race Street #9A 19107-2437 88th wd. 2486 Sq Ft OPA#888038172 Improvements: Condominium KEITH LAM C.P. September Term, 2015 No. 01398 \$635,632.24 Phelan Hallinan Diamond & Jones, LLP

1607-548

2433 East Boston Street 19125 31st wd. 1050 Sq Ft BRT#313186700 Improvements: Residential Property KEVIN J. DUBLE A/K/A KEVIN DUBLE C.P. January Term, 2016 No. 0220 \$140,752.53 Shapiro & DeNardo, LLC

1607-550

1529 North 56th Street 19131 4th wd. 1712 Sq Ft BRT#041350100 Improvements: Residential Property BRENT SWEENEY A/K/A BRENT M. SWEENEY C.P. July Term, 2014 No. 02531 \$60,883.43 Shapiro & DeNardo, LLC

1607-551

877 Sanger Street 19125 35th wd. 1208 Sq Ft BRT#351221200 Improvements: Residential Property LAWANDA F. DYSON AND LAVETTE D. DYSON C.P. November Term, 2015 No. 01672 \$90,843.22 Shapiro & DeNardo, LLC

1607-552

31 South 62nd Street 19131 3rd wd. 1455 Sq Ft BRT#03-1186400 Improvements: Residential Property TIKO S. LASSITER A/K/A TIKO LASSITER C.P. May Term, 2015 No. 00190 \$78,920.87 Shapiro & DeNardo, LLC

1607-553

309 West Earllham Terrace 19144 22nd wd. 2288 Sq Ft BRT#124052300 Improvements: Residential Property JAMES E. FITT, JR. AND MICHELLE FITT C.P. November Term, 2015 No. 01671 \$257,287.58 Shapiro & DeNardo, LLC

1607-554

323 East Cliveden Street 19119 22nd wd. 2635 Sq Ft BRT#221048600 Improvements: Residential Property WILLENE JOHNSON C.P. November Term, 2014 No. 03084 \$73,585.95 Shapiro & DeNardo, LLC

1607-555

4029 Reno Street 19104-4838 6th wd. 919 Sq Ft BRT#062045300 Improvements: Residential Dwelling RENITA N. HARRISON, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD HARRISON, JR., DECEASED

SHERIFF'S SALE

C.P. October Term, 2015 No. 03046 \$51,834.69 Law Office of Gregory Javardian, LLC

1607-556

125 West Mt. Pleasant Avenue 19119 9th wd. 3905 Sq Ft BRT#092001900 Improvements: Residential Property ZUBAIR ABDUSSHAHEED C.P. June Term, 2009 No. 04383 \$575,309.59 Shapiro & DeNardo, LLC

1607-557

6244 Addison Street 19143-1015 3rd wd. 1099 Sq Ft BRT#032082400 Improvements: Residential Dwelling MICHELE ALEXANDER C.P. June Term, 2015 No. 03311 \$49,561.58 Law Office of Gregory Javardian, LLC

1607-558

23 Osborn Street 19128 21st wd. 1683 Sq Ft BRT#211001200 Improvements: Residential Dwelling KAREN TAPPENDEN C.P. February Term, 2016 No. 03793 \$55,842.88 Martha E. Von Rosenstiel, Esq.

1607-559

5846 Cedar Avenue 19143-1934 3rd wd. 1314 Sq Ft OPA#032141600 Improvements: Residential Property OLIVER A. FRANCIS C.P. June Term, 2014 No. 00536 \$132,777.71 Phelan Hallinan Diamond & Jones, LLP

1607-560

728 North 63rd Street 19151 34th wd. 2400 Sq Ft BRT#344194900 Improvements: Residential Dwelling OLUKOREDE EFUNNUGA C.P. October Term, 2015 No. 02369 \$124,733.44 Martha E. Von Rosenstiel, Esq.

1607-561

6140 West Oxford Street 19151-3428 34th wd. 2331 Sq Ft BRT#342093500 Improvements: Residential Dwelling ANGELA M. ANDREWS AND PAMELA L. JACKSON C.P. October Term, 2015 No. 00440 \$48,802.90 Law Office of Gregory Javardian, LLC

1607-562A-B

340-42 East Haines Street – Premises A – 19144 22nd wd. 6056 Sq Ft BRT#77-5-5260-00 Subject to Mortgage Improvements: Amuse Playground
334 East Haines Street – Premises B – 19144 22nd wd. Land Area 38,473 Sq Ft; Improvement Area: 24,241 Sq Ft BRT#77-5-5250-00 Subject to Mortgage Improvements: School 3 Sty Masonry
THE LOTUS ACADEMY, INC. C.P. October Term, 2014 No. 02048 \$132,982.66 Buchanan Ingersoll & Rooney, P.C.

1607-563A-B

1446 Aldine Street – Premises A – 19121 56th wd. 5000 Sq Ft BRT#56-1-2862-00 Subject to Mortgage
1444 Aldine Street – Premises B – 19121 56th wd. 5000 Sq Ft BRT#56-1-2862-00 Subject to Mortgage
SHERRY M ZAJAC, HARRY E WEBER AND JAMES B MCFADDEN, JR. C.P. July Term, 2015 No. 03039 \$111,630.61, plus continuing interest and late charges Henry E. Van Blunk, Esq.

The Legal Intelligencer

Newly Updated Book

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The Legal Intelligencer’s Chester County Court Rules 2015 specifies when rules have been adopted, amended or rescinded and the effective date of the change.

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