

Sheriff’s Sale Notices for July 7, 2015

| SHERIFF’S SALE | SHERIFF’S SALE | SHERIFF’S SALE | SHERIFF’S SALE | SHERIFF’S SALE |
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| <p>THIRD PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, July 7, 2015 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 10:00 A.M. (EDT). 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) “btrweb.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-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</p> | <p>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 7, 2015.</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 December 3, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</p> <p>1312-409 1156 North 64th Street 19151-3127 34th wd. 1600 Sq. Ft. BRT#344255600 Improvements: Residential Dwelling PHYLLIS WELTON C.P. February Term, 2013 No. 00105 \$151,458.43 Law Offices of Gregory Javardian</p> <p>The following property, sale of which was postponed from the March 4, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</p> <p>1403-446 812 West Moyamensing Avenue 19148 39th wd. 2415 Sq. Ft. OPA#393326200 Improvements: Residential Property KSM INVESTMENTS, LLC C.P. June Term, 2011 No. 2634 \$115,407.56 Dean E. Weisgold, Esq.</p> <p>The following property, sale of which was postponed from the April 1, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</p> <p>1404-503 5800 Chew Avenue 19138 59th wd. 1438 Sq Ft; row b/gar 2sty masonry BRT#591200900 Improvements: Residential Dwelling PROPERTY OF WILLIAM C. JONES, KNOWN SURVIVING HEIR OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER. C.P. April Term, 2012 No. 01408 \$93,585.75 McCabe, Weisberg, & Conway, P.C.</p> <p>The following property, sale of which was postponed from the May 6, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</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 June 3, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</p> <p>1406-492 3900 Ford Road, Unit 4C 19131 52nd wd. 1206 Sq. Ft. BRT#888520039 Subject to Mortgage DEFENDANT, VICKI JO MEST SC-11-05-02-3098 \$9,670.00 Evan R. Bachove, Esq., Fineman Krekstein & Harris, PC</p> <p>The following property, sale of which was postponed from the July 1, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</p> <p>1407-463 1328 North Hancock Street 19122 18th wd. 2494.66 Sq Ft BRT#18-2083500 Improvements: Residential Dwelling SHERIDAN L. SOSTRE C.P. June Term, 2013 No. 002403 \$230,185.14 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1407-468 3503 West Clearfield Street 19132-1827 38th wd. 1372.99 Sq Ft OPA#382010900 Improvements: Residential Property STEPHEN J. HILL C.P. June Term, 2009 No. 04068 \$141,606.30 Phelan Hallinan, LLP</p> <p>1407-635 1042 Edgemore Road 19151 34th wd. On west side of Edgemore Road 338 ft 0 in Northward of Oxford St. Front: 16 ft 0 in, Depth: 90 ft 0 in. OPA#344395000 Improvements: Residential Dwelling</p> | <p>LAKESHA STITH C.P. August Term, 2013 No. 02296 \$111,599.43 with legal interest in the amount of \$ Ron L. Woodman, Esq.</p> <p>1407-793 1307 North Frazier Street 19131 52nd wd. 1536 Sq Ft; semi det 2sty masonry BRT#043068300 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER AND SHIRLEY MILLER, ONLY KNOWN SURVIVING HEIR OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 03038 \$85,384.71 McCabe, Weisberg & Conway, P.C.</p> <p>1407-818 2707 West Thompson Street 19121 29th wd. 1143 Sq Ft BRT#292040400 Improvements: Residential Property MARDELLA MARSHALL (MORTGAGOR AND REAL OWNER) AND MARVIN ATWELL (MORTGAGOR) C.P. April Term, 2013 No. 000376 \$92,229.38 Bradley J. Osborne, Esq.</p> <p>The following property, sale of which was postponed from the August 5, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</p> <p>1408-460 2375 Welsh Road 19114 57th wd. 54567 Sq Ft BRT#88-3-3811-25 Improvements: Parking Lot With A One Story, Free Standing, Commercial Retail Building SRAMPICKAL DEVELOPERS, LLC C.P. August Term, 2011 No. 03972 \$437,761.21 Janet L. Gold, Esq.</p> <p>1408-570 1233 West Hilton Street 19140 43rd wd. 1563.91 Sq Ft BRT#431040200 Improvements: Residential Dwelling CAROL S. RUSSELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF HARRISON HARPER, DECEASED C.P. November Term, 2013 No. 02728 \$64,759.50 Law Offices of Gregory Javardian</p> <p>1408-602 2211 North 52nd Street 19131 52nd wd. 11250 Sq Ft OPA#521298300 Improvements: Residential Property SHARON GOINES, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF SHIRLEY COOLEY A/K/A SHIRLEY CLAUDETTE COOLEY A/K/A SHIRLEY BURNS A/K/A SHIRLEY BETRAND MONTEZ A. SALDANA, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ANGELA COOLEY A/K/A ANGELA ELLEN COOLEY, A DECEASED DEVISEE OF THE ESTATE OF SHIRLEY COOLEY A/K/A SHIRLEY CLAUDETTE COOLEY A/K/A SHIRLEY BURNS A/K/A SHIRLEY BETRAND BERNICE BETRAND A/K/A BERNICE BANKS, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED THERESA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED VANESSA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED ALLEN BETRAND, IN HIS CAPACITY AS HEIR OF JAMES BETRAND, DECEASED SELINA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED TONIE BETRAND A/K/A ANTOINETTE BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BETRAND, DECEASED C.P. July Term, 2009 No. 02028 \$188,651.18 Phelan Hallinan, LLP</p> <p>The following property, sale of which was postponed from the September 9, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</p> <p>1409-550 6730 North 18th Street 19126 15th wd. Row B/Gar 2 Sty Masonry; 1308 Sq Ft BRT#101095900 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF SPENCER C. BARBEE, JR., DECEASED MORTGAGOR AND REAL OWNER C.P.</p> | <p>August Term, 2013 No. 02685 \$83,637.69 McCabe, Weisberg, & Conway, P.C.</p> <p>1409-618 2701 Lardner Street 19149-3515 62nd wd. 1541.25 Sq Ft OPA#621185700 Improvements: Residential Property KEVIN M. MCNULTY C.P. January Term, 2014 No. 01297 \$92,859.47 Phelan Hallinan, LLP</p> <p>The following property, sale of which was postponed from the October 7, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</p> <p>1410-460 2020 N. 19th Street 19121 32nd wd. 750.45 Sq Ft BRT#321266700 Improvements: Residential Dwelling WILLIAM E. WORTHAM, JR. C.P. July Term, 2013 No. 03808 \$76,139.97 Powers, Kirn & Associates, LLC</p> <p>1410-498 4621 Mulberry Street 19124-3305 23rd wd. 1800 Sq Ft OPA#232317100 Improvements: Residential Property MENACHEM SAMPSON A/K/A MENACHEM M. SAMPSON A/K/A M. SAMPSON AGMS, LLC C.P. November Term, 2013 No. 00913 \$46,000.91 Phelan Hallinan, LLP</p> <p>1410-708 500 Southampton Road 19116 58th wd. 1634 Sq Ft OPA#583058100 Subject to Mortgage Improvements: Residential Property MARIE C. GALLAGHER C.P. August Term, 2011 No. 03050 \$43,492.07 Donna M. Donaher, Esq.; Michael C. Mazack, Esq.</p> <p>The following property, sale of which was postponed from the November 4, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, July 7, 2015.</p> <p>1411-416 117 North 53rd Street 19139 44th wd. 1596 Sq Ft BRT#441164200 Improvements: Residential Property LEAH M. LEWIS C.P. March Term, 2014 No. 03870 \$143,151.92 KML Law Group, P.C.</p> <p>1411-526 419 N. Front Street 19123 5th wd. 663 Sq Ft OPA#055010205 Subject to Mortgage Subject to Rent Improvements: Residential Building LIFE EQUITIES CORP. C.P. December Term, 2012 No. 00031 \$411,815.23 Jeffrey W. Soderberg, Esq., Mandracchia & McWhirk, LLC</p> <p>1411-530 2826 South Hutchinson Street 19148 39th wd. 1066.53 Sq Ft; Row 1 Sty Masonry BRT#395243525 Improvements: Residential Dwelling RUTH GUERRIERO, EXECUTRIX OF THE ESTATE OF ALFRED GUERRIERO, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 03816 \$195,832.25 McCabe, Weisberg & Conway, P.C.</p> <p>1411-644A-D 4748 North Broad Street – Premises A – 19141 13th wd. 2440 Sq Ft BRT#882918960 Subject to Mortgage Improvements: Commercial Property 4419 Wayne Avenue – Premises B – 19140 13th wd. 1188 Sq Ft BRT#131403700 Subject to Mortgage Improvements: Row 2 Sty Masonry 4421-23 Wayne Avenue – Premises C – 19140 13th wd. 3218 Sq Ft BRT#871519370 Subject to Mortgage Improvements: Row-off/str 3 Sty Masonry 4810-12 North Broad Street – Premises D – 19141 13th wd. 6792 Sq Ft BRT#871082350 Improvements: Commercial Property K.O. COZIER AND SONS, LTD. AND WILLIAM FRAZER C.P. May Term, 2009 No. 03474 \$1,053,164.25 Salaman Grayson, P.C.</p> |

SHERIFF'S SALE

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

1412-329
2628 Massey Street 19142-0000 40th wd. 960 Sq Ft BRT#406123200 Improvements: Residential Dwelling
YOLANDA STANLEY C.P. August Term, 2012 No. 00660 \$99,654.04 Powers, Kirn & Associates, LLC

1412-453
5323 Yocum Street 19143 51st wd. Row 2 Story Masonry BRT#512091400; PRCL#29SI-44 Improvements: Residential Dwelling
JESSIE MAE MCNEIL C.P. April Term, 2013 No. 01531 \$45,018.00 Federman & Associates, LLC

1412-461
11704 Joseph Kelly Terrace 19154-1638 66th wd. 2143.00 Sq Ft OPA#662000412 Improvements: Residential Property
KIMBERLY A. MARTINEZ C.P. September Term, 2010 No. 01735 \$274,277.32 Phelan Hallinan, LLP

1412-502
1820 Placid Street 19152 56th wd. S/D W B/G 1 STY MASONRY; 1000 Sq Ft BRT#562248300 Improvements: Residential Dwelling
ALLA KHEYFETS, ADMINISTRATRIX OF THE ESTATE OF SAMUEL KHEYFETS, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 00126 \$76,810.15 McCabe, Weisberg, & Conway, P.C.

1412-514
613 Catharine Street Unit B 19147-2909 2nd wd. 2634 Sq Ft BRT#888021762 Improvements: Residential Dwelling
CHE GREEN AND THE UNITED STATES OF AMERICA C.P. June Term, 2009 No. 00489 \$1,193,732.42 Powers, Kirn & Associates, LLC

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

1501-351
951 East Schiller Street 19134-1314 33rd wd. 1176 Sq Ft OPA# 331196000 Improvements: Residential Property
VERNON COYLE C.P. May Term, 2012 No. 01887 \$65,049.51 Phelan Hallinan, LLP

1501-395
5811 Montrose Street 19143-3019 46th wd. 998 Sq Ft; Located on North Side of Montrose Street, 77 ft Westward of West side of 58th Street, Front: 15 ft, Depth: 62 ft OPA# 033072400 Subject To Mortgage of States Resources Corp., successor by assignment to Fleet National Bank, successor by merger to Summit Bank, successor to Accredited Mortgage Service Subject To Rent Ground Rent EUGENE PETERS AND MARIAN PETERS C.P. April Term, 2014 No. 03340 \$63,835.25 Phillip D. Berger, Esq., Berger Law Group, PC

1501-420
12039 Sewell Road 19116 58th wd. 1412 Sq Ft BRT#58-2-587800 Improvements: Residential Dwelling
WILLIAM E. EGENOLF C.P. May Term, 2009 No. 03805 \$155,566.17 Udren Law Offices, PC

1501-421
2005 East Madison Street 19134-3222 45th wd. 1188 Sq Ft BRT#45-2-018940 Improvements: Residential Dwelling
LYNNE A. KOURKOUHELIS A/K/A LYNNE A. KOURKOUHELIS; ALEXANDROS G. KOYRKOUHELIS C.P. March Term, 2014 No. 03578 \$46,720.03 Udren Law Offices, PC

1501-423
7842 Gilbert Street 19150-2504 50th wd. 1084 Sq Ft OPA# 502112600 Improvements: Residential Property
TEENA COLEMAN C.P. January Term, 2014 No. 02654 \$130,858.87 Phelan Hallinan, LLP

1501-442
833 Sanger Street 19124 35th wd. 1240 Sq Ft BRT#351219000 Improvements: Residential Property
SUNDAY E. ADEYEMI AND BOLA ADEYEMI C.P. February Term, 2014 No. 01501 \$32,737.29 Christopher A. DeNardo, Esq.

1501-448
9843 Bonner Street 19115-2303 58th wd. 1720 Sq Ft OPA# 581471600 Improvements: Residential Property
SVYATOSLAV FELTSAN; MARIANNA FELTSAN C.P. November Term, 2013 No.

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02369 \$213,021.29 Phelan Hallinan, LLP

1501-451
1223 Atwood Road 19151-3110 34th wd. 1262 Sq Ft OPA# 344329700 Improvements: Residential Property
SEBASTIAN R. REMBERT; FRANCINE M. REMBERT C.P. August Term, 2012 No. 01882 \$57,550.63 Phelan Hallinan, LLP

1501-504
2750 North 46th Street 19131-1529 52nd wd. 1578 Sq Ft OPA# 521231900 Improvements: Residential Property
MARISA S. BARNES-HOPKINS C.P. March Term, 2013 No. 04323 \$139,798.71 Phelan Hallinan, LLP

1501-637
4735 Whitaker Avenue 19120 42nd wd. Row B/Gar 2 Sty Masonry; 1200 Sq Ft BRT#421565100 Improvements: Residential Dwelling
REGINALD BATES C.P. December Term, 2012 No. 00967 \$64,421.76 McCabe, Weisberg & Conway, PC

1501-640
6109 Marsden Street 19135 41st wd. S/D Conv Apt 2 Sty Masonry; 1260 Sq Ft BRT#411262000 Improvements: Residential Dwelling
ANTHONY PIZZARO C.P. December Term, 2006 No. 00791 \$90,776.44 McCabe, Weisberg & Conway, PC

1501-643
153 Wolf Street 19148 39th wd. Apt 2-4 Unts 2 Sty masonry; 1440 Sq Ft BRT#391104400 Improvements: Residential Dwelling
LOUIS A. GAROZZO AND PATRICIA GAROZZO C.P. August Term, 2009 No. 01042 \$133,336.48 McCabe, Weisberg & Conway, PC

1501-648
947 N 5th Street 19123 5th wd. Row Conv/Apt 3 Sty Masonry; 2918 Sq Ft BRT#057134900 Subject to Mortgage Improvements: Residential Dwelling
TANYA PRIME C.P. November Term, 2013 No. 00020 \$303,510.81 McCabe, Weisberg & Conway, PC

1501-654
3037 Fountain Street 19121 32nd wd. Row 2 Sty Masonry; 1136 Sq Ft BRT#323109400 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS OF DOROTHY R. YOUNG, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 01009 \$38,351.29 McCabe, Weisberg & Conway, PC

1501-668
3257 Cottman Avenue 19149 64th wd. Row B/Gar 2 Sty Masonry; 1416 Sq Ft BRT#641151400 Improvements: Residential Dwelling
MARY ROSE BREINER, KNOWN SURVIVINGHEIROFJAMESJ.MIDDLETON, A/K/A JAMES J. MIDDLETONE, A/K/A JAMES J. MIDDLETON, JR., DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JAMES J. MIDDLETON, A/K/A JAMES J. MIDDLETONE, A/K/A JAMES J. MIDDLETON, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01314 \$68,511.94 McCabe, Weisberg & Conway, PC

1501-686
11911 Millbrook Road 19154 66th wd. Row B/Gar 2 Sty Masonry; 1296 Sq Ft BRT#6622368800 Improvements: Residential Dwelling
STACEY MCNALLY, A/K/A STACEY M. PAOLANTONIO AND STEPHEN MCNALLY C.P. April Term, 2014 No. 00412 \$221,873.71 McCabe, Weisberg & Conway, PC

1501-690
1219 Christian Street 19147 2nd wd. Row 3 Sty Masonry; 1432 Sq Ft BRT#022249510 Subject to Rent Improvements: Residential Dwelling
JANET WILKINS C.P. June Term, 2012 No. 00454 \$134,718.49 McCabe, Weisberg & Conway, PC

1501-695
327 Daly Street 19148 39th wd. Row 2 Sty Masonry; 1108 Sq Ft BRT#392140800 Improvements: Residential Dwelling
LILLIAN E. SARCONI, KNOWN SURVIVING HEIR OF ROBERT RUEBIN BRODMAN, DECEASED MORTGAGOR AND REAL OWNER; SANDRA MESETE, KNOWN SURVIVING HEIR OF ROBERT RUEBIN BRODMAN, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF ROBERT RUEBIN BRODMAN, DECEASED MORTGAGOR AND REAL OWNER AND IRENE DEL CAMPO, KNOWN SURVIVING

SHERIFF'S SALE

HEIR OF ROBERT RUEBIN BRODMAN, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 00170 \$155,973.39 McCabe, Weisberg & Conway, PC

1501-711
9201 Krewstown Road 19115 63rd wd. 5933 Sq Ft BRT#882748700; PRCL# 151N14-212 Subject to Mortgage Subject to Rent Improvements: One Story Commercial Building With A One Bay Automated Car Washing Facility, Two Auto Servicing Bays, A Customer Area, Parking Facilities, Signage, And Security Lighting
KREWSIN KLEAN, LLC C.P. August Term, 2014 No. 02057 \$397,450.17 Jack, J. Seitz, Esq.; Zachary J. Cohen, Esq.; Lesavoy Butz & Seitz, LLC

1501-719
2027 S. Alden Street 19143 40th wd. 1080 Sq Ft; Row 2 Sty Masonry PRCL# 40-1-0145-00 Improvements: Residential Dwelling
LOUIS KARBEDEH C.P. September Term, 2012 No. 002502 \$65,159.53 Federman & Associates, LLC

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

1502-314
3343 Conrad Street, Unit 302 19129 38th wd. 911 Sq Ft BRT#888380210 Improvements: Res.condo.4 Sty Mas + Other
CRISTINA I. MASCIERI C.P. May Term, 2014 No. 02101 \$279,635.54 Milstead & Associates, LLC

1502-331
5247 Walnut Street 19139-4027 60th wd. 1500 Sq Ft; Beginning Point: Containing in front or breadth on the said Walnut Street 15' and extending of that width in length or depth Northward between parallel lines at right angles to the said Walnut Street 112'2" to a certain 3' wide alley BRT#602050000 Improvements: Row 2 Sty Masonry
TEFONI YOUNG C.P. August Term, 2011 No. 03678 \$104,391.90 Richard J. Nalbandian, III, Esq.

1502-381
122 South 11th Street 19107 5th wd. 3520 Sq Ft BRT#88-2618600 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, LCP Philly LLC Improvements: 3520 Square Foot Portion Of A 9166 Square Foot Restaurant; Balance Of Improvements Cover Adjacent Lot Not Owned By Defendants. Bidders Should Refer To Writ Of Execution For 124 South 11th Street, Case Id No. 140303069, Judgment Against 124 A
GUS AND JOYCE HIONAS C.P. March Term, 2014 No. 03069 \$3,634,060.14 plus continuing interest and costs Christine L. Barba, Ballard Spahr, LLP

1502-382
124 South 11th Street 19107 5th wd. 1716 Sq Ft BRT#88-2618700 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, LCP Philly LLC Improvements: 6688 Square Foot Portion Of A 6688 Square Foot Restaurant; Balance Of Improvements Cover Adjacent Lot Not Owned By Defendant. Bidders Should Refer To Writ Of Execution For 122 South 11th Street, Case Id No. 140303071 Judgement Against Gus An
124 ASSOCIATES C.P. March Term, 2014 No. 03071 \$3,634,060.14 plus continuing interest and costs Christine L. Barba, Ballard Spahr, LLP

1502-455
1100 East Barringer Street 19119 22nd wd. 1706 Sq Ft BRT#221020700 Improvements: Residential Property
FRANKLIN SPENCER C.P. May Term, 2014 No. 03531 \$125,134.06 KML Law Group, P.C.

1502-478
248-250 Market Street 19106 5th wd. 12500 Sq Ft OPA#881007027 Subject to Rent Improvements: Apts 5-50 Units; Masonry; Zoning Code Description: Cmx3; Commercial/commercial Mixed-use
GIULIANO PROPERTIES, INC. C.P. June Term, 2013 No. 01502 \$1,983,955.15 together with interest accruing at t Louise Melchor, Esq.

1502-492
2016 72nd Avenue 19138 10th wd. Row Conv/ Apt 2 Sty Masonry; 1732 Sq Ft PRCL#10-1-2944-00 Improvements: Residential Dwelling
SARAH E. PARHAM C.P. March Term, 2014 No. 04006 \$33,715.75 Federman & Associates, LLC

1502-499
755 South 15th Street 19146 30th wd. 2444 Sq Ft; Row 3 Story Masonry BRT#301269900;

SHERIFF'S SALE

PRCL#6S1-209 Improvements: Residential Dwelling
MICHAEL S. JACKSON, LURUBE DEVELOPERS, LLC C.P. November Term, 2010 No. 03326 \$675,078.14 Federman & Associates, LLC

1502-520A-B
6013 R Horrocks Street -- Premises A -- 19149-3335 62nd wd. 1224 Sq Ft OPA#621357500 Improvements: Residential Property
6013 Horrocks Street -- Premises B -- 19149-3335 62nd wd. 1224 Sq Ft OPA#621356600 Improvements: Residential Property
MARVIN A. BURKE C.P. January Term, 2014 No. 02655 \$65,236.80 Phelan Hallinan, LLP

1502-532
819 Caledonia Street 19128-1104 21st wd. 2248 Sq Ft OPA#214116265 Improvements: Residential Property
JAMES R. BARKLEY AND KIMBERLY L. BARKLEY C.P. August Term, 2009 No. 03837 \$347,843.74 Phelan Hallinan, LLP

1502-537
994 Pratt Street 19124-1718 23rd wd. 1548 Sq Ft OPA#233055700 Improvements: Residential Property
JANEEN WATSON AND BRUCE WATSON C.P. November Term, 2012 No. 02956 \$182,555.54 Phelan Hallinan, LLP

1502-547

3735 North 6th Street 19140 43rd wd. Row 2 Sty Masonry; 1366 Sq Ft BRT#432257500 Improvements: Residential Dwelling
ELUID CRUZ AND AIDA R. SANTIAGO C.P. December Term, 2012 No. 02964 \$40,992.96 McCabe, Weisberg, & Conway, P.C.

1502-568
8200 Rose Petal Drive 19111 56th wd. Det W/ Gar 2 Sty Frame; 2280 Sq Ft BRT#562313500 Improvements: Residential Dwelling
TERENCE W. SCHMIDT, KNOWN SURVIVING HEIR OF KIMBERLY SCHMIDT, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF KIMBERLY SCHMIDT, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2012 No. 03950 \$325,805.16 McCabe, Weisberg, & Conway, P.C.

1502-606
2212 West Berks Street 19121 32nd wd. Row 2 Sty Masonry; 1254 Sq Ft BRT#32225701 Subject to Mortgage Improvements: Residential Dwelling
ROBIN D. GAYMON C.P. December Term, 2012 No. 01391 \$33,547.63 McCabe, Weisberg, & Conway, P.C.

1502-616
1831-33 Harrison Street 19124 23rd wd. 3340 Sq Ft; Situated on Northeast Side of Harrison Street At 76 feet 9 inches from Southeast side of Charles Street, Thence: 77 feet To: Northeast parallel to Charles Street, Thence: 25 feet 9 inches To: Northeast Parallel to Harrison Street, Thence: 51 feet From: Southeast side of Charles Street, Thence 16 feet To: Northeast of Charles Street, Thence: 51 feet To: Southeast parallel to Harrison Street, Thence: 38 feet 6 inches To: Northeast parallel to Charles Street, Thence: 102 feet To: Southeast parallel to Harrison Street, Thence 47 feet To: Northwest parallel to Harrison Street, Thence: 71 feet 10 inches From: Northeast side of Harrison Street, Thence: 31 feet 3 inches From: Northwest side of Harrison Street BRT#871529080
MAO KHA1 VAN C.P. May Term, 2014 No. 02260 \$92,057.92 plus \$37.26 per day after 5/15/14 Laurence A. Mester; Mester & Schwartz, P.C.

1502-619
3219 South 17th Street 19145 26th wd. 2016 Sq Ft OPA#261378800 Subject to Mortgage Improvements: Residential Dwelling
RALPH FRANGIPANI, SR. C.P. March Term, 2014 #521 \$26,500.00 plus interest/ costs Stephen W. Yarnell, Esq

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

1503-303
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 \$219,933.22 Phelan Hallinan, LLP

1503-304
8309 Dorcas Street 19152-2259 56th wd. 1860 Sq Ft OPA#562314830 Improvements: Residential Property
LORIANNE A. GERAGHTY A/K/A

SHERIFF'S SALE

LORRAINE A. GERAGHTY C.P. March Term, 2010 No. 01674 \$260,019.30 Phelan Hallinan, LLP

1503-306
725 South 56th Street 19143-2507 46th wd. 114 Sq Ft OPA#463214300 Improvements: Residential Property
GEORGE AKANNO C.P. May Term, 2012 No. 01896 \$58,298.45 Phelan Hallinan, LLP

1503-307
1833 Beverly Road 19138-1201 10th wd. 1414 Sq Ft OPA#102171500 Improvements: Residential Property
PERISHA BOYKIN C.P. May Term, 2014 No. 00212 \$77,134.11 Phelan Hallinan, LLP

1503-312
5128 Walker Street 19124-2123 62nd wd. 732 Sq Ft OPA#622360600 Improvements: Residential Property
THERESA A. MAZEALL A/K/A THERESA MAZEALL C.P. September Term, 2014 No. 00243 \$80,200.68 Phelan Hallinan, LLP

1503-323
845 East Tioga Street 19134 33rd wd. 1056 Sq Ft BRT#331212400 Improvements: Residential Property
QAMAR B. RASHEED C.P. February Term, 2014 No. 01535 \$75,184.92 KML Law Group, P.C.

1503-328
6348 Kingsessing Avenue 19142-2020 40th wd. 1100 Sq Ft OPA#401269000 Improvements: Residential Property
BEATRICE S. GBEADAY AND ELLIOTT TIMOTHY GBEADAY C.P. May Term, 2009 No. 02707 \$34,506.94 Phelan Hallinan, LLP

1503-330
3512 Frankford Avenue 19134 45th wd. 1324 Sq Ft; Situate on the Northwest side of Frankford Avenue at the distance of 100 feet 7 inches Northeastwardly from the Northeastly side of Tioga Street BRT#452280600 Improvements: Row Conv/apt 2 Sty Masonry
GREGORY FARRELL C.P. August Term, 2014 No. 02579 \$185,195.76 Richard J. Nalbandian, III, Esq.

1503-332
5208 Gainor Road 19131 52nd wd. 1840 Sq Ft OPA#521161900 Subject to Mortgage Improvements: S/d W B/g 3s Masonry
MOHAMED BANGURA C.P. June Term, 2014 No. 00180 \$154,346.57 + \$59.98/day from May 12, 2014 Joel S. Solomon, Esq. and Nolan G. Shenai, Esq.

1503-349
41 North Edgewood Street 19139-2350 34th wd. 1314 Sq Ft OPA#341089300 Improvements: Residential Property
VERONICA REDWOOD C.P. January Term, 2014 No. 02453 \$65,464.70 Phelan Hallinan, LLP

1503-351
7917 Barnes Street 19111-2204 63rd wd. 1760 Sq Ft OPA#631036600 Improvements: Residential Property
CATHERINE HARRIGAN C.P. July Term, 2012 No. 04448 \$113,124.08 Phelan Hallinan, LLP

1503-354
3500 Nottingham Lane 19114-1404 66th wd. 1260 Sq Ft OPA#661235000 Improvements: Residential Property
JOSE RAMOS AND MARY RAMOS C.P. July Term, 2014 No. 04013 \$135,194.42 Phelan Hallinan, LLP

1503-357
2024 South Bonaffon Street 19142-1606 40th wd. 960 Sq Ft OPA#403057500 Improvements: Residential Property
FREDERICK HAUSER A/K/A FREDERICK H. HAUSER C.P. September Term, 2013 No. 00118 \$67,291.19 Phelan Hallinan, LLP

1503-371
1423 Van Kirk Street 19149 62nd wd. 1504 Sq Ft BRT#621114400 Improvements: Residential Dwelling
ESTHER NYESUAH A/K/A MATILDA D. NYESUAH AND COLLINGTON N. GARR C.P. April Term, 2012 No. 00504 \$129,281.41 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1503-391
1312 Kerper Street 19111 53rd wd. 1472 Sq Ft BRT#532092000 Improvements: Residential Property
TAMEKIA MELTON C.P. December Term, 2013 No. 01813 \$163,325.99 KML Law Group, P.C.

1503-393
2636 South 9th Street 19148 39th wd. 1410 Sq Ft; Row 2 Sty Masonry BRT#393440200 Improvements: A Residential Dwelling
WILLIAM P. FIELDS, CYNTHIA LAND A/K/A CYNTHIA V. LAND C.P. February

SHERIFF'S SALE

Term, 2007 No. 00628 \$135,138.18
Federman & Associates, LLC

1503-403

4839 Walnut Street, Apt 2-4 19139-4337
60th wd. 2600 Sq Ft OPA#601046000
Improvements: Residential Property
CHARLETTE M. PARNS C.P. September
Term, 2013 No. 02296 \$78,554.71 Phelan
Hallinan, LLP

1503-404

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

1503-406

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

1503-407

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

1503-426

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

1503-436

141 North 54th Street 19139 44th wd. 1360
Sq Ft BRT#441211200 Subject to Mortgage
CHARLES CASTLEBERRY C.P.
February Term, 2014 No. 01359 \$57,035.75
Emmanuel J. Argentieri, Esq.

1503-437

314 Friendship Street 19111-3906 35th wd.
1980 Sq Ft OPA#353174900 Improvements:
Residential Property
SAMIR HICKSON C.P. January Term, 2013
No. 00456 \$305,475.23 Phelan Hallinan,
LLP

1503-440

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

1503-441

23 East Montana Street 19119 22nd wd. 1298
Sq Ft BRT#221148300 Subject to Mortgage
ALMA ROANE C.P. June Term, 2013 No.
00113 \$150,516.83 Michael F.J. Romano,
Esq.

1503-442

4526 North 15th Street 19140-1102 13th wd.
1224 Sq Ft OPA#132060000 Improvements:
Residential Property
SHAWN TUCKER, IN HIS CAPACITY
AS HEIR OF MERRILE D. TERRY A/K/A
DORIS M. WILSON, DECEASED; JEFFREY
TUCKER, IN HIS CAPACITY AS HEIR
OF MERRILE D. TERRY A/K/A DORIS
M. WILSON, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER MERRILE D. TERRY
A/K/A DORIS M. WILSON, DECEASED
C.P. July Term, 2013 No. 00963 \$69,883.51
Phelan Hallinan, LLP

1503-445

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

1503-451

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

1503-460

342 Daly Street 19148-3307 39th wd. 1108
Sq Ft OPA#392147400 Improvements:
Residential Property

SHERIFF'S SALE

THOMAS MICHAEL SZYMBORSKI C.P.
May Term, 2013 No. 00484 \$173,456.69
Phelan Hallinan, LLP

1503-466

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

1503-467

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

1503-468

5117 North 12th Street 19141-2823 49th wd.
1481 Sq Ft OPA#493114000 Improvements:
Residential Property
PHILIP R. SLATER C.P. January Term,
2012 No. 00165 \$106,570.48 Phelan
Hallinan, LLP

1503-469

**6405 North Camac Street a/k/a 6421 North
Camac Street 19126-3644** 49th wd. 1500
Sq Ft OPA#493172200 Improvements:
Residential Property
ANTHONY HUGHES C.P. October Term,
2013 No. 02679 \$210,929.32 Phelan
Hallinan, LLP

1503-471

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

1503-478

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

1503-481

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

1503-484

1539 East Tulpehocken Street 19138-1626
10th wd. 1400 Sq Ft BRT#10-2-2118-00
Improvements: Residential Dwelling
DENISE M. HALL C.P. April Term, 2012
No. 03352 \$179,489.05 Barbara A. Fein,
Esq.

1503-496

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

1503-499

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

1503-502

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

1503-503

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

SHERIFF'S SALE

1503-505

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

1503-514

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

1503-519

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

1503-520

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

1503-525

2602 Sylmar Street 19142 40th wd. Row
2 Sty Masonry; 960 Sq Ft BRT#406131300
Improvements: Residential Dwelling
JACOB KEITH, JR. C.P. March Term, 2014
No. 00817 \$94,544.88 McCabe, Weisberg,
& Conway, P.C.

1503-526

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

1503-534

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

1503-535

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

1503-542

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

1503-544

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

1503-549

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

SHERIFF'S SALE

1503-559

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

1503-560

48 Knorr Street 19149 41st wd. 3375 Sq
Ft (land area); 4501 Sq Ft (improvement area)
BRT#41-2-0144-00 Subject to Mortgage
Subject to Rent
MANHATTAN FINANCIAL, INC. C.P.
October Term, 2014, No. 00895 \$559,642.40
Jennifer Hiller Nimeroff, Esq.; Weir & Partners
LLP

1503-561A-C

**55th wd. (3448 Cottman Avenue – Premises
A – 19149)** 1548 Sq Ft BRT#55-1-5191-00
Subject to Mortgage Subject to Rent
**63rd wd. (719 Rhawn Street – Premises
B – 19111)** 1512 Sq Ft BRT#63-1-3088-
00/BRT#87-1-5849-10 Subject to Mortgage
Subject to Rent
**55th wd. (3315 Friendship Street – Premises
C – 19149)** 1494 Sq Ft BRT#55-1-4219-00
Subject to Mortgage Subject to Rent
ANTHONY CANCELLIERE C.P. October
Term, 2014, No. 00895 \$559,642.40 Jennifer
Hiller Nimeroff, Esq.; Weir & Partners LLP

1503-568

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

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

1504-304

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

1504-306

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

1504-318

5838 Christian Street 19143 3rd wd. 1348
Sq Ft BRT#033061500 Improvements:
Residential Property
LOUIS KING AND ATIVEA GRAY
KING C.P. August Term, 2014 No. 002806
\$100,935.56 Shapiro & DeNardo, LLC

1504-320

1105 North Orianna Street 19123 5th wd.
835 Sq Ft BRT#057089600 Improvements:
Residential Property
MILDRED VARGAS C.P. August Term,
2012 No. 0349 \$53,903.68 Shapiro &
DeNardo, LLC

1504-343

1919 Ruan Street 19124-4622 23rd wd. 845
Sq Ft OPA#232029200 Improvements:
Residential Property
JOSE L. CARABALLO C.P. July Term,
2012 No. 04458 \$70,407.01 Phelan
Hallinan, LLP

1504-350

1208 Pratt Street 19124-1809 62nd wd. 1392
Sq Ft OPA#621015300 Improvements:
Residential Property
ANGELA L. BROWN C.P. February Term,
2012 No. 01821 \$154,107.44 Phelan
Hallinan, LLP

1504-353

620 Elkins Avenue 19120-2214 61st wd.
1380 Sq Ft OPA#612026600 Improvements:
Residential Property
LORRAINE T. KING C.P. June Term, 2012
No. 00053 \$85,463.09 Phelan Hallinan, LLP

1504-359

4314 East Howell Street 19135 62nd wd.
1120 Sq Ft BRT#622176300 Improvements:
Residential Property
KEVIN P. MCGEE C.P. September Term,

SHERIFF'S SALE

2014 No. 03073 \$75,339.22 KML Law
Group, P.C.

1504-364

926 East Vernon Road 19150 50th wd. 1720
Sq Ft BRT#502399000 Improvements:
Residential Property
BEVERLY ANN AVINGER, SOLELY IN
HER CAPACITY AS HEIR OF THE ESTATE
OF TERRY AVINGER, DECEASED;
TERRY AVINGER, JR., SOLELY IN HIS
CAPACITY AS HEIR OF THE ESTATE
OF TERRY AVINGER, DECEASED; THE
UNKNOWN HEIRS OF THE ESTATE OF
TERRY AVINGER, DECEASED; TAUHEED
AVINGER, SOLELY IN HIS CAPACITY AS
HEIR OF THE ESTATE OF TERRY AVINGER,
DECEASED C.P. August Term, 2014 No.
01076 \$222,962.22 KML Law Group, P.C.

1504-367

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

1504-394

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

1504-407

5419 Diamond Street 19131-3110 52nd wd.
1348 Sq Ft OPA#522093300 Improvements:
Residential Property
CYNTHIA G. BROWN, IN HER CAPACITY
AS ADMINSTRATRIX AND HEIR OF THE
ESTATE OF MICHAEL EDMOND; SHAWN
MURRAY, IN HIS CAPACITY AS HEIR OF
THE ESTATE OF MICHAEL EDMOND;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
MICHAEL EDMOND, DECEASED C.P.
March Term, 2014 No. 00615 \$77,896.19
Phelan Hallinan, LLP

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

1504-414

6014 Ogontz Avenue 19141-1312 17th wd.
1208 Sq Ft OPA#172253800 Improvements:
Residential Property
BELLA WILSON; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER DAMIAN WILSON
A/K/A DAMIAN CHRISTOPHER WILSON,
DECEASED C.P. May Term, 2009 No.
02851 \$143,011.49 Phelan Hallinan, LLP

1504-424

4343 Teesdale Street 19136-3902 41st wd.
914 Sq Ft BRT#412102600 Improvements:
Residential Property
MOHAMMUD O. RAHMAN, AS SOLE
OWNER C.P. January Term, 2012 No.
3251 \$97,410.68 Zucker, Goldberg &
Ackerman, LLC

1504-426

**513 62nd Street a/k/a 513 South 62nd Street
19143** 34th wd. 1074 Sq Ft BRT#0

SHERIFF'S SALE

Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldber

1504-438

1425 North 29th Street 19121 29th wd. 1328 Sq Ft BRT#292156100 Improvements: Residential Property
JAMES E. SMITH; UNITED STATES OF AMERICA C.P. November Term, 2010 No. 04659 \$80,232.54 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh Levy Marin, Esq.; Ralph M. Salvia, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldber

1504-442

1120 East Sharpnack Street 19150 50th wd. 1110 Sq Ft BRT#502323800 Improvements: Residential Real Estate
LINDA KOONCE C.P. September Term, 2014 No. 01816 \$108,271.76 Stern & Eisenberg, P.C.

1504-450

5612 Arbor Street 19120 61st wd. ROW B/GAR 2STY MASONRY; 1188 Sq Ft PRCL#140-N-08-0135; BRT#612523700 Improvements: Residential Dwelling
MILCA BEAUVIL C.P. May Term, 2012 No. 00652 \$161,612.04 Federman & Associates, LLC

1504-454

6524 Crescentville Road 19120 61st wd. ROW B/GAR 2STY MASONRY; 1168 Sq Ft PRCL#611004700 Improvements: Residential Dwelling
TRIFRENA V. ARMSTRONG A/K/A TRIFRENA V. JONES C.P. February Term, 2014 No. 00666 \$134,578.77 Federman & Associates, LLC

1504-459

1302 Randolf Street, a/k/a 1302 North Randolph Street 19122 18th wd. 1305 Sq Ft OPA#182288700 Improvements: Residential Property
DEBRA J. GARDNER A/K/A DEBRA J. CLENDANIEL AND ELIOT B. KAROL C.P. May Term, 2013 No. 02763 \$238,066.13 Phelan Hallinan, LLP

1504-462

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 N. SMITH C.P. August Term, 2013 No. 03244 \$46,063.32 Phelan Hallinan, LLP

1504-473

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

1504-477

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

1504-480

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

1504-487

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

1504-492

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

SHERIFF'S SALE

1504-500

2516 South Hancock Street 19148-4724 39th wd. 1750 Sq Ft OPA#391264936 Improvements: Residential Property
HERSCHELL MILLER-PEOPLES C.P. June Term, 2013 No. 00820 \$157,192.90 Phelan Hallinan, LLP

1504-505

945 North 66th Street 19151-3102 34th wd. 1288 Sq Ft OPA#344363900 Improvements: Residential Property
ROGER L. WILLIAMS A/K/A ROGER WILLIAMS A/K/A ROGER L. WILLIAMS, JR. AND KAREN WILLIAMS C.P. May Term, 2013 No. 02612 \$102,851.23 Phelan Hallinan, LLP

1504-507

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

1504-525

7526 Forrest Avenue 19150-2202 50th wd. 960 Sq Ft OPA#502188850 Improvements: Residential Property
ISAAC POLLARD, JR. AND VALERIE R. POLLARD C.P. July Term, 2012 No. 03848 \$209,754.70 Phelan Hallinan Diamond & Jones, LLP

1504-528

6605 Oakland Street 19149-2230 54th wd. 1120 Sq Ft OPA#541261900 Improvements: Residential Property
SHELLY D. KELMER AND SCOTT M. KELMER C.P. September Term, 2014 No. 03284 \$111,670.27 Phelan Hallinan, LLP

1504-542

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

1504-546

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

1504-548

2913 Normandy Drive 19154-1620 66th wd. DET 1-1/2 STY FRAME; 1392 Sq Ft BRT#662498700 Improvements: Residential Dwelling
STEPHEN D. METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, THERESA ANN FRED A, A/K/A THERESA ANN METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, CHRISTOPHER W.S. METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER AND STEPHEN METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 00230 \$170,292.46 McCabe, Weisberg & Conway, P.C.

1504-556

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

1504-560

1148 East Atlantic Street 19134-1419 33rd wd. 1188 Sq Ft OPA#331221800 Improvements: Residential Property
LEONNA C. LINDSAY C.P. February Term, 2012 No. 03408 \$30,510.46 Phelan Hallinan, LLP

1504-563

130 North Second Street, Unit 4C3 a/k/a 130 North Second Street, Unit 4C3 and Parking Unit Space 28 19106-1902 5th wd. 1031 Sq Ft BRT#88-8-05820 Improvements: Residential

SHERIFF'S SALE

Dwelling

RAUL F. SOARES AND CARLOS H. SOARES C.P. March Term, 2014 No. 000161 \$439,898.21 Powers, Kirn & Associates, LLC

1504-564

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

1504-572

6018 Newtown Avenue 19111-5918 35th wd. Row B/Gar 2Sty Masonry; 896 Sq Ft BRT#352205900 Improvements: Residential Dwelling
IRVING MCNAIR C.P. October Term, 2013 No. 00862 \$104,771.58 McCabe, Weisberg & Conway, P.C.

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

1505-313

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

1505-314

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

1505-317

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

1505-319

7335 Woodcrest Avenue 19151-2214 34th wd. 1120 Sq Ft OPA#344124100 Improvements: Residential Property
WILLIAM C. WEST, JR. A/K/A WILLIAM C. WEST C.P. September Term, 2013 No. 03564 \$75,682.27 Phelan Hallinan Diamond & Jones, LLP

1505-321

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

1505-324

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

1505-325

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

1505-333

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

1505-334

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

1505-335

1603 Mohican Street 19138 10th wd. 1364 Sq Ft BRT#102245500 Improvements: Residential Property
JOHN GASKIN C.P. November Term, 2014 No. 002720 \$109,215.85 Shapiro & DeNardo, LLC

1505-344

1403 East Weaver Street 19150 50th wd. 1152 Sq Ft BRT#143N2/BRT#501469900 Improvements: Residential Dwelling
RAYMOND BLUE A/K/A RAYMOND F. BLUE A/K/A RAYMOND T. BLUE AND

SHERIFF'S SALE

VERONICA BLUE A/K/A VERONICA I. BLUE C.P. October Term, 2013 No. 02829 \$184,731.87 Udren Law Offices, P.C.

1505-345

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

1505-347

409 W Ellet Street 19119 22nd wd. 2050 Sq Ft BRT#223156300 Improvements: Residential Dwelling
DAVID ALSTON A/K/A DAVID A. ALSTON AND TIFFINI ALSTON A/K/A TIFFINI K. ALSTON C.P. November Term, 2013 No. 00620 \$158,756.35 Udren Law Offices, P.C.

1505-350

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

1505-357

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

1505-359

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

1505-360

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

1505-365

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

1505-369

7008 Reedland Street 19142-1716 40th wd. 1024 Sq Ft BRT#406215600 Improvements: Residential Property
THERESA BOLTON C.P. January Term, 2014 No. 02924 \$45,670.92 KML Law Group, P.C.

1505-373

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

1505-384

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

1505-387

1216 Magee Avenue 19111-4942 53rd wd. 1230 Sq Ft OPA#531184000 Improvements: Residential Property
SIMONE MORGAN A/K/A SIMONE WRIGHT C.P. July Term, 2014 No. 01832 \$116,240.97 Phelan Hallinan Diamond & Jones, LLP

1505-388

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

1505-393

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

1505-399

9620 Dungan Road 19115 58th wd. 1135 Sq Ft BRT#58-1-3728-00 Improvements: Single Family 2 Story Dwelling With 2 Car Garage
JOHN PHILOPOSE AND GRACYCUTTY JOHN C.P. July Term, 2014 No. 001897

SHERIFF'S SALE

\$458,851.87 Craig H. Fox, Esq.

1505-404

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

1505-406

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

1505-407

2343 East Boston Street 19125-3014 31st wd. 956 Sq Ft OPA#313184000 Improvements: Residential Property
WILLIAM J. MCELROY AND DOLORES F. MCELROY C.P. October Term, 2013 No. 01433 \$188,627.63 Phelan Hallinan Diamond & Jones, LLP

1505-408

4347 Malta Street 19124-4344 33rd wd. 1120 Sq Ft OPA#332143400 Improvements: Residential Property
BILAL E. MOHAMMAD C.P. June Term, 2013 No. 02811 \$121,042.13 Phelan Hallinan Diamond & Jones, LLP

1505-411

2011-13 Griffith Street 19152 56th wd. 1598 Sq Ft BRT#561543200 Improvements: Residential Property
DENISE M. SPEECE A/K/A DENISE M. CEBOLLERO C.P. September Term, 2014 No. 01202 \$98,235.64 KML Law Group, P.C.

1505-412

3222 North Spangler Street 19129-1209 38th wd. 1264 Sq Ft OPA#382194900 Improvements: Residential Property
JONATHAN PHILSON C.P. September Term, 2014 No. 03887 \$92,590.56 Phelan Hallinan Diamond & Jones, LLP

1505-417

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

1505-420

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

1505-422

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

1505-424

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

1505-425

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

1505-426

5813 North American Street 19120-1862 61st wd. 1200 Sq Ft OPA#612404400 Improvements: Residential Property
WANDA SAUNDERS C.P. June Term, 2007 No. 024

| SHERIFF'S SALE |
|--|
| 1440 Sq Ft OPA#651256200 Improvements: Residential Property JOSEPH L. MICKSO A/K/A JOSEPH MICKSO AND AGNES D. STALEY C.P. January Term, 2014 No. 02464 \$86,569.30 Phelan Hallinan Diamond & Jones, LLP |
| 1505-433 4704 Tacony Street 19137 45th wd. 1200 Sq Ft BRT#453425800 Improvements: Residential Property JACQUELINE CASTILLO C.P. January Term, 2014 No. 02923 \$104,531.83 KML Law Group, P.C. |
| 1505-434 1381 Dyre Street 19124 62nd wd. 1344 Sq Ft BRT#621009500 Improvements: Residential Property ERIN KEITH ENGLISH AND SEAN NYLE ENGLISH C.P. May Term, 2014 No. 01906 \$62,709.20 KML Law Group, P.C. |
| 1505-436 6121 Loretto Avenue 19149 53rd wd. 1520 Sq Ft BRT#531323800 Improvements: Residential Property WANG ZI KAI C.P. June Term, 2014 No. 003601 \$78,843.56 Shapiro & DeNardo, LLC |
| 1505-439 3532 Kensington Ave 19134-1539 33rd wd. 2920 Sq Ft BRT#331443700 Subject to Mortgage Improvements: Residential Dwelling GREGORY STANISLAUS C.P. July Term, 2014 No. 02127 \$91,589.30 Powers, Kirn & Associates, LLC |
| 1505-444 1820 Strahle Street 19152-2323 56th wd. 1234 Sq Ft OPA#562154600 Improvements: Residential Property BRIAN J. LANDIS C.P. October Term, 2010 No. 03856 \$237,069.86 Phelan Hallinan Diamond & Jones, LLP |
| 1505-445 3054 North Bonsall Street 19132 11th wd. 905 Sq Ft BRT#111408100 Subject to Mortgage ABDUR RAHMAN SYED (DECEASED) C.P. December Term, 2013 No. 02344 \$46,412.51 Michael F.J. Romano, Esq. |
| 1505-450 4028 Lansing Street 19136-3116 65th wd. 1234 Sq Ft OPA#651168200 Improvements: Residential Property NICOLE WEBB C.P. August Term, 2014 No. 02137 \$82,074.94 Phelan Hallinan Diamond & Jones, LLP |
| 1505-458 7519 Tulpehocken Street a/k/a 7519 East Tulpehocken Street 19138-1410 50th wd. 1472 Sq Ft BRT#501372100 Improvements: Residential Property MYRA Y. FORREST C.P. September Term, 2014 No. 02964 \$68,692.47 KML Law Group, P.C. |
| 1505-463 5004 North Hutchinson Street 19141-3917 49th wd. 1300 Sq Ft OPA#491326600 Improvements: Residential Property KAYTHEE BARNES C.P. June Term, 2012 No. 02226 \$69,818.76 Phelan Hallinan Diamond & Jones, LLP |
| 1505-464 654 North 56th Street 19131-4802 4th wd. 1610 Sq Ft OPA#043048300 Improvements: Residential Property PAMELA ESTER C.P. March Term, 2014 No. 04635 \$61,042.82 Phelan Hallinan Diamond & Jones, LLP |
| 1505-465 2140 South Philip Street 19148-3317 39th wd. 863 Sq Ft OPA#391307500 Improvements: Residential Property LINDA A. FUERST A/K/A LINDA FUERST AND BRIAN ORR C.P. September Term, 2014 No. 02476 \$62,019.48 Phelan Hallinan Diamond & Jones, LLP |
| 1505-466 5738 Pentridge Street 19143 51st wd. 1024 Sq Ft PRCL#513240000 Subject to Mortgage JOHN H. SMALLS (DECEASED) C.P. September Term, 2013 No. 04158 \$112,679.24 Emmanuel J. Argentieri, Esq. |
| 1505-468 3172 Amber Street 19134-3838 25th wd. 1140 Sq Ft OPA#25-2452400 Improvements: Residential Property JUAN CALDERON C.P. July Term, 2014 No. 01746 \$107,509.91 together with continuing interest at Fred W. Hoensch, Esq.; Schnader, Harrison, Segal, and Lewis LLP |
| 1505-474 229 East Price Street 19144-2147 59th wd. (formerly the 22nd wd.) 1960 Sq Ft BRT#591079600 Improvements: Det W/det Gar 2 Story Stone |

| SHERIFF'S SALE |
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| JESSICA WHITFIELD C.P. September Term, 2014 No. 03884 \$352,487.88 Milstead & Associates, LLC |
| 1505-477 6044 Lindbergh Boulevard 19142-3427 40th wd. 1608 Sq Ft OPA#402279900 Improvements: Residential Property BINH TONG C.P. March Term, 2014 No. 01712 \$90,231.30 Phelan Hallinan Diamond & Jones, LLP |
| 1505-479 2938 Fanshawe Street 19149-2513 55th wd. 1138 Sq Ft OPA#551109500 Improvements: Residential Property JESSE J. KENNEDY A/K/A JESSE KENNEDY AND KRISTY KENNEDY F/K/A KRISTY MORAN C.P. May Term, 2014 No. 00935 \$110,058.00 Phelan Hallinan Diamond & Jones, LLP |
| 1505-481 13494 Proctor Road 19116-1724 58th wd. 2892 Sq Ft OPA#583130160 Improvements: Residential Property MARY HRUZA AND MARYANN KENNEDY C.P. May Term, 2014 No. 00937 \$670,342.31 Phelan Hallinan Diamond & Jones, LLP |
| 1505-482 1706 Fulmer Street 19115-3107 58th wd. 2538 Sq Ft BRT#581035802 Subject to Mortgage Improvements: No LAUREN KANE C.P. September Term, 2013 No. 02038 \$14,722.86 plus legal interest Michael S. Bomstein, Esq. |
| 1505-484 44 West Pomona Street 19144-1914 59th wd. (formerly part of the 22nd wd.) 1919 Sq Ft OPA#593091900 Improvements: Residential Property FRANCIS R. BEY AND LISA DIXON C.P. September Term, 2013 No. 02461 \$159,820.12 Phelan Hallinan Diamond & Jones, LLP |
| 1505-486 1734 Rhawn Street 19111-2920 56th wd. 1020 Sq Ft OPA#561586606 Improvements: Residential Property CARMEN A. CASERTA AND DONNA M. HARTLEY C.P. August Term, 2013 No. 02487 \$80,111.24 Phelan Hallinan Diamond & Jones, LLP |
| 1505-489 1343 St. Vincent Street 19111 53rd wd. 1664 Sq Ft OPA#532332000 Subject to Mortgage Improvements: Residential Property YOUNG S. LEE A/K/A YOUNG SOOK LEE A/K/A YOUNG SOOK CHUNG C.P. July Term, 2014 No. 02903 \$173,059.55 Brett A. Solomon, Esq.; Michael C. Mazack, Esq. |
| 1505-491 2328 Napfle Street 19152 56th wd. 1238 Sq Ft BRT#56-1456300 Improvements: Residential Dwelling MELVA I. GRAZELLA, GARY E. GRAZELLA & FLORENCE C. GRAZELLA C.P. No. 004477 \$214,609.60 Powers, Kirn & Associates, LLC |
| 1505-493 1121 Gerritt Street 19147 1st wd. 1200 Sq Ft BRT#012417100 Improvements: Residential Dwelling ANDREW WOOD AND KRISTIN D. WOOD A/K/A KRISTIN WOOD C.P. October Term, 2014 No. 02549 \$174,342.73 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq. |
| 1505-496 314-316 Fanshawe Street 19111 35th wd. 1800 Sq Ft BRT#353110200 Improvements: Residential Dwelling ALBING LIRIANO AND LILIANA FLORES C.P. May Term, 2014 No. 01309 \$207,641.48 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq. |
| 1505-498 1137 East Hortter Street 19150-3104 50th wd. 1100 Sq Ft OPA#502346900 Improvements: Residential Property STACY WALKER-WILLIAMS AND JAMES JOHNSON, JR. C.P. April Term, 2013 No. 00433 \$128,057.81 Phelan Hallinan Diamond & Jones, LLP |
| 1505-501 6651 Erdrick Street 19135-2601 55th wd. 1360 Sq Ft OPA#552277900 Improvements: Residential Property SCOTT WENDEL AND ELIZABETH P. WENDEL A/K/A ELIZABETH P. DETKIEWICZ C.P. November Term, 2009 No. 03981 \$86,114.32 Phelan Hallinan Diamond & Jones, LLP |
| 1505-503 2106 Eastburn Avenue 19138-2612 10th wd. 1280 Sq Ft OPA#102113400 Improvements: Residential Property RENEE BAILEY, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF |

| SHERIFF'S SALE |
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| GWENDOLYN D. CURRY; WILLIAM CURRY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF GWENDOLYN CURRY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GWENDOLYN D. CURRY ESTATE, DECEASED C.P. April Term, 2014 No. 04224 \$71,127.79 Phelan Hallinan Diamond & Jones, LLP |
| 1505-504 6132 Gillespie Street 19135-3611 55th wd. 1084 Sq Ft OPA#552423900 Improvements: Residential Property DANIEL DAEHLING C.P. November Term, 2014 No. 02554 \$52,101.82 Phelan Hallinan Diamond & Jones, LLP |
| 1505-506 4730 Hartel Avenue 19136-3307 65th wd. 1046 Sq Ft OPA#651189300 Improvements: Residential Property CHRISTINA M. KOBER, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; CAROLE COURTNEY, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; DOROTHY SOLIS, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; JOSEPH COURTNEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; JOHN COURTNEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; CHRISTINE BUSSESY, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOSEPH MCLAUGHLIN, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH MCLAUGHLIN, JR., DECEASED C.P. July Term, 2014 No. 02048 \$77,713.90 Phelan Hallinan Diamond & Jones, LLP |
| 1505-510 1428 North 57th Street 19131-3807 4th wd. 1026 Sq Ft OPA#043105500 Improvements: Residential Property NICOLE MURPHY ALLEN A/K/A NICOLE A. MURPHY-ALLEN AND WAYNE ALLEN C.P. February Term, 2013 No. 01844 \$51,524.78 Phelan Hallinan Diamond & Jones, LLP |
| 1505-514 2629 South Beulah Street 19148-4514 39th wd. 1080 Sq Ft OPA#393204000 Improvements: Residential Property CRYSTAL L. BURGESS C.P. February Term, 2009 No. 02077 \$63,575.37 Phelan Hallinan Diamond & Jones, LLP |
| 1505-515 3037 D Street 19134-2923 7th wd. 840 Sq Ft OPA#071508400 Improvements: Residential Property EDWARD DANIELS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CATHLEEN THOMAS; CURT THOMAS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CATHLEEN THOMAS; TERRANCE THOMAS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CATHLEEN THOMAS; QUDINA ANDERSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF CATHLEEN THOMAS; THOMAS DANIELS, IN HIS CAPACITY HEIR OF THE ESTATE OF CATHLEEN THOMAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATHLEEN THOMAS, DECEASED C.P. April Term, 2014 No. 04240 \$49,678.51 Phelan Hallinan Diamond & Jones, LLP |
| 1505-516 5254 North 6th Street 19120 49th wd. 1024 Sq Ft BRT#492112600 Improvements: Residential Property JACQUELINE WEEKS C.P. October Term, 2014 No. 00942 \$67,371.04 KML Law Group, P.C. |
| 1505-517 11875A Academy Road #H7 19154 66th wd. 1326 Sq Ft, together with a proportionate undivided interest in the Common Elements of 1.026% BRT#888660453 Improvements: Residential Property CLARENCE D. BLAIR, JR. C.P. April Term, 2013 No. 03357 \$93,716.13 KML Law Group, P.C. |
| 1505-519 354 West Duval Street 19144 59th wd. 2656 Sq Ft BRT#593110900 Improvements: Residential Dwelling OLIVIA K. MYERS C.P. November Term, |

| SHERIFF'S SALE |
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| 2012 No. 01536 \$135,904.17 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq. |
| 1505-520 547 Van Kirk Street a/k/a 547 Vankirk Street 19120-1231 35th wd. 1194 Sq Ft BRT#352115600 Improvements: Row B/gar 2 Story Masonry TYRA LYTES C.P. November Term, 2013 No. 01950 \$99,444.08 Milstead & Associates, LLC |
| 1505-521 1522 Haines Street 19126 10th wd. 2240 Sq Ft BRT#101262005 Improvements: Residential Real Estate NATHANIEL MAYS C.P. August Term, 2014 No. 00960 \$87,443.31 Stern & Eisenberg, P.C. |
| 1505-526 2448 South 20th Street 19145 36th wd. 1264 Sq Ft BRT#262163600 Improvements: Row 2 Story Masonry THOMAS DEFINO A/K/A THOMAS DE FINO AND DINA DEFINO A/K/A DINA DE FINO C.P. May Term, 2013 No. 02393 \$366,365.73 Milstead & Associates, LLC |
| 1505-530 1229 Kenwyn Street 19124 62nd wd. 1308 Sq Ft BRT#621013500 Improvements: Residential Property COLETTE A. BASS JONES AND LORENZO G. JONES C.P. July Term, 2014 No. 01872 \$81,842.13 KML Law Group, P.C. |
| 1505-531 49 West Wyneva Street, a/k/a 49 Wyneva Street 19144-6001 12th wd. 1312 Sq Ft OPA#123027600 Improvements: Residential Property ALEX J. GROSS C.P. August Term, 2014 No. 00071 \$99,124.66 Phelan Hallinan Diamond & Jones, LLP |
| 1505-533 5924 Pulaski Avenue 19144 59th wd. 2364 Sq Ft BRT#593204800 Improvements: Residential Dwelling BRYAN E. GARNER AND KIMBERLY A. ROBINSON C.P. October Term, 2006 No. 04642 \$286,369.83 Udren Law Offices, P.C. |
| 1505-535 1814 Morris Street 19145-2115 36th wd. 2164 Sq Ft BRT#363124200 Improvements: Residential Dwelling EARTHA SMACK A/K/A EARTHA I. SMACK, A/K/A EARTHA A. SMACK, A/K/A EARTHA I. CARSON, A/K/A EARTHA RUSSELL AND TROY SMACK A/K/A TROY A. SMACK C.P. July Term, 2010 No. 03544 \$301,251.84 Powers, Kirn & Associates, LLC |
| 1505-536 5009 Ogden St 19139-1642 44th wd. 1100 Sq Ft BRT#442023000 Improvements: Residential Dwelling THOMAS E. MURPHY C.P. October Term, 2013 No. 01022 \$62,049.69 Powers, Kirn & Associates, LLC |
| 1505-541 370 Milne Street a/k/a 370 West Milne Street 19144 13th wd. 960 Sq Ft BRT#133003800 Improvements: Residential Property YERO CARTER AS ADMINISTRATOR OF THE ESTATE OF OLLIE CARTER A/K/A ARLEY FRANCES CARTER, DECEASED C.P. October Term, 2014 No. 00163 \$83,647.09 KML Law Group, P.C. |
| 1505-542 161 East 64th Avenue 19120-1022 61st wd. 1184 Sq Ft BRT#611338300 Improvements: Residential Dwelling EDWARD W. BARGE, III, IN HIS INDIVIDUAL CAPACITY AND EDWARD W. BARGE, III, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANE BARGE C.P. October Term, 2014 No. 02169 \$138,872.57 Powers, Kirn & Associates, LLC |
| 1505-553 4661 James Street 19137 45th wd. DET 2 STY MASONRY; 1216 Sq Ft BRT#453417500 Improvements: Residential Dwelling JOSEPH ZWICHAROWSKI, JR. C.P. September Term, 2014 No. 00593 \$97,277.99 McCabe, Weisberg & Conway, P.C. |
| 1505-568 1739 Mohican Street 19138-1115 10th wd. 1364 Sq Ft OPA#102249600 Improvements: Residential Property ANTHONY A. STATON, SR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF NICOLA L. JAMISON; AN'YEA STATON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NICOLA L. JAMISON; ANTHONY A. STATON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NICOLA L. JAMISON; NICOLA CARTER, IN HER CAPACITY AS HEIR OF THE ESTATE OF NICOLA L. JAMISON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL |

| SHERIFF'S SALE |
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| PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NICOLA L. JAMISON, DECEASED C.P. September Term, 2012 No. 02497 \$129,495.97 Phelan Hallinan Diamond & Jones, LLP |
| 1505-569 6633 Vandike Street 19135-2811 41st wd. 1024 Sq Ft OPA#411352400 Improvements: Residential Property YISCHOR FRIEDMAN A/K/A YISCHER D. FRIEDMAN A/K/A YISHCOR D. FRIEDMAN C.P. June Term, 2013 No. 01756 \$83,048.10 Phelan Hallinan Diamond & Jones, LLP |
| 1505-575 2232 Winton Street 19145-3320 40th wd. 1120 Sq Ft OPA#405753200 Improvements: Residential Property ANTHONY S. SMITH C.P. February Term, 2013 No. 01616 \$68,899.61 Phelan Hallinan Diamond & Jones, LLP |
| 1505-580 2822 North Bambrey Street 19132 38th wd. 940 Sq Ft BRT#381123800 Improvements: Residential Property JULIA L. KNIGHT C.P. November Term, 2013 No. 01076 \$25,686.05 KML Law Group, P.C. |
| 1505-585 3112 Brighton Street 19149-2027 55th wd. 1166 Sq Ft OPA#551352200 Improvements: Residential Property KENNETH SARZYNSKI AND CATHERINE SARZYNSKI C.P. February Term, 2013 No. 01601 \$147,313.74 Phelan Hallinan Diamond & Jones, LLP |
| 1505-588 1225 East Sydney Street, a/k/a 1225 Sydney Street 19150-2811 50th wd. 1672 Sq Ft OPA#502478800 Improvements: Residential Property TANIA A. TOOMER AND TERRANCE T. TOOMER A/K/A TERRANCE TOOMER C.P. March Term, 2010 No. 05929 \$182,015.52 Phelan Hallinan Diamond & Jones, LLP |
| 1505-589 1936 Fountain Street 19121-1510 32nd wd. 1096 Sq Ft OPA#321170200 Improvements: Residential Property SHELTON L. GOODWIN A/K/A SHELTON GOODWIN; ISAIAH PICKENS AND DAVID B. PICKENS C.P. April Term, 2013 No. 01192 \$177,067.58 Phelan Hallinan Diamond & Jones, LLP |
| 1505-591 249 South 62nd Street 19139-3719 3rd wd. 1200 Sq Ft PRCL#031189300 Improvements: Residential Property HARRIET DICKSON C.P. November Term, 2009 No. 04593 \$72,555.12 Phelan Hallinan Diamond & Jones, LLP |
| 1505-594 9980 Hegerman Street 19114 65th wd. ROW B/GAR 2STY MASONRY; 1404 Sq Ft BRT#652347300 Improvements: Residential Dwelling CAMELIA H. IONESCU C.P. June Term, 2014 No. 04381 \$188,804.97 McCabe, Weisberg & Conway, P.C. |
| 1505-597 417 East Rittenhouse Street 19144-5743 59th wd. 813 Sq Ft OPA#591126800 Improvements: Residential Property LEON STONE C.P. February Term, 2013 No. 03221 \$119,155.88 Phelan Hallinan Diamond & Jones, LLP |
| 1505-599 4927 North 11th Street 19141-3505 49th wd. 1500 Sq Ft; on the East side of 11th Street at a distance of 275 feet Northward from the North side Rockland Street; Front 20 ft, Depth: 95 ft OPA#491401200 Subject to Mortgage Improvements: Single Family Residence JEANNETTE A. WILLIAMS A/K/A JEANNETTE A. BROOKS C.P. October Term, 2014 No. 002917 \$49,172.30 Stephen M. Hladik, Esq. |
| 1505-601 7102 Valley Avenue 19128 21st wd. S/D W B/G 2S MASONRY; 2080 Sq Ft BRT#214182400 Subject to Mortgage Improvements: Residential Dwelling CARMEN SIERRA C.P. September Term, 2013 No. 02147 \$255,610.00 McCabe, Weisberg & Conway, P.C. |
| 1505-602 2731 Elbridge Street 19149-2936 62nd wd. 1200 Sq Ft OPA#621304600 Improvements: Residential Property GUS BOGIATZIS, IN HIS CAPACITY AS HEIR OF ANGELIKI BOGIATZIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELIKI BOGIATZIS, |

SHERIFF'S SALE

DECEASED C.P. September Term, 2014 No. 01445 \$129,879.99 Phelan Hallinan Diamond & Jones, LLP

1505-604

4135 East Roosevelt Boulevard a/k/a 4135 Roosevelt Boulevard 19124 23rd wd. 1680 Sq Ft BRT#233017300 Improvements: Residential Property THOMAS SLOAN AND JUDYTH SLOAN AS TENANTS BY THE ENTIRETY C.P. February Term, 2010 No. 0902 \$81,900.41 Zucker, Goldberg & Ackerman, LLC

1505-606

417 East Penn Street 19144-5803 12th wd. 1008 Sq Ft OPA#122004100 Improvements: Residential Property KARL MITCHELL C.P. February Term, 2010 No. 03379 \$37,969.19 Phelan Hallinan Diamond & Jones, LLP

1505-607

437 East Walnut Lane 19144 59th wd. 2700 Sq Ft BRT#592075800 Improvements: Residential Property FRANCES RUFFIN A/K/A FRANCES C. RUFFIN, AN UNMARRIED WOMAN C.P. March Term, 2014 No. 04136 \$189,183.37 Zucker, Goldberg & Ackerman, LLC

1505-609

7237 Brous Avenue 19149-1403 64th wd. 1052 Sq Ft OPA#641065100 Improvements: Residential Property JOHN T. CONCANNON, JR. AND LINDA L. CONCANNON C.P. September Term, 2012 No. 00979 \$151,382.29 Phelan Hallinan Diamond & Jones, LLP

1505-610

2154 Eastburn Avenue 19138 10th wd. 972 Sq Ft BRT#102114900 Subject to Rent Improvements: Residential Property ANNETTE C. MCINTOSH C.P. September Term, 2014 No. 02354 \$75,428.79 Scott A Dieterick, Esq, Kimberly A Bonner, Esq, Joel A Ackerman, Esq, Ashleigh L. Marin, Esq, Ralph M Salvia, Esq, Jaime R Ackerman, Esq, Jana Fridfinnsdottir, Esq, Brian Nicholas Esq, Denise Carlon Esq, Roger Fay Esq, Zucker, Goldberg & Ackerman, LLC

1505-616

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

1505-619

1815 Elston Street 19126 10th wd. ROW B/GAR 2STY MASONRY; 1072 Sq Ft BRT#101333900 Subject to Mortgage Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF VERA LAWSON, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 01016 \$97,105.87 McCabe, Weisberg & Conway, P.C.

1505-622

3459 Eden Street 19114 57th wd. S/D W B/G 2S MAS. + OTHER; 1224 Sq Ft BRT#572163137 Improvements: Residential Dwelling NICHOLAS R. KIRBY, KNOWN SURVIVING HEIR OF GEORGE KIRBY; GEORGE A. KIRBY, KNOWN SURVIVING HEIR OF GEORGE KIRBY; UNKNOWN SURVIVING HEIRS OF GEORGE KIRBY, DECEASED MORTGAGOR AND REAL OWNER AND GINA MARIE KIRBY A/K/A GINA MARIE SCIARRA KNOWN SURVIVING HEIR OF GEORGE KIRBY, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 02972 \$245,074.09 McCabe, Weisberg & Conway, P.C.

1505-623

2861 Norcom Road 19154 66th wd. DET 1-1/2 STY FRAME; 1200 Sq Ft BRT#662539200 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF ROBERT GOLDSMITH, ONCE SURVIVING HEIR OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL OWNER; ROBERT D. GOLDSMITH, KNOWN SURVIVING HEIR OF ROBERT GOLDSMITH, ONCE SURVIVING HEIR OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL OWNER; CHERYL CUNNANE, KNOWN SURVIVING HEIR OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL OWNER; MICHELLE HALE, KNOWN SURVIVING HEIR OF ROBERT GOLDSMITH, ONCE SURVIVING HEIR OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL

SHERIFF'S SALE

OWNER; MICHAEL GOLDSMITH, KNOWN SURVIVING HEIR OF ROBERT GOLDSMITH, ONCE SURVIVING HEIR OF CHRISTINE A. GOLDSMITH, DECEASE MORTGAGOR AND REAL OWNER; DIANE GOLDSMITH, KNOWN SURVIVING HEIR OF ROBERT GOLDSMITH, ONCE SURVIVING HEIR OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL OWNER AND CAITLYN GOLDSMITH, KNOWN SURVIVING HEIR OF ROBERT GOLDSMITH, ONCE SURVIVING HEIR OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2011 No. 03580 \$234,711.81 McCabe, Weisberg & Conway, P.C.

1505-625

4709 Wallace Place 19139 6th wd. ROW B/GAR 2STY MASONRY; 1408 Sq Ft BRT#061103006 Subject to Mortgage Improvements: Residential Dwelling LAVERNE BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; MARSHA E. BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; JULIA J. BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER AND DAVID BROWN, KNOWN SURVIVING HEIR OF NAMON BROWN, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 00273 \$87,648.35 McCabe, Weisberg & Conway, P.C.

1505-626

484 West Clapier Street 19144 13th wd. 1152 Sq Ft BRT#13-3-058600 Improvements: Residential Dwelling THE ESTATE OF MICHELLE THOMAS C/O DAVID A. WILLIAMS, SR., PERSONAL REPRESENTATIVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELLE THOMAS, DAVID A. WILLIAMS, SR., PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHELLE THOMAS; ZACKARY WILLIAMS (MINOR), KNOWN HEIR OF MICHELLE THOMAS C.P. September Term, 2012 No. 00411 \$94,325.37 Udren Law Offices, P.C.

1505-628

7148 Vandike Street 19135-1333 65th wd. 1260 Sq Ft OPA#651269000 Improvements: Residential Property JOHN J. MISNIK AND MARGARET M. MISNIK C.P. September Term, 2011 No. 00731 \$129,544.54 Phelan Hallinan Diamond & Jones, LLP

1505-629

1217 Spruce Street a/k/a 255 South Camac Street 19107 5th wd. Land Area: 2520 Sq Ft; Improvement Area: 5120 Sq Ft OPA#054151700 Subject to Rent Improvements: Bar And Restaurant BERKO INVESTMENTS, LLC C.P. July Term, 2013 No. 01519 \$990,634.64 Vincent T Cieslik, Esq.

1505-630

7915 Buist Avenue 19153-1205 40th wd. 1360 Sq Ft OPA#405755908 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUANITA UNDERWOOD, DECEASED C.P. February Term, 2006 No. 03377 \$90,159.44 Phelan Hallinan, LLP

1505-633

1220-28 North Front Street 19122 18th wd. Lot size: 9600 Sq Ft, exclusive of right-of-way at North Front Street BRT#88-3015960 Subject to Mortgage None other than the mortgage foreclosed by the Plaintiff, TD Bank, N.A. Improvements: Commercial Property, Consisting Of One Detached Single Story Office Building With Mezzanine, Gross Area 9600 Sq Ft 1220-28 N. FRONT STREET, LLC C.P. April Term, 2012 No. 000930 \$650,280.02 Christine L. Barba, Esq.; Ballard Spahr, LLP

1505-635

1307 North 19th Street 19121 47th wd. ROW 3 STORY MASONRY; 2328 Sq Ft BRT#471322300 Subject to Mortgage Improvements: Residential Dwelling JOSE MAYMI C.P. July Term, 2013 No. 01222 \$90,496.02 McCabe, Weisberg & Conway, P.C.

1505-637

1230 North Front Street 19122 18th wd. 3120

SHERIFF'S SALE

Sq Ft BRT#88-3015970 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, TD Bank, N.A. Improvements: Semi-detached One-story, And Partial Two-story, Commercial Building, With Gross Building Area Of 3120 Sq Ft 1220-28 N. FRONT STREET, LLC C.P. April Term, 2012 No. 000931 \$256,506.39 Christine L. Barba, Esq.; Ballard Spahr, LLP

1505-641

1664 South 54th Street 19143-5412 51st wd. 1140 Sq Ft OPA#514156900 Improvements: Residential Property ARTHUR GAFFNEY C.P. November Term, 2014 No. 01755 \$115,287.39 Phelan Hallinan Diamond & Jones, LLP

1505-642

4214 North 7th Street 19140-2514 43rd wd. 1080 Sq Ft OPA#433314200 Improvements: Residential Property SANDRA MATOS C.P. September Term, 2004 No. 03453 \$51,558.91 Phelan Hallinan Diamond & Jones, LLP

1505-643

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

1505-646

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

1505-650

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

1505-651

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

1505-657

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

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

1506-301

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

1506-307

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

1506-309

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

1506-317

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

1506-318

11960 Academy Road 19154 66th wd. 1482 Sq Ft BRT#662044010 Improvements: Residential Property KIMBERLY PUGH AND THOMAS S.

SHERIFF'S SALE

PUGH C.P. December Term, 2013 No. 00213 \$190,570.36 KML Law Group, P.C.

1506-320

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

1506-322

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

1506-341

5007 North Marvne Street 19141 49th wd. 1600 Sq Ft BRT#491427000 Improvements: Residential Property KIM D. MILLS AND GAIL D. SILLS C.P. July Term, 2014 No. 02154 \$49,905.22 KML Law Group, P.C.

1506-345

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

1506-346

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

1506-353

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

1506-355

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

1506-361

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

1506-364

15048 Carter Road 19116 58th wd. 1248 Sq Ft BRT#583194800 Improvements: Residential Property JUDITH DERISCAVAGE, SOLELY IN HER CAPACITY AS HEIR OF SYLVIA G. DERISCAVAGE, DECEASED C.P. May Term, 2014 No. 01486 \$186,678.20 KML Law Group, P.C.

1506-365

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

1506-366

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

1506-367

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

1506-370

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

1506-372

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

SHERIFF'S SALE

1506-399

2835 C Street 19134-3417 7th wd. 1176 Sq Ft OPA#071444500 Improvements: Residential Property GIBLERTO GONZALEZ, JR. A/K/A GILBERTO GONZALEZ C.P. September Term, 2014 No. 03027 \$11,224.26 Phelan Hallinan Diamond & Jones, LLP

1506-410

1608 East McPherson Street 19150 50th wd. 1320 Sq Ft BRT#501496900 Improvements: Residential Property DOUGLAS L. DUNBAR C.P. February Term, 2014 No. 02037 \$156,619.61 KML Law Group, P.C.

1506-412

1533 South Bailey Street 19147 36th wd. 956 Sq Ft BRT#364270100 Improvements: Residential Property LEON HENRY, JR. C.P. April Term, 2014 No. 02678 \$20,870.53 KML Law Group, P.C.

1506-420

6739 Gillespie Street 19135-2205 55th wd. 1170 Sq Ft OPA#552452000 Improvements: Residential Property OLENA MALAYDAKH C.P. June Term, 2010 No. 03251 \$151,655.40 Phelan Hallinan Diamond & Jones, LLP

1506-422

1443 North 56th Street 19131-3905 4th wd. 1528 Sq Ft OPA#041348200 Improvements: Residential Property NORDA DEMPSTER, IN HER CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; DEBBIE DEMPSTER, IN HER CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; TYRONE CHEVANNES, IN HIS CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; SHELDON CHEVANNES, IN HIS CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; RAYMOND MUNDY, IN HIS CAPACITY AS HEIR OF BRENDA DEMPSTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRENDA DEMPSTER, DECEASED C.P. February Term, 2014 No. 03191 \$66,871.75 Phelan Hallinan Diamond & Jones, LLP

1506-433

722 Oregon Avenue 19148-4539 39th wd. 960 Sq Ft OPA#395018600 Improvements: Residential Property JOSEPH SCHAFFER A/K/A JOSEPH M. SCHAFFER; MARIE CALLIS C.P. August Term, 2012 No. 00202 \$62,766.16 Phelan Hallinan Diamond & Jones, LLP

1506-443

5847 Belmar Terrace 19143 3rd wd. 1088 Sq Ft BRT#034102400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRIMA K. MANSARAY C.P. August Term, 2014 No. 0900 \$21,305.14 Shapiro & DeNardo, LLC

1506-447

2724 West Harper Street 19130 29th wd. 0 Sq Ft OPA#292018300 Improvements: Vac Land Res SANDERS H. MCNEAL, JR. C.P. August Term, 2014 No. 00945 \$6,105.00 Demetri A. Braynin, Esq.

1506-448

2720 West Harper Street 19130 29th wd. 0 Sq Ft OPA#292018100 Improvements: Vac Land Res JOSEPH ROUSE C.P. August Term, 2014 No. 01006 \$6,105.00 Demetri A. Braynin, Esq.

1506-451

5962 Agusta Street 19149 53rd wd. 1086 Sq Ft; on Northwest Side of Agusta St. 11 1/2 in. Northeastwardly from the Northeast side of Vankird St.; Front: 15 ft. 1/2 in; Depth: 72 ft. 6 in. OPA#531251200 MARINA FALU C.P. August Term, 2012 No. 00515 \$57,942.71 Louis P. Vitti, Esq.

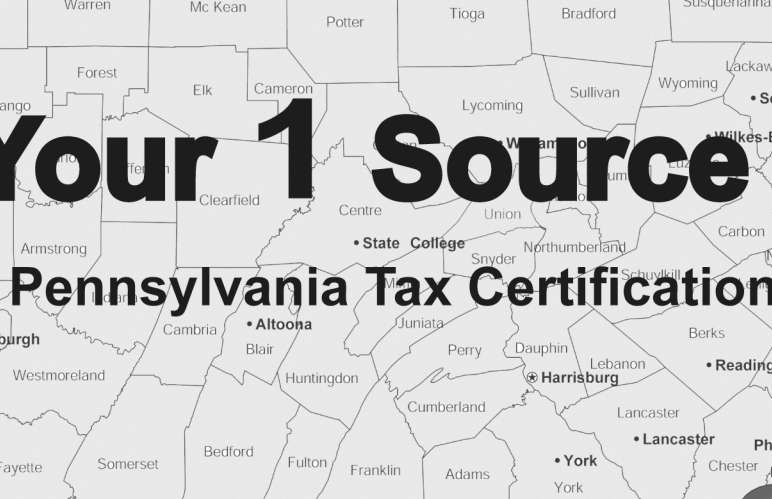
1506-466

3308 North 2nd Street 19140-5804 19th wd. 1120 Sq Ft BRT#193005400 Improvements: Residential Dwelling DANIEL ROMO C.P. March Term, 2014 No. 00908 \$66,766.95 Law Offices of Gregory Javardian

1506-467

1637 South Dover Street 19145-1204 36th wd. 1004 Sq Ft BRT#364383300 Improvements: Residential Dwelling RICHARD J. MECOLI C.P. August Term, 2014 No. 01149 \$66,161.85 Law Offices of Gregory Javardian

SHERIFF'S SALE



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SHERIFF'S SALE

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

1506-646
2015 East Ontario Street 19134 45th wd. ROW 2 STY MASONRY; 1152 Sq Ft BRT#452085500 Improvements: Residential Dwelling CARLENE G. BICKFORD AND DUANE R. BICKFORD C.P. June Term, 2014 No. 02730 \$57,697.60 McCabe, Weisberg & Conway, P.C.

1506-647
2515 Carroll Street 19142 40th wd. ROW 2 STY MASONRY; 960 Sq Ft OPA#406101500 Improvements: Residential Dwelling JOHN J. HUSSER, JR. AND CAROL A. HUSSER C.P. August Term, 2009 No. 01879 \$32,314.43 McCabe, Weisberg & Conway, P.C.

1506-648
740 Manton Street 19147 2nd wd. 612 Sq Ft BRT#021299100 Improvements: Residential Property BOK KIM AND JOHN DOE OWNER, OR ANY UNKNOWN PERSON HAVING OR CLAIMING AN INTEREST OR TITLE TO THE SUBJECT PREMISES C.P. September Term, 2013 No. 02826 \$269,334.25 KML Law Group, P.C.

1506-654
2025 East Cambria Street 19134-4003 25th wd. 1409 Sq Ft OPA#252103000 Improvements: Residential Property CARMEN M. SANTIAGO-RIVERA C.P. October Term, 2013 No. 01425 \$77,378.75 Phelan Hallinan Diamond & Jones, LLP

1506-656
2962 Miller Street 19134 25th wd. 1040 Sq Ft; Containing in front or breadth on the said Miller Street 15 feet and extending of that width in length or depth Northwestward 59 feet to a certain 12 feet wide driveway which extends Southwestward, and communicates at its Southwesternmost end with a certain other drive-way 12 feet wide which extends Southeastward into the said Miller Street OPA#251367300 Improvements: Row 2 Sty Masonry KENNETH ANAPOL AND ROCHELLE ANAPOL C.P. September Term, 2014 No. 03882 \$71,453.11 Richard J. Nalbandian, III

1506-662
3245 Memphis Street 19134-4408 45th wd. 741 Sq Ft OPA#451405300 Improvements: Residential Property MICHAEL J. OTT, JR., IN HIS CAPACITY AS HEIR OF HENRIETTA OTT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRIETTA OTT, DECEASED C.P. June Term, 2014 No. 00233 \$69,145.81 Phelan Hallinan Diamond & Jones, LLP

1506-663
6408 North 12th Street a/k/a 6432 North 12th Street 19126-3638 49th wd. 1440 Sq Ft OPA#493151810 Improvements: Residential Property VERNON L. WALLACE, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF LYDIA BARASHANGO; JABARI WALLACE, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF LYDIA BARASHANGO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LYDIA BARASHANGO, DECEASED C.P. August Term, 2013 No. 00780 \$170,996.71 Phelan Hallinan Diamond & Jones, LLP

1506-667
1033 East Rittenhouse Street 19138 59th wd. S/D W B/G 2S MASONRY; 1609 Sq Ft BRT#591137000 Improvements: Residential Dwelling VERONICA NAOMI HARRIS C.P. No. 3445 \$74,114.93 McCabe, Weisberg & Conway, P.C.

1506-670
25 High Street 19144 59th wd. 6478 Sq Ft OPA#59-2-0385-00 Subject to Rent Improvements: Commercially Zoned Building 24 HIGH STREET ASSOCIATES, LLC C.P. June Term, 2013 No. 01951 \$399,987.97 James M. Rodgers, Esq.

SHERIFF'S SALE

SHERIFF’S SALE OF TUESDAY, JULY 7, 2015

1507-301
5322 Turner Street 19131 52nd wd. 976 Sq Ft BRT#521047200 Improvements: Residential Property HENRY MOORE AND PEGGY THOMPSON C.P. July Term, 2013 No. 04862 \$132,002.79 KML Law Group, P.C.

1507-302
2646 East Dauphin Street 19125 31st wd. 672 Sq Ft BRT#313078900 Subject to Mortgage RITA WILSON C.P. March Term, 2013 No. 02933 \$153,215.36 Emmanuel J. Argentieri, Esq.

1507-303
6118 Ross Street 19144 59th wd. 1528 Sq Ft BRT#592267100 Improvements: Residential Property SHAHIEA PRESTON C.P. November Term, 2014 No. 02262 \$92,579.17 KML Law Group, P.C.

1507-304
7236 Whitaker Avenue 19111 53rd wd. 1418 Sq Ft BRT#532427300 Improvements: Residential Property AGATHA DANIEL AND TABITHA DANIEL C.P. May Term, 2014 No. 02767 \$182,786.57 KML Law Group, P.C.

1507-305
4415 Aberdale Road 19136 65th wd. 1900 Sq Ft BRT#652110300 Improvements: Residential Property MARGARET BERINGER C.P. December Term, 2014 No. 00173 \$194,871.05 KML Law Group, P.C.

1507-306
7935 Limekiln Pike 19150 50th wd. 1260 Sq Ft BRT#501295100 Subject to Mortgage PATRICK TURNER C.P. December Term, 2014 No. 00579 \$150,452.05 Emmanuel J. Argentieri, Esq.

1507-307
6464 Woodcrest Avenue 19151 34th wd. 1480 Sq Ft BRT#34-4-1121-00 Improvements: Residential Dwelling NETTIE L. JOHNSON AND RUSSELL SIMMS C.P. July Term, 2012 No. 01767 \$225,518.28 Udren Law Offices, P.C.

1507-308
5447 Morse Street 19131 52nd wd. 1206 Sq Ft BRT#522027700 Subject to Mortgage SOPHIE M. PORTER C.P. June Term, 2014 No. 00917 \$130,888.04 Michael F.J. Romano, Esq.

1507-309
1543 South Etting Street 19146 36th wd. 999 Sq Ft BRT#364307100 Improvements: Residential Property MOSHE KOPS C.P. August Term, 2013 No. 00239 \$51,667.14 KML Law Group, P.C.

1507-310
907 South Conestoga Street 19143 51st wd. 880 Sq Ft BRT#513004800 Subject to Mortgage LORRAINE WILLIAMS F/K/A LORRAINE R. CLARK (DECEASED) C.P. June Term, 2013 No. 00106 \$75,119.32 Michael F.J. Romano, Esq.

1507-311
3903 Arcadia Street 19124 45th wd. 1422 Sq Ft BRT#453164600 Improvements: Residential Real Estate JOSE MAYMI C.P. November Term, 2014 No. 01638 \$50,183.13 Stern & Eisenberg, P.C.

1507-312
5462 Arlington Street 19131-3115 52nd wd. 1402 Sq Ft OPA#522057500 Improvements: Residential Property BRENDA DURHAM C.P. December Term, 2014 No. 00203 \$95,048.94 Phelan Hallinan Diamond & Jones, LLP

1507-313
4201 East Roosevelt Boulevard 19124 23rd wd. 1568 Sq Ft BRT#233018100 Improvements: Residential Property WANDA A. SUAREZ C.P. November Term, 2014 No. 02558 \$147,225.79 KML Law Group, P.C.

1507-314
3060 Livingston Street 19134-5039 25th wd. 774 Sq Ft OPA#251326400 Improvements: Residential Property SUSAN ROLKOWSKI C.P. August Term, 2010 No. 03093 \$53,170.27 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1507-315
3036 Tulip Street 19134-3719 25th wd. 802 Sq Ft OPA#252371500 Improvements: Residential Property DANIEL DAEHLING C.P. October Term, 2014 No. 03332 \$43,411.32 Phelan Hallinan Diamond & Jones, LLP

1507-316
1911 Lansing Street 19111-3505 56th wd. 1600 Sq Ft OPA#561479400 Improvements: Residential Property DANIEL A. ECKERT AND JACQUELINE M. ECKERT C.P. July Term, 2014 No. 02674 \$164,291.85 Phelan Hallinan Diamond & Jones, LLP

1507-317
5425 Springfield Avenue 19143 51st wd. 1200 Sq Ft BRT#514110700 Subject to Mortgage ELEANOR BERRY (DECEASED) C.P. April Term, 2014 No. 02314 \$48,659.87 Michael F.J. Romano, Esq.

1507-318
5530 Windsor Avenue 19143 51st wd. 1062 Sq Ft BRT#514081500 Subject to Mortgage RALPH A. HEATH C.P. May Term, 2013 No. 00706 \$54,001.99 Emmanuel J. Argentieri, Esq.

1507-319
1136 South 56th Street 19143-4043 51st wd. 1278 Sq Ft OPA#513023400 Improvements: Residential Property CHERYL BOOKHART, IN HER CAPACITY AS HEIR OF ROBERT BOOKHART, DECEASED; PORTIA YVONNE BOOKHART, IN HER CAPACITY AS HEIR OF ROBERT BOOKHART, DECEASED; APRIL M. SIMS, IN HER CAPACITY AS HEIR OF ROBERT BOOKHART, DECEASED; DANYELE DOVE A/K/A DANIELLE PENNELL-DOVE, IN HER CAPACITY AS HEIR OF ROBERT BOOKHART, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT BOOKHART, DECEASED C.P. July Term, 2012 No. 01154 \$79,369.97 Phelan Hallinan Diamond & Jones, LLP

1507-320
310 West Earlham Terrace 19144 12th wd. 2754 Sq Ft BRT#124047800 Subject to Mortgage VERONICA BROTHERS (DECEASED) C.P. March Term, 2014 No. 01369 \$92,582.66 Michael F.J. Romano, Esq.

1507-321
3566 Jasper Street 19134-2038 45th wd. 1089 Sq Ft OPA#452385800 Improvements: Residential Property CARMEN CRUZ C.P. September Term, 2014 No. 00732 \$61,240.51 Phelan Hallinan Diamond & Jones, LLP

1507-322
1744 North 61st Street 19151-3923 34th wd. 1294 Sq Ft OPA#342265500 Improvements: Residential Property ANTWAIN R. MEDLEY AND RIA T. MEDLEY C.P. September Term, 2013 No. 01446 \$116,098.46 Phelan Hallinan Diamond & Jones, LLP

1507-323
608 Martin Street 19128-1621 21st wd. 1170 Sq Ft OPA#213176100 Improvements: Residential Property SUSAN J. HAAS C.P. December Term, 2014 No. 01015 \$164,545.32 Phelan Hallinan Diamond & Jones, LLP

1507-324
2716 Knorr Street 19149-2415 55th wd. 1760 Sq Ft OPA#551187700 Improvements: Residential Property ZHI REN LI C.P. November Term, 2014 No. 00566 \$175,051.66 Phelan Hallinan Diamond & Jones, LLP

1507-325
6130 Catharine Street 19143 3rd wd. 1376 Sq Ft BRT#033009200 Improvements: Residential Property MARK C. BELL AND CHRISTINE BELL C.P. January Term, 2015 No. 002888 \$87,575.62 Shapiro & DeNardo, LLC

1507-326
1425 Vista Street a/k/a 1423-25 Vista Street 19111-3723 56th wd. 1232 Sq Ft OPA#561327110 Improvements: Residential Property MYRON D. EISENBERG C.P. October Term, 2013 No. 01789 \$38,291.49 Phelan Hallinan Diamond & Jones, LLP

1507-327
528 High Street a/k/a 528 East High Street 19144 59th wd. 1709 Sq Ft BRT#592035400 Improvements: Residential Property DEBRA M. COWER C.P. November Term, 2013 No. 02671 \$82,676.59 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1507-328
859 East Westmoreland Street 19134-1924 33rd wd. 1350 Sq Ft OPA#331108500 Improvements: Residential Property SHAWN MOORE C.P. May Term, 2013 No. 02591 \$80,401.26 Phelan Hallinan Diamond & Jones, LLP

1507-329
2561 South Robinson Street 19142-3521 40th wd. 1152 Sq Ft OPA#871561130 Improvements: Residential Property ALAN MASSENBURG A/K/A ALAN MASSENBERG C.P. December Term, 2014 No. 02446 \$68,286.24 Phelan Hallinan Diamond & Jones, LLP

1507-330
3317 G Street 19134-1931 33rd wd. 1860 Sq Ft OPA#331331500 Improvements: Residential Property MICHAEL TENNANT C.P. July Term, 2014 No. 00983 \$46,448.08 Phelan Hallinan Diamond & Jones, LLP

1507-331
6954 East Wister Street 19138 10th wd. 1120 Sq Ft BRT#102128000 Improvements: Residential Property WILLIAM JOHNSON C.P. July Term, 2013 No. 000562 \$161,489.81 Shapiro & DeNardo, LLC

1507-332
810 Cross Street 19147 1st wd. 936 Sq Ft BRT#012241400 Improvements: Residential Property LYNN MCKEOWN AS THE ADMINISTRATOR OF THE ESTATE OF SAMUEL MCREYNOLDS C.P. November Term, 2014 No. 001468 \$228,684.32 Shapiro & DeNardo, LLC

1507-333
7406 10 Large Street 19152 56th wd. 2604 Sq Ft BRT#561214200 Improvements: Residential Property ABRASH ARONBAYEV AND IOSIF GAVRIELOV C.P. February Term, 2013 No. 002056 \$326,887.33 Shapiro & DeNardo, LLC

1507-334
4124 Rhawn Street 19136-2713 65th wd. 1840 Sq Ft OPA#651223900 Improvements: Residential Property TIMOTHY SCOTT WEIGNER C.P. July Term, 2014 No. 02218 \$164,662.16 Phelan Hallinan Diamond & Jones, LLP

1507-335
5445 Quentin Street 19128 21st wd. 1778 Sq Ft BRT#213221540 Improvements: Residential Property SANDY V. HENLEY AND REBECCA THOMAS-HENLEY (REAL OWNER) C.P. March Term, 2012 No. 3940 \$138,424.19 Shapiro & DeNardo, LLC

1507-336
5658 Ogontz Avenue 19141-1712 17th wd. 643 Sq Ft OPA#871522950 Improvements: Residential Property RUTH PIERCE C.P. December Term, 2014 No. 02522 \$57,220.37 Phelan Hallinan Diamond & Jones, LLP

1507-337
2222 North 29th Street 19132 28th wd. 2553 Sq Ft BRT#871537800 Improvements: Residential Property THOMAS GREEN C.P. August Term, 2014 No. 003499 \$151,243.79 Shapiro & DeNardo, LLC

1507-338
8711 Macon Street 19152 57th wd. 1344 Sq Ft BRT#571251000 Improvements: Residential Real Estate MICHAEL LEIGH A/K/A MICHAEL ROWLAND LEIGH, DEFENDANT C.P. June Term, 2014 No. 02917 \$187,223.36 Stern & Eisenberg, P.C.

1507-339
6505 Buist Avenue 19142-2803 40th wd. 1024 Sq Ft OPA#406250400 Improvements: Residential Property FRANK BRENNAN C.P. October Term, 2011 No. 00041 \$52,336.65 Phelan Hallinan Diamond & Jones, LLP

1507-340
1227 South Markoe Street 19143-3809 27th wd. 1312 Sq Ft BRT#273007000 Improvements: Residential Real Estate CHARLES EVANS A/K/A CHARLIE EVANS, DECEASED C.P. January Term, 2015 No. 03270 \$59,106.72 Stern & Eisenberg, P.C.

1507-341
541 Conarroe Street 19128-1629 21st wd. 1080 Sq Ft OPA#213182800 Improvements: Residential Property CHRISTIAN FERRARO C.P. April Term, 2013 No. 00480 \$87,131.41 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1507-342
174 West Loudon Street 19120 42nd wd. 1260 Sq Ft BRT#422085600 Improvements: Residential Property ELIZABETH FORD, ADMINISTRATRIX OF THE ESTATE OF KEVIN FORD, DECEASED C.P. October Term, 2014 No. 000172 \$71,377.75 Shapiro & DeNardo, LLC

1507-343
1913 North Mascher Street a/k/a 1913 Mascher Street 19122-2415 18th wd. 1034 Sq Ft OPA#183248000 Improvements: Residential Property ABDEL S. AHMAD C.P. February Term, 2014 No. 02468 \$112,976.77 Phelan Hallinan Diamond & Jones, LLP

1507-344
3633 Salina Road 19154-2614 66th wd. 1440 Sq Ft BRT#66-2553700 Improvements: Residential Dwelling RUTH ANTINUCCI C.P. August Term, 2014 No. 002809 \$217,529.99 Powers, Kirm & Associates, LLC

1507-345
2359 East Susquehanna Avenue 19125 31st wd. 1886 Sq Ft;ROW W-OFF/STR 2STY MASONRY BRT#87-1541450 Improvements: Residential Property ROBERT MURPHY AND KAREN G. MURPHY C.P. September Term, 2014 No. 00939 \$202,662.74 Alicia M. Sandoval, Esq.

1507-346
902 Emily Street 19148-2304 39th wd. 896 Sq Ft OPA#393288700 Improvements: Residential Property AZHAR JAMAL C.P. March Term, 2012 No. 02606 \$104,830.90 Phelan Hallinan Diamond & Jones, LLP

1507-347
2109 Bryn Mawr Avenue 19131-2501 52nd wd. 1480 Sq Ft OPA#521265500 Improvements: Residential Property KETURAH DUNCAN; RAYMOND BAILEY C.P. July Term, 2013 No. 01912 \$159,402.09 Phelan Hallinan Diamond & Jones, LLP

1507-348
365 West Johnson Street 19144-3103 22nd wd. 4020 Sq Ft OPA#223004000 Improvements: Residential Property CLARK DAVIS AND KIM M. DAVIS F/K/A KIM M. NICHOLSON C.P. May Term, 2013 No. 01999 \$391,296.23 Phelan Hallinan Diamond & Jones, LLP

1507-349
3202 Delaire Landing Road Unit 3202 19114-5106 65th wd. 1074 Sq Ft OPA#888650471 Improvements: Condominium ELEANOR DOHERTY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF ESTATE OF JOHN DOHERTY A/K/A JOHN F. DOHERTY; JOHN DOHERTY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN DOHERTY A/K/A JOHN F. DOHERTY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN DOHERTY, DECEASED C.P. November Term, 2014 No. 02958 \$108,791.50 Phelan Hallinan Diamond & Jones, LLP

1507-350
1325 North 13th Street 19122 14th wd. 1224 Sq Ft BRT#141197900 Subject to Mortgage ALEEN G. HINTON (DECEASED) C.P. July Term, 2014 No. 02793 \$106,302.85 Michael F.J. Romano, Esq.

1507-351
2023 Longshore Avenue 19149 54th wd. 1236 Sq Ft BRT#542050100 Improvements: Residential Dwelling ELIZABETH CARLSON AND THOMAS J. CARLSON C.P. December Term, 2014 No. 01972 \$157,107.42 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1507-352
5051 North 16th Street 19141 17th wd. Approximate size: 15'4" frontage x. 86'4"; 1314 Sq Ft OPA#172115700 Improvements: Residential Property DEVIN LATIMORE C.P. January Term, 2015 No. 00969 \$74,075.64 Richard M. Squire & Associates, LLC

1507-353
6502 North 9th Street 19126 49th wd. Approximate size: irregular dimensions; 2360 Sq Ft OPA#492148900 Improvements: Residential Property CHARLES MCKEEVER AND LORETTA MCKEEVER C.P. January Term, 2015 No. 01455 \$242,194.64 Richard M. Squire & Associates, LLC

1507-354
3865 Jasper Street 19124 45th wd. Approximate size: 15' 1/2" frontage x. 70' depth; 980 Sq Ft OPA#452375100 Improvements:

SHERIFF'S SALE

Residential Property
JOSEPH D. KALITA C.P. June Term, 2014
No. 02968 \$26,643.25 Richard M. Squire
& Associates, LLC

1507-355
6633-37 Ditman Street 19135 41st wd. 1539
Sq Ft BRT#411244000 Improvements:
Residential Property
SUE ANN HOSGOOD AND JAMES R.
HOSGOOD A/K/A JAMES HOSGOOD
C.P. July Term, 2012 No. 02120 \$40,386.42
KML Law Group, P.C.

1507-356
42 North Millick Street 19139-2324 34th wd.
1314 Sq Ft OPA#341119500 Improvements:
Residential Property
ESTELLE R. FARLEY C.P. October Term,
2013 No. 01780 \$57,121.48 Phelan Hallinan
Diamond & Jones, LLP

1507-357
2751 Orthodox Street 19137 45th wd. 1023
Sq Ft BRT#453074700 Improvements:
Residential Real Estate
UNKNOWN HEIRS, ADMINISTRATORS,
EXECUTORS, AND DEVISEES OF THE
ESTATE OF RICHARD HUTT A/K/A
RICHARD C. HUTT C.P. December Term,
2014 No. 01299 \$16,684.13 Stern &
Eisenberg, P.C.

1507-358
8030 Craig Street, Floor 2 19136 64th wd.
2000 Sq Ft BRT#642059564 Improvements:
Residential Real Estate
EILEEN MEEHAN AND ROBERT G.
SCHRANK C.P. June Term, 2014 No. 03280
\$204,729.12 Stern & Eisenberg, P.C.

1507-359
322 West Ashdale Avenue 19120 42nd wd.
1056 Sq Ft BRT#422176800 Improvements:
Residential Real Estate
ANIBAL AYALA, EXECUTOR OF THE
ESTATE OF AWILDA AYALA, DECEASED
C.P. January Term, 2015 No. 02113 \$46,189.98
Stern & Eisenberg, P.C.

1507-360
**4900 Cedar Avenue Unit 3A a/k/a 600 South
49th Street Unit 3A 19143-2003** 45th wd.
945 Sq Ft BRT#888460234 Improvements:
Residential Real Estate
4900 CEDAR LP, BY RL REAL ESTATE
DEVELOPMENT, INC. C.P. January Term,
2015 No. 002009 \$214,371.26 Stern &
Eisenberg, P.C.

1507-361
6909 Greene Street 19119-3413 22nd wd.
1620 Sq Ft OPA#223240600 Improvements:
Residential Property
RONALD P. WILLIS AND JACQUELINE
WILLIS A/K/A JACQUELIN WILLIS C.P.
July Term, 2014 No. 02504 \$111,455.00
Phelan Hallinan Diamond & Jones, LLP

1507-362
**607 East Hortter Place a/k/a 607 Hortter Place
19119** 22nd wd. 1080 Sq Ft OPA#221185600
Improvements: Residential Property
THELMA BROOKS C.P. August Term,
2005 No. 03071 \$240,904.37 Phelan
Hallinan Diamond & Jones, LLP

1507-363
3850 North Bouvier Street 19140-3528
13th wd. 1180 Sq Ft OPA#131241700
Improvements: Residential Property
TYSHA ANA EL A/K/A TYSHA LIGHTFOOT
C.P. May Term, 2013 No. 01405 \$44,425.00
Phelan Hallinan Diamond & Jones, LLP

1507-364
5808 Oakland Street 19149 62nd wd. 1090
Sq Ft BRT#621394600 Improvements:
Residential Property
ROBINSON VILLAR-PAULINO C.P.
October Term, 2014 No. 00438 \$112,589.25
KML Law Group, P.C.

1507-365
611 North 55th Street 19131 4th wd. 1356
Sq Ft BRT#041164700 Improvements:
Residential Property
SHIRLEY BURTON C.P. December Term,
2014 No. 02942 \$64,903.71 KML Law
Group, P.C.

1507-366
1634 West Butler 19140 13th wd. 1260 Sq Ft
BRT#131080200 Improvements: Residential
Property
MELODY WILLIAMS C.P. October Term,
2014 No. 02046 \$38,766.75 KML Law
Group, P.C.

1507-367
532 Solly Avenue 19111-1906 63rd wd. 1912
Sq Ft OPA#631348300 Improvements:
Residential Property
SHARON BETTS AND PERRY J. BETTS
C.P. March Term, 2014 No. 05394 \$96,599.76
Phelan Hallinan Diamond & Jones, LLP

1507-368
6849 Regent Street 19142-1212 40th wd.

SHERIFF'S SALE

1124 Sq Ft OPA#403245500 Improvements:
Residential Property
KIRK GILLINGS A/K/A KIRK P. GILLINGS;
DAPHNE J. WITHERSPOON C.P.
December Term, 2014 No. 02524 \$68,801.89
Phelan Hallinan Diamond & Jones, LLP

1507-369
5210 Sansom Street 19139-3420 60th wd.
1860 Sq Ft OPA#602040200 Improvements:
Residential Property
SAMUEL SHEPHERD; JANIS WILLIAMS-
SHEPHERD C.P. December Term, 2011
No. 02949 \$121,011.07 Phelan Hallinan
Diamond & Jones, LLP

1507-370
1405 North 2nd Street 19122-3801 18th wd.
1980 Sq Ft OPA#182106500 Improvements:
Residential Property
KASEY JACKSON AND BRENDAN
OLKUS C.P. August Term, 2012 No. 02358
\$329,520.50 Phelan Hallinan Diamond &
Jones, LLP

1507-371
5411 North 4th Street 19120-2813 42nd wd.
1350 Sq Ft OPA#422453000 Improvements:
Residential Property
HEIDY MANIERO C.P. November Term,
2011 No. 01594 \$75,997.93 Phelan Hallinan
Diamond & Jones, LLP

1507-372
10931 Templeton Drive 19154-4235 66th wd.
1296 Sq Ft OPA#662149500 Improvements:
Residential Property
WILLIAM F. ROLAND C.P. March Term,
2012 No. 00207 \$62,257.37 Phelan Hallinan
Diamond & Jones, LLP

1507-373
5311 Castor Avenue 19124-1022 23rd wd.
2280 Sq Ft OPA#234195000 Improvements:
Residential Property
RONALD E. ELLIS A/K/A RONALD ELLIS
AND DEANNA D. ALEXANDER A/K/A
DEANNA ALEXANDER C.P. March
Term, 2014 No. 01228 \$366,408.90 Phelan
Hallinan Diamond & Jones, LLP

1507-374
2739 Lardner Street 19149-3515 62nd wd.
928 Sq Ft OPA#621187600 Improvements:
Residential Property
MICHAEL ULLRICH, IN HIS CAPACITY
AS EXECUTOR AND DEVISEE OF THE
ESTATE OF MICHAEL J. ULLRICH C.P.
January Term, 2014 No. 02451 \$83,743.94
Phelan Hallinan Diamond & Jones, LLP

1507-375
528 Burgess Street 19116-2802 58th wd.
1283 Sq Ft OPA#582239100 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR
UNDER MADELINE M. GOTTSCHLING,
DECEASED C.P. December Term, 2014
No. 02309 \$216,979.75 Phelan Hallinan
Diamond & Jones, LLP

1507-376
1311 West Butler Street 19140-3725 43rd wd.
2400 Sq Ft OPA#432229900 Improvements:
Residential Property
DONNA MARTIN, IN HER CAPACITY AS
ADMINISTRATRIX OF THE ESTATE OF
TONY R. MARTIN; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER TONY R. MARTIN,
DECEASED C.P. May Term, 2014 No.
01552 \$65,751.25 Phelan Hallinan Diamond
& Jones, LLP

1507-377
1956 Dallas Road 19138 10th wd. 1204 Sq Ft
BRT#101287200 Subject to Mortgage
CARRIE COLLINS (DECEASED) C.P.
August Term, 2014 No. 01612 \$118,016.61
Michael F.J. Romano, Esq.

1507-378
1428 South 27th Street 19146 36th wd. 1070
Sq Ft BRT#364296200 Improvements:
Residential Dwelling
JOHN B. HUDOME AND DAN NOCELLA
C.P. August Term, 2014 No. 01402 \$65,980.27
Martha E. Von Rosenstiel, Esq.; Heather Riloff,
Esq.; Jeniece D. Davis, Esq.

1507-379
243 Daly Street 19148 39th wd. 728 Sq Ft
BRT#391095200 Improvements: Residential
Dwelling
MEGAN E. SHEERAN C.P. December
Term, 2014 No. 03178 \$132,702.56 Martha
E. Von Rosenstiel, Esq.; Heather Riloff, Esq.;
Jeniece D. Davis, Esq.

1507-380
7811 Thouron Avenue 19150 50th wd. 1034
Sq Ft BRT#502166000 Improvements:
Residential Property

SHERIFF'S SALE

THE UNKNOWN HEIRS OF SYLVESTER J.
WEST, DECEASED AND PEARL C. STONE
C.P. June Term, 2014 No. 02980 \$111,219.33
KML Law Group, P.C.

1507-381
1491 North 53rd Street 19131 44th wd.
1775 Sq Ft BRT#442324700 Improvements:
Residential Property
IVORY LYN TAYLOR AND LEVI THOMAS
C.P. June Term, 2013 No. 01352 \$158,639.73
KML Law Group, P.C.

1507-382
1313 Lombard Street 19147 5th wd. 2457
Sq Ft BRT#053058305 Subject to Mortgage
Improvements: Residential Dwelling
DAVID J. TALBOT C.P. June Term, 2013
No. 01632 \$11,113.09 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1507-383
3927 Palmetto Street 19124 33rd wd. 1152
Sq Ft BRT#332196900 Improvements:
Residential Property
THE UNKNOWN HEIRS OF ASUNCION
SANTIAGO, DECEASED AND EVELYN
SANTIAGO SOLELY IN HER CAPACITY
AS HEIR OF ASUNCION SANTIAGO,
DECEASED C.P. November Term, 2014 No.
01312 \$151,181.24 KML Law Group, P.C.

1507-384
521 East Sanger Street 19120 35th wd. 1128
Sq Ft BRT#351212000 Improvements:
Residential Property
THE UNKNOWN HEIRS OF KENNETH
A. WEIGAND, DECEASED AND CAROL
WEIGAND SOLELY IN HER CAPACITY
AS HEIR OF KENNETH WEIGAND,
DECEASED C.P. October Term, 2014 No.
03688 \$94,795.67 KML Law Group, P.C.

1507-385
2236 Carpenter Street 19146-2518 30th wd.
(formerly the 26th) 810 Sq Ft BRT#302233600
Improvements: Row 3 Story Masonry
FRANCIS SANTANGELO, ORIGINAL
MORTGAGOR AND JANE SANTAGELO,
REAL OWNER C.P. December Term,
2014 No. 00372 \$376,692.01 Milstead &
Associates, LLC

1507-386
**136 North 2nd Steet, Unit 5D, a/k/a 136-138
North 2nd Street, Unit 5D 19106** 5th wd.
1270 Sq Ft BRT#888053741 Improvements:
Residential Real Estate
RICHARD A. STEVENS C.P. August Term,
2014 No. 002690 \$503,526.00 Stern &
Eisenberg, P.C.

1507-387
6146 Carpenter Street 19143 3rd wd. (former-
ly part of the 46th) 1896 Sq Ft BRT#033098700
Improvements: Residential Real Estate
DAVID SCOTT AND UNKNOWN HEIRS
C.P. June Term, 2014 No. 02366 \$127,051.32
Stern & Eisenberg, P.C.

1507-388
**2425 South Warnock Street 19148-
3635** 39th wd. 984 Sq Ft OPA#394148400
Improvements: Residential Property
DONALD MADDOX AND JOANNE
MADDOX C.P. November Term, 2009
No. 01318 \$201,503.39 Phelan Hallinan
Diamond & Jones, LLP

1507-389
850 Centennial Square North 19116 58th wd.
1914 Sq Ft BRT#582336009 Improvements:
Residential Property
SHI JIAN ZHENG C.P. November Term,
2013 No. 02312 \$128,610.00 KML Law
Group, P.C.

1507-390
1927 Fitzgerald Street 19145-3612 26th wd.
1004 Sq Ft OPA#262258800 Improvements:
Residential Property
LEONARD APADULA C.P. March Term,
2013 No. 01989 \$111,105.21 Phelan
Hallinan Diamond & Jones, LLP

1507-391
**4508-4510 Milnor Street, a/k/a 4508 Milnor
Street 19124-4120** 23rd wd. 1548 Sq Ft
OPA#231041000 Improvements: Residential
Property
LARRY NEWBERN C.P. November Term,
2014 No. 01462 \$161,599.22 Phelan
Hallinan Diamond & Jones, LLP

1507-392
3221 Stanwood Street 19136-2231 64th wd.
1600 Sq Ft OPA#642317400 Improvements:
Residential Property
JOSEPH R. LEE, JR. A/K/A JOSEPH LEE
AND LUCY ANNE LEE C.P. September
Term, 2011 No. 02080 \$245,302.01 Phelan
Hallinan Diamond & Jones, LLP

1507-393
3477 Indian Queen Lane 19129-1667 38th wd.
2370 Sq Ft OPA#382082000 Improvements:
Residential Property

SHERIFF'S SALE

KAREN TAPPENDEN C.P. May Term,
2013 No. 02758 \$45,000.27 Phelan Hallinan
Diamond & Jones, LLP

1507-394
1925 West Spencer Street 19141 17th wd.
1230 Sq Ft BRT#171260300 Improvements:
Residential Property
JAMES DAILEY C.P. May Term, 2014 No.
03270 \$57,267.85 KML Law Group, P.C.

1507-395
4815 North Marshall Street 19120-3741
49th wd. 1290 Sq Ft OPA#491191300
Improvements: Residential Property
DONOVAN J. ADAMS C.P. October Term,
2012 No. 00061 \$28,900.41 Phelan Hallinan
Diamond & Jones, LLP

1507-396
7909 Thouron Street 19150 50th wd. 1224
Sq Ft BRT#502168300 Improvements:
Residential Property
NATHANIEL D. GOODE C.P. January
Term, 2015 No. 03405 \$75,740.23 KML
Law Group, P.C.

1507-397
921 Anchor Street 19124-1023 35th wd.
1164 Sq Ft OPA#351285400 Improvements:
Residential Property
STEPHEN C. WILLIAMS; KATHLEEN A.
WILLIAMS C.P. March Term, 2012 No.
01873 \$77,699.47 Phelan Hallinan Diamond
& Jones, LLP

1507-398
1133 Brill Street 19124 62nd wd. 1208 Sq Ft
BRT#621038900 Improvements: Residential
Property
EDNA M. SANCHEZ C.P. August Term,
2014 No. 01785 \$69,805.40 KML Law
Group, P.C.

1507-399
6546 Hegerman Street 19135-2803 41st wd.
1120 Sq Ft OPA#411369800 Improvements:
Residential Property
JOSE E. ROSARIO AND IRIS M. RAMOS
C.P. November Term, 2014 No. 00145
\$91,730.79 Phelan Hallinan Diamond &
Jones, LLP

1507-400
707 North 42nd Street 19104 6th wd. 1680
Sq Ft BRT#061248100 Improvements:
Residential Property
INARA MAYZEL AND VADIM MAYZEL
C.P. June Term, 2014 No. 00898 \$130,377.92
KML Law Group, P.C.

1507-401
6344 North Opal Street 19141-1416 17th
wd. 1005 Sq Ft BRT#172368800 Subject to
Mortgage
LAWRENCE COLEMAN C.P. September
Term, 2014 No. 00246 \$121,406.91 Michael
F.J. Romano, Esq.

1507-402
2843 South Simpson Street 19142 40th wd.
1050 Sq Ft BRT#406001252 Improvements:
Residential Property
LINDA TRAN AND THIEN T. TRAN C.P.
September Term, 2014 No. 01526 \$103,874.98
KML Law Group, P.C.

1507-403
3570 Stouton Street 19134-2026 45th wd.
1044 Sq Ft BRT#452396600 Improvements:
Row 2sty Masonry
LEROY LIGHTY, ORIGINAL MORTGAGOR
AND REAL OWNER AND JENNINA A.
LIGHTY, REAL OWNER C.P. September
Term, 2012 No. 00052 \$45,963.71 Milstead
& Associates, LLC

1507-404
7509 Woodcrest Avenue 19151-2702 34th wd.
1266 Sq Ft OPA#343191000 Improvements:
Residential Property
CANDACE EDWARDS C.P. February
Term, 2013 No. 01461 \$178,086.73 Phelan
Hallinan Diamond & Jones, LLP

1507-405
312 Krams Avenue 19128-4731 21st wd.
1024 Sq Ft OPA#211393300 Improvements:
Residential Property
RUSSELL B. KEATING, III C.P. January
Term, 2015 No. 02458 \$166,454.10 Phelan
Hallinan Diamond & Jones, LLP

1507-406
**4647 Hurley Street (a/k/a North Hurley)
19120** 42nd wd. 960 Sq Ft BRT#42-1447100
Subject to Mortgage Improvements: Residential
Property
SAFICIA GRAHAM, AS SOLE OWNER
C.P. October Term, 2014 No. 00311 \$47,037.31
Scott A. Dietterick, Esq, Kimberly A Bonner,
Esq, Joel A Ackerman, Esq, Ashleigh Levy
Marin, Esq, Jaime R Ackerman, Esq, Jana
Fridfinnsdottir, Esq, Brian Nicholas Esq, Denise
Carlton Esq, Roger Fay Esq, Zucker, Goldberg &
Ackerman, LLC

1507-407
7275 Cornelius Street 19138-1629 10th

SHERIFF'S SALE

wd. 1296 Sq Ft BRT#102384600 Subject to
Mortgage
MARGARET MITCHELL (DECEASED)
C.P. November Term, 2014 No. 00364
\$88,666.48 Michael F.J. Romano, Esq.

1507-408
147 Mercy Street 19148-2613 39th wd. 676
Sq Ft OPA#391052900 Improvements:
Residential Property
SCOTT WILLIAMS SANDERS, JR. A/K/A
SCOTT WILLIAM SANDER, JR. A/K/A
SCOTT WILLIAM SANDERS, JR. C.P.
March Term, 2014 No. 01899 \$160,174.08
Phelan Hallinan Diamond & Jones, LLP

1507-409
1133 Bridge Street 19124-1819 62nd wd.
1248 Sq Ft OPA#621028500 Improvements:
Residential Property
LOUIS S. ZACHARY C.P. July Term, 2012
No. 01065 \$51,378.67 Phelan Hallinan
Diamond & Jones, LLP

1507-410
5122 Glenloch Street 19124-2105 62nd wd.
864 Sq Ft OPA#622413900 Improvements:
Residential Property
LOUISE ANNETTE NEDD A/K/A LOUISE
A. NEDD C.P. February Term, 2012 No.
03245 \$91,322.95 Phelan Hallinan Diamond
& Jones, LLP

1507-411
5812 Trinity Street 19143-5512 40th wd. 1430
Sq Ft BRT#401105600 Subject to Mortgage
JOSEPH DEREFF C.P. August Term,
2014 No. 02691 \$43,070.93 Emmanuel J.
Argentieri, Esq.

1507-412
**1727 South Newkirk Street 19145-
1626** 36th wd. 896 Sq Ft OPA#364363300
Improvements: Residential Property
THOMAS A. FORD, III C.P. December
Term, 2014 No. 01013 \$40,185.37 Phelan
Hallinan Diamond & Jones, LLP

1507-413
1401 Vernon Road 19150-2117 50th wd.
1440 Sq Ft OPA#502413200 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER HERBERT
M. EDWARDS, DECEASED C.P. December
Term, 2014 No. 02444 \$90,492.75 Phelan
Hallinan Diamond & Jones, LLP

1507-414
1325 East Mount Pleasant Avenue 19150
50th wd. 1598 Sq Ft BRT#502448100 Subject
to Mortgage Improvements: Residential
Property
RHONDA ALEXANDER C.P. October
Term, 2014 No. 03323 \$188,943.64 Scott A.
Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel
A. Ackerman, Esq.; Ashleigh L. Marin, Esq.;
Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir,
Esq.; Brian Nicholas, Esq.; Denise Carlon,
Esq.; Roger Fay, Esq.; Zucker, Goldberg &
Ackerman, LLC

1507-415
3319 Woodhaven Road 19154 66th wd. 1360
Sq Ft BRT#663001300 Improvements:
Residential Property
WALTER THOMAS, AS SOLE OWNER C.P.
August Term, 2014 No. 02738 \$137,870.40
Scott A. Dietterick, Esq.; Kimberly A. Bonner,
Esq.; Joel A. Ackerman, Esq.; Ashleigh L.
Marin, Esq.; Jaime R. Ackerman, Esq.; Jana
Fridfinnsdottir, Esq.; Brian Nicholas, Esq.;
Denise Carlon, Esq.; Roger Fay, Esq.; Zucker,
Goldberg & Ackerman, LLC

1507-416
1755 North Mascher Street 19122 18th wd.
1056 Sq Ft BRT#183085900 Improvements:
Residential Property
SUGEHI LY MARRERO C.P. December
Term, 2014 No. 02003 \$30,981.59 KML
Law Group, P.C.

1507-417
1736 Moore Street 19145-2126 48th wd.
1924 Sq Ft BRT#481005000 Improvements:
Residential Property
NIKISHA CORPREW AND NASHEEMA
CORPREW, AS JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP C.P. November
Term, 2014 No. 02946 \$53,089.09 Zucker,
Goldberg & Ackerman, LLC

1507-418
5373 Gainor Road 19131 52nd wd. 3390
Sq Ft BRT#52-1166900 Subject to Mortgage
Improvements: Residential Property
RAHEEM A. BEY C.P. May Term,
2014 No. 02361 \$298,998.18 Scott A.
Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel
A. Ackerman, Esq.; Ashleigh L. Marin, Esq.;
Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir,
Esq.; Brian Nicholas, Esq.; Denise Carlon,
Esq.; Roger Fay, Esq.; Zucker, Goldberg &
Ackerman, LLC

SHERIFF'S SALE

1507-419
4839 Ogden Street 19139 44th wd. 1876 Sq Ft
BRT#442019850 Improvements: Residential
Property
DERRICK N. BUTLER, ADMINISTRATOR
OF THE ESTATE OF JOYCE A. BUTLER,
A/K/A JOYCE A. CASH-BUTLER,
DECEASED MORTGAGOR AND REAL
OWNER C.P. October Term, 2014 No.
00434 \$44,834.39 KML Law Group, P.C.

1507-420
5161 Arbor Street 19120 42nd wd. 1120 Sq Ft
BRT#421390700 Improvements: Residential
Dwelling
DE JIN ZHENG C.P. December Term,
2014 No. 01424 \$81,213.85 Udren Law
Offices, P.C.

1507-421
1228 Harrison Street 19124 23rd wd. 1560
Sq Ft BRT#23-4-128700 Improvements:
Residential Dwelling
DITMARIS GONZALEZ C.P. October
Term, 2014 No. 01503 \$120,530.87 Udren
Law Offices, P.C.

1507-422
2315 South 11th Street 19148 39th wd. 1296
Sq Ft BRT#394177700 Improvements:
Residential Property
ANTHONY GRANATO III AND ELIZABETH
GRANATO C.P. April Term, 2011 No. 01053
\$47,772.98 KML Law Group, P.C.

1507-423
823 Marlyn Road 19151 34th wd. 1500 Sq Ft
BRT#344265300 Improvements: Residential
Dwelling
ADIL MOHOMMED C.P. September Term,
2014 No. 02925 \$128,483.03 Udren Law
Offices, P.C.

1507-424
2652 South 72nd Street 19153 40th wd.
960 Sq Ft BRT#404010101 Improvements:
Residential Dwelling
MATTHEW JAMES A/K/A MATTHEW O.
JAMES C.P. April Term, 2013 No. 02663
\$178,990.56 Udren Law Offices, P.C.

1507-425
4052 Howland Street 19124 33rd wd. 1200
Sq Ft BRT#332365600 Improvements:
Residential Property
RAMON MELENDEZ A/K/A RAMON E.
MELENDEZ C.P. November Term, 2014
No. 02872 \$105,460.54 KML Law Group,
P.C.

1507-426
435 North Wilton Street 19139 44th wd. 960
Sq Ft BRT#44-2301100 Subject to Mortgage
Improvements: Residential Dwelling
ADDIE E. HARRIS A/K/A ADDIE
ELBERTINE HARRIS, LAST RECORD
OWNER; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER ADDIE
E. HARRIS A/K/A ADDIE ELBERTINE
HARRIS, LAST RECORD OWNER C.P.
December Term, 2014 No. 02591 \$55,597.21
Udren Law Offices, P.C.

1507-427
4615 Edmund Street 19124 23rd wd. 1600
Sq Ft BRT#232389400 Improvements:
Residential Property
MELISSA HARRINGTON C.P. December
Term, 2014 No. 02305 \$26,908.02 KML
Law Group, P.C.

1507-428
230 West Seymour Street 19144 13th wd.
1298 Sq Ft BRT#133070500 Improvements:
Residential Dwelling
RAMONA PERRY-BUTLER AND HERMAN
RAYFORD WYNN II C.P. February Term,
2015 No. 01116 \$149,686.81 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1507-429
4124 Carteret Drive 19114 65th wd. 1404
Sq Ft BRT#652438200 Improvements:
Residential Property
AUDREY C. LEEK C.P. January Term,
2015 No. 003279 \$153,426.51 Shapiro &
DeNardo, LLC

1507-430
137 Roselyn Street 19120 61st wd. 1140 Sq Ft
BRT#612191100 Improvements: Residential
Property
CANDICE BRACE C.P. December Term,
2014 No. 002137 \$140,161.61 Shapiro &
DeNardo, LLC

1507-431
6004 North 19th Street 19141 17th wd. 1344
Sq Ft BRT#17-2-3501-00 Improvements:
Residential Dwelling
IVY MAUD JONES C.P. July Term, 2012
No. 00515 \$134,084.55 Powers, Kirn &
Associates, LLC

SHERIFF'S SALE

1507-432
1505 West End Drive 19151 34th wd. 1120
Sq Ft BRT#34-4-4321-00 Improvements:
Residential Dwelling
JOSEPH A. DEREEF A/K/A JOSEPH
DEREEF, JR. C.P. September Term, 2014
No. 00600 \$42,799.49 Powers, Kirn &
Associates, LLC

1507-433
1629 Pennington Road 19151 34th wd. 1216
Sq Ft BRT#343321000 Improvements:
Residential Real Estate
SHARON FRIEDMAN C.P. June Term,
2014 No. 03579 \$99,006.94 Stern &
Eisenberg, P.C.

1507-434
2138 South Iseming Street 19148 39th wd.
1100 Sq Ft BRT#394409910 Improvements:
Residential Real Estate
KATIE ANTINORE AND MICHAEL
ANTINORE C.P. April Term, 2014 No.
02240 \$147,464.88 Stern & Eisenberg, P.C.

1507-435
4081 Higbee Street 19135 62nd wd. 1068
Sq Ft BRT#622206900 Improvements:
Residential Property
BARRY WILLIAMS C.P. July Term, 2012
No. 04697 \$94,805.99 KML Law Group,
P.C.

1507-436
7200 Limekiln Turnpike 19138 10th wd.
3120 Sq Ft BRT#102072200 Improvements:
Residential Property
JENNIFER PEARSON C.P. April Term,
2013 No. 01474 \$242,007.15 KML Law
Group, P.C.

1507-437
4920 Ormes Street 19120 42nd wd. 1140
Sq Ft BRT#421330700 Improvements:
Residential Property
CINDRIA MCKNIGHT AND TINISHA
MCKNIGHT C.P. February Term, 2014 No.
03137 \$98,993.24 KML Law Group, P.C.

1507-438
1669 East Hunting Park Avenue 19124 33rd
wd. 1226 Sq Ft BRT#332089900
Improvements: Residential Property
JOSE ANTONIO GONZALEZ PPN 761184
C.P. January Term, 2011 No. 03759 \$96,170.43
KML Law Group, P.C.

1507-439
1207 Peters Street 19147 2nd wd. 728 Sq Ft
BRT#021171900 Improvements: Residential
Property
MIN MING HU C.P. September Term,
2013 No. 03368 \$188,043.30 KML Law
Group, P.C.

1507-440
7413 Belden Street 19111 56th wd. 1224 Sq Ft
BRT#561177800 Improvements: Residential
Property
WILLIAM GAMBLE C.P. April Term,
2013 No. 03639 \$184,095.85 KML Law
Group, P.C.

1507-441
3419 Tampa Street 19134 33rd wd. 784 Sq Ft
BRT#331269400 Improvements: Residential
Property
LORENZO RIVERA C.P. November Term,
2013 No. 01697 \$72,355.88 KML Law
Group, P.C.

1507-442
5333 Arlington Street 19131 52nd wd. 1574
Sq Ft BRT#521131000 Improvements:
Residential Property
LAMAR T. FOUSE C.P. April Term, 2014
No. 01734 \$122,176.31 KML Law Group,
P.C.

1507-443
1124 South 22nd Street 19146 36th wd.
Approximate Size: Land Area - 12240
sq ft; Improvement Area - 2016 Sq Ft
BRT#871548350 Improvements: Commercial
Property

C.P. July Term, 2014 No. 01307
\$234,271.35 Scott A. Dietterick, Esq.;
Kathryn L. Mason, Esq.; James D. Young, Esq.

1507-444
5327 North Sydenham Street 19141 17th wd.
1202 Sq Ft BRT#172085900 Improvements:
Residential Dwelling
ROBIN H. GARY AND JANICE M. GARY
C.P. April Term, 2013, No. 04566 \$47,156.31
Law Offices of Gregory Javardian

1507-445
7601-7615 Frankford Avenue 19136 65th
wd. 1650 Sq Ft BRT#882746000 Subject to
Mortgage Improvements: Residential Dwelling
CHARAN KAUR AND PRINCE FUEL
COMPANY C.P. March Term, 2011, No.
02719 \$647,271.41 Law Offices of Gregory
Javardian

1507-446
4238 Whiting Road 19154 66th wd. 1296
Sq Ft BRT#662593800 Improvements:

SHERIFF'S SALE

Residential Dwelling
WILLIAM JACKSON AND KATHERINE
JACKSON C.P. August Term, 2012, No.
01497 \$116,916.75 Law Offices of Gregory
Javardian

1507-447
6805 Jackson Street 19135 41st wd. 1170
Sq Ft BRT#412316300 Improvements:
Residential Dwelling
JOHN PASQUARELLO A/K/A JOHN
PASQUERELLO AND RENEE O'CONNELL
C.P. April Term, 2013, No. 03807 \$157,771.01
Law Offices of Gregory Javardian

1507-448
3724 Vale Lane 19114-1949 66th wd. 1242
Sq Ft OPA#661320013 Improvements:
Residential Property
BRIAN MACKER C.P. February Term, 2014
No. 02113 \$168,261.18 Phelan Hallinan
Diamond & Jones, LLP

1507-449
4520 North Broad Street 19140-1220 13th wd.
2808 Sq Ft OPA#132007900 Improvements:
Residential Property
BRIAN WISE C.P. June Term, 2014 No.
04125 \$128,207.87 Phelan Hallinan
Diamond & Jones, LLP

1507-450
61 West Manheim Street 19144-2942 12th
wd. 1772 Sq Ft/ 0 Sq Ft OPA#123075100/
OPA#123075105 Improvements: Residential
Property
MARC COLLINS C.P. March Term, 2012
No. 03388 \$143,771.72 Phelan Hallinan
Diamond & Jones, LLP

1507-451
3452 Ormes Street 19134-1622 7th wd. (for-
merly the 33rd wd.) 980 Sq Ft OPA#073118300
Improvements: Residential Property
MICHAEL KUDERS C.P. March Term,
2014 No. 05396 \$62,017.10 Phelan Hallinan
Diamond & Jones, LLP

1507-452
3324 Jasper Street 19134-2536 45th wd.
1074 Sq Ft OPA#452379600 Improvements:
Residential Property
HERIBERTO RIVERA C.P. October Term,
2012 No. 04049 \$38,850.66 Phelan Hallinan
Diamond & Jones, LLP

1507-453
6156 North 7th Street 19120-1323 61st wd.
1600 Sq Ft OPA#611154400 Improvements:
Residential Property
DAMON L. COLEMAN C.P. June Term,
2013 No. 03546 \$175,446.08 Phelan
Hallinan Diamond & Jones, LLP

1507-454
5444 Charles Street 19124-1405 62nd wd.
1056 Sq Ft OPA#622284300 Improvements:
Residential Property
CHAD L. HARRIS AND TAHIRAH A.
HARRIS C.P. April Term, 2013 No. 02452
\$116,028.58 Phelan Hallinan Diamond &
Jones, LLP

1507-455
4605 North Broad Street 19140 49th wd.
2616 Sq Ft OPA#491541100 Improvements:
Residential Property
MICHAEL D. BENNETT, IN HIS CAPACITY
AS ADMINISTRATOR AND HEIR OF
THE ESTATE OF TYRONE R. CRAIG
A/K/A TYRONE ROBERT CRAIG; TYRA
WHITAKER, IN HER CAPACITY AS
HEIR OF THE ESTATE OF TYRONE R.
CRAIG A/K/A TYRONE ROBERT CRAIG;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER TYRONE
R. CRAIG A/K/A TYRONE ROBERT CRAIG,
DECEASED C.P. July Term, 2014 No.
02505 \$40,868.62 Phelan Hallinan Diamond
& Jones, LLP

1507-456
4608 Conshohocken Avenue 19131-2703 52nd
wd. 1328 Sq Ft OPA#521187200
Improvements: Residential Property
QUANDA R. HOWIE BIRTH, IN HER
CAPACITY AS CO-ADMINISTRATRIX
AND HEIR OF THE ESTATE OF ROBERT
L. HOWIE; TANYA D. HOWIE, IN HER
CAPACITY AS CO-ADMINISTRATRIX
AND HEIR OF THE ESTATE OF ROBERT
L. HOWIE; CHERYL ANN NELSON, IN
HER CAPACITY AS HEIR OF THE ESTATE
OF ROBERT L. HOWIE; ROSCHAE
GARFIELD, IN HER CAPACITY AS HEIR
OF THE ESTATE OF ROBERT L. HOWIE;
SABRINA HOWIE, IN HER CAPACITY
AS HEIR OF THE ESTATE OF ROBERT L.
HOWIE; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER ROBERT
L. HOWIE, DECEASED C.P. December
Term, 2012 No. 01691 \$43,893.94 Phelan
Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1507-457
3901 Folsom Street 19104-1643 24th wd.
1820 Sq Ft OPA#243060300 Improvements:
Residential Property
JULIA M. SMITH AND HORACE L. SMITH
C.P. May Term, 2010 No. 02525 \$45,846.58
Phelan Hallinan Diamond & Jones, LLP

1507-458
2506 South Gross Street 19142 40th wd.
932 Sq Ft OPA#402131800 Improvements:
Residential Property
JOHN E. BALMER C.P. June Term, 2014
No. 04580 \$18,971.75 Phelan Hallinan
Diamond & Jones, LLP

1507-459
**6413 North Fairhill Road a/k/a 6413 North
Fairhill Street 19126-3848** 61st wd. 1600
Sq Ft OPA#61112700 Improvements:
Residential Property
SHAUN WIGGINS AND KAREEMA
MURPHY-WIGGINS A/K/A KAREEMA
MURPHY C.P. February Term, 2014
No. 00126 \$160,682.44 Phelan Hallinan
Diamond & Jones, LLP

1507-460
8021 Elberon Avenue 19111-1806 63rd wd.
1719 Sq Ft OPA#631040500 Improvements:
Residential Property
TIMOTHY MAGEE AND JOYCE MAGEE
C.P. August Term, 2009 No. 03348 \$116,352.24
Phelan Hallinan Diamond & Jones, LLP

1507-461
5530 Hunter Street 19131-3507 4th wd.
2177 Sq Ft OPA#041260600 Improvements:
Residential Property
ISIAH PATTERSON C.P. January Term,
2015 No. 00155 \$93,250.98 Phelan Hallinan
Diamond & Jones, LLP

1507-462
2516 South Mildred Street 19148 39th
wd. 1084 Sq Ft BRT#393377400 Subject to
Mortgage
ORLANDO CAROSELLA (DECEASED)
C.P. August Term, 2014 No. 03492 \$195,940.99
Michael F.J. Romano, Esq.

1507-463
4903 Parkside Avenue 19131-3700 52nd wd.
3840 Sq Ft; Situate on the Northwesterly side
of Parkside Avenue at the distance of 60 feet
southwestwardly from the southwesterly side of
49th street OPA#521102700 Improvements:
S/d W B/g 3sty Stone
BRUCE K. TURNER AND JOANNE C.
TURNER C.P. July Term, 2012 No. 00349
\$233,393.12 Richard J. Nalbandian, III

1507-464
2852 Jasper Street 19134-3539 25th wd.
1130 Sq Ft; Situate on the Northwest side
of Jasper Street at the distance of 221 feet
8 inches Southwestward from the Southwest
side of Cambria Street OPA#252535800
Improvements: Row 2 Sty Masonry
RAULISON CHERVONY C.P. November
Term, 2014 No. 01635 \$102,115.98 Richard
J. Nalbandian, III

1507-465
217 Robat Street 19120-3515 42nd wd. 1280
Sq Ft; Beginning at a point in the Northeasterly
side of Robat Street (40 feet wide) at the dis-
tance of 128 feet Southeastwardly from the
Southeasterly side of "A" Street (60 feet wide).
OPA#421185300 Improvements: Row 2 Sty
Masonry
GAIL WILLIAMS C.P. October Term,
2014 No. 00422 \$166,972.57 Richard J.
Nalbandian, III

1507-466
6634 Cornelius Street 19138 10th wd. 1352
Sq Ft BRT#102371800 Subject to Mortgage
Improvements: Residential Property
PAULETTE GRIFFIN C.P. November
Term, 2010 No. 2113 \$81,699.33 Zucker,
Goldberg & Ackerman, LLC

1507-467
11742 Academy Place 19154-2533 66th
wd. 1400 Sq Ft BRT#66-2043200 Subject to
Mortgage Improvements: Residential Property
SAMUEL SLEWION C.P. October Term,
2012 No. 0263 \$175,557.39 Scott A.
Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel
A. Ackerman, Esq.; Ashleigh L. Marin, Esq.;
Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir,
Esq.; Brian Nicholas, Esq.; Denise Carlon,
Esq.; Roger Fay, Esq.; Zucker, Goldberg &
Ackerman, LLC

1507-468
11889 Jeanes Street 19116 58th wd. 1200
Sq Ft BRT#582457300 Improvements:
Residential Property
EDWIN CAMACHO AND THERESA M.
LEPERA C.P. July Term, 2014 No. 02387
\$228,081.90 KML Law Group, P.C.

1507-469
2918 West York Street 19132 28th wd. 1064
Sq Ft BRT#282337501 Improvements:
Residential Property

SHERIFF'S SALE

BRUCE POUNCY C.P. November Term,
2014 No. 00830 \$91,862.47 KML Law
Group, P.C.

1507-470
6935-45 North 15th Street Unit 1-C 19126
10th wd. 440 Sq Ft; Being and designated at
Unit No. 1-C together with a proportionate
undivided interest in the Common Elements
(as defined in such Declaration) of 4.167%.
BRT#888056960 Improvements: Residential
Property
HOWARD VAN BUREN C.P. November
Term, 2014 No. 01323 \$55,792.47 KML
Law Group, P.C.

1507-471
246 East Garrett Street 19119 22nd wd.
1200 Sq Ft BRT#222015000 Improvements:
Residential Property
MICHAEL WARREN C.P. August Term,
2014 No. 01818 \$56,884.71 KML Law
Group, P.C.

1507-472
2101-19 Market Street #2506 19103 9th wd.
1634 Sq Ft; Being and designated as Unit No.
2506 together with a proportionate undivided
interest in the Common Elements (as defined in
such Declaration) 0.45517%. BRT#888094430
Improvements: Residential Property
JACOB M. YAEGER C.P. July Term,
2014 No. 01886 \$566,791.93 KML Law
Group, P.C.

1507-473
2533 North Bouvier Street 19132-3816
16th wd. 1046 Sq Ft BRT#161222700
Improvements: Residential Property
ROBERTA MATHIS C.P. May Term, 2013
No. 00027 \$18,034.32 KML Law Group,
P.C.

1507-474
8840 Calvert Street 19152-1306 57th wd.
1097 Sq Ft BRT#571184100 Improvements:
Residential Property
SHAWN F. MCGINLEY AND KATHLEEN M.
MCGINLEY C.P. February Term, 2011 No.
03887 \$187,846.22 KML Law Group, P.C.

1507-475
7320 Chelwynde Avenue 19153-2206 40th wd.
1712 Sq Ft BRT#404318000 Improvements:
Residential Property
CATHERINE M. BECKETT A/K/A
CATHERINE BECKETT HORNE AND
ROBERT W. HORNE, JR. C.P. March
Term, 2014 No. 01071 \$54,116.33 KML
Law Group, P.C.

1507-476
2077 Wilmot Street 19124-3407 23rd wd.
960 Sq Ft BRT#232139400 Improvements:
Residential Property
WILLIAM ORTIZ AND JUANA E. VERAS
C.P. April Term, 2014 No. 04175 \$77,257.44
KML Law Group, P.C.

1507-477
6509 Castor Avenue 19149 54th wd. 1530 Sq
Ft BRT#88-2-8361-00 Improvements: Store
1 Story Masonry
BETTY JIE XIONG WENG C.P. February
Term, 2015 No. 00349 \$246,512.73 Janet
L. Gold, Esq.

1507-478
**5804 North 4th Street a/k/a 5804 4th Street
19120** 61st wd. 896 Sq Ft BRT#612363400
Improvements: Residential Property
JAMES E. BRODIE C.P. December Term,
2014 No. 01059 \$89,280.51 Scott A.
Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel
A. Ackerman, Esq.; Ashleigh L. Marin, Esq.;
Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir,
Esq.; Brian Nicholas, Esq.; Denise Carlon,
Esq.; Roger Fay, Esq.; Zucker, Goldberg &
Ackerman, LLC

1507-479
**1419 East Susquehanna Avenue 19125-
2825** 18th wd. 2423 Sq Ft BRT#181252600
Improvements: Residential Property
JOHN GENTNER AND LISA GENTNER
A/K/A LISA GENTER C.P. March Term,
2012 No. 02024 \$282,519.92 KML Law
Group, P.C.

1507-480
1447 Lardner Street 19149-3224 54th wd.
970 Sq Ft BRT#541035100 Improvements:
Residential Property
SHARITA E. OLIVER C.P. December
Term, 2014 No. 02140 \$85,371.48 KML
Law Group, P.C.

1507-481
4009 K Street 19124-5218 33rd wd. 1056
Sq Ft BRT#332324100 Improvements:
Residential Property
CESAR MARTEA/K/A CESAR MARTA C.P.
January Term, 2015 No. 00687 \$111,771.70
KML Law Group, P.C.

1507-482
6038 Shisler Street 19149-3240 53rd wd.
1100 Sq Ft BRT#531280200 Improvements:

SHERIFF'S SALE

Residential Property
SHALINA REDDING C.P. January Term,
2015 No. 00176 \$129,558.59 KML Law
Group, P.C.

1507-483
6728 Paschall Avenue 19142 40th wd. 960
Sq Ft BRT#40-3-1732-00 Subject to Mortgage
Subject to Rent
NEW BRITAIN REALTY GROUP, LLC C.P.
December Term, 2012 No. 03062 \$53406.80
plus continuing interest, less post judgment pay-
ments of \$9546.83 Jennifer D. Gould

1507-484
7108 Guyer Avenue 19153 40th wd. 960 Sq Ft
BRT#404352300 Improvements: Residential
Property
PATRICE A. PARKS C.P. January Term,
2012 No. 001684 \$99,004.52 Shapiro &
DeNardo, LLC

1507-485
7050 Van Dike Street 19135 41st wd. 1280
Sq Ft BRT#412423300 Improvements:
Residential Property
TERRANCE BERKERY C.P. July Term,
2014 No. 1303 \$148,945.91 Shapiro &
DeNardo, LLC

1507-486
3106 Cottman Avenue 19149 55th wd. 1536
Sq Ft BRT#551507900 Improvements:
Residential Property
MARQUITA WILLIAMS C.P. April Term,
2013 No. 02747 \$145,575.29 KML Law
Group, P.C.

1507-487
2782 Willits Road 19136 57th wd. 2240 Sq Ft
BRT#571157716 Improvements: Residential
Property
JUSTIC FRED ACKAH A/K/A JUSTICE
FRED ACKAH C.P. July Term, 2014 No.
004086 \$214,326.91 Shapiro & DeNardo,
LLC

1507-488
7242 Lawndale Avenue 19111 53rd wd.
1170 Sq Ft BRT#532388400 Improvements:
Residential Property
AURA C. BARRERA C.P. August Term,
2014 No. 03912 \$127,991.98 KML Law
Group, P.C.

1507-489
**2612 South Muhlfeld Street a/k/a 2612
Muhlfeld Street 19142** 40th wd. 960 Sq Ft
BRT#406159800 Improvements: Residential
Property
KONA HUBBARD C.P. January Term,
2015 No. 00167 \$59,346.47 KML Law
Group, P.C.

1507-490
4011 K Street 19124 33rd wd. 1056 Sq Ft
BRT#332324200 Improvements: Residential
Property
JUAN AYALA, JR. C.P. December Term,
2014 No. 04002 \$49,167.94 KML Law
Group, P.C.

1507-491
5132 Saul Street 19124 62nd wd. 1341 Sq Ft
BRT#621445900 Improvements: Residential
Real Estate
MICHAEL J. NELSON C.P. April Term,
2014 No. 03939 \$101,429.31 Stern &
Eisenberg, P.C.

1507-492
5110 Gainor Road 19131 52nd wd. 1496
Sq Ft BRT#521160000 Improvements:
Residential Real Estate
MO BANGS CORPORATION C.P.
December Term, 2014 No. 01746 \$102,216.20
Stern & Eisenberg, P.C.

1507-493
1904 East Allegheny Avenue 19134 25th wd.
1260 Sq Ft BRT#252305500 Improvements:
Residential Property
ANGEL J. AYALA-APONTE C.P. August
Term, 2014 No. 01955 \$41,006.22 KML
Law Group, P.C.

1507-494
8002 Thouron Avenue 19150 50th wd. 1640
Sq Ft BRT#502150100 Improvements:
Residential Real Estate
DESMOND SPENCER C.P. June Term,
2012 No. 01390 \$172,557.95 Stern &
Eisenberg, P.C.

1507-495
2053 Snyder Avenue 19145 48th wd. 1206
Sq Ft BRT#481136000 Improvements:
Residential Real Estate
WILLIAM H. LEE AND DENISE BOYD
LEE C.P. September Term, 2014 No. 001201
\$156,316.17 Stern & Eisenberg, P.C.

1507-496
949 East Westmoreland Street 19134 33rd
wd. 1696 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

SHERIFF'S SALE

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.

1507-497
1167 East Sharpnack Street 19150-3108 50th
wd. 1110 Sq Ft; Beginning Point: Beginning
at a point on the Northwest side of Sharpnack
Street (50 feet wide) at the distance of 57 feet,
10 inches measured along the said side of
Sharpnack Street South 38 degrees 36 minutes
2 seconds West from the Southwest side of
Baldwin Street (50 feet wide) OPA#502335200
Improvements: Row 2 Sty Masonry
MADELINE J. HENDERSON C.P. June
Term, 2013 No. 01509 \$185,825.75 Richard
J. Nalbandian, III

1507-498
3208 Belgreen Road 19154-1430 66th
wd. 1360 Sq Ft; Beginning at a point on the
Southwest side of Belgreen Road (64 feet wide)
which point is measured North 29 39' 37"
West 255 feet 2-3/4 inches OPA#663084100
Improvements: Row 2 Sty Masonry
RAYMOND T. GRANT AND ANNE F.
GRANT C.P. November Term, 2014 No.
01914 \$241,985.55 Richard J. Nalbandian,
III

1507-499
2634 South Daggett Street 19142 40th wd.
992 Sq Ft BRT#40-6-0110-00 Improvements:
Residential Dwelling
TROY THOMPSON C.P. January Term,
2015 No. 03659 \$51,046.14 Udren Law
Offices, P.C.

1507-500
1718 West Moyamensing Avenue 19145
26th wd. 2240 Sq Ft BRT#26-2-3220-00
Improvements: Residential Dwelling
DONALD C. MADDOX C.P. April Term,
2013 No. 00757 \$198,338.30 Udren Law
Offices, P.C.

1507-501
4512 North Mole Street 19140 13th wd.
936 Sq Ft BRT#132100700 Improvements:
Residential Dwelling
BEVERLY THOMISON A/K/A BEVERLY
THOMISON-SADIA A/K/A BEVERLY T.
SADIA C.P. February Term, 2015 No. 01267
\$42,971.97 Udren Law Offices, P.C.

1507-502
2816 North Van Pelt Street 19132 11th wd.
1200 Sq Ft BRT#11-1-295700 Improvements:
Residential Dwelling
MELISA SWAN C.P. September Term,
2011 No. 01038 \$60,434.40 Udren Law
Offices, P.C.

1507-503
6425 Drexel Road 19151 34th wd. 4524
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.

1507-504
8816 Ridge Avenue, Unit 7 19128 21st wd.
1632 Sq Ft BRT#21-2-5228-18 Subject to
Mortgage Improvements: Residential Property
CHARLTON MEDLEY AND SYBIL
MCKNIGHT-MEDLEY, AS TENANTS BY
THE ENTIRETY C.P. July Term, 2011
No. 0600 \$337,317.61 Zucker, Goldberg &
Ackerman, LLC

1507-505
1628 North 55th Street 19131 4th wd. 2496
Sq Ft BRT#041317000 Improvements:
Residential Real Estate
VINCENT SAUNDERS A/K/A VINCENT K.
SAUNDERS AND DEMARCUS R. WAITES
C.P. August Term, 2014 No. 00234 \$81,530.74
Stern & Eisenberg, P.C.

1507-506
1444 East Cheltenham Avenue 19124
62nd wd. 1368 Sq Ft BRT#621074500
Improvements: Residential Real Estate
ANNE M. COKLEY, ADMINISTRATRIX OF
THE ESTATE OF LISA C. WALLACE A/K/A
LISA COKLEY-WALLACE C.P. September
Term, 2014 No. 02339 \$81,967.24 Stern &
Eisenberg, P.C.

1507-507
6204-6220 West Passyunk Avenue 19153 40th
wd. 29200 Sq Ft; All that certain lot or piece of
ground on Southerly side of Passyunk (120 feet,
State Road #3019) St. 78 degrees 18 minutes 08
seconds East of Southerly side of Passyunk St.
444.613 ft from Northerly end of line North 9
Degrees 02 minutes 00 seconds which forms a
cut back corner at intersection of Southerly Side
of Passyunk Avenue. OPA#884791300 Subject
To Mortgage of BNB Hana Bank National,

SHERIFF'S SALE

successor by merger to BNB Bank, N.A. and
assigned to BNB Real Estate Holding LLC and
Doral Capital Corporation
PHONG TAN HUYNH AND KHANH BUU
HUYNH C.P. May Term, 2014 No.
03162 \$1,185,082.30 plus interst from 5/18/14
to 7/7/15 (at the rate of 18%) in the amount of
\$251,884.52 Max L. Lieberman, Esq.

1507-508
5733 North 20th Street 19138-2901 17th wd.
1218 Sq Ft BRT#17-2-374700 Improvements:
Row B/gar 2 Story
MELONY CLARK C.P. September Term,
2014 No. 03076 \$189,122.90 Milstead &
Associates, LLC

1507-509
**1205 West Wingohocking Street 19140-
1211** 49th wd. 1732 Sq Ft BRT#491012600
Improvements: Row 2 Story Masonry
BERNICE JONES, ADMINISTRATRIX OF
THE ESTATE OF ROGER L. JONES A/K/A
ROGER JONES, DECEASED MORTGAGOR
AND REAL OWNER C.P. September Term,
2014 No. 02761 \$36,223.96 Milstead &
Associates, LLC

1507-510
926 West Olney Avenue 19141 49th wd. 1304
Sq Ft BRT#492062600 Subject to Mortgage
EINSTEIN PROPERTIES, LLC C.P.
February Term, 2014 No. 02235 \$91,777.50
Emmanuel J. Argentieri, Esq.

1507-511
629 Fanshawne Street 19111 35th wd. 1200
Sq Ft BRT#353119100 Improvements:
Residential Property
TARA BRADFORD AND KEITH A.
BRADFORD C.P. November Term, 2014
No. 002716 \$207,895.17 Shapiro &
DeNardo, LLC

1507-512
2434 South Rosewood Street 19145-4430
26th wd. 1068 Sq Ft PRCL#261107200
Improvements: Residential Property
GAYTIN MCGOWAN, INDIVIDUALLY AND
IN HER CAPACITY AS ADMINISTRATRIX
OF THE ESTATE OF ANN MARIE SCAFISI
A/K/A ANNAMARIE SCAFISI; FRED
SCAFISI, IN HIS CAPACITY AS HEIR OF
THE ESTATE OF ANN MARIE SCAFISI
A/K/A ANNAMARIE SCAFISI; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER ANNAMARIE SCAFISI
A/K/A ANN MARIE SCAFISI, DECEASED
C.P. July Term, 2014 No. 02502 \$79,401.61
Phelan Hallinan Diamond & Jones, LLP

1507-513
**1917 West Master Street a/k/a 1917 Master
Street 19121-4917** 47th wd. (formerly
the 29th wd.) 1539 Sq Ft OPA#472007010
Improvements: Residential Property
GUSSIE B. WILLIAMS A/K/A GUSSIE
WILLIAMS C.P. November Term, 2014
No. 00890 \$159,553.99 Phelan Hallinan
Diamond & Jones, LLP

1507-514
358 Winton Street 19148-3322 39th wd.
980 Sq Ft OPA#392101800 Improvements:
Residential Property
PETER MARANDOLA C.P. March Term,
2012 No. 03856 \$183,948.08 Phelan
Hallinan Diamond & Jones, LLP

1507-515
6904 Lincoln Drive 19119-3009 22nd wd.
3375 Sq Ft OPA#223277900 Improvements:
Residential Property
BRENDA ROGERS AND STANLEY B.
ROGERS A/K/A STAN ROGERS C.P.
September Term, 2012 No. 03028 \$627,070.75
Phelan Hallinan Diamond & Jones, LLP

1507-516
611 East Clementine Street 19134-2333
33rd wd. 1008 Sq Ft OPA#331013800
Improvements: Residential Property
NUA, LLC, A PA LIMITED LIABILITY
COMPANY C.P. March Term, 2014 No.
05178 \$30,340.85 Phelan Hallinan Diamond
& Jones, LLP

1507-517
6408 Guyer Avenue 19142 40th wd. 1044
Sq Ft OPA#406318300 Improvements:
Residential Property
KENNETH PAUL C.P. December Term,
2014 No. 03996 \$63,296.25 Phelan Hallinan
Diamond & Jones, LLP

1507-518
4437 Deerpath Lane 19154-4320 66th
wd. (formerly the 58th wd.) 1528 Sq Ft
OPA#662454300 Improvements: Residential
Property
THOMAS R. LESINSKI, JR. C.P. July
Term, 2014 No. 03677 \$185,851.28 Phelan
Hallinan Diamond & Jones, LLP

1507-519
1528 East Johnson Street 19138-1110

SHERIFF'S SALE

10th wd. (formerly the 50th wd.) 1344 Sq Ft
OPA#102296900 Improvements: Residential
Property
DIANA M. JACKSON AND TRACY W.
JACKSON C.P. September Term, 2014
No. 00972 \$194,088.95 Phelan Hallinan
Diamond & Jones, LLP

1507-520
5961 Reach Street 19120-1114 35th wd.
1250 Sq Ft OPA#352243000 Improvements:
Residential Property
JUAN ORTIZ, JR. C.P. January Term, 2012
No. 00771 \$65,932.00 Phelan Hallinan
Diamond & Jones, LLP

1507-521
406 East Upsal Street 19119-3927 22nd wd.
1044 Sq Ft OPA#221084500 Improvements:
Residential Property
REGINA TAYLOR C.P. September Term,
2012 No. 02841 \$126,489.75 Phelan
Hallinan Diamond & Jones, LLP

1507-522
2513 South Mole Street 19145 26th wd.
948 Sq Ft OPA#261211700 Improvements:
Residential Property
ALBERT NARDI AND COLLEEN E. NARDI
A/K/A COLLEEN NARDI C.P. December
Term, 2014 No. 03997 \$134,772.97 Phelan
Hallinan Diamond & Jones, LLP

1507-523
8634 Fayette Street 19150-1904 50th wd.
1332 Sq Ft OPA#502305300 Improvements:
Residential Property
ANGELA BROWN C.P. September Term,
2013 No. 01028 \$202,861.72 Phelan
Hallinan Diamond & Jones, LLP

1507-524
**3515 Sheffield a/k/a 3515 Sheffield
Avenue 19136-3518** 64th wd. 1432 Sq Ft
OPA#642227200 Improvements: Residential
Property
LOLITA TILSNER C.P. December Term,
2014 No. 03643 \$113,039.82 Phelan
Hallinan Diamond & Jones, LLP

1507-525
**528-30 Gates Street a/k/a 528 Gates
Street 19128-2509** 21st wd. 3600 Sq Ft
OPA#213297400 Improvements: Residential
Property
CHESTER J. FRANCZYK, III C.P.
September Term, 2012 No. 01914 \$127,457.53
Phelan Hallinan Diamond & Jones, LLP

1507-526
3136 Tulip Street 19134-3808 25th wd. 986
Sq Ft OPA#252376000 Improvements:
Residential Property
JOHN KANE, IN HIS CAPACITY AS HEIR OF
MICHAEL KANE, DECEASED; PATRICIA
KANE, IN HER CAPACITY AS HEIR OF
MICHAEL KANE, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER MICHAEL KANE,
DECEASED C.P. November Term, 2014
No. 02723 \$106,561.04 Phelan Hallinan
Diamond & Jones, LLP

1507-527
2914 Passmore Street 19149-3032 55th wd.
896 Sq Ft OPA#551029500 Improvements:
Residential Property
MICHAEL GULLI C.P. April Term, 2011
No. 01152 \$131,728.97 Phelan Hallinan
Diamond & Jones, LLP

1507-528
**304 Unruh Avenue a/k/a 304 Unruh
Street 19111-4630** 35th wd. 1365 Sq Ft
OPA#353120600 Improvements: Residential
Property
EDWIN GIBSON AND DAWN GIBSON C.P.
October Term, 2009 No. 04119 \$190,226.69
Phelan Hallinan Diamond & Jones, LLP

1507-529
6143 North Mascher Street 19120-1941
61st wd. 1240 Sq Ft OPA#611021400
Improvements: Residential Property
CELIA DANCY C.P. June Term, 2013 No.
01754 \$86,372.80 Phelan Hallinan Diamond
& Jones, LLP

1507-530
7246 Marsden Street 19135 41st wd. 1344
Sq Ft BRT#412382100 Improvements:
Residential Dwelling
PHYLLIS M. WILDONGER AND STEVEN
J. WILDONGER C.P. June Term, 2014
No. 01747 \$111,548.54 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1507-531
6504 Crescentville Road 19120 61st wd.
1164 Sq Ft BRT#61-1003700 Improvements:
Residential Dwelling
ROSEMARIE M. LEE C.P. July Term,
2014 No. 00889 \$88,998.04 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

SHERIFF'S SALE

1507-532
4611 Hurley Street 19120-4530 42nd wd. 960
Sq Ft BRT#421445300 Subject to Mortgage
Improvements: Residential Dwelling
CHARLES P. DONATO A/K/A CHARLES
DONATO C.P. November Term, 2014, No.
00633 \$72,612.01 Law Offices of Gregory
Javardian

1507-533
4918 D Street 19120-4322 42nd wd. 1240
Sq Ft BRT#421458700 Improvements:
Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE,
AS ADMINISTRATOR OF THE ESTATE
OF GENA DANTZLER A/K/A GENA E.
DANTZLER, DECEASED C.P. July Term,
2013 No. 02971 \$20,584.79 Powers, Kim
& Associates, LLC

1507-534
1910 Dallas Street 19138 10th wd. 1344 Sq Ft
BRT#101285000 Improvements: Residential
Dwelling
DWAYNE BLACKSON AND TRACY R.
KENNEDY C.P. February Term, 2012
No. 02578 \$118,844.73 Powers, Kim &
Associates, LLC

1507-535
7326 Lawndale Avenue 19111-3627 56th wd.
1200 Sq Ft BRT#56-1024800 Improvements:
Residential Dwelling
ANIBAL FIGUEROA C.P. March Term,
2013 No. 02297 \$151,001.42 Powers, Kim
& Associates, LLC

1507-536
1434 Robbins Avenue 19149-2750 54th wd.
1188 Sq Ft BRT#541081100 Improvements:
Residential Real Estate
YI CHENG C.P. February Term, 2014 No.
01805 \$85,141.18 Stern & Eisenberg, P.C.

1507-537
612 Elkins Avenue 19120-2214 61st wd.
1380 Sq Ft BRT#612027000 Improvements:
Residential Real Estate
RUDOLPH L. BASTIEN A/K/A WOODY
BASTIEN C.P. September Term, 2014 No.
02191 \$181,746.02 Stern & Eisenberg, P.C.

1507-538
111 East Durham Street 19119-1823 22nd wd.
2518 Sq Ft BRT#222162300 Improvements:
Residential Real Estate
JUDITH Q. MILLER AND CHARLES T.
MILLER C.P. October Term, 2014 No.
02047 \$321,459.40 Stern & Eisenberg, P.C.

1507-539
5038 F Street 19124-3502 23rd wd. 1160
Sq Ft BRT#233058700 Improvements:
Residential Real Estate
JOHN VARGHESE AND JULIE VARGHESE
C.P. September Term, 2014 No. 02523
\$82,339.61 Stern & Eisenberg, P.C.

1507-540
1453 Rosalie Street 19149 62nd wd. 1216 Sq
Ft BRT#621096400 Improvements: Row B/
gar 2sty Masonry
JOSE NATALI C.P. September Term,
2014 No. 00384 \$149,910.81 Milstead &
Associates, LLC

1507-541
4913 Catharine Street 19143 46th wd.
ROW 3.5 STY MASONRY; 2888 Sq Ft
BRT#462087600 Improvements: Residential
Dwelling
UNKNOWN SURVIVING HEIRS OF
CHRISTINE MCDOWELL, DECEASED
MORTGAGOR AND REAL OWNER; GARY
MCDOWELL, KNOWN SURVIVING HEIR
OF CHRISTINE MCDOWELL, DECEASED
MORTGAGOR AND REAL OWNER;
MICHELLE IVERY, KNOWN SURVIVING
HEIR OF LILLIE IVERY, DECEASED REAL
OWNER; ROSE MARIE MCDOWELL,
KNOWN SURVIVING HEIR OF CHRISTINE
MCDOWELL, DECEASED MORTGAGOR
AND REAL OWNER; NICOLE IVORY
CHANCE, KNOWN SURVIVING HEIR
OF LILLIE IVERY, DECEASED REAL
OWNER; KAREN M. IVERY, KNOWN
SURVIVING HEIR OF LILLIE IVERY,
DECEASED REAL OWNER; WILLIAM
MCDOWELL, KNOWN SURVIVING HEIR
OF CHRISTINE MCDOWELL, DECEASED
MORTGAGOR AND REAL OWNER;
UNKNOWN SURVIVING HEIRS OF LILLIE
IVERY, DECEASED REAL OWNER; AARON
CHANT, KNOWN SURVIVING HEIR OF
LILLIE IVERY, DECEASED REAL OWNER;
TERRANCE CHANT, KNOWN SURVIVING
HEIR OF LILLIE IVERY, DECEASED
REAL OWNER; JOHN LEE MCDOWELL,
KNOWN SURVIVING HEIR OF CHRISTINE
MCDOWELL, DECEASED MORTGAGOR
AND REAL OWNER C.P. August Term,
2011 No. 00719 \$212,924.56 McCabe,
Weisberg & Conway, P.C.

1507-542
1338 Fanshawe Street 19111 53rd wd. 1210
Sq Ft BRT#532033700 Improvements: Row

SHERIFF'S SALE

B/gar 2sty Masonry
CHUI W. CHENG AND CHUI W. CHENG
C.P. December Term, 2014 No. 01723
\$118,138.10 Milstead & Associates, LLC

1507-543
5108 North 12th Street 19143 49th wd. S/D
CONV APT 2STY MASONRY; 1600 Sq Ft
BRT#493133800 Improvements: Residential
Dwelling
GAIL HUDGINS C.P. October Term, 2009
No. 00221 \$58,983.93 McCabe, Weisberg
& Conway, P.C.

1507-544
5655 McMahon Street 19144 12th wd. 2831
Sq Ft BRT#122208800 Improvements: Semi/
det 3sty Masonry
RYAN STROUP C.P. May Term, 2014 No.
01415 \$106,148.75 Milstead & Associates,
LLC

1507-545
12713 Hollins Road 19154 66th wd. ROW
B/GAR 2STY MASONRY; 1360 Sq Ft
BRT#663340600 Improvements: Residential
Dwelling
HOLLY TRASK AND JOHN TRASK, JR.
C.P. July Term, 2014 No. 01659 \$223,975.54
McCabe, Weisberg & Conway, P.C.

1507-546
3643 Haywood St 19129 38th wd. 1156 Sq Ft
BRT#382067930 Improvements: S/d B/g 2.5
Sty Mas.+other
GARY P. SIMS C.P. December Term,
2014 No. 01054 \$412,804.05 Milstead &
Associates, LLC

1507-547
2042 Pemberton Street 19146 30th wd. ROW
2STY MASONRY; 1000 Sq Ft BRT#301084700
Improvements: Residential Dwelling
EVE DURANT C.P. April Term, 2014 No.
02446 \$293,456.69 McCabe, Weisberg &
Conway, P.C.

1507-548
7931 Lowber Avenue 19150-3127 50th wd.
1440 Sq Ft PRCL#50-2053600 Improvements:
Residential Dwelling
MERCEDEIS GALLOWAY, WARNER R.
GALLOWAY A/K/A WARNER GALLOWAY
C.P. August Term, 2014 No. 002005
\$269,250.39 Federman & Associates, LLC

1507-549
4619 Tampa St 19120 42nd wd. 1092 Sq Ft
BRT#42-1-5810-00 Improvements: Row 2
Sty Masonry
MODESTA OQUENDO C.P. March Term,
2014 No. 01375 \$98,283.84 Milstead &
Associates, LLC

1507-550
4324 M Street 19124 33rd wd. ROW B/GAR
2STY MASONRY; 1188 Sq Ft BRT#332465300
Improvements: Residential Dwelling
RICHARD MILLWARD AND KATHRYN
MILLWARD C.P. November Term, 2014
No. 00012 \$115,517.42 McCabe, Weisberg
& Conway, P.C.

1507-551
409 Van Kirk St 19120 35th wd. 1362 Sq Ft
BRT#352109900 Improvements: Row B/gar
2sty Masonry
ROSE MARIE CRUZ C.P. September Term,
2014 No. 02709 \$98,601.22 Milstead &
Associates, LLC

1507-552
1727 Nathaniel Drive 19116 58th wd.
ROW 1.5 STY MAS+OTHER; 1360 Sq Ft
BRT#582588788 Improvements: Residential
Dwelling
PATRICIA OPRYSKO AND CHRISTOPHER
SMITH C.P. March Term, 2014 No. 01419
\$129,182.81 McCabe, Weisberg & Conway,
P.C.

1507-553
127 West Tabor Road 19120-2937 42nd wd.
1600 Sq Ft BRT#422288800; PRCL#134N11-13
Improvements: Residential Dwelling
MATTHEW AMADI ENWEREJI A/K/A
MATTHEW A. ENWEREJI C.P. May Term,
2013 No. 001869 \$56,174.00 Federman &
Associates, LLC

1507-554
1225 Medary Avenue 19141 49th wd. DET
W/DET GAR 3 STY MASON; 2813 Sq Ft
BRT#493056500 Improvements: Residential
Dwelling
TAMARA LUCHANA FORD, IN HER
CAPACITY AS ADMINISTRATRIX OF THE
ESTATE OF SHELTON BELL, DECEASED
MORTGAGOR AND REAL OWNER AND
UNITED STATES OF AMERICA C/O THE
UNITED STATES ATTORNEY FOR THE
EASTERN DISTRICT OF PA C.P.
April Term, 2013 No. 10178 \$225,464.15
McCabe, Weisberg & Conway, P.C.

1507-555
1202 Stirling Street 19111-5838 53rd wd.
1376 Sq Ft BRT#531048400 Improvements:

SHERIFF'S SALE

Residential Property
CARMELA MAZZOLA AND DOMENICA
MAZZOLA C.P. December Term, 2014 No.
03243 \$112,246.37 KML Law Group, P.C.

1507-556
1421 East Mt. Pleasant Ave 19150 50th wd.
1084 Sq Ft BRT#501480300 Improvements:
Row B/gar 2sty Masonry
TYRONE SYKES, PAULA SYKES AND
TYRONE SYKES C.P. September Term,
2014 No. 02374 \$149,072.85 Milstead &
Associates, LLC

1507-557
6419 Beechwood Street 19138 50th wd. ROW
2 STY MASONRY; 1050 Sq Ft BRT#172508100
Improvements: Residential Dwelling
GLENROY CHAPMAN A/K/A GLENROY
G.E. CHAPMAN C.P. June Term, 2009 No.
03167 \$24,963.69 McCabe, Weisberg &
Conway, P.C.

1507-558
2307 South Hemberger Street 19145 48th
wd. ROW 2 STY MASONRY; 1120 Sq Ft
BRT#482235200 Improvements: Residential
Dwelling
KOWANA MANLEY C.P. January Term,
2015 No. 01447 \$90,246.02 McCabe,
Weisberg & Conway, P.C.

1507-559
321 East Rockland Street 19120 42nd wd.
1600 Sq Ft BRT#42-1121500 Improvements:
Row B/gar 2sty Masonry
STEVENSON PETIT-DE AND GENEVIEVE
ZAMOR C.P. November Term, 2014 No.
00825 \$28,817.39 Milstead & Associates,
LLC

1507-560
3900 Ford Road Unit 19M 19131 52nd wd.
RES.CONDO.5+STY MASONRY; 998 Sq Ft
BRT#888520288 Improvements: Residential
Dwelling
RENEE HUGHES AND WILLIAM M. KING,
DECEASED C.P. May Term, 2014 No.
01303 \$88,694.85 McCabe, Weisberg &
Conway, P.C.

1507-561
4313 North 8th Street 19140-2214 43rd wd.
1008 Sq Ft BRT#433354200 Improvements:
Residential Property
IVELISSE CINTRON AND JOHNNY
SANTIAGO C.P. June Term, 2014 No.
04335 \$62,597.99 KML Law Group, P.C.

1507-562
840 West Moyamensing Avenue 19148 39th
wd. ROW 2STY MASONRY; 1080 Sq Ft
BRT#393327600 Improvements: Residential
Dwelling
YULIYANI LAMATENGGO AND
HENDRICK DIAPINAH C.P. July Term,
2013 No. 03334 \$181,526.17 McCabe,
Weisberg & Conway, P.C.

1507-563
12455 Barbary Road 19154 66th wd.
ROW B/GAR 2STY MASONRY; 1360 Sq Ft
BRT#663188500 Improvements: Residential
Dwelling
THOMAS F. KANE AND DOLORES KANE
C.P. July Term, 2012 No. 02971 \$183,830.17
McCabe, Weisberg & Conway, P.C.

1507-564
5209 Hazel Avenue 19143 46th wd. ROW 2
STY MASONRY; 1008 Sq Ft BRT#462019900
Improvements: Residential Dwelling
ERIC PONDER C.P. July Term, 2014 No.
04070 \$148,872.97 McCabe, Weisberg &
Conway, P.C.

1507-565
1432 East Upsal Street 19150 50th wd. DET
W/D GAR 1.5STY MASONRY; 1376 Sq Ft
BRT#501463100 Improvements: Residential
Dwelling
ETHEL M. SMITH C.P. November Term,
2014 No. 01909 \$148,219.03 McCabe,
Weisberg & Conway, P.C.

1507-566
714 Tyson Avenue 19111 53rd wd. S/D W B/G
2S MASONRY; 1358 Sq Ft BRT#532212500
Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF
JAVIER ROSADO-SANTIAGO A/K/A
JAVIER ROSADO SANTIAGO, DECEASED
MORTGAGOR AND REAL OWNER;
WILSON ROSADO A/K/A WILSON ROSADO
RODRIGUEZ, KNOWN SURVIVING HEIR
OF JAVIER ROSADO-SANTIAGO A/K/A
JAVIER ROSADO SANTIAGO, DECEASED
MORTGAGOR AND REAL OWNER C.P.
April Term, 2014 No. 02597 \$198,605.87
McCabe, Weisberg & Conway, P.C.

1507-567
1036 South 54th Street 19143 51st wd.
ROW B/GAR 2STY MASONRY; 1344 Sq Ft
BRT#513126200 Improvements: Residential
Dwelling
LULA M. WILSON-TOE AND DANIEL S.
TOE, SR. C.P. February Term, 2014 No.

SHERIFF'S SALE

00852 \$78,867.59 McCabe, Weisberg &
Conway, P.C.

1507-568
4017 Greeby Street 19135 55th wd.
ROW B/GAR 2STY MASONRY; 960 Sq Ft
BRT#552121400 Improvements: Residential
Dwelling
KATHLEEN FITZGERALD C.P. February
Term, 2014 No. 01502 \$142,610.47 McCabe,
Weisberg & Conway, P.C.

1507-569
2224 South Colorado Street 19145 26th
wd. ROW 2 STY MASONRY; 784 Sq Ft
BRT#262033600 Improvements: Residential
Dwelling
DAVID PINEDA AND GININE FERRANTE
C.P. August Term, 2013 No. 01969 \$227,503.34
McCabe, Weisberg & Conway, P.C.

1507-570
6823 Oakley Street 19111 35th wd. S/D
W DET GAR 2 STY MASON; 1344 Sq Ft
BRT#353227300 Improvements: Residential
Dwelling
MICHAEL J. SMITH AND TUM
CHALOEUNPORN C.P. March Term, 2014
No. 03619 \$164,860.60 McCabe, Weisberg
& Conway, P.C.

1507-571
4633 Edmund Street 19124 23rd wd. ROW
2STY FRAME; 1036 Sq Ft BRT#232390100
Improvements: Residential Dwelling
DAVID HORNBAKER, KNOWN SURVIVING
HEIR OF JOAN RENNIE, DECEASED
MORTGAGOR AND REAL OWNER;
UNKNOWN SURVIVING HEIRS OF JOAN
RENNIE, DECEASED MORTGAGOR AND
REAL OWNER C.P. December Term, 2013
No. 03134 \$51,816.45 McCabe, Weisberg
& Conway, P.C.

1507-572
4107 Claridge Street 19124 33rd wd. ROW 1
STY MASONRY; 657 Sq Ft BRT#332352800
Improvements: Residential Dwelling
IVAN T. JAMES KNOWN SURVIVING
HEIR OF BONNIE JAMES, DECEASED
MORTGAGOR AND REAL OWNER; ERIN
M. JAMES, KNOWN SURVIVING HEIR OF
BONNIE JAMES, DECEASED MORTGAGOR
AND REAL OWNER; UNKNOWN
SURVIVING HEIRS OF BONNIE JAMES,
DECEASED MORTGAGOR AND REAL
OWNER C.P. June Term, 2014 No. 02371
\$46,993.53 McCabe, Weisberg & Conway,
P.C.

1507-574
5846 Osage Avenue 19143 46th wd. ROW 2
STY MASONRY; 936 Sq Ft BRT#604186300
Improvements: Residential Dwelling
DORIS FAYE PRITCHETT C.P. October
Term, 2014 No. 00676 \$54,212.99 McCabe,
Weisberg & Conway, P.C.

1507-575
6366 Glenloch Street 19135 41st wd.
ROW B/GAR 2STY MASONRY; 1040 Sq Ft
BRT#411205900 Improvements: Residential
Dwelling
LETICIA CRUZ C.P. April Term, 2014 No.
02386 \$103,759.35 McCabe, Weisberg &
Conway, P.C.

1507-576
2809 South Hutchinson Street 19148 39th wd.
2288 Sq Ft BRT#395239020 Improvements:
Residential Property
ELLISSE L. DELLA PIA, AS SOLE OWNER
C.P. March Term, 2011 No. 1698 \$310,140.42
Scott A. Dietterick, Esq.; Kimberly A. Bonner,
Esq.; Joel A. Ackerman, Esq.; Ashleigh L.
Marin, Esq.; Jaime R. Ackerman, Esq.; Jana
Fridfinnsgottir, Esq.; Brian Nicholas, Esq.;
Denise Carlon, Esq.; Roger Fay, Esq.; Zucker,
Goldberg & Ackerman, LLC

1507-577
8335 Temple Road 19150 50th wd. 1161 Sq Ft
BRT#501106700 Improvements: Residential
Property
DENISE SANDERS GRAY C.P. September
Term, 2014 No. 00959 \$118,951.83 Zucker,
Goldberg & Ackerman, LLC

1507-578
1119 East Cheltenham Avenue 19124 35th
wd. 1194 Sq Ft BRT#352017100 Subject to
Mortgage Improvements: Residential Property
ROBERT A. LEE, AS SOLE OWNER C.P.
April Term, 2011 No. 2339 \$131,771.35
Zucker, Goldberg & Ackerman, LLC

1507-579
3222 North 17th Street 19140 11th wd. 2233
Sq Ft BRT#112229700 Subject to Mortgage
Improvements: Residential Property
ANIBAL TORRES C.P. April Term, 2011
No. 2698 \$192,442.02 Zucker, Goldberg &
Ackerman, LLC

1507-580
306 West Spencer Street 19120 61st wd. 1376
Sq Ft BRT#612216800 Subject to Mortgage
Improvements: Residential Property

SHERIFF'S SALE

JOHN DONALD C.P. July Term, 2013 No.
04026 \$50,498.22 Zucker, Goldberg &
Ackerman, LLC

1507-581
3109 Friendship Street 19149 55th wd. 1110
Sq Ft BRT#551415800 Subject to Mortgage
Improvements: Residential Property
WILLIAM J. FORBES AND SUSAN P.
LAUGHLIN FORBES, HIS WIFE, AS
TENANTS BY THE ENTIRETIES C.P.
January Term, 2012 No. 3977 \$176,507.80
Zucker, Goldberg & Ackerman, LLC

1507-582
2021 South Frazier Street 19143-5617 51st
wd. 1008 Sq Ft BRT#514231700
Improvements: Residential Dwelling
ANTHONY TAYLOR AND DEANENE
TAYLOR C.P. February Term, 2015 No.
00690 \$63,997.47 Udren Law Offices, P.C.

1507-583
3379 Holme Avenue 19114 57th wd. 1132
Sq Ft BRT#572040300 Subject to Mortgage
Improvements: Residential Property
DAVID J. MACKLE AND RONALD J.
JANKOWSKI, SINGLEMAN, AS JOINT
TENANTS WITH RIGHT OF SURVIVORSHIP
C.P. May Term, 2011 No. 0313 \$69,437.13
Zucker, Goldberg & Ackerman, LLC

1507-584
5222 Marwood Road 19120-3612 42nd
wd. 1110 Sq Ft BRT#421545800 Subject to
Mortgage Improvements: Residential Property
LASHANA SCRIVEN AND ARLENE
SCRIVEN C.P. February Term, 2012 No.
2531 \$68,677.41 Zucker, Goldberg &
Ackerman, LLC

1507-585
6015 Hazelhurst Street 19151-3533 34th wd.
1560 Sq Ft BRT#34-2-1248-00 Improvements:
Residential Dwelling
BARBARA L. CRAWFORD A/K/A
BARBARA LORRAINE CRAWFORD,
LAST RECORD OWNER; GREGORY L.
CRAWFORD, KNOWN HEIR OF BARBARA
L. CRAWFORD A/K/A BARBARA
LORRAINE CRAWFORD; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER BARBARA L.
CRAWFORD A/K/A BARBARA LORRAINE
CRAWFORD, LAST RECORD OWNER
C.P. March Term, 2013 No. 01633 \$64,745.16
Udren Law Offices, P.C.

1507-586
2419 Carpenter Street 19146 30th wd. ROW 2
STY MASONRY; 1164 Sq Ft BRT#302224600
Improvements: Residential Dwelling
H. MARCUS CRAWFORD, EXECUTOR OF
THE ESTATE OF JEANNETTE CRAWFORD,
DECEASED MORTGAGOR AND REAL
OWNER C.P. October Term, 2012 No.
02786 \$225,254.49 McCabe, Weisberg &
Conway, P.C.

1507-587
6020 Pine Street 19143-1126 37th wd. 1260
Sq Ft BRT#032045800 Improvements:
Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER LUCY
GAINES; MARILYN STEWART, PERSONAL
REPRESENTATIVE OF THE ESTATE OF
LUCY GAINES; ESTATE OF LUCY GAINES
C.P. March Term, 2014 No. 04627 \$79,290.62
Udren Law Offices, P.C.

1507-588
1314 Blavis Street 19140 49th wd. ROW
CONV/APT 2STY MASONRY; 1576 Sq Ft
BRT#491000600 Improvements: Residential
Dwelling
SHERRICE FERGUSON AND JACK
FERGUSON A/K/A JACK E. FERGUSON
C.P. December Term, 2014 No. 03386
\$88,786.85 McCabe, Weisberg & Conway,
P.C.

1507-589
5428 Lansdowne Avenue 19131 4th wd.
ROW W/GAR 2STY MASONRY; 1744 Sq Ft
BRT#041251200 Improvements: Residential
Dwelling
HOWARD F. JOHNSON, JR., ONLY
KNOWN SURVIVING HEIR OF HOWARD F.
JOHNSON, SR., DECEASED MORTGAGOR
AND REAL OWNER; ALL UNKNOWN
SURVIVING HEIRS OF HOWARD F.
JOHNSON, SR., DECEASED MORTGAGOR
AND REAL OWNER C.P. February Term,
2012 No. 03549 \$30,665.32 McCabe,
Weisberg & Conway, P.C.

1507-590
9437 Woodbridge Road 19114 57th wd. APT
2-4 UNITS 2STY MASONRY; 1800 Sq Ft
BRT#572197466 Improvements: Residential
Dwelling
BABUL UDDIN C.P. July Term, 2014 No.

SHERIFF'S SALE

02788 \$250,474.98 McCabe, Weisberg &
Conway, P.C.

1507-591
716 South Randolph Street 19147 2nd
wd. ROW 2STY MASONRY; 616 Sq Ft
BRT#023140800 Improvements: Residential
Dwelling
JAMES P. SMITH C.P. March Term, 2014
No. 04049 \$195,963.59 McCabe, Weisberg
& Conway, P.C.

1507-592
4911 W GIRARD AVE 19131-4514 44th
wd. ROW W/DET GAR 3 STY MASONRY;
1428 Sq Ft BRT#442080700 Improvements:
Residential Dwelling
PATRICIA RICE N/K/A PATRICIA KNOX
C.P. June Term, 2010 No. 02964 \$28,145.15
McCabe, Weisberg & Conway, P.C.

1507-593
2719 South 7th Street 19148-5018 39th
wd. 1116 Sq Ft BRT#395188100 Subject to
Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER DOMINIC
GIORLA A/K/A DOMINIC J. GIORLA;
DOMINIC GIORLA, JR., KNOWN HEIR
OF DOMINIC GIORLA A/K/A DOMINIC J.
GIORLA; ANASTASIA GIORLA, KNOWN
HEIR OF DOMINIC GIORLA A/K/A
DOMINIC J. GIORLA; DENNIS MICHAEL
GIORLA, KNOWN HEIR OF DOMINIC
GIORLA A/K/A DOMINIC J. GIORLA;
ROSARIA GIORLA A/K/A ROSARIA
M. GIORLA; DOMINIC GIORLA A/K/A
DOMINIC J. GIORLA, LAST RECORD
OWNER C.P. June Term, 2014 No. 00228
\$222,124.84 Udren Law Offices, P.C.

1507-594
6222 Belfield Avenue 19144 59th wd. ROW 2
STY MASONRY; 1600 Sq Ft BRT#592288800
Improvements: Residential Dwelling
JEFFREY K. KNIGHT A/K/A J. KNIGHT
A/K/A JEFFREY KNIGHT, KNOWN
SURVIVING HEIR OF CHARLIE MAE
ROBINSON A/K/A CHARLIE M. KNIGHT,
DECEASED MORTGAGOR AND REAL
OWNER; ROBIN C. ROBINSON, KNOWN
SURVIVING HEIR OF CHARLIE MAE
ROBINSON A/K/A CHARLIE M. KNIGHT,
DECEASED MORTGAGOR AND REAL
OWNER; UNKNOWN SURVIVING HEIRS
OF CHARLIE MAE ROBINSON A/K/A
CHARLIE M. KNIGHT, DECEASED
MORTGAGOR AND REAL OWNER C.P.
April Term, 2014 No. 03042 \$52,630.78
McCabe, Weisberg & Conway, P.C.

1507-595
2327 Catherine Street 19146 30th wd. ROW
CONV/APT 3STY MASONRY; 1686 Sq Ft
BRT#302086100 Improvements: Residential
Dwelling
JOHN WASHINGTON AND JAMILLAH
WASHINGTON C.P. July Term, 2012 No.
00319 \$246,741.53 McCabe, Weisberg &
Conway, P.C.

1507-596
2826 Miller Street 19134 25th wd. ROW 2
STY MASONRY; 716 Sq Ft BRT#251365100
Improvements: Residential Dwelling
JOSEPH T. SWEENEY C.P. April Term,
2014 No. 02604 \$163,298.13 McCabe,
Weisberg & Conway, P.C.

1507-597
2126 Carver Street 19124 41st wd. ROW 2
STY MASONRY; 1062 Sq Ft BRT#411047100
Improvements: Residential Dwelling
NEYDA RIOS C.P. January Term, 2015 No.
01448 \$108,620.34 McCabe, Weisberg &
Conway, P.C.

1507-598
2237 North 51st Street 19131 52nd wd. DET
3 STY STONE; 4063 Sq Ft BRT#521274300
Improvements: Residential Dwelling
ANNIE B. POWELL C.P. May Term, 2014
No. 02414 \$174,169.53 McCabe, Weisberg
& Conway, P.C.

1507-599
2507 South Cleveland Street 19145 26th
wd. SEMI DET 2STY MASONRY; 1728 Sq Ft
BRT#262102400 Improvements: Residential
Dwelling
DARIA M. VIOLA A/K/A DARIA VIOLA
A/K/A DARIA M. TORITTO C.P.
October Term, 2010 No. 00101 \$250,986.49
McCabe, Weisberg & Conway, P.C.

1507-600
341 Gerritt Street 19147 1st wd. ROW 2
STY MASONRY; 906 Sq Ft BRT#011239600
Improvements: Residential Dwelling
ANN MARIE LINCOLN AND BRUCE
LINCOLN A/K/A BRUCE A. LINCOLN C.P.
September Term, 2013 No. 02162 \$114,839.40
McCabe, Weisberg & Conway, P.C.

| SHERIFF'S SALE |
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| 1507-601 1528 South Patton Street 19146 36th wd. ROW 2STY MASONRY; 1020 Sq Ft BRT#364455800 Improvements: Residential Dwelling JAMES FLOYD C.P. March Term, 2014 No. 00575 \$58,346.62 McCabe, Weisberg & Conway, P.C. |
| 1507-602 938 Flanders Road 19151 34th wd. ROW B/GAR 2STY MAS.+OTHER; 1168 Sq Ft BRT#344417300 Improvements: Residential Dwelling OBIE HAZZARD C.P. January Term, 2015 No. 03346 \$94,885.22 McCabe, Weisberg & Conway, P.C. |
| 1507-603 3011 Tulip Street 19134 25th wd. ROW 2 STY MASONRY; 956 Sq Ft BRT#252355500 Improvements: Residential Dwelling MARESHA N. KNOX A/K/A MARESHA KNOX, JENNYANN ORENDAC AND UNITED STATES OF AMERICA C.P. February Term, 2014 No. 00857 \$86,093.60 McCabe, Weisberg & Conway, P.C. |
| 1507-604 5835 Washington Avenue 19143 3rd wd. ROW 2 STY MASONRY; 1496 Sq Ft BRT#033102600 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF ELLA GORDON, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2014 No. 01153 \$92,011.01 McCabe, Weisberg & Conway, P.C. |
| 1507-605 2542 South Carlisle Street 19145 26th wd. ROW 2 STY MASONRY; 1044 Sq Ft BRT#261136400 Improvements: Residential Dwelling JAMES SEELEY A/K/A JAMES SEELEY, JR. C.P. May Term, 2014 No. 03118 \$121,486.77 McCabe, Weisberg & Conway, P.C. |
| 1507-606 220 South Cecil Street 19139 60th wd. ROW 2 STY MASONRY;990 Sq Ft BRT#604278200 Improvements: Residential Dwelling LORRAINE WEAVER TAWWAD C.P. January Term, 2015 No. 00454 \$58,346.59 McCabe, Weisberg & Conway, P.C. |
| 1507-607 417 North Hobart Street 19131 4th wd. ROW 2 STY MASONRY; 1142 Sq Ft BRT#042231200 Improvements: Residential Dwelling JOHN PARKER C.P. January Term, 2014 No. 00697 \$138,820.91 McCabe, Weisberg & Conway, P.C. |
| 1507-608 2211 South 20th Street 19145 48th wd. 1230 Sq Ft BRT#481323300 Improvements: Residential Dwelling TRUNG NGUYEN C.P. June Term, 2013 No. 00488 \$148,248.38 Powers, Kirn & Associates, LLC |
| 1507-609 6030 Edmund Street 19135-3706 41st wd. 1200 Sq Ft BRT#41-1-389100 Improvements: Residential Dwelling DARNISE COOPER A/K/A DENISE COOPER AND RUSSELL COOPER C.P. August Term, 2006 000236 \$96,722.37 Udren Law Offices, P.C. |
| 1507-610 2608 East Ann Street 19134 25th wd. ROW 2 STY MASONRY; 940 Sq Ft BRT#251064400 Improvements: Residential Dwelling HARRY MCBRIDE, KNOWN SURVIVING HEIR OF MARY T. WOOD, DECEASED MORTGAGOR AND REAL OWNER; JAMES CROWLEY, KNOWN SURVIVING HEIR OF MARY T. WOOD, DECEASED MORTGAGOR AND REAL OWNER; CHERYL SERMARINI, KNOWN SURVIVING HEIR OF MARY T. WOOD, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF MARY T. WOOD, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 00415 \$86,417.43 McCabe, Weisberg & Conway, P.C. |
| 1507-611 1714 Widener Place 19141 17th wd. 1360 Sq Ft; Approximate size: 16' frontage x. 96' depth OPA#171183300 Improvements: Residential Property ALTHEA LEE-MORRIS, ADMINISTRATOR OF THE ESTATE OF MARTHA LEE C.P. September Term, 2014 No. 02499 \$38,739.72 Richard M. Squire & Associates, LLC |
| 1507-612 3900 Ford Road Apartment, 3S 19131 52nd wd. RES.CONDO.5+STY MASONRY; 1230 Sq Ft BRT#888520036 Improvements: Residential Dwelling THOMAS W. WILLIAMS C.P. November |

| SHERIFF'S SALE |
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| Term, 2014 No. 00509 \$83,696.20 McCabe, Weisberg & Conway, P.C. |
| 1507-613 568 Van Kirk Street 19120 35th wd. 1250 Sq Ft; Approximate size: irregluar dimensions OPA#352098800 Improvements: Residential Property VENETTE PIERRE C.P. April Term, 2014 No. 01109 \$123,696.44 Richard M. Squire & Associates, LLC |
| 1507-614 4660 Penn Street 19124-5837 23rd wd. 2469 Sq Ft BRT#234288000 Improvements: Residential Dwelling KENNETH DELANY; MARIE DELANY A/K/A MARIE G. DELANY C.P. August Term, 2014 No. 01150 \$153,424.98 Udren Law Offices, P.C. |
| 1507-615 1726 Bainbridge Street, Unit A 19146 30th wd. ROW W/GAR 502STY MASONRY; 1526 Sq Ft BRT#301058527 Improvements: Residential Dwelling DARYL LAWTON AND CHARLENE FALCONE A/K/A CHARLENE FALCON A/K/A CHARLENE M. HARTENSTINE C.P. March Term, 2014 No. 00759 \$189,655.36 McCabe, Weisberg & Conway, P.C. |
| 1507-616 12139 Rambler Road 19154 66th wd. ROW 2STY MAS+OTHER; 1296 Sq Ft BRT#663213200 Improvements: Residential Dwelling MICHAEL YOUNG C.P. December Term, 2014 No. 00593 \$137,548.22 McCabe, Weisberg & Conway, P.C. |
| 1507-617 6117 West Columbia Avenue 19151 34th wd. S/D W B/G 3STY STONE; 2144 Sq Ft BRT#342115600 Improvements: Residential Dwelling ALICE M. WATSON C.P. September Term, 2014 No. 03651 \$230,613.88 McCabe, Weisberg & Conway, P.C. |
| 1507-618 354 Ritner Street 19148 39th wd. 1500 Sq Ft; Containing in front or breadth on the said Ritner Street 15 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Ritner Street 58 feet to a 2 feet 6 inches wide alley Eastward and Westward. OPA#392196100 Improvements: Row 2sty Masonry EDWARD WHALIN AND CHRISTINA WHALIN C.P. October Term, 2014 No. 01263 \$201,615.99 Richard J. Nalbandian, III |
| 1507-619 3679 Belgrade Street 19134 45th wd. 1408 Sq Ft BRT#451330265 Improvements: Residential Property GUY HELDER C.P. January Term, 2015 No. 00668 \$188,326.09 KML Law Group, P.C. |
| 1507-620 1750 North Taney Street 19121-2821 32nd wd. 984 Sq Ft BRT#324126000 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMAN G. MCNAIR A/K/A NORMAN G. MCNAIR, SR., DECEASED C.P. August Term, 2014, No. 01606 \$34,416.97 Law Offices of Gregory Javardian |
| 1507-621 6302 North 13th Street 19141 49th wd. 2625 Sq Ft BRT#493222200 Improvements: Residential Real Estate DEBORAH SMITH C.P. April Term, 2014 No. 00604 \$117,426.45 Stern & Eisenberg, P.C. |
| 1507-622 6514 Wyncote Avenue 19138 59th wd. 1008 Sq Ft BRT#591022400 Improvements: Residential Property RAYMOND DYCHES C.P. January Term, 2015 No. 00164 \$98,210.31 KML Law Group, P.C. |
| 1507-623 2300 West Huntingdon Street 19132 16th wd. 2602 Sq Ft BRT#871522460 Improvements: Residential Property CARL C. BEY A/K/A CARL BEY C.P. January Term, 2015 No. 00160 \$63,301.53 KML Law Group, P.C. |
| 1507-624 2213 East Albert Street 19125 31st wd. 856 Sq Ft BRT#314210700 Improvements: Residential Property MATTHEW M. DONOVAN AND ED UNAY C.P. January Term, 2015 No. 00172 \$132,499.49 KML Law Group, P.C. |
| 1507-625 1500 Mohican Street 19138-1124 10th wd. 1280 Sq Ft OPA#102229600 Improvements: Residential Property |

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| CHARLES GREGG C.P. May Term, 2010 No. 02942 \$81,092.78 Phelan Hallinan Diamond & Jones, LLP |
| 1507-626 6720 Dorel Street 19142-2607 40th wd. 1170 Sq Ft OPA#406350000 Improvements: Residential Property RASHEED J. GILLIARD AND GIOAVONDA L. GILLIARD C.P. June Term, 2013 No. 00283 \$131,471.98 Phelan Hallinan Diamond & Jones, LLP |
| 1507-627 2944 North Taney Street 19132-1209 38th wd. 900 Sq Ft OPA#381197800 Improvements: Residential Property WILLIAM BANKS C.P. June Term, 2013 No. 03538 \$22,947.47 Phelan Hallinan Diamond & Jones, LLP |
| 1507-628 1522 Beverly Road 19138-1615 10th wd. 1166 Sq Ft OPA#102161800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DIANE DONNELL A/K/A DIANA DONNELL, DECEASED C.P. December Term, 2013 No. 03526 \$78,265.51 Phelan Hallinan Diamond & Jones, LLP |
| 1507-629 5251 Oakland Street 19124-1813 62nd wd. 1260 Sq Ft OPA#621403100 Improvements: Residential Property LEONARD GLASGOW C.P. January Term, 2014 No. 00936 \$134,944.94 Phelan Hallinan Diamond & Jones, LLP |
| 1507-631 5362 Lebanon Avenue 19131-3231 52nd wd. 1656 Sq Ft OPA#521137700 Improvements: Residential Property SHWANNA HARRIS; RAYMOND HARRIS, JR. C.P. September Term, 2013 No. 03898 \$200,218.10 Phelan Hallinan Diamond & Jones, LLP |
| 1507-632 5643 Hazel Avenue 19143-1935 46th wd. 1020 Sq Ft OPA#463015400 Improvements: Residential Property JULIA LEWIS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT LEWIS, JR.; ROBERT LEWIS, III, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT LEWIS, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT LEWIS, JR., DECEASED C.P. July Term, 2012 No. 03403 \$77,833.61 Phelan Hallinan Diamond & Jones, LLP |
| 1507-633 416 West Ruscomb Street 19120-3822 42nd wd. 1408 Sq Ft OPA#422156700 Improvements: Residential Property FRANCOIS MARQUIS A/K/A FRANCOIS S. MARQUIS C.P. February Term, 2015 No. 02494 \$107,792.35 Phelan Hallinan Diamond & Jones, LLP |
| 1507-634 1381 Pratt Street 19124-1925 62nd wd. 1996 Sq Ft OPA#621023700 Improvements: Residential Property IGOR MAKOVOZ C.P. August Term, 2012 No. 01016 \$136,864.83 Phelan Hallinan Diamond & Jones, LLP |
| 1507-635 1256 South Bonsall Street 19146-4137 36th wd. 1186 Sq Ft OPA#361352100 Improvements: Residential Property WILLIAM J. ABEL A/K/A WILLIAM J. ABEL, JR. AND SAUNDRA M. ABEL C.P. September Term, 2013 No. 01721 \$79,079.41 Phelan Hallinan Diamond & Jones, LLP |
| 1507-636 853 East Schiller Street 19134-1332 33rd wd. 1176 Sq Ft OPA#331192900 Improvements: Residential Property LANA ARUS C.P. December Term, 2014 No. 01017 \$50,135.11 Phelan Hallinan Diamond & Jones, LLP |
| 1507-637 129 East Washington Lane 19144-2010 59th wd. 2612 Sq Ft OPA#592146500 Improvements: Residential Property LINDA HIGHTOWER C.P. May Term, 2013 No. 02578 \$58,717.02 Phelan Hallinan Diamond & Jones, LLP |
| 1507-638 12201 Aster Road 19154-1703 66th wd. 1152 Sq Ft OPA#663202100 Improvements: Residential Property MARK J. YOUNG AND KIMBERLY P. YOUNG C.P. June Term, 2014 No. 04331 \$161,508.36 Phelan Hallinan Diamond & Jones, LLP |

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| 1507-639 7152 Gillespie Street 19135-1204 41st wd. 1216 Sq Ft OPA#412297900 Improvements: Residential Property THOMAS E. HAYES C.P. April Term, 2014 No. 04086 \$137,061.55 Phelan Hallinan Diamond & Jones, LLP |
| 1507-640 3844 North Bouvier Street 19140-3528 13th wd. 1180 Sq Ft OPA#131241400 Improvements: Residential Property LORETTA THOMPSON C.P. December Term, 2014 No. 01735 \$45,112.09 Phelan Hallinan Diamond & Jones, LLP |
| 1507-641 5727 Beaumont Avenue 19143-5204 51st wd. 1376 Sq Ft OPA#513284400 Improvements: Residential Property JULIAN L. COUSINS, SR. A/K/A JULIAN COUSINS A/K/A JULIAN LAVAR COUSINS C.P. July Term, 2014 No. 02501 \$45,220.21 Phelan Hallinan Diamond & Jones, LLP |
| 1507-642 4830 A Street 19120-3941 42nd wd. 1350 Sq Ft BRT#421292600 Improvements: Residential Dwelling WESLEY THOMAS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAISY HALL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAISY HALL, DECEASED; REGINA PATRICIA HALL, KNOWN HEIR OF DAISY HALL; FATIMA CHARMAINE HALL, KNOWN HEIR OF DAISY HALL; LAKITA MONIQUE HALL, KNOWN HEIR OF DAISY HALL; ESTATE OF DAISY HALL C/O WESLEY THOMAS, PERSONAL REPRESENTATIVE C.P. March Term, 2013 No. 03529 \$37,930.07 Udren Law Offices, P.C. |
| 1507-643 4736 Large Street 19124-2947 23rd wd. 1280 Sq Ft OPA#234202300 Improvements: Residential Property DOMINICK GIBBS C.P. April Term, 2013 No. 01049 \$192,476.35 Phelan Hallinan Diamond & Jones, LLP |
| 1507-644 5649 Heiskell Street 19144 12th wd. 934 Sq Ft BRT#122170100 Subject to Mortgage 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. 00201 \$44,779.82 Brett L. Messinger, Esq.; Ryan A. Gower, Esq. |
| 1507-645 3643 Sussex Lane 19114-1815 66th wd. 1296 Sq Ft BRT#66-1214700 Subject to Mortgage Improvements: Residential Property CHARLES SMITH AND HEATHER SMITH, AS TENANTS BY THE ENTIRETY C.P. October Term, 2014 No. 00307 \$208,003.93 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlson, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC |
| 1507-646 6524 N Beechwood Street 19138 59th wd. 1260 Sq Ft; Beginning at a point on the west side of Beechwood Street (45 feet wide) at the distance of 182 feet 4-3/4 inches northward from the north side of 65th Avenue North OPA#591025600 Improvements: Row B/gar 2sty Masonry JEROME RICHARDSON C.P. December Term, 2014 No. 03586 \$102,996.75 Richard J. Nalbandian, III |
| 1507-647 2522 Memphis Street 19125 31st wd. ROW 2 STY MASONRY; 828 Sq Ft BRT#312010800 Improvements: Residential Dwelling KIM NEFFERDORF AND JEFFREY NEFFERDORF C.P. April Term, 2014 No. 03053 \$152,460.18 McCabe, Weisberg & Conway, P.C. |
| 1507-648 3035 North 27th Street 19132 38th wd. AUTO REPAIR SHOP MASONRY; 3224 Sq Ft BRT#884691060 Improvements: Residential Dwelling GENEVIVE ALUKA A/K/A GENEVIVE DURU AND RAYMOND DURU C.P. September Term, 2014 No. 01811 \$120,933.55 McCabe, Weisberg & Conway, P.C. |
| 1507-649 6240 Wissahickon Avenue 19144 21st wd. DET W/GAR 2.5 STY STONE; 2913 Sq Ft BRT#213262300 Improvements: Residential Dwelling MICHELLE S. CORNISH AND CLAUDE D. CORNISH, JR. C.P. September Term, 2014 |

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| No. 01145 \$417,901.82 McCabe, Weisberg & Conway, P.C. |
| 1507-650 6117 Charles Street 19135-3413 55th wd. 1640 Sq Ft OPA#552228200 Improvements: Residential Property FATEMA S. SADEQUE C.P. January Term, 2014 No. 02955 \$154,047.57 Phelan Hallinan Diamond & Jones, LLP |
| 1507-651 11028 Greiner Road 19116-2619 58th wd. 1743 Sq Ft OPA#582380600 Improvements: Residential Property ARTHUR LADYJINSKI C.P. January Term, 2015 No. 00691 \$201,655.50 Phelan Hallinan Diamond & Jones, LLP |
| 1507-652 1214 Ogden Street 19123 14th wd. SEMI DET 2 STY MASONRY; 1260 Sq Ft BRT#141390710 Improvements: Residential Dwelling SHONDA D. HINTON, ADMINISTRATRIX OF THE ESTATE OF LORRAINE OUTTERBRIDGE, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 01696 \$73,688.78 McCabe, Weisberg & Conway, P.C. |
| 1507-653 7017 Limekiln Pike 19138-2022 10th wd. 1216 Sq Ft OPA#102058900 Improvements: Residential Property ESTHER BURTON C.P. May Term, 2013 No. 00466 \$49,289.61 Phelan Hallinan Diamond & Jones, LLP |
| 1507-654 951 Allengrove Street 19124-2409 23rd wd. 1728 Sq Ft OPA#233044200 Improvements: Residential Property ROBERT MORALES C.P. June Term, 2014 No. 01812 \$127,355.65 Phelan Hallinan Diamond & Jones, LLP |
| 1507-655 1407 South Chadwick Street 19146 36th wd. ROW 2 STY MASONRY; 1004 Sq Ft BRT#365165400 Improvements: Residential Dwelling TANYA M. DAVIS C.P. September Term, 2010 No. 01611 \$77,695.25 McCabe, Weisberg & Conway, P.C. |
| 1507-656 1617 Ashurst Road 19151-2713 34th wd. 1120 Sq Ft OPA#343371700 Improvements: Residential Property RICHARD WRAGG C.P. February Term, 2014 No. 00748 \$66,865.48 Phelan Hallinan Diamond & Jones, LLP |
| 1507-657 2573 Orthodox Street 19137 45th wd. SEMI DET 2 STY MASONRY; 1120 Sq Ft BRT#453069300 Improvements: Residential Dwelling BARTHOLOMEW B. SPENNATO, KNOWN SURVIVING HEIR OF BART SPENNATO, SR., DECEASED MORTGAGOR AND REAL OWNER; DORIANN B. TOMARCHIO A/K/A/ DORIANN HAYES, KNOWN SURVIVING HEIR OF BART SPENNATO, SR., DECEASED MORTGAGOR AND REAL OWNER; NEAL J. SPENNATO, KNOWN SURVIVING HEIR OF BART SPENNATO, SR., DECEASED MORTGAGOR AND REAL OWNER; MARGE E. MAIMONE A/K/A MARGUERITTE F. MAIMONE, KNOWN SURVIVING HEIR OF BART SPENNATO, SR., DECEASED MORTGAGOR AND REAL OWNER; RANDY H. LIVORSI, KNOWN SURVIVING HEIR OF BART SPENNATO SR., DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF BART SPENNATO, SR., DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2014 No. 01201 \$163,299.58 McCabe, Weisberg & Conway, P.C. |
| 1507-658 743 South 58th Street 19143-2725 46th wd. 1140 Sq Ft PRCL#463283000 Improvements: Residential Property ALLEN MCCRAY C.P. April Term, 2013 No. 05096 \$95,831.25 Phelan Hallinan Diamond & Jones, LLP |
| 1507-659 7607 Williams Avenue a/k/a 7609 Williams Avenue 19150-2213 50th wd. 1290 Sq Ft OPA#501008615 Improvements: Residential Property DAWN JACKSON; KIM JACKSON C.P. August Term, 2014 No. 01290 \$195,725.42 Phelan Hallinan Diamond & Jones, LLP |
| 1507-660 104 Village Lane 19154-3602 66th wd. 1056 Sq Ft OPA#662290900 Improvements: Residential Property KENNETH ALLEN; DENISE E. ALLEN A/K/A DENISE E. FULFORD C.P. December Term, 2011 No. 01740 \$206,334.85 Phelan Hallinan Diamond & Jones, LLP |

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| <p>1507-661 5923 North Park Avenue 19141 49th wd. SEMI/DET 3STY MASONRY; 1870 Sq Ft BRT#493230700 Improvements: Residential Dwelling WILLIAM CROWNER, KNOWN SURVIVING HEIR OF GRACE T. CROWNER, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF GRACE T. CROWNER, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01313 \$138,683.58 McCabe, Weisberg & Conway, P.C.</p> <p>1507-662 2415 South 20th Street 19145-4202 26th wd. 1288 Sq Ft OPA#262150300 Improvements: Residential Property MILDRED CHAMBERS; LINDA HALL C.P. October Term, 2014 No. 01506 \$199,721.15 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-663 1835 South Etting Street 19145 48th wd. ROW 1 STY MASONRY; 810 Sq Ft BRT#482337800 Improvements: Residential Dwelling RICHARD A. MARINELLI C.P. February Term, 2014 No. 01662 \$62,598.18 McCabe, Weisberg & Conway, P.C.</p> <p>1507-664 2747 South 71st Street 19153-2401 40th wd. 1040 Sq Ft OPA#406169800 Improvements: Residential Property ANNISSA CAMERON C.P. January Term, 2014 No. 03223 \$84,218.05 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-665 1732 Megargee Street 19152-1804 56th wd. 1304 Sq Ft OPA#562220800 Improvements: Residential Property BEVERLY FOX, HERMAN FOX AND NADINE BREEZE C.P. January Term, 2012 No. 01183 \$161,190.78 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-666 5011 North Franklin Street 19120-3111 49th wd. 1240 Sq Ft OPA#491231400 Improvements: Residential Property KIMBERLY SPADY C.P. July Term, 2012 No. 04450 \$99,039.98 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-667 2146 Knorr Street 19149 54th wd. 1152 Sq Ft BRT#542004000 Improvements: Residential Property RANDELL GREEN C.P. July Term, 2013 No. 04282 \$97,007.96 KML Law Group, P.C.</p> <p>1507-668 1310 Stirling Street 19111 53rd wd. ROW B/GAR 2STY MASONRY; 1080 Sq Ft BRT#513052600 Improvements: Residential Dwelling ANTONIO NIEVES AND YESENIA GONZALEZ C.P. February Term, 2014 No. 01401 \$139,706.21 McCabe, Weisberg & Conway, P.C.</p> <p>1507-669 5223 Pine Street 19143 60th wd. ROW 2 STY MASONRY; 1400 Sq Ft BRT#602128400 Improvements: Residential Dwelling JEROME HAUSER, SR. AND KIM HAUSER C.P. January Term, 2012 No. 04101 \$91,346.88 McCabe, Weisberg & Conway, P.C.</p> <p>1507-670 5449 Christian Street 19143 46th wd. SEMI DET 2STY MASONRY; 1600 Sq Ft BRT#463130500 Improvements: Residential Dwelling ANNIE R. ANDERSON, ADMINISTRATRIX OF THE ESTATE OF ANNIE JENKINS, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2014 No. 03356 \$103,567.88 McCabe, Weisberg & Conway, P.C.</p> <p>1507-671 2317 North 27th Street 19132 28th wd. 1830 Sq Ft BRT#281059600 Improvements: Residential Property JAMILA GRANT C.P. March Term, 2014 No. 02304 \$57,783.99 KML Law Group, P.C.</p> <p>1507-672 5201 West Berks Street a/k/a 5201 Berks Street 19131-3206 52nd wd. 1664 Sq Ft OPA#521112400 Improvements: Residential Property GERALD THOMPSON C.P. April Term, 2013 No. 03271 \$160,307.79 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-673 5915 Addison Road 19143 3rd wd. ROW 2 STY MASONRY; 977 Sq Ft BRT#032072800 Improvements: Residential Dwelling STEVEN WILBURN, KNOWN SURVIVING HEIR OF ARNESA PATRICK, DECEASED MORTGAGOR AND REAL OWNER; ANTHONY WILBURN, KNOWN</p> | <p>SURVIVING HEIR OF ARNESA PATRICK, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF ARNESA PATRICK, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 02369 \$46,765.38 McCabe, Weisberg & Conway, P.C.</p> <p>1507-674 630 Whitney Street 19116 58th wd. DET W/GAR 1STY MASONRY; 1200 Sq Ft BRT#583057200 Subject to Mortgage Improvements: Residential Dwelling BETH N. IWANYSHYN C.P. October Term, 2013 No. 00268 \$180,978.62 McCabe, Weisberg & Conway, P.C.</p> <p>1507-675 7244 Dicks Avenue 19153 40th wd. 960 Sq Ft BRT#404337900 Improvements: Residential Property ZREDA MILTON C.P. December Term, 2014 No. 01296 \$55,591.81 KML Law Group, P.C.</p> <p>1507-676 159 East Roosevelt Boulevard 19120 42nd wd. S/D W/DET GAR 2.5S MASONRY; 1760 Sq Ft BRT#421136200 Improvements: Residential Dwelling MONTEE LAMONT THOMAS, KNOWN SURVIVING HEIR OF NAPOLEON THOMAS, DECEASED REAL OWNER AND MORTGAGOR C.P. December Term, 2014 No. 00596 \$157,419.00 McCabe, Weisberg & Conway, P.C.</p> <p>1507-677 7606 Loretto Avenue 19111-3419 56th wd. 921 Sq Ft OPA#561182600 Improvements: Residential Property CATHERINE ANN RYAN C.P. December Term, 2014 No. 03084 \$152,757.95 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-678 6141 North Fairhill Street 19120 61st wd. 1440 Sq Ft BRT#611108700 Improvements: Residential Property DERRICK ROBINSON C.P. February Term, 2011 No. 03556 \$110,313.62 KML Law Group, P.C.</p> <p>1507-679 5914 Horrocks Street 19149 62nd wd. ROW B/GAR 2STY MASONRY; 1472 Sq Ft BRT#621343900 Subject to Mortgage Improvements: Residential Dwelling MARK P. FORDHAM A/K/A MARK FORDHAM; TERRY W. FORDHAM; LAWRENCE A. GOUDIE AS TRUSTEE OF MARK FORDHAM TRUST, NO. 2502861, DATED 03/01/2006, A CALIFORNIA CORPORATION AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. March Term, 2014 No. 05131 \$47,033.66 McCabe, Weisberg & Conway, P.C.</p> <p>1507-680 2028 West 72nd Avenue 19138 10th wd. 1160 Sq Ft BRT#101295000 Improvements: Residential Property MICHAEL PURVY, SOLELY IN HIS CAPACITY AS HEIR OF FRANCES PURVY, DECEASED; ROBERT PURVY, SOLELY IN HIS CAPACITY AS HEIR OF FRANCES PURVY, DECEASED C.P. November Term, 2014 No. 00881 \$79,688.67 KML Law Group, P.C.</p> <p>1507-681 4120 North 7th Street 19140 43rd wd. ROW 2 STY MASONRY; 1152 Sq Ft BRT#433311200 Improvements: Residential Dwelling JEROME F. FERGUSON, KNOWN SURVIVING HEIRS OF ROSALIE DIXON FERGUSON, DECEASED MORTGAGOR AND REAL OWNER; MARVIN J. FERGUSON, KNOWN SURVIVING HEIRS OF ROSALIE DIXON FERGUSON, DECEASED MORTGAGOR AND REAL OWNER; YVONNE FERGUSON, KNOWN SURVIVING HEIRS OF ROSALIE DIXON FERGUSON, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF ROSALIE DIXON FERGUSON, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 03062 \$55,316.46 McCabe, Weisberg & Conway, P.C.</p> <p>1507-682 2733 South 71st Street 19153-2401 40th wd. 992 Sq Ft OPA#406169100 Improvements: Residential Property TANISHA C. SCOTT C.P. April Term, 2014 No. 00987 \$41,242.61 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-683 1315 72nd Avenue 19126 61st wd. SEMI/DET</p> | <p>3 STY FRAME; 2000 Sq Ft BRT#611452300 Improvements: Residential Dwelling SONIA HALIDAY A/K/A SONIA M. HALIDAY C.P. September Term, 2012 No. 03355 \$246,086.77 McCabe, Weisberg & Conway, P.C.</p> <p>1507-684 1135 East Slocum Street a/k/a 1135 Slocum Street East 19150 15th wd. ROW B/GAR 2STY MASONRY; 1073 Sq Ft BRT#502396400 Subject to Mortgage Improvements: Residential Dwelling LAMONT E. BURGAN, KNOWN SURVIVING HEIR OF JEAN S. HARRIS A/K/A JEAN HARRIS, DECEASED MORTGAGOR AND REAL OWNER; LAMAR B. BURGAN, KNOWN SURVIVING HEIR OF JEAN S. HARRIS A/K/A JEAN HARRIS, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF JEAN S. HARRIS A/K/A JEAN HARRIS, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 00627 \$93,261.78 McCabe, Weisberg & Conway, P.C.</p> <p>1507-685 7615 Burholme Avenue 19111-2410 63rd wd. 1176 Sq Ft OPA#631018500 Improvements: Residential Property JAMES KIMENOUR A/K/A JAMES E. KIMENOUR C.P. December Term, 2014 No. 00213 \$36,420.64 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-686 4550 North 12th Street 19140-1202 49th wd. 1838 Sq Ft OPA#491456500 Improvements: Residential Property ALANA BELL C.P. August Term, 2014 No. 02148 \$47,319.12 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-687 1163 East Phil Ellena Street 19150 50th wd. 1170 Sq Ft OPA#502363000 Improvements: Residential Property PAUL A. JAMES AND GWENDOLYN JAMES C.P. September Term, 2010 No. 03444 \$104,826.23 Phelan Hallinan Diamond & Jones, LLP</p> <p>1507-688 511 West Ruscomb Street 19120 49th wd. 4180 Sq Ft BRT#49-1-1353-00 LOUIS STEVENS C.P. October Term, 2012 No. 004396 \$483,652.02 Jason Rabinovich, Esq.</p> <p>1507-689 877-923 North Penn Street, Unit P1106 a/k/a 901 North Penn Street, Unit P1106 19123 5th wd. 1172 Sq Ft BRT#888061844 Improvements: Residential Real Estate FRANK MURPHY A/K/A FRANCIS E. MURPHY C.P. November Term, 2014 No. 02115 \$274,074.53 Stern & Eisenberg, P.C.</p> <p>1507-690 2756 Tolbut Street 19152-2112 57th wd. 1370 Sq Ft BRT#571110500 Improvements: Residential Dwelling DENISE J. GROSS A/K/A DENISE J. GROSE AND DAVID C. BLAUSER C.P. October Term, 2013, No. 02831 \$27,863.08 Law Offices of Gregory Javardian</p> <p>1507-691 7024 Frankfrod Avenue 19135 55th wd. 1776 Sq Ft of land area, Situate on the Northwest side of Frankfort Avenue (100 feet wide), at the distance of 34 feet 05 inches, Southwest, from the Southwest side of Brighton Street (64 feet wide) and 175 feet 05 inches North of Tyson Avenue 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.</p> <p>1507-692 8634 Pickering Avenue 19150 50th wd. 1152 Sq Ft; on Southwesterly side of Pickering Avenue 303 ft. 4 inches Northwestwardly from the Northwesterly side of Roumfort Road; Front: 16 ft. 0 in.; Depth: 89 ft. 8 in. OPA#501232500 Improvements: Single Family Residence RANSFORD R. WELLINGTON AND DELORES A. WELLINGTON C.P. January Term, 2014 No. 00254 \$130,174.00 Stephen M. Hladik, Esq.</p> <p>1507-693 3130 North 22nd Street 19132-1551 11th wd. 2636 Sq Ft OPA#871078400 Improvements: 3sty Mixed Residential And Commercial Units \$43,879.16</p> <p>1507-694 916 East Moyamensing Avenue, Unit A 19147 2nd wd. 4092 Sq Ft BRT#888049302 Subject to Mortgage ALAN H. HUNTER AND SHEILA REYNOLDS C.P. January Term, 2012 No. 04518 \$1,389,351.59 Emmanuel J. Argentieri, Esq.</p> | <p>1507-695A-B 429 West Girard Avenue – Premises A – 19123 18th wd. 3981 Sq Ft; 18 feet width x 98 feet depth OPA#871290200 Improvements: 3sty Masonry Mixed Commercial And Residential Property 431 West Girard Avenue – Premises B – 19123 18th wd. 3761 Sq Ft; 18 feet width x 98 feet depth OPA#871290250 Improvements: 3sty Masonry Mixed Commercial And Residential Property CARLOS SANCHEZ C.P. July Term, 2011 No. 01715 \$398,695.53 Robert S. Esposito, Esq.</p> <p>1507-696 6512 Linmore Avenue 19142 40th wd. 1160 Sq Ft; ROW CONV/APT 2STY MASONRY BRT#40-3-1809-00; PRCL#35S19-51 Improvements: Residential Dwelling PAUL NJOKU C.P. May Term, 2012 No. 001155 \$47,632.21 Federman & Associates, LLC</p> <p>1507-697 1861 Sanford Street 19116 58th wd. 1696 Sq Ft; DET W/B GAR 2STY MAS+OTHER OPA#58-2-0721-00 Improvements: Residential Dwelling AWILDA CASTRO A/K/A AWILDA T. CASTRO, UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. October Term, 2014 No. 002910 \$275,641.92 Federman & Associates, LLC</p> <p>1507-698 879 North Brooklyn Street 19104 6th wd. 1182 Sq Ft BRT#062299400 Improvements: Residential Dwelling MICKEY R. DAVIS A/K/A MICKEY DAVIS C.P. April Term, 2013 No. 05159 \$85,213.48 Federman & Associates, LLC</p> <p>1507-699 926 Daly Street 19148-3104 39th wd. 1000 Sq Ft BRT#393338400 Improvements: Row 2sty Masonry DONATO COLA C.P. February Term, 2014 No. 01953 \$129,874.08 Milstead & Associates, LLC</p> <p>1507-700 1031 South 55th Street 19143 51st wd. 1316 Sq Ft; ROW 2 STY MASONRY BRT#513130400; PRCL#26-S-13-292 Improvements: Residential Dwelling KAREEM T. LAWRENCE A/K/A KAREM T. LAWRENCE C.P. November Term, 2014 No. 01302 \$69,878.32 Federman & Associates, LLC</p> <p>1507-701 4524 Aberdale Road 19136-1408 65th wd. (formerly the 41st wd.) 1120 Sq Ft BRT#652108800 Improvements: Row B/gar 2sty Masonry COURTNEY GINDELE C.P. October Term, 2014 No. 03041 \$85,299.46 Milstead & Associates, LLC</p> <p>1507-702 2082 East Victoria Street 19134 45th wd. 961 Sq Ft; ROW 2 STY MASONRY OPA#452158600 Improvements: Residential Dwelling MARY OSENDOWSKI C.P. November Term, 2014 No. 01213 \$99,594.95 Federman & Associates, LLC</p> <p>1507-703 633 East Carver Street 19120 35th wd. 1046 Sq Ft BRT#351251500; PRCL#137-N-24-245 Subject to Mortgage Improvements: Row B/ gar 2sty Masonry YVONNE HILLER C.P. April Term, 2013 No. 00222 Brett L. Messinger, Esq.; Ryan A. Gower, Esq.</p> <p>1507-704 4231 Frost Street 19136-3125 65th wd. 1152 Sq Ft BRT#651222500 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry GREGGORY G. GINTER C.P. February Term, 2013 No. 01338 \$104,700.06 Brett L. Messinger, Esq.; Ryan A. Gower, Esq.</p> <p>1507-705 139 East Walnut Lane 19144 59th wd. 2071 Sq Ft; SEMI/DET 3 STY MASONRY OPA#592071900 Improvements: Residential Dwelling VALERIE BARR A/K/A VALERIE V. BARR C.P. October Term, 2014 No. 03329 \$236,873.15 Federman & Associates, LLC</p> <p>1507-706 1251 South 32nd Street 19146 36th wd. 953 Sq Ft BRT#362298200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUPERT BRADFORD TIMSON, DECEASED C.P. July Term, 2014 No. 004077 \$100,305.53 Shapiro & DeNardo, LLC</p> | <p>1507-707 231 Cheltenham Avenue 19120-1405 61st wd. 1280 Sq Ft BRT#61-1316200 Improvements: Residential Dwelling CHIEN LE AND CHANTHA KHEM C.P. September Term, 2013 No. 02692 \$114,877.63 Powers, Kirn & Associates, LLC</p> <p>1507-708 2049 Titan Street 19146-4358 36th wd. 784 Sq Ft BRT#361093400 Improvements: Residential Dwelling PATRICIA OSBORNE, CO-ADMINISTRATOR OF THE ESTATE OF JOSEPHINE L. OSBORNE, DECEASED AND WILMA L. HALL, CO-ADMINISTRATOR OF THE ESTATE OF JOSEPHINE L. OSBORNE, DECEASED C.P. May Term, 2014 No. 00604 \$78,299.41 Powers, Kirn & Associates, LLC</p> <p>1507-709 1422-26 Callowhill Street 19130 8th wd. 30300 Sq Ft; 60' 1" x 100' BRT#884549200 Improvements: Commercial Property KOPACZ IRREVOCABLE FAMILY TRUST AND UNKNOWN HEIRS, DEVISEES, SUCCESSORS, PERSONAL REPRESENTATIVES, ASSIGNS OF, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRY A. KOPACZ; TITLE TO SAID PREMISES IS VESTED IN KOPACZ IRREVOCABLE TRUST, IN FEE, BY VIRTUE OF A DEED FROM HENRY A. KOPACZ AND MARY J. KOPACZ, H/W BY DEED DATED OCTOBER 24, 2006 AND RECORDED IN PHILADELPHIA COUNTY ON MARCH 21, 2007 IN DOCUMENT ID 51653071. BEING THE SAME PREMISES WHICH WAS PREVIOUSLY VESTED IN HENRY A. KOPACZ AND MARY J. KOPACZ, H/W, BY VIRTUE OF A DEED FROM HENRY A. KOPACZ BY DEED DATED NOVEMBER 25, 2005 AND RECORDED IN PHILADELPHIA COUNTY ON FEBRUARY 4, 2006 IN DOCUMENT ID 51372831. BEING THE SAME PREMISES WHICH WAS PREVIOUSLY VESTED IN HENRY A. KOPACZ BY VIRTUE OF A DEED FROM PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT BY DEED DATED MARCH 28, 1996 AND RECORDED AUGUST 27, 1996 IN PHILADELPHIA COUNTY IN DEED BOOK VCS 74 PAGE 193. C.P. May Term, 2012 No. 001837 \$2,316,254.29 William P. Rubley, Esq.</p> <p>1507-710 3411 North Water Street 19134-1639 7th wd. 980 Sq Ft BRT#073045500 Subject to Mortgage Improvements: Residential Dwelling MARIA D. ROMAN C.P. November Term, 2014 No. 01313 \$52,649.01 William T. Dudeck, Esq.; Eastburn and Gray P.C.</p> <p>1507-711 7744 Cedarbrook Avenue 19150 50th wd. 1128 Sq Ft; ROW B/GAR 2STY MASONRY BRT#501247600 Improvements: Residential Dwelling PEACH PROPERTIES, LLC AND TIFFANY D. CHERRY A/K/A TIFFANY SIZEMORE C.P. October Term, 2013 No. 0030904 \$99,453.64 Federman & Associates, LLC</p> <p>1507-712 1825 East Tulpehocken Street 10th wd. 1164.72 Sq Ft (land); 1406 Sq Ft (improvement) BRT#102219700 Subject to Mortgage ANDREA KENNEDY C.P. January Term, 2014 002967 \$75,562.58 Shawn M. Long, Esq.</p> <p>1507-713 457A N 12th Street a/k/a 457 N 12th Street #A 19123-3714 5th wd. 1722 Sq Ft BRT#888115056 Improvements: Condominium LUCKY GARDEN DEVELOPMENT, LLC AND LUCKY PLACE DEVELOPMENT, LLC A/K/A LUCKY PLACE, LLC C.P. August Term, 2014, No. 1537 \$120,072.27 plus interest in the amount of \$4,143.42 from 9/16/14 Michael V. Phillips, Esq.</p> <p>1507-714 5777 Stewart Street 19131 4th wd. 1024 Sq Ft BRT#04-3-2190-00 Subject to Mortgage ALMAX HOMES, INC. C.P. October Term, 2013, No. 02522 \$41,629.74 Walter Weir, Jr., Esq.; Ryan N. Boland, Esq.</p> <p>1507-715 5334 Reinhard Street 19143 51st wd. 1236 Sq Ft BRT#51-2-0320-00 Subject to Mortgage ALMAX HOMES, INC. C.P. October Term, 2013, No. 02535 \$28,598.91 Walter Weir, Jr., Esq.; Ryan N. Boland, Esq.</p> <p>1507-716A-C 34th wd. (125 North Edgewood Street – Premises A – 19139) 1088 Sq Ft BRT#341091900 & PRCL#062N23-0172 Subject to Mortgage Subject to Rent</p> |

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Improvements: Row2sty Masonry Rsa5 Residential/residential Mixed-use
4th wd. (127 North 59th Street – Premises B – 19139) 1260 Sq Ft PRCL#062N11-0099 & BRT#042109800 Subject to Mortgage Subject to Rent Improvements: Row 2sty Masonry Rsa5 Residential/residential Mixed-use
32nd wd. (2131 North 30th Street – Premises C – 19121) 1620 Sq Ft BRT#323257400 & PRCL#029N08-0186 Improvements: Row 3sty Masonry Rm1 Residential/residential Mixed-use
STRONG FAMILY PROPERTIES, LLC C.P. September Term, 2012 No. 01784 \$226,227.47
Brett L. Messinger, Esq.; Ryan A. Gower, Esq.

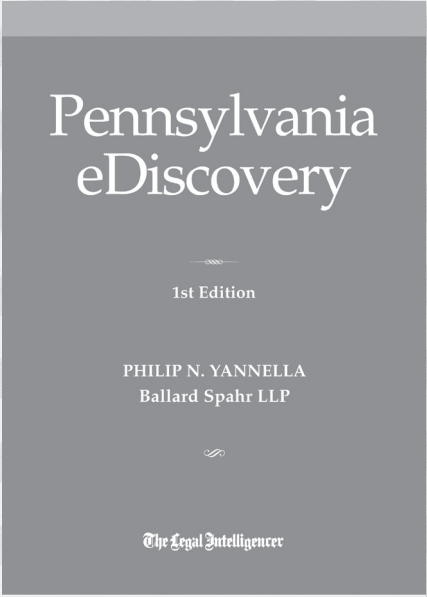
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