

Sheriff's Sale Notices for August 2, 2016

SHERIFF'S SALE**THIRD PUBLICATION**

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, August 2, 2016 at the:

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

**JUDICIAL/FORECLOSURE SALE
CONDITIONS OF SHERIFF SALE**

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

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

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

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

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

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

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

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also

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directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at <http://philadoc.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

**NOTICE OF SCHEDULE
OF DISTRIBUTION**

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on August 2, 2016.

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

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

EXPLANATION

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

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

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

Very truly yours,

JEWELL WILLIAMS, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, AUGUST 2, 2016

1608-301

4422 North 19th Street 19140-1002 13th wd. 1536 Sq Ft BRT#13-2-2103-00 Improvements: Residential Dwelling
LUCILLE JOYNER C.P. January Term, 2015 No. 02643 \$74,343.82 Powers, Kim & Associates, LLC

1608-302

1156 South Carlisle Street 19146-3106 36th wd. 1125 Sq Ft BRT#365025700 Improvements: Residential Dwelling
GAIL M. CASILE C.P. June Term, 2015 No. 03162 \$207,285.81 Powers, Kim & Associates, LLC

1608-303

3648 Miller Street 19134-5523 45th wd. 896 Sq Ft BRT#451362600 Improvements: Residential Dwelling
MICHAEL F. PERRY AND THOMAS R. PERRY C.P. January Term, 2015 No. 03155 \$57,111.58 Law Office of Gregory Javardian, LLC

1608-304

1804 North 77th Street 19151 34th wd. 1702 Sq Ft BRT#343358000 Improvements: Residential Real Estate
SIGET STOCKTON C.P. September Term, 2015 No. 03550 \$216,370.37 Stern & Eisenberg P.C.

1608-305

2425 West 78th Avenue 19150 50th wd. 1920 Sq Ft BRT#501444800 Improvements: Residential Real Estate
PHYLLIS HYLTON AND BARRINGTON U. HYLTON C.P. June Term, 2015 No. \$101,335.42 Stern & Eisenberg P.C.

SHERIFF'S SALE**1608-306**

2853 North Marvine Street 19133 37th wd. 1030 Sq Ft BRT#372241000 Improvements: Residential Real Estate
ROSLYN TURPIN C.P. May Term, 2015 No. 01736 \$25,544.64 Stern & Eisenberg P.C.

1608-307

613 East Allen Lane 19119 9th wd. 2650 Sq Ft BRT#091020800 Improvements: Residential Real Estate
HELEN BELL-D'OLIVEIRA C.P. September Term, 2015 No. 03413 \$260,278.43 Stern & Eisenberg P.C.

1608-308

2727 West Somerset Street 19132 38th wd. 1404 Sq Ft OPA# 381294200 Improvements: Residential Property
BERNARD WIGGS AND JAMIKA MARSHALL-WIGGS C.P. May Term, 2014 No. 00305 \$76,298.97 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1608-309

550 Geneva Avenue 19120-2626 42nd wd. Beginning Point: Situate on the Southerly Side of Geneva Ave at the distance of 370 Ft Eastward from the East Side of Westford Rd Improvements: Row 2 Sty Masonry
SHEVONDA N. FIELDS AND KAREN FIELDS C.P. December Term, 2014 No. 02529 \$114,228.51 Richard J. Nalbadian, III

1608-310

1456 North Felton Street 19151 34th wd. 1080 Sq Ft OPA# 34-2345000 Subject to Mortgage Improvements: Residential Property
CRYSTAL SMITH C.P. April Term, 2015 No. 00471 \$84,642.31 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1608-311

608 Allengrove Street a/k/a 608 East Allengrove Street 19120 35th wd. 1343 Sq Ft OPA# 351083700 Improvements: Residential Property
GERALYN FATTORE AND PATRICK M. FATTORE C.P. February Term, 2016 No. 03935 \$88,314.95 KML Law Group, P.C.

1608-312

204 Lockart Lane 19116 58th wd. 2807 Sq Ft OPA# 58-2137500 Subject to Mortgage Improvements: Residential Property
JOHN B. PRIADKA C.P. December Term, 2014 No. 00167 \$244,604.86 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1608-313

5511 North 3rd Street 19120-2822 42nd wd. 1590 Sq Ft OPA# 422434900 Improvements: Residential Property
SATHAVARAT PHON AND PONLORN LAM C.P. July Term, 2015 No. 02855 \$192,485.58 Phelan Hallinan Diamond & Jones, LLP

1608-314

7252 Grays Avenue 19142-1518 40th wd. 1200 Sq Ft OPA# 404211000 Improvements: Residential Property
SHIRLEY SAUNDERS C.P. December Term, 2015 No. 00395 \$186,229.07 Phelan Hallinan Diamond & Jones, LLP

1608-315

4018 Gilham Street 19135-2511 55th wd. 960 Sq Ft OPA# 552128600 Improvements: Residential Property
THOMAS P. MARION C.P. December Term, 2013 No. 02662 \$77,804.72 Phelan Hallinan Diamond & Jones, LLP

1608-316

247 West Sheldon Street 19120-3318 42nd wd. 1120 Sq Ft OPA# 422203000 Improvements: Residential Property
MARLENE FRANKLIN C.P. October Term, 2015 No. 01608 \$62,534.53 Phelan Hallinan Diamond & Jones, LLP

1608-317

205 Furley Street 19120 61st wd. 761 Sq Ft OPA# 612059300 Improvements: Residential Property
CARMELA R. SAUNDERS C.P. November Term, 2015 No. 03581 \$104,969.51 KML Law Group, P.C.

SHERIFF'S SALE**1608-318**

3049 North 9th Street 19133 37th wd. 802 Sq Ft OPA# 372144200 Improvements: Residential Property
CABVENIA JENNINGS, SOLELY IN HER CAPACITY AS HEIR OF LACY JENNINGS, DECEASED; CRYSTAL JENNINGS, SOLELY IN HER CAPACITY AS HEIR OF LACY JENNINGS, DECEASED; LACY JENNINGS, JR., SOLELY IN HIS CAPACITY AS HEIR OF LACY JENNINGS, DECEASED C.P. August Term, 2015 No. 04401 \$48,386.11 KML Law Group, P.C.

1608-319

6634 Souder Street 19149 54th wd. 1368 Sq Ft OPA# 541215900 Improvements: Residential Property
TRACY HUA AND CHI-HUNG MU C.P. June Term, 2014 No. 01746 \$175,638.29 KML Law Group, P.C.

1608-320

8113 Crispin Street 19136 64th wd. 1950 Sq Ft OPA# 642023700 Improvements: Residential Property
CHRISTOPHER RODRIGUEZ C.P. August Term, 2013 No. 01846 \$166,046.62 KML Law Group, P.C.

1608-321

5001 North Sydenham Street 19141 17th wd. 1344 Sq Ft OPA# 172076900 Improvements: Residential Property
ENTRUST CAMA, FBO JANETTE LEE CURRY, IRA AND BRUCE D. RYAN C.P. January Term, 2015 No. 03193 \$48,293.62 KML Law Group, P.C.

1608-322

2542 North Water Street 19125 31st wd. 810 Sq Ft OPA# 311026400 Improvements: Residential Property
SANTA APONTE C.P. June Term, 2015 No. 02230 \$25,248.40 KML Law Group, P.C.

1608-323

3138 Holly Road 19154 66th wd. OPA# 663015500 Improvements: Residential Property
GABRIELLE BROOKES-HARRINGTON AND DANIEL HARRINGTON C.P. March Term, 2009 No. 03099 \$146,066.71 KML Law Group, P.C.

1608-324

10814 Modena Terrace 19154 66th wd. 2187 Sq Ft OPA# 662053000 Improvements: Residential Property
EVELYN RIVERA C.P. June Term, 2014 No. 03338 \$193,872.46 KML Law Group, P.C.

1608-325

326 East Horter Street 19119 22nd wd. 1660 Sq Ft BRT#221169000 Improvements: Residential Real Estate
DOROTHY P. WATKINS AND STEVEN A. WATKINS C.P. July Term, 2014 No. 03843 \$127,347.14 Stern & Eisenberg P.C.

1608-326

6316 Guyer Avenue 19142 40th wd. 1437.6 Sq Ft BRT#402274150 Improvements: Residential Dwelling
OMER M. SHIFAW C.P. December Term, 2015 No. 02983 \$82,980.53 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1608-327

7745 Bradford Street 19152 56th wd. 3125 Sq Ft BRT#56-1246000 Improvements: Residential Dwelling
ASIF QURESHI A/K/A ASIF I. QURESHI C.P. November Term, 2015 No. 02722 \$168,946.59 Udren Law Offices, P.C.

1608-328

5034 Jackson Street 19124 62nd wd. 2000 Sq Ft OPA# 622394400 Improvements: Residential Property
THE UNKNOWN HEIRS OF PATRICIA PEARSON, DECEASED; ELNITA PEARSON, SOLELY IN HER CAPACITY AS HEIR OF PATRICIA PEARSON, DECEASED C.P. August Term, 2015 No. 01649 \$37,286.23 KML Law Group, P.C.

1608-329

6533 North Park Avenue 19126 49th wd. 2734 Sq Ft BRT#493235600 Improvements: Residential Dwelling
MARLENE REID C.P. March Term, 2015 No. 01782 \$170,664.55 Udren Law Offices, P.C.

1608-330

5042 North 8th Street 19120-3106 BRT#491273000 Improvements: Residential Dwelling

SHERIFF'S SALE

SARAH F. COOPER, INDIVIDUALLY AND AS TRUSTEE FOR DAVID AND TANYA COOPER C.P. December Term, 2014 No. 01795 \$77,925.97 Powers, Kim & Associates, LLC

1608-331

4305 O Street 19124-4331 BRT#33-2-5551-00 Improvements: Residential Dwelling
LUIS J. GARCIA C.P. March Term, 2015 No. 00554 \$117,956.36 Powers, Kim & Associates, LLC

1608-332

531 Mifflin Street 19148 1st wd. 983 Sq Ft OPA# 011415600 Improvements: Residential Property
JOHN B. HUDOME AND MEGAN HUDOME A/K/A MEGAN M. HUDOME C.P. January Term, 2016 No. 00337 \$76,306.79 KML Law Group, P.C.

1608-333

5332 Haverford Avenue 19139 44th wd. 1680 Sq Ft OPA# 441048400 Improvements: Residential Property
MALIKHA WASHINGTON AND MATTHEW WASHINGTON C.P. May Term, 2015 No. 00267 \$70,228.24 KML Law Group, P.C.

1608-334

4026 Old York Road 19140 43rd wd. 943 Sq Ft OPA# 433171900 Improvements: Residential Property
NATHANIEL GOODE C.P. February Term, 2016 No. 04544 \$54,920.41 KML Law Group, P.C.

1608-335

6824 North 9th Street 19126 61st wd. 3188 Sq Ft OPA# 611175300 Improvements: Residential Property
CHRISTOPHER F. LONG C.P. August Term, 2014 No. 02261 \$236,296.58 KML Law Group, P.C.

1608-336

1310-1312 North Broad Street 19121-4303 47th wd. 5400 Sq Ft BRT#882924256 Improvements: Amuse Hall Masonry
DOWLING'S PALACE, INC. C.P. February Term, 2014 No. 01573 \$377,167.59 Milstead & Associates, LLC

1608-337

6607 North Bouvier Street 19126 15th wd. 1264 Sq Ft BRT#101065200 Improvements: Residential Dwelling
CHARMAINE ANDERSON C.P. November Term, 2015 No. 03324 \$83,444.82 Udren Law Offices, P.C.

1608-338

5351 Lancaster Avenue 19131 52nd wd. 39710 Sq Ft BRT#88-4-350905 Improvements: Commercial/Industrial Dwelling
LANCASTER PROPERTY HOLDINGS, LC C.P. January Term, 2016 No. 3074 \$926,526.91 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Peter E. Meltzer, Esq.

1608-339

5958 Elsinore Street 19120-1208 35th wd. 960 Sq Ft BRT#352301000 Improvements: Row B/gar 2 Sty Masonry
OLANIYI ALUKO AND FUNMILAYO ALUKO C.P. February Term, 2015 No. 02306 \$85,171.50 Milstead & Associates, LLC

1608-340

5624 Broomall Street 19143-4618 51st wd. 930 Sq Ft BRT#513113100 Improvements: Row 2 Sty Masonry
DWIGHT L. EDWARDS C.P. August Term, 2014 No. 02435 \$69,909.83 Milstead & Associates, LLC

1608-341

5929 Weymouth Street 19120 35th wd. 1163 Sq Ft BRT#352229400 Improvements: Row B/gar 2sty Masonry
NAKEA R. MATHIS C.P. March Term, 2015 No. 03545 \$139,662.78 Milstead & Associates, LLC

1608-342

6924 Keystone Street 19135-2034 41st wd. 4437 Sq Ft BRT#412460500 Improvements: S/d Conv Apt 3 Sty Masonry
WILLIAM DELLAPENNA C.P. September Term, 2015 No. 02205 \$197,646.14 Milstead & Associates, LLC

1608-343

4810 Parrish Street 19139-1844 44th wd. 1412.26 Sq Ft BRT#441312411 Improvements: Row 2 Sty Masonry
DAWDA NJIE C.P. October Term, 2015 No. 01833 \$50,015.00 Milstead & Associates, LLC

SHERIFF'S SALE**1608-344**

4440 North 4th Street 19140 7th wd. 1080 Sq Ft OPA# 072152900 Improvements: Residential Property
MISAEEL OLIVENCIA, JR. A/K/A MISAEEL OLIVENCIA C.P. January Term, 2012 No. 03017 \$64,189.47 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1608-345

7936 Summerdale Avenue 19111-2950 56th wd. 3430.77 Sq Ft BRT#561147200 Improvements: Apt 2-4 Unts 2 Sty Masonr
ANDRE LACE C.P. February Term, 2015 No. 00439 \$175,005.63 Milstead & Associates, LLC

1608-346

2005 South 65th Street 19142-2008 40th wd. 983 Sq Ft BRT#401204800 Improvements: Row 2 Sty Masonry
SON H. NGUYEN C.P. July Term, 2015 No. 01744 \$54,457.10 Milstead & Associates, LLC

1608-347

8427 Michener Avenue 19150-1611 50th wd. 1152 Sq Ft OPA# 501156400 Improvements: Residential Property
CHARLES RICHARDSON, IN HIS CAPACITY AS HEIR OF FLORA L. RICHARDSON A/K/A FLORA LILLIAN RICHARDSON A/K/A FLORA RICHARDSON, DECEASED; CRYSTAL RICHARDSON A/K/A CRYSTAL E. RICHARDSON, IN HER CAPACITY AS HEIR OF FLORA L. RICHARDSON A/K/A FLORA LILLIAN RICHARDSON A/K/A FLORA RICHARDSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FLORA L. RICHARDSON A/K/A FLORA LILLIAN RICHARDSON A/K/A FLORA RICHARDSON, DECEASED C.P. December Term, 2015 No. 02519 \$110,749.98 Phelan Hallinan Diamond & Jones, LLP

1608-348

1440 Fanshawe Street 19111-4914 53rd wd. 1345 Sq Ft OPA# 532037200 Improvements: Residential Property
PEDRO MIANGALA AND JEFFREY MERMELSTEIN C.P. August Term, 2014 No. 00323 \$94,676.58 Phelan Hallinan Diamond & Jones, LLP

1608-349

4810 Tyson Avenue 19135-1907 41st wd. 1150 Sq Ft BRT#412042700
DAN FINLEY AND SHARON FINLEY C.P. October Term, 2015 No. 01144 \$69,378.25 Milstead & Associates, LLC

1608-350

7015 Oakley Street 19111 35th wd. 2848 Sq Ft OPA# 353230200 Improvements: Residential Property
MICHAEL COLE C.P. July Term, 2015 No. 01240 \$227,618.39 KML Law Group, P.C.

1608-351

4923 Ormes Street 19120 42nd wd. 1056 Sq Ft OPA# 421333600 Improvements: Residential Property
LYNDA A. HARRIS C.P. November Term, 2015 No. 03590 \$81,477.54 KML Law Group, P.C.

1608-353

545 South Yewdall Street 19143 46th wd. 984 Sq Ft OPA# 463167100 Improvements: Residential Property
THE UNKNOWN HEIRS OF MATTIE L. FORTUNE, DECEASED AND TERRY PRICE, SOLELY IN HER CAPACITY AS HEIR OF MATTIE L. FORTUNE, DECEASED C.P. August Term, 2015 No. 02218 \$65,468.19 KML Law Group, P.C.

1608-355

7344 Sommers Road 19138 50th wd. 1210 Sq Ft OPA# 501319600 Improvements: Residential Property
ERICA GRIER A/K/A ERICA L. GRIER AND RODNEY GRIER A/K/A RODNEY A. GRIER C.P. February Term, 2016 No. 02030 \$71,599.84 Phelan Hallinan Diamond & Jones, LLP

1608-356

7919 Craig Street 19136 64th wd. 3906 Sq Ft OPA# 642066600 Improvements: Residential Property
JAIME HINMAN C.P. November Term, 2009 No. 04090 \$264,685.32 KML Law Group, P.C.

1608-357

1416 Orthodox Street 19124-3604 23rd wd. 3168 Sq Ft OPA# 234060300 Improvements: Residential Property
KATHERINE WILKERSON C.P. September Term, 2014 No. 00252 \$110,367.35 Phelan Hallinan Diamond & Jones, LLP

1608-358

3082 Cedar Street 19134 25th wd. 952 Sq Ft BRT#25-1443900 Improvements: Residential

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Dwelling
JASON PANAS C.P. October Term, 2015 No. 01799 \$73,962.05 Udren Law Offices, P.C.

1608-359

2968 Tulip Street 19134-4125 25th wd. 1076 Sq Ft OPA# 252369200 Improvements: Residential Property
JOSE J. FAGUNDES A/K/A JOSE FAGUNDES C.P. September Term, 2015 No. 01586 \$57,050.35 Phelan Hallinan Diamond & Jones, LLP

1608-360

602 Leverington Avenue 19128-2606 21st wd. 2580 Sq Ft OPA# 213281200 Improvements: Residential Property
IGNACIO MUNOZ C.P. September Term, 2014 No. 03970 \$265,366.67 Phelan Hallinan Diamond & Jones, LLP

1608-361

6810 Eastwood Street 19149-2308 35th wd. 1296 Sq Ft OPA# 542404200 Improvements: Residential Property
MARSHA J. POWELL C.P. November Term, 2015 No. 01277 \$108,003.93 Phelan Hallinan Diamond & Jones, LLP

1608-362

4124 Hellerman Street 19135-2521 55th wd. 1280 Sq Ft OPA# 552105100 Improvements: Residential Property
MICHELLE REID C.P. October Term, 2015 No. 03508 \$85,284.37 Phelan Hallinan Diamond & Jones, LLP

1608-363

2947 Weikel Street 19125-4106 25th wd. 1134 Sq Ft OPA# 252381800 Improvements: Residential Property
MARIA V. RAMOS C.P. September Term, 2007 No. 03648 \$45,636.99 Phelan Hallinan Diamond & Jones, LLP

1608-364

5246 North Sydenham Street 19141-1618 17th wd. 1376 Sq Ft OPA# 172098400 Improvements: Residential Property
BEVERLY THOMISON-SADIA C.P. September Term, 2015 No. 02505 \$63,437.19 Phelan Hallinan Diamond & Jones, LLP

1608-365

6404 West Girard Avenue 19151-4019 34th wd. 1140 Sq Ft OPA# 343026300 Improvements: Residential Property
WAYNE S. WILLIAMS, JR. C.P. February Term, 2016 No. 03126 \$58,090.82 Phelan Hallinan Diamond & Jones, LLP

1608-366

3024 Windish Street 19152-4527 64th wd. 1320 Sq Ft OPA# 641193100 Improvements: Residential Property
EDWARD W. SCHMALZRIED C.P. November Term, 2015 No. 01090 \$57,529.39 Phelan Hallinan Diamond & Jones, LLP

1608-367

10814 Modena Terrace 19116 66th wd. 18'x60'; newer sewer pipes at curb Subject to Mortgage
EVELYN RIVERA C.P. March Term, 2015 No. 04249 \$50,000.00 John J. Lynch, Esq.

1608-368

5405 Westminster Avenue 19131-4919 4th wd. 1440 Sq Ft OPA# 041056400 Improvements: Residential Property
REGINALD D. LUNDY, II AND APRIL E. LUNDY C.P. March Term, 2015 No. 01136 \$45,668.43 Phelan Hallinan Diamond & Jones, LLP

1608-369

148 East Colonial Street a/k/a 148 Colonial Street 19120-1029 61st wd. 1184 Sq Ft OPA# 611321000 Improvements: Residential Property
LYNDA R. SMITH C.P. February Term, 2013 No. 02178 \$126,429.15 Phelan Hallinan Diamond & Jones, LLP

1608-370

1102 Haworth Street a/k/a 1102 Hayworth Street 19124-2506 23rd wd. 1392 Sq Ft OPA# 234160800 Improvements: Residential Property
ROBIN A. LEWIS A/K/A ROBIN LEWIS C.P. April Term, 2013 No. 00438 \$143,668.85 Phelan Hallinan Diamond & Jones, LLP

1608-371

7605 Central Avenue a/k/a 7605-07 Central Avenue 19111 63rd wd. 1248 Sq Ft OPA# 631064100 Improvements: Residential Property
ANNA MARIE ORTIZ, IN HER CAPACITY AS HEIR OF ELIZABETH BERKO, DECEASED; JOSHUA BERKO, IN HIS CAPACITY AS HEIR OF ELIZABETH BERKO, DECEASED; LORETTA BERKO, IN HER CAPACITY AS HEIR OF ELIZABETH BERKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH BERKO, DECEASED C.P. August Term, 2015 No. 00461 \$162,018.37 Phelan Hallinan Diamond & Jones, LLP

1608-372

5446 Baltimore Avenue 19143-3118 51st wd.

SHERIFF'S SALE

1438 Sq Ft OPA# 513052200 Improvements: Residential Property
NANCY D. RICHARDSON, INDIVIDUALLY AND IN CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF GERALD RICHARDSON; GERALD RICHARDSON, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF GERALD RICHARDSON; MELINA RICHARDSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF GERALD RICHARDSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD RICHARDSON, DECEASED C.P. August Term, 2013 No. 02271 \$50,434.70 Phelan Hallinan Diamond & Jones, LLP

1608-373

1337 North Marshall Street 19122-4314 14th wd. 2544 Sq Ft OPA# 141021900 Improvements: Residential Property
KENNETH E. THOMAS, IN HIS CAPACITY AS HEIR OF CHRISTINE THOMAS, DECEASED; RONALD MCCRAY, IN HIS CAPACITY AS HEIR OF CHRISTINE THOMAS, DECEASED; FLORENCE THOMAS, IN HER CAPACITY AS HEIR OF CHRISTINE THOMAS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHRISTINE THOMAS, DECEASED; LATANYA THOMAS, IN HER CAPACITY AS HEIR OF CHRISTINE THOMAS, DECEASED; LAKEISHA THOMAS, IN HER CAPACITY AS HEIR OF CHRISTINE THOMAS, DECEASED; VERNELL THOMAS, IN HIS CAPACITY AS HEIR OF CHRISTINE THOMAS, DECEASED; SHAREEDA THOMAS, IN HER CAPACITY AS HEIR OF CHRISTINE THOMAS, DECEASED C.P. January Term, 2015 No. 03417 \$34,644.25 Phelan Hallinan Diamond & Jones, LLP

1608-374

6077 Wister Street, 6077 East Wister Street 19138-2403 17th wd. 1696 Sq Ft OPA# 172536600 Improvements: Residential Property
DAVIDA GHEE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CORNELL GHEE; RASHEEDA PRYCE, IN HER CAPACITY AS HEIR OF THE ESTATE OF CORNELL GHEE; RASHEED PRYCE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CORNELL GHEE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CORNELL GHEE, DECEASED; UNKNOWN HEIRS AND UNKNOWN MINOR CHILDREN, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CORNELL GHEE, JR., DECEASED; CORNELL GHEE, III, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CORNELL GHEE, JR. C.P. October Term, 2015 No. 02028 \$129,260.75 Phelan Hallinan Diamond & Jones, LLP

1608-375

6276 Souder Street 19149-2809 54th wd. 1284 Sq Ft OPA# 541210900 Improvements: Residential Property
DESALLE FRATARCANGELI C.P. March Term, 2015 No. 01060 \$122,531.18 Phelan Hallinan Diamond & Jones, LLP

1608-376

1872 Conlyn Street 19141-1222 17th wd. 1510 Sq Ft OPA# 171133500 Improvements: Residential Property
LAMAAR WILLIAMS C.P. September Term, 2015 No. 02069 \$85,670.32 Phelan Hallinan Diamond & Jones, LLP

1608-377

202 West Albanus Street 19120-3827 42nd wd. 1120 Sq Ft OPA# 422133500 Improvements: Residential Property
KENYA L. DAVIS A/K/A KENYA VESSELLS C.P. November Term, 2015 No. 00320 \$36,456.98 Phelan Hallinan Diamond & Jones, LLP

1608-378

2745 Eddington Street 19137-1525 45th wd. 952 Sq Ft OPA# 453027200 Improvements: Residential Property
MARLENE CHLADEK AND CHRISTOPHER CHLADEK C.P. November Term, 2015 No. 04132 \$42,818.49 Phelan Hallinan Diamond & Jones, LLP

1608-379

5451 Diamond Street 19131 52nd wd. 1633 Sq Ft BRT#522094900 Improvements: Residential Dwelling
ANTHONY BAXTER (EXECUTOR OF THE ESTATE OF JACQUELYN BELL); ALIYAH NEWMAN (REAL OWNER); TAHIRA PEETERKIN (REAL OWNER) C.P. November Term, 2010 No. 03259 \$73,451.67 Udren Law Offices, P.C.

1608-380

8322 Thouron Avenue 19150-2021 50th wd. 1159 Sq Ft OPA# 502155800 Improvements:

SHERIFF'S SALE

Residential Property
NYRA R. WILLIAMS A/K/A NYRA R. CHURCH C.P. February Term, 2015 No. 02036 \$160,226.50 Phelan Hallinan Diamond & Jones, LLP

1608-381

317 South Cobbs Creek Parkway a/k/a 317 Cobbs Creek Parkway 19143-1016 3rd wd. 1764 Sq Ft OPA# 032251200 Improvements: Residential Property
LEROY A. JOHNSON A/K/A LEROY ANDREW JOHNSON C.P. November Term, 2015 No. 01098 \$54,453.86 Phelan Hallinan Diamond & Jones, LLP

1608-382

2168 East Cumberland Street 19125-2245 31st wd. 1713 Sq Ft OPA# 314011400 Improvements: Residential Property
CHRISTOPHER T. LAWROW AND AMELIA D. LAWROW C.P. August Term, 2015 No. 01160 \$170,838.56 Phelan Hallinan Diamond & Jones, LLP

1608-383

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 \$251,954.59 Phelan Hallinan Diamond & Jones, LLP

1608-384

4740 Lansing Street 19136 65th wd. 1046 Sq Ft OPA# 651173500 Improvements: Residential Property
JAMAL B. JONES C.P. November Term, 2015 No. 04126 \$126,678.60 Phelan Hallinan Diamond & Jones, LLP

1608-385

5237 Ditman Street a/k/a 5301 Ditman Street 19124-2035 62nd wd. 660 Sq Ft OPA# 622447800 Improvements: Residential Property
SHANNON L. CLARKE C.P. September Term, 2015 No. 02485 \$52,110.30 Phelan Hallinan Diamond & Jones, LLP

1608-387

11733 Millbrook Road 19154-3617 66th wd. 1260 Sq Ft OPA# 662235000 Improvements: Residential Property
AMY CROMPTON AND KURT LEWIS SMITH C.P. December Term, 2014 No. 03639 \$147,853.81 Phelan Hallinan Diamond & Jones, LLP

1608-388

2112 Bellevue Street 19140 11th wd. BRT#112040200
WILLIE MAE GREEN (DECEASED) C.P. September Term, 2014 No. 01610 \$93,288.66 Michael F.J. Romano, Esq.

1608-389

2860 Jasper Street 19134-3539 25th wd. 1130 Sq Ft OPA# 252536200 Improvements: Residential Property
ZORAIDA RIOS C.P. May Term, 2015 No. 03111 \$24,889.37 Phelan Hallinan Diamond & Jones, LLP

1608-390

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

1608-391

2326 Mountain Street 19145 36th wd. BRT#364079700
ROSA COUVERTIER (DECEASED) C.P. September Term, 2014 No. 01612 \$93,103.90 Michael F.J. Romano, Esq.

1608-392

3514 East Crown Avenue 19114-1917 66th wd. 1260 Sq Ft OPA# 661223600 Improvements: Residential Property
RYAN P. DETREVILLE C.P. October Term, 2015 No. 03506 \$136,296.14 Phelan Hallinan Diamond & Jones, LLP

1608-393

722 Oregon Avenue 19148-4539 39th wd. 960 Sq Ft OPA# 395018600 Improvements: Residential Property
JOSEPH SCHAFFER AND MARIE CALLIS C.P. August Term, 2012 No. 00202 \$77,189.13 Phelan Hallinan Diamond & Jones, LLP

1608-394

5808 Master Street 19131 4th wd. 1628 Sq Ft BRT#043032800 Improvements: Residential Dwelling
AALIYAH JOHNSON C.P. December Term, 2015 No. 00806 \$57,019.03 Udren Law Offices, P.C.

1608-395

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

1608-396

1700 Reed Street 19146 36th wd. 1044 Sq Ft

SHERIFF'S SALE

BRT#36-5355600 Subject to Mortgage Improvements: Residential Dwelling
DAMON ROBERTS A/K/A DAMON K. ROBERTS C.P. January Term, 2016 No. 02402 \$227,258.73 Udren Law Offices, P.C.

1608-397

1853 North Van Pelt Street 19121 52nd wd. 1403 Sq Ft BRT#32-2067600 Improvements: Residential Dwelling
JACQUELINE GREEN A/K/A JACQUELINE A. GREEN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALFONSO GREEN C.P. December Term, 2014 No. 01797 \$236,961.98 Udren Law Offices, P.C.

1608-398

473 Aurania Street 19128 21st wd. 5753 Sq Ft OPA# 212384100 Improvements: Residential Property
JANET S. HUDICK C.P. March Term, 2015 No. 673 \$57,622.78 Lauren Berschler Karl, Esq.

1608-399

3932 North Reese Street 19140 43rd wd. 1144 Sq Ft OPA# 433046700 Improvements: Residential Property
NAIL MOHAMAD C.P. November Term, 2015 No. 322 \$49,491.86 Lauren Berschler Karl, Esq.

1608-400

5112 Newhall Street 19144-4020 12th wd. 2679 Sq Ft OPA# 123221000 Improvements: Residential Property
JUDITH TINSLEY A/K/A AMIR MUHAMMAD C.P. December Term, 2015 No. 02046 \$95,326.49 Phelan Hallinan Diamond & Jones, LLP

1608-401

4122 Old York Road 19140-2041 43rd wd. 1738 Sq Ft BRT#43-3-4002-00 Improvements: Row 3 Sty Masonry
LELAND ROSADO ORTIZ A/K/A LELAND ROSADO F/K/A FRANCISCO ROSADO C.P. June Term, 2014 No. 03058 \$92,190.28 Milstead & Associates, LLC

1608-402

4610 Oakland Street 19124-3126 23rd wd. 2190.35 Sq Ft BRT#234227700 Improvements: Row Conv/apt 2sty Masonry
EILEEN GLOVER, REAL OWNER AND ORIGINAL MORTGAGOR AND DEXTER GLOVER, ORIGINAL MORTGAGOR C.P. December Term, 2014 No. 01719 \$130,929.30 Milstead & Associates, LLC

1608-403

2555 North Dover Street 19132 28th wd. 700 Sq Ft OPA# 281146200 Improvements: Residential Property
THE UNKNOWN HEIRS OF MARY MANEGO A/K/A MARY L. WILLIAMS, DECEASED; EUTRINA WILLIFORD, SOLELY IN HER CAPACITY AS HEIR OF MARY MANEGO A/K/A MARY L. WILLIAMS, DECEASED C.P. September Term, 2015 No. 01721 \$41,752.32 KML Law Group, P.C.

1608-404

4530 Marple Street 19136 65th wd. 1124 Sq Ft BRT#651096600 Improvements: Residential Real Estate
REGINA KING AND MICHAEL KING C.P. September Term, 2015 No. 03534 \$109,473.31 Stern & Eisenberg P.C.

1608-405

SHERIFF'S SALE

BRT#405183804 Improvements: Residential Real Estate
SHAMSIDDIN HAMEEN ISLAM C.P. November Term, 2015 No. 04379 \$221,886.00 Stern & Eisenberg P.C.

1608-411

6829 Chew Avenue 19119 22nd wd. 2550 Sq Ft OPA# 222207600 Improvements: Residential Property
SANIYYAH WILLIAMS C.P. June Term, 2015 No. 02739 \$138,184.61 KML Law Group, P.C.

1608-412

36 West Logan Street 19144 2446 Sq Ft BRT#123039800 Improvements: Residential Real Estate
DARLENE GLENN C.P. March Term, 2011 No. 01497 \$97,228.97 Stern & Eisenberg P.C.

1608-413

5119 Keyser Street 19144 12th wd. 1520 Sq Ft BRT#123195200 Improvements: Residential Real Estate
VERONICA R. SHELTON A/K/A VERONICA SHELTON C.P. February Term, 2016 No. 03821 \$76,501.16 Stern & Eisenberg P.C.

1608-414

192 West Godfrey Avenue 19120 61st wd. 1050 Sq Ft BRT#611278400 Improvements: Residential Real Estate
ROLEX AUGUSTIN C.P. February Term, 2016 No. 00154 \$97,987.53 Stern & Eisenberg P.C.

1608-415

244 West Roosevelt Boulevard 19120 42nd wd. 1125 Sq Ft BRT#422099500 Improvements: Residential Real Estate
THE UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF ROBERTO AFANADOR RUIZ C.P. March Term, 2016 No. 01119 \$46,501.27 Stern & Eisenberg P.C.

1608-416

118 West Montgomery Avenue 19122 18th wd. 610 Sq Ft BRT#183026900 Improvements: Residential Real Estate
ELIOT B. KAROL C.P. July Term, 2014 No. 26900 \$74,255.93 Stern & Eisenberg P.C.

1608-417

3325 Glenview Street 19149 55th wd. 1714.62 Sq Ft BRT#551249400 Improvements: Residential Dwelling
COLLEEN A. MAHER AND WILLIAM C. MAHER C.P. April Term, 2014 No. 01366 \$196,446.60 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1608-418

9577 James Street, Unit A 19114 65th wd. 0 Sq Ft being and designated as Unit No. 28A together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.9591%; Condominium BRT#888651465 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD W.K. CARSON A/K/A RON CARSON, DECEASED C.P. November Term, 2015 No. 04677 \$142,790.42 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1608-419

1010 Race Street 19107 5th wd. 695 Sq Ft OPA# 88-8071680 Improvements: Residential Property
SERGE HYCHKO C.P. March Term, 2015 No. 03941 \$206,352.13 Meredith H. Wooters, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1608-420

133 West Washington Lane 19144-2655 59th wd. 3750 Sq Ft BRT#593089100 Improvements: Residential Dwelling
MAUDE B. SHELTON C.P. August Term, 2015 No. 04449 \$142,884.12 Law Office of Gregory Javardian, LLC

1608-421

5556 Pine Street 19143-1320 46th wd. 1293 Sq Ft BRT#60-4-0989-00 Improvements: Apt 2-4 Units 2 Sty Mason
SHANDA R. POINDEXTER AND SHANDA R. POINDEXTER C.P. November Term, 2015 No. 00776 \$151,271.87 Milstead & Associates, LLC

1608-422

3129 North Patton Street 19132-1125 38th wd. Beginning Point: Situate on the Easterly side of Patton St at the distance of 200 ft Southwardly from the Southerly side of Allegheny Ave BRT#382172200 Improvements: Row 2 Sty Masonry
PAULINE MOORE C.P. August Term, 2015 No. 04379 \$43,326.27 Richard J. Nalbandian, III

1608-423

6640 Glenloch Street 19135 41st wd. 1309 Sq

SHERIFF'S SALE

Ft OPA# 41-1208300 Improvements: Residential Property
PRESTON E. THOMPSON, JR. C.P. May Term, 2015 No. 03098 \$93,153.37 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1608-424

819 East Cornwall Street 19134 33rd wd. 1030 Sq Ft OPA# 331125000 Improvements: Residential Property
SAM P. MCCONNELL C.P. January Term, 2014 No. 00121 \$71,066.45 KML Law Group, P.C.

1608-425

7711 Olympus Place 19153 40th wd. 2700 Sq Ft OPA# 40585900 Improvements: Residential Property
CAROL BANKS C.P. July Term, 2015 No. 00608 \$198,951.87 KML Law Group, P.C.

1608-426

2226 North 21st a/k/a 2226 North 21st Street 19132-4801 BRT#162182400 Improvements: Residential Dwelling
NINA M. KINARD C.P. July Term, 2015 No. 00791 \$95,336.13 Powers, Kim & Associates, LLC

1608-427

143 South 2nd Street a/k/a 121-55 Walnut Street, Unit 503 and Parking Space 11 19106 5th wd. 1790 Sq Ft OPA# 888035222 Improvements: Residential Property
BARBARA CAPLAN AND STANLEY CAPLAN A/K/A STANLEY H. CAPLAN C.P. October Term, 2014 No. 03326 \$754,179.51 KML Law Group, P.C.

1608-428

2004 East Memphis Street a/k/a 2004 Memphis Street 19125 31st wd. 1447 Sq Ft OPA# 312002900 Improvements: Residential Property
DIANE GLINKA, SOLELY IN HER CAPACITY AS HEIR OF THOMAS C. GLINKA, DECEASED; DONNA FERRIS, SOLELY IN HER CAPACITY AS HEIR OF THOMAS C. GLINKA, DECEASED; LINDA MAUI, SOLELY IN HER CAPACITY AS HEIR OF THOMAS C. GLINKA, DECEASED; ERIC RINIER, SOLELY IN HIS CAPACITY AS HEIR OF THOMAS C. GLINKA, DECEASED; JOSEPH GLINKA, SOLELY IN HIS CAPACITY AS HEIR OF THOMAS C. GLINKA, DECEASED AND THOMAS GLINKA, JR., SOLELY IN HIS CAPACITY AS HEIR OF THOMAS C. GLINKA, DECEASED C.P. February Term, 2016 No. 01798 \$187,104.66 KML Law Group, P.C.

1608-429

2243 South Bonsall Street 19145 48th wd. 708 Sq Ft OPA# 482278700 Improvements: Residential Property
TYESHA TILGHMAN C.P. August Term, 2013 No. 01964 \$35,648.69 KML Law Group, P.C.

1608-430

714 North 37th Street 19104 24th wd. ROW 2 STY MASONRY; 1148 Sq Ft BRT#243081500 Improvements: Residential Dwelling
ROSE M. BOYD C.P. October Term, 2015 No. 00943 \$48,629.42 McCabe, Weisberg, & Conway, P.C.

1608-431

748 North 63rd Street 19151 34th wd. ROW CONV/APT 3 STY MASONRY; 2805 Sq Ft BRT#344195900 Improvements: Residential Dwelling
ALL UNKNOWN SURVIVING HEIRS OF SYLVESTER REED, JR., DECEASED MORTGAGOR AND REAL OWNER; SYLVESTER REED, III, A/K/A SYLVESTER S. REED, JR., KNOWN SURVIVING HEIR OF SYLVESTER REED, JR., DECEASED MORTGAGOR AND REAL OWNER; ADJI REED, KNOWN SURVIVING HEIR OF SYLVESTER REED, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01173 \$88,325.93 McCabe, Weisberg, & Conway, P.C.

1608-432

1519 Conlyn Street 19141 17th wd. ROW B/GAR 2 STY MASONRY; 1344 Sq Ft BRT#171140900 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF LEWIS E. GREEN; DARNELLA GOODEN, KNOWN SURVIVING HEIR OF LEWIS E. GREEN C.P. August Term, 2015 No. 02583 \$84,480.06 McCabe, Weisberg, & Conway, P.C.

1608-433

6215 Charles Street 19149 a/k/a 19135 55th wd. 1799 Sq Ft BRT#55-2-2312-00 Improvements: Residential Dwelling
BRUCE RAYMOND A/K/A BRUCE A. RAYMOND C.P. September Term, 2015 No. 01178 \$82,989.41 Udren Law Offices, P.C.

1608-434

1618 East Howell Street 19149 62nd wd. ROW 2 STY MASONRY; 960 Sq Ft BRT#621123900 Improvements: Residential Dwelling
RONALD BRINKLEY, KNOWN SURVIVING

SHERIFF'S SALE

HEIR OF SHANTEL MCCOY; UNKNOWN SURVIVING HEIRS OF SHANTEL MCCOY; JOANN M. MCCOY, KNOWN SURVIVING HEIR OF SHANTEL MCCOY C.P. October Term, 2015 No. 01510 \$91,268.76 McCabe, Weisberg, & Conway, P.C.

1608-435

6295 Souder Street 19149 54th wd. ROW B/GAR 2 STY MASONRY; 1260 Sq Ft BRT#541218300 Improvements: Residential Dwelling
JOSEPH M. STRINGER AND JOANNE M. STRINGER C.P. March Term, 2016 No. 00166 \$111,216.58 McCabe, Weisberg, & Conway, P.C.

1608-436

6640 Glenloch Street 19135 41st wd. 1309 Sq Ft OPA# 41-1208300 Improvements: Residential Property
PRESTON E. THOMPSON, JR. C.P. May Term, 2015 No. 03098 \$93,153.37 Justin F. Kobeski, Esq.; Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1608-437

4815 Greenway Avenue 19143-4416 27th wd. 1248 Sq Ft OPA# 273137200 Improvements: Residential Property
CICERO SIMMONS AND JOANNE SIMMONS C.P. July Term, 2013 No. 02719 \$83,940.67 Phelan Hallinan Diamond & Jones, LLP

1608-438

907 Atwood Road 19151-3309 34th wd. 1152 Sq Ft OPA# 344323800 Improvements: Residential Property
AFRIEKA JOHNS C.P. November Term, 2015 No. 02919 \$110,482.70 Phelan Hallinan Diamond & Jones, LLP

1608-439

2225 East Ann Street 19134 25th wd. 531 Sq Ft BRT#25-2211500 Improvements: Residential Dwelling
JAMES R. HARLEY, JR. C.P. March Term, 2016 No. 02215 \$52,810.29 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1608-440

13675 Philmont Avenue, Unit 15 19116-4401 88th wd. 1347 Sq Ft OPA# 888583308 Improvements: Residential Property
ELEANOR BASS C.P. December Term, 2015 No. 00407 \$228,618.28 Phelan Hallinan Diamond & Jones, LLP

1608-441

5351 Wingohocking Heights 19144 12th wd. 3327 Sq Ft OPA# 122183000 Improvements: Residential Property
MARY CASTORIE AND MICHAEL MCKINLEY C.P. December Term, 2006 No. 01484 \$413,635.78 Phelan Hallinan Diamond & Jones, LLP

1608-442

4576 Pennhurst Street 19124-3826 42nd wd. 800 Sq Ft OPA# 421611900 Improvements: Residential Property
LUZ ALVARADO C.P. April Term, 2015 No. 00090 \$55,505.47 Phelan Hallinan Diamond & Jones, LLP

1608-443

1319 Wakeling Street 19124-2648 62nd wd. 2425 Sq Ft OPA# 621001100 Improvements: Residential Property
UZOMA KALU C.P. December Term, 2015 No. 00598 \$185,585.20 Phelan Hallinan Diamond & Jones, LLP

1608-444

4719 Comly Street 19135-4139 41st wd. 1440 Sq Ft OPA# 411125300 Improvements: Residential Property
CHRISTIAN T. COOPER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF GARY COOPER A/K/A GARY MICHAEL COPPER; ADRIENNE COOPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF GARY COOPER A/K/A GARY MICHAEL COPPER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY COOPER A/K/A GARY MICHAEL COPPER, DECEASED C.P. July Term, 2014 No. 02030 \$45,064.52 Phelan Hallinan Diamond & Jones, LLP

1608-445

336 North Wilton Street 19139-1443 44th wd. 1320 Sq Ft OPA# 441358800 Improvements: Residential Property
CARLA STANLEY A/K/A CARLA D. STANLEY C.P. August Term, 2015 No. 03689 \$31,994.23 Phelan Hallinan Diamond & Jones, LLP

1608-446

442 Fern Street a/k/a 442 West Fern Street 19120 61st wd. 1020 Sq Ft OPA# 612194300 Improvements: Residential Property
WINNIE T. WILLIAMS C.P. December Term, 2015 No. 00760 \$92,292.01 KML Law Group, P.C.

SHERIFF'S SALE

1608-447
6220 North Bouvier Street 19141-1430 BRT#172227500 Improvements: Residential Dwelling
REGINA KITCHEN AND JOHN MOSLEY C.P. October Term, 2009 No. 02493 \$82,424.80 Powers, Kim & Associates, LLC

1608-448

3039 Witte Street 19134 25th wd. 681 Sq Ft BRT#252417700 Improvements: Residential Dwelling
RAYMOND VANDEGRIFT C.P. March Term, 2016 No. 02214 \$57,424.79 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1608-449

8205 Dorcas Street 19152 56th wd. 3896 Sq Ft OPA# 562314662
MOSHE ATTIAS C.P. October Term, 2012 No. 3529 \$97,710.00 Joseph Nastasi, Esq.

1608-450

4423 Strahle Street 19136-2422 65th wd. 1880 Sq Ft OPA# 652066007 Improvements: Residential Property
SAMUEL HIGGINSON AND DIANE M. HIGGINSON C.P. November Term, 2015 No. 04384 \$133,361.17 Phelan Hallinan Diamond & Jones, LLP

1608-451

2653 South 66th Street 19142 40th wd. 1592 Sq Ft OPA# 406016200 Improvements: Residential Property
TENEISHA SULLIVAN C.P. October Term, 2015 No. 01068 \$100,054.36 KML Law Group, P.C.

1608-452

5723 North Fairhill Street 19120-2223 61st wd. 1412 Sq Ft OPA# 612308900 Improvements: Residential Property
CALIXTO FONTAN AND SANDRA I. DEJESUS C.P. November Term, 2015 No. 02733 \$78,882.72 Phelan Hallinan Diamond & Jones, LLP

1608-453

2854 Lardner Street 19149-3516 62nd wd. 1062 Sq Ft OPA# 621172200 Improvements: Residential Property
JEREMIAS OLIVO C.P. April Term, 2015 No. 00398 \$83,822.95 Phelan Hallinan Diamond & Jones, LLP

1608-454

5326 Kingsessing Avenue 19143-4915 51st wd. 1625 Sq Ft OPA# 512022500 Improvements: Residential Property
LOUISE ANNETTE NEDD C.P. July Term, 2012 No. 03165 \$100,809.24 Phelan Hallinan Diamond & Jones, LLP

1608-455

906 South 57th Street 19143 46th wd. 1256 Sq Ft OPA# 463252500 Improvements: Residential Property
DEBORAH A. RUSTIN, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF DELORES A. INNACONE, DECEASED AND DONNA INNACONE, SOLELY IN HER CAPACITY AS HEIR OF DELORES A. INNACONE, DECEASED C.P. February Term, 2015 No. 00684 \$39,126.29 KML Law Group, P.C.

1608-456

6154 North Warnock Street 19141-3814 49th wd. 1184 Sq Ft OPA# 492225300 Improvements: Residential Property
VERONICA L. CARR A/K/A VERONICA CARR C.P. November Term, 2015 No. 00050 \$99,204.12 Phelan Hallinan Diamond & Jones, LLP

1608-457

902 Brill Street 19124-1008 35th wd. 1030 Sq Ft OPA# 351176500 Improvements: Residential Property
PAUL A. SCHUMMER C.P. September Term, 2015 No. 03182 \$97,044.38 Phelan Hallinan Diamond & Jones, LLP

1608-458

438 East Tulpehocken Street a/k/a 438 Tulpehocken Street 19144 59th wd. 2250 Sq Ft OPA# 592108700 Improvements: Residential Property
RICHARD E. BAIRD AS ADMINISTRATOR OF THE ESTATE OF KAREN A. BAIRD A/K/A KAREN BAIRD, DECEASED C.P. April Term, 2016 No. 00993 \$119,761.65 KML Law Group, P.C.

1608-459

6626 Woodland Avenue 19142-2223 40th wd. 2412 Sq Ft OPA# 403150700 Improvements: Residential Property
HASSAN MUHAMMAD C.P. July Term, 2015 No. 00190 \$26,955.10 Phelan Hallinan Diamond & Jones, LLP

1608-460

6620 Musgrave Street 19119 22nd wd. 1464 Sq Ft OPA# 221233500 Improvements: Residential Property
ROEMEL T. MARTIN C.P. July Term, 2015 No. 01476 \$115,254.20 KML Law Group, P.C.

1608-461

627 West Olney Avenue 19120-2219 61st wd.

SHERIFF'S SALE

1782 Sq Ft OPA# 612009400 Improvements: Residential Property
WALTER A. ROYE C.P. October Term, 2015 No. 01802 \$32,008.66 Phelan Hallinan Diamond & Jones, LLP

1608-462

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

1608-463

6420 Marsden Street 19135 41st wd. 3278 Sq Ft OPA# 411255200 Improvements: Residential Property
THOMAS W. PRENDERGAST C.P. October Term, 2015 No. 01147 \$79,287.58 Phelan Hallinan Diamond & Jones, LLP

1608-464

883 Granite Street 19124-1728 35th wd. 1022 Sq Ft OPA# 351139100 Improvements: Residential Property
ERICK VANN AND ZENOBIA WHEELER C.P. July Term, 2015 No. 01585 \$98,558.75 Phelan Hallinan Diamond & Jones, LLP

1608-465

8019 Lindbergh Boulevard 19153-1109 40th wd. 1260 Sq Ft OPA #405844200 Improvements: Residential Property
FRED CELLIH C.P. February Term, 2015 No. 03014 \$127,802.38 Phelan Hallinan Diamond & Jones, LLP

1608-467

1647 East Berks Street 19125 18th wd. 1385 Sq Ft OPA# 181212200 Improvements: Residential Property
CAROLYN DEVINE AND MICHAEL J. DEVINE C.P. December Term, 2015 No. 00869 \$163,998.22 KML Law Group, P.C.

1608-468

7312 North 20th Street 19138 10th wd. 1740 Sq Ft OPA# 101169100 Improvements: Residential Property
KEITH MITCHELL, SOLELY IN HIS CAPACITY AS HEIR OF GERTRUDE E. MITCHELL, DECEASED C.P. March Term, 2015 No. 00256 \$109,849.12 KML Law Group, P.C.

1608-469

4602 Greene Street 19144 12th wd. 1902 Sq Ft OPA# 123156700 Improvements: Residential Property
DEMETERIA A. TINDLEY A/K/A DEMERIA TINDLEY C.P. November Term, 2014 No. 00688 \$140,054.51 KML Law Group, P.C.

1608-470

743 North 63rd Street 19151 34th wd. 2500 Sq Ft BRT#342359800 Improvements: Residential Dwelling
MAURICE THOMAS C.P. March Term, 2016 No. 00807 \$198,119.72 Udren Law Offices, P.C.

1608-471

4304 Dungan Street 19124 33rd wd. 1543 Sq Ft OPA# 332412600 Improvements: Residential Property
TONI L. SCOTT C.P. March Term, 2015 No. 01424 \$33,206.52 KML Law Group, P.C.

1608-472

916 North 63rd Street 19151 34th wd. SEMI/DET 3 STY MASONRY; 2890 Sq Ft BRT#344199100 Improvements: Residential Dwelling
DAVID BRANCH C.P. December

SHERIFF'S SALE

EVALEEN ALI A/K/A EVALEEN VELAZQUEZ C.P. August Term, 2015 No. 00596 \$137,184.18 Phelan Hallinan Diamond & Jones, LLP

1608-476

1329 Tasker Street 19148-1022 1st wd. 1870 Sq Ft OPA#012458000 Improvements: Residential Property
ROBERT BEMBRY, IN HIS CAPACITY AS ADMINISTRATOR DBN AND HEIR OF THE ESTATE OF JEFFERY COTTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFERY COTTON, DECEASED C.P. April Term, 2015 No. 00733 \$320,818.53 Phelan Hallinan Diamond & Jones, LLP

1608-477

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

1608-478

1808 Mohican Street 19138 10th wd. 1260 Sq Ft BRT#102239300 Improvements: Residential Dwelling
MERRILL BURROWS-DYKES AND BRIAN E. DYKES C.P. March Term, 2015 No. 01556 \$83,027.63 Udren Law Offices, P.C.

1608-479

8523 Castor Avenue 19152-1207 BRT#562409400 Improvements: Residential Dwelling
STEVEN COHEN A/K/A STEVEN R. COHEN C.P. January Term, 2015 No. 00178 \$127,482.35 Powers, Kim & Associates, LLC

1608-480

4036 Bennington Street 19124-5222 33rd wd. 1254 Sq Ft OPA# 332286400 Improvements: Residential Property
CAI BAO KWOK, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ZHEN EN GUO; JOHNNY GUO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ZHEN EN GUO; ZHENG YAZHEN, IN HER CAPACITY AS HEIR OF THE ESTATE OF ZHEN EN GUO; IVY GUO, IN HER CAPACITY AS HEIR OF THE ESTATE OF ZHEN EN GUO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ZHEN EN GUO, DECEASED C.P. August Term, 2015 No. 01158 \$44,087.01 Phelan Hallinan Diamond & Jones, LLP

1608-481

1430 Lardner Street 19149-3223 BRT#541028000 Improvements: Residential Dwelling
MICHAEL AJEDHO C.P. April Term, 2015 No. 01368 \$83,338.27 Powers, Kim & Associates, LLC

1608-482

1824 West Master Street a/k/a 1824 Master Street 19121 47th wd. 1746 Sq Ft OPA# 471109000 Improvements: Residential Property
CHRISTIAN NDUKA, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MICHAEL DUNCAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL DUNCAN, DECEASED C.P. December Term, 2015 No. 00592 \$169,537.41 Phelan Hallinan Diamond & Jones, LLP

1608-483

5617 Catharine Street 19143-2814 BRT#46-3-0958-00 Improvements: Residential Dwelling
ROSE JUNNE C.P. October Term, 2015 No. 01977 \$101,814.18 Powers, Kim & Associates, LLC

1608-484

2639 South 64th Street 19142 40th wd. 1101 Sq Ft BRT#402135000 Improvements: Residential Dwelling
SHERRI ANN KING AND JOSEPH J. KING, JR.; HUSBAND AND WIFE C.P. December Term, 2015 No. 01565 \$60,145.26 Udren Law Offices, P.C.

1608-485

1807 South 8th Street 19148 ROW 2 STY MASONRY; 1140 Sq Ft BRT#012192100

SHERIFF'S SALE

Improvements: Residential Dwelling
CATHERINE M. ROMEO C.P. June Term, 2015 No. 04105 \$138,098.02 McCabe, Weisberg, & Conway, P.C.

1608-486

833 North Preston Street 19104 6th wd. 2784 Sq Ft BRT#06-2237000 Improvements: Residential Dwelling
AMBER BLUNT, KNOWN HEIR OF RIHARD BLUNT A/K/A RICHARD T. BLUNT; EDNA S. BLUNT A/K/A E. SHELANIA BLUNT, KNOWN HEIR AND PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD BLUNT A/K/A RICHARD T. BLUNT; NILE BLUNT, KNOWN HEIR OF RICHARD BLUNT A/K/A RICHARD T. BLUNT; TAILIA BLUNT, KNOWN HEIR OF RICHARD BLUNT A/K/A RICHARD T. BLUNT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD BLUNT A/K/A RICHARD T. BLUNT C.P. November Term, 2015 No. 00768 \$122,838.51 Udren Law Offices, P.C.

1608-487

4446 North Uber Street 19140-1008 BRT#132222800 Improvements: Residential Dwelling
JAMES ROBERT CONNER C.P. April Term, 2015 No. 02533 \$61,632.20 Powers, Kim & Associates, LLC

1608-488

4503 McKinley Street 19135 41st wd. 1980 Sq Ft OPA# 411157900 Improvements: Residential Property
KARIN SCHADE JAMES, SOLE IN HER CAPACITY AS HEIR OF DEBORAH ANNE JAMES, DECEASED C.P. November Term, 2015 No. 04220 \$82,194.66 KML Law Group, P.C.

1608-489

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

1608-490

1539 South Marston Street 19146 36th wd. 745 Sq Ft OPA# 364323800 Improvements: Residential Property
MARKEY MILLS C.P. January Term, 2012 No. 02758 \$72,873.22 KML Law Group, P.C.

1608-491

1439 North 60th Street 19151 34th wd. 1350 Sq Ft BRT#342191000 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARJORIE H. PYLES C.P. August Term, 2015 No. 04376 \$87,708.92 Udren Law Offices, P.C.

1608-492

3150 North Bambrey Street 19132 38th wd. 641 Sq Ft OPA# 381135600 Improvements: Residential Property
THE UNKNOWN HEIRS OF ELLA JENKINS, DECEASED AND PEARL HARRIS SOLELY IN HER CAPACITY AS HEIR OF ELLA JENKINS, DECEASED C.P. November Term, 2015 No. 02603 \$61,437.20 KML Law Group, P.C.

1608-493

3124 F Street 19134 33rd wd. 929 Sq Ft OPA# 331283200 Improvements: Residential Property
MIA EBONY PARKS C.P. June Term, 2015 No. 00503 \$62,442.50 KML Law Group, P.C.

1608-494

148 Rosemar Street 19120 10th wd. 1050 Sq Ft OPA# 61-1233800 Improvements: Residential Property
ANDRE BRYAN AND PHILBERT THOMAS C.P. January Term, 2014 No. 00265 \$101,236.64 Justin F. Kobeski, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1608-495

4613 Edmund Street 19124 23rd wd. 1136 Sq Ft OPA# 232389300 Improvements: Residential Property
MICHAEL SABATO A/K/A MICHAEL J. SABATO C.P. November Term, 2015 No. 03965 \$39,237.58 KML Law Group, P.C.

1608-496

1209 North Wilton Street 19131 44th wd. 960 Sq Ft OPA# 442303600 Improvements: Residential Dwelling
DAMOND J. LOWE C.P. March Term, 2013 No. 1923 \$56,389.67 Joseph R. Loverdi, Esq.

1608-497

8110 Summerdale Avenue 19152 56th wd. 3367 Sq Ft OPA# 562340100 Improvements: Residential Property
ERIC J. KURYLUK C.P. April Term, 2012

SHERIFF'S SALE

No. 03697 \$212,101.84 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1608-499

4217 North 8th Street 19140 43rd wd. 1046 Sq Ft BRT#433351100 Improvements: Residential Real Estate
THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF ERNESTINE S. NEELY A/K/A ERNESTINE SIMMONS C.P. March Term, 2016 No. 00145 \$33,171.65 Stern & Eisenberg P.C.

1608-500

5330 Haverford Avenue 19139-1407 44th wd. 1520 Sq Ft OPA# 441048300 Improvements: Residential Property
JEROME HOLDEN C.P. March Term, 2015 No. 01560 \$42,122.61 Phelan Hallinan Diamond & Jones, LLP

1608-501

2019 Faunce Street 19152-4009 56th wd. 1376 Sq Ft OPA# 561412200 Improvements: Residential Property
STEVEN A. PAHNICK A/K/A STEPHEN A. PAHNICK AND NICOLE A. PAHN-LICK C.P. December Term, 2015 No. 01147 \$154,925.50 Phelan Hallinan Diamond & Jones, LLP

1608-502

5252 Sylvester Street 19124 62nd wd. 1080 Sq Ft OPA# 621364400 Improvements: Residential Property
MELINDA SANCHEZ A/K/A MELINDA T. SANCHEZ A/K/A MELINDA SANCHEZ MORALES C.P. June Term, 2015 No. 00385 \$113,229.47 Phelan Hallinan Diamond & Jones, LLP

1608-503

4810 North Carlisle Street 19141-2111 13th wd. 1226 Sq Ft OPA# 132032600 Improvements: Residential Property
CARA FOSTER C.P. November Term, 2015 No. 01808 \$65,128.43 Phelan Hallinan Diamond & Jones, LLP

1608-504

3453 Keim Street 19134-1226 33rd wd. 952 Sq Ft OPA# 331282000 Improvements: Residential Property
TISHA KINSEY C.P. January Term, 2016 No. 01329 \$23,185.76 Phelan Hallinan Diamond & Jones, LLP

1608-505

123 East Maryland Street 19144 22nd wd. 1900 Sq Ft BRT#592130100 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNICE S. FORD C.P. November Term, 2015 No. 03953 \$90,763.83 Udren Law Offices, P.C.

1608-506

4452 North 7th Street 19140-2322 43rd wd. 1140 Sq Ft OPA# 433321900 Improvements: Residential Property
ALAN G. PETTY, SR. A/K/A ALAN G. PETTY AND CARMELA PETTY A/K/A CARMELA U. PETTY C.P. November Term, 2009 No. 05299 \$81,123.70 Phelan Hallinan Diamond & Jones, LLP

1608-507

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

1608-508

3715 Bandon Drive 19154 66th wd. 1800 Sq Ft BRT#157-N-22-192; OPA#663403000 Subject to Mortgage Improvements: Residential Dwelling
PAUL F. LIND C.P. November Term, 2015 No. 04305 \$162,587.57 Udren Law Offices, P.C.

1608-509

5234 Catharine Street 19143 46th wd. 2094 Sq Ft BRT#46-2104600 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY JOYCE STOKES A/K/A SHIRLEY WILBURN-STOKES A/K/A SHIRLEY J. WILBURN C.P. January Term, 2016 No. 02788 \$73,928.96 Udren Law Offices, P.C.

1608-510

137 West 65th Avenue 19120 61st wd. 2412 Sq Ft OPA# 611395600 Improvements: Residential Property
ANTHONY WIMMS, SR. C.P. March Term, 2015 No. 02544 \$98,922.04 Meredith H. Wooters, Esq.; Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Kimberly J. Hong, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.; Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

SHERIFF'S SALE

1608-511

5727 North Beechwood Street 19138 17th wd. 888 Sq Ft OPA# 172494100 Improvements: Residential Property
JUDY A. GOLDEN, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM MAE LIVELY, DECEASED AND THE UNKNOWN HEIRS OF WILLIE MAE LIVELY, DECEASED C.P. September Term, 2015 No. 02864 \$63,357.61 KML Law Group, P.C.

1608-512

2314 South 63rd Street 19142 40th wd. 2072 Sq Ft OPA# 401170100 Improvements: Row Sty Masonry
WILLIAM LODGE C.P. August Term, 2015 No. 01759 \$51,692.84 Richard M. Squire & Associates, LLC

1608-513

1349 Dyre Street 19124 62nd wd. 1268 Sq Ft OPA# 621007900 Improvements: Row 2 Sty Masonry
LASHAUNA ROSEBOROUGH C.P. March Term, 2015 No. 00539 \$124,292.04 Richard M. Squire & Associates, LLC

1608-514

4314 Cottman Avenue 19135-1107 41st wd. 1553 Sq Ft BRT#412066100 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN A. CORGLIANA, DECEASED C.P. February Term, 2016 No. 01679 \$43,980.89 Law Office of Gregory Javardian, LLC

1608-516

6601 Chew Avenue 19119 22nd wd. 1956 Sq Ft OPA# 871106600 Improvements: Commercial Property
TRACEY ALSTON C.P. August Term, 2013 No. 1112 \$144,348.27 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1608-517

5530 West Thompson Street 19131-4247 4th wd. 1456 Sq Ft BRT#041093500 Improvements: Residential Dwelling
DARYL BROWN C.P. November Term, 2014 No. 00685 \$107,474.48 Law Office of Gregory Javardian, LLC

1608-518

1912 North 2nd Street 19122 18th wd. ROW 3 STY MASONRY; 1724 Sq Ft BRT#183281900 Improvements: Residential Dwelling
SEAN A. RIVERA AND ZAIDA RODRIGUEZ C.P. October Term, 2013 No. 03579 \$171,715.22 McCabe, Weisberg, & Conway, P.C.

1608-519

3313 Ashfield Lane 19114 66th wd. 1800 Sq Ft BRT#661165600 Improvements: Residential Dwelling
LORI M. KELLEY AND PATRICK KELLEY A/K/A PATRICK M. KELLEY C.P. October Term, 2015 No. 03641 \$184,158.75 Udren Law Offices, P.C.

1608-521

653 East Cornwall Street 19134 33rd wd. ROW 2 STY MASONRY; 1140 Sq Ft BRT#331121400 Improvements: Residential Dwelling
EUGENE BERTEL AND OLGA BERTEL C.P. January Term, 2016 No. 02881 \$47,273.64 McCabe, Weisberg, & Conway, P.C.

1608-522

514 East Ashmead Street 19144 12th wd. 825 Sq Ft BRT#12-1-088200 Improvements: Residential Dwelling
GAVRIEL NISANOV AND MICHAEL NISANOV C.P. March Term, 2016 No. 01743 \$82,431.11 Udren Law Offices, P.C.

1608-523

3049 Tulip Street 19134 25th wd. ROW 2 STY MASONRY; 840 Sq Ft BRT#252357600 Improvements: Residential Dwelling
APRIL M. BOERNER C.P. October Term, 2012 No. 02436 \$45,360.88 McCabe, Weisberg, & Conway, P.C.

1608-524

539 North Paxon Street 19131 44th wd. 940 Sq Ft BRT#442256900 Improvements: Residential Property
MELBRA D. TAYLOR AND JOSEPH TAYLOR C.P. July Term, 2015 No. 01477 \$32,599.03 Shapiro & DeNardo, LLC

1608-525

4180 Newhall Street 19140 13th wd. 1598 Sq Ft BRT#131408520 Improvements: Residential Property
MICHELLE COTTMAN C.P. July Term,

SHERIFF'S SALE

2015 No. 02960 \$75,300.28 Shapiro & DeNardo, LLC

1608-526

5641 North Warnock Street 19141 49th wd. ROW B/GAR 2 STY MASONRY; 1220 Sq Ft BRT#492203200 Improvements: Residential Dwelling
LEONARD D. KING, KNOWN SURVIVING HEIR OF BESSIE LEE KING; MARGUERITA K. LEE, KNOWN SURVIVING HEIR OF BESSIE LEE KING; BRENDA K. HAYES, KNOWN SURVIVING HEIR OF BESSIE LEE KING; NADINE KING, KNOWN SURVIVING HEIR OF BESSIE LEE KING; UNKNOWN SURVIVING HEIRS OF BESSIE LEE KING; DONALD KING, KNOWN SURVIVING HEIR OF BESSIE LEE KING; GEORGE W. KING, KNOWN SURVIVING HEIR OF BESSIE LEE KING C.P. March Term, 2015 No. 01895 \$89,240.29 McCabe, Weisberg, & Conway, P.C.

1608-527

2326 South 70th Street 19142 40th wd. 1192 Sq Ft BRT#40-6-1396-00 Subject to Mortgage Improvements: Residential Dwelling
CLINTON HARRIOTT AND NATASHA MCKOY A/K/A NATASHA A. MCKOY C.P. September Term, 2015 No. 01180 \$55,336.05 Udren Law Offices, P.C.

1608-528

230 Higbee Street 19111 35th wd. 1100 Sq Ft BRT#352151900 Improvements: Residential Property
SHARON HOLLIDAY AND RUBEN FEAGINS C.P. October Term, 2014 No. 001252 \$122,944.75 Shapiro & DeNardo, LLC

1608-529

5510 Rising Sun Avenue 19120 ROW W/OFF STR 2 STY MASON BRT#882061710 Improvements: Commercial/commercial Mixed Use Property
JEROME WRIGHT C.P. October Term, 2014 No. 03134 \$183,805.00 Alicia M. Sandoval, Esq.

1608-530

2116 Fulmer Street 19115 35th wd. 6000 Sq Ft BRT#581038700 Improvements: Residential Property
CHARLES UNRUH AND RENEE UNRUH C.P. February Term, 2016 No. 00324 \$331,352.74 Shapiro & DeNardo, LLC

1608-531

3574 East Thompson Street 19134 45th wd. Det 2 Sty Masonry; 1440 Sq Ft BRT#451251900 Subject to Mortgage Improvements: Residential Dwelling
MICHAEL BLAIR A/K/A MICHAEL P. BLAIR C.P. August Term, 2015 No. 03213 \$108,067.37 McCabe, Weisberg, & Conway, P.C.

1608-532

4834 North 7th Street 19120 49th wd. 1242 Sq Ft BRT#491214900 Improvements: Residential Property
DAVID H. GRAVES, JR. C.P. August Term, 2015 No. 03433 \$43,235.71 Shapiro & DeNardo, LLC

1608-533

4453 Sherwood Road 19131 52nd wd. 1661 Sq Ft BRT#521198500 Improvements: Residential Property
ANTOINETTE RENEE BYRD C.P. May Term, 2015 No. 00191 \$190,524.07 Shapiro & DeNardo, LLC

1608-534

6167 Hegerman Street 19135 41st wd. 1275 Sq Ft BRT#411381000 Improvements: Residential Property
LOUISE VON SCHONDORF AND KIMBERLY KATZ C.P. February Term, 2016 No. 01049 \$108,580.39 Shapiro & DeNardo, LLC

1608-535

2518 South Colorado Street 19145 26th wd. 1976 Sq Ft BRT#262037900 Improvements: Residential Property
DANIELLE GALLO AND JAMES GALLO C.P. November Term, 2015 No. 03305 \$266,983.52 Shapiro & DeNardo, LLC

1608-536

6165 Algard Street 19135 54th (formerly part of the 41st) wd. 1084 Sq Ft BRT#55-2361500 Improvements: Residential Property
LORENA MALDONADO C.P. October Term, 2015 No. 02548 \$92,324.06 Shapiro & DeNardo, LLC

1608-537

6562 Windsor Avenue 19142 40th wd. 1536 Sq Ft BRT#403083900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GENNEVA THORNTON, DECEASED C.P. June Term, 2014 No. 00994 \$61,367.11 Shapiro & DeNardo, LLC

1608-5

SHERIFF'S SALE

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE B. NICHOLSON, DECEASED C.P. June Term, 2014 No. 001259 \$60,618.99 Shapiro & DeNardo, LLC

1608-539

330 Horton Street 19139 34th wd. 1290 Sq Ft BRT#341202700 Improvements: Residential Property
JOSEPH T. GAINES C.P. October Term, 2015 No. 01961 \$75,416.14 Shapiro & DeNardo, LLC

1608-540

3918 Bennington Street 19124 33rd wd. 1280 Sq Ft BRT#332282800 Improvements: Residential Property
DAVID A. STOKES C.P. August Term, 2015 No. 02175 \$64,532.26 Shapiro & DeNardo, LLC

1608-541

8572 Lykens Lane 19128 21st wd. 1381 Sq Ft BRT#214259100 Improvements: Residential Property
ELIOTT P. STIMMLER C.P. May Term, 2012 No. 00782 \$361,197.59 Shapiro & DeNardo, LLC

1608-542

6716 Dorel Street 19142 40th wd. 1170 Sq Ft BRT#40-6-3498-00 Improvements: Residential Property
KATON BELL C.P. February Term, 2016 No. 04643 \$78,583.92 Shapiro & DeNardo, LLC

1608-543

5402 Erdrick Street 19124 62nd wd. 1056 Sq Ft BRT#62-2-337200 Improvements: Residential Property
OLAJIDE LAWORE C.P. February Term, 2016 No. 02913 \$71,172.63 Shapiro & DeNardo, LLC

1608-544

4250 Orchard Street 19124 23rd wd. 2016 Sq Ft BRT#23-2-2500-00 Improvements: Residential Property
SOL GONZALEZ C.P. June Term, 2015 No. 03307 \$55,901.78 Shapiro & DeNardo, LLC

1608-545

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 Shapiro & DeNardo, LLC

1608-546

1860 Mohican Street 19138 10th wd. 1420 Sq Ft BRT#102241900 Improvements: Residential Property
DENNIS BELL C.P. January Term, 2015 No. 00926 \$133,352.40 Shapiro & DeNardo, LLC

1608-547

403 North 55th Street 19139 34th wd. 1422 Sq Ft BRT#774682832 Improvements: Residential Property
EDWIN MONTOUTE AND MONICA MONTOUTE C.P. May Term, 2015 No. 03456 \$85,397.99 Shapiro & DeNardo, LLC

1608-548

4906 Kingsessing Avenue 19143 27th wd. 1136 Sq Ft BRT#27-3-1213-00 Improvements: Residential Dwelling
CLINTON L. PICKENS, JR. AND TRACEY R. PICKENS C.P. December Term, 2015 No. 00803 \$73,472.84 Udren Law Offices, P.C.

1608-549

444 North Wilton Street 19139 44th wd. 944 Sq Ft OPA#442307800 Improvements: Residential Property
CYNTHIA BAPTISTE AND MYRON G. BAPTISTE A/K/A MYRON BAPTISTE C.P. November Term, 2015 No. 00426 \$31,464.93 KML Law Group, P.C.

1608-551

8840 Norwood Avenue 19118 9th wd. 5325 Sq Ft (improvement area); 20299 sq ft (land area) BRT#091218840
MATTHEW B. STUDNER AND WENDY A. STUDNER C.P. February Term, 2016 No. 1460 \$795,367.13 Walter Weir, Jr., Esq.; Susan Verbonitz, Esq.; Jennifer Hiller Nimeroff, Esq.; Weir & Partners, LLP

SHERIFF'S SALE

1608-552

900 West Moyamensing Avenue 19148 39th wd. 1700 Sq Ft BRT#393328000 Improvements: Residential Property
KATHRYN DICESARE A/K/A KATHRYN L. DICESARE C.P. March Term, 2016 No. 00756 \$142,312.60 Shapiro & DeNardo, LLC

1608-553

3750 Clarendon Avenue, Apt 37 19114 66th wd. 1138 Sq Ft BRT#88-8-6600-37 Improvements: Residential Property
JENNIFER A. MCGOVERN C.P. August Term, 2015 No. 03878 \$127,214.20 Shapiro & DeNardo, LLC

1608-554

6045 North Marvine Street 19141 49th wd. 1331 Sq Ft OPA#493095900 Subject to Mortgage Improvements: Unknown
CHRISTOPHER GOODE, SOLELY IN HIS CAPACITY AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF KATIE GOODE A/K/A KATTIE LEE GOODE C.P. November Term, 2015 No. 01914 \$70,594.70 Don S. Ginsburg, Esq.; Adam R. DiMenna, Esq.

1608-555

1233 South 21st Street 19146-4348 36th wd. BRT#36-1-2092-00 Improvements: Residential Dwelling
DONALD BERRY A/K/A DONALD E. BERRY, INDIVIDUALLY AND AS HEIR OF EARLENE D. BERRY A/K/A EARLENE BERRY, DECEASED; DAMIEN BERRY; DONIELLE BERRY C.P. August Term, 2015 No. 00358 \$67,941.88 Powers, Kim & Associates, LLC

1608-556

1916 South 68th Street 19142-1214 40th wd. 1024 Sq Ft OPA#403188300 Improvements: Residential Property
ANTOINETTE MARSHALL AND JONATHAN COUSINS C.P. October Term, 2011 No. 03495 \$87,215.62 Phelan Hallinan Diamond & Jones, LLP

1608-557

1241 Bridge Street 19124-1840 62nd wd. 1088 Sq Ft OPA#621031800 Improvements: Residential Property
ESTHER LOUIS AND FRANTZ LOUIS C.P. April Term, 2010 No. 02288 \$116,384.97 Phelan Hallinan Diamond & Jones, LLP

1608-558

2815 D Street 19134-3419 7th wd. 560 Sq Ft BRT#071502100 Improvements: Residential Dwelling
TRACY TOLLERSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANTONY TOLLERSON A/K/A ANTHONY N. TOLLERSON, DECEASED C.P. February Term, 2015 No. 01534 \$34,757.31 Law Office of Gregory Javardian, LLC

1608-559

5928 North Lawrence Street 19120-1829 61st wd. 1316 Sq Ft OPA#612343400 Improvements: Residential Property
MICHELLE DENNIS C.P. August Term, 2015 No. 04069 \$80,514.34 Phelan Hallinan Diamond & Jones, LLP

1608-560

145 West Sharpnack Street 19119 22nd wd. 2434 Sq Ft OPA#223046900 Improvements: Residential Property
SHAWN LILES AND GLORIA THOMAS C.P. March Term, 2015 No. 01431 \$268,977.53 KML Law Group, P.C.

1608-561

159 Mayland Street 19144-2020 59th wd. Beginning Point: Situate on the Northwestern side of Mayland St at the distance of 590' 6 5/8" Northeastwardly from the Northeastly side of Baynton St BRT#592131900 Improvements: Semi/det 2 Sty Masonry
DEVAC VISION ENTERPRISE, INC. C.P. December Term, 2015 No. 02692 \$51,987.86 Richard J. Nalbandian, III

1608-562

3811 Hamilton Street 19104-2315 24th wd. 1753.73 Sq Ft BRT#241195100 Subject to Mortgage Improvements: Residential Dwelling
MICHAEL SMITH C.P. November Term, 2014 No. 01458 \$154,551.66 Law Office of Gregory Javardian, LLC

SHERIFF'S SALE

1608-563

6622 Haddington Lane 19151 34th wd. ROW 2 STY MASONRY; 1282 Sq Ft BRT#344040800 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF AUGUSTINE DELEO, JR.; ANNA DELLA PENNA, KNOWN SURVIVING HEIR OF AUGUSTINE DELEO, JR. AND MARY T. JEFFERS, KNOWN SURVIVING HEIR OF AUGUSTINE DELEO, JR. C.P. November Term, 2015 No. 04117 \$39,117.50 McCabe, Weisberg, & Conway, P.C.

1608-564

3314 West Cumberland Street 19132 28th wd. 938 Sq Ft BRT#28-2350900 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELORES BUTLER A/K/A DELORIS BUTLER; WILMA IALGO, KNOWN HEIR OF DELORES BUTLER A/K/A DELORIS BUTLER C.P. May Term, 2015 No. 00261 \$36,583.67 Udren Law Offices, P.C.

1608-565

1017 Mollbore Terrace 19148-4922 39th wd. 960 Sq Ft OPA#395025300 Improvements: Residential Property
LOUIS T. MENNA, IV C.P. March Term, 2015 No. 00241 \$210,847.35 Phelan Hallinan Diamond & Jones, LLP

1608-566

5833 Cedarhurst Street 19143 3rd wd. ROW 2 STY MASONRY; 1360 Sq Ft BRT#034007700 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF CLEODELL E. JOHNSON AND JACQUELYN WRIGHT, KNOWN SURVIVING HEIR OF CLEODELL E. JOHNSON C.P. September Term, 2015 No. 00108 \$107,688.00 McCabe, Weisberg, & Conway, P.C.

1608-567

3451 North American Street 19140 19th wd. 14 ft. frontage, 67.34 ft. depth, 932.64 sq ft of land area; Situate on the Easterly side of American St 123 ft 8-3/4 inches Southeastwardly from the S side of Tioga St OPA#193056200; PRL#42-N-22-300 Improvements: Residential Row 2 Story Masonry
LATNEY DIXON A/K/A LATHEY B. DIXON C.P. November Term, 2015 No. 03724 \$32,477.65 Glenn M. Ross, Esq.

1608-568

1430 North 58th Street 19131-3810 4th wd. 1152 Sq Ft OPA#043138300 Improvements: Residential Property
ALONZO REDDICK A/K/A ALONZO LAMONT REDDICK C.P. May Term, 2014 No. 02925 \$103,954.21 Phelan Hallinan Diamond & Jones, LLP

1608-569

7019 Yocum Street 19142 40th wd. ROW 2 STY MASONRY; 1020 Sq Ft BRT#403277100 Improvements: Residential Dwelling
EMILY RANSOME C.P. February Term, 2016 No. 01255 \$88,903.42 McCabe, Weisberg, & Conway, P.C.

1608-570

4405 North 7th Street 19140 43rd wd. 1140 Sq Ft OPA#433307800 Improvements: Residential Property
GRISelda A. TAVAREZ C.P. March Term, 2016 No. 00342 \$37,851.67 Phelan Hallinan Diamond & Jones, LLP

1608-571

5540 Chancellor Street 19139 46th wd. 1072 Sq Ft BRT#604049200 Improvements: Residential Dwelling
ESTATE OF RUTH D. SNEAD; RENEE SNEAD-BROWN, KNOWN HEIR AND PERSONAL REPRESENTATIVE OF THE ESTATE OF RUTH D. SNEAD; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH D. SNEAD C.P. March Term, 2016 No. 00483 \$27,819.06 Udren Law Offices, P.C.

1608-572

5527 Whitby Avenue 19143 14th wd. 1280 Sq Ft (land area); 1444 Sq Ft (improvement area) BRT#513119600 Subject to Mortgage Improvements: Row 2 Sty Masonry

SHERIFF'S SALE

ROBERT L. JONES & CONNIE JONES C.P. November Term, 2015 No. 03496 \$67,058.86 Keri P. Ebeck, Esq.

1608-573

2830 Castor Avenue 19134 45th wd. ROW 2 STY MASONRY; 713 Sq Ft BRT#451107800 Improvements: Residential Dwelling
ANNA M. BURNS C.P. July Term, 2015 No. 00378 \$86,451.88 McCabe, Weisberg, & Conway, P.C.

1608-574

3235 Fuller Street 19136-2218 64th wd. 1600 Sq Ft OPA#642306100 Improvements: Residential Property
PAUL GEBELINE, JR. AND MONIQUE GEBELINE C.P. March Term, 2016 No. 01661 \$280,059.38 Phelan Hallinan Diamond & Jones, LLP

1608-575

3421 North 22nd Street 19140 11th wd. 1632 Sq Ft BRT#112306000 Improvements: Residential Real Estate
ERIC LITTLE AND TRACEY HORTON C.P. March Term, 2016 No. 01707 \$81,180.16 Stern & Eisenberg P.C.

1608-576

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

1608-577

10221 Selmer Place 19116 38th wd. 2862 Sq Ft (land area); 1281 Sq Ft (improvement area) BRT#582459901 Subject to Mortgage Improvements: S/d W/b Gar 1 Sty Mas+oth
VLADIMIR SHKURMAN AND RAISA OSTROVYAK C.P. October Term, 2015 No. 03449 \$74,096.59 Keri P. Ebeck, Esq.

1608-578

1536 Stevens Street 19149 35th wd. ROW B/GAR 2 STY MASONRY; 1126 Sq Ft BRT#541045500 Improvements: Residential Dwelling
MICHAEL C. FRAZIER C.P. November Term, 2015 No. 02092 \$137,008.03 McCabe, Weisberg, & Conway, P.C.

1608-580

1448 North 59th Street 19151 34th wd. ROW 2 STY MASONRY; 1258 Sq Ft BRT#342148900 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF GLORIA J. BOYER; LAVERN BROWN-JOHNSON, KNOWN SURVIVING HEIR OF GLORIA J. BOYER AND MAXINE SMITH, KNOWN SURVIVING HEIR OF GLORIA J. BOYER C.P. October Term, 2015 No. 01069 \$34,941.01 McCabe, Weisberg, & Conway, P.C.

1608-581

6944 Keystone Street 19135-2021 41st wd. 7500 Sq Ft BRT#412461000 Improvements: Residential Dwelling
JOSEPH CANNON, JR. C.P. May Term, 2014 No. 03617 \$176,266.31 Law Office of Gregory Javardian, LLC

1608-582

613 South Clarion Street 19147-1813 2nd wd. 1995 Sq Ft OPA#023288335 Improvements: Residential Property
RYAN FORMAN C.P. July Term, 2010 No. 03440 \$187,967.67 Phelan Hallinan Diamond & Jones, LLP

1608-583

6411 Dorel Street 19142-3020 40th wd. 900 Sq Ft OPA#40632200 Improvements: Residential Property
THERESA ELLIOTT C.P. November Term, 2014 No. 01341 \$43,117.49 Phelan Hallinan Diamond & Jones, LLP

1608-584

4237 Manayunk Avenue 19128 21st wd. ROW 2 STY MASONRY; 2000 Sq Ft BRT#212135200 Improvements: Residential Dwelling
JAMES A. HARTMAN, KNOWN SURVIVING HEIR OF WILLIAM J. HARTMAN; WILLIAM A. HARTMAN, KNOWN SURVIVING

SHERIFF'S SALE

HEIR OF WILLIAM J. HARTMAN; ALL UNKNOWN SURVIVING HEIRS OF WILLIAM HARTMAN, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2015 No. 02428 \$378,657.57 McCabe, Weisberg, & Conway, P.C.

1608-585

6829 Roosevelt Boulevard 19149 55th wd. ROW B/GAR 2 STY MASONRY; 1368 Sq Ft BRT#551526700 Improvements: Residential Dwelling
CARLA M. HOWARD, KNOWN SURVIVING HEIR OF JENNIE HALIBURTON, DECEASED MORTGAGOR AND REAL OWNER; ANTHONY P. HILL, KNOWN SURVIVING HEIR OF JENNIE HALIBURTON, DECEASED MORTGAGOR AND REAL OWNER; CORNELL HILL, KNOWN SURVIVING HEIR OF JENNIE HALIBURTON, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF JENNIE HALIBURTON, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 03124 \$161,363.87 McCabe, Weisberg, & Conway, P.C.

1608-586-A-B

4738 North 2nd Street - Premises A - 19120 42nd wd. 3038 Sq Ft OPA#422405900 Improvements: Residential Property
4740 North 2nd Street - Premises B - 19120 42nd wd. 3032 Sq Ft OPA#422406000 Improvements: Residential Property
THE UNKNOWN HEIRS OF MAURICE DIXON, DECEASED; BETTY DIXON, SOLELY IN HER CAPACITY AS HEIR OF MAURICE DIXON, DECEASED; ESAU DIXON, JR., SOLELY IN HIS CAPACITY AS HEIR OF MAURICE DIXON, DECEASED C.P. November Term, 2015 No. 01659 \$53,524.33 KML Law Group, P.C.

1608-587A-D

2054 North 2nd Street - Premises A - 19122 18th wd. 2950 Sq Ft BRT#18-3-2852-00 Improvements: None
2056 North 2nd Street - Premises B - 19122 18th wd. 2950 Sq Ft BRT#18-3-2853-00 Improvements: None
2058 North 2nd Street - Premises C - 19122-1602 18th wd. 2950 Sq Ft BRT#18-3-2854-00 Improvements: None
2060 North 2nd Street - Premises D - 19122-1602 18th wd. 2950 Sq Ft BRT#18-3-2855-00 Improvements: None
CESAR FERREIRA C.P. October Term, 2015 No. 1509 \$99,145.49 John K. Bortner, Jr., Esq.

1608-588

3369 Holme Avenue 19114 57th wd. 1132 Sq Ft (improvement area); 2215 Sq Ft (land area) OPA#572039800 Improvements: Row B/gar 2 Sty Masonry
KIMBERLY A. SLOAN C.P. March Term, 2015 No. 02048 \$151,284.77 Richard M. Squire & Associates, LLC

1608-589A-B

32nd wd. (1700 North 28th Street - Premises A - 19121) 1065 Sq Ft OPA#871543110
33rd wd. (4212 L Street - Premises B - 19124) 1764 Sq Ft OPA#332391600 Subject to Mortgage
BALDEMIRO RODRIGUEZ C.P. February Term, 2015 No. 00306 \$150,000.00 Joseph B. Silverstein, Esq.

1608-590

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 \$90,426.90 Phelan Hallinan Diamond & Jones, LLP

1608-591

927 Marcella Street 19124-1734 35th wd. 1020 Sq Ft OPA#351128200 Improvements: Residential Property
CHERYL D. WATSON C.P. April Term, 2010 No. 00884 \$71,332.16 Phelan Hallinan Diamond & Jones, LLP

1608-592

7600 East Roosevelt Boulevard, Unit 604 19152 56th wd. RES CONDO 5+ STY MASONRY; 712 Sq Ft BRT#888560986 Improvements: Condominium
SHIRLEY SOMERS C.P. June Term, 2015 No. 02829 \$84,585.51 McCabe, Weisberg, & Conway, P.C.

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