

# Sheriff’s Sale Notices for August 4, 2015

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p><b>THIRD PUBLICATION</b> Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, August 4, 2015 at the:</p> <p><b>FIRST DISTRICT PLAZA</b> 3801 MARKET STREET, 3RD FLOOR 10:00 A.M. (EDT). Jewell Williams, Sheriff</p> <p><b>JUDICIAL/FORECLOSURE SALE</b> CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p> <p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its web-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><b>NOTICE OF SCHEDULE OF DISTRIBUTION</b></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 August 4, 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><b>EXPLANATION</b></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, <b>JEWELL WILLIAMS</b>, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>Office/store &amp; Apartments</p> <p><b>BRIAN THOMPSON</b> C.P. July Term, 2008 No. 04362 \$148,986.51 Thomas D Bielli, Esq., Daniel P. Murray, Esq., O’Kelly Ernst &amp; Bielli, L.L.C.</p> <p>The following property, sale of which was postponed from the July 1, 2014 Sheriff’s Sale, will be offered for sale on <b>TUESDAY, August 4, 2015.</b></p> <p><b>1407-368</b> <b>5110 West Nevada Street 19131-2418</b> 52nd wd. 6758 Sq Ft OPA#521179600 Improvements: Residential Property <b>FRANCIS KILSON</b> C.P. March Term, 2012 No. 02129 \$166,732.32 Phelan Hallinan, LLP</p> <p><b>1407-459</b> <b>1344 Robbins Street 19111</b> 53rd wd. 1703 Sq Ft BRT#531041900 Improvements: Residential Dwelling <b>ANDREA BULLOCK-BRYANT</b> C.P. November Term, 2013 No. 1832 \$117,951.54 Weber Gallagher Simpson Stapleton Fires &amp; Newby, LLP, Sarah A. Elia, Esq.</p> <p><b>1407-484</b> <b>6915 East Wister Street 19138-1918</b> 10th wd. 1440 Sq Ft BRT#10-2130600 Subject to Mortgage Improvements: Residential Dwelling <b>NO AGENT PROPERTIES, LLC</b> C.P. June Term, 2013 No. 03181 \$90,338.07 Powers, Kirn &amp; Javardian, LLC</p> <p><b>1407-635</b> <b>1042 Edgemore Road 19151</b> 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 <b>LAKESHA STITH</b> C.P. August Term, 2013 No. 02296 \$111,599.43 with legal interest in the amount of \$ Ron L. Woodman, Esq.</p> <p>The following property, sale of which was postponed from the September 9, 2014 Sheriff’s Sale, will be offered for sale on <b>TUESDAY, August 4, 2015.</b></p> <p><b>1409-618</b> <b>2701 Lardner Street 19149-3515</b> 62nd wd. 1541.25 Sq Ft OPA#621185700 Improvements: Residential Property <b>KEVIN M. MCNULTY</b> 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 <b>TUESDAY, August 4, 2015.</b></p> <p><b>1410-594</b> <b>1613 South Orkney Street 19148-1328</b> 1st wd. 1136 Sq Ft OPA#011442000 Improvements: Residential Property <b>CYRIL V. ADDISON A/K/A CYRIL ADDISON</b> C.P. March Term, 2014 No. 02233 \$302,087.09 Phelan Hallinan, LLP</p> <p><b>1410-597</b> <b>7339 North 21st Street 19138-2107</b> 10th wd. 1888 Sq Ft OPA#101180300 Improvements: Residential Property <b>TROY C. DUGGER</b> C.P. April Term, 2014 No. 02928 \$83,310.82 Phelan Hallinan, LLP</p> <p><b>1410-680</b> <b>811 Arnold Street 19111</b> 63rd wd. S/D W B/G 2S Masonry; 1572 Sq Ft BRT#632015700 Subject to Mortgage Improvements: Residential Dwelling <b>SONIA LIPTON</b> C.P. December Term, 2012 No. 04150 \$239,123.93 McCabe, Weisberg, &amp; Conway, P.C.</p> <p><b>1410-715</b> <b>7030 Sheldrake Place 19153</b> 40th wd. Row B/ Gar 2Sty Masonry; 1360 Sq Ft BRT#406641700 Subject to Mortgage Improvements: Residential Dwelling <b>DIANA J. LAWRENCE, KNOWN SURVIVING HEIR OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER, STEVEN DOUGLAS LAWRENCE, KNOWN SURVIVING HEIR OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EDITH V. LAWRENCE, DECEASED MORTGAGOR</b></p>	<p>AND REAL OWNER C.P. December Term, 2013 No. 01506 \$128,521.88 McCabe, Weisberg, &amp; Conway, P.C.</p> <p>The following property, sale of which was postponed from the December 2, 2014 Sheriff’s Sale, will be offered for sale on <b>TUESDAY, August 4, 2015.</b></p> <p><b>1412-502</b> <b>1820 Placid Street 19152</b> 56th wd. S/D W B/G 1 STY MASONRY; 1000 Sq Ft BRT#562248300 Improvements: Residential Dwelling <b>ALLA KHEYFETS, ADMINISTRATRIX OF THE ESTATE OF SAMUEL KHEYFETS, DECEASED MORTGAGOR AND REAL OWNER</b> C.P. June Term, 2014 No. 00126 \$76,810.15 McCabe, Weisberg, &amp; Conway, P.C.</p> <p><b>1412-527</b> <b>5033 Schuyler Street 19144</b> 13th wd. S/D W DET GAR 3 STY MASON; 2763 Sq Ft BRT#133158300 Improvements: Residential Dwelling <b>CHERISE NICOLE WALL, ANTHONY WALL AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA</b> C.P. July Term, 2008 No. 02738 \$167,156.68 McCabe, Weisberg, &amp; Conway, P.C.</p> <p><b>1412-571</b> <b>8520 Michener Street 19150</b> 50th wd. 1158 Sq Ft BRT#501139400 Improvements: Residential Real Estate <b>BRIDGET KORNEGAY</b> C.P. July Term, 2014 No. 02956 \$62,849.74 Stern &amp; Eisenberg, P.C.</p> <p>The following property, sale of which was postponed from the January 6, 2015 Sheriff’s Sale, will be offered for sale on <b>TUESDAY, August 4, 2015.</b></p> <p><b>1501-357</b> <b>1159 Overington Street 19124-3134</b> 23rd wd. 1164 Sq Ft OPA# 234078600 Improvements: Residential Property <b>DAVID BOWENS AND WILLAMAE WOODBURY</b> C.P. May Term, 2013 No. 00555 \$110,977.35 Phelan Hallinan, LLP</p> <p><b>1501-393</b> <b>140 East Walnut Lane 19144-2005</b> 59th wd. 1512 Sq Ft OPA# 592058900 Improvements: Residential Property <b>LONDYN MCGUIGAN</b> C.P. August Term, 2013 No. 00006 \$167,914.98 Phelan Hallinan, LLP</p> <p><b>1501-422</b> <b>6350 Brous Avenue 19149</b> 62nd wd. 1308 Sq Ft BRT#62-1-592400 Improvements: Residential Dwelling <b>JAMES W. CORCORAN</b> C.P. May Term, 2014 No. 03563 \$25,465.85 Udren Law Offices, PC</p> <p><b>1501-492</b> <b>6020 N. 11th Street 19141</b> 49th wd. 1664 Sq Ft more or less BRT#49-3-0768-00 Improvements: Residential Dwelling <b>PAULINE HOWARD A/K/A PAULEEN HOWARD</b> C.P. November Term, 2009 No. 01502 \$105,242.45 Scott P. Sheetman, Esq.</p> <p><b>1501-504</b> <b>2750 North 46th Street 19131-1529</b> 52nd wd. 1578 Sq Ft OPA# 521231900 Improvements: Residential Property <b>MARISA S. BARNES-HOPKINS</b> C.P. March Term, 2013 No. 04323 \$139,798.71 Phelan Hallinan, LLP</p> <p><b>1501-552</b> <b>5750-52 Rising Sun Avenue 19120-1626</b> 35th wd. 3611 Sq Ft BRT#351315300 Improvements: Det Conv Apt 2 Sty Masonry <b>ROSENEX MICHEL</b> C.P. June Term, 2014 No. 01596 \$300,251.52 Milstead &amp; Associates, LLC</p> <p><b>1501-596</b> <b>7227 Jackson Street 19135-1220</b> 41st wd. 1188 Sq Ft BRT#412324100 Improvements: Residential Property <b>IESHIA D. NEAL</b> C.P. June Term, 2014 No. 01132 \$124,725.08 KML Law Group, PC</p>	<p>The following property, sale of which was postponed from the February 3, 2015 Sheriff’s Sale, will be offered for sale on <b>TUESDAY, August 4, 2015.</b></p> <p><b>1502-320</b> <b>904 East Chelten Avenue 19138</b> 12th wd. 2641 Sq Ft BRT#122119600 <b>KAREN SMITH</b> C.P. January Term, 2007 No. 004483 \$58,241.13 Milstead &amp; Associates, LLC</p> <p><b>1502-367</b> <b>7211 North Broad Street 19126-1729</b> 61st wd. 1248 Sq Ft OPA#611214100 Improvements: Residential Property <b>JUAN COREANO</b> C.P. March Term, 2013 No. 03660 \$230,120.09 Phelan Hallinan, LLP</p> <p><b>1502-429</b> <b>5957 Kemble Ave, a/k/a 5957 Kemble Street 19138-2933</b> 17th wd. 1136 Sq Ft OPA#172324200 Improvements: Residential Property <b>SAUNDRA FANNING, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DOLORES BEAMER-DADE A/K/A DOLORES GLORIA DADE; RANDI YVETTE BEAMER, IN HER CAPACITY AS HEIR OF THE ESTATE OF DOLORES BEAMER-DADE A/K/A DOLORES GLORIA DADE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES BEAMER-DADE, DECEASED</b> C.P. March Term, 2014 No. 00396 \$71,287.84 Phelan Hallinan, LLP</p> <p><b>1502-450</b> <b>7156 North 20th Street 19138-2128</b> 10th wd. 1192 Sq Ft OPA#101164000 Improvements: Residential Property <b>ERICA ANTHONY, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF DEBORAH ANTHONY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBORAH ANTHONY, DECEASED</b> C.P. April Term, 2013 No. 03803 \$91,718.59 Phelan Hallinan, LLP</p> <p><b>1502-467</b> <b>2220 Ellsworth Street 19146</b> 36th wd. 1208 Sq Ft BRT#361240300 Improvements: Residential Property <b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELOISE N. HAINES, DECEASED</b> C.P. April Term, 2014 No. 00711 \$135,135.88 Sarah K. McCaffery, Esq.</p> <p><b>1502-481</b> <b>1431-39 North 52nd Street 19131-4430</b> 44th wd. 7182 Sq Ft BRT#882931970 Improvements: Mixed Use <b>MALAIKA REID</b> C.P. August Term, 2009 No. 995 \$689,000.00 Weber Gallagher Simpson Stapleton Fires &amp; Newby, LLP, Sarah A. Elia, Esq.</p> <p><b>1502-498</b> <b>607B Edison Avenue 19116</b> 58th wd. 1040 Sq Ft and 1.0526% undivided interest in the common elements, as more fully described in the Declaration of Condominium and Plats and Plans dated 1/26/1979 and recorded 01/29/1979 in Deed Book DCC 16567 page 9 BRT#888581360; PRCL# 160 N7-29 Improvements: Residential Condominium <b>MARK A. CUMMINGS</b> C.P. February Term, 2012 No. 235779 \$12,086.00 Glenn M. Ross, Esq.</p> <p><b>1502-535</b> <b>398 Fairway Terrace 19128</b> 21st wd. 906 Sq Ft BRT#21-2-2848-00 Improvements: Residential Dwelling <b>SUSAN D. SPADA</b> C.P. March Term, 2013 No. 00871 \$207,720.41 Udren Law Offices, P.C.</p> <p><b>1502-560</b> <b>2626 Oakford Street 19146</b> 36th wd. Row 2 Sty Masonry; 1048 Sq Ft BRT#362048700 Improvements: Residential Dwelling <b>BRUCE POWELL AND SEDELLE POWELL</b></p>



SHERIFF'S SALE

C.P. September Term, 2009 No. 00354 \$75,905.69 McCabe, Weisberg, & Conway, P.C.

1502-568

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

1502-573

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

1502-605

**607 East Edison Avenue 19116** 58th wd. 1040 Sq Ft and 1.0526% undivided interest in the common elements, as more fully described in the Declaration of Condominium and Plats and Plans dated 1/26/1979 and recorded 1/29/1979 in Deed Book DCC 16567 page 9. BRT#888581363 Subject to Mortgage Improvements: Residential Condominium  
WAYNE R. COBB C.P. April Term, 2011 No. 022690 \$38,889.45 Glenn M. Ross, Esq.

1502-616

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

The following property, sale of which was postponed from the March 3, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, August 4, 2015.

1503-414

**946 1/2 Carver Street 19124** 35th wd. 1020 Sq Ft BRT#351243900 Improvements: Residential Property  
CAROLYN FAULKS C.P. April Term, 2013 No. 00430 \$82,436.51 KML Law Group, P.C.

1503-471

**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

1503-497

**3612 Hamilton Street 19104** 24th wd. 2130 Sq Ft BRT#241183200 Improvements: Residential Property  
SUJATA PATEL C.P. December Term, 2013 No. 02542 \$439,169.85 KML Law Group, P.C.

1503-503

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

1503-550

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

SHERIFF'S SALE

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

1504-303

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

1504-309

**2113 North Camac Street 19122** 20th wd. 1402 Sq Ft BRT#202280000 Improvements: Residential Property  
LOUIS G. CONYER AND CARRIE CONYER, HIS WIFE AS TENANTS BY THE ENTIRETIES C.P. January Term, 2014 No. 02379 \$78,361.68 Zucker, Goldberg & Ackerman, LLC

1504-315

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

1504-342

**3918 North Delhi Street 19140-3113** 43rd wd. 960 Sq Ft OPA#433154400 Improvements: Residential Property  
EDRIS RAYMOND AND MARIE RAYMOND C.P. April Term, 2014 No. 04087 \$42,591.97 Phelan Hallinan, LLP

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

1504-347

**1462 North Hobart Street 19131-3817** 4th wd. (formerly part of the 52nd wd.) 972 Sq Ft OPA#043170200 Improvements: Residential Property  
BERTHA MAE TAYLOR C.P. September Term, 2014 No. 02172 \$39,799.96 Phelan Hallinan, LLP

1504-355

**8107 Langdon Street 19152-2216** 56th wd. 2253 Sq Ft OPA#562334500 Improvements: Residential Property  
HARLEY MORAIS A/K/A HARLEY M. MORAIS C.P. September Term, 2014 No. 02653 \$201,858.11 Phelan Hallinan, LLP

1504-356

**4319 Glendale Street 19124-4317** 33rd wd. 1088 Sq Ft OPA#332451200 Improvements: Residential Property  
JULIO CESAR RODRIGUEZ C.P. January Term, 2012 No. 00880 \$69,857.48 Phelan Hallinan, LLP

1504-381

**6491 Woodcrest Avenue 19151** 34th wd. 1492 Sq Ft BRT#344122000 Improvements: Residential Dwelling  
JEFFREY A. GAMMON C.P. September Term, 2014 No. 03958 \$62,601.76 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1504-382

**12712 Minden Road 19154** 66th wd. 2242.12 Sq Ft BRT#63332200 Improvements: Residential Dwelling  
JAMES LANKIN C.P. September Term, 2014 No. 02953 \$115,075.48 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1504-384

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

1504-392

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

1504-393

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

SHERIFF'S SALE

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

1504-405

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

1504-409

**1829 67th Avenue 19126** 10th wd. (formerly part of the 50th wd.) 1800 Sq Ft BRT#101245800 Improvements: Residential Real Estate  
DARLENE MONTS C.P. June Term, 2014 No. 04571 \$86,792.46 Stern & Eisenberg, P.C.

1504-410

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

1504-413

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

1504-416

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

1504-417

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

1504-419

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

1504-424

**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

1504-428

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

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

1504-445

**3856 Salina Road 19154** 66th wd. ROW B/GAR 2STY MASONRY; 1600 Sq Ft PRCL#662557700 Improvements: Residential Dwelling  
TERESA CALABRO A/K/A THERESA CALABRO A/K/A THERESA K. YACOVETTI AND HENRY DELUCA A/K/A HENRY J. DELUCA C.P. May Term, 2013 No. 01531 \$153,873.52 Federman & Associates, LLC

1504-450

**5612 Arbor Street 19120** 61st wd. ROW

SHERIFF'S SALE

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

1504-455

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

1504-456

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

1504-459

**1302 Randolph 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

1504-461

**8300 Lynnewood Road 19150-3203** 50th wd. 1332 Sq Ft OPA#502029500 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM A. CHASE, JR., DECEASED C.P. July Term, 2014 No. 02494 \$183,608.21 Phelan Hallinan, LLP

1504-462

**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

1504-464

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

1504-466

**7445 Gilbert Street 19138** 10th wd. ROW B/GAR 2STY MASONRY; 1224 Sq Ft BRT#102485400 Improvements: Residential Dwelling  
DEBORAH JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER; AMANDA JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER; DAVID JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER; ARTHUR JACKSON, JR., KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER; PAULINE JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2011 No. 00945 \$57,523.02 McCabe, Weisberg & Conway, P.C.

1504-467

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

1504-468

**1846 South 65th Street 19142-1312** 40th wd. 1320 Sq Ft OPA#403005100 Improvements:

SHERIFF'S SALE

Residential Property  
CRESIUS DARIUS AND TACIANA DARIUS C.P. May Term, 2012 No. 03161 \$87,718.39 Phelan Hallinan, LLP

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.

1504-481

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

1504-491

**3350 Wellington Street 19149** 55th wd. ROW B/GAR 2STY MASONRY; 1656 Sq Ft BRT#551463300 Subject to Mortgage Improvements: Residential Dwelling  
MICHAEL D. MCCAULEY C.P. August Term, 2014 No. 02685 \$142,049.93 McCabe, Weisberg & Conway, P.C.

1504-492

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

1504-493

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

1504-494

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

1504-500

**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

1504-503

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

1504-508

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

1504-511

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

1504-516

**936 East Phil Ellena Street, a/k/a 936 Phil-**



SHERIFF'S SALE

**Ellena Street 19150-3606** 50th wd. 1314 Sq Ft  
OPA#502350200 Improvements: Residential  
Property  
JACQUELINE M. JOHNSON C.P.  
September Term, 2010 No. 03793 \$168,095.41  
Phelan Hallinan, LLP

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

**1504-530**  
**610 West Chew Street 19120** 61st wd. 1792  
Sq Ft BRT#612033500 Improvements:  
Residential Real Estate  
DORENE NORTHINGTON-MCNEILL C.P.  
October Term, 2014 No. 03139 \$95,696.32  
Stern & Eisenberg, P.C.

**1504-531**  
**151 West Lippincott Street 19133-4203** 7th wd. 1008 Sq Ft BRT#071017900  
Improvements: Residential Dwelling  
LUZ S. DURAND AND GUSTAVO BAEZ  
ZURIL C.P. March Term, 2007 No. 00208  
\$45,553.81 Law Offices of Gregory Javardian

**1504-536**  
**1921 South Croskey Street 19145-2707**  
48th wd. 1020 Sq Ft BRT#482208700  
Improvements: Residential Dwelling  
STEPHEN M. PERRY AND MAE PERRY  
C.P. July Term, 2012 No. 01114 \$12,643.83  
Law Offices of Gregory Javardian

**1504-553**  
**1429 South Carlisle Street 19146** 36th wd.  
1128 Sq Ft BRT#365019400 Improvements:  
Residential Property  
RUSSELL BROWN AND DARLENE  
JOHNSON, AS JOINT TENANTS AND NOT  
AS TENANTS IN COMMON C.P. May  
Term, 2013 No. 02784 \$149,296.87 Zucker,  
Goldberg & Ackerman, LLC

**1504-557**  
**303 East Shawmont Avenue, #2A6 a/k/a 303 Showmont Avenue, Apt. F 19128** 21st wd.  
1311 Sq Ft BRT#888210585 Improvements:  
Residential Dwelling  
ESTATE OF ELEANOR SWEENEY A/K/A  
ELEANOR B. SWEENEY, C/O MICHAEL  
SWEENEY A/K/A MICHAEL A. SWEENEY,  
PERSONAL REPRESENTATIVE, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER ELEANOR SWEENEY  
A/K/A ELEANOR B. SWEENEY; MICHAEL  
SWEENEY A/K/A MICHAEL A. SWEENEY,  
PERSONAL REPRESENTATIVE OF THE  
ESTATE OF ELEANOR SWEENEY A/K/A  
ELEANOR B. SWEENEY; THERESA  
M. BACH, KNOWN HEIR OF ELEANOR  
SWEENEY A/K/A ELEANOR B. SWEENEY;  
BETH ANN C. NICHOLS, KNOWN HEIR OF  
ELEANOR SWEENEY A/K/A ELEANOR B.  
SWEENEY; KATHLEEN ELLIOTT, KNOWN  
HEIR OF ELEANOR SWEENEY A/K/A  
ELEANOR B. SWEENEY C.P. March  
Term, 2014 No. 05269 \$66,002.51 Udren  
Law Offices, P.C.

**1504-558**  
**9317 Treaty Road 19114-3509** 57th  
wd. DET 1-1/2 STY FRAME; 1680 Sq Ft  
BRT#572273400 Improvements: Residential  
Dwelling  
UNKNOWN SURVIVING HEIRS OF  
MARTHA M. AICHER, DECEASED  
MORTGAGOR AND REAL OWNER AND  
MARTHA AICHER-MARTUCCI A/K/A  
MARTHA K. AICHER A/K/A MARTHA  
C. AICHER, KNOWN SURVIVING HEIR  
OF MARTHA M. AICHER, DECEASED  
MORTGAGOR AND REAL OWNER C.P.  
May Term, 2014 No. 01124 \$154,575.79  
McCabe, Weisberg & Conway, P.C.

**1504-564**  
**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.

**1504-565**  
**6628 Greene Street 19119-3113** 22nd wd.  
4132 Sq Ft OPA#223243300 Improvements:  
Residential Property  
CHARLES H. CUFFELD; CHARLES  
H. CUFFELD, AS TRUSTEE FOR THE  
CHARLES H. CUFFELD TRUST; MICHAEL  
L. NIX, AS TRUSTEE FOR THE CHARLES H.  
CUFFELD TRUST; CHARLES H. CUFFELD  
TRUST C.P. January Term, 2010 No. 00068  
\$116,715.77 Phelan Hallinan, LLP

**1504-570**  
**7734 Burholme Avenue 19111** 63rd wd. S/D

SHERIFF'S SALE

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

**1504-572**  
**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.

**1504-585**  
**6019 West Columbia Avenue 19151** 34th wd.  
1568 Sq Ft BRT#342113300 Improvements:  
Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER ELVIRA  
B. PIERCE; VIRGINIA P. TOMS, KNOWN  
HEIR OF ELVIRA B. PIERCE; JACQUELINE  
P. MUNGAI, KNOWN HEIR OF ELVIRA  
B. PIERCE; ELVIRA B. PIERCE, LAST  
RECORD OWNER C.P. May Term, 2014  
No. 03561 \$147,550.42 Udren Law Offices,  
P.C.

**The following property, sale of which was postponed from the May 5, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, August 4, 2015.**

**1505-302**  
**3334 Cottman Avenue 19149-1601** 55th wd.  
1548 Sq Ft BRT#551515400 Improvements:  
Residential Dwelling  
ROSE TOMBERLAIN C.P. No. 00651  
\$149,878.62 Powers, Kirn & Associates, LLC

**1505-311**  
**1737 Naudain Street 19146-1522** 30th wd.  
1380 Sq Ft OPA#303021600 Improvements:  
Residential Property  
ALLISON WHITTENBERG C.P. September  
Term, 2013 No. 00698 \$79,098.71 Phelan  
Hallinan Diamond & Jones, LLP

**1505-324**  
**3732 North 19th Street 19140** 13th wd. 2980  
Sq Ft BRT#13-1-2795-00 Subject to Mortgage  
HEAVENLY PROPERTIES, LLC AND LEON  
B. BUIE, III C.P. July Term, No. 02046  
\$53,323.87 Emmanuel J. Argentieri, Esq.

**1505-326**  
**1514 South 53rd Street 19143** 51st wd. 1622  
Sq Ft BRT#512014600 Improvements:  
Residential Property  
MARILYN J. PARKER C.P. October Term,  
2013 No. 02233 \$38,603.25 KML Law  
Group, P.C.

**1505-339**  
**5402 Tennis Avenue 19120** 42nd wd. 1102 Sq  
Ft BRT#422340400 Subject to Mortgage  
LUCEPHUS TATE C.P. February Term,  
2013 No. 00814 \$97,458.32 Michael F.J.  
Romano, Esq.

**1505-340**  
**6948 Fowler Street 19128-4407** 21st wd.  
1992 Sq Ft BRT#212454500 Improvements:  
Residential Dwelling  
KIMBERLIE ANN ROLEK C.P. July Term,  
2014 No. 00852 \$62,854.58 Martha E. Von  
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece  
D. Davis, Esq.

**1505-357**  
**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

**1505-358**  
**4125 Aspen Street 19104** 6th wd. 3320  
Sq Ft BRT#061152300/BRT#871067050  
Improvements: Residential Property  
LUTHER DAVIS & GWENDOLYN C  
DAVIS C.P. February Term, 2009 No. 00629  
\$225,396.39 Scott A. Dietterick, Esq. and/or  
Kathryn L. Mason, Esq.

**1505-371**  
**5124 D Street 19120** 42nd wd. 1516 Sq Ft  
BRT#421463400 Improvements: Residential  
Property  
BRUCE SLOAN AS THE EXECUTOR  
OF THE ESTATE OF BARBARA SLOAN  
A/K/A PAULINE BARBARA SLOAN A/K/A  
PAULINE B. SLOAN C.P. October Term,  
2014 No. 000439 \$94,069.99 Shapiro &  
DeNardo, LLC

**1505-374**  
**6830 North Gratz Street 19126** 10th wd.

SHERIFF'S SALE

1368 Sq Ft BRT#101108900 Improvements:  
Residential Property  
MONROE L. GARMS C.P. September  
Term, 2008 No. 04373 \$58,975.58 KML  
Law Group, P.C.

**1505-386**  
**7544 Brentwood Road 19151** 34th wd. 1120  
Sq Ft BRT#343222400 Improvements:  
Residential Property  
JANELLA L. RODGERS C.P. December  
Term, 2013 No. 00948 \$130,722.44 Zucker,  
Goldberg & Ackerman, LLC

**1505-394**  
**1331 West Silver Street 19132-2717** 37th  
wd. 1084 Sq Ft BRT#372312900 Subject to  
Mortgage  
LAWRENCE E. WATERS C.P. April Term,  
2013 No. 01494 \$48,356.12 Emmanuel J.  
Argentieri, Esq.

**1505-395**  
**5751 North 6th Street 19120** 61st wd. 1310  
Sq Ft BRT#612285300 Improvements:  
Residential Property  
SHEENA M. WASHINGTON C.P. May  
Term, 2014 No. 01480 \$119,848.73 KML  
Law Group, P.C.

**1505-396**  
**1822 South 27th Street 19145** 48th wd. 810  
Sq Ft BRT#482333300 Subject to Mortgage  
Improvements: Residential Property  
JOHN F. O'NEILL A/K/A JOHN F. O'NEIL  
AS TRUSTEE OF THE JOHN F. O'NEILL  
TRUST DATED 04/09/1996 C.P. September  
Term, 2014 No. 04096 \$25,736.46 Zucker,  
Goldberg & Ackerman, LLC

**1505-398**  
**1800 Danforth Street 19152-1820** 56th wd.  
1236 Sq Ft OPA#562212800 Improvements:  
Residential Property  
MARK CITRON C.P. September Term, 2012  
No. 00857 \$177,755.37 Phelan Hallinan  
Diamond & Jones, LLP

**1505-402**  
**1100 South Broad Street Apt 305B, a/k/a 1100 South Broad Street #305B 19146-5029** 36th wd. 687 Sq Ft OPA#888113656  
Improvements: Condominium Unit  
TODD FACENDA C.P. October Term, 2011  
No. 00583 \$248,270.68 Phelan Hallinan  
Diamond & Jones, LLP

**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.

**1505-420**  
**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

**1505-423**  
**5550 Belmar Terrace, a/k/a 5550 Belmar Street 19143-4702** 51st wd. 1062 Sq Ft  
OPA#514104100 Improvements: Residential  
Property  
ANGELA MURPHY C.P. September  
Term, 2010 No. 03392 \$121,672.80 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.

SHERIFF'S SALE

**1505-440**  
**1832 Green Street Unit C 19130-4143** 88th wd.  
562 Sq Ft OPA#888154074 Improvements:  
Condominium  
MARK W. TOTTEN C.P. September Term,  
2013 No. 00491 \$184,483.87 Phelan  
Hallinan Diamond & Jones, LLP

**1505-442**  
**30 North Wiota Street, a/k/a 30 Wiota Street 19104-2213** 24th wd. 1194 Sq Ft  
OPA#061174000 Improvements: Residential  
Property  
MOHAMED ALI HAMMI C.P. November  
Term, 2013 No. 02249 \$166,995.73 Phelan  
Hallinan Diamond & Jones, LLP

**1505-449**  
**2833 West Girard Avenue 19130-1214** 29th wd. 3256 Sq Ft (improvement area)  
BRT#882008010 Improvements: Commercial  
Building  
HEIDI WON LEE AND DAVID LEE C.P.  
October Term, 2014 No. 0266 \$78,697.29  
Elliot H. Berton, Esq.

**1505-450**  
**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

**1505-459**  
**1213 South Greylock Street, a/k/a 1213 Greylock Street 19143-5111** 27th wd. 1008  
Sq Ft OPA#27-3-0632-00 Improvements:  
Residential Property  
OLEG EIDELMAN AND IRENA EIDELMAN  
C.P. December Term, 2014 No. 01558  
\$69,583.71 Phelan Hallinan Diamond &  
Jones, LLP

**1505-468**  
**3172 Amber Street 19134-3838** 25th wd. 1140  
Sq Ft OPA#25-2452400  
JUAN CALDERON C.P. July Term, 2014  
No. 01746 \$107,509.91 together with con-  
tinuing interest at Fred W. Hoensch, Esq.;  
Schnader, Harrison, Segal, and Lewis LLP

**1505-472**  
**201 North 8th Street, Unit 804 19106-1005**  
5th wd. 1009 Sq Ft BRT#888037290 Subject to  
Mortgage Improvements: Residential Dwelling  
MOHAMMAD ARSHAD CHUGHTAI C.P.  
June Term, 2014 No. 04499 \$290,991.81  
Powers, Kirn & Associates, LLC

**1505-473**  
**527 Burgess Street 19116** 58th wd. 1282 Sq Ft  
BRT#582243000 Subject to Mortgage  
AMELIA M. MILLER (DECEASED) C.P.  
October Term, 2013 No. 02069 \$281,451.54  
Michael F.J. Romano, Esq.

**1505-475**  
**4839 Fairmont Avenue 19139** 44th wd. 1530  
Sq Ft BRT#441230200 Subject to Mortgage  
GLORIA FRAZIER-CLAYTON (DECEASED)  
C.P. November Term, 2013 No. 00810  
\$75,625.61 Michael F.J. Romano, Esq.

**1505-488**  
**720 East Phil Ellena Street 19119-1531** 22nd wd. 2052 Sq Ft OPA#221204500  
Improvements: Residential Property  
BRUCE A. MCCALL, JR. C.P. June Term,  
2014 No. 04383 \$224,369.67 Phelan  
Hallinan Diamond & Jones, LLP

**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.

**1505-500**  
**4626 Greene Street 19144-6066** 12th wd.  
2560 Sq Ft OPA#123157900 Improvements:  
Residential Property  
KATHY C. SIBERT AND GEORGE SIBERT  
C.P. November Term, 2006 No. 01098  
\$112,955.81 Phelan Hallinan Diamond &  
Jones, LLP

**1505-513**  
**436 Mark Place 19115-1113** 58th wd. 2185  
Sq Ft OPA#581094500 Improvements:  
Residential Property  
SAJI VARGHESE AND ABI S. VARGHESE  
C.P. October Term, 2014 No. 01493  
\$384,188.79 Phelan Hallinan Diamond &  
Jones, LLP

**1505-528**  
**205-07 North 36th Street 19104-2430** 24th  
wd. 5190 Sq Ft; All that certain lot or piece of  
ground with the buildings and improvements  
thereon erected Situate on East Side of 36th  
St. 18 ft Northward of north side of Race St.  
eastward at right angles to 36th Street; Front:  
71 ft 1-3/4 in, Depth: 100 ft BRT#881815400

SHERIFF'S SALE

Improvements: All That Certain Lot Or Piece Of  
Ground With The Buildings And Improvements  
Thereon Erected  
GLOBAL REAL ESTATE SALES AND  
SERVICE, LLC C.P. October Term,  
2014 No. 000193 \$439,240.72 Max L.  
Lieberman, Esq.

**1505-547**  
**666 East Wensley Street 19134-1828** 33rd wd.  
756 Sq Ft OPA#331130900 Improvements:  
Residential Property  
TISHA S. RIDDICK A/K/A TISHA RIDDICK  
C.P. November Term, 2014 No. 02552  
\$20,536.95 Phelan Hallinan Diamond &  
Jones, LLP

**1505-550**  
**216 South 52nd Street 19139** 60th wd. 1530  
Sq Ft BRT#871581380 Improvements: Multi-  
story Office  
ARTHUR WILLIAMS C.P. May Term, 2013  
No. 03977 \$116,807.75 Scott A. Dietterick,  
Esq. and/or Kathryn L. Mason, Esq.

**1505-564**  
**1251 North Alden Street 19131** 4th wd. 1236  
Sq Ft BRT#043109400 Subject to Mortgage  
MATTIE POWELL C.P. May Term, 2013  
No. 01660 \$85,372.75 Emmanuel J.  
Argentieri, Esq.

**1505-565**  
**225 McClellan Street 19148-1918** 87th wd.  
2376 Sq Ft OPA#871501100 Improvements:  
Residential Property  
ROBERT HERSHMAN C.P. February  
Term, 2012 No. 00278 \$150,111.13 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

**1505-572**  
**5032 Cottage Street 19124-2137** 62nd wd.  
996 Sq Ft OPA#622375700 Improvements:  
Residential Property  
GUILLERMO ALVARADO AND AUDY  
BAUTISTA C.P. September Term, 2014 No.  
04749 \$69,812.62 Phelan Hallinan Diamond  
& Jones, LLP

**1505-576**  
**6147 Pine Street 19143** 3rd wd. (formerly part  
of the 36th wd.) 1122 Sq Ft BRT#032038200  
Improvements: Residential Real Estate  
DAVID ROSS C.P. October Term, 2013 No.  
3075 \$65,981.14 Stern & Eisenberg, P.C.

**1505-587**  
**2540 South Rosewood Street 19145-4631** 26th wd. 1044 Sq Ft OPA#261109500  
Improvements: Residential Property  
RITA DEMARCO AND JAMES DREW  
DEMARCO C.P. October Term, 2014  
No. 01688 \$157,925.95 Phelan Hallinan  
Diamond & Jones, LLP

**1505-591**  
**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

**1505-622**  
**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,



SHERIFF'S SALE
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 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.
<b>1505-631</b> <b>4734 Levick Street 19135-3343</b> 41st wd. 1260 Sq Ft; Beginning Point: Situate on the south-westerly side of Levick Street (sixty feet wide) and beginning at the distance of sixty-four feet six inches southeastwardly from the southeast-erly side of Vandike Street OPA#411169600 Improvements: Row B/gar 2sty Masonry JOSEPH MCCORRISTON AND JEANNETTE MCCORRISTON C.P. August Term, 2014 No. 03831 \$57,945.43 Richard J. Nalbandian, III
<b>1505-636</b> <b>1521 Clearview Street 19141-2303</b> 17th wd. 912 Sq Ft OPA#171110700 Improvements: Residential Property ROBIN JOHNSON A/K/A R. JOHNSON, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF LEROY JOHNSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEROY JOHNSON, DECEASED C.P. January Term, 2012 No. 00408 \$69,655.07 Phelan Hallinan Diamond & Jones, LLP
<b>1505-642</b> <b>4214 North 7th Street 19140-2514</b> 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
<b>1505-647</b> <b>873 Bridge Street 19124-1724</b> 35th wd. 964 Sq Ft OPA#351153100 Improvements: Residential Property SHARON NAOMI RANSOM C.P. March Term, 2014 No. 05730 \$93,255.45 Phelan Hallinan Diamond & Jones, LLP
<b>1505-652</b> <b>1816 West Girard Avenue 19130-1516</b> 47th wd. 2595 Sq Ft OPA#471023200 Improvements: Residential Property ADAM J. RODGERS C.P. July Term, 2013 No. 02226 \$345,497.07 Phelan Hallinan Diamond & Jones, LLP
<b>1505-653</b> <b>5526 Blakemore Street 19138-1818</b> 12th wd. 1010 Sq Ft OPA#122275600 Improvements: Residential Property IZETTA M. HANNA C.P. July Term, 2014 No. 04096 \$40,967.13 Phelan Hallinan Diamond & Jones, LLP
<b>1505-655</b> <b>3660 Chesterfield Road 19114-1806</b> 66th wd. 1100 Sq Ft OPA#661039000 Improvements: Residential Property CLAIRE ORR AND BRUCE A. ORR C.P. March Term, 2013 No. 02420 \$231,806.00 Phelan Hallinan Diamond & Jones, LLP

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

<b>1506-301</b> <b>2909 Robbins Street 19149</b> 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.
<b>1506-312</b> <b>5010 North 4th Street 19120-3802</b> 42nd wd. 1290 Sq Ft OPA#422462500 Improvements: Residential Property GLORIA B. CARRILLO C.P. January Term, 2013 No. 03660 \$75,487.13 Phelan Hallinan Diamond & Jones, LLP

<b>1506-313</b> <b>3336 Jasper Street 19134-2536</b> 45th wd. 1074 Sq Ft OPA#452380200 Improvements: Residential Property MARYLOU COLON C.P. October Term, 2014 No. 03008 \$34,061.08 Phelan Hallinan Diamond & Jones, LLP
<b>1506-314</b> <b>5547 Chew Avenue 19138-2309</b> 12th wd. 1700 Sq Ft BRT#12-2-2294-00 Improvements: Residential Mixed Use Dwelling ROOSEVELT BRANT, III C.P. April Term, 2014 No. 02369 \$110,315.29 Barbara A. Fein, Esq.
<b>1506-321</b> <b>4646 A Street 19120</b> 42nd wd. 1200 Sq Ft BRT#421289300 Improvements: Residential Property MOISES E. CERVANTES AND LENA L. CERVANTES C.P. May Term, 2013 No. 01737 \$41,598.77 KML Law Group, P.C.
<b>1506-322</b> <b>6343 Reedland Street 19142</b> 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.
<b>1506-323</b> <b>1324 Locust Street, Unit 1528 19107</b> 5th wd. 313 Sq Ft; Land Area: 0 Sq. Ft. together with a proportionate undivided interest in the Common Elements; Condominium BRT#888115938 Improvements: Residential Dwelling JOE NDANU AND ANATOLY SIROTA C.P. November Term, 2014 No. 02859 \$112,862.85 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
<b>1506-326</b> <b>122 South 43rd Street 19104</b> 27th wd. 3360 Sq Ft BRT#272114600 Improvements: Residential Property JAYME JOUSSETT C.P. June Term, 2012 No. 03031 \$537,347.67 KML Law Group, P.C.
<b>1506-329</b> <b>3325 Argyle Street 19134-1903</b> 33rd wd. 840 Sq Ft BRT#331367900 Improvements: Row 2 Story Masonry EMMY PARGAS CORDERO C.P. June Term, 2014 No. 02870 \$55,818.02 Milstead & Associates, LLC
<b>1506-337</b> <b>6744 Guyer Avenue 19142</b> 40th wd. 1102 Sq Ft BRT#406327300 Improvements: Residential Dwelling MARY ANN BYRD C.P. October Term, 2011 No. 00171 \$84,313.53 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
<b>1506-338</b> <b>4526 Tampa Street 19120</b> 42nd wd. 912 Sq Ft BRT#421568800 Improvements: Residential Dwelling ANGELA A. PAEZ A/K/A ANGELA V. PAEZ C.P. June Term, 2014 No. 02910 \$41,064.85 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
<b>1506-342</b> <b>1224 Marlyn Road 19151-3125</b> 34th wd. 1262 Sq Ft OPA#344289700 Improvements: Residential Property TRACEY C. ABRAMS AND ALPHONSO E. ABRAMS A/K/A ALPHONSO E. ABRAMS, JR. C.P. March Term, 2013 No. 01572 \$67,187.29 Phelan Hallinan Diamond & Jones, LLP
<b>1506-349</b> <b>4223 Tudor Street 19136</b> 41st wd. 1204 Sq Ft BRT#412138800 Improvements: Residential Property ALEXIS T. ORTIZ C.P. August Term, 2014 No. 01080 \$136,433.29 KML Law Group, P.C.
<b>1506-350</b> <b>328 South 3rd Street 19106</b> 4th wd. 1512 Sq Ft BRT#043096400 Improvements: Residential Real Estate DARREN M. SMITH C.P. June Term, 2014 No. 01198 \$66,463.71 Stern & Eisenberg, P.C.
<b>1506-352</b> <b>6203 Cardiff Street 19149</b> 62nd wd. 1152 Sq Ft BRT#621569300 Improvements: Residential Property ANA E. NERIS AND VIVIANA RUBIO C.P. November Term, 2014 No. 01448 \$148,389.53 KML Law Group, P.C.
<b>1506-355</b> <b>419 East Woodlawn Street 19144</b> 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.
<b>1506-358</b> <b>3359 Friendship Street 19149</b> 55th wd. 1955 Sq Ft BRT#551424100 Improvements: Residential Property FAIZ CHOUDHURY C.P. November Term, 2014 No. 00682 \$268,063.61 KML Law Group, P.C.
<b>1506-359</b> <b>3625 Stanwood Street 19136</b> 64th wd. 1126 Sq Ft BRT#642321800 Improvements: Residential Property PETER CHESKY, AS SOLE OWNER C.P. December Term, 2013 No. 01856 \$76,071.22 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC
<b>1506-362</b> <b>2701 East Indiana Avenue 19134</b> 25th wd. 1760 Sq Ft BRT#251099600 Improvements: Residential Property ANTHONY STORINO AND LINDA TAMASITIS C.P. July Term, 2014 No. 03465 \$34,732.47 KML Law Group, P.C.
<b>1506-373</b> <b>8002 Thouron Avenue 19150</b> 50th wd. 1640 Sq Ft BRT#502150100 Improvements: Residential Property DESMOND SPENCER C.P. September Term, 2014 No. 04182 \$106,976.49 KML Law Group, P.C.
<b>1506-392</b> <b>3029 North 35th Street 19132</b> 38th wd. 1776 Sq Ft BRT#382204200 Improvements: Residential Real Estate CHERYL GRIFFIN C.P. August Term, 2011 No. 000815 \$112,504.24 Stern & Eisenberg, P.C.
<b>1506-393</b> <b>5301 Diamond Street a/k/a 5301 West Diamond Street 19131-2322</b> 52nd wd. 1600 Sq Ft OPA#521155000 Improvements: Residential Property HARRY S. KIRBY C.P. November Term, 2014 No. 00140 \$117,759.33 Phelan Hallinan Diamond & Jones, LLP
<b>1506-395</b> <b>1827 Hoffman Street 19145</b> 48th wd. 896 Sq Ft BRT#481073300 Subject to Mortgage DOROTHY CHRISTOPHER (DECEASED) C.P. May Term, 2013 No. 00667 \$117,501.23 Michael F.J. Romano, Esq.
<b>1506-413</b> <b>1533 South Bailey Street 19147</b> 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.
<b>1506-416</b> <b>7326 Kinglet Place 19153</b> 40th wd. 1360 Sq Ft BRT#406672500 Improvements: Residential Property NORMAN C. WILLIAMS C.P. November Term, 2014 No. 02233 \$113,315.18 KML Law Group, P.C.
<b>1506-416</b> <b>349 Pelham Road 19119-3112</b> 22nd wd. 4589 Sq Ft OPA#223100300 Improvements: Residential Property KENNETH ALLEN, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JOAN ALLEN; JOEL ALLEN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN ALLEN; NATHANIEL ALLEN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN ALLEN; RACHEL ALLEN, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOAN ALLEN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOAN ALLEN, DECEASED C.P. July Term, 2014 No. 01353 \$237,593.72 Phelan Hallinan Diamond & Jones, LLP
<b>1506-423</b> <b>5748 Woodcrest Avenue 19131-2225</b> 52nd wd. 1760 Sq Ft OPA#522144300 Improvements: Residential Property RAHEEMAH BEYAH, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JAMES L. SPAIN, JR. C.P. August Term, 2014 No. 01179 \$126,290.88 Phelan Hallinan Diamond & Jones, LLP
<b>1506-430</b> <b>6562 Windsor Avenue 19142</b> 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
<b>1506-436</b> <b>5854 Saul Street 19149-3421</b> 62nd wd. 980 Sq Ft OPA#621458000 Improvements: Residential Property FERNANDO MENDOZA C.P. October Term, 2014 No. 03330 \$49,811.44 Phelan Hallinan Diamond & Jones, LLP
<b>1506-439</b> <b>2839 North 24th Street 19132</b> 11th wd. 1296 Sq Ft OPA#111443200 Improvements: Residential Property KEITH JONES C.P. March Term, 2005 No. 03633 \$61,432.56 Phelan Hallinan Diamond & Jones, LLP
<b>1506-444</b> <b>1934 North Howard Street 19122</b> 18th wd. 1160 Sq Ft BRT#183237600 Improvements: Residential Property LIDUVINA CARABALLO C.P. June Term, 2014 No. 004548 \$112,852.09 Shapiro & DeNardo, LLC
<b>1506-445</b> <b>1217 South Cobbs Creek Parkway a/k/a 1217 South 59th Street 19143</b> 3rd wd. 1760 Sq Ft BRT#034129400 Improvements: Residential Property ANTHONY SANDERS C.P. June Term, 2014 No. 004549 \$19,085.10 Shapiro & DeNardo, LLC
<b>1506-455</b> <b>2481 76th Avenue 19150-1807</b> 50th wd. 1530 Sq Ft OPA#501416100 Improvements: Residential Property JOHN HERDER C.P. November Term, 2014 No. 01030 \$101,213.48 Phelan Hallinan Diamond & Jones, LLP
<b>1506-460</b> <b>4938 Penn Street 19124</b> 23rd wd. 3300 Sq Ft BRT#234292600 Improvements: Residential Property COLLEEN SCOTT-JENKINS, ADMINISTRATRIX OF THE ESTATE OF STEVEN B. JENKINS, DECEASED C.P. August Term, 2013 No. 001402 \$215,322.26 Shapiro & DeNardo, LLC
<b>1506-461</b> <b>11133 Drake Drive 19154</b> 66th wd. 1450 Sq Ft BRT#662226700 Improvements: Residential Property THOMAS F. KURTZ AND LAUREN N. TENAGLIA C.P. January Term, 2014 No. 000733 \$127,974.78 Shapiro & DeNardo, LLC
<b>1506-463</b> <b>3731 Midvale Avenue 19129</b> 38th wd. 1200 Sq Ft BRT#383046000 Improvements: Residential Property FRANK RAFFAELE C.P. July Term, 2012 No. 0934 \$173,318.33 Shapiro & DeNardo, LLC
<b>1506-468</b> <b>5815 Thompson Street 19131-4119</b> 4th wd. 1848 Sq Ft BRT#043030800 Improvements: Row Conv/apt 2 Story Masonry KEHBEH JOHNSON C.P. November Term, 2014 No. 00125 \$44,572.54 Milstead & Associates, LLC
<b>1506-471</b> <b>3213 North 34th Street 19129</b> 38th wd. 1264 Sq Ft BRT#382197500 Improvements: Residential Real Estate AHISHA T. HARRISON, ADMINISTRATOR TO THE ESTATE OF MILDRED HARRISON, DECEASED AND THOMAS H. LAWRENCE, ADMINISTRATOR TO THE ESTATE OF MILDRED HARRISON, DECEASED C.P. June Term, 2014 No. 002819 \$72,601.68 Stern & Eisenberg, P.C.
<b>1506-477A-B</b> <b>2511 West Allegheny Avenue – Premises A – 19132</b> 38th wd. 1242 Sq Ft BRT#381354500 Improvements: Residential Dwelling <b>2513 West Allegheny Avenue – Premises B – 19132</b> 38th wd. 1424.7 Sq Ft BRT#381354610 Improvements: Residential Dwelling RAUL AQUINO C.P. October Term, 2014 No. 01679 \$100,765.67 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
<b>1506-482</b> <b>7224 Montague Street 19135</b> 41st wd. 1224 Sq Ft BRT#412260001 Improvements: Residential Real Estate MICHAEL A. TAFFE AND SUSAN TAFFE C.P. December Term, 2013 No. 03234 \$99,685.78 Stern & Eisenberg, P.C.
<b>1506-483</b> <b>7243 Pittville Avenue 19126</b> 10th wd. 1216 Sq Ft BRT#101057200 Improvements: Residential Property TYHEERAH WHITE C.P. November Term,

2014 No. 001027 \$141,044.20 Shapiro & DeNardo, LLC
<b>1506-485</b> <b>509 Cross Street 19147-6512</b> 1st wd. 1112 Sq Ft OPA#011286000 Improvements: Residential Property ANDREW COCHRAN AND LAVONNE F. CLARK C.P. March Term, 2012 No. 00704 \$125,399.67 Phelan Hallinan Diamond & Jones, LLP
<b>1506-489</b> <b>5746 North Hope Street 19120-2410</b> 61st wd. 1200 Sq Ft BRT#61-2-4598-00 Improvements: Residential Dwelling EDWARD PORCHEA, HEIR AND UNKNOWN HEIRS OF ROSA PORCHEA, DECEASED C.P. July Term, 2012 No. 00199 \$12,183.12 Pressman & Doyle, LLC
<b>1506-491</b> <b>7031 Souder Street 19149-1729</b> 54th wd. 1296 Sq Ft OPA#542324900 Improvements: Residential Property RAQUEL RODRIGUEZ C.P. April Term, 2014 No. 04090 \$131,467.72 Phelan Hallinan Diamond & Jones, LLP
<b>1506-492</b> <b>1644 South 26th Street 19145</b> 36th wd. 1647 Sq Ft BRT#364267700 Improvements: Residential Property SIMONE MOKUM, SOLELY AND IN HER CAPACITY AS HEIR OF FATIMA L. MOKUM, DECEASED C.P. July Term, 2013 No. 01248 \$86,344.77 KML Law Group, P.C.
<b>1506-497</b> <b>1515 Benner Street 19149-3303</b> 54th wd. 1096 Sq Ft OPA#541025200 Improvements: Residential Property AQUOI M. TUCKER A/K/A MASSAH KONNEH AND ABRAHAM GEEZAY C.P. January Term, 2014 No. 00396 \$112,554.89 Phelan Hallinan Diamond & Jones, LLP
<b>1506-499</b> <b>4502 Magee Ave 19135-2738</b> 55th wd. 1280 Sq Ft OPA#552143200 Improvements: Residential Property CONNIE BROWN C.P. October Term, 2013 No. 02443 \$125,963.06 Phelan Hallinan Diamond & Jones, LLP
<b>1506-505</b> <b>3302 Gurley Road 19154-1502</b> 66th wd. 1360 Sq Ft OPA#663114900 Improvements: Residential Property CAROL A. MORRIS C.P. April Term, 2010 No. 01978 \$144,502.86 Phelan Hallinan Diamond & Jones, LLP
<b>1506-509</b> <b>5134 Parkside Avenue 19131-4715</b> 52nd wd. 2400 Sq Ft OPA#521093900 Improvements: Residential Property ELLA DEANS-FRANCIS C.P. September Term, 2012 No. 00033 \$159,454.84 Phelan Hallinan Diamond & Jones, LLP
<b>1506-510</b> <b>6652 North Opal Street 19138</b> 10th wd. 1152 Sq Ft BRT#102048200 Improvements: Residential Property DREW S. BROWN C.P. November Term, 2014 No. 01332 \$113,060.18 KML Law Group, P.C.
<b>1506-520</b> <b>1359 East Montgomery Street 19125</b> 18th wd. 1064 Sq Ft BRT#181172900 Improvements: Residential Property MARITA BURKE AS EXECUTRIX OF THE ESTATE OF ROSANNE BURKE, DECEASED C.P. October Term, 2013 No. 02216 \$245,538.21 KML Law Group, P.C.
<b>1506-521</b> <b>248 East Durham Street 19119</b> 22nd wd. 1760 Sq Ft BRT#222155800 Subject to Mortgage Improvements: Residential Property BRUCE A. MCCALL, JR., AS SOLE OWNER C.P. November Term, 2014 No. 00745 \$98,933.94 Scott A Dietterick, Esq, Kimberly A Bonner, Esq, Joel A Ackerman, Esq, Ashleigh Levy Marin, Esq, Jaime R Ackerman, Esq, Jana Fridfinnsdottir, Esq, Brian Nicholas Esq, Denise Carlon Esq, Roger Fay Esq, Zucker, Goldberg & Ackerman, LLC
<b>1506-527</b> <b>2318 Catharine Street 19146</b> 30th wd. 2182 Sq Ft BRT#302097300 Improvements: Residential Property WAN LING YANG, AS SOLE OWNER C.P. December Term, 2013 No. 03503 \$551,520.40 Scott A. 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
<b>1506-532</b> <b>2722 North 45th Street 19131</b> 52nd wd. ROW B/GAR 2STY STONE; 1354 Sq Ft



SHERIFF'S SALE

BRT#521225800     Improvements: Residential Dwelling  
GLENROY THOMPSON     C.P. April Term, 2013 No. 04663     \$154,932.99     McCabe, Weisberg & Conway, P.C.

1506-536

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

1506-537

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

1506-542

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

1506-543

**5339 Pine Street 19143-1414**     60th wd. 1504 Sq Ft     OPA#603085500     Improvements: Residential Property  
VENITA GLOVER     C.P. December Term, 2011 No. 02952     \$99,669.26     Phelan Hallinan Diamond & Jones, LLP

1506-551

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

1506-555

**2237 Disston Street 19149-1917**     54th wd. 1180 Sq Ft     OPA#542074300     Improvements: Residential Property  
JEFFERSON SYLVESTRE, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; GARDYNE SYLVESTRE, IN HER CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; ALAIN SYLVESTRE, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; FELIX CHARLES, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIE M. SCOTT, DECEASED     C.P. June Term, 2009 No. 02043     \$65,911.99     Phelan Hallinan Diamond & Jones, LLP

1506-556

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

1506-558

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

1506-559

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

1506-563

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

1506-571

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

1506-572

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

1506-573

**228 Monastery Avenue 19128**     21st wd. ROW B/GAR 2STY MASONRY; 1234 Sq Ft

SHERIFF'S SALE

PRCL#211132910     Improvements: Residential Dwelling  
CLARA HARDISON     C.P. June Term, 2011 No. 02201     \$170,938.88     Federman & Associates, LLC

1506-577

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

1506-587

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

1506-592

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

1506-596

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

1506-598

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

1506-599

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

1506-603

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

1506-605

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

1506-608

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

1506-611

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

1506-612

**2101-2119 Market Street, Unit 2506 19103**     8th wd. RES. CONDO .5+STY MAS + OTHER; 1634 Sq Ft     BRT#888094430     Improvements: Residential Dwelling  
JACOB M. YAEGER AND UNITED STATES

SHERIFF'S SALE

OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA     C.P. June Term, 2014 No. 01190     \$299,879.05     McCabe, Weisberg & Conway, P.C.

1506-618

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

1506-621

**5248 Baynton Street 19144**     12th wd. S/D W B/G 2S STONE; 1438 Sq Ft     BRT#121177300     Improvements: Residential Dwelling  
ALFRED CARR, KNOWN SURVIVING HEIR OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER; LOUISE HILL, KNOWN SURVIVING HEIR OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER     C.P. April Term, 2012 No. 03832     \$152,252.08     McCabe, Wei sberg & Conway, P.C.

1506-625

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

1506-628

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

1506-630

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

1506-631

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

1506-633

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

1506-634

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

1506-638

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

1506-641

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

1506-647

**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.

SHERIFF'S SALE

HUSSER     C.P. August Term, 2009 No. 01879     \$32,314.43     McCabe, Weisberg & Conway, P.C.

1506-650

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

1506-652

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

1506-657

**926 Tustin Street 19111-1431**     63rd wd. 1400 Sq Ft     OPA#632033189     Improvements: Residential Property  
ANDREW YAREMCHUK     C.P. March Term, 2012 No. 01732     \$171,536.56     Phelan Hallinan Diamond & Jones, LLP

1506-661

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

1506-663

**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

1506-664

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

1506-666

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

1506-668

**3245 North Marston Street 19129**     38th wd. ROW 2 STRY MASONRY; 1157 Sq Ft     All that certain lot or piece of ground with the messuage or tenement thereon erected described according to a survey and plan thereof made by W.F. Wingate Esq. Surveyor and Regulator of the 13th District on the 30th day of September A.D. 1922 as follows to wit: Situate on the East side of Marston Street at the distance of 326 feet 6 inches Northward from

SHERIFF'S SALE

the North side of Allegheny Avenue in the 38th Ward of the City of Philadelphia. Containing in front or breadth on the said Marston Street 14 feet 3 inches and extending of that width in length or depth Eastward between parallel lines at right angles to the said Marston Street 62 feet 6 inches to a certain 3 feet wide alley which extends Northward into Marston Street and Southward it communicates with a 10 feet wide driveway which leads Eastward into Etting Street and Westward into the said Marston Street. Being known as 3245 North Marston Street. BRT#381230200     Improvements: Residential Dwelling  
DAVID STANSON, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER; CHARLOTTE W. STANSON A/K/A CHARLOTTE J. WHEELER A/K/A CHARLOTTE J. WHEELER A/K/A LYDIA DELGADO, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EARL STANSON, DECEASED MORTGAGOR AND REAL OWNER     C.P. December Term, 2038 No. 30200     \$48,676.08     McCabe, Weisberg & Conway, P.C.

1506-669

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

1506-671

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

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

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.

1507-339

**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

1507-348

**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

1507-352

**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: 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



SHERIFF'S SALE

C.P. July Term, 2012 No. 02120 \$40,386.42  
KML Law Group, P.C.

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.

1507-365

**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.

1507-376

**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

1507-378

**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.

1507-381

**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.

1507-389

**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.

1507-391

**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

1507-394

**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.

1507-396

**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.

1507-398

**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.

1507-406

**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

1507-409

**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

1507-413

**1401 Vernon Road 19150-2117** 50th wd.

SHERIFF'S SALE

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

1507-416

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

1507-434

**2138 South Iseminger 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.**1507-442**  
**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.

1507-454

**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

1507-490

**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.

1507-494

**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.

1507-496

**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  
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.

1507-499

**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.

1507-501

**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.

1507-504

**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

1507-506

**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

SHERIFF'S SALE

Term, 2014 No. 02339 \$81,967.24 Stern &  
Eisenberg, P.C.

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

1507-530

**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.

1507-533

**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, Kirn  
& 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.

1507-545

**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.

1507-548

**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

1507-553

**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

1507-565

**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.

1507-581

**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

SHERIFF'S SALE

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.

1507-591

**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.

1507-598

**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.

1507-606

**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.

1507-609

**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.

1507-611

**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

1507-613

**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

1507-634

**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

1507-637

**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

1507-642

**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.

1507-649

**6240 Wissahickon Avenue 19144** 21st wd.  
DET W/GAR 2.5 STY STONE; 2913 Sq Ft

SHERIFF'S SALE

BRT#213262300 Improvements: Residential  
Dwelling  
MICHELLE S. CORNISH AND CLAUDE D.  
CORNISH, JR. C.P. September Term, 2014  
No. 01145 \$417,901.82 McCabe, Weisberg  
& Conway, P.C.

1507-666

**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

1507-662

**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

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.

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.

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.

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 Roomfort 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.

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.

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

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.

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.

1507-716



SHERIFF'S SALE

Residential/Residential Mixed-Use  
STRONG FAMILY PROPERTIES, LLC C.P. September Term, 2012 No. 01784 \$226,227.47 Brett L. Messinger, Esq.

**1508-301**  
**992 Anchor Street 19124** 35th wd. 1046 Sq Ft BRT#351274600 Improvements: Residential Real Estate  
ALEXANDRINE I. TAGGART C.P. January Term, 2015 No. 001719 \$86,685.92 Stern & Eisenberg, P.C.

**1508-302**  
**609 South 55th Street 19143-2503** 46th wd. 1600 Sq Ft OPA#463189100 Improvements: Residential Property  
HOWARD M. SEON AND EUDENE E. SEON C.P. September Term, 2009 No. 01282 \$133,290.03 Phelan Hallinan Diamond & Jones, LLP

**1508-303**  
**5726 North Marshall Street 19120-2216** 61st wd. 1206 Sq Ft OPA#612254400 Improvements: Residential Property  
PATRICIA FLEMING F/K/A PATRICIA DOROTHEA JONES C.P. March Term, 2014 No. 02894 \$103,303.00 Phelan Hallinan Diamond & Jones, LLP

**1508-304**  
**1411 East Weaver Street 19150-2223** 50th wd. 1188 Sq Ft OPA#501470300 Improvements: Residential Property  
JOANNA JOHNSON A/K/A JOANNA YOUNG C.P. March Term, 2015 No. 00740 \$47,698.92 Phelan Hallinan Diamond & Jones, LLP

**1508-305**  
**4280 Paul Street 19124-4629** 23rd wd. 2466 Sq Ft OPA#232515500 Improvements: Residential Property  
RODNEY A. FISHER A/K/A RODNEY FISHER C.P. August Term, 2013 No. 00280 \$168,417.67 Phelan Hallinan Diamond & Jones, LLP

**1508-306**  
**423 Knorr Street 19111-4614** 35th wd. 1485 Sq Ft OPA#353147100 Improvements: Residential Property  
REGINALD SMITH C.P. February Term, 2013 No. 03235 \$106,588.64 Phelan Hallinan Diamond & Jones, LLP

**1508-307**  
**3234 Fanshawe Street 19149-2610** 55th wd. (formerly the 35th wd.) 1392 Sq Ft OPA#551117800 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNA M. PAWLOWSKI, DECEASED C.P. September Term, 2014 No. 01972 \$156,971.96 Phelan Hallinan Diamond & Jones, LLP

**1508-308**  
**211 West Wishart Street 19133-3637** 19th wd. 1092 Sq Ft OPA#193201300 Improvements: Residential Property  
DAVID MULLODZHANOV AND ANZAHELA MIRZKAMDOVA C.P. September Term, 2014 No. 00603 \$84,299.71 Phelan Hallinan Diamond & Jones, LLP

**1508-309**  
**2639 South Watts Street 19148-4334** 39th wd. 816 Sq Ft; Situate on the East side of Watts at the distance of feet measured Northward from the North Side of Oregon Avenue OPA#394484500 Improvements: Row 2 Sty Masonry  
JOHN SACCO AND LUCY SACCO C.P. August Term, 2014 No. 03370 \$234,107.63 Richard J. Nalbandian, III, Esq.

**1508-310**  
**3800 Ronnald Drive 19154** 66th wd. 1332 Sq Ft BRT#662443100 Improvements: Residential Property  
THE UNKNOWN HEIRS OF GOLDIE PEACOCK, DECEASED AND GEORGIANNA SHALINSKY, SOLELY IN HER CAPACITY AS HEIR OF GOLDIE PEACOCK, DECEASED C.P. March Term, 2013 No. 02605 \$141,808.17 KML Law Group, P.C.

**1508-311**  
**517 South 62nd Street 19143** 3rd wd. 1350 Sq Ft BRT#032242100 Improvements: Residential Property  
EMMA J. RAMSEY-WALKER A/K/A EMMA J. RAMSEY C.P. January Term, 2014 No. 00131 \$87,319.07 KML Law Group, P.C.

**1508-312**  
**703 East Cornwall Street 19134** 33rd wd. 1260 Sq Ft BRT#331122200 Improvements: Residential Property  
MONA L. BARNARD C.P. January Term, 2015 No. 02893 \$24,059.42 KML Law Group, P.C.

SHERIFF'S SALE

**1508-313**  
**321F Shawmont Ave, Unit 1A6 19128** 21st wd. 1311 Sq Ft BRT#888210627 Subject to Mortgage Improvements: Res.condo.3sty Mas+other  
BARBARA FITZ C.P. January Term, 2014 No. 01948 \$14,034.78 Samantha D. Cissne, Esq.

**1508-314**  
**3091 Agate Street 19134** 25th wd. 1008 Sq Ft BRT#252333400 Improvements: Residential Property  
COREY LYNN ROGERS C.P. January Term, 2014 No. 01218 \$77,239.02 KML Law Group, P.C.

**1508-315**  
**6625 Lincoln Drive 19119** 22nd wd. 5616 Sq Ft BRT#223266900 Improvements: Residential Property  
AUGUSTUS BAXTER A/K/A SULIMAN NIGER BEY C.P. January Term, 2015 No. 02608 \$618,527.75 KML Law Group, P.C.

**1508-316**  
**2235 Sears Street 19146** 36th wd. 1072 Sq Ft BRT#361309400 Subject to Mortgage Improvements: Row 2 Sty Masonry  
JAMES B. DAVIS C.P. January Term, 2015 No. 03414 \$25,173.81 Emmanuel J. Argentieri, Esq.

**1508-317**  
**4740 North 12th Street 19141** 49th wd. 1058 Sq Ft BRT#491460800 Improvements: Residential Property  
LOUISE SESSOMS C.P. January Term, 2014 No. 03200 \$67,062.89 KML Law Group, P.C.

**1508-318**  
**6228 North 12th Street 19141** 49th wd. 2500 Sq Ft BRT#493150100 Improvements: Residential Property  
EXEDENA PARKER AND WILLIAM W. PARKER C.P. March Term, 2014 No. 00434 \$202,980.97 KML Law Group, P.C.

**1508-319**  
**3764 Westhampton Drive 19154** 66th wd. 1360 Sq Ft; Beginning at a point on the Southwesterly side of Westhampton Drive (50 feet wide) measured South 31 degrees 6 minutes, 49 seconds East along the said Southwesterly side of Westhampton Drive the distance of 387 feet 3 inches from a point of intersection. BRT#663369300 Improvements: Row B/gar 2sty Mas+other  
MICHAEL S. SCUDDER AND THERESA SCUDDER C.P. January Term, 2015 No. 00932 \$143,642.15 Richard J. Nalbandian, III, Esq.

**1508-320**  
**5841 North 3rd Street 19120** 61st wd. 1092 Sq Ft BRT#612387200 Improvements: Residential Property  
VENEL V. CLARKE C.P. January Term, 2015 No. 01443 \$52,215.83 KML Law Group, P.C.

**1508-321**  
**1134 South 19th Street 19146** 36th wd. 1752 Sq Ft BRT#361170800 Improvements: Residential Property  
MOHAMMAD ARSHAD CHUGHTAI C.P. August Term, 2013 No. 00899 \$79,662.84 KML Law Group, P.C.

**1508-322**  
**4401 Marple Street 19136** 65th wd. 1034 Sq Ft BRT#651107600 Improvements: Residential Property  
LOUISETTE PAULAMONT C.P. September Term, 2014 No. 02647 \$143,194.87 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

**1508-323**  
**351 East Gorgas Lane 19119** 22nd wd. 1536 Sq Ft BRT#222115700 Improvements: Residential Property  
JAMES O. WILSON, JR. AND RITA T. WILSON C.P. May Term, 2014 No. 02370 \$263,127.00 KML Law Group, P.C.

**1508-324**  
**12326 Wyndom Rd 19154** 66th wd. 1360 Sq Ft BRT#663217300 Improvements: Residential Property  
BRIAN J. TILL AND AMY L. TILL, HIS WIFE, AS TENANTS BY THE ENTIRETY C.P. April Term, 2014 No. 04018 \$127,218.76 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

**1508-325**  
**7171 North 19th Street a/k/a 7171 19th Street 19126** 10th wd. 1414 Sq Ft BRT#101115900

SHERIFF'S SALE

Improvements: Residential Dwelling  
ZAKIYYAH MARRERO C.P. September Term, 2014 No. 01143 \$105,556.48 Powers, Kirm & Associates, LLC

**1508-326**  
**5937 Washington Avenue 19143** 3rd wd. 1600 Sq Ft BRT#03-3-1058-00 Improvements: Residential Dwelling  
ERIC M. NORMAN C.P. April Term, 2014 No. 03904 \$57,522.75 Powers, Kirm & Associates, LLC

**1508-327**  
**710 Mountain Street 19148** 1st wd. 884 Sq Ft BRT#012111400 Improvements: Residential Property  
JOSEPH MARTELLI C.P. April Term, 2014 No. 02462 \$132,136.73 KML Law Group, P.C.

**1508-328**  
**7420 Rising Sun Avenue 19111** 56th wd. 2500 Sq Ft BRT#561003300 Improvements: Residential Property  
JAMES E. EVANS C.P. April Term, 2013 No. 01493 \$208,963.21 KML Law Group, P.C.

**1508-329**  
**309-313 Arch St, Unit 607 19106** 5th wd. 972 Sq Ft OPA#888058772 Subject to Mortgage Improvements: N/A  
VAMSIDHAR VURIMINDI AND ANN S. BORIS C.P. December Term, 2013 No. 01973 \$29,506.18 Zimolong, LLC

**1508-330**  
**553 East Carver Street 19120** 35th wd. 984 Sq Ft BRT#351247500 Improvements: Residential Property  
GABRIEL VALDES C.P. September Term, 2014 No. 04185 \$54,386.29 KML Law Group, P.C.

**1508-331**  
**4818 North 5th Street 19120** 49th wd. 1650 Sq Ft BRT#491157400 Improvements: Residential Property  
EMMA DEARRY C.P. January Term, 2015 No. 01451 \$38,576.75 KML Law Group, P.C.

**1508-332**  
**6051 Hazel Avenue 19143** 3rd wd. 1050 Sq Ft BRT#032110300 Improvements: Residential Property  
WILLIAM P. SHULER A/K/A WILLIAM SHULER C.P. December Term, 2014 No. 01295 \$92,892.20 KML Law Group, P.C.

**1508-333**  
**6248 Harley Avenue 19142** 40th wd. 896 Sq Ft BRT#402292500 Improvements: Residential Property  
TARELL FREENEY C.P. January Term, 2015 No. 02005 \$88,325.95 KML Law Group, P.C.

**1508-334**  
**4241 J Street 19124** 33rd wd. 1080 Sq Ft BRT#332249700 Improvements: Residential Property  
JOSE R. NUNEZ C.P. January Term, 2015 No. 01444 \$122,603.18 KML Law Group, P.C.

**1508-335**  
**4030 M Street 19124** 33rd wd. 1080 Sq Ft BRT#332457700 Improvements: Residential Property  
AGNES RAMIREZ AND JORGE RAMIREZ C.P. January Term, 2015 No. 00540 \$64,443.00 KML Law Group, P.C.

**1508-336**  
**267 South Ithan Street 19139-3916** 60th wd. 1320 Sq Ft BRT#60-4-2235-00 Improvements: Row 2sty Masonry  
KEVIN ROBINSON C.P. August Term, 2014 No. 02580 \$137,180.87 Milstead & Associates, LLC

**1508-337**  
**1834 South 55th Street 19143** 51st wd. 1440 Sq Ft BRT#514204600 Improvements: Residential Property  
JEFFREY STUCKEY C.P. May Term, 2010 No. 02963 \$62,776.23 KML Law Group, P.C.

**1508-338**  
**3414 Cottman Avenue 19149** 55th wd. 1548 Sq Ft BRT#551517400 Improvements: Residential Property  
DAISY HURTADO C.P. December Term, 2006 No. 00692 \$87,482.18 KML Law Group, P.C.

**1508-339**  
**3554 Jasper Street 19134** 45th wd. 1089 Sq Ft BRT#452385200 Improvements: Residential Property  
TANH T. HUYNH AND MY-TIEN T. HUYNH C.P. December Term, 2014 No. 002144 \$29,629.83 Shapiro & DeNardo, LLC

**1508-340**  
**1860 Mohican Street 19138** 10th wd. 1420

SHERIFF'S SALE

Sq Ft BRT#102241900 Improvements: Residential Property  
DENNIS BELL C.P. January Term, 2015 No. 00926 \$133,352.40 Shapiro & DeNardo, LLC

**1508-341**  
**2015 South Avondale Street 19142** 40th wd. 896 Sq Ft BRT#401182900 Improvements: Residential Property  
RONYA WILSON C.P. January Term, 2015 No. 00327 \$14,251.75 KML Law Group, P.C.

**1508-342**  
**3855 Fairmount Avenue 19104-1819** 24th wd. 1728 Sq Ft; Situate on the Northerly side of Fairmount Avenue at the distance of one hundred thirty feet eastwardly from the easterly side 39th Street OPA#243014500 Improvements: Row 3 Sty Masonry  
WILLIAM PRATT C.P. January Term, 2015 No. 01957 \$115,376.46 Richard J. Nalbandian, III, Esq.

**1508-343**  
**2935 Jaspers Street 19134** 25th wd. 1110 Sq Ft BRT#25-2-5288-00 Improvements: Row 2sty Masonry  
ANDREA D. BROWN C.P. April Term, 2014 No. 02677 \$53,024.32 Milstead & Associates, LLC

**1508-344**  
**7339 Ogontz Avenue 19138-1305** 50th wd. 1386 Sq Ft BRT#501309200 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
MINERVA WHITAKER (DECEASED) C.P. July Term, 2013 No. 01998 \$152,102.14 Michael F.J. Romano, Esq.

**1508-345**  
**5702 Whitby Avenue 19143** 51st wd. 1500 Sq Ft BRT#513162800 Improvements: Residential Property  
JULIO A. REYES C.P. October Term, 2014 003156 \$209,654.99 Shapiro & DeNardo, LLC

**1508-346**  
**3426 Barclay Street 19129** 38th wd. 896 Sq Ft BRT#382216400 Improvements: Residential Property  
GEORGE J. HARRITY AND CATHERINE R. HARRITY C.P. September Term, 2014 No. 001606 \$110,751.44 Shapiro & DeNardo, LLC

**1508-347**  
**707 East Cornwall Street 19134** 33rd wd. 1260 Sq Ft BRT#33-1-1224-00 Improvements: Residential Property  
CARLOS WILLIAM NARVAEZ CLAUDIO A/K/A CARLOS W. NARVAEZ C.P. December Term, 2014 No. 002270 \$56,843.61 Shapiro & DeNardo, LLC

**1508-348**  
**4309 Bennington Street 19124** 33rd wd. 720 Sq Ft BRT#332305400 Improvements: Residential Property  
DARLENE V. CHAPMAN, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF SARAH CHAPMAN C.P. June Term, 2012 No. 1225 \$80,824.83 Shapiro & DeNardo, LLC

**1508-349**  
**1530 West 68th Avenue assessed as 1530 68th Avenue 19126** 10th wd. 1440 Sq Ft BRT#101248900 Improvements: Residential Property  
DEIDRE JONES-MOORE A/K/A DEIDRE MOORE C.P. November Term, 2014 No. 002863 \$130,248.61 Shapiro & DeNardo, LLC

**1508-350**  
**160 West Norris Street 19122** 18th wd. 1048 Sq Ft BRT#183195900 Improvements: Residential Property  
LIDIA JIMENEZ A/K/A ANA LIDIA JIMENEZ C.P. No. 000339 \$46,962.29 Shapiro & DeNardo, LLC

**1508-351**  
**435 Sigel Street 19148** 1st wd. 894 Sq Ft BRT#011402500 Improvements: Residential Property  
SHULIN WANG C.P. December Term, 2014 No. 001098 \$147,619.63 Shapiro & DeNardo, LLC

**1508-352**  
**Unit 8-A, a/k/a Unit 801, Rittenhouse Plaza Cooperative, 1901-05 Walnut Street 19103** 8th wd. 279109 Sq Ft BRT#88-1-0255-00 (Covers Entire Cooperative) Improvements: Condominium Unit  
SLAVKO S. BRKICH AND VICTORIA Z. BRKICH C.P. April Term, 2015 No. 001546 \$501,089.64 Steven J. Adams, Esq.; Stevens & Lee

**1508-353**  
**5117 Delancey Street 19143** 60th wd. 750 Sq Ft BRT#60-2113900 Improvements:

SHERIFF'S SALE

Residential Dwelling  
KATHERINE ERHARD C.P. February Term, 2015 No. 02997 \$75,154.92 Udren Law Offices, P.C.

**1508-354**  
**3468 Helen Street 19134** 45th wd. 920 Sq Ft BRT#45-2356100 Subject to Mortgage Improvements: Residential Dwelling  
ESTATE OF THOMAS C. CALLAHAN C/O JANET A. CALLAHAN, EXECUTRIX; JANET A. CALLAHAN, EXECUTRIX OF THE ESTATE OF THOMAS C. CALLAHAN AND KNOWN HEIR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KNOWN HEIR OF THOMAS C. CALLAHAN, LAST RECORD OWNER; ANTHONY J. DITRI C.P. September Term, 2012 No. 03427 \$49,652.63 Udren Law Offices, P.C.

**1508-355**  
**7430 Medrick Pl 19153** 40th wd. 860 Sq Ft BRT#406679600 Improvements: Residential Property  
LAWRENCE D. MCKENNY C.P. September Term, 2014 No. 003550 \$185,083.65 Shapiro & DeNardo, LLC

**1508-356**  
**6838 Grebe Pl 19142** 40th wd. 1296 Sq Ft BRT#406574800 Improvements: Residential Real Estate  
DAVID ELLIOTT, CO-ADMINISTRATOR OF THE ESTATE OF BETTY GORDON-ELLIOTT, DECEASED/AS REAL OWNER AND DAVITA ELLIOTT, CO-ADMINISTRATOR TO THE ESTATE OF BETTY GORDON-ELLIOTT, DECEASED C.P. August Term, 2014 No. 02443 \$145,092.84 Stern & Eisenberg, P.C.

**1508-357**  
**527 West Clapier Street 19144** 13th wd. 1280 Sq Ft BRT#133067800 Improvements: Residential Dwelling  
STEPHANIE R. WICKS C.P. August Term, 2014 No. 01403 \$70,253.87 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1508-358**  
**6337 Morton Street 19144** 59th wd. 1760 Sq Ft BRT#592213037 Improvements: Residential Dwelling  
ALONZO PICKRON C.P. November Term, 2013 No. 00474 \$94,993.54 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1508-359**  
**919 East Schiller Street 19134** 33rd wd. 1176 Sq Ft BRT#331194400 Improvements: Residential Property  
INGA AZVOLINSKY C.P. April Term, 2010 No. 03055 \$49,492.99 KML Law Group, P.C.

**1508-360**  
**513 Vernon Rd 19119** 22nd wd. 1238 Sq Ft BRT#222038500 Improvements: Residential Property  
JEFFREY STITT C.P. July Term, 2013 No. 02548 \$164,246.14 KML Law Group, P.C.

**1508-361**  
**1322 McFerran Street 19140** 43rd wd. 1110 Sq Ft BRT#433005000 Improvements: Residential Property  
JASON HOWARD, AS SOLE OWNER C.P. September Term, 2013 No. 02591 \$49,177.01 Zucker, Goldberg & Ackerman, LLC

**1508-362**  
**1405 Saint Vincent Street 19111** 53rd wd. 1756 Sq Ft BRT#532332800 Improvements: Residential Property  
TUANNA KINNARD AND CHARLES MORRISON C.P. October Term, 2014 No. 02040 \$192,669.39 KML Law Group, P.C.

**1508-363**  
**428 Woodhaven Pl 19116** 58th wd. 2365 Sq Ft BRT#582346000 Improvements: Residential Property  
ANTAR ISMAIL C.P. December Term, 2014 No. 001739 \$334,516.57 Shapiro & DeNardo, LLC

**1508-364**  
**410 Belgrade Street 19125** 18th wd. 900 Sq Ft BRT#181424200 Improvements: Residential Property  
ROY WILLIAMS C.P. December Term, 2014 No. 001096 \$41,520.28 Shapiro & DeNardo, LLC

**1508-365**  
**9022 Brous Avenue 19152** 57th wd. 1332 Sq Ft BRT#571228900 Improvements: Residential Property  
STEVEN H. ROTH AS ADMINISTRATOR OF THE ESTATE OF BEVERLY ROTH, DECEASED C.P. October Term, 2014 No. 02043 \$86,553.48 KML Law Group, P.C.



SHERIFF'S SALE

**1508-366**  
**6242 Hazel Avenue 19143** 3rd wd. 1088 Sq Ft BRT#032123700 Improvements: Residential Property  
CHARLES A. GREEN, JR. C.P. September Term, 2014 No. 0214 \$52,307.29 Shapiro & DeNardo, LLC

**1508-367**  
**2611 Roberts Avenue 19129** 38th wd. 868 Sq Ft BRT#382042600 Improvements: Residential Property  
VICTORIA RENEE ALLEN C.P. November Term, 2012 No. 00676 \$73,959.94 KML Law Group, P.C.

**1508-368**  
**5404 Tackawanna Street 19124** 62nd wd. 1056 Sq Ft BRT#622305000 Improvements: Residential Property  
DINA L. SMITH C.P. September Term, 2014 No. 04187 \$39,925.25 KML Law Group, P.C.

**1508-369**  
**3139 Longshore Avenue 19149** 55th wd. 1402 Sq Ft BRT#551277900 Improvements: Residential Property  
MARGARET BRENNER, RICHARD E. BURGER, AND MARGARET R. BURGER C.P. December Term, 2014 No. 001311 \$239,736.20 Shapiro & DeNardo, LLC

**1508-370**  
**8834 Blue Grass Road 19152** 57th wd. 1107 Sq Ft BRT#571194700 Improvements: Residential Property  
LILLIAN GOODWIN AND TYRONE GOODWIN C.P. January Term, 2015 No. 03280 \$188,564.68 KML Law Group, P.C.

**1508-371**  
**1719 South 7th Street 19148** 1st wd. 1744 Sq Ft BRT#012173800 Improvements: Residential Property  
NICK LON PHEARAK C.P. July Term, 2014 No. 01547 \$113,711.55 KML Law Group, P.C.

**1508-372**  
**6023 North 3rd Street 19120** 61st wd. 1118 Sq Ft BRT#612391000 Improvements: Residential Property  
MICHAEL JONES A/K/A MICHAEL L. JONES C.P. November Term, 2014 No. 00882 \$139,998.75 KML Law Group, P.C.

**1508-373**  
**4313 Comly Street 19135** 55th wd. 1344 Sq Ft BRT#552005600 Improvements: Residential Property  
CAROL ANN FLANAGAN C.P. March Term, 2014 No. 00400 \$94,968.41 KML Law Group, P.C.

**1508-374**  
**2025 South Croskey Street 19145** 48th wd. 1120 Sq Ft BRT#482211400 Improvements: Residential Dwelling  
ESTATE OF BARBARA RILEY, DECEASED, AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, REPRESENTATIVES, DEVISEES, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ESTATE OF BARBARA RILEY, DECEASED C.P. March Term, 2012 No. 00400 \$11,367.05 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1508-375**  
**6225 North 18th Street 19141** 17th wd. 1140 Sq Ft BRT#172267700 Improvements: Residential Real Estate  
DELZORA WHITE-POE C.P. August Term, 2014 No. 03495 \$58,567.61 Stern & Eisenberg, P.C.

**1508-376**  
**4415 Comly Street 19135** 55th wd. 1800 Sq Ft BRT#552006900 Improvements: Residential Property  
FELICIA HILL AND ROBERT HILL C.P. January Term, 2014 No. 02392 \$172,040.35 KML Law Group, P.C.

**1508-377**  
**1721 East Mayland Street 19138** 10th wd. (formerly part of the 15th wd.) 1382 Sq Ft BRT#102266200 Improvements: Residential Real Estate  
DEBORAH R. SUMPTER C.P. February Term, 2012 No. 00032 \$48,610.24 Stern & Eisenberg, P.C.

**1508-378**  
**2250 Bonsall Street 19145** 48th wd. 1120 Sq Ft BRT#32S13-345 Subject to Mortgage Improvements: Residential Property  
TRINH TRAN C.P. March Term, 2014 No. 05735 \$30,919.35 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 Carlson Esq., Roger Fay Esq., Zucker, Goldberg & Ackerman, LLC

SHERIFF'S SALE

**1508-379**  
**254 West Champlost Street 19120** 61st wd. 1168 Sq Ft BRT#61-2150500 Subject to Mortgage Improvements: Residential Property  
LILLIAN D. BAILEY C.P. July Term, 2013 No. 04293 \$93,287.82 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

**1508-380**  
**1149 South 52nd Street 19143** 51st wd. 1820 Sq Ft BRT#511193600 Improvements: Residential Real Estate  
CARRIE NELSON PITTS C.P. January Term, 2015 No. 03281 \$70,342.30 Stern & Eisenberg, P.C.

**1508-381**  
**1632 South 27th Street (a/k/a 27th Street) 19145-1217** 36th wd. 1066 Sq Ft BRT#364301300 Subject to Mortgage Improvements: Residential Property  
MICHAEL D. SELBY C.P. January Term, 2013 No. 03632 \$77,486.92 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

**1508-382**  
**5139 Locust Street 19139** 60th wd. (formerly part of the 46th wd.) 1650 Sq Ft BRT#602076400 Improvements: Residential Real Estate  
JAMES TYSON C.P. January Term, 2015 No. 00162 \$125,026.54 Stern & Eisenberg, P.C.

**1508-383**  
**4816 North 4th Street 19120** 42nd wd. 1350 Sq Ft BRT#422458900 Improvements: Residential Real Estate  
AWILDA MOLINA A/K/A AWILDA RIVERA AND EFRAIN RIVERA C.P. January Term, 2015 No. 03140 \$66,515.92 Stern & Eisenberg, P.C.

**1508-384**  
**8012 Craig Street 19136** 64th wd. 1998 Sq Ft BRT#642059400 Improvements: Residential Dwelling  
CHARLES A.J. HALPIN, III, ESQ., PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANE NOLAN A/K/A DIANE A. NOLAN, DECEASED C.P. February Term, 2015 No. 00493 \$63,631.27 Law Offices of Gregory Javardian

**1508-385**  
**2827 Overington Street 19137** 45th wd. 958 Sq Ft BRT#453086500 Improvements: Residential Dwelling  
DEIDRE ALLEN C.P. July Term, 2014 No. 03842 \$46,393.85 Powers, Kim & Associates, LLC

**1508-386**  
**7347 Woodbine Avenue 19151** 34th wd. 1120 Sq Ft BRT#34-4139400 Improvements: Residential Dwelling  
TRACY BOYD, AS ADMINISTRATRIX OF THE ESTATE OF ETHEL MAE BOYD A/K/A ETHEL M. BOYD, DECEASED C.P. April Term, 2014 No. 02065 \$123,160.52 Powers, Kim & Associates, LLC

**1508-387**  
**3923 Brown Street 19104** 24th wd. 1864 Sq Ft BRT#243122500 Improvements: Row 3 Sty Masonry  
RICHARD WILSON C.P. June Term, 2014 No. 00246 \$46,750.00 Milstead & Associates, LLC

**1508-388**  
**1999 73rd Avenue 19138** 10th wd. (Formerly 50th wd.) 1092 Sq Ft BRT#10-1356400 Improvements: Row B/gar 2sty Masonry  
PAMELA ALLEN C.P. July Term, 2014 No. 00796 \$91,617.75 Milstead & Associates, LLC

**1508-389**  
**227 Parker Avenue 19128** 21st wd. 1680 Sq Ft BRT#212334556 Improvements: Apt 2-4 Unts 2sty Mas.+o  
JOSEPH BLANDO AND JOSEPH BLANDO C.P. March Term, 2014 No. 01394 \$277,585.97 Milstead & Associates, LLC

**1508-390**  
**2531 Shelmire Avenue 19152-4135** 56th wd. 2480 Sq Ft OPA#561362308 Improvements: Residential Property  
EILEEN PAGANO AND JOHN PAGANO C.P. January Term, 2015 No. 02495 \$202,485.95 Phelan Hallinan Diamond & Jones, LLP

**1508-391**  
**8430 Forrest Avenue 19150-2302** 50th wd. 1152 Sq Ft OPA#502208900 Improvements:

SHERIFF'S SALE

Residential Property  
BENJAMIN F. BECK C.P. January Term, 2015 No. 02896 \$155,441.52 Phelan Hallinan Diamond & Jones, LLP

**1508-392**  
**1901 Madison Street 19134** 45th wd. 960 Sq Ft BRT#871570460 Improvements: Str/off+apts 2sty Masonry  
WILLIAM F. ENZ, THOMAS CAMERON AND WILLIAM F. ENZ C.P. September Term, 2014 No. 03017 \$105,471.37 Milstead & Associates, LLC

**1508-393**  
**1215 East Stafford Street 19138-1930** 59th wd. 950 Sq Ft OPA#591053800 Improvements: Residential Property  
WILLIAM LEE C.P. January Term, 2013 No. 03875 \$42,169.09 Phelan Hallinan Diamond & Jones, LLP

**1508-394**  
**8404 Gibbs Place 19153-1909** 40th wd. 1440 Sq Ft OPA#405183602 Improvements: Residential Property  
TUNG T. LE C.P. June Term, 2014 No. 03609 \$130,497.20 Phelan Hallinan Diamond & Jones, LLP

**1508-395**  
**6708 Eastwood Street 19149-2332** 54th wd. (formerly the 35th wd.) 1138 Sq Ft OPA#542401100 Improvements: Residential Property  
KAREN SPINELLI C.P. May Term, 2014 No. 00354 \$125,175.04 Phelan Hallinan Diamond & Jones, LLP

**1508-396**  
**815 South Cecil Street 19143-2718** 46th wd. 1186 Sq Ft OPA#463269700 Improvements: Residential Property  
AMEENAH CLARK; BLUE ROCK SERVICES C.P. January Term, 2014 No. 01735 \$79,914.05 Phelan Hallinan Diamond & Jones, LLP

**1508-397**  
**5219 Horrocks Street 19124** 62nd wd. 1318 Sq Ft BRT#621346500 Improvements: Row B/gar 2sty Masonry  
RICHARD MITCHELL, SR. A/K/A RICHARD MILLER, ORIGINAL MORTGAGOR AND JOSELYN A. MITCHELL A/K/A JOSELYN A. TINSLEY, ORIGINAL MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01022 \$166,595.78 Milstead & Associates, LLC

**1508-398**  
**7320 Palmetto Street 19111-3631** 56th wd. 1200 Sq Ft OPA#561006400 Improvements: Residential Property  
KERRY L. DE BELLIS A/K/A KERRY L. DEBELLIS; LOUIS J. ASTUTO C.P. January Term, 2015 No. 02897 \$84,212.98 Phelan Hallinan Diamond & Jones, LLP

**1508-399**  
**849 North 13th Street 19123** 14th wd. 1260 Sq Ft OPA#141193610 Improvements: Residential Property  
ARMINTER MCLAUGHLIN A/K/A ARMINTER TOW A/K/A ARMINTER YOW C.P. September Term, 2014 No. 01534 \$35,280.89 Phelan Hallinan Diamond & Jones, LLP

**1508-400**  
**2764 Martha Street 19134-3909** 25th wd. 906 Sq Ft OPA#252425300 Improvements: Residential Property  
MICHAEL J. SHIFFLER C.P. February Term, 2015 No. 02205 \$56,117.16 Phelan Hallinan Diamond & Jones, LLP

**1508-401**  
**3549 North 7th Street 19140-4401** 43rd wd. 950 Sq Ft OPA#432089600 Improvements: Residential Property  
DIANE CAIN C.P. February Term, 2010 No. 00047 \$78,693.15 Phelan Hallinan Diamond & Jones, LLP

**1508-402**  
**636 Anchor Street 19120-1708** 35th wd. 1080 Sq Ft OPA#351265600 Improvements: Residential Property  
JOSEPH W. HORTIZ, JR., IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF THELMA HORTIZ A/K/A THELMA M. HORITZ A/K/A THELMA C. HORITZ; PATRICIA A. SCANLON, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF THELMA HORTIZ A/K/A THELMA M. HORTIZ A/K/A THELMA C. HORITZ C.P. June Term, 2014 No. 01047 \$66,344.41 Phelan Hallinan Diamond & Jones, LLP

**1508-403**  
**8525 Mansfield Avenue 19150-3207** 50th wd. 1318 Sq Ft OPA#502027000 Improvements: Residential Property  
NICOLE JAMES AND AMINAH JAMES

SHERIFF'S SALE

C.P. February Term, 2012 No. 00508 \$66,390.25 Phelan Hallinan Diamond & Jones, LLP

**1508-404**  
**2754 Casimir Street 19137-2007** 45th wd. 906 Sq Ft OPA#453101400 Improvements: Residential Property  
THEODORE S. RDESINSKI, SR. A/K/A THEODORE S. RDESINSKI; VALERIE T. RDESINSKI C.P. December Term, 2014 No. 03572 \$112,553.85 Phelan Hallinan Diamond & Jones, LLP

**1508-405**  
**2142-44 South Simpson Street 19142-2030** 40th wd. 1200 Sq Ft OPA#401195900 Improvements: Residential Property  
AMER CHUGHTAI C.P. February Term, 2015 No. 02660 \$97,338.22 Phelan Hallinan Diamond & Jones, LLP

**1508-406**  
**2116 Wharton Street 19146-4537** 36th wd. 1133 Sq Ft OPA#361120000 Improvements: Residential Property  
KIMBERLY BROOKS C.P. May Term, 2014 No. 01012 \$80,265.87 Phelan Hallinan Diamond & Jones, LLP

**1508-407**  
**315 Arch Street, Apartment 605 19106-1810** 5th wd. 1126 Sq Ft OPA#888038410 Improvements: Condominium  
ANNA OUZIENKO A/K/A GANNA BOBROVNA AND VLADIMIR OUZIENKO C.P. February Term, 2014 No. 02633 \$325,849.41 Phelan Hallinan Diamond & Jones, LLP

**1508-408**  
**2130 Morris Street 19145-1905** 36th wd. 1468 Sq Ft OPA#363131000 Improvements: Residential Property  
JERRY S. BLACKMON C.P. June Term, 2008 No. 03626 \$82,575.15 Phelan Hallinan Diamond & Jones, LLP

**1508-409**  
**381 Conarroe Street 19128-4806** 21st wd. 1350 Sq Ft OPA#212108200 Improvements: Residential Property  
JANET E. BELL AND JAMES A. BELL C.P. October Term, 2012 No. 00716 \$213,215.64 Phelan Hallinan Diamond & Jones, LLP

**1508-410**  
**1209 Emily Street 19148-5506** 39th wd. 1080 Sq Ft OPA#394262100 Improvements: Residential Property  
BARBARA DE CICCIO; CONCETTA C. MARINACCIO A/K/A CONCETTA MARINACCIO C.P. December Term, 2014 No. 01139 \$113,817.27 Phelan Hallinan Diamond & Jones, LLP

**1508-411**  
**6040 Greenway Avenue 19142-2437** 40th wd. 1500 Sq Ft OPA#401313705 Improvements: Residential Property  
BEATRICE OWENS C.P. August Term, 2014 No. 03818 \$71,008.12 Phelan Hallinan Diamond & Jones, LLP

**1508-412**  
**4028 Powelton Avenue 19104-2260** 6th wd. 1740 Sq Ft OPA#061011400 Improvements: Residential Property  
ANEESHA E. SHABAZZ C.P. August Term, 2011 No. 01209 \$201,847.15 Phelan Hallinan Diamond & Jones, LLP

**1508-413**  
**7455 Ruskin Road 19151-2925** 34th wd. 1152 Sq Ft OPA#343166900 Improvements: Residential Property  
CARETHA TARVER C.P. May Term, 2010 No. 04265 \$152,371.77 Phelan Hallinan Diamond & Jones, LLP

**1508-414**  
**1145 Herbert Street 19124-2932** 23rd wd. 1288 Sq Ft OPA#234088700 Improvements: Residential Property  
VALENTINA CROSS C.P. June Term, 2014 No. 00009 \$86,484.41 Phelan Hallinan Diamond & Jones, LLP

**1508-415**  
**3218 Kip Street 19134** 7th wd. 1020 Sq Ft BRT#073083500 Improvements: Residential Dwelling  
CARMEN JIMENEZ C.P. October Term, 2014 No. 02547 \$27,520.72 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1508-416**  
**4248 Nielson Street 19124** 33rd wd. 1200 Sq Ft BRT#332524800 Improvements: Residential Real Estate  
IOSLAV STARIKOV AND SVETLANA STARIKOV C.P. January Term, 2015 No. 02119 \$66,551.68 Stern & Eisenberg, P.C.

**1508-417**  
**5942 Alma Street 19149** 53rd wd. 1472 Sq Ft BRT#531327100 Improvements: Residential Real Estate

SHERIFF'S SALE

RODRIGUEZ ALCINE AND CARMEN BEAUVILE C.P. January Term, 2015 No. 00533 \$161,176.41 Stern & Eisenberg, P.C.

**1508-418**  
**1713 Wakeling Street 19124-2756** 62nd wd. 1396 Sq Ft OPA#622003900 Improvements: Residential Property  
OMAR NEGRON C.P. June Term, 2012 No. 01481 \$73,237.92 Phelan Hallinan Diamond & Jones, LLP

**1508-419**  
**2113 Kennedy Street 19124-2016** 41st wd. 946 Sq Ft OPA#411007400 Improvements: Residential Property  
NOUMAN H. SHUBBAR C.P. March Term, 2015 No. 01445 \$47,294.56 Phelan Hallinan Diamond & Jones, LLP

**1508-420**  
**8 Bristow Place 19123-3003** 5th wd. 1130 Sq Ft OPA#055032670 Improvements: Residential Property  
LESLIE J. ARNETTE-PINA C.P. May Term, 2014 No. 02614 \$191,074.73 Phelan Hallinan Diamond & Jones, LLP

**1508-421**  
**6642 North 16th Street 19126-2724** 10th wd. 1754 Sq Ft BRT#101029900 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
LUNIE M. WILLIAMS (DECEASED) C.P. June Term, 2013 No. 00145 \$148,326.42 Michael F.J. Romano, Esq.

**1508-422**  
**2237 Sigel Street 19145-1903** 48th wd. 1062 Sq Ft BRT#482021900 Subject to Mortgage Improvements: Row 2 Sty Masonry  
ANITA LOUISE TORRENCE (DECEASED) C.P. November Term, 2013 No. 02773 \$50,917.38 Michael F.J. Romano, Esq.

**1508-423**  
**1609 Packer Avenue 19145-4808** 26th wd. 1300 Sq Ft OPA#261061600 Improvements: Residential Property  
JAMES R. BONANNO, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE THE ESTATE OF VIOLA BONANNO; MARY LOU MARCELLA, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF VIOLA BONANNO C.P. April Term, 2014 No. 00990 \$222,295.20 Phelan Hallinan Diamond & Jones, LLP

**1508-424**  
**1718 North Gratz Street 19121-3113** 47th wd. 1608 Sq Ft OPA#471317700 Improvements: Residential Property  
HAROLD E. FLEMING C.P. November Term, 2013 No. 00870 \$155,868.37 Phelan Hallinan Diamond & Jones, LLP

**1508-425**  
**5439 Upland Way 19131-3108** 52nd wd. 1318 Sq Ft BRT#522001200 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
CLAYTON J. COUNCIL (DECEASED) C.P. November Term, 2014 No. 00363 \$162,165.58 Michael F.J. Romano, Esq.

**1508-426**  
**4600 Paschall Avenue 19143-4427** 27th wd. 1200 Sq Ft BRT#272098600 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
ROLAND WILSON (DECEASED) C.P. May Term, 2014 No. 02832 \$132,157.11 Michael F.J. Romano, Esq.

**1508-427**  
**6733 Linmore Avenue a/k/a 6733 Linmore Street 19142-1806** 40th wd. 960 Sq Ft OPA#403178700 Improvements: Residential Property  
JAMES A. COPPEDGE AND CYNTHIA E. COPPEDGE C.P. August Term, 2014 No. 03556 \$82,522.06 Phelan Hallinan Diamond & Jones, LLP

**1508-428**  
**4306 Potter Street 19124-4428** 33rd wd. 1152 Sq Ft OPA#332558600 Improvements: Residential Property  
JOSE M. RIOS C.P. January Term, 2015 No. 03643 \$116,475.51 Phelan Hallinan Diamond & Jones, LLP

**1508-429**  
**6030 Tackawanna Street 19135-4415** 62nd wd. 1080 Sq Ft OPA#622314000 Improvements: Residential Property  
WILLIAM E. RUSDEN, III C.P. January Term, 2015 No. 00151 \$43,220.01 Phelan Hallinan Diamond & Jones, LLP

**1508-430**  
**154 West Champlost Street a/k/a 154 West Champlost Avenue 19120-1905** 61st wd. 1140 Sq Ft OPA#612155600 Improvements: Residential Property  
REGINA TOLLIVER C.P. August Term, 2014 No. 00686 \$59,400.80 Phelan Hallinan Diamond & Jones, LLP



SHERIFF'S SALE

**1508-431**  
**12127 Ranier Road 19154-1826** 66th wd. 1360 Sq Ft OPA#663268300 Improvements: Residential Property  
JOHN MCCAMLEY C.P. March Term, 2015 No. 00195 \$199,792.16 Phelan Hallinan Diamond & Jones, LLP

**1508-432**  
**2807 Willits Road 19114-3405** 57th wd. 1368 Sq Ft OPA#572079713 Improvements: Residential Property  
SERGEY IVANOV AND SVETLANA IVANOVA C.P. September Term, 2014 No. 00970 \$217,055.12 Phelan Hallinan Diamond & Jones, LLP

**1508-433**  
**2723 East Ann Street 19134-5701** 25th wd. 1148 Sq Ft OPA#251079900 Improvements: Residential Property  
KAREN NEW C.P. January Term, 2015 No. 01423 \$152,531.68 Phelan Hallinan Diamond & Jones, LLP

**1508-434**  
**1930 Wilder Street 19146-4641** 36th wd. 980 Sq Ft OPA#363035500 Improvements: Residential Property  
DOROTHY R. FERGUSON C.P. January Term, 2015 No. 00349 \$57,105.54 Phelan Hallinan Diamond & Jones, LLP

**1508-435**  
**5919 North Lawrence Street 19120-1828** 61st wd. 1316 Sq Ft OPA#612351800 Improvements: Residential Property  
JOSEPH L. BRADY, JR. C.P. September Term, 2012 No. 01613 \$68,312.37 Phelan Hallinan Diamond & Jones, LLP

**1508-436**  
**1016 South 5th Street 19147-4010** 2nd wd. 1182 Sq Ft BRT#021423210 Improvements: Residential Dwelling  
SHEILA DIXON C.P. December Term, 2012 No. 02659 \$271,892.67 Udren Law Offices, P.C.

**1508-437**  
**1800 South 65th Street 19142-1312** 40th wd. 1440 Sq Ft BRT#871187550 Improvements: Residential Dwelling  
DEBORAH DRAKE A/K/A DEBORAH M. DRAKE AND STEPHEN DRAKE A/K/A STEPHEN S. DRAKE C.P. September Term, 2014 No. 03077 \$124,510.93 Udren Law Offices, P.C.

**1508-438**  
**3910 Claridge Street 19124-5502** 33rd wd. 800 Sq Ft OPA#332334500 Improvements: Residential Property  
DIANILDA GONZALEZ A/K/A DINILDA GONZALEZ C.P. October Term, 2013 No. 01593 \$16,728.92 Phelan Hallinan Diamond & Jones, LLP

**1508-439**  
**3031 Brighton Street 19149-1925** 55th wd. 1111 Sq Ft BRT#551366200 Improvements: Residential Dwelling  
MARJORIE SIMMS A/K/A MARJORIE T. SIMMS; JOHN SIMMS A/K/A JOHN J. SIMMS A/K/A JOHN J. SIMMS, JR. A/K/A JOHN H. SIMMS, JR. C.P. September Term, 2014 No. 04177 \$99,597.79 Udren Law Offices, P.C.

**1508-440**  
**5636 Belmar Terrace n/k/a 5636 Belmar Street 19143-4713** 51st wd. 1024 Sq Ft BRT#51-4-105600 Improvements: Residential Dwelling  
JENNIFER J. MORRIS; ROBERT A. MORRIS C.P. March Term, 2015 No. 01783 \$28,895.28 Udren Law Offices, P.C.

**1508-441**  
**3328 Englewood Street 19149** 55th wd. 1440 Sq Ft BRT#551487100 Improvements: Residential Property  
SIOBHAN GURSKI AND MICHAEL GURSKI, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY C.P. September Term, 2014 No. 02645 \$244,244.39 Zucker, Goldberg & Ackerman, LLC

**1508-443**  
**6040 Ogontz Avenue 19141-1347** 17th wd. 1276 Sq Ft BRT#172255200 Improvements: Residential Dwelling  
YAKOV SHVARTSOVSKIY C.P. March Term, 2014 No. 03015 \$121,772.99 Udren Law Offices, P.C.

**1508-444**  
**7134 Cottage Street 19135-1202** 41st wd. 1536 Sq Ft BRT#412285700 Improvements: Residential Property  
RICHARD P. HOEPFL, JR. AND CHRISTINA FORD, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. February Term, 2013 No. 00766 \$96,609.68 Zucker, Goldberg & Ackerman, LLC

**1508-445**  
**247 South Cobbs Creek Parkway 19139**

SHERIFF'S SALE

3rd wd. 1432 Sq Ft OPA#031207800 Improvements: Residential Property  
MARY BENNERMAN AND JAMES C. BENNERMAN C.P. August Term, 2014 No. 01173 \$45,182.98 Phelan Hallinan Diamond & Jones, LLP

**1508-446**  
**625 Fanshawe Street 19111-4713** 35th wd. 1200 Sq Ft OPA#353118900 Improvements: Residential Property  
MILTON R. FLORES AND ANGELA MAIERON C.P. October Term, 2009 No. 01265 \$107,928.42 Phelan Hallinan Diamond & Jones, LLP

**1508-447**  
**7213 Forrest Avenue 19138-1301** 50th wd. 1394 Sq Ft PRCL#501006000 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDITH REDCROSS, DECEASED; SYREETA REDCROSS, IN HER CAPACITY AS HEIR OF EDITH REDCROSS, DECEASED; RENINA DUKES, IN HER CAPACITY AS HEIR OF EDITH REDCROSS, DECEASED; DAWANNA DUKES, IN HER CAPACITY AS HEIR OF EDITH REDCROSS, DECEASED C.P. April Term, 2013 No. 01194 \$86,688.71 Phelan Hallinan Diamond & Jones, LLP

**1508-448**  
**550 McKinley Street 19111-5756** 35th wd. 1164 Sq Ft OPA#353010200 Improvements: Residential Property  
BARBARA BESHGETOORIAN, IN HER CAPACITY AS HEIR OF HARRY J. BESHGETOORIAN, JR. A/K/A HARRY J. BESHGETOORIAN, DECEASED; HARRY JASPER BESHGETOORIAN, III, IN HIS CAPACITY AS HEIR OF HARRY J. BESHGETOORIAN, JR. A/K/A HARRY J. BESHGETOORIAN, DECEASED; ELLEN JOAN SKILL, IN HER CAPACITY AS HEIR OF HARRY J. BESHGETOORIAN, JR. A/K/A HARRY J. BESHGETOORIAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HARRY J. BESHGETOORIAN, JR., DECEASED C.P. July Term, 2014 No. 02716 \$55,680.79 Phelan Hallinan Diamond & Jones, LLP

**1508-449**  
**5771 Haddington Lane 19131** 4th wd. 1252 Sq Ft BRT#043232500 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
HAZEL M. WASHINGTON (DECEASED) C.P. July Term, 2014 No. 03247 \$36,958.08 Michael F.J. Romano, Esq.

**1508-450**  
**2309 Buckius Street 19137** 45th wd. 1216 Sq Ft BRT#453365000 Improvements: Residential Property  
CARLOS VELAZQUEZ A/K/A CARLOS A. VELAZQUEZ C.P. November Term, 2014 No. 01915 \$87,149.55 KML Law Group, P.C.

**1508-451**  
**518 West Wyoming Avenue 19140-1408** 49th wd. 1350 Sq Ft OPA#491049200 Improvements: Residential Property  
AURIA PEDROGO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JIMMY PEDROGO; DENNIS PEDROGO, IN HIS CAPACITY AS HEIR OF JIMMY PEDROGO, DECEASED; JAMES PEDROGO, IN HIS CAPACITY AS HEIR OF JIMMY PEDROGO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JIMMY PEDROGO, DECEASED; JIMMY V. PEDROGO, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF JIMMY PEDROGO C.P. November Term, 2014 No. 00891 \$32,502.65 Phelan Hallinan Diamond & Jones, LLP

**1508-452**  
**3017 Disston Street 19149-1902** 55th wd. 1174 Sq Ft BRT#551308100 Improvements: Residential Dwelling  
ALICIA BIENER A/K/A ALICIA M. WENDOWSKI AND PHILIP M. BIENER C.P. December Term, 2014 No. 03510 \$101,293.04 Law Offices of Gregory Javardian

**1508-453**  
**2060 Brill Street 19124** 62nd wd. 1056 Sq Ft BRT#622146600 Improvements: Residential Property  
TANIKA D. LONG C.P. May Term, 2012 No. 01983 \$94,269.65 KML Law Group, P.C.

**1508-454**  
**8513 Temple Road 19150-1908** 50th wd. 1088 Sq Ft BRT#501109800 Improvements:

SHERIFF'S SALE

Residential Real Estate  
UNKNOWN HEIRS, EXECUTORS AND DEVEISEES OF THE ESTATE OF EUGENE O. WILLIAMS C.P. November Term, 2014 No. 02117 \$102,045.59 Stern & Eisenberg, P.C.

**1508-455**  
**3336 Chippendale Street 19136** 64th wd. 1600 Sq Ft BRT#642199700 Improvements: Residential Real Estate  
BRIAN LEE AND JESSICA VOGEL C.P. August Term, 2013 No. 00248 \$168,771.01 Stern & Eisenberg, P.C.

**1508-456**  
**2441 East Letterly Street 19125-3007** 31st wd. 868 Sq Ft BRT#313241800 Improvements: Residential Real Estate  
CHRISTOPHER M. COSTELLO C.P. January Term, 2015 No. 003275 \$78,320.02 Stern & Eisenberg, P.C.

**1508-457**  
**6264 Marsden Street 19135** 41st wd. 960 Sq Ft BRT#411249800 Improvements: Residential Property  
MARIA I. VALDIVIESO C.P. January Term, 2015 No. 02892 \$95,249.89 KML Law Group, P.C.

**1508-458**  
**6149 Spruce Street 19139-3741** 3rd wd. 1480 Sq Ft BRT#031122200 Improvements: Residential Property  
ANDREW GUYTON C.P. April Term, 2014 No. 00252 \$85,311.19 KML Law Group, P.C.

**1508-459**  
**1713 South Second Street 19148** 1st wd. 3340 Sq Ft BRT#011202500 Improvements: Residential Property  
CURRY CUNNINGHAM AND ALFIE R. PELZER C.P. September Term, 2008 No. 02803 \$193,671.87 KML Law Group, P.C.

**1508-460**  
**5915 Crystal Street 19120** 35th wd. 1008 Sq Ft BRT#352220000 Improvements: Residential Property  
MYRIANDE POUPONNEAU A/K/A MYRLANDE POUPONNEAU C.P. March Term, 2014 No. 00500 \$121,146.87 KML Law Group, P.C.

**1508-461**  
**6133 Oakley Street 19111** 35th wd. 1216 Sq Ft BRT#352260100 Improvements: Residential Dwelling  
HOLLY CRON C.P. January Term, 2015 No. 03146 \$148,701.97 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1508-462**  
**5316 Duffield Street 19124** 62nd wd. 1100 Sq Ft BRT#622242000 Improvements: Residential Dwelling  
EVELYNE MARIE PAUL C.P. September Term, 2013 002663 \$54,747.94 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1508-463**  
**249 East Cambria Street 19134** 7th wd. 1046 Sq Ft BRT#071224500 Improvements: Residential Dwelling  
SANTA GONZALEZ C.P. March Term, 2015 No. 02567 \$15,745.66 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

**1508-464**  
**6518 North 9th Street 19126** 49th wd. 2016 Sq Ft BRT#492149700 Improvements: Residential Dwelling  
AUDREY L. TOOLE C.P. March Term, 2012 No. 00130 \$164,605.51 Powers, Kirm & Associates, LLC

**1508-465**  
**1121 Byberry Rd. 19116** 58th wd. 1324 Sq Ft BRT#583004700 Improvements: Residential Dwelling  
JOSEPH DIGRADO C.P. February Term, 2014 No. 00020 \$231,548.46 Powers, Kirm & Associates, LLC

**1508-466**  
**6434 Montour Street 19111** 35th wd. 1280 Sq Ft BRT#353293300 Improvements: Residential Property  
KAREN FRIEL AND MICHAEL FRIEL, AS TENANTS BY THE ENTIRETIES C.P. June Term, 2014 No. 02537 \$148,946.91 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

**1508-467**  
**6645 Horrocks Street 19149** 54th wd. 1078 Sq Ft BRT#541238300 Improvements: Residential Property  
LUIS ZULETA C.P. July Term, 2014 No. 00777 \$165,165.64 Scott A. Dietterick,

SHERIFF'S SALE

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

**1508-468**  
**1619 Solly Avenue 19152** 56th wd. Land Area: 4185.46 Sq Ft; Improvement Area: 2240 Sq Ft OPA/BRT#562072700 Subject to Mortgage Improvements: Residential Dwelling - 2-4 Units, 2 Story  
ELENA SKLYAR C.P. September Term, 2011 No. 1612 \$49,760.34 Dana S. Plon, Esq.

**1508-469**  
**511-19 North Broad Street, Unit 602 19123-3234** 5th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.4010%; 737 Sq Ft OPA#888140076 Improvements: Condominium Unit  
BORIS KAGAN C.P. May Term, 2012 No. 02692 \$171,170.84 Phelan Hallinan Diamond & Jones, LLP

**1508-470**  
**761 Jericho Road a/k/a 761 Jericho Street 19124-3503** 23rd wd. 1216 Sq Ft OPA#233004200 Improvements: Residential Property  
LEONIDAS R. TAVERAS C.P. February Term, 2012 No. 03689 \$116,290.16 Phelan Hallinan Diamond & Jones, LLP

**1508-471**  
**4928 Brown Street 19139** 44th wd. 1560 Sq Ft OPA#441266200 Improvements: Residential Property  
CHARLENE GRAHAM C.P. July Term, 2007 No. 04411 \$52,081.24 Phelan Hallinan Diamond & Jones, LLP

**1508-472**  
**2446 South Hutchinson Street 19148-3726** 39th wd. 940 Sq Ft OPA#393478400 Improvements: Residential Property  
JOHN TREROTOLA C.P. July Term, 2014 No. 00979 \$125,356.77 Phelan Hallinan Diamond & Jones, LLP

**1508-473**  
**201 North 8th Street Unit 901 a/k/a 201-59 North 8th Street Unit 901 19106-1018** 5th wd. 1703 Sq Ft; together with all right, title, and interest to a 0.670% undivided interest of, in and to the Common Elements, as more particularly set forth in said Declaration and any amendments thereto OPA#888037350 Improvements: Condominium Unit  
GEORGE PAN C.P. September Term, 2013 No. 01303 \$376,600.03 Phelan Hallinan Diamond & Jones, LLP

**1508-474**  
**30 West Chestnut Hill Avenue 19118-3744** 9th wd. 3138 Sq Ft OPA#092224100 Improvements: Residential Property  
DAVID BUTEN AND JUDITH E. BUTEN C.P. February Term, 2012 No. 00027 \$385,960.50 Phelan Hallinan Diamond & Jones, LLP

**1508-475**  
**1136 North 65th Street 19151-3113** 34th wd. 1495 Sq Ft OPA#344314300 Improvements: Residential Property  
MAURICE TODD A/K/A MAURICE F. TODD C.P. May Term, 2014 No. 03094 \$97,653.14 Phelan Hallinan Diamond & Jones, LLP

**1508-476**  
**3037 North 15th Street 19132-2305** 11th wd. 2502 Sq Ft BRT#11-1-1548-00 Improvements: Residential Dwelling  
HAROLD HAWKINS AND BESSIE LUFFBOROUGH C.P. July Term, 2012 No. 02409 \$30,460.32 Pressman & Doyle, LLC

**1508-477**  
**40 North Saint Bernard Street 19139** 44th wd. 1894 Sq Ft BRT#441054600 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
SARAH GRAY (DECEASED) C.P. August Term, 2014 No. 01832 \$60,883.60 Michael F.J. Romano, Esq.

**1508-478**  
**6005 Alma Street 19149** 53rd wd. 1034 Sq Ft BRT#531337200 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
UNKNOWN PERSON(S) AND/OR ENTIT(IES) CLAIMING RIGHT, TITLE AND/OR INTEREST FROM, TO, AND/OR UNDER CHASE LAMB C.P. January Term, 2015 No. 03125 \$270,021.68 plus continuing interest Brian H. Smith, Esq.

**1508-479**  
**215 North Farson Street 19139** 44th wd. 1350 Sq Ft BRT#441072000 Improvements: Residential Property  
ANITA SCOTT, PIERRE SCOTT AND THANIMAS SCOTT C.P. February Term, 2009 No. 00258 \$51,905.73 KML Law

SHERIFF'S SALE

Group, P.C.  
**1508-480**  
**2214 Emerson Street 19152** 56th wd. 1025 Sq Ft OPA#562089200;BRT#66-00-00760-00-2 Improvements: Residential Dwelling  
MASOUD ASHRAPHIJO C.P. October Term, 2014 No. 00176 \$82,805.75 Powers, Kirm & Associates, LLC

**1508-481**  
**2210 Gerritt Street 19146** 36th wd. 1064 Sq Ft BRT#364011100 Improvements: Residential Real Estate  
JUANITA LEFTWICH C.P. March Term, 2015 No. 03163 \$86,101.23 Stern & Eisenberg, P.C.

**1508-482**  
**6041 Colgate Street 19111** 35th wd. 938 Sq Ft BRT#352279400 Improvements: Residential Real Estate  
UNKNOWN HEIRS AND DAWN THORNE C.P. January Term, 2015 No. 02465 \$100,723.28 Stern & Eisenberg, P.C.

**1508-483**  
**1910 Borbeck Avenue 19111-3519** 56th wd. 1610 Sq Ft BRT#56-1-5115-00 Improvements: Semi/det 2 Sty Frame  
BRIAN M. YEAGER AND STACY L. YEAGER C.P. October Term, 2014 No. 01855 \$229,116.37 Milstead & Associates, LLC

**1508-484**  
**7670 Woodcrest Avenue 19151** 34th wd. 1120 Sq Ft BRT#343190200 Improvements: Residential Property  
YOLANDA JOHNSON C.P. January Term, 2015 No. 00673 \$138,122.81 Shapiro & DeNardo, LLC

**1508-485**  
**6406 Everett Street 19149** 54th wd. 1842 Sq Ft BRT#54-1-2262-05 Improvements: Residential Property  
ISFA U. ISLAM C.P. February Term, 2015 No. 002650 \$269,774.17 Shapiro & DeNardo, LLC

**1508-486**  
**5123 Roosevelt Blvd. assessed as 5123 East Roosevelt Blvd. 19124** 23rd wd. 2528 Sq Ft BRT#233025100 Improvements: Residential Property  
RODOLFO VIDAL C.P. January Term, 2015 No. 001454 \$167,241.02 Shapiro & DeNardo, LLC

**1508-487**  
**4825 C Street 19120** 42nd wd. 1280 Sq Ft OPA#421372900 Subject to Mortgage Improvements: Residential Property  
JOAO R. TAVARES C.P. July Term, 2014 No. 02899 \$106,864.06 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

**1508-488**  
**1603 East Duval Street 19138** 10th wd. 1440 Sq Ft BRT#10-2-2925-00 Subject to Mortgage Improvements: Residential Dwelling  
SYDNEY RICHBURG, A/K/A SYDNEY Y. RICHBURG, INDIVIDUALLY AND AS HEIR OF MARY C. RICHBURG, A/K/A MARY CHRISTINE RICHBURG, DECEASED; UNKNOWN HEIRS, SUCCESSORS AND/OR ASSIGNS OF MARY C. RICHBURG, A/K/A MARY CHRISTINE RICHBURG, A/K/A M. CHRISTINE RICHBURG, DECEASED C.P. January Term, 2014 No. 00557 \$48,323.62 Pressman & Doyle, LLC

**1508-489**  
**4446 Salmon St 19137** 45th wd. 1095 Sq Ft BRT#453270300 Subject to Mortgage Improvements: Residential Dwelling  
ZENIA BENT C.P. May Term, 2012 No. 02410 \$139,839.20 Udren Law Offices, P.C.

**1508-490**  
**1044 Camas Drive 19115** 63rd wd. 1576 Sq Ft BRT#63-2-086700 Improvements: Residential Dwelling  
MOHAMAD YAGHNAM; NIMEH YAGHNAM C.P. August Term, 2010 No. 03784 \$336,785.53 Udren Law Offices, P.C.

**1508-491**  
**4139 West Girard Avenue 19104** 6th wd. 3111 Sq Ft; 22 feet by 116 feet BRT#06-2178400 Subject to Mortgage Subject to Rent Improvements: Yes  
J&P DEVELOPMENTS, LLC C.P. April Term, 2013 No. 03721 \$206,339.86 (4/24/13) Everett K. Sheintoeh, Esq.

**1508-492**  
**912 North 29th Street 19130** 29th wd. 1680 Sq Ft BRT#292228700 Improvements: Residential Property  
EDWARD MCCAIN C.P. May Term, 2013 No. 01833 \$425,248.53 KML Law Group, P.C.

**1508-493**  
**7380 Rugby Street 19138** 10th wd. 1444 Sq Ft BRT#102456600 Improvements: Residential



SHERIFF'S SALE

Property  
DEKAR L. BENEDICT C.P. April Term,  
2014 No. 00606 \$181,230.59 KML Law  
Group, P.C.

**1508-494**  
**3183 Mercer Street 19134** 25th wd. 1312  
Sq Ft BRT#25-1-272400 Improvements:  
Residential Dwelling  
KATHLEEN A. JONES AND WAYNE  
JONES C.P. October Term, 2014 No. 02654  
\$98,988.10 Udren Law Offices, P.C.

**1508-495**  
**2124 Carpenter Street 19146** 30th wd. 2501  
Sq Ft BRT#302229900 Improvements:  
Residential Dwelling  
ALLISON BETHELL A/K/A ALLISON M.  
BETHELL C.P. July Term, 2014 No. 01178  
\$579,210.12 Udren Law Offices, P.C.

**1508-496**  
**1625 Haworth Street 19124** 62nd wd. 2236  
Sq Ft BRT#62-2-026100 Improvements:  
Residential Dwelling  
CRESENTIA CHARLES A/K/A CRISENTIA  
CHARLES; MARSHA CHARLES C.P.  
November Term, 2014 No. 01919 \$161,376.31  
Udren Law Offices, P.C.

**1508-497**  
**3023 West Dauphin Street 19132** 28th wd.  
1973 Sq Ft BRT#282299900 Improvements:  
Residential Dwelling  
THE ESTATE OF EDWARD RICHARDSON,  
C/O AARON HORTON, ADMINISTRATOR;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE, OR INTEREST FROM OR UNDER  
EDWARD RICHARDSON, LAST RECORD  
OWNER; AARON HORTON, AS KNOWN  
HEIR OF EDWARD RICHARDSON AND IN  
HIS CAPACITY AS ADMINISTRATOR OF  
THE ESTATE OF EDWARD RICHARDSON;  
DONALD RICHARDSON, KNOWN HEIR  
OF EDWARD RICHARDSON C.P. August  
Term, 2013 No. 03164 \$61,382.32 Udren  
Law Offices, P.C.

**1508-498**  
**4313 Lawndale Street 19124** 33rd wd. 720  
Sq Ft BRT#332278800 Improvements:  
Residential Property  
LUIS A. AREVALO C.P. February Term,  
2015 No. 00343 \$111,325.13 KML Law  
Group, P.C.

**1508-499**  
**5418 North Mascher Street 19120** 42nd wd.  
1688 Sq Ft BRT#422373100 Improvements:  
Residential Property  
RONALD H. HUMPHREY C.P. July Term,  
2013 No. 04774 \$140,887.52 KML Law  
Group, P.C.

**1508-500**  
**7206 Jackson Street 19135** 41st wd. 1380  
Sq Ft BRT#412312200 Improvements:  
Residential Property  
DANIELLE RIPLEY C.P. September Term,  
2014 No. 03191 \$95,483.66 KML Law  
Group, P.C.

**1508-501**  
**7930-7932 Bustleton Ave; which includes  
7929 Horrocks Street 19152** 56th wd. 7544  
Sq Ft BRT#88-2926520 Improvements: Str/  
off 2 Sty Masonry  
AMIR & FARZANA, LP C.P. February  
Term, 2015 No. 01388 \$194,994.98 Andrew  
L. Unterlack, Esq.

**1508-502**  
**1937 South 23rd Street 19145** 48th wd. 1284  
Sq Ft BRT#482248500 Subject to Mortgage  
Improvements: Row 2 Sty Masonry  
SAMUEL HAMILTON (DECEASED) C.P.  
May Term, 2014 No. 02358 \$93,158.70  
Michael F.J. Romano, Esq.

**1508-503**  
**1725 South 53rd Street 19143** 51st wd. 1176  
Sq Ft BRT#512072700 Subject to Mortgage  
Improvements: Residential Property  
ROBERT AKINS AND MABLE A.  
AKINS, HIS WIFE, AS TENANTS BY  
THE ENTIRETIES C.P. February Term,  
2014 No. 1898 \$26,388.11 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

**1508-504**  
**7238 Cottage Street 19135** 41st wd. 1344  
Sq Ft BRT#412289600 Subject to Mortgage  
Improvements: Residential Property  
DANIEL STRAIN AND COLLEEN L.  
STRAIN, HUSBAND AND WIFE C.P. July  
Term, 2013 No. 04292 \$117,438.54 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,

SHERIFF'S SALE

Esq.; Roger Fay, Esq.; Zucker, Goldberg &  
Ackerman, LLC

**1508-505**  
**3121 Reach Street 19134-2410** 33rd wd.  
1064 Sq Ft; Situate on the East side of Reach  
Street at the distance of one hundred forty-three  
(143') feet nine (9) inches Northwardly from the  
North side of Clearfield Street OPA#331317000  
Improvements: Row 2 Sty Masonry  
ROLAND GORDON C.P. January Term,  
2015 No. 03138 \$81,646.72 Richard J.  
Nalbandian, III, Esq.

**1508-506**  
**2041 Carver Street 19124** 41st wd. 1234  
Sq Ft BRT#411049800 Subject to Mortgage  
Improvements: Residential Dwelling  
JOSE J. RAMOS-VEGA C.P. July Term,  
2012 No. 00468 \$192,757.75 William T.  
Dudeck, Esq.; Eastburn and Gray P.C.

**1508-507**  
**6823 Lynford Street 19149** 54th wd. 1206  
Sq Ft BRT#542206900 Subject to Mortgage  
Improvements: Residential Dwelling  
OMAIR RODRIGUEZ AND ELVIN PAGAN  
C.P. December Term, 2012 No. 02933  
\$177,906.67 William T. Dudeck, Esq.;  
Eastburn and Gray P.C.

**1508-508**  
**2955 McKinley Street 19149** 62nd wd. 1278  
Sq Ft BRT#621262400 Improvements:  
Residential Property  
YVETTE MYERS C.P. January Term,  
2015 No. 03661 \$112,343.97 KML Law  
Group, P.C.

**1508-509**  
**7100 Souder Street 19149** 54th wd. 1296  
Sq Ft BRT#542310600 Improvements:  
Residential Property  
RADAMES ROCHE, JR. C.P. November  
Term, 2014 No. 00689 \$135,635.40 KML  
Law Group, P.C.

**1508-510**  
**4029 Maywood Street 19124-5331** 33rd wd.  
1110 Sq Ft BRT#332483900 Improvements:  
Residential Property  
MAGLYN E. MELENDEZ C.P. November  
Term, 2007 No. 00227 \$49,613.79 KML  
Law Group, P.C.

**1508-511**  
**4509 McKinley Street 19135** 41st wd. 1088  
Sq Ft BRT#411158200 Improvements:  
Residential Property  
THE UNKNOWN HEIRS OF BARBARA J.  
ORR, DECEASED; THOMAS ORR, SOLELY  
IN HIS CAPACITY AS HEIR OF BARBARA  
J. ORR, DECEASED; TODD ORR, SOLELY  
IN HIS CAPACITY AS HEIR OF BARBARA  
J. ORR, DECEASED C.P. June Term,  
2014 No. 01161 \$112,088.57 KML Law  
Group, P.C.

**1508-512**  
**2117 South 66th Street 19142-1913** 40th wd.  
1280 Sq Ft BRT#403028000 Improvements:  
Row 2 Sty Masonry  
MENG SIV C.P. December Term, 2014 No.  
02333 \$74,674.74 Milstead & Associates,  
LLC

**1508-513**  
**735 Marley Road 19124-3012** 35th wd.  
1440 Sq Ft BRT#35-1040500; City  
Registry#65N13-193 Improvements: Row B/  
gar 2sty Masonry  
MICHAEL O'NEAL, KNOWN HEIR OF  
SALLY O'NEAL A/K/A SALLIE O'NEAL,  
DECEASED MORTGAGOR AND REAL  
OWNER; UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE,  
OR INTEREST FROM OR UNDER SALLY  
AND MICHAEL O'NEAL, KNOWN HEIR OF  
SALLY O'NEAL A/K/A SALLIE O'NEAL,  
DECEASED MORTGAGOR AND REAL  
OWNER C.P. April Term, 2012 No. 01866  
\$118,469.05 Milstead & Associates, LLC

**1508-514**  
**9257 Old Newtown Road 19115-4907** 56th wd.  
1845 Sq Ft BRT#562443480 Improvements:  
Residential Real Estate  
GENETTA GUTMAN C.P. February Term,  
2015 No. 020040 \$136,008.68 Stern &  
Eisenberg, P.C.

**1508-515**  
**2539 Memphis Street 19125-2232** 31st wd.  
1204 Sq Ft OPA#312025300 Improvements:  
Residential Property  
DOREEN KASEE C.P. March Term, 2014  
No. 01043 \$90,533.11 Phelan Hallinan  
Diamond & Jones, LLP

**1508-516**  
**5118 Marion Street 19144** 12th wd. ROW 2  
STY MASONRY; 1710 Sq Ft BRT#123171600  
Improvements: Residential Dwelling  
WALI "IBN" SHABAZZ, KNOWN  
SURVIVING HEIR OF MARGARET JONES,  
REAL OWNER AND MORTGAGOR;  
RAHEEM J. SHABAZZ JONES, KNOWN

SHERIFF'S SALE

SURVIVING HEIR OF MARGARET JONES,  
REAL OWNER AND MORTGAGOR; TARIQ  
ABDUL-AZIZ, KNOWN SURVIVING  
HEIR OF MARGARET JONES, REAL  
OWNER AND MORTGAGOR; UNKNOWN  
SURVIVING HEIRS OF MARGARET JONES,  
REAL OWNER AND MORTGAGOR C.P.  
September Term, 2014 No. 04441 \$159,565.03  
McCabe, Weisberg & Conway, P.C.

**1508-517**  
**9314 Annapolis Rd 19114** 57th wd. DET  
W/D GAR 1.5 STY FRAME; 1200 Sq Ft  
BRT#572254800 Improvements: Residential  
Dwelling  
EILEEN GRAHAM AND THOMAS C.  
GRAHAM C.P. June Term, 2014 No.  
02419 \$119,437.96 McCabe, Weisberg &  
Conway, P.C.

**1508-518**  
**4545 Tolbut Street 19136** 65th wd. ROW  
B/GAR 2STY MASONRY; 1120 Sq Ft  
BRT#652105400 Improvements: Residential  
Dwelling  
DONALD A. BAILEY C.P. November Term,  
2013 No. 01025 \$146,332.65 McCabe,  
Weisberg & Conway, P.C.

**1508-519**  
**3279 Morrell Avenue 19114-1117** 66th wd.  
1600 Sq Ft OPA#661133800 Improvements:  
Residential Property  
MADALINE SANCHEZ; MADALINE  
SANCHEZ; JOSE A. SANCHEZ C.P.  
January Term, 2015 No. 01465 \$181,872.78  
Phelan Hallinan Diamond & Jones, LLP

**1508-520**  
**3533 East Crown Avenue 19114** 66th wd.  
ROW B/GAR 2STY MAS+OTHER; 1260 Sq Ft  
BRT#661231100 Improvements: Residential  
Dwelling  
AUGUSTO T. CHIMA AND NICOLE  
LINDMAR-CHIMA C.P. January Term,  
2014 No. 00232 \$153,965.68 McCabe,  
Weisberg & Conway, P.C.

**1508-521**  
**2117 Betts Street 19124** 41st wd. ROW B/GAR  
2STY MASONRY; 888 Sq Ft BRT#411001600  
Improvements: Residential Dwelling  
ERICA ORTIZ C.P. December Term, 2013  
No. 02946 \$71,521.59 McCabe, Weisberg  
& Conway, P.C.

**1508-522**  
**5725 North 19th Street 19141-1203** 17th wd.  
1368 Sq Ft OPA#172338200 Improvements:  
Residential Property  
HAVEN V. HOILETT C.P. September Term,  
2013 No. 01305 \$96,205.01 Phelan Hallinan  
Diamond & Jones, LLP

**1508-523**  
**3932 J Street 19107** 33rd wd. ROW B/GAR  
2STY MASONRY; 1188 Sq Ft BRT#332227600  
Improvements: Residential Dwelling  
JERMAINE C. BAKER C.P. May Term,  
2014 No. 03400 \$163,714.91 McCabe,  
Weisberg & Conway, P.C.

**1508-524**  
**202-210 West Rittenhouse Square Apartment  
1504 19103** 8th wd. RES.CONDO 5+STY  
MAS+OTHER; 1037 Sq Ft BRT#888085151  
Subject to Mortgage Improvements: Residential  
Dwelling  
BARRY L. JONES A/K/A BARRY JONES  
C.P. April Term, 2014 No. 00897 \$391,761.56  
McCabe, Weisberg & Conway, P.C.

**1508-525**  
**6206 Tabor Avenue 19111-5715** 35th wd.  
1212 Sq Ft OPA#353284600 Improvements:  
Residential Property  
ANDRE R. CARR A/K/A ANDRE CARR;  
QUEENETTA BIRCH C.P. November  
Term, 2013 No. 00922 \$106,993.82 Phelan  
Hallinan Diamond & Jones, LLP

**1508-526**  
**9921 Bustleton Ave Unit# M-6 19115** 58th  
wd. RES.CONDO.3STY MASONRY; 672  
Sq Ft BRT#888580812 Improvements:  
Residential Dwelling  
LEONID KAPLUN C.P. October Term, 2013  
No. 02273 \$58,628.31 McCabe, Weisberg  
& Conway, P.C.

**1508-527**  
**2775 Pratt Street 19137-2105** 45th wd. 1156  
Sq Ft OPA#453148000 Improvements:  
Residential Property  
GERALD S. KENDORSKI C.P. July Term,  
2014 No. 03775 \$69,951.89 Phelan Hallinan  
Diamond & Jones, LLP

**1508-528**  
**6518 North Gratz Street 19126** 17th wd.  
ROW B/GAR 2STY MASONRY; 1296 Sq Ft  
BRT#172299300 Improvements: Residential  
Dwelling  
YOLANDA M. FRANK, ADMINISTRATRIX  
OF THE ESTATE OF YVONNE SCOTT,  
DECEASED SURVIVING HEIR OF FANNIE  
MACK, DECEASED MORTGAGOR AND  
REAL OWNER; UNKNOWN SURVIVING

SHERIFF'S SALE

HEIRS OF MAE ALICE MACK, DECEASED  
SURVIVING HEIR OF FANNIE MACK,  
DECEASED MORTGAGOR AND REAL  
OWNER; ILLYA A. MACK, KNOWN  
SURVIVING HEIR OF MAE ALICE MACK,  
DECEASED SURVIVING HEIR OF FANNIE  
MACK, DECEASED MORTGAGOR AND  
REAL OWNER; KEVIN T. MACK, KNOWN  
SURVIVING HEIR OF MAE ALIE MACK,  
DECEASED SURVIVING HEIR OF FANNIE  
MACK, DECEASED MORTGAGOR AND  
REAL OWNER; HARRICENA PEOPLES,  
KNOWN SURVIVING HEIR OF FANNIE  
MACK, DECEASED MORTGAGOR AND  
REAL OWNER; OTIS SCOTT,  
KNOWN SURVIVING HEIR OF FANNIE  
MACK, DECEASED MORTGAGOR AND  
REAL OWNER; BEATRICE SCOTT,  
KNOWN SURVIVING HEIR OF FANNIE  
MACK, DECEASED MORTGAGOR AND  
REAL OWNER; SANDRA CAMERON,  
KNOWN SURVIVING HEIR OF FANNIE  
MACK, DECEAEAD MORTGAGOR AND  
REAL OWNER; THE UNITED STATES  
OF AMERICA C/O UNITED STATES  
ATTORNEY FOR THE EASTERN DISTRICT  
OF PENNSYLVANIA C.P. January Term,  
2012 No. 02185 \$112,952.06 McCabe,  
Weisberg & Conway, P.C.

**1508-529**  
**9900 President Street 19115** 58th wd.  
SEMI/DET 2STY MAS+OTHER; 1560 Sq Ft  
BRT#581401602 Improvements: Residential  
Dwelling  
GREGORY BAGRAMYAN AND VADIM  
BAGRAMYAN C.P. January Term, 2015  
No. 01453 \$164,134.04 McCabe, Weisberg  
& Conway, P.C.

**1508-530**  
**347 Hellerman Street 19111-5211** 12th wd.  
1645 Sq Ft OPA#353067100 Improvements:  
Residential Property  
MICHAEL ARNOLD AND REBECCA  
ARNOLD C.P. October Term, 2011 No.  
04194 \$162,632.66 Phelan Hallinan  
Diamond & Jones, LLP

**1508-531**  
**4929 C Street 19120** 42nd wd. ROW 2STY  
MASONRY; 1200 Sq Ft BRT#421375500  
Improvements: Residential Dwelling  
LEVENIA V. DEVEO C.P. September  
Term, 2013 No. 03346 \$26,592.91 McCabe,  
Weisberg & Conway, P.C.

**1508-532**  
**2541 East Ontario Street 19134-5331** 45th wd.  
978 Sq Ft BRT#45-1-043100 Improvements:  
Residential Dwelling  
COLLEEN POWASERYS AND JOHN G.  
POWASERYS C.P. September Term,  
2009 No. 03599 \$125,541.56 Udren Law  
Offices, P.C.

**1508-533**  
**912 South 16th Street 19146** 30th wd. ROW  
CONV/APT 3STY MASONRY; 1920 Sq Ft  
BRT#301305300 Improvements: Residential  
Dwelling  
RAJAN MASIH C.P. February Term, 2014  
No. 02684 \$193,208.51 McCabe, Weisberg  
& Conway, P.C.

**1508-534**  
**3752 Genesee Drive 19154** 66th wd. ROW  
B/GAR 2STY MASONRY; 1368 Sq Ft  
BRT#663423300 Improvements: Residential  
Dwelling  
ALLISON K. ANDERSON AND STEVEN W.  
ANDERSON C.P. January Term, 2015 No.  
01459 \$203,896.26 McCabe, Weisberg &  
Conway, P.C.

**1508-535**  
**6541 North 18th Street 19126-3402** 17th wd.  
1312 Sq Ft BRT#172274200 Improvements:  
Residential Real Estate  
APRIL MAY GALLEMORE A/K/A APRIL  
MAY HUNT C.P. March Term, 2015 No.  
03308 \$62,273.44 Stern & Eisenberg, P.C.

**1508-536**  
**4958 North 9th St 19141** 49th wd. ROW 2  
STY MASONRY; 1496 Sq Ft BRT#491300500  
Improvements: Residential Dwelling  
OLLIE MAE ROBINSON AND LAKESHA  
SMITH C.P. June Term, 2009 No. 01586  
\$98,835.69 McCabe, Weisberg & Conway,  
P.C.

**1508-537**  
**6037 Kershaw Street 19151-4424** 34th wd.  
958 Sq Ft OPA#342019100 Improvements:  
Residential Property  
DORIAN BRUNSON C.P. September Term,  
2013 No. 00711 \$5,548.65 Phelan Hallinan  
Diamond & Jones, LLP

**1508-538**  
**4641 East Stiles Street 19137** 45th wd. 1664  
Sq Ft BRT#453456300 Improvements:  
Residential Dwelling  
CANDACE COSENZA C.P. May Term,  
2014 No. 03576 \$83,218.91 Law Offices of  
Gregory Javardian

SHERIFF'S SALE

**1508-539**  
**5904 Alma Street 19149** 53rd wd. ROW  
B/GAR 2STY MASONRY; 1472 Sq Ft  
BRT#531325200 Improvements: Residential  
Dwelling  
UNKNOWN SURVIVING HEIRS OF FRANK  
CHERVOITCH, DECEASED MORTGAGOR  
AND REAL OWNER C.P. June Term, 2014  
No. 01048 \$96,110.62 McCabe, Weisberg  
& Conway, P.C.

**1508-540**  
**4674 Canton Street 19127** 21st wd. ROW  
2.5 STY STONE; 1440 Sq Ft BRT#211459900  
Improvements: Residential Dwelling  
TRACY S. HARDY C.P. June Term, 2009  
No. 00958 \$162,629.55 McCabe, Weisberg  
& Conway, P.C.

**1508-541**  
**703 East Haines St 19144** 59th wd. ROW 3  
STY MASONRY; 1564 Sq Ft BRT#592011100  
Improvements: Residential Dwelling  
MAKSIM GORMAKH A/K/A MAKSIM  
GORMACH C.P. January Term, 2015 No.  
03646 \$70,416.57 McCabe, Weisberg &  
Conway, P.C.

**1508-542**  
**3878 Kipling Place 19154-4204** 66th wd.  
1332 Sq Ft BRT#662288000 Improvements:  
Residential Dwelling  
DAVID CLEARY AND PATRICIA  
CLEARY C.P. October Term, 2007 No.  
03220 \$152,759.31 Law Offices of Gregory  
Javardian

**1508-543**  
**6508 East Wister Street 19138-2551** 59th wd.  
1064 Sq Ft OPA#591243800 Improvements:  
Residential Property  
EDWARD J. O'FLYNN C.P. May Term,  
2013 No. 01399 \$45,651.48 Phelan Hallinan  
Diamond & Jones, LLP

**1508-544**  
**1123 North Howard Street 19123** 5th  
wd. ROW 3STY MASONRY; 1608 Sq  
Ft BRT#057028700 Improvements:  
Condominium  
MICHAEL N. TOMARCHIO A/K/A  
MICHAEL TOMARCHIO C.P. April Term,  
2014 No. 00948 \$285,899.08 McCabe,  
Weisberg & Conway, P.C.

**1508-545**  
**1631 East Hunting Park Avenue 19124-  
4419** 33rd wd. 1226 Sq Ft OPA#332087900  
Improvements: Residential Property  
NYDIA LOPEZ C.P. March Term, 2012 No.  
01876 \$92,953.76 Phelan Hallinan Diamond  
& Jones, LLP

**1508-546**  
**6112 Erdrick Street 19135** 55th wd. ROW  
B/GAR 2STY MASONRY; 1260 Sq Ft  
BRT#552256900 Improvements: Residential  
Dwelling  
TINA GILLIS C.P. November Term, 2013  
No. 01212 \$153,230.23 McCabe, Weisberg  
& Conway, P.C.

**1508-547**  
**1320 Harrison Street 19124-2602** 23rd  
wd. ROW 3STY MASONRY; 2062 Sq Ft  
BRT#234130500 Improvements: Residential  
Dwelling  
UNKNOWN SURVIVING HEIRS OF MARIA  
GREEN, DECEASED MORTGAGOR  
AND REAL OWNER; CARLOS R. DIAZ,  
KNOWN SURVIVING HEIR OF MARIA  
GREEN, DECEASED MORTGAGOR AND  
REAL OWNER; FELISHIA J. GREEN,  
KNOWN SURVIVING HEIR OF MARIA  
GREEN, DECEASED MORTGAGOR AND  
REAL OWNER; GLADYS E. GARCIA,  
KNOWN SURVIVING HEIR OF MARIA  
GREEN, DECEASED REAL OWNER AND  
MORTGAGOR; CRYSTAL J. TEXTER,  
KNOWN SURVIVING HEIR OF MARIA  
GREEN, DECEASED MORTGAGOR AND  
REAL OWNER; CASSANDRA MARIA  
DIAZ, KNOWN SURVIVING HEIR OF  
MARIA GREEN, DECEASED MORTGAGOR  
AND REAL OWNER; BOBBY A. GREEN,  
KNOWN SURVIVING HEIR OF MARIA  
GREEN, DECEASED MORTGAGOR AND  
REAL OWNER C.P. September Term, 2014  
No. 03029 \$43,412.53 McCabe, Weisberg  
& Conway, P.C.

**1508-548**  
**243 Widener Street 19120** 61st wd. ROW  
2STY MASONRY; 1050 Sq Ft BRT#612121600  
Improvements: Residential Dwelling  
ANTHONY SCOTT, KNOWN SURVIVING  
HEIR OF KELLY SCOTT, DECEASED  
MORTGAGOR AND REAL OWNER;  
YVETTE MARIA SCOTT, KNOWN  
SURVIVING HEIR OF KELLY SCOTT,  
DECEASED MORTGAGOR AND REAL  
OWNER; STACEY A. SCOTT, KNOWN  
SURVIVING HEIR OF KELLY SCOTT,  
DECEASED MORTGAGOR AND REAL  
OWNER; UNKNOWN SURVIVING HEIRS  
OF KELLY M. SCOTT C.P. October Term,



SHERIFF'S SALE

2014 No. 03148 \$104,222.42 McCabe, Weisberg & Conway, P.C.

**1508-549**  
**1401-1403 North 75th Street 19151-2901** 34th wd. APT 2-4 UNTS 2STY MASONRY; 1680 Sq Ft BRT#343273800 Improvements: Residential Dwelling  
ALAN MINGO, JR. C.P. August Term, 2014 No. 01170 \$150,009.72 McCabe, Weisberg & Conway, P.C.

**1508-550**  
**6828 Chew Avenue 19119-1921** 22nd wd. 1626 Sq Ft OPA#222202100 Improvements: Residential Property  
JOSHUA E. POPE, JR.; SHEILA A. POPE C.P. November Term, 2009 No. 03712 \$276,773.12 Phelan Hallinan Diamond & Jones, LLP

**1508-551**  
**6558 Lansdowne Avenue 19151** 34th wd. ROW B/GAR 2STY MASONRY; 1110 Sq Ft BRT#344020800 Improvements: Residential Dwelling  
ALL UNKNOWN SURVIVING HEIRS OF WILLIAM G. BEDWARD, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2013 No. 01110 \$85,499.98 McCabe, Weisberg & Conway, P.C.

**1508-552**  
**58202 Delaire Landing Rd, Unit 202 19114-4105** 65th wd. RES.CONDO.3STY MAS+OTHER; 806 Sq Ft BRT#888650805 Improvements: Condominium  
LEONARD ROTHMAN C.P. October Term, 2014 No. 02456 \$113,046.58 McCabe, Weisberg & Conway, P.C.

**1508-553**  
**5610 Florence Avenue 19143** 51st wd. ROW B/GAR 2STY MASONRY; 1330 Sq Ft BRT#513271000 Improvements: Residential Dwelling  
VERONICA HOOKS C.P. July Term, 2014 No. 03304 \$50,717.12 McCabe, Weisberg & Conway, P.C.

**1508-554**  
**5125 Valley Street 19124** 62nd wd. ROW B/GAR 1STY MASONRY; 732 Sq Ft BRT#622331700 Improvements: Residential Dwelling  
DORIS ANN DUNN, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JOHN A. DUNN C.P. August Term, 2013 No. 50469 \$24,596.69 McCabe, Weisberg & Conway, P.C.

**1508-555**  
**2808 Welsh Rd A a/k/a 2808 Welsh Rd Unit A 19152-1505** 57th wd. 1680 Sq Ft OPA#571034866 Improvements: Residential Property  
VENDREDI CHEA C.P. July Term, 2012 No. 03995 \$246,131.47 Phelan Hallinan Diamond & Jones, LLP

**1508-556**  
**563 Alcott Street 19120** 35th wd. ROW B/GAR 2STY MASONRY; 1299 Sq Ft BRT#352076900 Improvements: Residential Dwelling  
MONTE SWEET C.P. August Term, 2014 No. 03486 \$115,627.40 McCabe, Weisberg & Conway, P.C.

**1508-557**  
**260 South 56th Street 19139** 60th wd. ROW 2 STY MASONRY; 1484 Sq Ft BRT#604215600 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF FANNIE M. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER; MILDRED E. SMITH, KNOWN SURVIVING HEIR OF FANNIE M. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01699 \$87,028.96 McCabe, Weisberg & Conway, P.C.

**1508-558**  
**1554 East Cheltenham Avenue 19124-1134** 62nd wd. 1324 Sq Ft OPA#621076800 Improvements: Residential Property  
DOMENIC J. MONACO; MARY A. MONACO C.P. December Term, 2014 No. 02598 \$25,466.62 Phelan Hallinan Diamond & Jones, LLP

**1508-559**  
**4101 North Marshall Street 19140** 43rd wd. ROW W/DET GAR 2STY MASONRY; 910 Sq Ft BRT#433280600 Improvements: Residential Dwelling  
ANGELA V. JAY C.P. May Term, 2014 No. 00353 \$70,844.59 McCabe, Weisberg & Conway, P.C.

**1508-560**  
**901-919 East Luzerne Street 15124-5109** 33rd wd. 40965 Sq Ft BRT#884112507 Subject to Mortgage Improvements: Commercial Property  
CHRIST GOSPEL APOSTOLIC CHURCH C.P. January Term, 2014 No. 00775 \$672,851.36 Darrell M. Zaslow, Esq.

SHERIFF'S SALE

**1508-561**  
**2944 Passmore Street 19149-3032** 55th wd. ROW B/GAR 2STY MASONRY; 896 Sq Ft BRT#551031000 Improvements: Residential Dwelling  
LISA GARCIA C.P. November Term, 2014 No. 00511 \$86,510.29 McCabe, Weisberg & Conway, P.C.

**1508-562**  
**1681 Kinsey Street 19124-3735** 23rd wd. 988 Sq Ft OPA#232071400 Improvements: Residential Property  
CHARLOTTE M. PICKETT C.P. March Term, 2015 No. 01160 \$32,468.30 Phelan Hallinan Diamond & Jones, LLP

**1508-563**  
**6015 West Columbia Avenue 19151** 34th wd. ROW B/GAR 2STY MASONRY; 1568 Sq Ft BRT#342113100 Improvements: Residential Dwelling  
JOHNSON L. HALL, KNOWN SURVIVING HEIR OF ORIE LEE HALL, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ORIE LEE HALL, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 00457 \$161,526.06 McCabe, Weisberg & Conway, P.C.

**1508-564**  
**916 Hoffman Street 19148-2325** 39th wd. 966 Sq Ft OPA#393272000 Improvements: Residential Property  
JULIA MENZANO C.P. December Term, 2014 No. 03918 \$33,712.40 Phelan Hallinan Diamond & Jones, LLP

**1508-565**  
**1468 McKinley Street 19149-2705** 54th wd. 1552 Sq Ft OPA#541071500 Improvements: Residential Property  
JANET ATIAH-AFRAKOMA C.P. August Term, 2014 No. 00506 \$126,015.89 Phelan Hallinan Diamond & Jones, LLP

**1508-566**  
**3826 Manayunk Avenue 19128** 21st wd. ROW 2 STY MASONRY; 1152 Sq Ft BRT#211338100 Improvements: Residential Dwelling  
KAREN TAPPENDEN C.P. March Term, 2014 No. 05020 \$89,045.66 McCabe, Weisberg & Conway, P.C.

**1508-567**  
**2539 South 17th Street 19145** 26th wd. ROW 2STY MASONRY; 1440 Sq Ft BRT#261364700 Improvements: Residential Dwelling  
JOSEPH COSTA A/K/A JOSEPH J. COSTA AND KRISTEN COLANCECCO A/K/A KRISTEN L. COLANCECCO C.P. August Term, 2014 No. 01747 \$239,305.04 McCabe, Weisberg & Conway, P.C.

**1508-568**  
**7142 Walker Street 19135-1102** 41st wd. 1152 Sq Ft BRT#41-2269200 Subject to Mortgage Improvements: Residential Property  
JOHND. URBACH, A MARRIED MALE C.P. September Term, 2013 No. 00014 \$136,731.21 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

**1508-569**  
**4019 North Franklin Street 19140** 43rd wd. ROW 2 STY MASONRY; 1200 Sq Ft BRT#433104300 Improvements: Residential Dwelling  
WILLIAM R. HOLTZ, KNOWN SURVIVING HEIR OF CATHERINE HOLTZ, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF CATHERINE HOLTZ, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2014 No. 02453 \$47,064.86 McCabe, Weisberg & Conway, P.C.

**1508-570**  
**1974 74th Avenue 19138-2235** 10th wd. 1626 Sq Ft OPA#101388400 Improvements: Residential Property  
ULYSSES FLETCHER AND NUKIA S. LEWIS-FLETCHER C.P. September Term, 2013 No. 02622 \$113,899.44 Phelan Hallinan Diamond & Jones, LLP

**1508-571**  
**1741 West Juniata Street 19140** 13th wd. ROW 2STY MASONRY; 1456 Sq Ft BRT#131320900 Improvements: Residential Dwelling  
UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA AND PAMELA RICHARDSON A/K/A PAMELA Y. ALEXANDER C.P. April Term, 2013 No. 00747 \$46,332.39 McCabe, Weisberg & Conway, P.C.

**1508-572**  
**2431 Reed Street Unit 2 19146** 36th wd. 14954

SHERIFF'S SALE

Sq Ft; on North side of Reed St; Intersection of Reed and 25th St; Front: Irregular Lot OPA#884122506 Improvements: Industrial Condominium  
SCST REALTY GROUP, LLC C.P. January Term, 2012 No. 1424 \$627,178.99 James W. Hennessey, Esq.; Dilworth Paxson LLP

**1508-573**  
**8641 Temple Rd 19150** 50th wd. ROW B/GAR 2STY MASONRY; 1088 Sq Ft BRT#501114600 Improvements: Residential Dwelling  
ADRIENNE MURPHY C.P. January Term, 2013 No. 01817 \$191,808.71 McCabe, Weisberg & Conway, P.C.

**1508-574**  
**5246 Pennway Street 19124** 23rd wd. ROW B/GAR 2STY MASONRY; 1327 Sq Ft BRT#233104500 Improvements: Residential Dwelling  
LUCY DOUGLAS C.P. April Term, 2014 No. 02025 \$71,637.99 McCabe, Weisberg & Conway, P.C.

**1508-575**  
**5640 Rosehill Street 19120-2509** 61st wd. 1330 Sq Ft BRT#61-2519700 Subject to Mortgage Improvements: Residential Property  
KENNETH ATTAWAY AND LA TANYA BYRD ATTAWAY, HUSBAND AND WIFE C.P. February Term, 2014 No. 03211 \$104,670.82 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

**1508-576**  
**3224 Wellington Street 19149** 55th wd. 1792 Sq Ft BRT#551459000 Improvements: Residential Property  
STEPHANIE BURKE C.P. September Term, 2014 No. 04747 \$180,797.28 KML Law Group, P.C.

**1508-577**  
**2652 East Mayfield Street 19134-4905** 25th wd. 784 Sq Ft OPA#251082600 Improvements: Residential Property  
PAULA A. STANLEY A/K/A PAULA STANLEY C.P. July Term, 2013 No. 02888 \$149,686.65 Phelan Hallinan Diamond & Jones, LLP

**1508-578**  
**253 South Frazier Street 19139** 60th wd. ROW 2STY MASONRY; 1302 Sq Ft BRT#604231000 Improvements: Residential Dwelling  
ELLIS GROSS, KNOWN SURVIVING HEIRS OF MALACHI GROSS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF MALACHI E. GROSS, DECEASED MORTGAGOR AND REAL OWNER; TYRONE GROSS A/K/A TY GROSS, KNOWN SURVIVING HEIR OF MALACHI E. GROSS, DECEASED MORTGAGOR AND REAL OWNER; RHONDA A. GRANT A/K/A RHONDA A. GROSS, KNOWN SURVIVING HEIR OF MALACHI E. GROSS, DECEAED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 05112 \$37,146.99 McCabe, Weisberg & Conway, P.C.

**1508-579**  
**3051 Hartville Street 19134** 7th wd. 980 Sq Ft BRT#071549200 Improvements: Residential Property  
CRYSTAL SOUZA, EXECUTRIX OF THE ESTATE OF JUAN P. SOUZA A/K/A JUAN P. SOUZA FERNANDEZ C.P. August Term, 2014 No. 03497 \$16,240.58 KML Law Group, P.C.

**1508-580**  
**7165 Montague Street 19135-1108** 41st wd. 1064 Sq Ft BRT#41-2263800 Subject to Mortgage Improvements: Residential Property  
MICHAEL KOSTELNY, AS SOLE OWNER C.P. March Term, 2014 No. 01250 \$169,590.21 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

**1508-581**  
**3718 Westhampton Drive 19154** 66th wd. ROW B/GAR 2STY MAS+OTHER; 1360 Sq Ft BRT#663367000 Improvements: Residential Dwelling  
ROSALIND BALDWIN C.P. March Term, 2014 No. 04795 \$96,807.18 McCabe, Weisberg & Conway, P.C.

**1508-582**  
**1116 Bleigh Avenue 19111-3620** 56th wd. 1350 Sq Ft OPA#561292500 Improvements: Residential Property  
STACEY A. BOYLE C.P. July Term, 2014 No. 03130 \$161,709.14 Phelan Hallinan

SHERIFF'S SALE

Diamond & Jones, LLP  
**1508-583**  
**8744 Glenloch Street 19136-2115** 65th wd. 1152 Sq Ft BRT#65-2270000 Subject to Mortgage Improvements: Residential Property  
MAJOR NWANKWO AND UGOCHI NWAKWO, HUSBAND AND WIFE C.P. May Term, 2014 No. 02374 \$118,891.95 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

**1508-584**  
**7918 Providence a/k/a 7918 Provident Street 19150-1325** 50th wd. 1172 Sq Ft OPA#501169400 Improvements: Residential Property  
BRENDA PERRY A/K/A BRENDA A. NESMITH A/K/A BRENDA A. PERRY C.P. February Term, 2015 No. 00995 \$149,532.77 Phelan Hallinan Diamond & Jones, LLP

**1508-585**  
**851 Palm Street 19104** 6th wd. ROW 2 STY MASONRY; 712 Sq Ft BRT#062260200 Improvements: Residential Dwelling  
JAGJIT SINGH C.P. December Term, 2014 No. 01966 \$27,594.19 McCabe, Weisberg & Conway, P.C.

**1508-586**  
**5926 North 7th Street 19120-1307** 61st wd. 1140 Sq Ft BRT#61-2-241800 Improvements: Residential Dwelling  
DAVID JORDAN C.P. October Term, 2014 No. 02653 \$186,628.89 Udren Law Offices, P.C.

**1508-587**  
**1846 Daly Street 19145** 26th wd. ROW 2 STY MASONRY; 940 Sq Ft BRT#262240500 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF NANCY BARATTA, DECEASED REAL OWNER AND MORTGAGOR; RITA FRANCO, KNOWN SURVIVING HEIR OF NANCY BARATTA, DECEASED REAL OWNER AND MORTGAGOR; JOSEPH BARATTA, KNOWN SURVIVING HEIR OF NANCY BARATTA, DECEASED REAL OWNER AND MORTGAGOR; CARMELA RUSSO, KNOWN SURVIVING HEIR OF NANCY BARATTA, DECEASED REAL OWNER AND MORTGAGOR C.P. August Term, 2014 No. 03307 \$91,502.11 McCabe, Weisberg & Conway, P.C.

**1508-588**  
**8237 Cedarbrook Avenue 19150-1203** 50th wd. 1608 Sq Ft OPA#501263000 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARVELLA M. HARPER, DECEASED C.P. January Term, 2015 No. 02898 \$190,444.27 Phelan Hallinan Diamond & Jones, LLP

**1508-589**  
**3420 Shelmire Avenue 19136-3525** 64th wd. 1432 Sq Ft OPA#642170200 Improvements: Residential Property  
ANGELICA M. MARQUEZ C.P. December Term, 2013 No. 02406 \$134,785.85 Phelan Hallinan Diamond & Jones, LLP

**1508-590**  
**5117 Locust Street 19139** 46th wd. SEMI DET 2STY MASONRY; 1650 Sq Ft BRT#602075300 Improvements: Residential Dwelling  
MODI DOUCOURE C.P. July Term, 2014 No. 00483 \$119,129.86 McCabe, Weisberg & Conway, P.C.

**1508-591**  
**8105 Vermeer Place 19153-1100** 40th wd. 1320 Sq Ft BRT#40-5-799727 Improvements: Residential Dwelling  
LONNIE DIGGS C.P. September Term, 2014 No. 00653 \$221,468.95 Udren Law Offices, P.C.

**1508-592**  
**7433 Rugby Street 19138-1218** 10th wd. 1224 Sq Ft OPA#102469400 Improvements: Residential Property  
DAVID M. GRIFFIN, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CHARLES GRIFFIN A/K/A CHARLES H. GRIFFIN A/K/A CHARLES HERBERT GRIFFIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES GRIFFIN A/K/A CHARLES H. GRIFFIN A/K/A CHARLES HERBERT GRIFFIN, DECEASED C.P. February Term, 2015 No. 00077 \$118,998.69 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

**1508-593**  
**1807 Kendrick Street 19152** 56th wd. SEMI/DET 2 STY MAS+OTHER; 1656 Sq Ft BRT#562198500 Improvements: Residential Dwelling  
CHRISTINA MCCULLOUGH AND JERRY PROKOPOWYCZ C.P. June Term, 2013 No. 01659 \$246,256.27 McCabe, Weisberg & Conway, P.C.

**1508-594**  
**3046 Ella Street 19134-2809** 7th wd. 1120 Sq Ft OPA#071377300 Improvements: Residential Property  
STEPHANIE E. PHILLIPS C.P. February Term, 2015 No. 01833 \$36,120.30 Phelan Hallinan Diamond & Jones, LLP

**1508-595**  
**5657 Beaumont Avenue 19143-4710** 51st wd. 1060 Sq Ft BRT#513283400 Improvements: Residential Dwelling  
PHYLLIS D. ROCKMORE A/K/A PHYLLIS D. MCIVER C.P. March Term, 2012 No. 03047 \$49,762.09 Udren Law Offices, P.C.

**1508-596**  
**5731 Woodland Avenue 19143-5928** 40th wd. 1938 Sq Ft OPA#401135200 Improvements: Residential Property  
HASSAN WEST C.P. October Term, 2014 No. 03704 \$151,627.08 Phelan Hallinan Diamond & Jones, LLP

**1508-597**  
**1821 Georges Lane 19131** 52nd wd. ROW B/GAR 2STY MASONRY; 1374 Sq Ft BRT#521349700 Improvements: Residential Dwelling  
ARNOLD MURPHY C.P. January Term, 2015 No. 00375 \$116,025.90 McCabe, Weisberg & Conway, P.C.

**1508-598**  
**5843 North Fairhill Street 19120** 61st wd. 1120 Sq Ft BRT#61-2-3130-00 Improvements: Row B/gar 2sty Masonry  
JAMES BARR, ADMINISTRATOR FOR THE ESTATE OF EVELYN BARR A/K/A EVELYN F. BARR, DECEASED AND THE UNITED STATES OF AMERICA C.P. December Term, 2014 No. 03998 \$46,469.84 Milstead & Associates, LLC

**1508-599**  
**2629 Oakford Street 19146** 36th wd. ROW 2 STY MASONRY; 1048 Sq Ft BRT#362043100 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF ANNA WILSON, DECEASED MORTGAGOR AND REAL OWNER AND BARBARA MCINTOSH, KNOWN SURVIVING HEIR OF ANNA WILSON, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 01015 \$48,675.11 McCabe, Weisberg & Conway, P.C.

**1508-600**  
**2250-54 North 53rd Street 19131** 52nd wd. S/D W DET G 3S MAS+OTHER; 2970 Sq Ft BRT#521336000 Improvements: Residential Dwelling  
SCOTT A. MITCHELL A/K/A SCOTT MITCHELL AND ADRIENNE MITCHELL C.P. December Term, 2014 No. 01301 \$353,976.61 McCabe, Weisberg & Conway, P.C.

**1508-601**  
**1531 Lardner Street 19149** 54th wd. 1126 Sq Ft BRT#54-1-0384-00 Improvements: Row B/gar 2sty Masonry  
KEVIN HUDSON AND BEVERLY HUDSON C.P. June Term, 2014 No. 03197 \$68,850.00 Milstead & Associates, LLC

**1508-602**  
**4117 HELLERMAN Street 19135-2520** 55th wd. 1488 Sq Ft OPA#552110400 Improvements: Residential Property  
KELLY A. DANGLER C.P. October Term, 2013 No. 02123 \$49,344.89 Phelan Hallinan Diamond & Jones, LLP

**1508-603**  
**1705 Brill Street 19124-1250** 62nd wd. 1261 Sq Ft BRT#113 N 3-236 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM J. SCHMIDT, LAST RECORD OWNER; MARIE SMITH A/K/A MARIE SCHMIDT; WILLIAM J. SCHMIDT, LAST RECORD OWNER C.P. April Term, 2013 No. 00314 \$93,249.06 Udren Law Offices, P.C.

**1508-604**  
**1712 Dounton Street 19140** 13th wd. ROW 2 STY MASONRY; 1224 Sq Ft BRT#131311130 Subject to Mortgage Improvements: Residential Dwelling  
BARBARA BENNETT NEWTON, ADMINISTRATORS OF THE ESTATE OF MARIE SHIELDS, DECEASED MORTGAGOR AND REAL OWNER;



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>JONATHAN BENNETT ADMINISTRATORS OF THE ESTATE OF MARIE SHIELDS, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2010 No. 00629 \$26,862.15 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1508-605</b> <b>1253 South Newkirk Street 19146</b> 36th wd. 784 Sq Ft BRT#362146000 Improvements: Row 2 Sty Masonry JAMES POWELL AND STACEY POWELL C.P. October Term, 2014 No. 02464 \$51,566.56 Milstead &amp; Associates, LLC</p> <p><b>1508-606</b> <b>2920 Robbins Avenue 19149</b> 62nd wd. ROW B/GAR 2STY MASONRY; 1068 Sq Ft BRT#621279600 Improvements: Residential Dwelling YISCHOR D. FRIEDMAN C.P. November Term, 2013 No. 00039 \$80,354.47 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1508-607</b> <b>5256 North Hutchinson Street 19141</b> 49th wd. ROW B/GAR 2STY MASONRY; 1230 Sq Ft BRT#492161600 Improvements: Residential Dwelling IDA MAE GALLMAN AND GRADY L. GALLMAN A/K/A GRADY GALLMAN C.P. December Term, 2013 No. 00196 \$63,233.88 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1508-608</b> <b>357 East Eleanor Street 19120</b> 42nd wd. ROW 2 STY MASONRY; 1662 Sq Ft BRT#421107000 Improvements: Residential Dwelling JOHNNY R. WILSON C.P. March Term, 2008 No. 01758 \$56,380.03 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1508-609</b> <b>7018 Large Street 19149-1732</b> 54th wd. 1120 Sq Ft BRT#542228300 Improvements: Residential Real Estate ROBERT P. BERRY AND RUTH N. JOHN C.P. February Term, 2015 No. 00212 \$107,064.07 Stern &amp; Eisenberg, P.C.</p> <p><b>1508-610</b> <b>8758 Ditman Street 19136-2104</b> 65th wd. 1152 Sq Ft BRT#652290400 Improvements: Residential Real Estate JULIE GLAZIER C.P. January Term, 2015 No. 03172 \$104,457.62 Stern &amp; Eisenberg,</p>	<p>P.C.</p> <p><b>1508-611</b> <b>1806 73rd Avenue 19129</b> 10th wd. 1296 Sq Ft BRT#101341400 Subject to Mortgage Improvements: Row B/gar 2sty Masonry DAVID PRESSLEY (DECEASED), REGINA A. JENKINS AND EUGENE JENKINS C.P. September Term, 2014 No. 01437 \$63,171.53 Michael F.J. Romano, Esq.</p> <p><b>1508-612</b> <b>6938 North 19th Street 19126</b> 10th wd. 1728 Sq Ft BRT#101121300 Improvements: Residential Real Estate JEREL RUFFIN, ADMINISTRATOR OF THE ESTATE OF WILLIAM RUFFIN, DECEASED C.P. January Term, 2015 No.003142 \$112,725.28 Stern &amp; Eisenberg, P.C.</p> <p><b>1508-613</b> <b>249 Calvert Street 19120</b> 61st wd. 1060 Sq Ft BRT#612079300 Improvements: Residential Real Estate UNKNOWN HEIRS, ADMINISTRATORS, EXECUTORS, AND DEVEISEES OF THE ESTATE OF JOHNNIE LOUISE PATILLO A/K/A JOHNNIE PATILLO, DECEASED C.P. March Term, 2015 No. 03546 \$96,695.16 Stern &amp; Eisenberg, P.C.</p> <p><b>1508-614</b> <b>1528 South Corlies Street 19146</b> 36th, City Registry No. 11 S 24-150 wd. Unknown BRT#36-4-4238-00 Subject to Mortgage Improvements: Residential Property HAIBO PENG C.P. September Term, 2014 No. 01147 \$47,640.55 Jeffrey G. Trauger, Esq.</p> <p><b>1508-615</b> <b>6300 Milton Street 19138-1042</b> 22nd wd. 1370 Sq Ft BRT#221302800 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OMAR BROWN A/K/A OMAR H. BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANN BROWN; ANN BROWN, LAST RECORD OWNER; OMAR BROWN A/K/A OMAR H. BROWN, LAST RECORD OWNER C.P. January Term, 2014 No. 01287 \$177,230.11</p>	<p>Udren Law Offices, P.C.</p> <p><b>1508-616</b> <b>5844 Bustleton Avenue 19149</b> 62nd wd. 657 Sq Ft BRT#621501700 Improvements: Residential Property TRUYEN VAN NGUYEN AND HUNG M. LAM C.P. January Term, 2015 No. 003650 \$65,181.66 Shapiro &amp; DeNardo, LLC</p> <p><b>1508-617</b> <b>43 West Upsal Street 19119</b> 22nd wd. 3152 Sq Ft BRT#223020600 Improvements: Residential Property SAUL BRADLEY AND ROBIN BRADLEY C.P. August Term, 2012 No. 3592 \$171,586.57 Shapiro &amp; DeNardo, LLC</p> <p><b>1508-618</b> <b>1105 East Sanger Street assessed as 1105 Sanger Street 19124</b> 62nd wd. 1222 Sq Ft BRT#621054400 Improvements: Residential Property DEBORA CORREA AND HECTOR CORREA C.P. October Term, 2014 No. 000677 \$226,642.68 Shapiro &amp; DeNardo, LLC</p> <p><b>1508-619</b> <b>5578 Ludlow Street 19139</b> 60th wd. 1624 Sq Ft BRT#604014300 Improvements: Residential Property YOLANDA TOLBERT C.P. January Term, 2015 No. 001435 \$76,063.45 Shapiro &amp; DeNardo, LLC</p> <p><b>1508-620</b> <b>3423 North Front Street 19140</b> 7th wd. 1200 Sq Ft BRT#073007700 Improvements: Residential Property GARRY GOMEZ C.P. February Term, 2015 No. 001384 \$83,802.49 Shapiro &amp; DeNardo, LLC</p> <p><b>1508-621</b> <b>4509 North Hicks Street 19144</b> 13th wd. 689.85 Sq Ft OPA#132072700 Subject to Mortgage Improvements: Residential Property ALL KNOWN AND UNKNOWN HEIRS OF HUGH O. VANHORN AND LISA G. TIDWELL C.P. February Term, 2010 No. 002726 \$35,587.13 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.</p> <p><b>1508-622</b> <b>1749-1751 Bigler Street 19145</b> 26th wd. 1280 Sq Ft BRT#262314100 Improvements: Residential Property LOUIS PAVONI C.P. July Term, 2012 No.</p>	<p>002829 \$361,898.76 Shapiro &amp; DeNardo, LLC</p> <p><b>1508-623</b> <b>5546 Master Street 19131</b> 4th wd. 1622 Sq Ft BRT#041227700 Improvements: Residential Property ADILIA E. CASTRO C.P. December Term, 2014 No. 001307 \$63,313.59 Shapiro &amp; DeNardo, LLC</p> <p><b>1508-624</b> <b>939 South 59th Street 19143-3005</b> 3rd wd. (formerly part of 46th wd.) 1284 Sq Ft BRT#03-3-1930-00 Improvements: Residential Dwelling CATHERINE THOMAS C.P. January Term, 2014 No. 00675 \$29,349.74 Barbara A. Fein, Esq.</p> <p><b>1508-625</b> <b>10021 Westbourne Place 19114-1522</b> 66th wd. 1540 Sq Ft BRT#66-1-0274-00 Improvements: Residential Dwelling ROSEMARIE TERRY C.P. September Term, 2014 No. 00244 \$210,361.56 Barbara A. Fein, Esq.</p> <p><b>1508-626</b> <b>701 North 64th Street 19151-3822</b> 34th wd. 1724 Sq Ft BRT#34-4-2369-00 Improvements: Residential Dwelling THE ESTATE OF RICHARD RANDOLPH LYDE, II A/K/A RICHARD LYDE, DECEASED BY AND THROUGH ITS CO-ADMINISTRATORS, MARQUES LYDE AND MARCIA A. LYDE C.P. December Term, 2014 No. 01423 \$197,654.67 Barbara A. Fein, Esq.</p> <p><b>1508-627</b> <b>5701 Dunlap Street 19131-3411</b> 4th wd. 1386 Sq Ft BRT#04-3-2392-00 Improvements: Residential Dwelling LAMONT C. WALKER AND CRYSTAL M. WALKER C.P. October Term, 2014 No. 00181 \$81,838.33 Barbara A. Fein, Esq.</p> <p><b>1508-628</b> <b>4630 Bergen Street 19136-2113</b> 65th wd. 1152 Sq Ft BRT#652085400 Improvements: Residential Property JESSICA GRUSKIN AND LEE GRUSKIN C.P. April Term, 2014 No. 03884 \$160,403.93 KML Law Group, P.C.</p> <p><b>1508-629</b> <b>500 Admiral's Way, Unit 202 19146-5100</b></p>	<p>30th wd. 1253 Sq Ft BRT#888300992 Subject to Mortgage Improvements: Res.condo 4 Sty Masonry YOUNG HI CHEN C.P. SC-13-03-01-3195 \$11,986.28 Evan R. Bachove, Esq.; Fineman Krekstein &amp; Harris, P.C.</p> <p><b>1508-630</b> <b>6470 Lawnton Street 19128-2524</b> 21st wd. 1216 Sq Ft OPA#213434600 Improvements: Residential Property MARTIN MC CULLAGH A/K/A MARTIN MCCULLAGH A/K/A MARTIN MCCULLAH C.P. March Term, 2013 No. 02732 \$158,743.08 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1508-631</b> <b>4334 Marple Street 19136</b> 65th wd. 1046 Sq Ft BRT#651092200 Improvements: Residential Dwelling ELIZABETH Y. WATSON C.P. April Term, 2013 No. 00701 \$29,581.30 Law Offices of Gregory Javardian</p> <p><b>1508-632</b> <b>6439 North Broad Street 19126</b> 49th wd. 2608 Sq Ft; less than one acre OPA#49-3-2567-00 Subject to Mortgage Improvements: Townhouse HAROLD G. DINNALL C.P. 2014-00177 \$90,664.79 plus costs and interest Alyson McBride, Esq; Dinsmore &amp; Shohl LLP</p> <p><b>1508-633</b> <b>5536 Matthews Street 19138</b> 12th wd. 1056 Sq Ft; 16' frontage x. 50' depth OPA#122288400 Improvements: Residential Property THE KNOWN AND UNKNOWN HEIRS OF ANNA JORDAN, DECEASED C.P. September Term, 2014 No. 00204 \$42,183.31 Richard M. Squire &amp; Associates, LLC</p> <p><b>1508-634</b> <b>2826 Rosehill Street 19134</b> 7th wd. 1400 Sq Ft; 15' frontage x. 76' 4" depth OPA#071412800 Improvements: Residential Property EYDA MENDEZ C.P. September Term, 2013 No. 00505 \$38,677.27 Richard M. Squire &amp; Associates, LLC</p> <p><b>1508-635</b> <b>4716 Griscom Street 19124-5815</b> 23rd wd. 1510 Sq Ft OPA#232434200 Improvements: Residential Property LECHEZ L. BERRY C.P. January Term, 2015 No. 00344 \$95,463.74 Phelan Hallinan Diamond &amp; Jones, LLP</p>



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SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<div>1508-636</div> <div>416 Dicks Avenue 19142-3019 40th wd. 1204 Sq Ft OPA#406283600 Improvements: Residential Property ULONDAH LONEY A/K/A ULONDAH L. LONEY C.P. September Term, 2014 No. 04191 \$67,238.49 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-643</div> <div>4545 Hurley Street 19120-4528 42nd wd. 996 Sq Ft OPA#421443600 Improvements: Residential Property ROBERT NOVOTNY C.P. February Term, 2015 No. 01277 \$29,158.10 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-649</div> <div>4238 North Franklin Street 19140-2223 43rd wd. 1222 Sq Ft PRLC#433339800 Improvements: Residential Property ROBIN M. BROWN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF AUDREY G. BROWN; MELONY BROWN, IN HER CAPACITY AS HEIR OF THE ESTATE OF AUDREY BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER AUDREY G. BROWN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TIM W. BROWN, DECEASED; SANDRA ANN AUSTIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF AUDREY G. BROWN C.P. February Term, 2013 No. 00027 \$47,011.23 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-654</div> <div>4138 Fairdale Road 19154-3612 66th wd. 1260 Sq Ft OPA#66-2-5683-00 Improvements: Residential Property CHRISTOPHER M. SOMERS AND VICTORIA N. ARTEAGA C.P. February Term, 2015 No. 00992 \$99,267.53 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-657</div> <div>3215 Birch Road 19154-1720 66th wd. 1152 Sq Ft OPA#663010305 Improvements: Residential Property ERNEST B. ARGABRIGHT A/K/A ERNEST ARGABRIGHT C.P. April Term, 2014 No. 00988 \$180,408.62 Phelan Hallinan Diamond &amp; Jones, LLP</div>
<div>1508-637</div> <div>859 Upland Way 19131-3029 52nd wd. 1280 Sq Ft OPA#522007300 Improvements: Residential Property TARNISHE TUNSTALL C.P. February Term, 2014 No. 00447 \$136,324.24 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-644</div> <div>424 North 65th Street 19151-4003 34th wd. 1428 Sq Ft OPA#343122400 Improvements: Residential Property GAYLE E. PULLER C.P. October Term, 2013 No. 00993 \$77,030.53 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-650</div> <div>5920 Lawndale Street 19120-1210 35th wd. 1272 Sq Ft OPA#352315900 Improvements: Residential Property RHONDA FREEMAN A/K/A RANDA FREEMAN-EL; ECCLESIASTICAL TRUSTEE, FRAMEWORK FINANCIAL CONSULTANTS C.P. February Term, 2014 No. 00993 \$167,884.01 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-655</div> <div>12612 Ramer Road 19154-1422 66th wd. 1360 Sq Ft OPA#663292300 Improvements: Residential Property THOMAS A. NEELY AND CHRISTINA M. NEELY C.P. June Term, 2012 No. 03305 \$190,855.72 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-658</div> <div>255 South Hirst Street 19139-3727 3rd wd. 960 Sq Ft OPA#031196000 Improvements: Residential Property DEBORAH M. BAKER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF COLIN BROWN A/K/A COLIN K. BROWN; LINDA CLARK BROWN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF COLIN BROWN A/K/A COLIN K. BROWN C.P. April Term, 2014 No. 03222 \$49,609.35 Phelan Hallinan Diamond &amp; Jones, LLP</div>
<div>1508-638</div> <div>345 Woodbine Avenue 19151-2212 34th wd. 120 Sq Ft OPA#344139300 Improvements: Residential Property TAMARA BATTLE C.P. December Term, 2011 No. 00736 \$168,816.13 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-645</div> <div>4528 Comly Street 19135-4016 41st wd. 2158 Sq Ft OPA#411118400 Improvements: Residential Property WILSON FIGUEROA C.P. December Term, 2014 No. 01076 \$132,361.14 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-651</div> <div>2912 North Taney Street 19132-1209 38th wd. 900 Sq Ft OPA#38-1-1962-00 Improvements: Residential Property MAMIE PERKINS AND CATHERINE GREEN C.P. March Term, 2015 No. 04111 \$90,511.32 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-656A-J</div> <div>8712 Frankford Avenue, Unit 2 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises A – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367803 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 3 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises B – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367805 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 4 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises C – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367807 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 5 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises D – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367809 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 6 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises E – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367811 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 14 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises F – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367827 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 15 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises G – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367829 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 16 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises H – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367831 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 17 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises I – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367833 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 18 A&amp;B; on the Northwesternly side of Frankford Avenue – Premises J – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367835 Improvements: Apt 2-4 Units 2 Sty Frame PENNY LANCASTER C.P. February Term, 2014 No. 02081 \$1,075,234.49 Justin L. Krik, Esq.; Lipsky and Brandt</div>	
<div>1508-639</div> <div>7037 Elmwood Avenue 19142-1706 40th wd. 1256 Sq Ft OPA#406224800 Improvements: Residential Property FRANCES MCCORMICK C.P. November Term, 2013 No. 02098 \$30,649.71 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-646</div> <div>3158 Tulip Street 19134-3808 25th wd. 986 Sq Ft OPA#252377100 Improvements: Residential Property CHARLES KINSING A/K/A CHARLES B. KINSING, SR. AND BARBARA J. KINSING C.P. September Term, 2014 No. 01535 \$122,411.56 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-652</div> <div>4620 Hawthorne Street 19124-3318 23rd wd. 1142 Sq Ft OPA#232281600 Improvements: Residential Property LUKE ANDREW HONER A/K/A LUKE HONER; JEFFREY WILLIAM CONRAD A/K/A JEFFREW WILLIAM CONRAD C.P. December Term, 2014 No. 03087 \$47,702.96 Phelan Hallinan Diamond &amp; Jones, LLP</div>		
<div>1508-640</div> <div>239 East Stella Street 19134-2811 7th wd. 840 Sq Ft OPA#071258400 Improvements: Residential Property MICHAEL KUDERS C.P. October Term, 2014 No. 00935 \$57,274.51 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-647</div> <div>9111 Revere Street 19152-1523 57th wd. 1337 Sq Ft OPA#571222500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VINCENT J. WASKIEWICZ, DECEASED C.P. February Term, 2015 No. 01551 \$176,229.92 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-653</div> <div>502 Murdoch Road, a/k/a 502 East Murdoch Road 19119-1026 9th wd. 2458 Sq Ft OPA#091060400 Improvements: Residential</div>		
<div>1508-641</div> <div>5937 Irving Street 19139-3829 3rd wd. 934 Sq Ft OPA#031100500 Improvements: Residential Property THOMAS L. BLACK C.P. August Term, 2010 No. 03722 \$57,805.80 Phelan Hallinan Diamond &amp; Jones, LLP</div>	<div>1508-648A-B</div> <div>25th wd. (2141 East Clearfield Street – Premises A – 19134-3705) 1104 Sq Ft BRT#252244900 Improvements: Residential Property 62nd wd. (5021 Hawthorne Street – Premises B – 19124-1340) 1350 Sq Ft BRT#622256400 Improvements: Residential Property MARK C. NUZZO C.P. January Term, 2015 No. 1973 \$92,324.46 Bruce M. Dolfman, Esq.</div>			
<div>1508-642</div> <div>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 &amp; Jones, LLP</div>				

# The Legal Intelligencer

# 2015 Law Schools Special Sections

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