

Sheriff’s Sale Notices for September 1, 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, September 1, 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 respond to 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 <a href="http://philadox.phila.gov">http://philadox.phila.gov</a> 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 September 1, 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, Sheriff</b> City and County of Philadelphia <a href="http://www.OfficeofPhiladelphiaSheriff.com">www.OfficeofPhiladelphiaSheriff.com</a></p> <p>The following property, sale of which was postponed from the May 1, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>502-588 A-C</b> <b>51st Wd. (5403 Chester Ave. – Premises A – 19143)</b> On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Popenhrty <b>51st Wd. (5405 Chester Ave. – Premises B – 19143)</b> On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property <b>40th Wd. (5349 Chester Ave. – Premises C – 19143)</b> On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property</p> <p>The following property, sale of which was postponed from the June 5, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>1206-376A-B</b> <b>51st wd. (5420-28 Paschall Ave. - Premises A – 19143)</b> 170’ Northeast of 55th St., Front: 130’, Depth 195’ BRT#884350840 Improvements: Commercial Property <b>51st wd. (5430-44 Paschall Ave. – Premises B – 19143)</b> Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170’ Depth: 195’ BRT#884350845 Improvements: Commercial Property FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.</p> <p>The following property, sale of which was postponed from the February 4, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>1402-395</b> <b>2106 North Marvine Street 19122</b> 20th wd. 1839 Sq. Ft. more or less BRT#202246100 Improvements: Residential Dwelling QUANDA N. GARRISON C.P. September Term, 2011 No. 01193 \$99,668.32 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg L.L.P.</p> <p><b>1402-396</b> <b>5801 Brush Road 19138</b> 59th wd. Front 16’4”, depth 80’ OPA#591228200 Improvements: 3 Story, 3 Unit, Mixed Use Row W/basement, Office/store &amp; Apartments BRIAN THOMPSON C.P. July Term, 2008 No. 04362 \$148,986.51 Thomas D Bielli,</p>	<p>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 June 3, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>1406-516</b> <b>7400 Ruskin Road 19151</b> 34th wd. BRT#343160900 BASIL A. SCOTT AND JANICE V. SCOTT C.P. December Term, 2012 No. 01157 \$312,069.48 Nicholas A. Didomenico, Esq.</p> <p>The following property, sale of which was postponed from the July 1, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>1407-459</b> <b>1344 Robbins Street 19111</b> 53rd wd. 1703 Sq Ft BRT#531041900 Improvements: Residential Dwelling ANDREA BULLOCK-BRYANT 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>1407-477</b> <b>727 Sherrie Road 19115</b> 63rd wd. 8450 Sq Ft BRT#632139200 Improvements: Residential Property EDWARD VESCIO JR. AND BERNADETTE VESCIO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES C.P. March Term, 2013 No. 1524 \$277,476.75 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg &amp; Ackerman, LLC</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 NO AGENT PROPERTIES, LLC 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 LAKESHA STITH C.P. August Term, 2013 No. 02296 \$111,599.43 with legal interest in the amount of \$ Ron L. Woodman, Esq.</p> <p><b>1407-793</b> <b>1307 North Frazier Street 19131</b> 52nd wd. 1536 Sq Ft; semi det 2sty masonry BRT#043068300 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER AND SHIRLEY MILLER, ONLY KNOWN SURVIVING HEIR OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 03038 \$85,384.71 McCabe, Weisberg &amp; Conway, P.C.</p> <p>The following property, sale of which was postponed from the August 5, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>1408-460</b> <b>2375 Welsh Road 19114</b> 57th wd. 54567 Sq Ft BRT#88-3-3811-25 Improvements: Parking Lot With A One Story, Free Standing, Commercial Retail Building SRAMPICKAL DEVELOPERS, LLC C.P. August Term, 2011 No. 03972 \$437,761.21 Janet L. Gold, Esq.</p> <p>The following property, sale of which was postponed from the October 7, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>1410-366</b> <b>5854 North Marshall Street a/k/a 5854 Marshall Street 19120</b> 61st wd. 1234.35 Sq Ft OPA#612259000 Improvements: Residential Property KENESHA L. JOHNSON C.P. March Term, 2012 No. 02628 \$70,963.59 Phelan</p>	<p>Hallinan, LLP</p> <p>The following property, sale of which was postponed from the November 4, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>1411-530</b> <b>2826 South Hutchinson Street 19148</b> 39th wd. 1066.53 Sq Ft; Row 1 Sty Masonry BRT#395243525 Improvements: Residential Dwelling RUTH GUERRIERO, EXECUTRIX OF THE ESTATE OF ALFRED GUERRIERO, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 03816 \$195,832.25 McCabe, Weisberg &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 TUESDAY, September 1, 2015.</p> <p><b>1412-453</b> <b>5323 Yocum Street 19143</b> 51st wd. Row 2 Story Masonry BRT#512091400; PRCL#29SI-44 Improvements: Residential Dwelling JESSIE MAE MCNEIL C.P. April Term, 2013 No. 01531 \$45,018.00 Federman &amp; Associates, LLC</p> <p><b>1412-487</b> <b>2331 South Percy Street 19148-3710</b> 39th wd. 780 Sq Ft OPA#393443000 Improvements: Residential Property DANA M. PICCIOTTI C.P. June Term, 2014 No. 03600 \$26,060.34 Phelan Hallinan, LLP</p> <p><b>1412-571</b> <b>8520 Michener Street 19150</b> 50th wd. 1158 Sq Ft BRT#501139400 Improvements: Residential Real Estate BRIDGET KORNEGAY C.P. July Term, 2014 No. 02956 \$62,849.74 Stern &amp; Eisenberg, P.C.</p> <p><b>1412-641</b> <b>1402 Ellsworth Street 19146</b> 36th wd. on south side of Ellsworth Street with the West side of Carlisle Street, Front: 17 ft 0 in Depth: 79 ft 7 in; 2668 Sq Ft BRT#365270600 Improvements: Residential Dwelling ELLSWORTH COMMONS, LP AND JACQUELINE BRISBANE C.P. April Term, 2014 No. 01260 \$242,182.46 Jerrold S Kulback, Esq.</p> <p>The following property, sale of which was postponed from the January 6, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>1501-357</b> <b>1159 Overington Street 19124-3134</b> 23rd wd. 1164 Sq Ft OPA# 234078600 Improvements: Residential Property DAVID BOWENS AND WILLAMAE WOODBURY C.P. May Term, 2013 No. 00555 \$110,977.35 Phelan Hallinan, LLP</p> <p><b>1501-442</b> <b>833 Sanger Street 19124</b> 35th wd. 1240 Sq Ft BRT#351219000 Improvements: Residential Property SUNDAY E. ADEYEMI AND BOLA ADEYEMI C.P. February Term, 2014 No. 01501 \$32,737.29 Christopher A. DeNardo, Esq.</p> <p><b>1501-451</b> <b>1223 Atwood Road 19151-3110</b> 34th wd. 1262 Sq Ft OPA# 344329700 Improvements: Residential Property SEBASTIAN R. REMBERT; FRANCINE M. REMBERT C.P. August Term, 2012 No. 01882 \$57,550.63 Phelan Hallinan, LLP</p> <p><b>1501-504</b> <b>2750 North 46th Street 19131-1529</b> 52nd wd. 1578 Sq Ft OPA# 521231900 Improvements: Residential Property MARISA S. BARNES-HOPKINS C.P. March Term, 2013 No. 04323 \$139,798.71 Phelan Hallinan, LLP</p> <p><b>1501-640</b> <b>6109 Marsden Street 19135</b> 41st wd. S/D Conv Apt 2 Sty Masonry; 1260 Sq Ft BRT#411262000 Improvements: Residential Dwelling</p>	<p>ANTHONY PIZZARO C.P. December Term, 2006 No. 00791 \$90,776.44 McCabe, Weisberg &amp; Conway, PC</p> <p><b>1501-654</b> <b>3037 Fountain Street 19121</b> 32nd wd. Row 2 Sty Masonry; 1136 Sq Ft BRT#323109400 Subject to Mortgage Improvements: Residential Dwelling UNKNOWN HEIRS OF DOROTHY R. YOUNG, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 01009 \$38,351.29 McCabe, Weisberg &amp; Conway, PC</p> <p><b>1501-690</b> <b>1219 Christian Street 19147</b> 2nd wd. Row 3 Sty Masonry; 1432 Sq Ft BRT#022249510 Subject to Rent Improvements: Residential Dwelling JANET WILKINS C.P. June Term, 2012 No. 00454 \$134,718.49 McCabe, Weisberg &amp; Conway, 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 TUESDAY, September 1, 2015.</p> <p><b>1502-499</b> <b>755 South 15th Street 19146</b> 30th wd. 2444 Sq Ft; Row 3 Story Masonry BRT#301269900; PRCL#6S1-209 Improvements: Residential Dwelling MICHAEL S. JACKSON, LURUBE DEVELOPERS, LLC C.P. November Term, 2010 No. 03326 \$675,078.14 Federman &amp; Associates, LLC</p> <p><b>1502-616</b> <b>1831-33 Harrison Street 19124</b> 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 &amp; Schwartz, P.C.</p> <p>The following property, sale of which was postponed from the March 3, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <p><b>1503-420</b> <b>9337 Treaty Road 19114</b> 57th wd. (formerly 35th wd.) 1820 Sq Ft BRT#57-2-2744-00 Improvements: Single Family Residential MARIAN D. JORDAN C.P. August Term, 2014, No. 000465 \$151,359.05 Craig H. Fox, Esq</p> <p><b>1503-467</b> <b>5602 North Sydenham Street 19141-2320</b> 17th wd. 1446 Sq Ft OPA#172102700 Improvements: Residential Property OCTAVIA DANIELSON C.P. January Term, 2014 No. 00576 \$127,395.49 Phelan Hallinan, LLP</p> <p><b>1503-549</b> <b>7561 Woodcrest Avenue 19151</b> 34th wd. Row B/Gar 2Sty Masonry; 1266 Sq Ft BRT#343193600 Improvements: Residential Dwelling BEATRICE Z. BENSON C.P. April Term, 2014 No. 02993 \$122,241.42 McCabe, Weisberg, &amp; Conway, P.C.</p> <p><b>1503-550</b> <b>5628 Rodman Street 19143</b> 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, &amp; Conway, P.C.</p> <p><b>1503-559</b> <b>7850 Craig Street 19136</b> 64th wd. Semi/Det</p>



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2.5 Sty Frame; 1376 Sq Ft BRT#642058100 Improvements: Residential Dwelling</p> <p>THOMAS J.J. MCKERNAN A/K/A THOMAS J. MCKERNAN, KNOWN SURVIVING HEIR OF THOMAS JAMES MCKERNAN, REAL MORTGAGOR AND OWNER; UNKNOWN SURVIVING HEIRS OF THOMAS JAMES MCKERNAN, DECEASED MORTGAGOR AND REAL OWNER; DONNA M. TOUNI A/K/A DONNA M. MCKERNAN, KNOWN SURVIVING HEIR OF THOMAS JAMES MCKERNAN, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 00470 \$89,677.72 McCabe, Weisberg, &amp; Conway, P.C.</p> <p><b>1503-568</b></p> <p><b>316 East Vernon Road 19119</b> 22nd wd. 1600 Sq Ft OPA#222024600 Subject to Mortgage Improvements: Residential Property</p> <p>KATHRYN NORMAN C.P. October Term, 2014 No. 01675 \$115,424.32 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.</p> <hr/> <p>The following property, sale of which was postponed from the April 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <hr/> <p><b>1504-450</b></p> <p><b>5612 Arbor Street 19120</b> 61st wd. ROW B/GAR 2STY MASONRY; 1188 Sq Ft PRCL#140-N-08-0135; BRT#612523700 Improvements: Residential Dwelling</p> <p>MILCA BEAUVIL C.P. May Term, 2012 No. 00652 \$161,612.04 Federman &amp; Associates, LLC</p> <p><b>1504-507</b></p> <p><b>5127 Walnut Street 19139-4130</b> 60th wd. ROW W-OFF/STR 2 STY MASONRY; 1650 Sq Ft BRT#871251200 Improvements: Residential Dwelling</p> <p>VICTOR B. KIAHOUR AND CLEMENTINE O. KIAHOUR A/K/A CLEMENTINE ZADI C.P. August Term, 2013 No. 02431 \$63,800.39 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1504-508</b></p> <p><b>6717 North Bouvier Street 19126</b> 10th wd. ROW B/GAR 2STY MASONRY; 1056 Sq Ft BRT#101067800 Subject to Mortgage Improvements: Residential Dwelling</p> <p>UNKNOWN HEIRS OF DAISY M. MICKLE, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2013 No. 00768 \$100,923.33 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1504-548</b></p> <p><b>2913 Normandy Drive 19154-1620</b> 66th wd. DET 1-1/2 STY FRAME; 1392 Sq Ft BRT#662498700 Improvements: Residential Dwelling</p> <p>STEPHEN D. METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, THERESA ANN FREDa, A/K/A THERESA ANN METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, CHRISTOPHER W.S. METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER AND STEPHEN METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 00230 \$170,292.46 McCabe, Weisberg &amp; Conway, P.C.</p> <p><b>1504-558</b></p> <p><b>9317 Treaty Road 19114-3509</b> 57th wd. DET 1-1/2 STY FRAME; 1680 Sq Ft BRT#572273400 Improvements: Residential Dwelling</p> <p>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 &amp; Conway, P.C.</p> <hr/> <p>The following property, sale of which was postponed from the May 5, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, September 1, 2015.</p> <hr/> <p><b>1505-313</b></p> <p><b>6133 Carpenter Street 19143-2904</b> 3rd wd. 1922 Sq Ft OPA#033086400 Improvements: Residential Property</p> <p>JOHN W. LEWIS, III C.P. April Term, 2014 No. 02913 \$112,435.72 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-316</b></p> <p><b>6230 Algard Street 19135-3502</b> 55th wd.</p>	<p>1136 Sq Ft OPA#552343200 Improvements: Residential Property</p> <p>KHADIJA SINES C.P. August Term, 2013 No. 00778 \$157,746.60 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-319</b></p> <p><b>7335 Woodcrest Avenue 19151-2214</b> 34th wd. 1120 Sq Ft OPA#344124100 Improvements: Residential Property</p> <p>WILLIAM C. WEST, JR. A/K/A WILLIAM C. WEST C.P. September Term, 2013 No. 03564 \$75,682.27 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-325</b></p> <p><b>3034 East Street 19134</b> 7th wd. 1120 Sq Ft BRT#071556700 Improvements: Residential Property</p> <p>DARLENE CASH C.P. August Term, 2013 No. 002421 \$30,144.71 Shapiro &amp; DeNardo, LLC</p> <p><b>1505-326</b></p> <p><b>1514 South 53rd Street 19143</b> 51st wd. 1622 Sq Ft BRT#512014600 Improvements: Residential Property</p> <p>MARILYN J. PARKER C.P. October Term, 2013 No. 02233 \$38,603.25 KML Law Group, P.C.</p> <p><b>1505-333</b></p> <p><b>75 Church Lane 19144</b> 12th wd. 1818 Sq Ft BRT#122039400 Improvements: Residential Property</p> <p>PAMELA M. BROWN C.P. October Term, 2014 No. 01494 \$104,529.18 KML Law Group, P.C.</p> <p><b>1505-334</b></p> <p><b>1706 Wagner Avenue 19141</b> 17th wd. 1002 Sq Ft BRT#171028000 Improvements: Residential Property</p> <p>MONIQUE WELLS C.P. September Term, 2008 No. 004422 \$84,915.05 Shapiro &amp; DeNardo, LLC</p> <p><b>1505-335</b></p> <p><b>1603 Mohican Street 19138</b> 10th wd. 1364 Sq Ft BRT#102245500 Improvements: Residential Property</p> <p>JOHN GASKIN C.P. November Term, 2014 No. 002720 \$109,215.85 Shapiro &amp; DeNardo, LLC</p> <p><b>1505-340</b></p> <p><b>6948 Fowler Street 19128-4407</b> 21st wd. 1992 Sq Ft BRT#212454500 Improvements: Residential Dwelling</p> <p>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.</p> <p><b>1505-344</b></p> <p><b>1403 East Weaver Street 19150</b> 50th wd. 1152 Sq Ft BRT#143N2/BRT#501469900 Improvements: Residential Dwelling</p> <p>RAYMOND BLUE A/K/A RAYMOND F. BLUE A/K/A RAYMOND T. BLUE AND VERONICA BLUE A/K/A VERONICA I. BLUE C.P. October Term, 2013 No. 02829 \$184,731.87 Udren Law Offices, P.C.</p> <p><b>1505-345</b></p> <p><b>1840 East Thayer Street, a/k/a 1840 North Thayer Street 19134-2510</b> 45th wd. 1144 Sq Ft OPA#452063800 Improvements: Residential Property</p> <p>YOLANDA BEAUCHAMPS C.P. October Term, 2014 No. 01864 \$23,060.35 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-347</b></p> <p><b>409 W Ellet Street 19119</b> 22nd wd. 2050 Sq Ft BRT#223156300 Improvements: Residential Dwelling</p> <p>DAVID ALSTON A/K/A DAVID A. ALSTON AND TIFFINI ALSTON A/K/A TIFFINI K. ALSTON C.P. November Term, 2013 No. 00620 \$158,756.35 Udren Law Offices, P.C.</p> <p><b>1505-348</b></p> <p><b>2514 Dickinson Street 19146</b> 36th wd. Land Area: 750 Sq Ft; Improvement Area: 1320 Sq Ft BRT#364037714 Subject To Mortgage Yes; Plaintiff's is 1st mortgage -- 2nd mortgage of record belongs to EPIC Mortgage and Funding, LLC. Improvements: Residential/residential Mixed-use</p> <p>EPIC MORTGAGE AND FUNDING LLC C.P. July Term, 2014 No. 01307 \$141,473.91 Scott A. Dietterick, Esq., Kathryn L. Mason, Esq., James D. Young, Esq.</p> <p><b>1505-357</b></p> <p><b>808 East Madison Street a/k/a, 808 Madison Avenue 19134-1920</b> 33rd wd. 1197 Sq Ft OPA#331067200 Improvements: Residential Property</p> <p>ADELINA PEREZ C.P. June Term, 2014 No. 01054 \$25,800.46 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-359</b></p> <p><b>5114 North 9th Street 19126</b> 49th wd. 1452 Sq Ft OPA#492143800 Improvements: Residential Property</p>	<p>TILA W. SCOTT C.P. October Term, 2013 No. 03527 \$73,668.70 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-369</b></p> <p><b>7008 Reedland Street 19142-1716</b> 40th wd. 1024 Sq Ft BRT#406215600 Improvements: Residential Property</p> <p>THERESA BOLTON C.P. January Term, 2014 No. 02924 \$45,670.92 KML Law Group, P.C.</p> <p><b>1505-373</b></p> <p><b>153 East Walnut Park Drive 19120-1024</b> 61st wd. 1152 Sq Ft OPA#611360300 Improvements: Residential Property</p> <p>ISAAC KORNEGAY C.P. July Term, 2014 No. 03330 \$158,992.92 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-384</b></p> <p><b>1011 Lorraine Street 19116</b> 58th wd. 1652 Sq Ft BRT#582213000 Improvements: Residential Property</p> <p>KRISTEN SANCHEZ AND MICHAEL J. SANCHEZ C.P. August Term, 2012 No. 2337 \$267,570.44 Shapiro &amp; DeNardo, LLC</p> <p><b>1505-393</b></p> <p><b>4155 Hellerman Street 19135</b> 55th wd. 1152 Sq Ft BRT#552112300 Improvements: Residential Dwelling</p> <p>VICTOR SZAREK C.P. December Term, 2014 No. 00603 \$73,377.40 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.</p> <p><b>1505-395</b></p> <p><b>5751 North 6th Street 19120</b> 61st wd. 1310 Sq Ft BRT#612285300 Improvements: Residential Property</p> <p>SHEENA M. WASHINGTON C.P. May Term, 2014 No. 01480 \$119,848.73 KML Law Group, P.C.</p> <p><b>1505-396</b></p> <p><b>1822 South 27th Street 19145</b> 48th wd. 810 Sq Ft BRT#482333300 Subject to Mortgage Improvements: Residential Property</p> <p>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 &amp; Ackerman, LLC</p> <p><b>1505-398</b></p> <p><b>1800 Danforth Street 19152-1820</b> 56th wd. 1236 Sq Ft OPA#562212800 Improvements: Residential Property</p> <p>MARK CITRON C.P. September Term, 2012 No. 00857 \$177,755.37 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-402</b></p> <p><b>1100 South Broad Street Apt 305B, a/k/a 1100 South Broad Street #305B 19146-5029</b> 36th wd. 687 Sq Ft OPA#888113656 Improvements: Condominium Unit</p> <p>TODD FACENDA C.P. October Term, 2011 No. 00583 \$248,270.68 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-407</b></p> <p><b>2343 East Boston Street 19125-3014</b> 31st wd. 956 Sq Ft OPA#313184000 Improvements: Residential Property</p> <p>WILLIAM J. MCELROY AND DOLORES F. MCELROY C.P. October Term, 2013 No. 01433 \$188,627.63 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-417</b></p> <p><b>1926 Independence Street, a/k/a 1926 Independence Avenue 19138</b> 10th wd. 1032 Sq Ft OPA#102102400 Improvements: Residential Property</p> <p>THERESA WHITE HEWLETT A/K/A THERESA W. HEWLETT C.P. September Term, 2014 No. 02167 \$43,745.92 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-421</b></p> <p><b>934 West Fisher Street, a/k/a 934 West Fisher Avenue 19141-4034</b> 49th wd. 1420 Sq Ft OPA#492043900 Improvements: Residential Property</p> <p>DONNA CULBRETH C.P. June Term, 2009 No. 01214 \$58,849.68 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-422</b></p> <p><b>628 East Annsbury Street a/k/a, 628 Annsbury Street 19120-4602</b> 42nd wd. 800 Sq Ft OPA#421008600 Improvements: Residential Property</p> <p>OLUWATOYIN FAWOLE C.P. November Term, 2014 No. 01217 \$32,401.91 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-423</b></p> <p><b>5550 Belmar Terrace, a/k/a 5550 Belmar Street 19143-4702</b> 51st wd. 1062 Sq Ft OPA#514104100 Improvements: Residential Property</p> <p>ANGELA MURPHY C.P. September Term, 2010 No. 03392 \$121,672.80 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1505-426</b></p> <p><b>5813 North American Street 19120-1862</b> 61st wd. 1200 Sq Ft OPA#612404400 Improvements: Residential Property</p> <p>WANDA SAUNDERS C.P. June Term, 2007 No. 02491 \$121,135.47 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-429</b></p> <p><b>7107 Torresdale Avenue 19135-1312</b> 65th wd. 1440 Sq Ft OPA#651256200 Improvements: Residential Property</p> <p>JOSEPH L. MISCO A/K/A JOSEPH MISCO AND AGNES D. STALEY C.P. January Term, 2014 No. 02464 \$86,569.30 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-440</b></p> <p><b>1832 Green Street Unit C 19130-4143</b> 88th wd. 562 Sq Ft OPA#888154074 Improvements: Condominium</p> <p>MARK W. TOTTEN C.P. September Term, 2013 No. 00491 \$184,483.87 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-458</b></p> <p><b>7519 Tulpehocken Street a/k/a 7519 East Tulpehocken Street 19138-1410</b> 50th wd. 1472 Sq Ft BRT#501372100 Improvements: Residential Property</p> <p>MYRA Y. FORREST C.P. September Term, 2014 No. 02964 \$68,692.47 KML Law Group, P.C.</p> <p><b>1505-472</b></p> <p><b>201 North 8th Street, Unit 804 19106-1005</b> 5th wd. 1009 Sq Ft BRT#888037290 Subject to Mortgage Improvements: Residential Dwelling</p> <p>MOHAMMAD ARSHAD CHUGHTAI C.P. June Term, 2014 No. 04499 \$290,991.81 Powers, Kirn &amp; Associates, LLC</p> <p><b>1505-479</b></p> <p><b>2938 Fanshawe Street 19149-2513</b> 55th wd. 1138 Sq Ft OPA#551109500 Improvements: Residential Property</p> <p>JESSE J. KENNEDY A/K/A JESSE KENNEDY AND KRISTY KENNEDY F/K/A KRISTY MORAN C.P. May Term, 2014 No. 00935 \$110,058.00 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-481</b></p> <p><b>13494 Proctor Road 19116-1724</b> 58th wd. 2892 Sq Ft OPA#583130160 Improvements: Residential Property</p> <p>MARY HRUZA AND MARYANN KENNEDY C.P. May Term, 2014 No. 00937 \$670,342.31 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-482</b></p> <p><b>1706 Fulmer Street 19115-3107</b> 58th wd. 2538 Sq Ft BRT#581035802 Subject to Mortgage Improvements: No</p> <p>LAUREN KANE C.P. September Term, 2013 No. 02038 \$14,722.86 plus legal interest Michael S. Bomstein, Esq.</p> <p><b>1505-486</b></p> <p><b>1734 Rhawn Street 19111-2920</b> 56th wd. 1020 Sq Ft OPA#561586606 Improvements: Residential Property</p> <p>CARMEN A. CASERTA AND DONNA M. HARTLEY C.P. August Term, 2013 No. 02487 \$80,111.24 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-489</b></p> <p><b>1343 St. Vincent Street 19111</b> 53rd wd. 1664 Sq Ft OPA#532332000 Subject to Mortgage Improvements: Residential Property</p> <p>YOUNG S. LEE A/K/A YOUNG SOOK LEE A/K/A YOUNG SOOK CHUNG C.P. July Term, 2014 No. 02903 \$173,059.55 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.</p> <p><b>1505-501</b></p> <p><b>6651 Erdrick Street 19135-2601</b> 55th wd. 1360 Sq Ft OPA#552277900 Improvements: Residential Property</p> <p>SCOTT WENDEL AND ELIZABETH P. WENDEL A/K/A ELIZABETH P. DETKIEWICZ C.P. November Term, 2009 No. 03981 \$86,114.32 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-503</b></p> <p><b>2106 Eastburn Avenue 19138-2612</b> 10th wd. 1280 Sq Ft OPA#102113400 Improvements: Residential Property</p> <p>RENEE BAILEY, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF GWENDOLYN D. CURRY; WILLIAM CURRY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF GWENDOLYN CURRY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GWENDOLYN D. CURRY ESTATE, DECEASED C.P. April Term, 2014 No. 04224 \$71,127.79 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-508</b></p> <p><b>5804 Malvern Avenue 19131-3003</b> 52nd wd. 1217 Sq Ft OPA#522112000 Improvements: Residential Property</p> <p>CATHERN L. WASHINGTON A/K/A</p>	<p>CATHERN WASHINGTON C.P. October Term, 2013 No. 03532 \$86,560.79 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-510</b></p> <p><b>1428 North 57th Street 19131-3807</b> 4th wd. 1026 Sq Ft OPA#043105500 Improvements: Residential Property</p> <p>NICOLE MURPHY ALLEN A/K/A NICOLE A. MURPHY-ALLEN AND WAYNE ALLEN C.P. February Term, 2013 No. 01844 \$51,524.78 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-510</b></p> <p><b>1428 North 57th Street 19131-3807</b> 4th wd. 1026 Sq Ft OPA#043105500 Improvements: Residential Property</p> <p>NICOLE MURPHY ALLEN A/K/A NICOLE A. MURPHY-ALLEN AND WAYNE ALLEN C.P. February Term, 2013 No. 01844 \$51,524.78 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-513</b></p> <p><b>436 Mark Place 19115-1113</b> 58th wd. 2185 Sq Ft OPA#581094500 Improvements: Residential Property</p> <p>SAJI VARGHESE AND ABI S. VARGHESE C.P. October Term, 2014 No. 01493 \$384,188.79 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-514</b></p> <p><b>2629 South Beulah Street 19148-4514</b> 39th wd. 1080 Sq Ft OPA#393204000 Improvements: Residential Property</p> <p>CRYSTAL L. BURGESS C.P. February Term, 2009 No. 02077 \$63,575.37 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-515</b></p> <p><b>3037 D Street 19134-2923</b> 7th wd. 840 Sq Ft OPA#071508400 Improvements: Residential Property</p> <p>EDWARD DANIELS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CATHLEEN THOMAS; CURT THOMAS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CATHLEEN THOMAS; TERRANCE THOMAS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CATHLEEN THOMAS; THOMAS DANIELS, IN HIS CAPACITY HEIR OF THE ESTATE OF CATHLEEN THOMAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATHLEEN THOMAS, DECEASED C.P. April Term, 2014 No. 04240 \$49,678.51 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1505-520</b></p> <p><b>547 Van Kirk Street a/k/a 547 Vankirk Street 19120-1231</b> 35th wd. 1194 Sq Ft BRT#352115600 Improvements: Row B/gar 2 Story Masonry</p> <p>TYRA LYTES C.P. November Term, 2013 No. 01950 \$99,444.08 Milstead &amp; Associates, LLC</p> <p><b>1505-521</b></p> <p><b>1522 Haines Street 19126</b> 10th wd. 2240 Sq Ft BRT#101262005 Improvements: Residential Real Estate</p> <p>NATHANIEL MAYS C.P. August Term, 2014 No. 00960 \$87,443.31 Stern &amp; Eisenberg, P.C.</p> <p><b>1505-532</b></p> <p><b>147 North 62nd Street 19139</b> 34th wd. 1120 Sq Ft BRT#341210700 Improvements: Residential Dwelling</p> <p>ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY, C/O VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE; VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE OF THE ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; YVONNE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; BERNADETTE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY C.P. August Term, 2013 No. 03169 \$68,158.82 Udren Law Offices, P.C.</p> <p><b>1505-534</b></p> <p><b>4030 Claridge Street 19124</b> 33rd wd. 960 Sq Ft BRT#332338400 Improvements: Residential Property</p> <p>ANGEL RODRIGUEZ AND KATHERINE VAZQUEZ C.P. October Term, 2014 No. 02044 \$56,901.63 KML Law Group, P.C.</p> <p><b>1505-541</b></p> <p><b>370 Milne Street a/k/a 370 West Milne Street</b></p>







SHERIFF'S SALE

MARTIN GRASER A/K/A MARTIN E. GRASER AND MADISON WEST C.P. May Term, 2014 No. 02534 \$229,928.89 Udren Law Offices, 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.

1506-540

**3347 Holme Avenue 19114** 57th wd. 1132 Sq Ft; row b/gar 2sty masonry BRT#572038700 Improvements: Residential Dwelling  
LOUIS C. PETERS C.P. February Term, 2014 No. 00334 \$149,647.74 McCabe, Weisberg & Conway, P.C.

1506-545

**7436 Drexel Road 19151-2933** 34th wd. 1260 Sq Ft OPA#343210600 Improvements: Residential Property  
KYMALA A. RANSOM-GUY C.P. February Term, 2013 No. 02833 \$91,956.78 Phelan Hallinan Diamond & Jones, LLP

1506-552

**2415 Morris Street 19145** 36th wd. Land Area: 6915 Sq Ft; Improvement Area: 6923 Sq Ft BRT#88-434-7515 Subject to Mortgage Subject to Rent  
JOSEPH GIGLIOTTI C.P. December Term, 2013 No. 02180 \$167,631.02 Jennifer Hiller Nimeroff, Esq.; Weir & Partners LLP

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

1506-570

**1523 Wynsam Street 19138-1627** 10th wd. 1156 Sq Ft OPA#102192900 Improvements: Residential Property  
FRANK BROWN, JR. C.P. October Term, 2014 No. 02903 \$139,488.94 Phelan Hallinan Diamond & Jones, LLP

1506-576

**5317 Arlington Street 19131** 52nd wd. ROW B/GAR 2STY MASONRY; 1574 Sq Ft BRT#521130200 Improvements: Residential Dwelling  
MAXINE G. GRAHAM C.P. March Term, 2014 No. 00769 \$65,555.40 McCabe, Weisberg & Conway, P.C.

1506-582

**1208 Dyre Street 19124-2504** 23rd wd. 2520 Sq Ft OPA#234167200 Improvements: Residential Property  
RESHEMIA HOLMES, IN HER CAPACITY AS HEIR OF LOIS HOLMES, DECEASED; AJA HOLMES A/K/A ASIA STERLING, IN HER CAPACITY AS HEIR OF LOIS HOLMES, DECEASED; HASAN HOLMES, IN HIS CAPACITY AS HEIR OF LOIS HOLMES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOIS HOLMES, DECEASED C.P. September Term, 2014 No. 03953 \$108,846.83 Phelan Hallinan Diamond & Jones, LLP

1506-591

**905 North 64th Street 19151-3403** 34th wd. 2403 Sq Ft OPA#344241800 Improvements: Residential Property  
PATRICIA A. THOMAS C.P. February Term, 2013 No. 01695 \$248,832.34 Phelan Hallinan Diamond & Jones, LLP

1506-595

**4625 Fernhill Road 19144** 13th wd. 1032 Sq Ft OPA#133127500 Improvements: Residential Property  
LESTER BUSSEY C.P. February Term, 2008 No. 04136 \$95,618.12 Phelan Hallinan Diamond & Jones, LLP

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.

SHERIFF'S SALE

1506-617

**400-14 West Hortter Street, Apartment 105 19119-3645** 22nd wd. 900 Sq Ft; Together with all right, title and interest to a % undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration. OPA#888220206 Improvements: Residential Property  
PAULA L. PIERRE, IN HER CAPACITY AS HEIR OF MARY E. BAILEY, DECEASED; LOUIS J. PIERRE, JR., IN HIS CAPACITY AS HEIR OF MARY E. BAILEY, DECEASED; CRYSTAL JONES, IN HER CAPACITY AS HEIR OF MARY E. BAILEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY E. BAILEY, DECEASED C.P. June Term, 2014 No. 00524 \$100,726.01 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.

1506-635

**6307 Buist Avenue 19142** 40th wd. ROW 2 STY MASONRY; 953 Sq Ft BRT#402258000 Improvements: Residential Dwelling  
DOLORES GULLA A/K/A DOLORES E. GULLA C.P. May Term, 2014 No. 00334 \$29,077.54 McCabe, Weisberg & Conway, P.C.

1506-637

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

1506-638

**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.

1506-667

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

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

1507-304

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

1507-311

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

1507-312

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

1507-313

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

1507-316

**1911 Lansing Street 19111-3505** 56th wd.

SHERIFF'S SALE

1600 Sq Ft OPA#561479400 Improvements: Residential Property  
DANIEL A. ECKERT AND JACQUELINE M. ECKERT C.P. July Term, 2014 No. 02674 \$164,291.85 Phelan Hallinan Diamond & Jones, LLP

1507-317

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

1507-321

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

1507-323

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

1507-324

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

1507-326

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

1507-333

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

1507-335

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

1507-337

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

1507-340

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

1507-346

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

1507-347

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

1507-355

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

1507-356

**42 North Millick Street 19139-2324** 34th wd. 1314 Sq Ft OPA#341119500 Improvements: Residential Property  
ESTELLE R. FARLEY C.P. October Term, 2013 No. 01780 \$57,121.48 Phelan Hallinan Diamond & Jones, LLP**1507-359**

**322 West Ashdale Avenue 19120** 42nd wd. 1056 Sq Ft BRT#422176800 Improvements: Residential Real Estate  
ANIBAL AYALA, EXECUTOR OF THE ESTATE OF AWILDA AYALA, DECEASED

SHERIFF'S SALE

C.P. January Term, 2015 No. 02113 \$46,189.98 Stern & Eisenberg, P.C.

1507-359

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

1507-363

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

1507-364

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

1507-365

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

1507-367

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

1507-369

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

1507-372

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

1507-382

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

1507-383

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

1507-386

**136 North 2nd Steet, Unit 5D, a/k/a 136-138 North 2nd Street, Unit 5D 19106** 5th wd. 1270 Sq Ft BRT#888053741 Improvements: Residential Real Estate  
RICHARD A. STEVENS C.P. August Term, 2014 No. 02690 \$503,526.00 Stern & Eisenberg, P.C.

1507-388

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

1507-389

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

1507-395

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

1507-404

**7509 Woodcrest Avenue 19151-2702** 34th wd. 1266 Sq Ft OPA#343191000 Improvements: Residential Property

SHERIFF'S SALE

CANDACE EDWARDS C.P. February Term, 2013 No. 01461 \$178,086.73 Phelan Hallinan Diamond & Jones, LLP

1507-409

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

1507-416

**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.

1507-421

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

1507-423

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

1507-426

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

1507-427

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

1507-430

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

1507-431

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

1507-432

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

1507-439

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

1507-440

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

1507-443

**1124 South 22nd Street 19146** 36th wd. Approximate Size: Land Area - 12240 sq ft; Improvement Area - 2016 Sq Ft BRT#871548350 Improvements: Commercial Property  
C.P. July Term, 2014 No. 01307 \$234



SHERIFF'S SALE

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

**1507-459**  
**6413 North Fairhill Road a/k/a 6413 North Fairhill Street 19126-3848** 61st wd. 1600 Sq Ft OPA#611112700 Improvements: Residential Property  
SHAUN WIGGINS AND KAREEMA MURPHY-WIGGINS A/K/A KAREEMA MURPHY C.P. February Term, 2014 No. 00126 \$160,682.44 Phelan Hallinan Diamond & Jones, LLP

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

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

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

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

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

**1507-469**  
**2918 West York Street 19132** 28th wd. 1064 Sq Ft BRT#282337501 Improvements: Residential Property  
BRUCE POUNCY C.P. November Term, 2014 No. 00830 \$91,862.47 KML Law Group, P.C.

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

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

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

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

SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

**1507-507**  
**6204-6220 West Passyunk Avenue 19153** 40th wd. 29200 Sq Ft; All that certain lot or piece of ground on Southerly side of Passyunk (120 feet, State Road #3019) St. 78 degrees 18 minutes 08 seconds East of Southerly side of Passyunk St. 444.613 ft from Northerly end of line North 9 Degrees 02 minutes 00 seconds which forms a cut back corner at intersection of Southerly Side of Passyunk Avenue. OPA#884791300 Subject To Mortgage of BNB Hana Bank National, successor by merger to BNB Bank, N.A. and assigned to BNB Real Estate Holding LLC and Doral Capital Corporation  
PHONG TAN HUYNH AND KHANH BUU HUYNH C.P. May Term, 2014 No. 03162 \$1,185,082.30 plus interst from 5/18/14 to 7/7/15 (at the rate of 18%) in the amount of \$251,884.52 Max L. Lieberman, Esq.

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

SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

**1507-567**  
**1036 South 54th Street 19143** 51st wd. ROW B/GAR 2STY MASONRY; 1344 Sq Ft BRT#513126200 Improvements: Residential Dwelling  
LULA M. WILSON-TOE AND DANIEL S. TOE, SR. C.P. February Term, 2014 No. 00852 \$78,867.59 McCabe, Weisberg & Conway, P.C.

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

SHERIFF'S SALE

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

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

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

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

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

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

**1507-602**  
**938 Flanders Road 19151** 34th wd. ROW B/GAR 2STY MAS.+OTHER; 1168 Sq Ft BRT#344417300 Improvements: Residential Dwelling  
OBIE HAZZARD C.P. January Term, 2015 No. 03346 \$94,885.22 McCabe, Weisberg & Conway, P.C.

**1507-603**  
**3011 Tulip Street 19134** 25th wd. ROW 2 STY MASONRY; 956 Sq Ft BRT#252355500 Improvements: Residential Dwelling  
MARESHA N. KNOX A/K/A MARESHA KNOX, JENNYANN ORENDAC AND UNITED STATES OF AMERICA C.P. February Term, 2014 No. 00857 \$86,093.60 McCabe, Weisberg & Conway, P.C.

**1507-605**  
**2542 South Carlisle Street 19145** 26th wd. ROW 2 STY MASONRY; 1044 Sq Ft BRT#261136400 Improvements: Residential Dwelling  
JAMES SEELEY A/K/A JAMES SEELEY, JR. C.P. May Term, 2014 No. 03118 \$121,486.77 McCabe, Weisberg & Conway, P.C.

**1507-608**  
**2211 South 20th Street 19145** 48th wd. 1230 Sq Ft BRT#481323300 Improvements: Residential Dwelling  
TRUNG NGUYEN C.P. June Term, 2013 No. 00488 \$148,248.38 Powers, Kim & Associates, LLC

**1507-615**  
**1726 Bainbridge Street, Unit A 19146** 30th wd. ROW W/GAR 502STY MASONRY; 1526 Sq Ft BRT#301058527 Improvements: Residential Dwelling  
DARYL LAWTON AND CHARLENE FALCONE A/K/A CHARLENE FALCON A/K/A CHARLENE M. HARTENSTINE C.P. March Term, 2014 No. 00759 \$189,655.36 McCabe, Weisberg & Conway, P.C.

**1507-618**  
**354 Ritner Street 19148** 39th wd. 1500 Sq Ft; Containing in front or breadth on the said Ritner Street 15 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Ritner Street 58 feet to a 2 feet 6 inches wide alley Eastward and

SHERIFF'S SALE

Westward. OPA#392196100 Improvements: Row 2sty Masonry  
EDWARD WHALIN AND CHRISTINA WHALIN C.P. October Term, 2014 No. 01263 \$201,615.99 Richard J. Nalbandian, III

**1507-625**  
**1500 Mohican Street 19138-1124** 10th wd. 1280 Sq Ft OPA#102229600 Improvements: Residential Property  
CHARLES GREGG C.P. May Term, 2010 No. 02942 \$81,092.78 Phelan Hallinan Diamond & Jones, LLP

**1507-626**  
**6720 Dorel Street 19142-2607** 40th wd. 1170 Sq Ft OPA#406350000 Improvements: Residential Property  
RASHEED J. GILLIARD AND GIOAVONDA L. GILLIARD C.P. June Term, 2013 No. 00283 \$131,471.98 Phelan Hallinan Diamond & Jones, LLP

**1507-631**  
**5362 Lebanon Avenue 19131-3231** 52nd wd. 1656 Sq Ft OPA#521137700 Improvements: Residential Property  
SHWANNA HARRIS; RAYMOND HARRIS, JR. C.P. September Term, 2013 No. 03898 \$200,218.10 Phelan Hallinan Diamond & Jones, LLP

**1507-633**  
**416 West Ruscomb Street 19120-3822** 42nd wd. 1408 Sq Ft OPA#422156700 Improvements: Residential Property  
FRANCOIS MARQUIS A/K/A FRANCOIS S. MARQUIS C.P. February Term, 2015 No. 02494 \$107,792.35 Phelan Hallinan Diamond & Jones, LLP

**1507-638**  
**12201 Aster Road 19154-1703** 66th wd. 1152 Sq Ft OPA#663202100 Improvements: Residential Property  
MARK J. YOUNG AND KIMBERLY P. YOUNG C.P. June Term, 2014 No. 04331 \$161,508.36 Phelan Hallinan Diamond & Jones, LLP

**1507-641**  
**5727 Beaumont Avenue 19143-5204** 51st wd. 1376 Sq Ft OPA#513284400 Improvements: Residential Property  
JULIAN L. COUSINS, SR. A/K/A JULIAN COUSINS A/K/A JULIAN LAVAR COUSINS C.P. July Term, 2014 No. 02501 \$45,220.21 Phelan Hallinan Diamond & Jones, LLP

**1507-649**  
**6240 Wissahickon Avenue 19144** 21st wd. DET W/GAR 2.5 STY STONE; 2913 Sq Ft BRT#213262300 Improvements: Residential Dwelling  
MICHELLE S. CORNISH AND CLAUDE D. CORNISH, JR. C.P. September Term, 2014 No. 01145 \$417,901.82 McCabe, Weisberg & Conway, P.C.

**1507-650**  
**6117 Charles Street 19135-3413** 55th wd. 1640 Sq Ft OPA#552228200 Improvements: Residential Property  
FATEMA S. SADEQUE C.P. January Term, 2014 No. 02955 \$154,047.57 Phelan Hallinan Diamond & Jones, LLP

**1507-653**  
**7017 Limekiln Pike 19138-2022** 10th wd. 1216 Sq Ft OPA#102058900 Improvements: Residential Property  
ESTHER BURTON C.P. May Term, 2013 No. 00466 \$49,289.61 Phelan Hallinan Diamond & Jones, LLP

**1507-659**  
**7607 Williams Avenue a/k/a 7609 Williams Avenue 19150-2213** 50th wd. 1290 Sq Ft OPA#501008615 Improvements: Residential Property  
DAWN JACKSON; KIM JACKSON C.P. August Term, 2014 No. 01290 \$195,725.42 Phelan Hallinan Diamond & Jones, LLP

**1507-660**  
**104 Village Lane 19154-3602** 66th wd. 1056 Sq Ft OPA#662290900 Improvements: Residential Property  
KENNETH ALLEN; DENISE E. ALLEN A/K/A DENISE E. FULFORD C.P. December Term, 2011 No. 01740 \$206,334.85 Phelan Hallinan Diamond & Jones, LLP

**1507-661**  
**5923 North Park Avenue 19141** 49th wd. SEMI/DET 3STY MASONRY; 1870 Sq Ft BRT#493230700 Improvements: Residential Dwelling  
WILLIAM CROWNER, KNOWN SURVIVING HEIR OF GRACE T. CROWNER, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF GRACE T. CROWNER, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01313 \$138,683.58 McCabe, Weisberg & Conway, P.C.



## SHERIFF'S SALE

**1507-665**  
**1732 Megargee Street 19152-1804** 56th wd. 1304 Sq Ft OPA#562220800 Improvements: Residential Property  
BEVERLY FOX, HERMAN FOX AND NADINE BREEZE C.P. January Term, 2012 No. 01183 \$161,190.78 Phelan Hallinan Diamond & Jones, LLP

**1507-670**  
**5449 Christian Street 19143** 46th wd. SEMI DET 32STY MASONRY; 1600 Sq Ft BRT#463130500 Improvements: Residential Dwelling  
ANNIE R. ANDERSON, ADMINISTRATRIX OF THE ESTATE OF ANNIE JENKINS, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2014 No. 03356 \$103,567.88 McCabe, Weisberg & Conway, P.C.

**1507-672**  
**5201 West Berks Street a/k/a 5201 Berks Street 19131-3206** 52nd wd. 1664 Sq Ft OPA#521112400 Improvements: Residential Property  
GERALD THOMPSON C.P. April Term, 2013 No. 03271 \$160,307.79 Phelan Hallinan Diamond & Jones, LLP

**1507-675**  
**7244 Dicks Avenue 19153** 40th wd. 960 Sq Ft BRT#404337900 Improvements: Residential Property  
ZREDA MILTON C.P. December Term, 2014 No. 01296 \$55,591.81 KML Law Group, P.C.

**1507-676**  
**159 East Roosevelt Boulevard 19120** 42nd wd. S/D W/DET GAR 2.5S MASONRY; 1760 Sq Ft BRT#421136200 Improvements: Residential Dwelling  
MONTEE LAMONT THOMAS, KNOWN SURVIVING HEIR OF NAPOLEON THOMAS, DECEASED REAL OWNER AND MORTGAGOR C.P. December Term, 2014 No. 00596 \$157,419.00 McCabe, Weisberg & Conway, P.C.

**1507-677**  
**7606 Loretto Avenue 19111-3419** 56th wd. 921 Sq Ft OPA#561182600 Improvements: Residential Property  
CATHERINE ANN RYAN C.P. December Term, 2014 No. 03084 \$152,757.95 Phelan Hallinan Diamond & Jones, LLP

**1507-678**  
**6141 North Fairhill Street 19120** 61st wd. 1440 Sq Ft BRT#611108700 Improvements: Residential Property  
DERRICK ROBINSON C.P. February Term, 2011 No. 03556 \$110,313.62 KML Law Group, P.C.

**1507-679**  
**5914 Horrocks Street 19149** 62nd wd. ROW B/GAR 2STY MASONRY; 1472 Sq Ft BRT#621343900 Subject to Mortgage Improvements: Residential Dwelling  
MARK P. FORDHAM A/K/A MARK FORDHAM; TERRY W. FORDHAM; LAWRENCE A. GOUDIE AS TRUSTEE OF MARK FORDHAM TRUST, NO. 2502861, DATED 03/01/2006, A CALIFORNIA CORPORATION AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. March Term, 2014 No. 05131 \$47,033.66 McCabe, Weisberg & Conway, P.C.

**1507-680**  
**2028 West 72nd Avenue 19138** 10th wd. 1160 Sq Ft BRT#101295000 Improvements: Residential Property  
MICHAEL PURVY, SOLELY IN HIS CAPACITY AS HEIR OF FRANCES PURVY, DECEASED; ROBERT PURVY, SOLELY IN HIS CAPACITY AS HEIR OF FRANCES PURVY, DECEASED C.P. November Term, 2014 No. 00881 \$79,688.67 KML Law Group, P.C.

**1507-681**  
**4120 North 7th Street 19140** 43rd wd. ROW 2 STY MASONRY; 1152 Sq Ft BRT#433311200 Improvements: Residential Dwelling  
JEROME F. FERGUSON, KNOWN SURVIVING HEIRS OF ROSALIE DIXON FERGUSON, DECEASED MORTGAGOR AND REAL OWNER; MARVIN J. FERGUSON, KNOWN SURVIVING HEIRS OF ROSALIE DIXON FERGUSON, DECEASED MORTGAGOR AND REAL OWNER; MICHAEL DEAN FERGUSON A/K/A MIKE FERGUSON, KNOWN SURVIVING HEIRS OF ROSALIE DIXON FERGUSON, DECEASED MORTGAGOR AND REAL OWNER; YVONNE FERGUSON, KNOWN SURVIVING HEIRS OF ROSALIE DIXON FERGUSON, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF ROSALIE FERGUSON, DECEASED

## SHERIFF'S SALE

MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 03062 \$55,316.46 McCabe, Weisberg & Conway, P.C.

**1507-683**  
**1315 72nd Avenue 19126** 61st wd. SEMI/DET 3 STY FRAME; 2000 Sq Ft BRT#611452300 Improvements: Residential Dwelling  
SONIA HALIDAY A/K/A SONIA M. HALIDAY C.P. September Term, 2012 No. 03355 \$246,086.77 McCabe, Weisberg & Conway, P.C.

**1507-686**  
**4550 North 12th Street 19140-1202** 49th wd. 1838 Sq Ft OPA#491456500 Improvements: Residential Property  
ALANA BELL C.P. August Term, 2014 No. 02148 \$47,319.12 Phelan Hallinan Diamond & Jones, LLP

**1507-687**  
**1163 East Phil Ellena Street 19150** 50th wd. 1170 Sq Ft OPA#502363000 Improvements: Residential Property  
PAUL A. JAMES AND GWENDOLYN JAMES C.P. September Term, 2010 No. 03444 \$104,826.23 Phelan Hallinan Diamond & Jones, LLP

**1507-690**  
**2756 Tolbut Street 19152-2112** 57th wd. 1370 Sq Ft BRT#571110500 Improvements: Residential Dwelling  
DENISE J. GROSS A/K/A DENISE J. GROSE AND DAVID C. BLAUSER C.P. October Term, 2013, No. 02831 \$27,863.08 Law Offices of Gregory Javardian

**1507-692**  
**8634 Pickering Avenue 19150** 50th wd. 1152 Sq Ft; on Southwesterly side of Pickering Avenue 303 ft. 4 inches Northwestwardly from the Northwesterly side of Roumfort Road; Front: 16 ft. 0 in.; Depth: 89 ft. 8 in. OPA#501232500 Improvements: Single Family Residence  
RANSFORD R. WELLINGTON AND DELORES A. WELLINGTON C.P. January Term, 2014 No. 00254 \$130,174.00 Stephen M. Hladik, Esq.

**1507-696**  
**6512 Linmore Avenue 19142** 40th wd. 1160 Sq Ft; ROW CONV/APT 2STY MASONRY BRT#40-3-1809-00; PRCL#35S19-51 Improvements: Residential Dwelling  
PAUL NJOKU C.P. May Term, 2012 No. 001155 \$47,632.21 Federman & Associates, LLC

**1507-697**  
**1861 Sanford Street 19116** 58th wd. 1696 Sq Ft; DET W/B GAR 2STY MAS+OTHER OPA#58-2-0721-00 Improvements: Residential Dwelling  
AWILDA CASTRO A/K/A AWILDA T. CASTRO, UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. October Term, 2014 No. 002910 \$275,641.92 Federman & Associates, LLC

**1507-698**  
**879 North Brooklyn Street 19104** 6th wd. 1182 Sq Ft BRT#062299400 Improvements: Residential Dwelling  
MICKEY R. DAVIS A/K/A MICKEY DAVIS C.P. April Term, 2013 No. 05159 \$85,213.48 Federman & Associates, LLC

**1507-699**  
**926 Daly Street 19148-3104** 39th wd. 1000 Sq Ft BRT#393338400 Improvements: Row 2sty Masonry  
DONATO COLA C.P. February Term, 2014 No. 01953 \$129,874.08 Milstead & Associates, LLC

**1507-700**  
**1031 South 55th Street 19143** 51st wd. 1316 Sq Ft; ROW 2 STY MASONRY BRT#513130400; PRCL#26-S-13-292 Improvements: Residential Dwelling  
KAREEM T. LAWRENCE A/K/A KAREM T. LAWRENCE C.P. November Term, 2014 No. 01302 \$69,878.32 Federman & Associates, LLC

**1507-705**  
**139 East Walnut Lane 19144** 59th wd. 2071 Sq Ft; SEMI/DET 3 STY MASONRY OPA#592071900 Improvements: Residential Dwelling  
VALERIE BARR A/K/A VALERIE V. BARR C.P. October Term, 2014 No. 03329 \$236,873.15 Federman & Associates, LLC

**1507-707**  
**231 Chelten Avenue 19120-1405** 61st wd. 1280 Sq Ft BRT#61-1316200 Improvements: Residential Dwelling  
CHIEN LE AND CHANTHA KHEM C.P. September Term, 2013 No. 02692 \$114,877.63 Powers, Kim & Associates, LLC

**1507-708**  
**2049 Titan Street 19146-4358** 36th wd. 784 Sq Ft BRT#361093400 Improvements:

## SHERIFF'S SALE

Residential Dwelling  
PATRICIA OSBORNE, CO-ADMINISTRATOR OF THE ESTATE OF JOSEPHINE L. OSBORNE, DECEASED AND WILMA L. HALL, CO-ADMINISTRATOR OF THE ESTATE OF JOSEPHINE L. OSBORNE, DECEASED C.P. May Term, 2014 No. 00604 \$78,299.41 Powers, Kim & Associates, LLC

**1507-709**  
**1422-26 Callowhill Street 19130** 88th wd. 30300 Sq Ft; 60' 1" x 100' BRT#884549200 Improvements: Commercial Property  
KOPACZ IRREVOCABLE FAMILY TRUST AND UNKNOWN HEIRS, DEVISEES, SUCCESSORS, PERSONAL REPRESENTATIVES, ASSIGNS OF, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRY A. KOPACZ; TITLE TO SAID PREMISES IS VESTED IN KOPACZ IRREVOCABLE TRUST, IN FEE, BY VIRTUE OF A DEED FROM HENRY A. KOPACZ AND MARY J. KOPACZ, H/W BY DEED DATED OCTOBER 24, 2006 AND RECORDED IN PHILADELPHIA COUNTY ON MARCH 21, 2007 IN DOCUMENT ID 51653071. BEING THE SAME PREMISES WHICH WAS PREVIOUSLY VESTED IN HENRY A. KOPACZ AND MARY J. KOPACZ, H/W, BY VIRTUE OF A DEED FROM HENRY A. KOPACZ BY DEED DATED NOVEMBER 25, 2005 AND RECORDED IN PHILADELPHIA COUNTY ON FEBRUARY 4, 2006 IN DOCUMENT ID 51372831. BEING THE SAME PREMISES WHICH WAS PREVIOUSLY VESTED IN HENRY A. KOPACZ BY VIRTUE OF A DEED FROM PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT BY DEED DATED MARCH 28, 1996 AND RECORDED AUGUST 27, 1996 IN PHILADELPHIA COUNTY IN DEED BOOK VCS 74 PAGE 193. C.P. May Term, 2012 No. 001837 \$2,316,254.29 William P. Rubley, Esq.

**1507-711**  
**7744 Cedarbrook Avenue 19150** 50th wd. 1128 Sq Ft; ROW B/GAR 2STY MASONRY BRT#501247600 Improvements: Residential Dwelling  
PEACH PROPERTIES, LLC AND TIFFANY D. CHERRY A/K/A TIFFANY SIZEMORE C.P. October Term, 2013 No. 0030904 \$99,453.64 Federman & Associates, LLC

The following property, sale of which was postponed from the August 4, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, September 1, 2015.

**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.

**1508-326**  
**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, Kim & Associates, LLC

**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

## SHERIFF'S SALE

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

**1508-340**  
**1860 Mohican Street 19138** 10th wd. 1420 Sq Ft BRT#102241900 Improvements: Residential Property  
DENNIS BELL C.P. January Term, 2015 No. 00926 \$133,352.40 Shapiro & DeNardo, LLC

**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

**1508-348**  
**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

**1508-365**  
**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.

**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.

**1508-374**  
**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.

**1508-376**  
**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.

**1508-384**  
**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

**1508-386**  
**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

**1508-389**  
**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

**1508-392**  
**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

**1508-396**  
**815 South Cecil Street 19143-2718** 46th wd. 1186 Sq Ft OPA#463269700 Improvements:

## SHERIFF'S SALE

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

**1508-430**  
**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

**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.

**1508-443**  
**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.

**1508-458**  
**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.

**1508-464**  
**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, Kim & 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, Kim & Associates, 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.

**1508-492**  
**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.

**1508-495**  
**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.

**1508-499**  
**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.

**1508-506**  
**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.;



SHERIFF'S SALE

Eastburn and Gray P.C.

**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

**1508-528**  
**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 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; SANDRA CAMERON, KNOWN SURVIVING HEIR OF FANNIE MACK, DECEAE D 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.

**1508-531**  
**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.

**1508-542**  
**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

**1508-565**  
**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

**1508-567**  
**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.

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

**1508-579**  
**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.

SHERIFF'S SALE

**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 Diamond & Jones, LLP

**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.

**1508-595**  
**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.

**1508-598**  
**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

**1508-621**  
**4509 North Hicks Street 19144** 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.

**1508-628**  
**4630 Bergen Street 19136-2113** 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.

**1508-641**  
**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 & Jones, LLP

**1508-652**  
**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 & Jones, LLP

**1508-656A-J**  
**8712 Frankford Avenue, Unit 2 A&B; on the Northwesterly 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&B; on the Northwesterly 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&B; on the Northwesterly 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&B; on the Northwesterly 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&B; on the Northwesterly 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&B; on the Northwesterly 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&B; on the Northwesterly 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&B; on the Northwesterly 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&B; on the Northwesterly side of Frankford Avenue**

SHERIFF'S SALE

**– 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&B; on the Northwesterly 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

SHERIFF'S SALE OF TUESDAY, SEPTEMBER 1, 2015

**1509-301**  
**185 West Loudon a/k/a Louden Street 19120** 42nd wd. 987.88 Sq Ft BRT#422092100 Improvements: Residential Property  
ELSA RODRIGUEZ C.P. November Term, 2014 No. 02125 \$70,469.68 KML Law Group, P.C.

**1509-302**  
**4571-73 Torresdale Avenue 19124** 23rd wd. 7700 Sq Ft +/- 7600 Sq Ft OPA#884507630 Subject to Mortgage Improvements: Commercial Building  
LEODORO ROSARIO AND MILAGROS ARIAS SANTOS C.P. February Term, 2015 No. 03191 \$34,499.20 Richard J. Weitzman, Esq.

**1509-303**  
**5001 North Sydenham Street 19141-2209** 17th wd. 1600 Sq Ft BRT#172076900 Improvements: Residential Property  
ENTRUST CAMA, FBO JANETTE LEE CURRY, IRA AND BRUCE D. RYAN C.P. January Term, 2015 No. 03193 \$48,293.62 KML Law Group, P.C.

**1509-304**  
**5307 Haverford Avenue 19139** 44th wd. 1800 Sq Ft; Beginning Point: Situate on the North side of Haverford Ave (80 feet wide) at the distance of 84 feet Westward from the West side 53rd Street (60 feet wide). OPA#441224100 Improvements: Row 3 Sty Masonry  
WILLIAM M. COBB C.P. November Term, 2014 No. 01911 \$215,576.15 Richard J. Nalbandian, III

**1509-305**  
**2224 South Bucknell Street 19145-3213** 48th wd. 1134 Sq Ft BRT#482304100 Improvements: Residential Property  
JOSETTE MURRAY C.P. January Term, 2015 No. 03355 \$76,410.81 KML Law Group, P.C.

**1509-306**  
**2751 Pennsylvania Avenue, Unit# B109 19130-1743** 15th wd. 1325 Sq Ft; Together with all right, title and interest to a 0.747% undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration. OPA#888151733 Improvements: Residential Property  
JOSEPH A. CANUSO C.P. May Term, 2009 No. 01765 \$235,861.76 Phelan Hallinan Diamond & Jones, LLP

**1509-307**  
**6723 North 18th Street 19126-2603** 10th wd. 1336 Sq Ft OPA#101085200 Improvements: Residential Property  
RAINFORD THOMAS C.P. March Term, 2013 No. 00160 \$141,981.43 Phelan Hallinan Diamond & Jones, LLP

**1509-308**  
**5026 Master Street 19131-4523** 44th wd. 2320 Sq Ft OPA#442155000 Improvements: Residential Property  
CARL R. FREELAND C.P. August Term, 2010 No. 02267 \$111,787.14 Phelan Hallinan Diamond & Jones, LLP

**1509-309**  
**637 Rosalie Street 19120** 35th wd. 1116 Sq Ft BRT#352042900 Improvements: Residential Dwelling  
JABIER CRUZ C.P. June Term, 2014 No. 01127 \$79,337.77 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-310**  
**6141 Marsden Street 19135** 41st wd. 1260 Sq Ft BRT#411263600 Improvements: Residential Dwelling  
ROBIN DUAIME F/K/A ROBIN WHITTINGTON; RAYMOND MCATEER; RICHARD MCATEER, RUTH FETOUHI; ROBERT MCATEER; SHIRLEY WICHERT AND THOMAS MCATEER, JR. IN THEIR CAPACITY AS HEIRS OF THOMAS MCATEER, SR, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST

SHERIFF'S SALE

FROM OR UNDER THOMAS MCATEER, DECEASED C.P. October Term, 2014 No. 02550 \$62,072.90 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-311**  
**2443 East Clearfield Street 19134-4438** 25th wd. 1530 Sq Ft OPA#251121700 Improvements: Residential Property  
ANTHONY PIZZARO C.P. June Term, 2012 No. 02626 \$169,464.16 Phelan Hallinan Diamond & Jones, LLP

**1509-312**  
**6615 Ditman Street 19135-2714** 41st wd. 1280 Sq Ft OPA#411243200 Improvements: Residential Property  
AHMED F. SHARAWI C.P. November Term, 2014 No. 02128 \$114,329.47 Phelan Hallinan Diamond & Jones, LLP

**1509-313**  
**1804 73rd Avenue 19126** 10th wd. 1280 Sq Ft PRCL#101341300 Improvements: Residential Property  
LAKESHIA R. JACKSON C.P. April Term, 2009 No. 02682 \$138,749.68 Phelan Hallinan Diamond & Jones, LLP

**1509-314A-U**  
**1319 Bainbridge Street – Premises A – 19147-1826** 2nd wd. 2589 Sq Ft OPA#023196105 Improvements: Commercial Real Estate  
**1321 Bainbridge Street – Premises B – 19147-1826** 2nd wd. 1974 Sq Ft OPA#023196205 Improvements: Commercial Real Estate  
**1323 Bainbridge Street – Premises C – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023196305 Improvements: Commercial Real Estate  
**1325 Bainbridge Street – Premises D – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023196405 Improvements: Commercial Real Estate  
**1327 Bainbridge Street – Premises E – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023196505 Improvements: Commercial Real Estate  
**1329 Bainbridge Street – Premises F – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023196605 Improvements: Commercial Real Estate  
**1331 Bainbridge Street – Premises G – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023196705 Improvements: Commercial Real Estate  
**1333 Bainbridge Street – Premises H – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023196805 Improvements: Commercial Real Estate  
**1337 Bainbridge Street – Premises I – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023197005 Improvements: Commercial Real Estate  
**1318 Kater Street – Premises J – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023184605 Improvements: Commercial Real Estate  
**1320 Kater Street – Premises K – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023184705 Improvements: Commercial Real Estate  
**1322 Kater Street – Premises L – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023184805 Improvements: Commercial Real Estate  
**1324 Kater Street – Premises M – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023184905 Improvements: Commercial Real Estate  
**1326 Kater Street – Premises N – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023185005 Improvements: Commercial Real Estate  
**1328 Kater Street – Premises O – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023185105 Improvements: Commercial Real Estate  
**1330 Kater Street – Premises P – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023185205 Improvements: Commercial Real Estate  
**1332 Kater Street – Premises Q – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023185305 Improvements: Commercial Real Estate  
**1334 Kater Street – Premises R – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023185405 Improvements: Commercial Real Estate  
**1336 Kater Street – Premises S – 19147-1826** 2nd wd. 1155 Sq Ft OPA#023185505 Improvements: Commercial Real Estate  
**1338 Kater Street – Premises T – 19147-1826** 2nd wd. 1930 Sq Ft OPA#023185605 Improvements: Commercial Real Estate  
**618 South Clarion Street – Premises U – 19147-1826** 2nd wd. 565 Sq Ft OPA#023291100 Improvements: Commercial Real Estate  
CLARKE REAL ESTATE DEVELOPMENT, LLC AND DONOVAN W. CLARKE C.P. March Term, 2015 No. 02259 \$10,104,809.06 Bruce S. Luckman, Esq.

**1509-315**  
**2332 Gratz Street, a/k/a 2332 North Gratz Street 19132-4337** 16th wd. 1134 Sq Ft OPA#162061000 Improvements: Residential Property  
AKEEMI CROOM AND MARY GLASGOW C.P. August Term, 2014 No. 03083 \$76,720.16 Phelan Hallinan Diamond & Jones, LLP

**1509-316**  
**2236 South 21st Street 19145** 48th wd. 1460 Sq Ft BRT#482143100 Improvements: Residential Property  
AN TRAN C.P. September Term, 2014 No. 00730 \$219,901.65 Shapiro & DeNardo, LLC

SHERIFF'S SALE

**1509-317**  
**5801 Anderson Street 19138** 59th wd. 1332 Sq Ft BRT#591215500 Improvements: Residential Property  
JUANITA WARD C.P. March Term, 2015 No. 002461 \$52,949.83 Shapiro & DeNardo, LLC

**1509-318**  
**4020 Unruh Avenue 19135** 55th wd. 1800 Sq Ft BRT#55-2-1489-00 Improvements: Residential Property  
ALICIA C. MACDONALD C.P. November Term, 2014 No. 001013 \$263,176.67 Shapiro & DeNardo, LLC

**1509-319**  
**1823 Pennington Road 19151** 34th wd. 1120 Sq Ft BRT#343323100 Improvements: Residential Real Estate  
CRYSTAL BRYANT POWELL C.P. June Term, 2013 No. 01132 \$124,599.05 Stern & Eisenberg, P.C.

**1509-320**  
**2159 Homer Street 19138** 10th wd. 1188 Sq Ft BRT#102140100 Improvements: Residential Real Estate  
NAIPHESA HILLIARD C.P. December Term, 2013 No. 001486 \$159,936.17 Stern & Eisenberg, P.C.

**1509-321**  
**2044 South Hemberger Street 19145** 48th wd. 1052 Sq Ft BRT#482240200 Improvements: Residential Real Estate  
AMINA MAYAZI-SAUNDERS A/K/A AMINA SAUNDERS AND SCOTT SAUDERS C.P. February Term, 2015 No. 02483 \$80,905.75 Stern & Eisenberg, P.C.

**1509-322**  
**3527 Vinton Road 19154** 66th wd. 1360 Sq Ft BRT#66-3130400 Improvements: Residential Dwelling  
TIMOTHY ANDREW WEST (MORTGAGOR AND REAL OWNER) C.P. April Term, 2010 No. 01343 \$178,413.57 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-323**  
**3107 C Street 19134** 7th wd. 784 Sq Ft BRT#071449800 Improvements: Residential Dwelling  
JOSEPH E. BENNETT A/K/A JOE BENNETT AND MARK C. NUZZO A/K/A MARK NUZZO C.P. March Term, 2015 No. 04245 \$43,475.40 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-324**  
**937 East Russell Street 19134** 33rd wd. 1176 Sq Ft BRT#33-1-1828-00 Improvements: Residential Dwelling  
JOSEPH E. BENNETT A/K/A JOE BENNETT AND MARK C. NUZZO A/K/A MARK NUZZO C.P. March Term, 2015 No. 04090 \$52,461.32 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-325**  
**934 East Russell Street 19134** 33rd wd. 1176 Sq Ft BRT#33-1-1762-00 Improvements: Residential Dwelling  
JOSEPH E. BENNETT A/K/A JOE BENNETT AND MARK C. NUZZO A/K/A MARK NUZZO C.P. March Term, 2015 No. 04246 \$48,985.93 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-326**  
**221 West Loudon Street 19120** 42nd wd. 1280 Sq Ft BRT#422093300 Improvements: Residential Dwelling  
RICARDO WILLIAMS C.P. March Term, 2015 No. 04244 \$55,741.61 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-327**  
**4105 North 6th Street 19140** 43rd wd. 1164 Sq Ft BRT#433260900 Improvements: Residential Property  
THE UNKNOWN HEIRS OF VINCENTE AYALA, DECEASED C.P. February Term, 2015 No. 02803 \$44,448.17 KML Law Group, P.C.

**1509-328**  
**5529 Malcolm Street 19143** 51st wd. 1140 Sq Ft BRT#513167700 Improvements: Residential Property  
JOHN H. COSTON C.P. January Term, 2015 No. 03121 \$90,292.68 KML Law Group, P.C.

**1509-329**  
**897 Granite Street 19124** 35th wd. Land Area: 1022 Sq Ft BRT#351139800 Improvements: Row B/gar 2sty Masonry  
NATE SIMON C.P. November Term, 2014 No. 02114 \$78,750.00 Milstead & Associates, LLC

**1509-330**  
**4516 Weymouth Street 19120** 42nd wd. Land Area: 800 Sq Ft BRT#421588000



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Improvements: Row 2 Story Masonry MARK E. WILLIAMS C.P. January Term, 2015 No. 02174 \$65,600.00 Milstead & Associates, LLC  <b>1509-331</b> <b>940 Daly Street 19148</b> 39th wd. Land Area: 1040 Sq Ft BRT#393339100 Improvements: Row 2 Story Masonry NATALIE TROUT C.P. May Term, 2013 No. 01716 \$156,090.00 Milstead & Associates, LLC  <b>1509-332</b> <b>1812 East Thayer Street 19134</b> 45th wd. Land Area: 1299 Sq Ft BRT#452062400 Improvements: Row 2 Story Masonry RAYMOND VANDEGRIFT C.P. January Term, 2015 No. 02653 \$52,800.00 Milstead & Associates, LLC  <b>1509-333</b> <b>1127 South 53rd Street 19143</b> 51st wd. 1152 Sq Ft BRT#511045900 Improvements: Residential Property UNKNOWN HEIRS OF JUANITA M. JONES, DECEASED AND JERALD JOHNSON, SR. A/K/A GERALD JOHNSON, SOLELY IN HIS CAPACITY AS HEIR OF JUANITA M. JONES, DECEASED C.P. March Term, 2014 No. 05463 \$79,053.69 KML Law Group, P.C.  <b>1509-334</b> <b>351 Claremont Road 19120</b> 61st wd. Land Area: 1152 Sq Ft BRT#61-1-3521-00; PRCL#28N14-244 Improvements: Row B/ gar 2sty Masonry BABS L. PARLER C.P. June Term, 2014 No. 03614 \$136,350.00 Milstead & Associates, LLC  <b>1509-335</b> <b>539 East Cheltenham Avenue 19120</b> 35th wd. Land Area: 1188 Sq Ft BRT#35-2-0064-00 Improvements: Row B/gar 2sty Masonry MANUEL A. ALMONTE C.P. July Term, 2012 No. 02132 \$91,248.00 Milstead & Associates, LLC  <b>1509-336</b> <b>340 Federal Street 19147</b> 2nd wd. Lot of 1040 Sq Ft with multi-family improvement of 3120 Sq Ft BRT#02-1-2592-00 Improvements: Residential Dwelling BARRY GLICKSTEIN C.P. May Term, 2008 No. 003759 \$1,057,549.90 Anita J. Murray, Esq.; Eckert, Seamans, Cherin &	Mellott, LLC  <b>1509-337</b> <b>3487 Weikel Street 19134</b> 45th wd. Land Area: 840 Sq Ft BRT#451436200 Improvements: Row 2 Sty Masonry MIGUEL BURGOS C.P. July Term, 2014 No. 03354 \$77,569.00 Milstead & Associates, LLC  <b>1509-338</b> <b>3331 Bleigh Avenue 19136</b> 64th wd. Land Area: 1188 Sq Ft BRT#642146900 Improvements: Row B/gar 2 Story Masonry JAMES EWING A/K/A JAMES E. EWING AND PAMELA LLOYD A/K/A PAMELA T. LLOYD C.P. January Term, 2015 No. 02198 \$69,000.00 Milstead & Associates, LLC  <b>1509-339</b> <b>6532 Lansdowne Avenue 19151</b> 34th wd. 1582 Sq Ft BRT#344019500 Improvements: Residential Property BASIL A. SCOTT AND JANICE V. SCOTT C.P. March Term, 2011 No. 03346 \$147,137.94 KML Law Group, P.C.  <b>1509-340</b> <b>3615 Prince Circle 19114</b> 66th wd. Land Area: 1368 Sq Ft BRT#661202700 Improvements: Row B/garage 2 Story Masonry + Other WILLIAM A. FARRIS AND LUCINDA FARRIS C.P. January Term, 2015 No. 00329 \$128,000.00 Milstead & Associates, LLC  <b>1509-341</b> <b>2504 South 61st Street 19142</b> 40th wd. Land Area: 960 Sq Ft BRT#402063500 Improvements: Row 2 Sty Masonry LINDA JONES, SHAKIR MUHAMMAD AND LINDA JONES C.P. September Term, 2014 No. 003645 \$63,920.00 Milstead & Associates, LLC  <b>1509-342</b> <b>7532 Woodcrest Avenue 19151</b> 34th wd. Land Area: 1266 Sq Ft BRT#34-3-1851-00 Improvements: Row B/garage 2 Story Masonry TAJINDER SINGH, KNOWN HEIR OF TRACEY SMITH, DECEASED MORTGAGOR AND REAL OWNER; BRITTNEY SMITH, KNOWN HEIR OF TRACEY SMITH, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TRACEY SMITH C.P. July Term, 2014 No. 00806	\$72,250.00 Milstead & Associates, LLC  <b>1509-343</b> <b>3633 Winona Street 19129-1622</b> 38th wd. 896 Sq Ft BRT#383102200 Improvements: Residential Dwelling DONNA SHAW C.P. September Term, 2011 No. 00940 \$105,129.00 Udren Law Offices, P.C.  <b>1509-344</b> <b>427 West Hansberry Street 19144</b> 12th wd. 2646 Sq Ft BRT#123107000 Subject to Mortgage Improvements: Residential Property VITALIY POLYACHENKO C.P. June Term, 2013 No. 02315 \$136,488.60 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>1509-345</b> <b>848 North Bambrey Street 19130</b> 15th wd. 820 Sq Ft BRT#151275800 Subject to Rent Improvements: Residential Property WENDY DECOU A/K/A WENDY S. DECOU; ROLF F. DECOU C.P. June Term, 2012 No. 3295 \$195,656.67 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>1509-346</b> <b>5513 Regent Street 19143-5332</b> 51st wd. 1104 Sq Ft BRT#514141900 Improvements: Residential Property ARTHUR DENMARK AND PAULINE DENMARK, HIS WIFE C.P. July Term, 2013 No. 01853 \$43,104.58 Zucker, Goldberg & Ackerman, LLC  <b>1509-347</b> <b>1411 East Cheltenham Avenue 19124</b> 62nd wd. 1234 Sq Ft BRT#621079900 Improvements: Residential Property GAIL RUSSELL A/K/A GAIL RUSSEL DAMES C.P. March Term, 2015 No. 02120 \$73,213.12 KML Law Group, P.C.  <b>1509-348</b> <b>1612 Benner Street 19149</b> 62nd wd. 1176 Sq Ft BRT#621145900 Improvements: Residential Property	JAMES F. HATCHER C.P. October Term, 2014 No. 00943 \$81,723.88 KML Law Group, P.C.  <b>1509-349</b> <b>3657 Old York Road 19140</b> 43rd wd. 1650 Sq Ft BRT#432160100 Improvements: Residential Property VERONICA WARD C.P. December Term, 2012 No. 02289 \$150,947.97 KML Law Group, P.C.  <b>1509-350</b> <b>409 Roselyn Street a/k/a 409 Roselyn Avenue</b> <b>19120</b> 61st wd. 1200 Sq Ft BRT#612185800 Improvements: Residential Property OWEN BARRETT C.P. March Term, 2015 No. 00196 \$49,094.15 KML Law Group, P.C.  <b>1509-351</b> <b>4644 Oakland Street 19124</b> 23rd wd. 1238 Sq Ft BRT#234229600 Improvements: Residential Property MIRIELLE DEJESUS C.P. April Term, 2014 No. 02241 \$102,670.39 KML Law Group, P.C.  <b>1509-352</b> <b>6605 Martins Mill Road 19111</b> 35th wd. 1750 Sq Ft BRT#353304500 Improvements: Residential Property ELIZABETH VERA AND FERNANDO L. VERA, JR. C.P. December Term, 2013 No. 03446 \$215,423.82 KML Law Group, P.C.  <b>1509-353</b> <b>8502 Lynnewood Road 19150</b> 50th wd. 1462 Sq Ft BRT#502032300 Improvements: Residential Property ZAYD M. HAWKINS C.P. February Term, 2015 No. 01389 \$118,311.76 KML Law Group, P.C.  <b>1509-354</b> <b>1610 Hoffnagle Street 19152-2213</b> 56th wd. 1416 Sq Ft OPA#562102400 Improvements: Residential Property KAREN ROSENBERG C.P. January Term, 2015 No. 00343 \$199,560.91 Phelan Hallinan Diamond & Jones, LLP  <b>1509-355</b> <b>4311 Elsinore Street 19124-4305</b> 33rd wd. 720 Sq Ft OPA#332222200 Improvements: Residential Property ASGHAR KHAN C.P. September Term, 2013 No. 00900 \$107,294.40 Phelan Hallinan Diamond & Jones, LLP	<b>1509-356</b> <b>5528 Hunter Street 19131-3507</b> 4th wd. 2520 Sq Ft OPA#041260500 Improvements: Residential Property VINCENT HEATH C.P. March Term, 2013 No. 01564 \$88,021.04 Phelan Hallinan Diamond & Jones, LLP  <b>1509-357</b> <b>5317 Laurens Street 19144-4615</b> 12th wd. 1880 Sq Ft OPA#124149600 Improvements: Residential Property NICOLE BRISCOE C.P. October Term, 2011 No. 03839 \$159,612.77 Phelan Hallinan Diamond & Jones, LLP  <b>1509-358</b> <b>6724 Limekiln Pike 19138-3130</b> 10th wd. 1080 Sq Ft OPA#102065500 Improvements: Residential Property ARDELIA COLEMAN C.P. December Term, 2014 No. 01963 \$16,038.01 Phelan Hallinan Diamond & Jones, LLP  <b>1509-359</b> <b>733 West Fisher Avenue 19120</b> 49th wd. 1076 Sq Ft OPA#492049200 Improvements: Residential Property MARY ANN BOERNER C.P. January Term, 2015 No. 01962 \$24,233.75 Phelan Hallinan Diamond & Jones, LLP  <b>1509-360</b> <b>7852 Saturn Place 19153-1212</b> 40th wd. 1296 Sq Ft OPA#405880500 Improvements: Residential Property ELEANOR L. GROSS C.P. March Term, 2014 No. 03945 \$117,967.20 Phelan Hallinan Diamond & Jones, LLP  <b>1509-361</b> <b>805 Red Lion Road A1 19115-1403</b> 58th wd. 1035 Sq Ft OPA#888580001 Improvements: Residential Property GRIGORIY AVSHALUMOV C.P. July Term, 2010 No. 02810 \$166,087.06 Phelan Hallinan Diamond & Jones, LLP  <b>1509-362</b> <b>363 Stevens Street 19111-6024</b> 35th wd. 1054 Sq Ft OPA#352189100 Improvements: Residential Property HEATHER R. MULLER A/K/A HEATHER KNUF, IN HER CAPACITY AS ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF DONNA M. MULLER A/K/A DONNA MULLER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL



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SHERIFF'S SALE

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RIC MULLER, DECEASED C.P. February Term, 2015 No. 00728 \$94,522.83 Phelan Hallinan Diamond & Jones, LLP

**1509-363**  
**1503 North Redfield Street 19151** 34th wd. 840 Sq Ft BRT#342165200 Improvements: Residential Property ALIYA S. SMALL C.P. December Term, 2008 No. 00510 \$51,907.45 KML Law Group, P.C.

**1509-364**  
**4832 Longshore Avenue 19135-2334** 41st wd. 2625 Sq Ft BRT#871563410 Subject to Mortgage Improvements: Row W-off/str 2sty Masonry MU MING ZHENG AND MEIYUN LIN C.P. December Term, 2013 No. 02833 \$102,616.84 Brett L. Messenger, Esq.

**1509-365**  
**4929 Pennway Street 19124-3505** 23rd wd. 1184 Sq Ft BRT#233106300 Improvements: Residential Real Estate MIGUEL A. CONCEPCION C.P. February Term, 2015 No. 01259 \$65,540.16 Stern & Eisenberg, P.C.

**1509-366**  
**2635 South 68th Street 19142-2724** 40th wd. 1056 Sq Ft OPA#406093300 Improvements: Residential Property ANTHONY R. WILLIAMS C.P. December Term, 2011 No. 02954 \$86,488.11 Phelan Hallinan Diamond & Jones, LLP

**1509-367**  
**123 West Ashmead Street 19144-3503** 12th wd. 1462 Sq Ft OPA#123092100 Improvements: Residential Property WANDA WILLIAMS A/K/A WANDA D. WILLIAMS C.P. May Term, 2013 No. 00556 \$133,153.84 Phelan Hallinan Diamond & Jones, LLP

**1509-368**  
**5917 Turner Street 19151** 34th wd. 1080 Sq Ft BRT#342104100 Improvements: Residential Property CARLOS G. BAUTISTA C.P. September Term, 2012 No. 003294 \$75,789.92 Shapiro & DeNardo, LLC

**1509-369**  
**4740 Wingate Street 19136-2926** 65th wd. 5928 Sq Ft BRT#88-2967690 Improvements: Auto Repair Shop Masonry C&D AUTO WORKS, SEAN DEMBECK AND THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. December Term, 2014 No. 03567 \$240,000.00 Milstead & Associates, LLC

**1509-370**  
**1413 Jackson Street 19145** 26th wd. 1740 Sq Ft BRT#261007500 Improvements: Residential Property ROBERT WILSON AND THERESA A. WILSON C.P. April Term, 2014 No. 02517 \$202,002.69 KML Law Group, P.C.

**1509-371**  
**1222 Master Street a/k/a 1222 West Master Street 19122** 14th wd. 1152 Sq Ft BRT#141464200 Improvements: Residential Dwelling KAREN E. GRANT AND MARGUERITE GRANT C.P. January Term, 2006 No. 02670 \$86,886.23 Law Offices of Gregory Javardian

**1509-372**  
**593 East Carver Street, a/k/a 593 Carver Street 19111** 35th wd. 984 Sq Ft OPA#351249500 Improvements: Residential Property TIMOTHY CLARK AND CHRISTOPHER CLARK C.P. January Term, 2015 No. 02227 \$38,148.44 Phelan Hallinan Diamond & Jones, LLP

**1509-373**  
**6856 Dicks Avenue 19142-2516** 40th wd. 992 Sq Ft OPA#406296300 Improvements: Residential Property LYNDIA M. WILSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FLORENCE M. CUPIT A/K/A FLORENCE MAY CUPIT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FLORENCE M. CUPIT A/K/A FLORENCE MAY CUPIT, DECEASED C.P. February Term, 2015 No. 01179 \$67,516.83 Phelan Hallinan Diamond & Jones, LLP

**1509-374**  
**1936 Georgian Road 19138** 10th wd. 1650 Sq Ft BRT#101271200 Improvements: Residential Property TANEVA C. LINEBERGER, TAKORA

SHERIFF'S SALE

RANITA LINEBERGER, TANYA SHALEEM LINEBERGER A/K/A TANNE LINEBERGER AND TANYA SYDNOR, SOLELY IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ERMA M. LINEBERGER, DECEASED C.P. March Term, 2013 No. 02473 \$112,076.96 KML Law Group, P.C.

**1509-375**  
**1349 Crease Street 19125** 18th wd. 1944 Sq Ft BRT#18-1050360 Improvements: Residential Dwelling PATRICIA MOEBIUS C.P. July Term, 2014 No. 02783 \$342,213.77 Powers, Kirm & Associates, LLC

**1509-376**  
**6819 Jackson Street 19135** 41st wd. 1350 Sq Ft BRT#41-2317200 Improvements: Residential Dwelling KAREN STEINER AND DAVID STEINER C.P. July Term, 2013 No. 00405 \$180,992.85 Powers, Kirm & Associates, LLC

**1509-377**  
**5907 Carpenter Street 19143** 3rd wd. 2093 Sq Ft; Beginning Point: Situate on the northerly side of Carpenter Street at the distance of fifty-six feet, four inches westwardly from the west-erly side of Fifty-Ninth Street OPA#033080800 Improvements: Apt 2-4 Units 2sty Masonry LESLIE BLAND C.P. January Term, 2015 No. 00938 \$228,573.40 Richard J. Nalbandian, III

**1509-378**  
**891 Brooklyn Street 19104** 6th wd. 1416 Sq Ft OPA#062300000 Subject to Mortgage Improvements: Residential Dwelling JOHN C. EMFINGER, JR. C.P. February Term, 2015 No. 878 \$23,642.47 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

**1509-379**  
**3210 North Etting Street 19129** 38th wd. 1291 Sq Ft BRT#381251900 Improvements: Residential Dwelling LAURA WILLIAMS C.P. April Term, 2014 No. 01767 \$83,481.62 Law Offices of Gregory Javardian

**1509-380**  
**4820 Rising Sun Avenue 19120** 42nd wd. 2574 Sq Ft; ROW CONV/APT 2STY MASONRY BRT#882923676 Improvements: Commercial Mixed Use - Misc. Day Care Masonry GILBERTO MELENDEZ, JR. (REAL OWNER) AND MARCOS A. RIVAS C.P. October Term, 2014 No. 03040 \$127,083.22 Alicia M. Sandoval, Esq..

**1509-381**  
**3321 Guilford Street 19136** 64th wd. 1408 Sq Ft BRT#642094000 Improvements: Residential Real Estate ALFRED FACCHIANO AND SUSAN FACCHIANO C.P. May Term, 2012 No. 00347 \$98,102.47 Stern & Eisenberg, P.C.

**1509-382**  
**221 North Farson Street 19139** 44th wd. 1200 Sq Ft BRT#441072300 Improvements: Residential Real Estate LOLITA M. JOHNSON C.P. September Term, 2014 No. 01813 \$23,588.87 Stern & Eisenberg, P.C.

**1509-383**  
**2617 South Franklin Street 19148** 39th wd. 900 Sq Ft BRT#393223100 Improvements: Residential Real Estate JAMES MICHAEL DAILEY C.P. April Term, 2015 No. 00400 \$67,145.53 Stern & Eisenberg, P.C.

**1509-384**  
**6315 Crafton Street 19149-2934** 62nd wd. 1176 Sq Ft OPA#621544800 Improvements: Residential Property ANGELA J. SMITH C.P. September Term, 2011 No. 01103 \$123,952.45 Phelan Hallinan Diamond & Jones, LLP

**1509-385**  
**531 Glenview Street a/k/a 531 Glenview St Unit A a/k/a 531A Glenview Street 19111-4306** 35th wd. 908 Sq Ft OPA#353150710 Improvements: Residential Property SANDRA TREVINO AND WILFREDO TREVINO C.P. December Term, 2012 No. 03769 \$153,377.26 Phelan Hallinan Diamond & Jones, LLP

**1509-386**  
**11805 Millbrook Road 19154-3710** 66th wd. 1296 Sq Ft OPA#662235500 Improvements: Residential Property RAYMOND MARASHESKI C.P. June Term, 2012 No. 02227 \$199,489.78 Phelan Hallinan Diamond & Jones, LLP

**1509-387**  
**1911 East Wensley Street 19134-2515** 45th wd. 1276 Sq Ft OPA#452060100 Improvements: Residential Property MARIA C. TORRES AND CARLOS ANDRES LOAIZA C.P. February Term, 2011 No.

SHERIFF'S SALE

02896 \$77,335.00 Phelan Hallinan Diamond & Jones, LLP

**1509-388**  
**619 Shawmont Avenue 19128-3124** 21st wd. 1836 Sq Ft OPA#214054400 Improvements: Residential Property MANJINDER PANDHER C.P. September Term, 2013 No. 02625 \$217,852.24 Phelan Hallinan Diamond & Jones, LLP

**1509-389**  
**517 West Clapier Street 19144-4835** 13th wd. 2303 Sq Ft OPA#133067300 Improvements: Residential Property DARRIN MOLLETTA A/K/A DARREN MOLLETTA C.P. September Term, 2008 No. 01316 \$69,919.09 Phelan Hallinan Diamond & Jones, LLP

**1509-390**  
**2324 South Croskey Street 19145-3311** 48th wd. 1120 Sq Ft OPA#482226500 Improvements: Residential Property TIFFANY E. RANDOLPH C.P. June Term, 2012 No. 01828 \$54,629.16 Phelan Hallinan Diamond & Jones, LLP

**1509-391**  
**621 North 67th Street 19151** 34th wd. 1024 Sq Ft BRT#344396500 Improvements: Residential Property AHKIAH HARMON AND STANLEY M. HARMON A/K/A STANLEY M. HARMON, JR. C.P. February Term, 2014 No. 00959 \$87,034.55 KML Law Group, P.C.

**1509-392**  
**1926 Penfield Street 19138-2715** 10th wd. 1182 Sq Ft OPA#101374600 Improvements: Residential Property LAKECHIA A. ADEKUNLE A/K/A LAKECHIA ADEKUNLE C.P. February Term, 2015 No. 01664 \$99,862.55 Phelan Hallinan Diamond & Jones, LLP

**1509-393**  
**34 North Edgewood Street 19139-2322** 34th wd. 1314 Sq Ft OPA#341101500 Improvements: Residential Property KOZOWALI NZINGA A/K/A KOZOWALI TRA NZINGA C.P. June Term, 2013 No. 02657 \$65,872.72 Phelan Hallinan Diamond & Jones, LLP

**1509-394**  
**6517 North 5th Street 19126** 61st wd. 1743 Sq Ft BRT#611094100 Improvements: Residential Property JAMAR DANIELS C.P. May Term, 2014 No. 01429 \$158,212.99 KML Law Group, P.C.

**1509-395**  
**8139 Crispin Street 19136-2613** 64th wd. 1188 Sq Ft OPA#642025000 Improvements: Residential Property PRISCILLA C. CLARKE; OSMAN KANU C.P. April Term, 2014 No. 03922 \$148,707.78 Phelan Hallinan Diamond & Jones, LLP

**1509-396**  
**4545 Whitaker Avenue 19120-4631** 42nd wd. 1328 Sq Ft BRT#421559900 Improvements: Residential Dwelling JADEYAH E. WILLIAMS A/K/A JADEYAH WILLIAMS C.P. December Term, 2013 No. 00126 \$100,377.09 Law Offices of Gregory Javardian

**1509-397**  
**8435 Fayette Street 19150-1914** 50th wd. 1260 Sq Ft OPA#501049800 Improvements: Residential Property LEROY GRIFFIN, IN HIS CAPACITY AS HEIR OF EMMA LUE MADDOX, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EMMA LUE MADDOX, DECEASED C.P. January Term, 2015 No. 02781 \$134,654.58 Phelan Hallinan Diamond & Jones, LLP

**1509-398**  
**814 Moore Street 19148** 1st wd. 1272 Sq Ft BRT#012352300 Improvements: Residential Dwelling KIEN NGOC LY AND OOI HA CHONG C.P. November Term, 2014 No. 02265 \$152,147.13 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-399**  
**834 East Russell Street 19134** 33rd wd. 1380 Sq Ft BRT#331174300 Improvements: Residential Dwelling JOSEPH E. BENNETT A/K/A JOE BENNETT AND MARK C. NUZZO A/K/A MARK NUZZO C.P. February Term, 2015 No. 02504 \$49,333.71 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-400**  
**1933 West Bristol Street 19140** 13th wd. 1230 Sq Ft BRT#13-1347300 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS,

SHERIFF'S SALE

ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNIE B. FENNELL; CALVIN FENNELL, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNIE B. FENNELL; BARBARA K. ATKINSON, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNIE B. FENNELL; ESTATE OF ANNIE B. FENNELL C.P. October Term, 2014 No. 02473 \$78,918.10 Udren Law Offices, P.C.

**1509-401**  
**3107 Clifford Street, a/k/a 3107 West Clifford Street 19121-2516** 32nd wd. 1880 Sq Ft BRT#324067200 Subject to Mortgage Improvements: Residential Property ROBERT MARTIN C.P. February Term, 2012 No. 2523 \$38,800.91 Scott A. Dieterick, 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

**1509-402**  
**1015 East Rittenhouse Street 19138** 59th wd. 1609 Sq Ft BRT#591136100 Improvements: Residential Dwelling AISHA RAYE A/K/A AISHA N. RAYE C.P. May Term, 2014 No. 01709 \$164,459.57 Udren Law Offices, P.C.

**1509-403**  
**6605 Blakemore Street 19119** 22nd wd. 2016 Sq Ft BRT#221287410 Subject to Mortgage Improvements: Residential Property NANA Y. AMOH, SOLE OWNER C.P. August Term, 2011 No. 4229 \$119,549.61 Scott A. Dieterick, 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

**1509-404**  
**2641 Dickinson Street a/k/a 2641 Dickinson Street Unit 1 19146** 36th wd. 1138 Sq Ft BRT#36-4-2433-00 Improvements: Residential Dwelling LU AI FENG A/K/A LU AI FANG A/K/A AI FENG LU A/K/A AI FANG LU AND JIA YI WANG C.P. November Term, 2014 No. 01754 \$67,180.60 Udren Law Offices, P.C.

**1509-405**  
**1223 Wolf Street 19148** 39th wd. Row 2 Sty Masonry; 988 Sq Ft BRT#394296400 Improvements: Residential Dwelling DOLORES M. ASCENSI C.P. November Term, 2014 No. 02452 \$176,409.32 McCabe, Weisberg, & Conway, P.C.

**1509-406**  
**4844 A Street 19120** 42nd wd. 1668 Sq Ft OPA#421293300 Improvements: Residential Property SAMNANG MEAS C.P. February Term, 2015 No. 02659 \$57,778.99 Phelan Hallinan Diamond & Jones, LLP

**1509-407**  
**5920 Malvern Avenue 19131-3004** 52nd wd. 1240 Sq Ft OPA#522116800 Improvements: Residential Property AVISZELEMA MCKENZIE C.P. September Term, 2014 No. 03204 \$132,997.53 Phelan Hallinan Diamond & Jones, LLP

**1509-408**  
**6142 Tackawanna Street 19135-3416** 55th wd. 1785 Sq Ft OPA#552239800 Improvements: Residential Property BRYAN J. GALIE C.P. August Term, 2012 No. 00036 \$38,853.30 Phelan Hallinan Diamond & Jones, LLP

**509-409**  
**5413 Thomas Avenue 19143-4103** 51st wd. 1350 Sq Ft OPA#513081400 Improvements: Residential Property STACEY M. WOODEN C.P. December Term, 2014 No. 00397 \$30,101.01 Phelan Hallinan Diamond & Jones, LLP

**1509-410**  
**727 Sherrie Road 19115** 63rd wd. 8450 Sq Ft BRT#632139200 Subject to Mortgage Improvements: Residential Property EDWARD VESCIO, JR. AND BERNADETTE VESCIO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES C.P. March Term, 2012 No. 1524 \$277,476.75 Scott A. Dieterick, 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

**1509-411**  
**3922 Lankenau Avenue 19131-2809** 52nd wd. 2171 Sq Ft OPA#521427000 Improvements: Residential Property FRED T. CRAWFORD A/K/A FRED

SHERIFF'S SALE

CRAWFORD A/K/A FREDERICK L. CRAWFORD C.P. January Term, 2015 No. 03421 \$27,924.03 Phelan Hallinan Diamond & Jones, LLP

**1509-412**  
**525 West Roosevelt Boulevard 19120-3703** 49th wd. 1549 Sq Ft OPA#491079800 Improvements: Residential Property TIFFANY M. SILVER, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF BERNARD L. BROWN; MONICA JOYNER, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF BERNARD L. BROWN; TERRANCE BROWN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BERNARD L. BROWN; ANTHONY SILVER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BERNARD L. BROWN; DARREN BROWN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BERNARD BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BERNARD L. BROWN, DECEASED C.P. January Term, 2015 No. 03581 \$54,689.59 Phelan Hallinan Diamond & Jones, LLP

**1509-413**  
**12219 Thornton Road 19154** 66th wd. 8284 Sq Ft BRT#663142600 Improvements: Residential Property JOHN J. KILBRIDE, III AND MICHAEL R. KILBRIDE C.P. November Term, 2014 No. 02122 \$157,493.23 KML Law Group, P.C.

**1509-414**  
**614-616 South Clarion Street 19147** 2nd wd. 861 Sq Ft OPA#032290900 Improvements: Mixed Use Building STEPHEN FORMAN C.P. October Term, 2014 No. 947 \$419,743.36 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

**1509-415**  
**2801 Glenview Street 19149** 55th wd. 3871 Sq Ft BRT#551234300 Improvements: Residential Real Estate JODY M. CHRZANOWSKI AND MICHELLE CHRZANOWSKI C.P. December Term, 2014 No. 01058 \$74,616.19 Stern & Eisenberg, P.C.

**1509-416**  
**4000 Gypsy Lane Unit 322A1 19129** 21st wd. 858 Sq Ft (no land area) BRT#888210197 Subject to Mortgage Improvements: Residential Condominium Unit DAVID H. O'BRIEN C.P. April Term, 2015 No. 004423 \$10,452.35 Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.

**1509-417**  
**2749 South Marshall Street 19148** 39th wd. Land Area: 920 Sq Ft; Improvement Area: 1472 Sq Ft OPA#395169000 Subject to Mortgage Improvements: Residential Real Estate - Single Family Dwelling ORTELIN ZAHAIRAGUNN F/K/A ORTELIN L. BOWSER C.P. December Term, 2014 No. 03504 \$102,083.82 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm

**1509-418**  
**1 Wissahickon Lane a/k/a 6904 Wissahickon Avenue 19119-3733** 21st wd. 12257 Sq Ft BRT#213116045 Improvements: Residential Dwelling DELORES HENDERSON C.P. September Term, 2013 No. 01571 \$262,316.93 Powers, Kirm & Associates, LLC

**1509-419**  
**2002 McKean Street 19145** 48th wd. 811 Sq Ft BRT#481108100 Improvements: Residential Dwelling LEONARD J. BENTLEY C.P. March Term, 2014 No. 00160 \$110,676.84 Powers, Kirm & Associates, LLC

**1509-420**  
**7447 North 21st Street 19138** 10th wd. 1740 Sq Ft BRT#101183200 JORGE FAGUNDES C.P. January Term, 2015 No. 00930 \$113,746.83 Emmanuel J. Argentieri, Esq.

**1509-421**  
**7518 Chelwynde Avenue 19153** 40th wd. 2500 Sq Ft OPA#404321700 Improvements: Residential Dwelling KEVIN J. GODFREY AND MICHAEL J. ENRIGHT C.P. August Term, 2014 No. 002086 \$19,946.29 Joseph R. Loverdi, Esq.

**1509-422**  
**10165 Haldeman Avenue 19116** 58th wd. 7920 Sq Ft OPA#582606400 Improvements: Residential Dwelling CATHERINE L. SOMERS C.P. August Term, 2014 No. 01596 \$204,276.04 Joseph R. Loverdi, Esq.

**1509-423**  
**2535 South 10th Street 19148-4424** 39th



SHERIFF'S SALE

wd. 870 Sq Ft; Front: 15'4" Depth: 58' OPA#393492800 Improvements: Single Family Dwelling  
GENEVIEVE MARTINO C.P. January Term, 2015 No. 002882 \$114,155.36 Jerome R. Balka, Esq., Reger Rizzo Darnall LLP

**1509-424**  
**3141 Guilford Street 19152** 64th wd. 2225 Sq Ft OPA#641184000 Improvements: Residential Property  
YOUNG S. LEE C.P. June Term, 2014 No. 4241 \$176,795.31 Lauren Berschler Karl, Esq.

**1509-425**  
**2206 Lansing Street 19152** 56th wd. 2601 Sq Ft BRT#561474700 Improvements: Residential Property  
RICHARD PIPITO JR. AND ROBERTA PIPITO C.P. January Term, 2014 No. 01828 \$196,970.26 KML Law Group, P.C.

**1509-426**  
**1533 West Butler Street 19140** 13th wd. 1199 Sq Ft BRT#131084400 Improvements: Residential Property  
KEITH A. KING C.P. June Term, 2013 No. 01874 \$23,304.41 KML Law Group, P.C.

**1509-427**  
**2924 South 62nd Street 19142** 40th wd. 1200 Sq Ft BRT#402114100 Improvements: Residential Property  
THU THACH C.P. August Term, 2010 No. 04543 \$47,265.39 KML Law Group, P.C.

**1509-428**  
**1935 East Pike Street 19124** 45th wd. 1300.05 Sq Ft BRT#452219900 Improvements: Residential Real Estate  
ANA R. PEREZ C.P. February Term, 2015 No. 02187 \$70,225.71 Stern & Eisenberg, P.C.

**1509-429**  
**7419 Fayette Street 19138** 50th wd. 1631.36 Sq Ft BRT#501025300 Improvements: Residential Real Estate  
THEODORE WILLIAMS, JR. AND VIOLA F. WILLIAMS C.P. January Term, 2013 No. 00986 \$150,596.96 Stern & Eisenberg, P.C.

**1509-430**  
**8744 Ditman Street 19136** 65th wd. 1600 Sq Ft BRT#652289700 Improvements: Residential Real Estate  
XUE WEN ZHU AND JIAN FENG C.P. February Term, 2015 No. 002193 \$70,324.36 Stern & Eisenberg, P.C.

**1509-431**  
**4119 Barnett Street 19135-3011** 55th wd. Land Area: 1245 BRT#552066200 Improvements: Row B/gar 2 Story Masonry  
ARTHUR W. MARNIEN C.P. August Term, 2014 No. 01291 \$110,416.00 Milstead & Associates, LLC

**1509-432**  
**1245 South 13th Street 19147-4502** 2nd wd. Land Area: 1020 Sq Ft BRT#021608700 Improvements: Row Conv/apt 3sty Masonry  
PETER KOURAHANIS C.P. July Term, 2012 No. 03005 \$92,500.00 Milstead & Associates, LLC

**1509-433**  
**4821 Germantown Avenue 19144-3014** 12th wd. Land Area: 8599.8 BRT#871299280 Improvements: Str/off+ Apts 2.5 Sty Mason  
EDITH CHAPMAN C.P. December Term, 2013 No. 03564 \$178,750.00 Milstead & Associates, LLC

**1509-434**  
**8415 Provident Street 19150-1613** 50th wd. 1448 Sq Ft OPA#501192000 Improvements: Residential Property  
CHARLES WARDLAW, INDIVIDUALLY AND IN CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CYNTHIA WARDLAW C.P. October Term, 2008 No. 00324 \$117,926.23 Phelan Hallinan Diamond & Jones, LLP

**1509-435**  
**4334 1/2 Boone Street 19128-4901** 21st wd. 6179 Sq Ft OPA#211264025 Improvements: Residential Property  
FRANCIS PILLER C.P. March Term, 2012 No. 02897 \$306,189.77 Phelan Hallinan Diamond & Jones, LLP

**1509-436**  
**3523 Churchill Lane 19114** 66th wd. 1768 Sq Ft OPA#661175400 Improvements: Residential Property  
PATRICIA GISPERT A/K/A PATRICIA A. GISPERT C.P. February Term, 2015 No. 02658 \$173,293.22 Phelan Hallinan Diamond & Jones, LLP

**1509-437**  
**1351 Farrington Road 19151-2832** 34th wd. 1600 Sq Ft OPA#343336600 Improvements: Residential Property  
DELROY R. WAITE C.P. September Term, 2009 No. 01783 \$136,902.06 Phelan

SHERIFF'S SALE

Hallinan Diamond & Jones, LLP  
**1509-438**  
**822 Brighton Street 19111-4127** 53rd wd. 2680 Sq Ft OPA#532245800 Improvements: Residential Property  
GINA FREDERIQUE AND KEVIN COMPTON C.P. April Term, 2013 No. 04335 \$157,839.77 Phelan Hallinan Diamond & Jones, LLP

**1509-439**  
**4525 Ashburner Street 19136-2808** 65th wd. 2800 Sq Ft BRT#652040813 Improvements: Residential Property  
EDWARD L. ADAMS AND JENNIFER L. RENZI C.P. February Term, 2013 No. 01769 \$129,279.76 Zucker, Goldberg & Ackerman, LLC

**1509-440**  
**426 East Wildey Street 19125-4231** 18th wd. 1200 Sq Ft OPA#181320100 Improvements: Residential Property  
ROBERT H. GUNDAKER, II, IN HIS CAPACITY AS HEIR OF TEUILA GUNDAKER, DECEASED; HARRISON P. GUNDAKER, IN HIS CAPACITY AS HEIR OF TEUILA GUNDAKER, DECEASED; ROBERT H. GUNDAKER, IN HIS CAPACITY AS HEIR OF TEUILA GUNDAKER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TEUILA GUNDAKER, DECEASED C.P. September Term, 2012 No. 03361 \$116,288.76 Phelan Hallinan Diamond & Jones, LLP

**1509-441**  
**1915 McClellan Street 19145-2024** 48th wd. 652 Sq Ft BRT#481017000 Subject to Mortgage Improvements: Residential Property  
CHRISTOPHER KING C.P. November Term, 2011 No. 0269 \$102,199.16 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

**1509-442**  
**1102 Haworth Street, a/k/a 1102 Hayworth Street 19124-2506** 23rd wd. 2604 Sq Ft OPA#234160800 Improvements: Residential Property  
ROBIN A. LEWIS A/K/A ROBIN LEWIS C.P. April Term, 2013 No. 00438 \$143,668.85 Phelan Hallinan Diamond & Jones, LLP

**1509-443**  
**6005 Reach Street 19111-5910** 35th wd. 1723 Sq Ft OPA#352243500 Improvements: Residential Property  
DIANE K. FRASER-BROWN A/K/A DIANE K. FRASER BROWN C.P. October Term, 2014 No. 00295 \$93,871.40 Phelan Hallinan Diamond & Jones, LLP

**1509-444**  
**5918 Larchwood Avenue 19143** 3rd wd. 1424 Sq Ft BRT#032095900 Improvements: Residential Property  
LEE AUDREY WILLIAMS (REMAINDER) AND GEORGE E. WILLIAMS (REMAINDER) C.P. July Term, 2013 No. 04566 \$121,696.33 KML Law Group, P.C.

**1509-445**  
**6046 Carpenter Street 19143** 3rd wd. 2319 Sq Ft BRT#033096200 Improvements: Residential Property  
CHARLES STORY C.P. August Term, 2013 No. 02347 \$79,029.50 KML Law Group, P.C.

**1509-446**  
**7327 Shisler Street 19111** 56th wd. 1296 Sq Ft BRT#561167200 Improvements: Residential Property  
GUI ZHEN ZHENG AND SHI JIAN ZHENG C.P. May Term, 2014 No. 000405 \$66,891.70 Shapiro & DeNardo, LLC

**1509-447**  
**6230 Bingham Street 19111-5755** 35th wd. 6216 Sq Ft OPA#353268010 Improvements: Residential Property  
SAMUEL K. TIGAH; ESTHER NATOGMA C.P. February Term, 2015 No. 01548 \$138,623.83 Phelan Hallinan Diamond & Jones, LLP

**1509-448**  
**2507 South 7th Street 19148-4601** 39th wd. 798 Sq Ft OPA#393172600 Improvements: Residential Property  
ROBERT G. SWANDER, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF DONALD J. OFANO C.P. November Term, 2014 No. 02869 \$135,004.74 Phelan Hallinan Diamond & Jones, LLP

**1509-450**  
**5440 Harbison Avenue 19124-1551** 62nd wd. 1237 Sq Ft OPA#622471100 Improvements:

SHERIFF'S SALE

Residential Property  
TERESA WOJTASZEK C.P. February Term, 2015 No. 02497 \$62,510.15 Phelan Hallinan Diamond & Jones, LLP

**1509-451**  
**633 West Olney Avenue 19120** 61st wd. 2475 Sq Ft BRT#612009100 Improvements: Residential Property  
ANTHONY COBB C.P. May Term, 2013 No. 002365 \$113,433.38 Shapiro & DeNardo, LLC

**1509-452**  
**1818 South 18th Street 19145-2142** 48th wd. 1120 Sq Ft OPA#481256000 Improvements: Residential Property  
PETER HARTJE C.P. November Term, 2013 No. 02247 \$215,207.11 Phelan Hallinan Diamond & Jones, LLP

**1509-453**  
**4417 McKinley Street 19135-3216** 55th wd. 1980 Sq Ft OPA#552034500 Improvements: Residential Property  
LISA M. GALLO C.P. September Term, 2013 No. 00126 \$68,742.54 Phelan Hallinan Diamond & Jones, LLP

**1509-454**  
**2100 South 72nd Street 19142-1027** 40th wd. 1600 Sq Ft BRT#403223300 Improvements: Two Story Masonry Dwelling With Garage  
ROGER V. DICKSON AND RHONDA DICKSON C.P. March Term, 2015 No. 00996 \$511,663.80 Bernstein-Burkley, P.C.

**1509-455**  
**3436 Old York Road 19140** 43rd wd. 1320 Sq Ft BRT#43-1140900 Subject to Mortgage Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LINDA FARRELL; PATRICIA A. PARKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF LINDA FARRELL; ESTATE OF LINDA FARRELL C.P. February Term, 2015 No. 01398 \$52,548.58 Udren Law Offices, P.C.

**1509-456**  
**6340 Marsden Street 19135-3209** 41st wd. 1282 Sq Ft OPA#411252000 Improvements: Residential Property  
YISCHOR D. FRIEDMAN C.P. August Term, 2013 No. 00149 \$69,339.26 Phelan Hallinan Diamond & Jones, LLP

**1509-457**  
**6910 Henley Street 19119-3414** 22nd wd. 3458 Sq Ft OPA#223256600 Improvements: Residential Property  
ROGER VAUGHN ASHODIAN C.P. December Term, 2007 No. 02971 \$115,663.28 Phelan Hallinan Diamond & Jones, LLP

**1509-458**  
**6143 Baynton, a/k/a 6143 Baynton Street 19144-2036** 59th wd. 2043 Sq Ft OPA#592194200 Improvements: Residential Property  
NATHANIEL WILKERSON, JR. C.P. January Term, 2015 No. 01430 \$31,968.15 Phelan Hallinan Diamond & Jones, LLP

**1509-459**  
**6322 Allman Street 19142** 40th wd. 968.75 Sq Ft BRT#401251000 Improvements: Residential Dwelling  
ABIOSEH H. KAMARA C.P. February Term, 2015 No. 03202 \$45,300.12 Udren Law Offices, P.C.

**1509-460**  
**1504 South 53rd Street 19143** 51st wd. 1248 Sq Ft BRT#512014100 Improvements: Residential Dwelling  
ORVILLE WEST C.P. March Term, 2015 No. 01553 \$40,368.67 Udren Law Offices, P.C.

**1509-461**  
**52 North 54th Street 19139** 4th wd. 948.75 Sq Ft BRT#041097200 Improvements: Residential Dwelling  
CHRISTIAN DIAZ A/K/A CHRISTIAN A. DIAZ C.P. March Term, 2015 No. 00739 \$56,787.80 Udren Law Offices, P.C.

**1509-462**  
**1712 South 28th Street 19145** 36th wd. 990 Sq Ft BRT#36-4-3516-00 Improvements: Residential Dwelling  
JOSEPH TOOKES A/K/A JOSEPH J. TOOKES C.P. February Term, 2015 No. 02654 \$122,483.02 Udren Law Offices, P.C.

**1509-463**  
**3650 Richmond Street 19134-6224** 45th wd. 15257 Sq Ft BRT#884841300 Subject to Mortgage  
JOSEPH J. RAGSDALE C.P. December Term, 2013 No. 003653 \$451,658.36 Preston D. Jaquish, Esq.

**1509-464**  
**8104 Terry Street 19136-2622** 64th wd.

SHERIFF'S SALE

1210.62 Sq Ft BRT#642028700 Improvements: Residential Real Estate  
MARK JUSZCZUK AND PATRICIA JUSZCZUK C.P. November Term, 2013 No. 01582 \$59,273.35 Stern & Eisenberg, P.C.

**1509-465**  
**6634 Boyer Street 19119** 22nd wd. 5200 Sq Ft BRT#221275700 Improvements: Residential Real Estate  
JAMAHL A. SIMMONS C.P. September Term, 2014 No. 02016 \$233,005.02 Stern & Eisenberg, P.C.

**1509-466**  
**2249 Brill Street 19137** 45th wd. (formerly 23rd wd.) 763 Sq Ft BRT#453383500 Improvements: Residential Real Estate  
MICHAEL J. SABATO C.P. April Term, 2015 No. 002200 \$62,007.93 Stern & Eisenberg, P.C.

**1509-467**  
**1314 North Allison Street 19131** 4th wd. 1575 Sq Ft BRT#041334800 Improvements: Residential Real Estate  
UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF PHYLLIS LINDSAY AND CHRISTOPHER AIKEN C.P. October Term, 2013 No. 00418 \$20,063.37 Stern & Eisenberg, P.C.

**1509-468**  
**228 South 49th Street 19139** 60th wd. SEMI/DET 3 STY MASONRY; 1799 Sq Ft BRT#601091800 Subject to Mortgage Improvements: Residential Dwelling  
MARY ELLEN JONES A/K/A MARY E. JONES C.P. December Term, 2013 No. 00691 \$177,012.38 McCabe, Weisberg, & Conway, P.C.

**1509-469**  
**1957 69th Avenue 19138** 10th wd. ROW B/GAR 2STY MASONRY; 2028 Sq Ft BRT#101270100 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF JOHN J. MELTON, JR., DECEASED MORTGAGOR AND REAL OWNER; CYNTHIA L. MELTON, KNOWN SURVIVING HEIR OF JOHN J. MELTON, JR., DECEASED MORTGAGOR AND REAL OWNER; CLEVELAND MELTON, KNOWN SURVIVING HEIR OF JOHN J. MELTON, JR., DECEASED MORTGAGOR AND REAL OWNER; HATTIE R. MCFADDEN, KNOWN SURVIVING HEIR OF JOHN J. MELTON, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2015 No. 02199 \$63,727.44 McCabe, Weisberg, & Conway, P.C.

**1509-470**  
**2541 West Gordon Street 19132-4218** 28th wd. 782.75 Sq Ft BRT#28-1-2233-00 Improvements: Residential Dwelling  
MOSHE KOPS C.P. April Term, 2015 No. 00156 \$73,372.85 Barbara A. Fein, Esq.

**1509-471**  
**2244 South 9th Street 19148** 39th wd. 965.56 Sq Ft BRT#393430500 Improvements: Residential Dwelling  
ALLEN E. WINDRIM, III C.P. April Term, 2013 No. 0633 \$182,429.46 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

**1509-472**  
**2260 North Colorado Street 19132-4329** 16th wd. 679.69 Sq Ft BRT#16-1-1966-00 Improvements: Residential Dwelling  
CECIL CHIN C.P. November Term, 2014 No. 01532 \$74,807.12 Barbara A. Fein, Esq.

**1509-473**  
**549 North Allison Street 19131** 4th wd. 949.35 Sq Ft BRT#04-1-197200 Improvements: Residential Dwelling  
CHANNA JENNINGS C.P. February Term, 2015 No. 02316 \$66,243.80 Udren Law Offices, P.C.

**1509-474**  
**2222 South 22nd Street 19145** 48th wd. 981.12 Sq Ft BRT#32S13-136; OPA#482205200 Improvements: Residential Dwelling  
GWENDOLYN TALFORD AND DIERDRA WILLIAMS C.P. November Term, 2014 No. 00871 \$87,444.66 Udren Law Offices, P.C.

**1509-475**  
**1820 East Airdrie Street 19124-5608** 45th wd. 1044 Sq Ft OPA#452204700 Improvements: Residential Property  
SEAN M. WILLIAMS C.P. January Term, 2015 No. 01463 \$65,312.15 Phelan Hallinan Diamond & Jones, LLP

**1509-476**  
**852 Carver Street 19124-1010** 35th wd. 1262 Sq Ft OPA#351239000 Improvements: Residential Property  
ROBIN GAMBURG C.P. January Term, 2014 No. 00765 \$41,809.67 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

**1509-477**  
**226 North Robinson Street 19139-1122** 34th wd. 795 Sq Ft OPA#341185800 Improvements: Residential Property  
SHARON FORTUNE C.P. March Term, 2015 No. 00475 \$45,912.92 Phelan Hallinan Diamond & Jones, LLP

**1509-478**  
**923 North St. Bernard Street 19131** 44th wd. ROW 2STY MASONRY; 825 Sq Ft BRT#442213800 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF WILLIE JETER, DECEASED MORTGAGOR AND REAL OWNER; OMAR J. JETER KNOWN SURVIVING HEIR OF WILLIE JETER, DECEASED MORTGAGOR AND REAL OWNER; TRACEE J. JETER KNOWN SURVIVING HEIRS OF WILLIE JETER, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01434 \$29,660.72 McCabe, Weisberg, & Conway, P.C.

**1509-479**  
**105 South 61st Street 19139** 3rd wd. (formerly part of the 46th wd.) ROW 2 STY MASONRY; 1448 Sq Ft BRT#031169700 Improvements: Residential Dwelling  
ODUS BURRUS, III C.P. June Term, 2013 No. 01529 \$117,203.76 McCabe, Weisberg, & Conway, P.C.

**1509-480**  
**3137 Longshore Avenue 19149-2023** 55th wd. 1640 Sq Ft OPA#551277800 Improvements: Residential Property  
TOMMY NGUYEN C.P. March Term, 2015 No. 00753 \$161,140.70 Phelan Hallinan Diamond & Jones, LLP

**1509-481**  
**2528 Cedar Street 19125** 31st wd. ROW 3 STY MASONRY; 868 Sq Ft BRT#312035600 Improvements: Residential Dwelling  
JAMES BIDWELL C.P. October Term, 2013 No. 01819 \$214,496.37 McCabe, Weisberg, & Conway, P.C.

**1509-482**  
**5137 D Street 19120** 42nd wd. ROW B/GAR 2STY MASONRY; 1662 Sq Ft BRT#421481900 Improvements: Residential Dwelling  
SHAWN HILL C.P. April Term, 2014 No. 01722 \$178,100.37 McCabe, Weisberg, & Conway, P.C.

**1509-483**  
**4613 C Street 19120** 42nd wd. ROW B/GAR 2STY MASONRY; 1117 Sq Ft BRT#421366800 Improvements: Residential Dwelling  
ALL UNKNOWN SURVIVING HEIRS OF ANNE SLINEY, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2013 No. 02188 \$24,809.99 McCabe, Weisberg, & Conway, P.C.

**1509-484**  
**6 East Johnson Street 19144-1917** 59th wd. 2814 Sq Ft OPA#884351000 Improvements: Commercial Property  
KHOI N. DANG C.P. April Term, 2007 No. 03836 \$118,500.64 Phelan Hallinan Diamond & Jones, LLP

**1509-485**  
**5713 Dunlap Street 19131** 52nd wd. (formerly part of the 34th wd.) ROW B/GAR 2STY MASONRY; 1365 Sq Ft BRT#043239800 Improvements: Residential Dwelling  
LEON COX, KATHY GRAVES AND SEAN GRAVES C.P. January Term, 2015 No. 00460 \$77,512.92 McCabe, Weisberg, & Conway, P.C.

**1509-486**  
**7027 Limekiln Pike 19138-2022** 10th wd. 1600 Sq Ft OPA#102059400 Improvements: Residential Property  
JEMILL C. BANTUM A/K/A JEMILL BANTUM-HAWKINS; JONATHAN M. PHILLIPS BANTUM; CAMILL B. PHILLIPS BANTUM; TIFFANY BANTUM-HAWKINS; JEMILL C. BANTUM IN TRUST FOR TIFFANY BANTUM-HAWKINS, JONATHAN M. PHILLIPS BANTUM, AND CAMILL B PHILLIPS BANTUM C.P. July Term, 2014 No. 01828 \$59,250.44 Phelan Hallinan Diamond & Jones, LLP

**1509-487**  
**4043 Ormond Street 19124** 33rd wd. ROW B/GAR 2STY MASONRY; 975 Sq Ft BRT#332539100 Improvements: Residential Dwelling  
CHARMELL D. EDWARDS A/K/A CHARMELL EDWARDS C.P. November Term, 2014 No. 00121 \$55,827.82 McCabe, Weisberg, & Conway, P.C.

**1509-488**  
**6242 North Park Avenue 19141** 49th wd. ROW 2 STY MASONRY; 1569 Sq Ft BRT#493241200 Improvements: Residential Dwelling  
ADDIE S. JONES C.P. March Term, 2014



SHERIFF'S SALE

No. 04705 \$82,066.72 McCabe, Weisberg, & Conway, P.C.

**1509-489**  
**1265 South 29th Street 19146-3615** 36th wd. 1020 Sq Ft OPA#362167900 Improvements: Residential Property  
FELICIA FULTON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DEBRA WHITAKER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBRA WHITAKER, DECEASED C.P. June Term, 2010 No. 00057 \$92,494.26 Phelan Hallinan Diamond & Jones, LLP

**1509-490**  
**5947 Kemble Avenue 19138** 17th wd. ROW B/GAR 2STY MASONRY; 1200 Sq Ft BRT#172323800 Improvements: Residential Dwelling  
HERBERT M. BYRD, ADMINISTRATOR OF THE ESTATE OF GERTHA MAJOR, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 02666 \$72,535.05 McCabe, Weisberg, & Conway, P.C.

**1509-491**  
**219 South Farragut Street 19139** 46th wd. APT 2-4 UNTS 2STY MASONRY; 2062 Sq Ft BRT#461183200 Improvements: Residential Dwelling  
HANEEF NELSON C.P. September Term, 2013 No. 00467 \$273,833.05 McCabe, Weisberg, & Conway, P.C.

**1509-492**  
**5333 Wingohocking Terrace 19144** 12th wd. SEMI/DET 3STY STONE; 2274 Sq Ft BRT#122188000 Improvements: Residential Dwelling  
HRISTO DIMITROV C.P. January Term, 2015 No. 00457 \$111,506.64 McCabe, Weisberg, & Conway, P.C.

**1509-493**  
**10912 Kirby Drive 19154** 66th wd. S/D W B/G 2S MAS.+OTHER; 2901 Sq Ft BRT#662189300 Improvements: Residential Dwelling  
JONATHAN MCDONNELL AND JAMIE M. MILES C.P. August Term, 2013 No. 01639 \$238,611.18 McCabe, Weisberg, & Conway, P.C.

**1509-494**  
**820 South Cecil Street 19143** 46th wd. ROW 2 STY MASONRY; 1207 Sq Ft BRT#463277000 Improvements: Residential Dwelling  
RACHELLE BLOW, CO-EXECUTRIX OF THE ESTATE OF LEONORA CLARK, DECEASED MORTGAGOR AND REAL OWNER; NANCY CLARK-DRAKE, CO-EXECUTRIX OF THE ESTATE OF LEONORA CLARK, DECEASED MORTGAGOR AND REAL OWNER; EARL CLARK, KNOWN SURVIVING HEIR OF LEONORA CLARK, DECEASED MORTGAGOR AND REAL OWNER; DEBORAH SYKES, KNOWN SURVIVING HEIR OF LEONORA CLARK, DECEASED OWNER AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF LEONORA CLARK, DECEASED MORTGAGOR AND REAL OWNER; DAVID CLARK, KNOWN SURVIVING HEIR OF LEONORA CLARK, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2012 No. 00730 \$79,705.88 McCabe, Weisberg, & Conway, P.C.

**1509-495**  
**1622 North 30th Street 19121** 32nd wd. ROW 2 STY MASONRY; 1057 Sq Ft BRT#324190800 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF RILEY SAUNDERS, DECEASED MORTGAGOR AND REAL OWNER; MICHAEL SAUNDERS, KNOWN SURVIVING HEIR OF RILEY SAUNDERS, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2014 No. 02300 \$126,790.17 McCabe, Weisberg, & Conway, P.C.

**1509-496**  
**501-05 Locust Avenue 19144** 12th wd. SEMI/DET 3STY STONE; 12794 Sq Ft BRT#122070400 Improvements: Residential Dwelling  
WILHEMENIA MOORE AND WAYNE E. MOORE C.P. March Term, 2013 No. 02011 \$328,779.98 McCabe, Weisberg, & Conway, P.C.

**1509-497**  
**3713 Barner Place 19114** 66th wd. ROW B/GAR 1.5 STY MASONRY; 1513 Sq Ft BRT#661290007 Improvements: Residential Dwelling  
FEI YUN LIU AND MIN H. ZHENG C.P. August Term, 2014 No. 02967 \$264,563.74 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

**1509-498**  
**131 South 50th Street 19139** 60th wd. ROW 3STY MASONRY; 1808 Sq Ft BRT#601100700 Improvements: Residential Dwelling  
SOHRAB MAHALLATI C.P. January Term, 2011 No. 03532 \$231,084.52 McCabe, Weisberg, & Conway, P.C.

**1509-499**  
**5208 F Street 19124** 35th wd. ROW B/GAR 2STY MASONRY; 1200 Sq Ft BRT#351337100 Improvements: Residential Dwelling  
STEVEN OTERO C.P. February Term, 2015 No. 00346 \$115,327.66 McCabe, Weisberg, & Conway, P.C.

**1509-500**  
**8034 Ryers Avenue 19111** 63rd wd. S/D W DET GAR 2STY MASONRY; 3999 Sq Ft BRT#631074000 Improvements: Residential Dwelling  
VALERIY DUKHIN AND KRISTINA DUKHIN C.P. October Term, 2014 No. 01853 \$170,595.34 McCabe, Weisberg, & Conway, P.C.

**1509-501**  
**1106 Foulkrod Street 19124** 23rd wd. SEMI/DET 2.5 STY MASONRY; 2635 Sq Ft BRT#234092900 Improvements: Residential Dwelling  
LIONEL JACKSON AND DANEEN Y. JACKSON C.P. November Term, 2014 No. 01331 \$209,611.80 McCabe, Weisberg, & Conway, P.C.

**1509-502**  
**6615 North 13th Street 19126** 61st wd. S/D W DET GAR 3S STONE; 5990 Sq Ft BRT#611194000 Improvements: Residential Dwelling  
CLARENCE BUTLER, JR., CO-ADMINISTRATOR OF THE ESTATE OF ELIZABETH MCCORMICK, DECEASED MORTGAGOR AND REAL OWNER; SARAH B. JOHNSON, CO-ADMINISTRATRIX OF THE ESTATE OF ELIZABETH MCCORMICK, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2015 No. 01262 \$92,569.41 McCabe, Weisberg, & Conway, P.C.

**1509-503**  
**3629 North Bouvier Street 19140** 13th wd. ROW 2 STY MASONRY; 910 Sq Ft BRT#131231300 Improvements: Residential Dwelling  
KIA D. SWINTON C.P. April Term, 2014 No. 02317 \$90,392.85 McCabe, Weisberg, & Conway, P.C.

**1509-504**  
**7657 Brookhaven Road 19151** 34th wd. ROW B/GAR 2STY MASONRY; 1293.60 Sq Ft BRT#343219500 Improvements: Residential Dwelling  
DWAYNE DUNHAM C.P. October Term, 2014 No. 00681 \$166,713.19 McCabe, Weisberg, & Conway, P.C.

**1509-505**  
**5132 West Stiles Street 19131** 44th wd. ROW 2STY MASONRY; 1440 Sq Ft BRT#442099600 Improvements: Residential Dwelling  
RUTH HARRIS C.P. June Term, 2014 No. 03411 \$44,883.96 McCabe, Weisberg, & Conway, P.C.

**1509-506**  
**7707 Jason Place 19153** 40th wd. ROW B/GAR 2STY MASONRY; 1800 Sq Ft BRT#405852000 Improvements: Residential Dwelling  
SAMUEL LEE VAUGHAN, KNOWN SURVIVING HEIR OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER; CHRISTINE A. CHAMBLISS, KNOWN SURVIVING HEIR OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER; CYNTHIA V. RUSSELL, KNOWN SURVIVING HEIR OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2014 No. 02714 \$48,348.36 McCabe, Weisberg, & Conway, P.C.

**1509-507**  
**246 Slocum Street 19119** 22nd wd. ROW 2 STY MASONRY; 1464 Sq Ft BRT#222045900 Improvements: Residential Dwelling  
ANTHONY E. HANEY AND LISA P. HANEY C.P. December Term, 2014 No. 01967 \$68,731.34 McCabe, Weisberg, & Conway, P.C.

**1509-508**  
**3219 Byberry Road 19154** 66th wd. ROW B/GAR 2STY MASONRY; 2000 Sq Ft BRT#663054800 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF JAMES P. MCCAULEY, DECEASED MORTGAGOR AND REAL OWNER; EILEEN MCCAULEY, KNOWN SURVIVING HEIR OF JAMES P.

SHERIFF'S SALE

MCCAULEY, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2014 No. 00514 \$141,436.28 McCabe, Weisberg, & Conway, P.C.

**1509-509**  
**5663 Boyer Street 19138** 12th wd. 1708 Sq Ft; Front: 20.00'ft x Depth: 85.41'ft BRT#122254700  
GERALDINE FURLER C.P. October Term, 2013 No. 00232 \$24,289.59 Louis I. Lipsky, Esq.; Lipsky and Brandt

**1509-510**  
**4907 Penn Street 19124** 23rd wd. 2291 Sq Ft OPA#232424000 Subject to Mortgage Improvements: Residential Property  
RAYMOND S. NORTON A/K/A RAYMOND SHERROD NORTON C.P. May Term, 2014 No. 03509 \$47,949.86 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

**1509-511**  
**6173 North 17th Street 19141** 17th wd. 1408 Sq Ft BRT#172193200 Improvements: Residential Dwelling  
REGINALD FERGUSON C.P. January Term, 2015 No. 3509 \$62,194.76 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

**1509-512**  
**4514 Baltimore Avenue, Apt 3F 19143** 46th wd. 1096 Sq Ft; STR/Off Apartments 3 Story Masonry PRCL#461089000 Subject To Mortgage Property is subject to a first mortgage Improvements: Residential Dwelling  
SHEZAAN H. SYED, UNITED STATES OF AMERICA C/O US ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. April Term, 2011 No. 00021 \$218,315.96 Federman & Associates, LLC

**1509-513**  
**6936 Forrest Avenue 19138** 10th wd. (formerly part of the 50th wd.) 1500 Sq Ft; on the West side of Forrest Avenue (formerly 20th St) at the distance of 274 feet 6 inches Northwardly from the North side of 69th Avenue in the 10th Ward (formerly part of the 50th Ward) in the City of Philadelphia, County of Philadelphia and State of Pennsylvania. OPA#102517700  
CLAYTON LOGAN C.P. August Term, 2014 No. 02842 \$131,959.08 Hill Wallack, LLP

**1509-514**  
**4122 Comly Street 19135** 62nd wd. 2504 Sq Ft; sits on the Southwesterly side of Comly St (sixty feet wide) and the Southeasterly side of Tackawanna St (forty feet wide) in the sixty-second Ward of the City of Philadelphia. OPA#622181300  
MARGARET M. KURZ C.P. September Term, 2013 No. 02462 \$146,804.96 Hill Wallack, LLP

**1509-515**  
**8025 Williams Avenue 19150** 50th wd. 1387 Sq Ft BRT#50-2-2622-00 Improvements: Residential Property  
JAMES HILBERT C.P. January Term, 2015 No. 01718 \$90,987.17 Kristine M. Anthou, Esq.

**1509-516**  
**469 Flamingo Street, Unit C 19128** 21st wd. 4313 Sq Ft OPA#21-2-3648-40 Improvements: Residential Property  
TODD WAGNER C.P. June Term, 2014 No. 00825 \$406,944.36 Kristine M. Anthou, Esq.

**1509-517**  
**125 West Mount Pleasant Avenue 19119** 9th wd. 3904.7 Sq Ft BRT#092001900 Improvements: Residential Property  
ZUBAIR ABDUSSHAHEED C.P. June Term, 2009 No. 04383 \$575,309.59 Zucker, Goldberg & Ackerman, LLC

**1509-518**  
**1237 Gilham Street 19111** 53rd wd. 1221.75 Sq Ft BRT#531170900 Improvements: Residential Property  
JEAN J. ALTIDOR C.P. September Term, 2012 No. 1366 \$118,843.32 Zucker, Goldberg & Ackerman, LLC

**1509-519**  
**3437 Primrose Road 19114-2619** 57th wd. 2906.78 Sq Ft OPA#572132700 Improvements: Residential Property  
GINNY MCLAUGHLIN-HEDSTROM C.P. February Term, 2015 No. 02202 \$186,363.23 Phelan Hallinan Diamond & Jones, LLP

**1509-520**  
**6310 Guyer Avenue 19142-3013** 40th wd. 1435.20 Sq Ft OPA#402274135 Improvements: Residential Property  
MELISSA MIGLIAZZA-HUNT A/K/A MELISSA MIGLIAZZA AND ONDRE HUNT C.P. September Term, 2012 No. 02496 \$158,191.20 Phelan Hallinan Diamond & Jones, LLP

**1509-521**  
**145 West Wyneva Street 19144** 12th wd.

SHERIFF'S SALE

1746 Sq Ft BRT#123030400 Improvements: Residential Real Estate  
EARL HAMMOND AND IRMA GARDNER HAMMOND C.P. May Term, 2012 No. 00337 \$117,380.02 Stern & Eisenberg, P.C.

**1509-522**  
**6509 West Jefferson Street, a/k/a 6509-11 Jefferson Street 19151-3310** 34th wd. 1910 Sq Ft OPA#344046200 Improvements: Residential Property  
OVE SORENSEN C.P. February Term, 2014 No. 00340 \$148,987.32 Phelan Hallinan Diamond & Jones, LLP

**1509-523**  
**90 East Springer Street 19119-2241** 22nd wd. 1050.81 Sq Ft OPA#221191100 Improvements: 2 Story Masonry  
7325 N 18TH ST, LLC C.P. November Term, 2011 No. 01962 \$154,751.92 Norman M. Valz, Attorney at Law

**1509-524**  
**4130 Whiting Road 19154-2807** 66th wd. 1782.04 Sq Ft OPA#662589700 Improvements: Residential Property  
JENIFER SANTANIELLO A/K/A JENNIFER SANTANIELLO A/K/A JENNIFER REED A/K/A JENIFER REED C.P. March Term, 2015 No. 00477 \$158,231.70 Phelan Hallinan Diamond & Jones, LLP

**1509-525**  
**2546 North Marston Street 19132-3536** 28th wd. 1050 Sq Ft OPA#281090800 Improvements: Residential Property  
CHARLENE BLAGMON C.P. February Term, 2015 No. 00989 \$43,157.09 Phelan Hallinan Diamond & Jones, LLP

**1509-526**  
**6336 North 8th Street 19126-3703** 49th wd. 3895 Sq Ft; on the Northwesterly side of 8th St at a distance of 176 feet Northeastwardly from the Northeastly side of Chelten Ave; Front: Irregular x Depth: Irregular OPA#49213500 Subject to Mortgage Improvements: Single Family Residence  
CASSANDRA PHILLIPS C.P. September Term, 2014 03547 \$209,828.19 Stephen M. Hladik, Esq.

**1509-527**  
**436 West Winona Street, a/k/a 436 Winona Street 19144-4508** 12th wd. 2266 Sq Ft OPA#124061100 Improvements: Residential Property  
CHAUNCEY HARLEE A/K/A CHAUNCEY HARLEE C.P. July Term, 2013 No. 00042 \$121,597.93 Phelan Hallinan Diamond & Jones, LLP

**1509-528**  
**8235 Craig Street 19136-2304** 64th wd. 1979.25 Sq Ft OPA#64-2-0704-00 Improvements: Residential Property  
KEITH RAMBO AND KATHLEEN RAMBO C.P. March Term, 2015 No. 01443 \$140,305.57 Phelan Hallinan & Schmieg, LLP

**1509-529**  
**3607 Nanton Terrace 19154-3026** 66th wd. 2000 Sq Ft OPA#663449800 Improvements: Residential Property  
RAYMOND M. MOFFATT C.P. March Term, 2015 No. 01436 \$150,864.23 Phelan Hallinan Diamond & Jones, LLP

**1509-530**  
**1922 Medary Avenue 19141-1410** 17th wd. 1455 Sq Ft; on the Southerly side of Medary Ave at a distance of 168 feet Westwardly from the Westerly side of Ogontz Avenue; Front: 15 ft x Depth: 97 ft OPA#171306500 Subject to Mortgage Improvements: Single Family Residence  
KEITH CHESTER C.P. January Term, 2015 03508 \$98,874.34 Stephen M. Hladik, Esq.

**1509-531**  
**230 Higbee Street 19111** 35th wd. 1296 Sq Ft BRT#352151900 Improvements: Residential Property  
SHARON HOLLIDAY AND RUBEN FEAGINS C.P. October Term, 2014 No. 001252 \$122,944.75 Shapiro & DeNardo, LLC

**1509-532**  
**730 North 37th Street 19104** 24th wd. 1137.60 Sq Ft OPA#243082300 Improvements: Residential Property  
MAY GRAY C.P. January Term, 2010 No. 02132 \$73,722.27 Phelan Hallinan Diamond & Jones, LLP

**1509-533**  
**1221 Gilham Street 19111** 53rd wd. 1221 Sq Ft BRT#531170100 Improvements: Residential Property  
ALLA V. KHEYFETS C.P. April Term, 2015 No. 01901 \$75,909.10 Shapiro & DeNardo, LLC

**1509-534**  
**6825 Roosevelt Boulevard a/k/a 6825 East Roosevelt Boulevard 19149** 55th wd. 1759

SHERIFF'S SALE

Sq Ft BRT#551526500 Improvements: Residential Property  
DEREK JACKSON C.P. August Term, 2013 No. 01843 \$82,096.46 KML Law Group, P.C.

**1509-535**  
**5815 Akron Street 19149** 62nd wd. 1240 Sq Ft BRT#621440500 Improvements: Residential Property  
ALESIA BREWER C.P. January Term, 2015 No. 03293 \$92,755.49 KML Law Group, P.C.

**1509-536**  
**5128 North Carlisle Street 19141** 17th wd. 1617 Sq Ft BRT#172034900 Improvements: Residential Property  
THERESA BRUMSKILL C.P. December Term, 2012 No. 03249 \$83,179.42 KML Law Group, P.C.

**1509-537**  
**11884 Halstead Street 19116** 58th wd. 5953 Sq Ft BRT#582432500 Improvements: Residential Property  
THE UNKNOWN HEIRS OF DOMENIC DONOFRIO, DECEASED; DIANA MACCAIN, SOLELY IN HER CAPACITY AS HEIR OF DOMENIC DONORFRIO, DECEASED; LUCIA PADULA, SOLELY IN HER CAPACITY AS HEIR OF DOMENIC DONOFRIO, DECEASED C.P. June Term, 2014 No. 03445 \$214,554.56 KML Law Group, P.C.

**1509-538**  
**4647 Pennhurst Street 19124** 42nd wd. 1365 Sq Ft BRT#421620100 Improvements: Residential Property  
KENNETH A. MCCALL C.P. August Term, 2012 No. 01657 \$49,015.17 KML Law Group, P.C.

**1509-539**  
**3833 Frankford Avenue 19124-5634** 45th wd. 2059 Sq Ft OPA#452269610 Improvements: Residential Property  
RICHARD P. RITSKY A/K/A RICHARD RITSKY C.P. August Term, 2014 No. 01178 \$96,235.46 Phelan Hallinan Diamond & Jones, LLP

**1509-540**  
**3118 Barnett Street 19149-3101** 55th wd. 1012 Sq Ft OPA#551008500 Improvements: Residential Property  
ERNEST LAWRENCE AMD SOPHIA JOHNSON C.P. September Term, 2012 No. 02960 \$42,174.39 Phelan Hallinan Diamond & Jones, LLP

**1509-541**  
**5202 Wakefield Street 19144-2325** 12th wd. 1004 Sq Ft OPA#121165500 Improvements: Residential Property  
DONALD CURRINGTON; FRANCES G. CURRINGTON A/K/A FRANCES CURRINGTON A/K/A FRANCES N C.P. February Term, 2015 No. 02499 \$91,580.98 Phelan Hallinan Diamond & Jones, LLP

**1509-542**  
**238 South Hutchinson Street 19107-5703** 5th wd. 497 Sq Ft OPA#054247400 Improvements: Residential Property  
SCOTT E. ROBINSON C.P. February Term, 2015 No. 01546 \$292,450.42 Phelan Hallinan Diamond & Jones, LLP

**1509-543**  
**7012 Hegerman Street 19135-1911** 41st wd. 4125 Sq Ft OPA#412432400 Improvements: Residential Property  
G. MICHAEL MIFFLIN AND CHARLYN G. MIFFLIN C.P. April Term, 2015 No. 01008 \$91,214.77 Phelan Hallinan Diamond & Jones, LLP

**1509-544**  
**1508 Brown Street 19130-2906** 15th wd. 1395 Sq Ft OPA#152234400 Improvements: Residential Property  
JAMES EDWARD SMITH C.P. March Term, 2012 No. 03105 \$314,819.62 Phelan Hallinan Diamond & Jones, LLP

**1509-545B**  
**5024 Griscom Street – Premises A – 19124-2624** 62nd wd. 2205 Sq Ft BRT#62-1496400  
**5026 Griscom Street – Premises B – 19124-2624** 62nd wd. 5754 Sq Ft BRT#62-1496500  
GRISCOM ST. LLC C.P. July Term, 2014 No. 001988 \$329,196.67 Andrew J. Flame, Esq.

**1509-546**  
**1815 South Dover Street 19145-1621** 48th wd. 980 Sq Ft OPA#482373800 Improvements: Residential Property  
JAMES J. GARDLER, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF STACY A. HUGHES A/K/A STACY HUGHES C.P. February Term, 2015 No. 02500 \$166,493.60 Phelan Hallinan Diamond & Jones, LLP

**1509-547**  
**2544 Sepviva Street 19125** 31st wd. 784 Sq Ft



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>BRT#311224600    Improvements: Residential Property C.P. September Term, 2014 No. 02572 \$79,611.90    Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esq</p> <p><b>1509-548A-B</b> <b>4946 North Broad Street – Premises A — 19141-2216</b> 13th wd. 1640 Sq Ft BRT#871083350 <b>4944 North Broad Street – Premises B — 19141-2216</b> 13th wd. 1653 Sq Ft BRT#871083300 SA CHALLENGER    C.P. October Term, 2012 No. 002588    \$317,026.55    John P. Mitchell, Esq.</p> <p><b>1509-549</b> <b>835 Scattergood Street 19124-1016</b> 35th wd. 1038 Sq Ft OPA#351164000    Improvements: Residential Property MONICA HARRISON    C.P. January Term, 2015 No. 01960    \$146,223.62    Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1509-550</b> <b>5322 Large Street 19124-1121</b> 62nd wd.</p>	<p>1200 Sq Ft OPA#621331500    Improvements: Residential Property MICHAEL ONEILL A/K/A MICHAEL D. O'NEILL    C.P. May Term, 2014 No. 00867 \$70,903.55    Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1509-551</b> <b>6957 East Wister Street 19138-1918</b> 10th wd. 1440 Sq Ft OPA#102132700    Improvements: Residential Property DARRELL FAISON, IN HIS CAPACITY AS EXECUTOR AND TRUSTEE OF THE ESTATE OF MARIE FAISON; THE MARIE FAISON TESTAMENTARY TRUST; UNKNOWN BENEFICIARIES OF THE MARIE FAISON TESTAMENTARY TRUST    C.P. February Term, 2015 No. 02311    \$93,419.45    Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1509-552</b> <b>6245 Tackawanna Street 19135-3409</b> 55th wd. 1994 Sq Ft OPA#552252300    Improvements: Residential Property BERNETTA JAMES; REGINA JEANNIE JONES    C.P. April Term, 2014 No. 02449</p>	<p>\$154,790.43    Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1509-553</b> <b>6510 Keystone Street 19135</b> 41st wd. 1817 Sq Ft OPA#411464000    Improvements: Residential Property FRANCES CRIST    C.P. February Term, 2015 No. 00592    \$74,983.16    Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1509-554</b> <b>5918 Pine Street 19143</b> 3rd wd. 1290 Sq Ft OPA#032043000    Improvements: Residential Property MICHELLE FAGAN    C.P. February Term, 2015 No. 02496    \$74,920.68    Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1509-555</b> <b>5365 Charles Street 19124-1403</b> 62nd wd. 2325 Sq Ft OPA#622291900    Improvements: Residential Property CARLIN H. BELL    C.P. March Term, 2010 No. 04791    \$73,056.70    Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1509-556</b> <b>1810 South 28th Street 19145-1614</b> 48th wd. 1077 Sq Ft OPA#482349500    Improvements: Residential Property TERRANCE WASHINGTON    C.P. May Term, 2013 No. 00574    \$123,084.32    Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1509-557</b> <b>11990 Audubon Place 19116-2318</b> 58th wd. 9806 Sq Ft OPA#582422800    Improvements: Residential Property GEORGE J. PRINOS AND SHERRI M. PRINOS    C.P. April Term, 2012 No. 01664    \$230,250.79    Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1509-558A-C</b> <b>3rd wd. (6148 Larchwood Avenue – Premises A — 19143-1006)</b> 1050 Sq Ft; 15' x 70' BRT#032100800    Improvements: Residence <b>34th wd. (1651 North Robinson Street – Premises B — 19151-3935)</b> 1434 Sq Ft; 15' 3" x 94' 7/8" BRT#342277500    Improvements: Residence <b>10th wd. (6646 North Uber Street – Premises</b></p>	<p><b>C — 19138-3134)</b> 1184 Sq Ft; 15' 11" x 74' 6" BRT#102030000    Improvements: Residence ALMAX HOMES, INC.    C.P. May Term, 2015 No. 00201    \$189,254.01    John J. Kelly, Jr., Esq.</p> <p><b>1509-559A-B</b> <b>49th wd. (5019 North 9th Street – Premises A — 19141-3914)</b> 1466 Sq Ft; 16' x 91' 8-1/4" BRT#491286600    Improvements: Residence <b>62nd wd. (1781 Scattergood Street — Premises B — 19124-1246)</b> 1027 Sq Ft; 15' x 68' 6" BRT#622137200    Improvements: Residence ALMAX HOMES, INC.    C.P. May Term, 2015 No. 00202    \$175,662.06    John J. Kelly, Jr., Esq.</p> <p><b>1509-560</b> <b>1223 Wolf Street 19148</b> 39th wd. Row 2 Sty Masonry; 988 Sq Ft BRT#394296400    Improvements: Residential Dwelling DOLORES M. ASCENSI    C.P. November Term, 2014 No. 02452    \$176,409.32    McCabe, Weisberg, &amp; Conway, P.C.</p>

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