

Sheriff's Sale Notices for September 13, 2016

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, September 13, 2016 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its web-site at <http://philadocx.phila.gov> where they can view

SHERIFF'S SALE

the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on September 13, 2016.

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

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

EXPLANATION

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

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

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

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

SHERIFF'S SALE OF TUESDAY, SEPTEMBER 13, 2016

1607-563A-B

1446 Aldine Street - Premises A - 19121 56th wd. Land Area: 2500 Sq Ft; Improvement Area 1024 Sq Ft BRT#56-1-2862-00 Subject to Mortgage

1444 Aldine Street - Premises B - 19121 56th wd. 2500 Sq Ft BRT#56-1-2861-00 Subject to Mortgage
SHERRY M ZAJAC, HARRY E WEBER, AND JAMES B MCFADDEN, JR C.P. July Term, 2015 No. 03039 \$111,630.61, plus continuing interest and late charges Henry E. Van Blunk, Esq.

1609-301

1905 North 30th Street 19121 32nd wd. 803 Sq Ft OPA#32-3252700 Subject to Mortgage Improvements: Residential Property
LISA D. LEVERE AND ANDRE GREEN A/K/A ANDRE R. GREEN C.P. October Term, 2015 No. 03033 \$63,863.23 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-302

1904 East Allegheny Avenue 19134 25th wd. 975 Sq Ft OPA#252305500 Improvements: Residential Property
ANGEL J. AYALA-APONTE C.P. August Term, 2014 No. 01955 \$41,006.22 KML Law Group, P.C.

1609-303

7662 Brentwood Road 19151 34th wd. 1304 Sq Ft OPA#343227000 Improvements: Residential Property
JAMES L. HAYES C.P. July Term, 2011 No 01819 \$44,462.66 KML Law Group, P.C.

1609-304

3424 Ormes Street 19134 7th wd. 644 Sq Ft OPA#07-3-1169-00 Subject To Mortgage First Improvements: Residential Property

SHERIFF'S SALE

MICHAEL KUDERS C.P. February Term, 2016 No. 04645 \$43,998.30 Justin F. Kobeski, Esq.

1609-306

2915 Memphis Street 19134 25th wd. 1152 Sq Ft OPA#251488400 Improvements: Residential Property
MELISSA COOKE C.P. July Term, 2012 No. 02141 \$80,440.21 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-307

4237 Glendale Street 19124 33rd wd. 1293 Sq Ft OPA#332449100 Improvements: Residential Property
MERCEDES AYALA AND YAHAIIRA VIL- LA C.P. August Term, 2015 No. 03360 \$119,598.53 KML Law Group, P.C.

1609-308

1614 West Oregon Avenue 19145 26th wd. 1085 Sq Ft OPA#261058000 Improvements: Residential Property
FREDERICK CARUNCHIO AND ROSE- MARY CARUNCHIO C.P. September Term, 2014 No. 01976 \$363,667.12 KML Law Group, P.C.

1609-309

12214 Medford Road 19154 66th wd. 2500 Sq Ft OPA#663235600 Improvements: Residential Property
KIMBERLY L. MUSSELMAN, AS ADMIN- STRATRIX OF THE ESTATE OF FRANK A. MUSSELMAN, DECEASED C.P. October Term, 2015 No. 02930 \$145,768.47 KML Law Group, P.C.

1609-310

1906 Berkshire Street 19124 23rd wd. 733 Sq Ft OPA#232031100 Improvements: Residential Property
ANNA IRVIN A/K/A ANNA L. IRVIN C.P. December Term, 2015 No. 00203 \$43,683.91 KML Law Group, P.C.

1609-311

5358 Wingoheoking Terrace 19144 12th wd. 2307 Sq Ft OPA#122185700 Improvements: Residential Property
LAKEESHA JENKINS C.P. August Term, 2015 No. 00376 \$130,616.55 KML Law Group, P.C.

1609-312

5946 Christian Street 19143 3rd wd. 1695 Sq Ft BRT#033065100 Improvements: Residential Dwelling
ROSILAND WEST C.P. June Term, 2015 No. 01431 \$107,177.24 Udren Law Offices, P.C.

1609-313

147 East Walnut Lane 19144 59th wd. 3398 Sq Ft OPA#592072300 Improvements: Residential Property
ADA BUTLER A/K/A ADA N. BUTLER C.P. January Term, 2012 No. 00711 \$173,055.30 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-314

5762 Hunter Street 19131 4th wd. 1280 Sq Ft OPA#043196500 Improvements: Residential Property
THE UNKNOWN HEIRS OF ROCHELLE M. FARMER, DECEASED AND KEITH FARMER, SOLELY IN HIS CAPACITY AS HEIR OF ROCHELLE M. FARMER, DECEASED C.P. December Term, 2015 No. 01868 \$21,450.67 KML Law Group, P.C.

1609-315

220 North Felton Street 19139 34th wd. 1400 Sq Ft OPA#341256300 Improvements: Residential Property
NNWEYNA CERISSE SMITH C.P. November Term, 2015 No. 02633 \$95,431.50 KML Law Group, P.C.

1609-316

625 East Durham Street 19119 22nd wd. 5534 Sq Ft OPA#222170200 Improvements: Residential Property
WAYNE M. GARVIN C.P. June Term, 2015 No. 03791 \$436,947.46 KML Law Group, P.C.

1609-317

7110 Louise Road a/k/a 7110 Louise Street 19138 10th wd. 1440 Sq Ft OPA#102449900 Improvements: Residential Property
TONYA T. MARTIN C.P. September Term, 2015 No. 03551 \$117,315.96 KML Law Group, P.C.

1609-318

1109 South Divinity Street f/k/a 1109 South Divinity Place 19143 51st wd. 1552 Sq Ft OPA#511170100 Improvements: Residential Property

SHERIFF'S SALE

HELEN DOUGLAS, SOLELY IN HER CAPACITY AS HEIR OF ANASTASIA ALEXANDER, DECEASED; JILLIAN FRANK- THOMPSON, SOLELY IN HER CAPACITY AS HEIR OF ANASTASIA ALEXANDER, DECEASED; BYRE ALEXANDER, SOLELY IN HIS CAPACITY AS HEIR OF ANASTASIA ALEXANDER, DECEASED; CURTIS ALEXANDER, SOLELY IN HIS CAPACITY AS HEIR OF ANASTASIA ALEXANDER, DECEASED; RUBINA ALEXANDER, SOLELY IN HIS CAPACITY AS HEIR OF ANASTASIA ALEXANDER, DECEASED; ALLEN ALEXANDER A/K/A ALLAN ALEXANDER, SOLELY IN HIS CAPACITY AS HEIR OF ANASTASIA ALEXANDER, DECEASED; LENNON ALEXANDER, SOLELY IN HIS CAPACITY AS HEIR OF ANASTASIA ALEXANDER, DECEASED C.P. March Term, 2015 No. 04341 \$54,955.45 KML Law Group, P.C.

1609-319

11834 Basile Road 19124 35th wd. 1994 Sq Ft OPA#662016600 Improvements: Residential Property
SHELLY A. EARLEY AND THOMAS W. EARLEY C.P. December Term, 2015 No. 00202 \$181,738.85 KML Law Group, P.C.

1609-320

760 Smylie Road 19124 35th wd. 1337 Sq Ft BRT#351000300 Improvements: Residential Dwelling
SHAN G. ZHENG C.P. January Term, 2016 No. 02682 \$95,299.70 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1609-322

6539 Buist Avenue 19142-2803 40th wd. Beginning Point: Situate on the Northwest side of Buist Ave at the distance of 304 ft Southwestwardly from the Southwest side of 65th St OPA#406252100 Improvements: Row 2 Sty Masonry
ROBERT HORACE C.P. June Term, 2015 No. 03308 \$207,493.48 Richard J. Nalbandian, III

1609-323

4059 Filbert Street 19104 6th wd. 961 Sq Ft OPA#061007900 Improvements: Residential Property
ARIF AHMED AND TAYAB UDDIN C.P. October Term, 2015 No. 03187 \$78,644.79 KML Law Group, P.C.

1609-324

2614 Memphis Street 19125 31st wd. 900 Sq Ft OPA#312014100 Improvements: Residential Property
CAROLYN THRAVES C.P. April Term, 2012 No. 02097 \$38,110.47 KML Law Group, P.C.

1609-325

3312 Gurley Road 19154 66th wd. 2000 Sq Ft OPA#663115400 Improvements: Residential Property
JAMIN THOMPSON, SOLELY IN HIS CAPACITY AS HEIR OF EDWIN N. THOMPSON, DECEASED; SHARON KASTRUP, SOLELY IN HER CAPACITY AS HEIR OF EDWIN N. THOMPSON, DECEASED; CHRISTOPHER THOMPSON, SOLELY IN HIS CAPACITY AS HEIR OF EDWIN N. THOMPSON, DECEASED; SUSAN ZEIDLER, SOLELY IN HER CAPACITY AS HEIR OF EDWIN N. THOMPSON, DECEASED; STEPHEN THOMPSON, SOLELY IN HIS CAPACITY AS HEIR OF EDWIN N. THOMPSON, DECEASED C.P. August Term, 2015 No. 01229 \$69,778.51 KML Law Group, P.C.

1609-326

211 North 59th Street 19139 4th wd. 1146 Sq Ft OPA#042236600 Improvements: Residential Property
WILLIAM R. HARRIS, JR. C.P. April Term, 2014 No. 01558 \$120,999.22 KML Law Group, P.C.

1609-327

8754 Jackson Street 19136 65th wd. 1800 Sq Ft OPA#652254500 Improvements: Residential Property
GIOVANNI A. HERNANDEZ C.P. June Term, 2015 No. 02307 \$106,831.89 KML Law Group, P.C.

1609-328

1840 Hoffman Street 19145 48th wd. 658 Sq Ft OPA#481079000 Improvements: Residential Property
TERRELL WARD AND WANDA WARD C.P. December Term, 2015 No. 01098 \$96,390.11 KML Law Group, P.C.

1609-329

2430 North 32nd Street 19132 28th wd. 961

SHERIFF'S SALE

Sq Ft OPA#282192600 Improvements: Residential Property
THE UNKNOWN HEIRS OF GWENDOLYN FAULKNER, DECEASED; MIMI FAULKNER A/K/A MIOSOTIS RAMOS-FAULKNER SOLELY IN HER CAPACITY AS HEIR OF GWENDOLYN FAULKNER, DECEASED C.P. December Term, 2015 No. 01144 \$34,899.04 KML Law Group, P.C.

1609-330

3251-63 Boudinot Street 19134 7th wd. 9994 Sq Ft OPA#884341430 Improvements: Residential Property
GAU T LY C.P. January Term, 2016 No. 03075 \$287,746.08 KML Law Group, P.C.

1609-331

6636 Ross Street 19119 22nd wd. 1095 Sq Ft OPA#221218900 Improvements: Residential Property
BERNADETTE PAULK C.P. December Term, 2015 No. 00758 \$94,532.98 KML Law Group, P.C.

1609-332

5820 Erdrick Street 19135 62nd wd. 4224 Sq Ft OPA#622342500 Improvements: Residential Property
MAURICE A. GLOVER AND ESTHER V. GLOVER C.P. March Term, 2015 No. 03929 \$162,580.92 KML Law Group, P.C.

1609-334

1751 South 53rd Street 19143 51st wd. 936.20 Sq Ft BRT#512074000 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEONA E. BARBRY C.P. January Term, 2016 No. 00852 \$53,001.79 Udren Law Offices, P.C.

1609-335

419 Fitzgerald Street 19148 39th wd. 692 Sq Ft BRT#392180800 Improvements: Residential Dwelling
THOMAS J. KEEGAN, KNOWN HEIR OF PATRICIA KEEGAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PATRICIA KEEGAN C.P. March Term, 2015 No. 01899 \$69,593.65 Udren Law Offices, P.C.

1609-337

37 West Rockland Street 19144 12th wd. 1505 Sq Ft OPA#123037600 Improvements: Residential Property
ANDRI COUNCIL, JR. C.P. February Term, 2015 No. 01113 \$120,061.53 KML Law Group, P.C.

1609-338

233 North 62nd Street 19139 34th wd. 796 Sq Ft OPA#341213302 Improvements: Residential Property
JOSEPH JOHNSON C.P. January Term, 2015 No. 02541 \$39,699.12 KML Law Group, P.C.

1609-339

9939 Bridle Road 19115 58th wd. 2967.24 Sq Ft BRT#581234400 Improvements: Residential Dwelling
RICHARD D. RICHARDSON AND AMY L. RICHARDSON C.P. December Term, 2014 No. 00403 \$159,770.46 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1609-340

7237 Grays Avenue 19142 40th wd. 1400 Sq Ft OPA#404206900 Improvements: Residential Property
DANIEL CLARKE C.P. February Term, 2016 No. 01560 \$38,335.18 KML Law Group, P.C.

1609-341

434 North 64th Street 19151-4001 34th wd. 2250 Sq Ft OPA#343083400 Improvements: Residential Property
CORDELL SMITH C.P. May Term, 2015 No. 00714 \$89,768.53 Phelan Hallinan Diamond & Jones, LLP

1609-342

2431 South Opal Street 19145 26th wd. Approximate Size: 665.52 Sq Ft (land area); 1068 Sq Ft (improvement area) BRT#262143400 Subject to Mortgage Improvements: Row 2 Sty Masonry
BARBARA L. GENOVESI AND BIAGIO F. GENOVESI C.P. September Term, 2007 No. 01620 \$270,688.73 Keri P. Ebeck, Esq.

SHERIFF'S SALE

1609-343
3326 Cottman Avenue 19149-1601 64th wd. 1608 Sq Ft BRT#551515000 Improvements: Residential Dwelling
 PATRICIA L. HOLTON C.P. November Term, 2015 No. 02584 \$71,680.43 Law Office of Gregory Javardian, LLC

1609-344
405 West Roosevelt Boulevard 19120-4122 42nd wd. 1560 Sq Ft OPA#422110300 Improvements: Residential Property
 URIEL JOSE MARTINEZ A/K/A URIEL J. MARTINEZ C.P. November Term, 2015 No. 04603 \$58,870.13 Phelan Hallinan Diamond & Jones, LLP

1609-345
10211 East Keswick Road 19114-1302 66th wd. 2104 Sq Ft BRT#661060800 Improvements: Residential Dwelling
 ROSEMARY WALLS C.P. May Term, 2015 No. 01376 \$170,694.79 Law Office of Gregory Javardian, LLC

1609-346
1056 Van Kirk Street 19149-3627 35th wd. 1120 Sq Ft OPA#352106800 Improvements: Residential Property
 PAULA S. SMITH C.P. November Term, 2015 No. 04600 \$118,125.99 Phelan Hallinan Diamond & Jones, LLP

1609-347
1550 North 10th Street 19122-3403 20th wd. 1639 Sq Ft BRT#202186656 Improvements: Residential Dwelling
 CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED ROBERSON A/K/A MILDRED M. ROBERSON, DECEASED C.P. October Term, 2015 No. 01975 \$30,928.59 Law Office of Gregory Javardian, LLC

1609-348
1437 Fanshawe Street 19111-4913 53rd wd. 1680 Sq Ft OPA#532052000 Improvements: Residential Property
 MARK A. RODRIGUEZ A/K/A MARK A. RODRIGUEZ AND ABIGAIL L. PADILLA A/K/A ABIGAIL PADILLA C.P. November Term, 2015 No. 03972 \$120,383.32 Phelan Hallinan Diamond & Jones, LLP

1609-349
5613 Whitby Avenue 19143-4621 51st wd. 1520 Sq Ft BRT#513121800 Improvements: Residential Dwelling
 MAUREEN MILLER C.P. September Term, 2015 No. 02548 \$63,820.20 Law Office of Gregory Javardian, LLC

1609-350
6125 Gardenia Street 19144-1016 59th wd. 1280 Sq Ft OPA#592222200 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLIE M. SPANN, DECEASED C.P. October Term, 2015 No. 02026 \$71,538.63 Phelan Hallinan Diamond & Jones, LLP

1609-351
1513 Barringer Street 19150 10th wd. 2599 Sq Ft BRT#102309300 Improvements: Residential Real Estate
 FREDERICK H. TRIPPETT C.P. April Term, 2015 No. 01106 \$209,476.93 Stern & Eisenberg P.C.

1609-352
2400 North 52nd Street 19131-1409 52nd wd. 3560 Sq Ft BRT#521306800 Improvements: Residential Real Estate
 KARTEEK PULAPAKA C.P. January Term, 2016 No. 00439 \$428,845.00 Stern & Eisenberg P.C.

1609-353
5029 Woodland Avenue 19143 27th wd. 1680 Sq Ft BRT#273147300 Improvements: Residential Real Estate
 JACOB HASIS A/K/A JAC HASIS C.P. March Term, 2016 No. 03423 \$207,399.80 Stern & Eisenberg P.C.

1609-354
2704-06 Croyden Street 19137-1508 45th wd. 2041 Sq Ft BRT#453030100 Improvements: Residential Real Estate
 RACHEL FORAN A/K/A RACHEL GIBBON AND ROBERT C. GIBBON, III C.P. January Term, 2015 No. 02112 \$158,466.00 Stern & Eisenberg P.C.

1609-355
8030 Mars Place 19153-1112 40th wd. 1260 Sq Ft OPA#405890055 Improvements: Residential Property
 DENISE HAWKINS C.P. September Term, 2012 No. 00675 \$66,468.40 Phelan Hallinan Diamond & Jones, LLP

1609-356
1951 North 24th Street 19121-2010 32nd wd. 1278 Sq Ft OPA#322146000 Improvements: Residential Property
 KEWSCHA AKPABIO C.P. November Term, 2015 No. 04387 \$103,127.35 Phelan Hallinan Diamond & Jones, LLP

1609-357
6003 Summerdale Avenue 19149-3631

SHERIFF'S SALE

53rd wd. 1120 Sq Ft OPA#531240200 Improvements: Residential Property
 JAMES TOMAN C.P. February Term, 2016 No. 04102 \$71,905.82 Phelan Hallinan Diamond & Jones, LLP

1609-358
1418 North 57th Street 19131-3807 4th wd. 1026 Sq Ft OPA#043105100 Improvements: Residential Property
 MILTON HAY C.P. August Term, 2009 No. 02673 \$73,736.44 Phelan Hallinan Diamond & Jones, LLP

1609-359
7432 Sandpiper Place 19153-2310 40th wd. 860 Sq Ft OPA#406702300 Improvements: Residential Property
 WINONA STEWART C.P. October Term, 2015 No. 02276 \$132,731.20 Phelan Hallinan Diamond & Jones, LLP

1609-360
5226 Roosevelt Boulevard a/k/a 5226 East Roosevelt Boulevard 19124 35th wd. 1379 Sq Ft OPA#351030300 Improvements: Residential Property
 GREGORY W. EWELL C.P. November Term, 2015 No. 03595 \$82,432.29 Phelan Hallinan Diamond & Jones, LLP

1609-361
2244 Wharton Street 19146-4231 36th wd. 1092 Sq Ft OPA#36-1-305500 Improvements: Residential Property
 RUTH M. JERNIGAN A/K/A RUTH JERNIGAN C.P. December Term, 2015 No. 00697 \$30,995.81 Phelan Hallinan Diamond & Jones, LLP

1609-362
110 West Champlost Street 19120-1903 61st wd. 1140 Sq Ft OPA#61-2-1580-00 Improvements: Residential Property
 KATHERINE M. FOSQUE A/K/A KATHERINE FOSQUE C.P. April Term, 2015 No. 02700 \$88,005.26 Phelan Hallinan Diamond & Jones, LLP

1609-363
5232 Castor Avenue 19124-1723 23rd wd. 1432 Sq Ft OPA#233131600 Improvements: Residential Property
 KOW ANGUAH A/K/A KOW G. ANGUAH C.P. December Term, 2015 No. 02665 \$83,718.11 Phelan Hallinan Diamond & Jones, LLP

1609-364
605 Gaul Street 19125-2730 18th wd. 1164 Sq Ft OPA#181453100 Improvements: Residential Property
 THOMAS E. JOHNSTON AND REBECCA W. JOHNSTON C.P. March Term, 2016 No. 02585 \$295,501.33 Phelan Hallinan Diamond & Jones, LLP

1609-365
226 Tomlinson Road 19116-3220 58th wd. 1548 Sq Ft OPA#582181800 (referenced on the mortgage legal description as APN#158-N-17-547 Improvements: Residential Property
 JULIA COLE AND ROBERT E. COLE C.P. September Term, 2014 No. 02655 \$250,200.49 Phelan Hallinan Diamond & Jones, LLP

1609-366
1351 Filmore Street a/k/a 1351 Filmore Street 19124 23rd wd. 1373 Sq Ft OPA#234121900 Improvements: Residential Property
 FREDRICK GRAHAM C.P. November Term, 2015 No. 02635 \$87,165.69 KML Law Group, P.C.

1609-367
3251 North Lee Street 19134 7th wd. 917 Sq Ft BRT#073024700 Improvements: Residential Dwelling
 JOSE ROBLES C.P. January Term, 2016 No. 00521 \$41,542.99 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1609-368
4330 Teesdale Street 19136-3903 41st wd. 1182 Sq Ft OPA#412089800 Improvements: Residential Property
 CHARLES HENRY DAVIS, JR. A/K/A CHARLES H. DAVIS, JR. AND VALERIE DAVIS C.P. August Term, 2015 No. 01339 \$80,111.55 Phelan Hallinan Diamond & Jones, LLP

1609-369
849 Wynnewood Road 19151-3452 34th wd. 2710 Sq Ft OPA#344213300 Improvements: Residential Property
 RONALD D. GERMAN C.P. June Term, 2015 No. 01328 \$194,733.33 Phelan Hallinan Diamond & Jones, LLP

1609-370
6739 Gillespie Street 19135-2205 55th wd. 1170 Sq Ft OPA#552452000 Improvements: Residential Property
 OLENA MALAYDAKH C.P. June Term, 2010 No. 03251 \$151,655.40 Phelan Hallinan Diamond & Jones, LLP

1609-371
1322 East Rittenhouse Street 19138-1917 59th wd. 1260 Sq Ft OPA#591120100 Improvements: Residential Property
 NIKITA MACK C.P. December Term, 2015 No. 02144 \$91,524.87 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1609-372
3122 North Patton Street 19132 38th wd. 1149 Sq Ft OPA#382174400 Improvements: Single Family Row Home
 CARL CRAWFORD AND RUTH T. CRAWFORD (BOTH DECEASED) C.P. February Term, 2016 No. 002246 \$47,546.65 Craig H. Fox, Esq

1609-373
6701 North 6th Street 19126 61st wd. DET W/D GAR 3 STY STONE; 2590 Sq Ft BRT#611131000 Improvements: Residential Dwelling
 MARK WILLIFORD C.P. September Term, 2015 No. 02877 \$416,436.31 McCabe, Weisberg, & Conway, P.C.

1609-374
1221 Atwood Road 19151 34th wd. 1489 Sq Ft BRT#344329600 Improvements: Residential Dwelling
 JEANETTE LAIDLAW A/K/A JEANETTE T. LAIDLAW A/K/A JEANNETTE T. LAIDLAW A/K/A JEANETTE THERESA LAIDLAW C.P. November Term, 2015 No. 03310 \$123,013.58 Udren Law Offices, P.C.

1609-375
931 North 67th Street 19151 34th wd. 1440 Sq Ft OPA#344400100 Improvements: Residential Property
 DANAE HOLMAN, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF DARYL K. GILES, DECEASED C.P. December Term, 2015 No. 00235 \$69,765.18 Shapiro & DeNardo, LLC

1609-376
5722 Stewart Street 19131 34th wd. 1304 Sq Ft BRT#043208900 Improvements: Residential Dwelling
 ALONA DOWELL A/K/A ALONA J. DOWELL C.P. February Term, 2016 No. 03123 \$83,556.32 Udren Law Offices, P.C.

1609-377
5456 Diamond Street 19131 52nd wd. 1600 Sq Ft OPA#522088100 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT B. SMITH, DECEASED C.P. October Term, 2015 No. 00630 \$86,707.59 Shapiro & DeNardo, LLC

1609-378
1432 East Cheltenham Avenue 19124-1102 62nd wd. Beginning Point: Situate on the Southwesterly side of Cheltenham Ave (70 feet wide) at the distance of 259 and 1/8 of an inch Southeastwardly from the Southeastly side of large St (70 feet wide) Improvements: Row 2 Sty Masonry
 MARIA GONZALEZ C.P. September Term, 2015 No. 01942 \$157,836.75 Richard J. Nalbandian, III

1609-379
22 East Clapier Street 19144 22nd wd. 2570 Sq Ft BRT#121021300 Improvements: Residential Dwelling
 ROBIN R. CAMPBELL C.P. February Term, 2016 No. 03938 \$99,771.55 Udren Law Offices, P.C.

1609-380
1812 North 7th Street 19122 20th wd. 2025 Sq Ft OPA#202028610 Improvements: Residential Property
 THE UNKNOWN HEIRS OF MARIA T. BORGES, DECEASED; MARIA T. SANTIAGO, SOLELY IN HER CAPACITY AS HEIR OF MARIA T. BORGES, DECEASED; DAVID VAZQUEZ, SOLELY IN HIS CAPACITY AS HEIR OF MARIA T. BORGES, DECEASED C.P. December Term, 2015 No. 01506 \$93,396.75 KML Law Group, P.C.

1609-382
2042 Bridge Street 19124 62nd wd. 1432 Sq Ft OPA#622103100 Improvements: Residential Property
 ARACELIS M. DASS C.P. December Term, 2015 No. 02442 \$88,298.65 KML Law Group, P.C.

1609-383
5634 Woodbine Avenue 19131-1322 52nd wd. 1940 Sq Ft OPA#522170600 Improvements: Residential Property
 ELLEN S. JOHNSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF PRESTON JOHNSON, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PRESTON JOHNSON, JR. A/K/A PRESTON JOHNSON, DECEASED C.P. February Term, 2016 No. 04916 \$133,480.50 Phelan Hallinan Diamond & Jones, LLP

1609-384
2957 North Camac Street a/k/a 2957 Camac Street 19133 37th wd. 1451 Sq Ft BRT#372264600 Improvements: Residential Property
 JOELLA FRAZIER DAVIS, SOLELY IN HER CAPACITY AS HEIR OF JUARRANNETTA

SHERIFF'S SALE

MCNABB A/K/A JUARANNETTA MCNABB, DECEASED C.P. February Term, 2016 No. 04915 \$56,096.54 KML Law Group, P.C.

1609-385
12443 Barbaro Road a/k/a 12443 Barbary Road 19154-1325 66th wd. 1360 Sq Ft OPA#663188000 Improvements: Residential Property
 JAMES LEONARDO, IN HIS CAPACITY AS HEIR OF ANGELA M. LEONARDO, DECEASED; THERESA M. LEONARDO, IN HER CAPACITY AS HEIR OF ANGELA M. LEONARDO, DECEASED; BRITNEY LEONARDO, IN HER CAPACITY AS HEIR OF ANGELA M. LEONARDO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGELA M. LEONARDO, DECEASED C.P. December Term, 2015 No. 00588 \$297,915.32 Phelan Hallinan Diamond & Jones, LLP

1609-386
1105 Kenwyn Street 19124-2515 23rd wd. 1632 Sq Ft OPA#234175200 Improvements: Residential Property
 VALINA L. ANTOINE AND MARIA L. ANTOINE A/K/A MARIE LAURETTE ANTOINE C.P. November Term, 2015 No. 04609 \$140,625.70 Phelan Hallinan Diamond & Jones, LLP

1609-387
4370 Richmond Street 19137 45th wd. BRT#453302800
 ROBIN D. HAINES AND JUDITH M. HAINES C.P. November Term, 2014 No. 02450 \$83,442.54 Emmanuel J. Argentieri, Esq.

1609-388
7124 Grays Avenue a/k/a 7124-26 Grays Avenue 19142 40th wd. 2727 Sq Ft OPA#404209800 Improvements: Residential Property
 THE UNKNOWN HEIRS OF EDWARD MARTIN, DECEASED; BRENDA HARVEY, SOLELY IN HER CAPACITY AS HEIR OF EDWARD MARTIN, DECEASED; LINDA KWENAH, SOLELY IN HER CAPACITY AS HEIR OF EDWARD MARTIN, DECEASED; LORRAINE MIREE, SOLELY IN HER CAPACITY AS HEIR OF EDWARD MARTIN, DECEASED; PRICILLA WALKER, SOLELY IN HER CAPACITY AS HEIR OF EDWARD MARTIN, DECEASED; DAVID MIREE, SOLELY IN HIS CAPACITY AS HEIR OF EDWARD MARTIN, DECEASED C.P. May Term, 2014 No. 01507 \$69,169.87 KML Law Group, P.C.

1609-390
6329 Gardenia Street 19144 59th wd. 1360 Sq Ft OPA#59-2229029 Improvements: Residential Property
 KIMBERLY V. HENDERSON C.P. March Term, 2014 No. 04987 \$127,635.26 Justin F. Kobeski, Esq.

1609-391
2032 McKean Street 19145-2827 48th wd. 1440 Sq Ft OPA#481109600 Improvements: Residential Property
 KALEYNA TABB A/K/A KALEYNA M. TABB C.P. October Term, 2013 No. 02692 \$96,805.64 Phelan Hallinan Diamond & Jones, LLP

1609-392
3107 West Clifford Street 19121 32nd wd. 1454 Sq Ft OPA#324067200 Improvements: Residential Property
 ROBERT L. MARTIN A/K/A ROBERT MARTIN C.P. February Term, 2012 No. 02523 \$38,800.91 Justin F. Kobeski, Esq.

1609-393
8012 Ogontz Avenue 19150-1412 87th wd. 2280 Sq Ft OPA#871231700 Improvements: Residential Property
 TANIK A. S. DAVIS A/K/A TANIK A. DAVIS C.P. November Term, 2015 No. 00773 \$150,690.38 Phelan Hallinan Diamond & Jones, LLP

1609-394
1118 Bingham Street 19115 63rd wd. 7252 Sq Ft OPA#632121700 Improvements: Residential Property
 SEAN P. HARBISON AND CHRISTINE M. HARBISON C.P. November Term, 2015 No. 00444 \$172,495.34 Justin F. Kobeski, Esq.

1609-395
7920 Cedarbrook Avenue 19150-1310 50th wd. 1620 Sq Ft OPA#501250100 Improvements: Residential Property
 MARION SEIGLER C.P. September Term, 2015 No. 01011 \$82,273.69 Phelan Hallinan Diamond & Jones, LLP

1609-396
6600 Dicks Avenue 19142 40th wd. 1378 Sq Ft OPA#40-6287700 Improvements: Residential Property
 KELVIN BALDWIN A/K/A KELVIN J. BALDWIN C.P. June Term, 2015 No. 02530 \$151,554.98 Justin F. Kobeski, Esq.

1609-397
937 North 50th Street 19131 44th wd. 1870 Sq Ft BRT#442225100 Improvements: Residential Property

SHERIFF'S SALE

GARY H. JENKINS C.P. December Term, 2015 No. 02213 \$85,003.60 Shapiro & DeNardo, LLC

1609-398
461 East Haines Street 19144 59th wd. 2135 Sq Ft BRT#59-2-007700 Improvements: Residential Property
 ARMEANA HILL C.P. December Term, 2015 No. 00498 \$112,773.11 Shapiro & DeNardo, LLC

1609-399
1431 HELLERMAN Street 19149-2742 54th wd. 1620 Sq Ft OPA#541125000 Improvements: Residential Property
 SHARMAINE MICKENS C.P. December Term, 2010 No. 01767 \$145,296.74 Phelan Hallinan Diamond & Jones, LLP

1609-400
2210 North 17th Street 19132 16th wd. 2288 Sq Ft BRT#161161901 Improvements: Residential Property
 ANTHONY GONZALES, ADMINISTRATOR OF THE ESTATE OF BELINDA M. GONZALES, DECEASED C.P. August Term, 2015 No. 03444 \$46,586.91 Shapiro & DeNardo, LLC

1609-401
819 West Stella Street 19133 37th wd. 742 Sq Ft BRT#372409900 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIE HAMPTON, DECEASED C.P. May Term, 2015 No. 00546 \$15,274.98 Shapiro & DeNardo, LLC

1609-402
1015 West Rockland Street 19141 49th wd. 1935 Sq Ft BRT#491125100 Improvements: Residential Property
 JARRYEL BERRY C.P. May Term, 2015 No. 00060 \$107,537.73 Shapiro & DeNardo, LLC

1609-403
3350 Tilden Street 19129 38th wd. 1384 Sq Ft OPA#382131200 Improvements: Residential Property
 ANDREW C. MORELL C.P. February Term, 2016 No. 03695 \$170,210.22 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-404
110 North Yewdall Street 19139 4th wd. (formerly the 52nd wd.) 1198 Sq Ft BRT#041122900 Improvements: Residential Property
 LEROY MICKENS, III A/K/A LEROY MICKENS C.P. March Term, 2016 No. 00720 \$50,791.83 Shapiro & DeNardo, LLC

1609-405
337 East Albanus Street 19120 42nd wd. 1188 Sq Ft BRT#421157100 Improvements: Residential Property
 NET TRAN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HOANG THI THAI, DECEASED C.P. December Term, 2015 No. 01614 \$36,063.68 Shapiro & DeNardo, LLC

1609-406
841 Scattergood Street 19124-1016 35th wd. 1090 Sq Ft OPA#351164300 Improvements: Residential Property
 ULRICH KORTSCH C.P. April Term, 2015 No. 01146 \$57,333.82 Phelan Hallinan Diamond & Jones, LLP

1609-407
6155 Vandike Street 19135 41st wd. 1400 Sq Ft BRT#411343800 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILFRED B. DUGDALE, DECEASED C.P. June Term, 2015 No. 00558 \$38,034.80 Shapiro & DeNardo, LLC

1609-408
1962 73rd Avenue 19138-2723 10th wd. 1092 Sq Ft OPA#101346801 Improvements: Residential Property
 KIA L. JOHNSON C.P. November Term, 2015 No. 03394 \$116,898.18 Phelan Hallinan Diamond & Jones, LLP

1609-409
3438 G Street 19134-1317 33rd wd. 1260 Sq Ft OPA#33-1-3284-00 Improvements: Residential Property
 SEBASTIAN S. SHAW C.P. January Term, 2016 No. 00358 \$66,586.23 Phelan Hallinan Diamond & Jones, LLP

1609-410
5122 Glenloch Street 19124-2105 62nd wd. 864 Sq Ft OPA#622413900 Improvements: Residential Property
 LOUISE ANNETTE NEDD A/K/A LOUISE A. NEDD C.P. February Term, 2012 No. 03245 \$99,106.64 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1609-411

4118 Glendale Street 19124-5322 33rd wd. 1230 Sq Ft OPA#332433900 Improvements: Residential Property
KAREN CAY AND MARCELINA RIVERA C.P. December Term, 2015 No. 02886 \$93,933.04 Phelan Hallinan Diamond & Jones, LLP

1609-412

2327 East Sergeant Street 19125-3135 31st wd. 898 Sq Ft OPA#314095100 Improvements: Residential Property
WILLIAM BOWERS AND ELLEN DAVIS A/K/A ELLEN M. DAVIS C.P. March Term, 2015 No. 03944 \$144,514.22 Phelan Hallinan Diamond & Jones, LLP

1609-413

2034 South 2nd Street 19148 39th wd. 1050 Sq Ft OPA#391283400 Improvements: Residential Property
HELEN MARIE SAULIN A/K/A HELEN M. SAULIN AND LOUIS W. SAULIN A/K/A LOUIS SAULIN C.P. November Term, 2015 No. 03387 \$47,356.80 Phelan Hallinan Diamond & Jones, LLP

1609-414

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

1609-415

6034 Chestnut Street 19139-3044 3rd wd. 1522 Sq Ft OPA#031031300 Improvements: Residential Property
ANTHONY SPEAKS THRONES A/K/A ANTHONY B. THRONES AND BARBARA SMITH THRONES C.P. April Term, 2015 No. 00609 \$63,613.45 Phelan Hallinan Diamond & Jones, LLP

1609-416

1430 Unity Street 19124-3920 23rd wd. 1920 Sq Ft OPA#234039700 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALEX BOJANOWSKI A/K/A ALEXANDER BOJANOWSKI A/K/A ALEXANDER J. BOJANOWSKI, DECEASED C.P. November Term, 2015 No. 03970 \$128,255.69 Phelan Hallinan Diamond & Jones, LLP

1609-417

12410 Wyndom Road 19154-1322 66th wd. 1360 Sq Ft OPA#663219700 Improvements: Residential Property
KAREN PERRI, IN HER CAPACITY AS HEIR OF BRIAN E. HURLBURT, DECEASED; GARY HURLBURT, IN HIS CAPACITY AS HEIR OF BRIAN E. HURLBURT, DECEASED; KEITH HURLBURT, IN HIS CAPACITY AS HEIR OF BRIAN E. HURLBURT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRIAN E. HURLBURT, DECEASED C.P. November Term, 2015 No. 01092 \$87,671.22 Phelan Hallinan Diamond & Jones, LLP

1609-418

5956 North Beechwood Street 19138 17th wd. ROW 2 STY MASONRY; 1040 Sq Ft BRT#172514500 Improvements: Residential Dwelling
JERILYN Y. MCGILL A/K/A JERILYN Y. MCGILL-ANTHONY C.P. April Term, 2014 No. 01330 \$51,531.44 McCabe, Weisberg, & Conway, P.C.

1609-419

2426 77th Avenue 19150-1821 50th wd. 1242 Sq Ft OPA#501419600 Improvements: Residential Property
ADAM CLAYTON AND MIA CLAYTON C.P. January Term, 2012 No. 00090 \$68,955.78 Phelan Hallinan Diamond & Jones, LLP

1609-420

6130 Walker Street 19135-3526 55th wd. 896 Sq Ft OPA#552308900 Improvements: Residential Property
CHRISTOPHER M. WRAY AND TAMMY L. WRAY A/K/A TAMMY L. BROWN C.P. January Term, 2016 No. 00395 \$91,945.40 Phelan Hallinan Diamond & Jones, LLP

1609-421

843 South 57th Street 19143 46th wd. 1280 Sq Ft BRT#463241700 Improvements: Residential Dwelling
THOMAS TAYLOR A/K/A THOMAS R. TAYLOR C.P. December Term, 2015 No. 02336 \$71,969.06 Udren Law Offices, P.C.

1609-422

1122 North 65th Street 19151-3113 34th wd. 1480 Sq Ft BRT#344313600 Improvements: Row B/gar 2sty Mas + Other
BLENDA RIDDICK, REAL OWNER AND ORIGINAL MORTGAGOR; TODD RIDDICK, ORIGINAL MORTGAGOR; TODD D. RIDDICK AND BLENDA J. RIDDICK C.P. September Term, 2015 No. 03559 \$117,827.08 Milstead & Associates, LLC

SHERIFF'S SALE

1609-423

7708 Henry Avenue 19128-3102 21st wd. 9648.56 Sq Ft BRT#214246400 THE UNITED STATES OF AMERICA U.S. ATTORNEY FOR THE EASTERN DISTRICT C/O LAUREN ANDERSON AND PADRAIC J. MCHALE C.P. August Term, 2012 No. 01871 \$352,740.24 Milstead & Associates, LLC

1609-424

5519 Vine Street 19139 4th wd. 1760 Sq Ft BRT#04-1035900 Subject to Mortgage Improvements: Residential Dwelling
GLENDA SAUNDERS C.P. September Term, 2015 No. 02665 \$103,793.82 Udren Law Offices, P.C.

1609-425

6525 Rising Sun Avenue 19111 35th wd. 1481 Sq Ft BRT#35-3-2568-00; OPA#88-2-9220-40 Improvements: Commercial Mixed-use Tavern Or Bar Masonry
CHUAN YU LIU & JIN MIN HE C.P. February Term, 2016 No. 01285 \$138,496.70 Janet L. Gold, Esq.

1609-426

1312 Lafayette Place 19122 14th wd. 1620 Sq Ft OPA#141141500 Improvements: Residential Property
DEARL HAYNES JR. AS ADMINISTRATOR OF THE ESTATE OF BARBARA E. HAYNES C.P. April Term, 2015 No. 02102 \$120,137.56 KML Law Group, P.C.

1609-427

2314 South Hemberger Street 19145-3315 48th wd. 672 Sq Ft BRT#48-2-2444-00 Improvements: Row 2 Sty Masonry
KATHY C. MORRIS C.P. March Term, 2014 No. 05443 \$64,517.51 Milstead & Associates, LLC

1609-428

4168 Newhall Street 19140-2933 13th wd. BRT#13-1-4085-08 Improvements: Residential Dwelling
JENIA JOLLEY C.P. June Term, 2015 No. 02771 \$90,035.80 Powers, Kim & Associates, LLC

1609-429

1902 South Hollywood Street 19145-2406 48th wd. 1364 Sq Ft BRT#482391900 Improvements: Residential Dwelling
RAYMONNE MANN AND ROUN DOUNG C.P. May Term, 2010 No. 04068 \$142,760.17 Powers, Kim & Associates, LLC

1609-430

2820 Chatham Street 19134-4214 25th wd. 888 Sq Ft BRT#251409800 Improvements: Row 2 Sty Masonry
THOMAS SHERIDAN C.P. November Term, 2014 No. 02864 \$174,093.54 Milstead & Associates, LLC

1609-431

1523 South 30th Street 19146-3503 36th wd. Land Area: 777 Sq Ft BRT#364415000 Improvements: Row 2 Sty Masonry
ALMA GORDON C.P. June Term, 2015 No. 00370 \$40,331.99 Milstead & Associates, LLC

1609-432

827 Almond Street 19125-3510 18th wd. Land Area: 756 Sq Ft BRT#181414900 Improvements: Row 3 Sty Masonry
MARGARETE ALMASHAQBEH, REAL OWNER C.P. October Term, 2014 No. 03002 \$164,406.82 Milstead & Associates, LLC

1609-433

4663 Paul Street 19124-3337 33rd wd. Land Area: 1813 Sq Ft BRT#871529120 Improvements: Row W/off Str 2 Sty Mason
INDRAWATIE PERMESARDIAN C.P. November Term, 2014 No. 000638 \$73,143.09 Milstead & Associates, LLC

1609-434

3139 North 28th Street 19132-1218 38th wd. Land Area: 611 Sq Ft BRT#38-1-2589-00 Improvements: Row 2 Sty Masonry
GENEVA CHURCH C.P. May Term, 2014 No. 02623 \$71,641.77 Milstead & Associates, LLC

1609-435

1536 South Stanley Street 19146 36th wd. 858 Sq Ft BRT#36-4429500 Improvements: Residential Dwelling
HOWARD ASHFORD A/K/A HOWARD L. ASHFORD C.P. January Term, 2016 No. 00767 \$57,230.89 Udren Law Offices, P.C.

1609-436

3839 Pearson a/k/a 3839 Pearson Avenue a/k/a 3839 Pearson Street 19114 57th wd. 3850 Sq Ft BRT#57-2-154122 Improvements: Residential Dwelling
LORI L. SINGMASTER AND WILLIAM SINGMASTER A/K/A WILLIAM J. SINGMASTER C.P. December Term, 2014 No. 03923 \$142,419.77 Udren Law Offices, P.C.

1609-437

2137 Benson Street 19152 56th wd. 3098 Sq Ft BRT#562144000 Improvements: Residential Dwelling
DIMITRI I. SFIRIDIS, KNOWN HEIR OF IOANNIS D. SFIRIDIS A/K/A JOHN D. SFIRIDIS; UNKNOWN HEIRS, SUCCESSORS,

SHERIFF'S SALE

ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER IOANNIS D. SFIRIDIS A/K/A JOHN D. SFIRIDIS C.P. December Term, 2013 No. 01708 \$73,785.37 Udren Law Offices, P.C.

1609-438

5743 Arch Street 19139 52nd wd. 1493 Sq Ft BRT#042035700 Improvements: Residential Dwelling
ARLIENE LACKEY AND DANIEL LACKEY A/K/A DANIEL H. LACKEY C.P. November Term, 2015 No. 03589 \$37,253.47 Udren Law Offices, P.C.

1609-439

3212 Cedar Street 19134-4407 45th wd. 888.99 Sq Ft BRT#451387300 Improvements: Row 2 Sty Masonry
JENNIFER A. HALL AND GLENN J. VRANIZAN C.P. October Term, 2015 No. 03029 \$48,184.33 Milstead & Associates, LLC

1609-440

8656 Williams Avenue 19150-1919 50th wd. 1992 Sq Ft OPA#502257400 Improvements: Residential Property
REGINE NORRIS, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF ERNESTINE B. INYANG A/K/A ERNESTINE INYANG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ERNESTINE B. INYANG A/K/A ERNESTINE INYANG, DECEASED C.P. December Term, 2014 No. 03919 \$111,200.41 Phelan Hallinan Diamond & Jones, LLP

1609-441

6513 Bobolink Place 19142-3313 40th wd. 1360 Sq Ft OPA#406568107 Improvements: Residential Property
ANITRA D. BROWN-REED; HARRIET BROWN-PARKER, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MARK L. REED A/K/A MARK REED; GABRIELLE ANITRA REED, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARK L. REED A/K/A MARK REED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARK L. REED A/K/A MARK REED, DECEASED C.P. November Term, 2015 No. 04128 \$87,089.11 Phelan Hallinan Diamond & Jones, LLP

1609-442

1918 North 31st Street 19121-1704 32nd wd. 3431 Sq Ft BRT#323291501 Improvements: Residential Dwelling
BRANDY V. TURNER C.P. December Term, 2013 No. 03176 \$147,876.89 Law Office of Gregory Javardian, LLC

1609-443

2720 Maxwell Street 19136-1017 57th wd. 1152 Sq Ft OPA#571128500 Improvements: Residential Property
JOAN A. LUTZ, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF KENNETH CARROLL; JOHN CARROLL, IN HIS CAPACITY AS HEIR OF THE ESTATE OF KENNETH CARROLL; UNKNOWN SUCCESSOR EXECUTOR OF THE ESTATE OF CATHERINE T. CARROLL A/K/A CATHERINE CARROLL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KENNETH CARROLL, DECEASED C.P. September Term, 2013 No. 04118 \$94,178.20 Phelan Hallinan Diamond & Jones, LLP

1609-444

4815 Garden Street 19137-2204 45th wd. 4899 Sq Ft BRT#453343100 Improvements: Residential Dwelling
ELLEN M. ROONAN A/K/A ELLEN ROONAN C.P. November Term, 2015 No. 03309 \$51,729.23 Law Office of Gregory Javardian, LLC

1609-445

2534 North Cleveland Street 19132-3819 16th wd. 1018 Sq Ft OPA#16-2-0407-00 Improvements: Residential Dwelling
HEIRS AND DEVISES OF NELSIE LUE RICHARDSON A/K/A NELSIE L. RICHARDSON-MITCHUM, DECEASED C.P. November Term, 2014 No. 00123 \$15,201.12 Pressman & Doyle, LLC

1609-446

7811 Chelwynde Avenue 19153-1702 40th wd. Beginning Point: Situate on the Northwesterly side of Chelwynde Ave (60' wide) measured S 36 degrees 40 minutes 18 seconds W along the said Northwesterly side of Chelwynde Ave the distance of 112,830 feet from the Southwesterly side of 78th St (70' wide). Improvements: Row B/gar 2 Sty Masonry
KEHBEH Y. JOHNSON C.P. December Term, 2015 No. 02691 \$124,239.86 Richard J. Nalbandian, III

1609-447

6002 Belden Street 19149-3232 53rd wd. 1040

SHERIFF'S SALE

Sq Ft OPA#531294600 Improvements: Residential Property
RONALD GASKIN, JR., IN HIS CAPACITY AS HEIR OF RONALD GASKIN, DECEASED; MARLON GASKIN, IN HIS CAPACITY AS HEIR OF RONALD GASKIN, DECEASED; MAURICE GASKIN, IN HIS CAPACITY AS HEIR OF RONALD GASKIN, DECEASED; FARON MAY, JR., IN HIS CAPACITY AS HEIR OF RONALD GASKIN, DECEASED; ASHLEY MAY, IN HER CAPACITY AS HEIR OF RONALD GASKIN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD GASKIN, DECEASED C.P. August Term, 2015 No. 04455 \$131,245.95 Phelan Hallinan Diamond & Jones, LLP

1609-448

8032 Madison Avenue 19153-1619 40th wd. 1245 Sq Ft OPA#405100058 Improvements: Residential Property
DEBORAH MASON A/K/A DEBORAH Y. MASON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RICHARD T. WATTS; CHRISTIAN RICHARD WATTS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF RICHARD T. WATTS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD T. WATTS, DECEASED C.P. April Term, 2014 No. 04089 \$89,642.10 Phelan Hallinan Diamond & Jones, LLP

1609-449

332 West Zeralda Street 19144 13th wd. 1414 Sq Ft BRT#133022700 Improvements: Residential Real Estate
ANTHONY SMITH C.P. January Term, 2013 No. 00654 \$73,851.35 Stern & Eisenberg P.C.

1609-450

30 North Preston Street 19104 6th wd. ROW 3 STY MASONRY; 1656 Sq Ft BRT#061191400 Improvements: Residential Dwelling
PURNIMA SOM C.P. June Term, 2012 No. 01688 \$166,646.76 McCabe, Weisberg, & Conway, P.C.

1609-452

6517 North Smedley Street 19126 17th wd. 1280 Sq Ft BRT#172161500 Improvements: Residential Real Estate
CYNTHIA M. FARRIOR C.P. November Term, 2015 No. 03048 \$121,100.04 Stern & Eisenberg P.C.

1609-453

57 North Felton Street 19139 34th wd. ROW 2 STY MASONRY; 1048 Sq Ft BRT#341241500 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF VELMA R. DAVIS AND ANGELA G. TRIBBLE, KNOWN SURVIVING HEIR OF VELMA R. DAVIS C.P. January Term, 2016 No. 01534 \$39,038.48 McCabe, Weisberg, & Conway, P.C.

1609-454

5020 Rorer Street 19120-4014 42nd wd. 1472 Sq Ft OPA#421528900 Improvements: Residential Property
ELVIN TORRES C.P. August Term, 2015 No. 02612 \$81,849.58 Phelan Hallinan Diamond & Jones, LLP

1609-455

3107 Tasker Street 19145 36th wd. ROW 2 STY MASONRY; 990 Sq Ft BRT#364251000 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF ETHEL L. REEVES AND CHARLES REEVES, KNOWN SURVIVING HEIR OF ETHEL L. REEVES C.P. November Term, 2015 No. 01913 \$88,849.98 McCabe, Weisberg, & Conway, P.C.

1609-456

7505 Torresdale Avenue 19136-3326 65th wd. 1440 Sq Ft OPA#651263300 Improvements: Residential Property
RAYMOND SCOTT, JR A/K/A RAYMOND SCOTT C.P. December Term, 2015 No. 02520 \$57,429.60 Phelan Hallinan Diamond & Jones, LLP

1609-457

6254 Crafton Street 19149-3509 62nd wd. 1024 Sq Ft OPA#621538200 Improvements: Residential Property
LUKE F. STAKELBECK, SR. C.P. December Term, 2011 No. 01906 \$85,362.34 Phelan Hallinan Diamond & Jones, LLP

1609-458

807 East Haines Street 19138 59th wd. DET W/D GAR 2.5 STY STONE; 6817 Sq Ft BRT#592013000 Improvements: Residential Dwelling
MARIE JEROME C.P. December Term, 2015 No. 00282 \$333,789.80 McCabe, Weisberg, & Conway, P.C.

1609-459

546 West Olney Avenue 19120 61st wd. S/D CONV APT 2 STY MASON; 1728 Sq Ft BRT#612008600 Improvements: Residential Dwelling

SHERIFF'S SALE

REVELLA BOWSER C.P. June Term, 2015 No. 01164 \$83,949.97 McCabe, Weisberg, & Conway, P.C.

1609-460

729 South 60th Street 19143 3rd wd. ROW 2 STY MASONRY; 1600 Sq Ft BRT#033197300 Improvements: Residential Dwelling
LEONARD J. HART, SR. C.P. December Term, 2015 No. 00053 \$144,851.45 McCabe, Weisberg, & Conway, P.C.

1609-461

1716 North 55th Street 19131-3509 4th wd. 2781 Sq Ft OPA#041319400 Improvements: Residential Property
DEMARCUS WAITES C.P. December Term, 2015 No. 00980 \$102,276.44 Phelan Hallinan Diamond & Jones, LLP

1609-462

2469 Memphis Street 19125 31st wd. ROW 3 STY MASONRY; 1260 Sq Ft BRT#312023400 Improvements: Residential Dwelling
BRUCE BRENNER, ADMINISTRATOR OF THE ESTATE OF PATRICIA ROBINSON, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2015 No. 01134 \$74,260.00 McCabe, Weisberg, & Conway, P.C.

1609-463

2305 Rhawn Street 19152 56th wd. S/D W/D GAR 2 STY MASON; 1600 Sq Ft BRT#562008400 Improvements: Residential Dwelling
ADRIENNE MCALLISTER AND MICHAEL ROMAN C.P. July Term, 2009 No. 00223 \$184,882.23 McCabe, Weisberg, & Conway, P.C.

1609-464

4558 Marple Street 19136-3716 65th wd. 1024 Sq Ft OPA#651098000 Improvements: Residential Property
SARA J. MARCUCCI C.P. June Term, 2010 No. 03916 \$121,223.86 Phelan Hallinan Diamond & Jones, LLP

1609-465

3531 North Warnock Street 19140 43rd wd. 896 Sq Ft OPA#43-2-125700 Improvements: Residential Property
JAMAHL SIMMONS C.P. July Term, 2014 No. 00355 \$22,153.40 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-467

1318 South Warnock Street 19147 1st wd. 1368 Sq Ft OPA#012471800 Improvements: Residential Property
VINCENT IMPAGLIAZZO AND MARIA A. IMPAGLIAZZO C.P. November Term, 2015 No. 02091 \$195,355.02 Shapiro & DeNardo, LLC

1609-468

6627 Gillespie Street 19135 55th wd. 1458 Sq Ft OPA#552449000 Improvements: Residential Property
MELODY J. CULP AND TOMMIE A. CULP C.P. November Term, 2015 No. 04393 \$140,836.87 Shapiro & DeNardo, LLC

1609-469

1230 Master Street 19122 14th wd. Beginning Point: On the Southwesterly side of Master St (50' wide) measured N 78 39' W along the said Southwesterly side of Master St, the distance of 169.5 feet from the Northwesterly side of Betsy Ross Pl (50' wide). Improvements: Row B/gar 2 Sty Masonry
TURPIN CORPORATION C.P. April Term, 2016 No. 401724 \$73,144.08 Richard J. Nalbandian, III

1609-470

101 West Hampton Road 19118 9th wd. 191357 Sq Ft OPA#092236410 Improvements: Residential Property
VITTORIA BAGA AND KENNETH A. SCHUTZ C.P. November Term, 2013 No. 00901 \$2,071,376.67 KML Law Group, P.C.

1609-471

6109 North Marshall Street 19120 61st wd. 1360 Sq Ft OPA#611139200 Improvements: Residential Property
JOHN T. BRICE C.P. April Term, 2015 No. 02445 \$96,025.36 KML Law Group, P.C.

1

SHERIFF'S SALE

OPA#612259000 Improvements: Residential Property
KENESHA L. JOHNSON C.P. March Term, 2012 No. 02628 \$84,399.87 Phelan Hallinan Diamond & Jones, LLP

1609-475

1915 McClellan Street a/k/a 1915 McClellan Street 19145 48th wd. 653 Sq Ft OPA#481017000 Improvements: Residential Property
CHRISTOPHER KING C.P. November Term, 2011 No. 00269 \$102,199.16 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-476

2020 South Frazier Street 19143 51st wd. 930 Sq Ft OPA#514236700 Improvements: Residential Property
RONYA WILSON C.P. November Term, 2014 No. 00130 \$29,665.36 KML Law Group, P.C.

1609-477

912 Knorr Street 19111 53rd wd. 5388 Sq Ft OPA#532116700 Improvements: Residential Property
GERALDINE P. MORSE; UNITED STATES OF AMERICA C.P. July Term, 2014 No. 00780 \$94,488.72 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-478

8532 Frontenac Street 19152 56th wd. 3444 Sq Ft OPA#562361700 Improvements: Residential Property
JERRY LIDOVITCH AND JUNE G. LIDOVITCH C.P. June Term, 2014 No. 03585 \$27,576.63 KML Law Group, P.C.

1609-479

1426 Unity Street 19124-3920 23rd wd. 1952 Sq Ft OPA#234039600 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALEXANDER BOJANOWSKI, DECEASED C.P. February Term, 2016 No. 02007 \$164,118.19 Phelan Hallinan Diamond & Jones, LLP

1609-480

5905 West Thompson Street 19151 34th wd. 1913 Sq Ft OPA#342010900 Improvements: Residential Property
BLAINE HARRIS C.P. January Term, 2016 No. 00023 \$72,321.35 KML Law Group, P.C.

1609-481

4625 Locust Street 19139 46th wd. Approximate size: 1605 Sq Ft OPA#46-1005600 Improvements: Residential Property
LACINNE HENDERSON AND FRANK ANDREW WYATT, JR. AS ADMINISTRATORS OF THE ESTATE OF FRANK E. WYATT; LACINNE HENDERSON; FRANK ANDRE WYATT, JR.; UNITED STATES OF AMERICA C.P. May Term, 2012 No. 02181 \$198,301.75 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-482

6552 North Lambert Street 19138 10th wd. 1209 Sq Ft OPA#102086400 Improvements: Residential Property
LINDA PERRY C.P. January Term, 2016 No. 00663 \$39,982.99 KML Law Group, P.C.

1609-483

2542 South Carroll Street 19142-2113 40th wd. 960 Sq Ft OPA#406108900 Improvements: Residential Property
REBECCA G. KARGBO C.P. November Term, 2015 No. 04608 \$74,604.83 Phelan Hallinan Diamond & Jones, LLP

1609-484

2551 North 16th Street 19132 16th wd. Approximate size: 900 Sq Ft OPA#161074700 Improvements: Residential Property
 UNKNOWN ADMINISTRATOR AND/OR HEIRS OF THE ESTATE OF SYLVIA GANZ C.P. January Term, 2015 No. 02455 \$60,288.40 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-485

1168 East Hortter Street 19150-3105 50th wd. 1100 Sq Ft OPA#502340900 Improvements: Residential Property
RAYMOND C. HEIM A/K/A RAYMOND HEIM C.P. September Term, 2014 No. 04660 \$114,580.10 Phelan Hallinan Diamond & Jones, LLP

1609-486

7508 Manti Street 19128 21st wd. 4477 Sq Ft OPA#212447700 Improvements: Residential Dwelling
LISA BENNETT C.P. January Term, 2016 No. 02685 \$280,742.70 Joseph R. Loverdi, Esq.

1609-487

241 North Creighton Street 19139 44th wd. 945 Sq Ft BRT#441121900 Improvements: Residential Dwelling
KAREN SCHULLERE C.P. February Term, 2016 No. 00322 \$45,690.71 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

SHERIFF'S SALE

1609-488
421 West School House Lane, Unit 8 19144 12th wd. 1280 Sq Ft OPA#124078024 Improvements: Row 2 Sty Masonry
KENNETH E. HYMAN AND VERESTA B. JOHNSON A/K/A VERESTA B. HYMAN C.P. November Term, 2015 No. 02270 \$139,407.72 Richard M. Squire & Associates, LLC

1609-489

3344 North Bouvier Street 19140 11th wd. 1130 Sq Ft OPA#112243800 Improvements: Residential Property
ALONZO GRANT AND SHIRLEY GRANT C.P. February Term, 2015 No. 01396 \$38,699.91 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1609-490

1314 Fillmore Street 19124 23rd wd. Approximate size: 1373 Sq Ft OPA#234111400 Improvements: Residential Property
SHARMAINE L. BOSKET-MCCULLOUGH AND WAYNE G. MCCULLOUGH C.P. March Term, 2013 No. 01656 \$47,268.63 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1609-491

6408 North Park Avenue 19126-3634 49th wd. 2600 Sq Ft OPA#493243210 Improvements: Residential Property
HASHEEM BASIL AND ALIYA BASIL A/K/A ALIYA TASHA BASIL C.P. September Term, 2012 No. 00858 \$352,671.87 Phelan Hallinan Diamond & Jones, LLP

1609-492

5120 North Marvne Street 19141-2815 49th wd. 1700 Sq Ft OPA#493097700 Improvements: Residential Property
RICHARD NEWSOME, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED; THE UNKNOWN HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES OF LERVE NEWSOME; DWIGHT NEWSOME, IN CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED; JAMIE NEWSOME, IN CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED; SHEILA NEWSOME, IN CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED; JUANITA NEWSOME, IN CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED; LATHASA NEWSOME, IN CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED; CHERYL NEWSOME, IN CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED C.P. March Term, 2011 No. 01898 \$89,635.71 Phelan Hallinan Diamond & Jones, LLP

1609-493

6609 North Opal Street a/k/a 6609 Opal Street 19138 10th wd. 1358 Sq Ft OPA#102043300 Improvements: Residential Property
GENEVA MCDANIEL C.P. August Term, 2013 No. 00385 \$89,702.10 KML Law Group, P.C.

1609-494

2226 Winton Street 19145 48th wd. 658 Sq Ft OPA#482098200 Improvements: Residential Property
PAMELA BONAPARTE C.P. August Term, 2015 No. 01636 \$16,324.23 KML Law Group, P.C.

1609-495

248 East Haines Street 19144-5701 59th wd. 1894 Sq Ft OPA#591155200 Improvements: Residential Property
DONNELL COPELAND C.P. January Term, 2015 No. 00702 \$56,505.61 Phelan Hallinan Diamond & Jones, LLP

1609-496

4774 Loring Street 19136-4107 65th wd. 1260 Sq Ft OPA#651028500 Improvements: Residential Property
SHIRLEE E. COUNTS-CONNOR AND DAVID CONNOR C.P. January Term, 2016 No. 00391 \$166,334.02 Phelan Hallinan Diamond & Jones, LLP

1609-497

1940 East Pike Street 19124-4432 45th wd. 1080 Sq Ft OPA#452217000 Improvements: Residential Property
MADALYN GONZALEZ AND ROBIN R. WADDY C.P. January Term, 2016 No. 03055 \$106,455.86 Phelan Hallinan Diamond & Jones, LLP

1609-498

214 Louis Court a/k/a 214 Louis Court Unit: J214 19114-3200 88th wd. 1248 Sq Ft OPA#888570628 Improvements: Residential Property
MARK LUNSK C.P. December Term, 2015 No. 00591 \$122,376.11 Phelan Hallinan Diamond & Jones, LLP

1609-499

2900 South 15th Street 19145-4917 26th wd. 1760 Sq Ft OPA#261174100 Improvements: Residential Property
COLLEEN LONG C.P. March Term, 2015 No. 00556 \$185,190.57 Phelan Hallinan Diamond & Jones, LLP

1609-500

2516 South Hancock Street 19148-4724 39th

SHERIFF'S SALE

wd. 1750 Sq Ft OPA#391264936 Improvements: Residential Property
HERSCHELL MILLER-PEOPLES C.P. June Term, 2013 No. 00820 \$167,808.56 Phelan Hallinan Diamond & Jones, LLP

1609-501

329 North 9th Street a/k/a 329 North 9th Street Unit A-8 19107-1409 5th wd. 1560 Sq Ft OPA#056296105 Improvements: Residential Property
SAM A. SAM C.P. December Term, 2012 No. 03129 \$156,651.70 Phelan Hallinan Diamond & Jones, LLP

1609-502

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

1609-503

1844 Daly Street 19145-3716 26th wd. 940 Sq Ft OPA#262240400 Improvements: Residential Property
SCOTT K. ESPOSITO C.P. August Term, 2015 No. 02304 \$117,834.22 Phelan Hallinan Diamond & Jones, LLP

1609-504

1515 South 24th Street 19146-4132 36th wd. 1536 Sq Ft BRT#364135100 Improvements: Residential Real Estate
SHARON WILSON, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MARGARET J. WILSON AND COVISIA D. WILSON, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MARGARET J. WILSON C.P. November Term, 2015 No. 02920 \$46,052.93 Stern & Eisenberg P.C.

1609-505

5129 North Marvne Street 19141-2814 49th wd. 1700 Sq Ft OPA#493085100 Improvements: Residential Property
COURTNEY DEAN FISHER A/K/A COURTNEY D. FISHER C.P. April Term, 2015 No. 00082 \$77,278.48 Phelan Hallinan Diamond & Jones, LLP

1609-506

726 Kenilworth Avenue 19126 49th wd. 13061 Sq Ft OPA#492076300 Subject to Mortgage Improvements: Improvement Area 3,763 Sq Ft
PERRY C. FENNEL (DEC'D) AND GLORIA FENNEL, H/W C.P. September Term, 2007 No. 02153 \$1,390,814.24 plus interest A. Victor Meitner, Jr., Esq.

1609-507

5608 North 12th Street 19141-4102 49th wd. 1840 Sq Ft OPA#493138300 Subject to Mortgage Improvements: Residential
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM T. WARREN, DECEASED C.P. November Term, 2014 No. 00506 \$117,787.07 Michael J. Shavel, Esq.

1609-508

115 North 55th Street 19139-2502 4th wd. 1209 Sq Ft OPA#041158000 Subject to Mortgage Improvements: Residential
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CRAIG S. WHITE, DECEASED C.P. May Term, 2015 No. 01872 \$58,400.37 Michael J. Shavel, Esq.

1609-509

415A Welsh Road 19115-1816 58th wd. 11263 Sq Ft BRT#581001003 Improvements: Residential Dwelling
CAREY BARNES A/K/A RYU-CAREY BARNES, INDIVIDUALLY AND IN HIS CAPACITY AS TRUSTEE FOR BARNES LIVING TRUST DATE AUGUST 9, 2006 AND ANY AMENDMENTS THERETO 415A WELSH RD, PHILADELPHIA, PA, 19115 C.P. April Term, 2013 No. 01930 \$253,581.61 Powers, Kim & Associates, LLC

1609-512

34 North Salford Street 19139 4th wd. 1102 Sq Ft BRT#042125500 Improvements: Residential Dwelling
ANDREA WHITEFIELD C.P. March Term, 2016 No. 00338 \$68,597.47 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1609-514

948 East Carver Street 19141 35th wd. 969 Sq Ft BRT#351244000 Improvements: Residential Real Estate
CHRISTINE T. ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN C.P. December Term, 2015 No. 01171 \$97,316.47 Stern & Eisenberg P.C.

1609-515

113 North 52nd Street 19139 44th wd. 2184 Sq Ft OPA#441126500 Improvements: Residential Property
VANESSA R. SCOTT PUTMAN A/K/A VANESSA R. PUTMAN C.P. April Term, 2016 No. 02401 \$22,430.35 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1609-516
2648 South 12th Street 19148 39th wd. 821.28 Sq Ft BRT#394254300 Improvements: Residential Dwelling
LISA COLANCECCO AND ANTHONY COLANCECCO C.P. July Term, 2015 No. 01897 \$187,196.96 Powers, Kim & Associates, LLC

1609-517

6042 Wissahickon Avenue 19144 21st wd. 3600 Sq Ft BRT#213260700 Improvements: Residential Real Estate
GUMLAN DUNCAN C.P. May Term, 2013 No. 00171 \$156,560.35 Stern & Eisenberg P.C.

1609-518

421 Spruce Street 19106-3706 5th wd. Land Area: 2040 Sq Ft BRT#05-1-1408-00 Improvements: Row W/gar 3 Sty Masonry
JEROME I. ROSENSTOCK; FRAN ROSENSTOCK; THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT C.P. March Term, 2010 No. 00796 \$989,336.37 Milstead & Associates, LLC

1609-519

65 West Sharpnack Street 19119 22nd wd. 2422.4 Sq Ft BRT#22-3-043200 Improvements: Residential Dwelling
GARRY VOLTAIRE C.P. October Term, 2015 No. 03575 \$177,312.42 Powers, Kim & Associates, LLC

1609-520

4316 Loring Street 19136-3928 41st wd. 1082 Sq Ft BRT#412168000 Improvements: Row B/gar 2 Sty Masonry
GEORGIANNA LANDIS AND WILLIAM M. LANDIS C.P. December Term, 2014 No. 02937 \$112,855.38 Milstead & Associates, LLC

1609-521

1912 South Bancroft Street 19145 48th wd. 2288 Sq Ft BRT#882967980 Improvements: Residential Real Estate
HIEN VU C.P. January Term, 2016 No. 03243 \$108,608.67 Stern & Eisenberg P.C.

1609-522

7219 Kindred Street 19149-1125 54th wd. 1539 Sq Ft BRT#542293000 Improvements: Residential Dwelling
RONALD S. KLING AND CHRISTINE KLING A/K/A CHRISTINE M. KLING C.P. June Term, 2015 No. 01324 \$94,732.38 Law Office of Gregory Javardian, LLC

1609-523

4265 North Darien Street 19140-2220 43rd wd. 593 Sq Ft BRT#433377200 Improvements: Residential Dwelling
SIMON GORDON C.P. July Term, 2015 No. 01221 \$23,255.71 Law Office of Gregory Javardian, LLC

1609-524

2508 West Silver Street 19132 Row 2 Sty Masonry BRT#281398401 Improvements: Residential/residential Mixed-use
WILHELMINA D. MATTHEWS C.P. January Term, 2014 No. 02901 \$37,183.35 Alicia M. Sandoval, Esq.

1609-525

2319 South Hemberger Street 19145-3314 48th wd. 1120 Sq Ft BRT#41S11-65; PRCL#48-2235800 Improvements: Residential Dwelling
VERNON YOUNG C.P. March Term, 2015 No. 02243 \$80,717.96 Powers, Kim & Associates, LLC

1609-526

2150 Benson Street 19152-2404 56th wd. (Formerly 57th wd.) 3135 Sq Ft BRT#56-2-1325-00; PRCL#154 N 18-88 Improvements: Residential Dwelling
JEANNE MARIE LORMEUS C.P. June Term, 2015 No. 04499 \$181,291.54 Powers, Kim & Associates, LLC

1609-527

3275 East Thompson Street 19134 45th wd. 945 Sq Ft BRT#451231200 Improvements: Residential Real Estate
STANLEY M. FURLONG AND VERONICA SIMMONS C.P. September Term, 2014 No. 03544 \$184,690.39 Stern & Eisenberg P.C.

1609-528

6459 Upland Street 19142 40th wd. 700 Sq Ft BRT#401297500 Improvements: Residential Dwelling
ANDREA WHITEFIELD C.P. February Term, 2016 No. 01399 \$61,270.86 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1609-529

5228 Osage Avenue 19143 60th wd. (formerly the 46th wd.) 1140 Sq Ft BRT#602138200 Improvements: Residential Real Estate
 C.P. April Term, 2016 No. 01900 \$60,794.80 Stern & Eisenberg P.C.

1609-530

208 Overlook Road 19128 21st wd. 1210.63 Sq Ft BRT#21-2-3245-00; PRCL#93 N-24-25 Improvements: Residential Dwelling
ROBERT W. STIMMLER C.P. April Term, 2015 No. 03015 \$144,382.86 Powers, Kim & Associates, LLC

SHERIFF'S SALE

1609-531
5754 Haddington Street 19131 BRT#043224600 Improvements: Residential Dwelling
OLIVIA K. MYERS C.P. October Term, 2015 No. 03294 \$69,255.90 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1609-532

1650 South Camac Street 19148 39th wd. 1935 Sq Ft BRT#871183250 Improvements: Mixed Use
LOUIS DIFRANCO C.P. April Term, 2010 No. 4047 \$411,939.04 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1609-533

5136 North 5th Street 19120 49th wd. 1766.25 Sq Ft BRT#492090000 Improvements: Residential Dwelling
ALEX MINH TRAM C.P. April Term, 2015 No. 03630 \$129,194.11 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1609-534

7107 Horrocks Street 19149 35th wd. 1669 Sq Ft BRT#542354400 Improvements: Residential Property
ILISSA BRONENBERG C.P. August Term, 2015 No. 01963 \$89,244.31 Shapiro & DeNardo, LLC

1609-535

1204 Adams Avenue. 19124 23rd wd. 2400 Sq Ft OPA#234009500 Improvements: Residential Property
BENJAMIN BIRCH A/K/A BENJAMIN D. BIRCH; UNITED STATES OF AMERICA C.P. January Term, 2011 No. 01433 \$97,243.43 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-536

252 Rochelle Avenue 19128 21st wd. 1953 Sq Ft OPA#213007900 Improvements: Residential Dwelling
MATTHEW J. SMITH C.P. August Term, 2015 No. 00091 \$186,061.55 Joseph R. Loverdi, Esq.

1609-537

4336 East Wayne Avenue 19140 13th wd. 1020 Sq Ft OPA#131407200 Improvements: Residential Property
KHINEESHA JOHNSON C.P. October Term, 2015 No. 01273 \$80,656.58 Shapiro & DeNardo, LLC

1609-538

3619 Edgemont Street 19134 45th wd. 1453 Sq Ft OPA#451214114 Subject to Mortgage Improvements: Residential Dwelling
JOHN C. RICKEY, JR. AND ELIZABETH M. RICKEY

SHERIFF'S SALE

Dwelling
MAXIMILIAN WIGGINS, SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; MAURICE CRUMP, KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; TALINA WIGGINS, KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; SHAWN WIGGINS, KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; BARBARA WIGGINS, KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; FREDIE WIGGINS, SR., KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; MICHAEL CRUMP, KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; GERALD CRUMP, KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; TANYA HARRIS, KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; MARKEL CRUMP-FOSTER, KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER; TROY CRUMP, KNOWN SURVIVING HEIR OF MARILYN M. TRAPP, DECEASED MORTGAGOR AND REAL OWNER
C.P. April Term, 2015 No. 01725 \$132,473.40 McCabe, Weisberg, & Conway, P.C.

1609-546

1628 South 54th Street 19143 51st wd. (formerly 40th wd.) ROW 2 STY MASONRY; 1140 Sq Ft BRT#514155100 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF EDNA JONES; DEBRA D. JONES, KNOWN SURVIVING HEIR OF EDNA JONES; SANDRA CHIN, KNOWN SURVIVING HEIR OF EDNA JONES C.P. December Term, 2015 No. 01333 \$70,760.57 McCabe, Weisberg, & Conway, P.C.

1609-547

3307 Englewood Street 19149 55th wd. ROW CONV/APT 2 STY MASON; 1600 Sq Ft BRT#551499600 Improvements: Residential Dwelling
HIEN K. NGUYEN A/K/A HIEN NGUYEN AND CUNG NGUYEN C.P. October Term, 2015 No. 03025 \$120,275.90 McCabe, Weisberg, & Conway, P.C.

1609-548

5007 Overbrook Avenue 19131 52nd wd. DET W/GAR 2.5 STY STONE; 2665 Sq Ft BRT#521207000 Improvements: Residential Dwelling
NANCY H. CHRISTIAN, ADMINISTRATOR OF THE ESTATE OF DOUGLAS C. HOWELL, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 02494 \$233,372.66 McCabe, Weisberg, & Conway, P.C.

1609-549

7927 Woolston Avenue 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1164 Sq Ft BRT#502069700 Improvements: Residential Dwelling
RONALD K. SERVANCE, KNOWN SURVIVING HEIR OF WESLEY SERVANCE, DECEASED MORTGAGOR AND REAL OWNER; CAROLYN WASHINGTON A/K/A CAROLYN C. SERVANCE, KNOWN SURVIVING HEIRS OF WESLEY SERVANCE, DECEASED MORTGAGOR AND REAL OWNER; ROBERT K. SERVANCE, KNOWN SURVIVING HEIRS OF WESLEY SERVANCE, DECEASED MORTGAGOR AND REAL OWNER; RASHIDA SERVANCE, KNOWN SURVIVING HEIR OF WESLEY SERVANCE, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF WESLEY SERVANCE, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2015 No. 01900 \$66,307.81 McCabe, Weisberg, & Conway, P.C.

1609-550

6127 Locust Street 19139 3rd wd. ROW 2 STY MASONRY; 1410 Sq Ft BRT#031088600 Improvements: Residential Dwelling
PATRICIA A. JACOBS, KNOWN SURVIVING HEIR OF WILLIAM P. COOLEY; PERRY G. COOLEY, SR. KNOWN SURVIVING HEIR OF WILLIAM P. COOLEY; UNKNOWN SURVIVING HEIRS OF WILLIAM P. COOLEY; MICHAEL R. COOLEY, SR., KNOWN SURVIVING HEIR OF WILLIAM P. COOLEY; DENISE M. CARTER, KNOWN SURVIVING HEIR OF WILLIAM P. COOLEY C.P. December Term, 2015 No. 02984 \$69,466.84 McCabe, Weisberg, & Conway, P.C.

1609-551

4838 Aspen Street 19139 44th wd. ROW

SHERIFF'S SALE

B/GAR 2 STY MASONRY; 1280 Sq Ft BRT#441243800 Improvements: Residential Dwelling
RASHEED WILLIAMS C.P. September Term, 2013 No. 00942 \$63,140.67 McCabe, Weisberg, & Conway, P.C.

1609-552

1933 West Bristol Street 19140 13th wd. 985 Sq Ft BRT#13-1347300 Improvements: Residential Dwelling
ANDREW FENNELL AND ANNIE B., HIS WIFE, AS TENANTS BY THE ENTIRETIES C.P. October Term, 2014 No. 02473 \$54,705.93 Udren Law Offices, P.C.

1609-554

1816 West Girard Avenue 19130-1516 47th wd. 2595 Sq Ft OPA#471023200 Improvements: Residential Property
ADAM J. RODGERS C.P. July Term, 2013 No. 02226 \$345,497.07 Phelan Hallinan Diamond & Jones, LLP

1609-555

650 South 59th Street 19143 3rd wd. 1264 Sq Ft OPA#032202900 Improvements: Residential Property
SHAWNA N. WILLIS C.P. March Term, 2016 No. 02268 \$52,655.11 KML Law Group, P.C.

1609-556

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

1609-557

7221 Forrest Avenue 19138 50th wd. 1527 Sq Ft BRT#501006400 Improvements: Residential Dwelling
DANIELLE GATES, KNOWN HEIR OF EMILY GATES; ESTATE OF EMILY GATES; JOSEPH GATES, AS KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EMILY GATES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EMILY GATES C.P. March Term, 2016 No. 00480 \$121,601.83 Udren Law Offices, P.C.

1609-558

521 East Brinton Street 19144-1004 59th wd. 1920 Sq Ft PRCL#592172800 Improvements: Residential Property
KEMAL MOISE C.P. June Term, 2013 No. 00565 \$181,889.04 Phelan Hallinan Diamond & Jones, LLP

1609-559

57 North 53rd Street 19139 44th wd. 1302 Sq Ft OPA#441162900 Improvements: Residential Property
DEIRDRA PURYEAR C.P. January Term, 2012 No. 03023 \$50,707.71 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-560

520 East Thelma Street a/k/a 520 Thelma Street 19120 42nd wd. 1050 Sq Ft OPA#421031100 Improvements: Residential Property
ARON GERSHKOVICH, LYUBOV GERSHKOVICH AND STELLA GERSHKOVICH C.P. February Term, 2016 No. 04809 \$53,345.39 KML Law Group, P.C.

1609-561

400-16 South 2nd Street, Unit 404B 19147-1608 88th wd. 639 Sq Ft OPA#888030310 Improvements: Condominium
TERO SUOMINEN C.P. December Term, 2015 No. 01854 \$242,429.69 Phelan Hallinan Diamond & Jones, LLP

1609-562

68 East Slocum Street 19119 22nd wd. 1498 Sq Ft BRT#222044900 Improvements: Residential Dwelling
ELAINE A. SMITH C.P. April Term, 2016 No. 02342 \$206,962.70 Udren Law Offices, P.C.

1609-563

6504 Rising Sun Avenue 19111 35th wd. Approximately 1575 Sq Ft of land (approximately 2547 Sq Ft of improvement area) OPA#871164250; BRT#35-3-241700 Subject to Mortgage Improvements: Commercial/apartment Building
CHERYL ANN BROOKS-BROWN A/K/A CHERYL A. BROOKS BROWN A/K/A CHERYL BROOKS-BROWN C.P. September Term, 2015 No. 03447 \$155,791.76 plus interest and costs Michael J. Barrie, Esq.; Jennifer R. Hoover, Esq.; Benesch, Friedlander, Coplan & Aronoff LLP

1609-564

3333 Elliston Circle 19114-1205 66th wd. 1001 Sq Ft OPA#661160300 Improvements: Residential Property
YOUNG JA WOO AND KIL CHANG WOO C.P. November Term, 2010 No. 01048 \$92,533.40 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1609-565
209 West Chestnut Hill Avenue 19118 9th wd. Approximately 278,784 Sq Ft of land (approximately 16,581 Sq Ft of improvement area) BRT#09-2-2270-00; BRT#88-6-0855-00; BRT#77-5-1110-00 Subject to Mortgage Improvements: Commercial Building
GREYLOCK HOLDINGS, LLC C.P. September Term, 2015 No. 00796 \$1152554.84 plus interest at the rate of \$198.31 per diem from and after August 31, 2015 and costs Michael J. Barrie, Esq.; Jennifer R. Hoover, Esq.; Benesch, Friedlander, Coplan & Aronoff LLP

1609-566

1116 McKean Street 19148 39th wd. (formerly part of the 1st wd.) 1200 Sq Ft BRT#394008700; PRCL#16S9-91 Improvements: Residential Dwelling
ANTHONY MASSI C.P. May Term, 2015 No. 02697 \$193,232.29 Powers, Kirm & Associates, LLC

1609-567

4742 Hazel Avenue 19143 46th wd. 2205 Sq Ft BRT#461068100 Improvements: Residential Real Estate
HATIM MUKHEF, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR MOHAMMED NAJAWI A/K/A MOHAMMED A. NAJAWI; SHIREEN SHAIKH MALIK A/K/A SHIREEN MALIK; MOHAMMED NAJAWI A/K/A MOHAMMED A. NAJAWI AND ABDUL MALIK C.P. September Term, 2014 No. 00945 \$317,559.54 Stern & Eisenberg P.C.

1609-568

313 West Salaigac Street a/k/a 313 Salaigac Street 19128 21st wd. 1625 Sq Ft OPA#212002100 Improvements: Residential Property
MARIANNE JAKOBY, SOLELY IN HER CAPACITY AS HEIR OF MADELINE MARGARET WACK, DECEASED C.P. March Term, 2016 No. 00992 \$116,724.63 KML Law Group, P.C.

1609-569

4235 North Fairhill Street 19140 43rd wd. 1058 Sq Ft OPA#433247200 Improvements: Residential Property
MONSERRATE CRUZ AND CARLOS FLORES C.P. December Term, 2015 No. 01251 \$44,283.62 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1609-570

8744 Glenloch Street 19136 65th wd. 1610 Sq Ft OPA#652270000 Improvements: Residential Property
MAJOR NWANKWO AND UGOCHI NWANKWO C.P. May Term, 2014 No. 02374 \$118,891.95 Meredith H. Wooters, Esq.; Manley Deas Kochalski LLC

1609-571

6045 North Front Street 19120 61st wd. 1952 Sq Ft OPA#612481600 Improvements: Residential Property
CHESNELL P. MACK AS ADMINISTRATRIX OF THE ESTATE OF YVONNE A. JONES, DECEASED C.P. October Term, 2015 No. 01303 \$95,844.42 KML Law Group, P.C.

1609-572

1830 Glenifer Street 19141 17th wd. 1124 Sq Ft OPA#171016200 Improvements: Residential Property
ALFONZO COLTER, JR., SOLELY IN HIS CAPACITY AS HEIR OF ALFONZO COLTER, DECEASED; DIANE HICKS, SOLELY IN HER CAPACITY AS HEIR OF ALFONZO COLTER, DECEASED C.P. February Term, 2016 No. 01087 \$73,797.93 KML Law Group, P.C.

1609-573

1538 North 61st Street 19151 34th wd. 1470 Sq Ft BRT#34-2-259700 Improvements: Residential Dwelling
MICHAEL GRAVES C.P. April Term, 2014 No. 04083 \$48,983.16 Udren Law Offices, P.C.

1609-574

7437 Rising Sun Avenue 19111-3634 46th wd. on Southeastern side of Rising Sun Ave; Front: 42'-8-3/8"; Depth: Irregular OPA#561005500 Improvements: Single Family Residence
WALTER M. MARTIN, JR. AND ROBIN M. MARTIN A/K/A ROBIN M. HOWELLS-MARTIN C.P. February Term, 2015 No. 01798 \$115,892.53 Stephen M. Hladik, Esq.

1609-575

533 Levick Street 19111-5735 35th wd. 3475 Sq Ft BRT#353043705 Improvements: Residential Dwelling
TIMOTHY W. MORLEY C.P. November Term, 2015 No. 03308 \$102,707.15 Law Office of Gregory Javardian, LLC

1609-576

439 South 46th Street 19143-2142 46th wd. 3190 Sq Ft BRT#461168100 Improvements: Residential Dwelling
DAVID A. KERN C.P. April Term, 2015 No. 01622 \$120,142.43 Law Office of Gregory Javardian, LLC

1609-577

6128 Morton Street 19144-1043 59th wd.

SHERIFF'S SALE

2065 Sq Ft BRT#592200600 Improvements: Residential Dwelling
ALBERTA WATKINS-WILLIAMS AS PERSONAL REPRESENTATIVE OF CORBITT BANKS A/K/A CORBITT DEWEY BANKS C.P. December Term, 2015 No. 00716 \$155,638.37 Law Office of Gregory Javardian, LLC

1609-578

5306 Tabor Avenue 19120 35th wd. 1800 Sq Ft BRT#351325000 Improvements: Residential Dwelling
IRENE HANG AND HUE TRAM C.P. December Term, 2015 No. 02140 \$112,486.30 Law Office of Gregory Javardian, LLC

1609-579

3413 E Street 19134-1101 33rd wd. 743 Sq Ft BRT#331252500 Subject to Mortgage Improvements: Residential Dwelling
MANUEL ORTIZ C.P. November Term, 2015 No. 02602 \$39,069.44 Law Office of Gregory Javardian, LLC

1609-580

907 South 55th Street 19143-4005 51st wd. 1220 Sq Ft BRT#513010400 Improvements: Residential Dwelling
FERDINAND VENYRIS AND LORETTA VENYRIS C.P. November Term, 2015 No. 03199 \$48,180.47 Law Office of Gregory Javardian, LLC

1609-581

6304 Ditman Street 19135-3202 41st wd. 1283 Sq Ft BRT#411218700 Improvements: Residential Dwelling
JOHN H. GALLAGHER, III C.P. April Term, 2015 No. 01626 \$94,825.83 Law Office of Gregory Javardian, LLC

1609-582

244 West Somerville Avenue 19120-3221 42nd wd. on Southern side of Somerville Ave; Front: 20'-3/8"; Depth: 110' OPA#422272600 Improvements: Single Family Residence
QASIM EDWARDS AND TOREY EDWARDS C.P. December Term, 2015 No. 01935 \$98,836.59 Stephen M. Hladik, Esq.

1609-583

7704 Delphi Place 19153-1713 40th wd. on Northeastern side of Delphi Pl; Front: 100'; Depth 83' OPA#405857300 Improvements: Single Family Residence
EARTHA A. CARSON C.P. February Term, 2015 No. 01942 \$155,390.42 Thomas M. Federman, Esq.

1609-585

2117 Simon Street 19124-2020 41st wd. 816 Sq Ft OPA#411021700 Improvements: Residential Property
JOHANNIE RODRIGUEZ C.P. January Term, 2016 No. 01209 \$67,334.36 Phelan Hallinan Diamond & Jones, LLP

1609-586

3252 Emery Street 19134-5927 25th wd. 782 Sq Ft OPA#451165500 Improvements: Residential Property
JACK LEPKOWSKI A/K/A JACEK LEPKOWSKI, IN HIS CAPACITY AS HEIR OF KAZIMIERZ LEPKOWSKI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KAZIMIERZ LEPKOWSKI, DECEASED C.P. October Term, 2015 No. 03293 \$73,704.94 Phelan Hallinan Diamond & Jones, LLP

1609-587

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

1609-588

125 East Loudon Street 19120-3917 42nd wd. 1280 Sq Ft OPA#421084100 Improvements: Residential Property
WILLIAM J. WALKER, JR. A/K/A WILLIAM WALKER, JR. C.P. September Term, 2011 No. 03754 \$68,016.47 Phelan Hallinan Diamond & Jones, LLP

1609-589

527 Gerritt Street 19147 1st wd. 1200 Sq Ft OPA#011241900 Improvements: Residential Property
CATHERINE OCHIUTO A/K/A CATHERINE OCHOUTO C.P. December Term, 2015 No. 00126 \$154,832.55 Shapiro & DeNardo, LLC

1609-590

1235 Shelmire Avenue a/k/a 1235 Shelmire Street 19111-2765 56th wd. (formerly known as 36th wd.) 1380 Sq Ft OPA#561351700 Improvements: Residential Property
LINDA A. ANASTASIA C.P. December Term, 2015 No. 01318 \$214,806.79 Phelan Hallinan Diamond & Jones, LLP

1609-591

247 West Mentor Street 19120 42nd wd. 2520 Sq Ft BRT#42-2-0812-00 Improvements: Residential Dwelling

SHERIFF'S SALE

JESSICA D. MAYA C.P. September Term, 2015 No. 00593 \$73,383.63 Udren Law Offices, P.C.

1609-592

5022 James Street 19137-1219 45th wd. on Northerly side of James St; Front: Irregular, Depth: Irregular OPA#453410200 Subject to Mortgage Improvements: Single Family Residence
JOSEPH SCHWEIBINZ C.P. June Term, 2015 No. 02945 \$74,783.79 Stephen M. Hladik, Esq.

1609-593

2622 Island Avenue 19153 40th wd. 1792.80 Sq Ft BRT#40-5-750300 Improvements: Residential Dwelling
LORNELL MORRIS, JR. C.P. May Term, 2010 No. 02662 \$127,578.63 Udren Law Offices, P.C.

1609-594

3018 Fairdale Road 19154 66th wd. 1890 Sq Ft BRT#66-3019800 Improvements: Residential Dwelling
CHARLES H. KIEFREIDER AND KATHLEEN KIEFREIDER C.P. January Term, 2016 No. 01831 \$119,510.81 Udren Law Offices, P.C.

1609-595

6023 Market Street 19139 1440 Sq Ft OPA#34-1-0012-00 Improvements: Row Conv/apt 2sty Masonry
CLOVIES JOHNSON C.P. December Term, 2015 No. 02638 \$139,305.88 plus interest through the date of the sheriff's sale plus costs William J. Levant, Esq.

1609-596

5112 Hazel Avenue 19143-1513 46th wd. 2592 Sq Ft OPA#462028000 Improvements: Residential Property
CLAIRE BOWERS C.P. December Term, 2015 No. 02949 \$211,377.02 Phelan Hallinan Diamond & Jones, LLP

1609-598

4245 Tackawanna Street 19124 23rd wd. 924 Sq Ft OPA#232344400 Improvements: Residential Property
CHRISTINA ORTIZ C.P. January Term, 2016 No. 01730 \$57,950.35 Shapiro & DeNardo, LLC

1609-599

1915 South Bonsall Street 19145 48th wd. Land Area: 756 Sq Ft; Improvement Area: 896 Sq Ft OPA#482271800 Improvements: Rm1: Residential/ Residential Mixed-use
MELINDA BROWN C.P. February Term, 2016 No. 04907 \$44,650.07 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm

1609-600

302 West Ruscomb Street 19120-3820 42nd wd. 1440 Sq Ft OPA#422154800 Improvements: Residential Property
ZACARIAS LIRIANO C.P. February Term, 2015 No. 01402 \$105,757.52 Phelan Hallinan Diamond & Jones, LLP

1609-601

2446 Turner Street 19121-2922 29th wd. 1346 Sq Ft OPA#291238500 Improvements: Residential Property
MYRLINE TIBOIS C.P. November Term, 2015 No. 02304 \$19,692.30 Phelan Hallinan Diamond & Jones, LLP

1609-602

6413 Morris Park Road 19151 34th wd. 1998 Sq Ft OPA#344103100 Improvements: Residential Property
THERESA R. MARLEY C.P. April Term, 2016 No. 00879 \$165,496.77 Shapiro & DeNardo, LLC

1609-603

2908 Rorer Street 19134 7th wd. 952 Sq Ft OPA#071520800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ESPERANZA CRUZ, DECEASED; DAVID RIVERA, KNOWN HEIR OF ESPERANZA CRUZ, DECEASED; ANIBAL RODRIGUEZ, KNOWN HEIR OF ESPERANZA CRUZ, DECEASED; ANGELO RODRIGUEZ, KNOWN HEIR OF ESPERANZA CRUZ, DECEASED C.P. June Term, 2015 No. 03019 \$23,406.87 Shapiro & DeNardo, LLC

1609-604

7905 Fox Run Lane 19111-2640 62nd wd. on Southerly side of Fox Run Ln; Front: Irregular; Depth: Irregular OPA#631179803 Improvements: Single Family Residence
JOE BARRETO AND BETSY D. DELGADO C.P. July Term, 2009 No. 03442 \$312,982.79 Stephen M. Hladik, Esq.

1609-605

6000 Frontenac Street 19149 53rd wd. 1852 Sq Ft OPA#531263400 Improvements: Residential Property
JOHN DRESS AND LISA DRESS C.P. April Term, 2016 No. 03173 \$124,698.14 KML Law Group, P.C.

SHERIFF'S SALE

1609-606

708 West York Street 19133 37th wd. 2184 Sq Ft OPA#37-1-3559-00 Improvements: Residential Property
NANNETTE WILKINS A/K/A NANNETTE WILKINS C.P. March Term, 2016 No. 02870 \$117,427.24 Shapiro & DeNardo, LLC

1609-607

608 66th Avenue 19126-3819 61st wd. on Southwesterly side of 66th Ave; Front: 110'; Depth: 100' OPA#611409700 Improvements: Single Family Residence
ERIC SCOTT MOORE AND ROCHELLE MOORE, AS EXECUTRIX OF THE ESTATE OF JACQUELINE MOORE, DECEASED C.P. December Term, 2014 No. 01070 \$153,654.69 Stephen M. Hladik, Esq.

1609-608

4323 East Stiles Street 27 a/k/a 4323-27 East Stiles Street 19124 23rd wd. 6000 Sq Ft OPA#231031905 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WIKTORIA BROUSSENSKI, DECEASED; ANATOLI BROUSSENSKI, KNOWN HEIR OF WIKTORIA BROUSSENSKI, DECEASED C.P. November Term, 2015 No. 001673 \$121,174.64 Shapiro & DeNardo, LLC

1609-609

5441 North Front Street 19120 42nd wd. 1259 Sq Ft BRT#42-1266700 Improvements: Residential Dwelling
OEUN TOCH A/K/A OEUN V. TOCH C.P. October Term, 2015 No. 00947 \$60,628.56 Udren Law Offices, P.C.

1609-610

6640 Musgrave Street 19119 22nd wd. 1382 Sq Ft BRT#22-1234300 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERTINA FEARON A/K/A GERTINE FEARON C.P. April Term, 2016 No. 01808 \$34,373.28 Udren Law Offices, P.C.

1609-611

4419 Mitchell Street 19128 21st wd. Improvement Area: 1080 Sq Ft; Land Area: 725 Sq Ft OPA#212208800 Improvements: Semi/det 2 Sty Masonry
JACQUELINE M. MYERS C.P. November Term, 2015 No. 01083 \$125,247.78 Richard M. Squire & Associates, LLC

1609-613

4849 North Bouvier Street 19141-1533 17th wd. 1050 Sq Ft BRT#172216800 Improvements: Residential Dwelling
ERIC S. MOORE C.P. July Term, 2015 No. 01297 \$52,540.83 Powers, Kim & Associates, LLC

1609-614

4014 North 7th Street 19140 43rd wd. 1110 Sq Ft BRT#433097700 Improvements: Residential Real Estate
LYNNETTE C. DAVIS A/K/A LYNNETTE C. CONGO A/K/A LYNNETTE DAVIS C.P. January Term, 2016 No. 02331 \$22,940.30 Stern & Eisenberg P.C.

1609-615

4612 Pennhurst Street 19124-3828 42nd wd. ROW B/GAR 2 STY MASONRY; 1242 Sq Ft BRT#421613700 Improvements: Residential Dwelling
CAROLINE HERBERT-CHILE, EXECUTRIX OF THE ESTATE OF HARRY M. CHILLE, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 05811 \$132,372.65 McCabe, Weisberg, & Conway, P.C.

1609-616

4814 North Gransback Street 19120 42nd wd. ROW B/GAR 2 STY MASONRY; 1200 Sq Ft BRT#421502500 Improvements: Residential Dwelling
DONNALEEN STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER; KERRY STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER; SAMUEL STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER; KEVIN RAYMOND STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER; TYRONE STOVER, KNOWN SURVIVING HEIR OF STELLA

SHERIFF'S SALE

STOVER, DECEASED MORTGAGOR AND REAL OWNER; BERNICE HINES, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER; PAUL STOVER, KNOWN SURVIVING HEIR OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF STELLA STOVER, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2016 No. 01252 \$39,744.93 McCabe, Weisberg, & Conway, P.C.

1609-617

1255 HELLERMAN Street 19111 53rd wd. APT 2-4 UNITS 2 STY MASON; 1995 Sq Ft BRT#531134400 Improvements: Residential Dwelling
HUI QIU JIANG C.P. February Term, 2016 No. 00266 \$167,221.50 McCabe, Weisberg, & Conway, P.C.

1609-618

1845 Oakmont Street 19111 56th wd. S/D W/B GAR 2 STY MASONRY; 1760 Sq Ft BRT#561375800 Improvements: Residential Dwelling
ETNA CASTANO AND HECTOR J. CASTANO A/K/A HECTOR CASTANO C.P. April Term, 2016 No. 00309 \$163,879.13 McCabe, Weisberg, & Conway, P.C.

1609-619

765 Herkness Street 19124 23rd wd. ROW B/GAR 2 STY MASONRY; 1336 Sq Ft BRT#233008700 Improvements: Residential Dwelling
JOSE M. ORTIZ-VEGA C.P. April Term, 2015 No. 001531 \$155,059.88 McCabe, Weisberg, & Conway, P.C.

1609-620

6619 North 20th Street 19138-3116 50th wd. 1210 Sq Ft BRT#102035900 Improvements: Residential Dwelling
DONNA SHUBERT C.P. April Term, 2015 No. 01107 \$77,561.97 Powers, Kim & Associates, LLC

1609-622

5649 Heiskell Street 19144 12th wd. 785 Sq Ft PRCL#122170100 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
JOHN B. HESSER AND TERESA K. HESSER C.P. April Term, 2013 No. 00201 \$44,779.82 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-623

27 East Rittenhouse Street 19144 59th wd. 756 Sq Ft PRCL#591123900 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
JOHN B. HESSER AND TERESA K. HESSER C.P. April Term, 2013 No. 00197 \$45,349.68 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-624

9804 Woodfern Road 19115 58th wd. 1566 Sq Ft PRCL#581267100 Subject to Mortgage Improvements: Det 1.5 Sty Masonry
CHARLES A. STANGER C.P. July Term, 2015 No. 03645 \$157,486.61 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-625

7016 Keystone Street 19135 41st wd. 1350 Sq Ft PRCL#412461700 Subject to Mortgage Subject to Rent Improvements: S/d Conv Apt 2.5 Sty Masonry
TIMOTHY J. HATTER C.P. July Term, 2015 No. 03895 \$215,194.09 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-626

1552 East Lycoming Street 19124 33rd wd. 1260 Sq Ft PRCL#332052600 Subject to Mortgage Subject to Rent Improvements: Row B/gar 2 Story Masonry
JOSEPH ZWICHAROWSKI, JR. C.P. February Term, 2015 No. 01393 \$79,580.98 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-627

3545 Tudor Street 19136 64th wd. 1600 Sq Ft PRCL#642138100 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry
PHILLIP LYNCH C.P. June Term, 2013 No. 01651 \$143,833.39 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-628

6206 West Jefferson Street 19151 34th wd. 1632 Sq Ft PRCL#342062500 Subject to Mortgage Subject to Rent Improvements: Row 2 Story Masonry
KAREN WILSON C.P. June Term, 2013 No. 01923 \$25,869.26 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-629

6267 Cottage Street 19135 55th wd. 1152 Sq

SHERIFF'S SALE

Ft PRCL#552407000 Subject to Mortgage Improvements: Row B/gar 2 Story Masonry
FERNANDO REYES C.P. April Term, 2015 No. 02108 \$129,600.65 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-630

1703 Green Street, Units 1-7 and the Common Elements described in Declaration of Condominium recorded in Deed Book FHS 648, Page 150 19130 15th wd. Land Area (sq Ft): 3577; Improvement Area (Sq Ft): 7685 OPA#88-1801400 Subject to Mortgage Subject to Rent Improvements: Apts 5-50 Units Masonry
JOHN J. KONTRA A/K/A JOHN J. KONTRA, JR.; LISE A. MILLER; SOCIETY HILL HOTEL, LP; 301 CHESTNUT, LLC; 301 LEASING, LP; EFL PARTNERS, IV, L.P. C.P. March Term, 2016 No. 02807 \$2,047,114.29 Jennifer P. Knox, Esq.; Reed & Smith, LLP

1609-631

2127 East Monmouth Street 19134 25th wd. 689 Sq Ft PRCL#252136200 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
CHRISTOPHER SYRON C.P. March Term, 2013 No. 04022 \$48,770.26 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-632

3002 South 68th Street 19142-2521 40th wd. 1296 Sq Ft OPA#406625100 Improvements: Residential Property
ERIC SHARPE, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF MARGARET J. SHARPE A/K/A MARGARET H. SHARPE, DECEASED; WILLIAM SHARPE, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF MARGARET J. SHARPE A/K/A MARGARET H. SHARPE, DECEASED; DAVID SHARPE, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF MARGARET J. SHARPE A/K/A MARGARET H. SHARPE, DECEASED; MARVIN JORDAN, IN HIS CAPACITY AS HEIR OF MARGARET J. SHARPE A/K/A MARGARET H. SHARPE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET J. SHARPE A/K/A MARGARET H. SHARPE, DECEASED C.P. February Term, 2016 No. 01642 \$81,178.03 Phelan Hallinan Diamond & Jones, LLP

1609-633

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

1609-635

2235 Christian Street 19146-1718 OPA#302130200 Improvements: Residential Property
JAMES E. HENRY, III AND PAULETTE R. HENRY C.P. January Term, 2016 No. 03053 \$338,641.31 Phelan Hallinan Diamond & Jones, LLP

1609-637

4747 Hartel Avenue 19136-3306 65th wd. 1088 Sq Ft OPA#651198500 Improvements: Residential Property
NICOLE LUTTEROTY C.P. January Term, 2016 No. 02571 \$70,174.04 Phelan Hallinan Diamond & Jones, LLP

1609-636

7139 Lynford Street 19149-1113 54th wd. 1170 Sq Ft OPA#542215900 Improvements: Residential Property
MIGUEL MENDEZ, JR. A/K/A MIGUEL A. MENDEZ, JR. AND KIMBERLY HOLMES C.P. January Term, 2016 No. 00440 \$139,747.60 Phelan Hallinan Diamond & Jones, LLP

1609-637

4747 Hartel Avenue 19136-3306 65th wd. 1088 Sq Ft OPA#651198500 Improvements: Residential Property
NICOLE LUTTEROTY C.P. January Term, 2016 No. 02571 \$70,174.04 Phelan Hallinan Diamond & Jones, LLP

1609-638

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

1609-639

4026 Ridge Avenue 19129-1504 38th wd. 2381 Sq Ft OPA#382248800 Improvements: Residential Property
TAMIKA A. MURPHY C.P. June Term, 2014 No. 02531 \$202,917.32 Phelan Hallinan Diamond & Jones, LLP

1609-640

5814 Crittenden Street 19138 59th wd. 1040 Sq Ft PRCL#591233500 Subject to Mortgage Subject to Rent Improvements: Row 2 Story Masonry

SHERIFF'S SALE

EDSON PROPERTIES, LLC C.P. January Term, 2014 No. 01276 \$64,584.14 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-642

541 East Bringham Street 19144 12th wd. 838 Sq Ft PRCL#121121500 Subject to Mortgage Subject to Rent Improvements: Row 2 Story Masonry
BERNARD J. MCGRATH C.P. December Term, 2012 No. 00625 \$37,172.40 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-643

1084 Wagner Avenue 19141-2928 49th wd. 1300 Sq Ft OPA#492014400 Improvements: Residential Property
ERNESTINE JOHNSON C.P. March Term, 2012 No. 03867 \$100,554.48 Phelan Hallinan Diamond & Jones, LLP

1609-644

4623 Pennhurst Street 19124-3827 42nd wd. 1242 Sq Ft OPA#421618900 Improvements: Residential Property
LISA A. SCARPELLO A/K/A LISA A. BINDI C.P. January Term, 2016 No. 01122 \$106,723.88 Phelan Hallinan Diamond & Jones, LLP

1609-645

100 Parker Avenue Unit 22 19128-4454 21st wd. 1634 Sq Ft OPA#212338422 Improvements: Residential Property
GREGORY M. LUTZKER AND HEATHER LUTZKER C.P. January Term, 2016 No. 03188 \$303,899.78 Phelan Hallinan Diamond & Jones, LLP

1609-646

9731 Chapel Road 19115-2528 58th wd. 1644 Sq Ft OPA#581292800 Improvements: Residential Property
YEKATERINA KOSHKAREVA C.P. January Term, 2010 No. 02446 \$461,486.39 Phelan Hallinan Diamond & Jones, LLP

1609-647

1812 Hart Lane 19134-3502 25th wd. 1155 Sq Ft OPA#252042900 Improvements: Residential Property
TISHA KINSEY C.P. November Term, 2015 No. 04139 \$24,748.72 Phelan Hallinan Diamond & Jones, LLP

1609-648

1505 South 53rd Street 19143-5405 51st wd. 1434 Sq Ft OPA#512011400 Improvements: Residential Property
BRIDGET REID A/K/A BRIDGETT REID C.P. August Term, 2015 No. 01986 \$39,220.43 Phelan Hallinan Diamond & Jones, LLP

1609-649

1115 Upsal Street 19150-2601 50th wd. 1640 Sq Ft OPA#502310700 Improvements: Residential Property
ALONZO PICKRON C.P. February Term, 2016 No. 02248 \$146,906.65 Phelan Hallinan Diamond & Jones, LLP

1609-650

2043 B Arch Street a/k/a 2033-49 Arch Street Unit Dr4u 19103-1474 88th wd. 1693 Sq Ft OPA#888101721 Improvements: Residential Property
JEFFREY DINH C.P. October Term, 2015 No. 01611 \$384,256.21 Phelan Hallinan Diamond & Jones, LLP

1609-651

929 Wynnewood Road 19151-4502 34th wd. 2050 Sq Ft PRCL#344216200 Improvements: Residential Property
SANDRA M. BROWN C.P. October Term, 2011 No. 02969 \$81,065.16 Phelan Hallinan Diamond & Jones, LLP

1609-652

4654 Hazel Avenue 19143 46th wd. 4779 Sq Ft BRT#881702000 Subject to Mortgage Subject to Rent Improvements: Multi-family
MIA ORMES, VINCENT CURTIS AND MAURICE THOMAS C.P. October Term, 2011 No. 00465 \$517,626.00 Timothy Zearfuss, Esq.

1609-653

301 Chestnut Street 19106 6th wd. Land Area: 1375 Sq Ft; Improvement Area: 5500 Sq Ft OPA#88-3712000 Subject to Mortgage Subject to Rent Improvements: Hotel; 4 Sty Masonry
JOHN J. KONTRA A/K/A JOHN J. KONTRA, JR.; LISE A. MILLER; SOCIETY HILL HOTEL, LP; 301 CHESTNUT, LLC; 301 LEASING, LP; EFL PARTNERS IV, L.P. C.P. March Term, 2016 No. 02807 \$2,047,114.29 Jennifer P. Knox, Esq.; Reed & Smith, LLP

1609-654

6559 North Woodstock Street 19138 10th wd. BRT#102077900
BEATRICE LIGHTY (DECEASED) AND

SHERIFF'S SALE

LEROY B. LIGHTY (DECEASED) C.P. November Term, 2014 No. 02447 \$86,527.62 Michael F.J. Romano, Esq.

1609-655

1324 Locust Street Unit 312 19107 5th wd. Approximate Size: 342 Sq Ft OPA#888115264 Improvements: Residential Property
JOHN P. KEALEY C.P. October Term, 2011 No. 02057 \$152,912.19 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1609-656A-B

2805 West Allegheny Avenue - Premises A - 19132 88th wd. 1268 Sq Ft BRT#882060410 Improvements: Residential Real Estate
2803 West Allegheny Avenue - Premises B - 19132 88th wd. 1268 Sq Ft BRT#882060400 Improvements: Residential Real Estate
THOMAS FUNERAL SERVICE, INC. AND ANTONIO D. THOMAS A/K/A ANTONIO THOMAS A/K/A ANTONIA THOMAS A/K/A ANTONIA D. THOMAS C.P. February Term, 2016 No. 00951 \$117,832.51 Stern & Eisenberg P.C.

1609-657A-B

631 East Thompson Street - Premises A - 19125 18th wd. 2130 Sq Ft PRCL#181396100 Subject to Mortgage Improvements: Priv Gar 2 Sty Masonry
633 East Thompson Street - Premises B - 19125 18th wd. 2130 Sq Ft PRCL#181396200 Subject to Mortgage Improvements: Semi/det 3 Sty Masonry
GERALD POMROY A/K/A GERALD POMROY, SR. C.P. March Term, 2012 No. 00205 \$368,288.78 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-658A-D

1919 Mt Vernon Street, Unit 1 and the Common Elements described in Declaration of Condominium recorded in Deed Book FHS 664, Page 311 - Premises A - 19130 15th wd. 730 Sq Ft OPA#88-8152081 Subject to Mortgage Subject to Rent Improvements: Res Condo 3 Sty Masonry
1919 Mt Vernon Street, Unit 2 and the Common Elements described in Declaration of Condominium recorded in Deed Book FHS 664, Page 311 - Premises B - 19130 15th wd. 964 Sq Ft OPA#88-8152082 Subject to Mortgage Subject to Rent Improvements: Res Condo 3 Sty Masonry
1919 Mt Vernon Street, Unit 3 and the Common Elements described in Declaration of Condominium recorded in Deed Book FHS 664, Page 311 - Premises C - 19130 15th wd. 897 Sq Ft OPA#88-8152083 Subject to Mortgage Subject to Rent Improvements: Res Condo 3 Sty Masonry
1919 Mt Vernon Street, Unit 4 and the Common Elements described in Declaration of Condominium recorded in Deed Book FHS 664, Page 311 - Premises D - 19130 15th wd. 885 Sq Ft OPA#88-8152084 Subject to Mortgage Subject to Rent Improvements: Res Condo 3 Sty Masonry
JOHN J. KONTRA A/K/A JOHN J. KONTRA, JR.; LISE A. MILLER; SOCIETY HILL HOTEL, LP; 301 CHESTNUT, LLC; 301 LEASING, LP; EFL PARTNERS IV, L.P. C.P. March Term, 2016 No. 02807 \$2,047,114.29 Jennifer P. Knox, Esq.; Reed Smith, LLP

1609-659

898 Granite Street 19124 Improvements: Commercial Real Estate
CHRISTOPHER A. WILLIAMS C.P. March Term, 2012 No. 001819 \$38,933.55 Kristofer B. Chiesa, Esq.

1609-660A-B

59th wd. (138 East Rittenhouse Street - Premises A - 19144) 1386.75 Sq Ft PRCL#591102500 Subject to Mortgage Improvements: Semi/det 3 Sty Masonry; Rsa5 Residential Mixed-use
12th wd. (5615 Bloyd Street - Premises B - 19138) 894.89 Sq Ft PRCL#122240900 Subject to Mortgage Improvements: Row 2 Sty Masonry, Rm 1 Residential/residential Mixed-use
EDSON PROPERTIES, LLC C.P. January Term, 2014 No. 01276 \$142,320.48 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

1609-661A-B

13th wd. (4192 Wayne Avenue - Premises A - 19140) 800 Sq Ft PRCL#131404700 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
43rd wd. (4211 North 6th Street - Premises B - 19140) 1138 Sq Ft PRCL#433264500 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry
GRQ ASSOCIATES, LLC C.P. September Term, 2013 No. 002187 \$44,947.64 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

Follow us on Twitter



www.twitter.com/thelegalintel