

# Sheriff's Sale Notices for October 4, 2016

## SHERIFF'S SALE

### THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, October 4, 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://philadoc.phila.gov> where they can view

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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 October 4, 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](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, OCTOBER 4, 2016

### 1602-528

303 Shawmont Avenue, #2A6 a/k/a 303 Shawmont Avenue, Apt. F a/k/a 303 East Shawmont Avenue, #2A6 19128 21st wd. BRT#888210585 Improvements: Residential Dwelling

ESTATE OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY, C/O MICHAEL SWEENEY A/K/A MICHAEL A. SWEENEY, PERSONAL REPRESENTATIVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY C/O MICHAEL SWEENEY A/K/A MICHAEL A. SWEENEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY; THERESA M. BACH, KNOWN HEIR OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY; BETH ANN C. NICHOLS, KNOWN HEIR OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY; KATHLEEN ELLIOTT, KNOWN HEIR OF ELEANOR SWEENEY A/K/A ELEANOR B. SWEENEY C.P. March Term, 2014 No. 05269 \$66,002.51 Udren Law Offices, P.C.

### 1603-652

109-111 South Street 19147 5th wd Land: 900 Sq Ft; Improvements: 2700 Sq Ft OPA#882884200 Improvements: Restaurant DOMENICO CENTOFANTI C.P. August Term, 2015 No. 02274 \$1,520,198.19 Lori J. Hahn-Maslin, Esq.

### 1603-684

526 South Front Street and 105-107 South Street 19147 DOMENICO CENTOFANTI C.P. August Term, 2015 No. 02270 \$1,520,198.19 Interest from 8/18/15 \$31,486.56 Lori J. Hahn-Maslin, Esq.

## SHERIFF'S SALE

1610-301  
4636 Wingate Street 19136 65th wd. 3800 Sq Ft OPA#652031940 Improvements: Residential Property ABEL FULLMAN C.P. February Term, 2012 No. 02527 \$133,212.69 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

### 1610-302

1127 East Cheltenham Avenue 19124 35th wd. 1251 Sq Ft OPA#352017500 Improvements: Residential Property KRISTOL M. SLOAN C.P. November Term, 2015 No. 03334 \$66,090.78 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

### 1610-303

270 West Nedro Avenue 19120 61st wd. 1491 Sq Ft OPA#612085600 Improvements: Residential Property DEREK A. BENNETT A/K/A DEREK BENNETT C.P. March Term, 2015 No. 02505 \$56,836.26 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

### 1610-304

3218 Birch Road 19154 66th wd. 1900 Sq Ft OPA#663003500 Improvements: Residential Property MICHAEL BURKETT AND MICHAEL DAVID C.P. June Term, 2014 No. 04140 \$184,006.55 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

### 1610-305

8112 Rugby Street 19150 50th wd. 2585 Sq Ft OPA#502085400 Improvements: Residential Property ROBYN M. JOHNSON A/K/A ROBYN JOHNSON; SARAH D. JOHNSON A/K/A SARAH JOHNSON C.P. September Term, 2011 No. 01168 \$240,122.56 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

### 1610-306

8712 Glenloch Street 19136 65th wd. 2537 Sq Ft OPA#652268500 Improvements: Residential Property ROY D. ANDREWS AND LISA BALLENTINE C.P. May Term, 2015 No. 01847 \$157,553.15 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

### 1610-307

4618 Solly Avenue 19136 65th wd. 1200 Sq Ft OPA#652026500 Improvements: Residential Property MARCELLA VANCE-STRANGE C.P. December Term, 2015 No. 01609 \$78,443.84 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

### 1610-308

2024 South 5th Street 19148 39th wd. 1560 Sq Ft OPA#392287200 Subject to Mortgage Improvements: Residential Property YVONNE HU C.P. March Term, 2016 No. 02663 \$68,134.22 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

### 1610-309

7415 East Walnut Lane 19138 10th wd. 1815 Sq Ft OPA#10-1-2028-00 Subject to Mortgage Improvements: Residential Property AUDREY V. NORFLEET C.P. May Term, 2014 No. 02673 \$145,230.75 Justin F. Kobeski, Esq.

### 1610-310

2652 South Fairhill Street 19148 39th wd. 725 Sq Ft BRT#39-2-3262-00 Improvements: Two Story Masonry Row Home MARIA MASTRANDO A/K/A MARIE J. MASTRANDO A/K/A MARIE MASTRANDO C.P. January Term, 2016 No. 00342 \$246,680.38 Janet L. Gold, Esq.

### 1610-311

2655 South Franklin Street 19148 39th wd. 653 Sq Ft BRT#39-3-2250-00 Improvements: Two Story Masonry Row Office/store With Dwelling MARIA MASTRANDO A/K/A MARIE J. MASTRANDO A/K/A MARIE MASTRANDO C.P. January Term, 2016 No. 00342 \$246,680.38 Janet L. Gold, Esq.

### 1610-312

5955 Osage Avenue 19143-1119 3rd wd. 884 Sq Ft BRT#032055100 Improvements: Residential Real Estate BRIAN D. SUTTON A/K/A BRIAN SUTTON C.P. January Term, 2016 No. 01918 \$49,425.61 Stern & Eisenberg PC

### 1610-313

3428 Helen Street 19134 45th wd. 1092 Sq Ft BRT#452354000 Improvements: Residential Dwelling ANTONIO SERRANO, JR. C.P. November

## SHERIFF'S SALE

Term, 2015 No. 04588 \$65,607.93 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

### 1610-314

491 Parlin Street 19116 58th wd. 2736 Sq Ft BRT#582057000 Improvements: Residential Dwelling ANGEL FLORES HERNANDEZ AND JHENY B. FLORES C.P. May Term, 2016 No. 00923 \$215,566.39 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

### 1610-315

12712 Minden Road 19154 58th wd. 2242.12 Sq Ft BRT#66332200 Improvements: Residential Dwelling JAMES LANKIN C.P. September Term, 2014 No. 02953 \$115,075.48 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

### 1610-316

715 Brown Street Unit A 19123 14th wd. Land Area: 0 Sq Ft being and designated as Unit No. 3, together with their proportionate undivided interest in the Common Elements (as defined in such Declaration) BRT#888140464 Improvements: Residential Dwelling PIERRE DEE A/K/A PIERRE ANGELL DEE A/K/A PIERRE A. DEE AND CYRIL VIVEK ADDISON C.P. January Term, 2016 No. 01917 \$292,289.23 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

### 1610-317

1328 North Hancock Street 19122 18th wd. 2495 Sq Ft BRT#18-2083500 Improvements: Residential Dwelling SHERIDAN L. SOSTRE C.P. June Term, 2013 No. 02403 \$230,185.14 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

### 1610-318

7817 Anita Drive 19111 56th wd. 3281 Sq Ft OPA#561097200 Improvements: Residential Property SHAWN DALY AND ZIPPORAH WAMBUI DALY C.P. January Term, 2016 No. 03047 \$72,408.75 KML Law Group, P.C.

### 1610-319

2505 South 7th Street 19148 39th wd. 798 Sq Ft BRT#39-3-1725-00 Improvements: Two Story Masonry Apt. Converted Row Home MARIA MASTRANDO A/K/A MARIE J. MASTRANDO A/K/A MARIE MASTRANDO C.P. January Term, 2016 No. 00342 \$246,680.38 Janet L. Gold, Esq.

### 1610-320

3627 Almond Street 19134 45th wd. 1918 Sq Ft OPA#451290100 Improvements: Residential Property DAWN WIKIERA AND JOHN J. WIKIERA C.P. September Term, 2013 No. 03600 \$168,923.83 KML Law Group, P.C.

### 1610-321

5953 Belden Street 19149 53rd wd. 1777 Sq Ft OPA#531302200 Improvements: Residential Property RICHARD F. JAMES C.P. January Term, 2016 No. 01560 \$219,803.15 KML Law Group, P.C.

### 1610-322

925 Granite Street 19124-1730 35th wd. 1104 Sq Ft OPA#351141200 Improvements: Residential Property JEAN MARY GEORGES-MILORD C.P. February Term, 2015 No. 00207 \$77,319.12 Phelan Hallinan Diamond & Jones, LLP

### 1610-323

1503 North Redfield Street 19151 34th wd. 1420 Sq Ft OPA#342165200 Improvements: Residential Property ALIYA S. SMALL C.P. December Term, 2008 No. 00510 \$51,907.45 KML Law Group, P.C.

### 1610-324

6357 Marsden Street 19135 41st wd. 1095 Sq Ft OPA#411269500 Improvements: Residential Property VALERIA BONDARENKO C.P. September Term, 2015 No. 02467 \$66,858.25 KML Law Group, P.C.

### 1610-325

3064 Almond Street 19134 25th wd. 790 Sq Ft OPA#251306400 Improvements: Residential Property HELENE DAMICO C.P. April Term, 2015 No. 03636 \$40,129.68 KML Law Group, P.C.

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### 1610-327

8250 Williams Avenue 19150 50th wd. 1993 Sq Ft OPA#502247100 Improvements: Residential Property ERNEST FALTZ, BELIEVED HEIR/ADMINISTRATOR OF THE ESTATE OF JUANITA FALTZ; JAMES FALTZ, JR., BELIEVED HEIR/ADMINISTRATOR OF THE ESTATE OF JUANITA FALTZ; DEBORAH FALTZ-DAVIS, BELIEVED HEIR/ADMINISTRATOR OF THE ESTATE OF JUANITA FALTZ C.P. September Term, 2014 No. 03628 \$124,468.07 KML Law Group, P.C.

### 1610-328

1733 Johnston Street 19145 26th wd. 1043 Sq Ft BRT#26-2-3029-00 Subject To Mortgage Yes-Reverse Mortgage Solutions, Inc., assignee of MERS as Nominee for One Reverse Mortgage, LLC in the original principal amount of \$367,500.00 Improvements: Two Story Masonry Row Home With Garage MARIA MASTRANDO A/K/A MARIE J. MASTRANDO A/K/A MARIE MASTRANDO C.P. January Term, 2016 No. 00342 \$246,680.38 Janet L. Gold, Esq.

### 1610-329

1431 South Etting Street 19146 36th wd. 708 Sq Ft BRT#36-4-3038-00 Improvements: Two Story Masonry Row Home MARIA MASTRANDO A/K/A MARIE J. MASTRANDO A/K/A MARIE MASTRANDO C.P. January Term, 2016 No. 00342 \$246,680.38 Janet L. Gold, Esq.

### 1610-331

3164 Tulip Street 19134 25th wd. 1036 Sq Ft OPA#252377400 Improvements: Residential Property EDWARD S. PODLASZEWSKI C.P. June Term, 2013 No. 01215 \$82,184.57 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

### 1610-332

637 Marlyn Road 19151 34th wd. 1591 Sq Ft OPA#344260700 Improvements: Residential Property DEIDRA VINEY AS EXECUTRIX OF THE ESTATE OF MICHELLE SHAW A/K/A MICHELLE D. SHAW, DECEASED C.P. February Term, 2016 No. 04265 \$79,672.52 KML Law Group, P.C.

### 1610-333

11907 Millbrook Road 19154-3701 66th wd. 1977 Sq Ft BRT#662236600 Improvements: Residential Real Estate ROBIN M. YOCUM A/K/A ROBIN M. WILSON A/K/A ROBIN YOCUM C.P. March Term, 2015 No. 04094 \$104,496.32 Stern & Eisenberg, P.C.

### 1610-334

4737 Shelmire Avenue a/k/a 4737 Shelmire Street 19149 65th wd. 1051 Sq Ft OPA#651055200 Improvements: Residential Property JASON JORDAN C.P. December Term, 2015 No. 02302 \$61,035.28 KML Law Group, P.C.

### 1610-335

6310 Algard Street 19135-3106 41st wd. 1370 Sq Ft BRT#552345700 Improvements: Row B/gar 2 Story Masonry PATRICIA A. ERB, CO-ADMINISTRATOR OF THE ESTATE OF JOHN W. ERB, SR. A/K/A JOHN W. ERB, DECEASED MORTGAGOR AND REAL OWNER; JOHN WILLIAM ERB, JR., CO-ADMINISTRATOR OF THE ESTATE OF JOHN W. ERB, SR. A/K/A JOHN W. ERB, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2014 No. 00437 \$109,550.61 Milstead & Associates, LLC

### 1610-336

3714 Merrick Road, Falls Ridge, Phase 11A 19129 38th wd. 3288 Sq Ft OPA#383310015 Improvements: Residential Property LAJUAN BOOKER C.P. September Term, 2015 No. 02287 \$142,733.03 KML Law Group, P.C.

### 1610-337

4111 Farmdale Road 19154 66th wd. 1836 Sq Ft BRT#662603500 Improvements: Residential Dwelling JOSEPH A. MANLEY, JR. A/K/A JOSEPH A. MANLEY C.P. January Term, 2016 No. 02959 \$99,147.13 Udren Law Offices, P.C.

### 1610-338

5213 North 8th Street 19120 49th wd. 1376 Sq Ft OPA#492126700 Improvements: Residential Property MIA L. MCNEAL C.P. August Term, 2012 No. 01650 \$78,361.35 KML Law Group, P.C.

## SHERIFF'S SALE

## 1610-339

**3142 Miller Street 19134** 25th wd. 860 Sq Ft BRT#251371600 Improvements: Residential Dwelling  
FRANCIS X. MCCOOL C.P. January Term, 2016 No. 03175 \$90,850.07 Udren Law Offices, P.C.

## 1610-340

**308 Princeton Avenue 19111** 35th wd. 5329 Sq Ft OPA#353170600 Improvements: Residential Property  
JUAN C. LIZ C.P. December Term, 2014 No. 02945 \$194,984.54 KML Law Group, P.C.

## 1610-341

**4607 Emery Street 19137** 45th wd. 845 Sq Ft BRT#45-3-2938-00 Improvements: Residential Dwelling  
DANIEL MCALEER; MELISSA ORFE C.P. March Term, 2015 No. 03606 \$109,442.58 Udren Law Offices, P.C.

## 1610-342

**6228 Oakley Street 19111-5626** 35th wd. 1200 Sq Ft BRT#35-3-2132-00; PRCL# 138 N 13-240 Improvements: Residential Dwelling  
ANGELIC C. WALCOTT AND THE UNITED STATES OF AMERICA C.P. March Term, 2015 No. 04254 \$71,909.58 Powers, Kim & Associates, LLC

## 1610-343

**6915 East Wister Street 19138** 10th wd. 1440 Sq Ft BRT#102130600 Improvements: Residential Dwelling  
NO AGENT PROPERTIES, LLC C.P. June Term, 2013 No. 03181 \$90,338.07 Powers, Kim & Associates, LLC

## 1610-344

**1939 South Warnock Street 19148-2332** 39th wd. Land Area: 672 Sq Ft BRT#39-4-1448-00 Improvements: Row 2 Sty Masonry  
CREED D. BURLESON C.P. October Term, 2003 No. 000862 \$55,929.84 Milstead & Associates, LLC

## 1610-345

**423 Tree Street 19148-5706** 39th wd. Land Area: 672 Sq Ft BRT#392127400 Improvements: Row 2 Sty Masonry  
NADINE M. RICCOBENE, ADMINISTRATRIX OF THE ESTATE OF ROCCO MANISCALCO A/K/A ROCCO MANISCALCO, JR. AND LIDIA RICCOBENE, ADMINISTRATRIX OF THE ESTATE OF ROCCO MANISCALCO A/K/A ROCCO MANISCALCO, JR. C.P. July Term, 2015 No. 02700 \$79,000.00 Milstead & Associates, LLC

## 1610-346

**7308 Malvern Avenue 19151-2209** 34th wd. 1120 Sq Ft OPA#344078400 Improvements: Residential Property  
NICHELLE JOHNSON C.P. May Term, 2014 No. 01731 \$143,950.42 Phelan Hallinan Diamond & Jones, LLP

## 1610-347

**1937 Penfield Street 19138-2716** 10th wd. Land Area: 1092 Sq Ft BRT#101382000 Improvements: Row B/gar 2 Story Masonry  
ROBERT BURTON C.P. May Term, 2015 No. 02068 \$153,710.78 Milstead & Associates, LLC

## 1610-348

**185 West Spencer Street 19120-1939** 61st wd. 1,140 Sq Ft OPA#611220700 Improvements: Residential Property  
MONA LISA COLEMAN; ROBIN D. PEARSON-COLEMAN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOSEPH COLEMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH COLEMAN, DECEASED C.P. July Term, 2015 No. 02867 \$29,654.28 Phelan Hallinan Diamond & Jones, LLP

## 1610-349

**7134 Erdrick Street 19135-1013** 41st wd. 1290 Sq Ft OPA#412245400 Improvements: Residential Property  
LOU ANN FEUERSTEIN C.P. February Term, 2016 No. 00874 \$198,159.25 Phelan Hallinan Diamond & Jones, LLP

## 1610-350

**5602 Pine Street 19143-1322** 60th wd. 1664 Sq Ft OPA#604099200 Improvements: Residential Property  
BREANNA CAMPBELL C.P. October Term, 2015 No. 00274 \$80,502.56 Phelan Hallinan Diamond & Jones, LLP

## 1610-351

**524 Robbins Street 19111-5740** 35th wd. 1500 Sq Ft OPA#353021500 Improvements: Residential Property  
MALIK CHILDS C.P. June Term, 2012 No. 02855 \$145,651.99 Phelan Hallinan Diamond & Jones, LLP

## 1610-352

**58 East Walnut Lane 19144** 59th wd. 1112 Sq Ft OPA#592056000 Improvements: Residential Property  
KRISTOPHER WAY AND JOYCELYN WAY C.P. February Term, 2016 No. 01837

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\$78,963.01 Phelan Hallinan Diamond & Jones, LLP

## 1610-353

**900 East Ontario Street a/k/a 900-04 East Ontario Street 19134-1311** 33rd wd. 1608 Sq Ft OPA#331161500 Improvements: Residential Property  
KEVIN BUTLER AND SARAH J. BUTLER C.P. August Term, 2015 No. 02202 \$84,530.86 Phelan Hallinan Diamond & Jones, LLP

## 1610-354

**4919 North Camac Street 19141-3503** 49th wd. 1965 Sq Ft OPA#491477400 Improvements: Residential Property  
ALVIN FORBES; MARY FORBES C.P. September Term, 2015 No. 00011 \$58,439.99 Phelan Hallinan Diamond & Jones, LLP

## 1610-355

**224 East Phil Ellena Street 19119-2222** 22nd wd. 1776 Sq Ft OPA#22-1-1971-00 Improvements: Residential Property  
JOSEPH BARBOUR; VERONICA BARBOUR C.P. July Term, 2015 No. 03696 \$137,759.92 Phelan Hallinan Diamond & Jones, LLP

## 1610-356

**1206 Sanger Street 19124-1107** 62nd wd. 1280 Sq Ft OPA#621048500 Improvements: Residential Property  
KENNETH MITCHELL A/K/A KENNETH MITCHELL, SR. AND SUSAN MITCHELL A/K/A SUSAN M. MITCHELL C.P. January Term, 2016 No. 03058 \$24,131.61 Phelan Hallinan Diamond & Jones, LLP

## 1610-357

**4408 Sherwood Road 19131-1526** 52nd wd. 1354 Sq Ft OPA#521194100 Improvements: Residential Property  
ERIK CRUMB C.P. December Term, 2015 No. 00586 \$161,637.94 Phelan Hallinan Diamond & Jones, LLP

## 1610-358

**1322 South 29th Street 19146-3618** 36th wd. 1068 Sq Ft OPA#362173900 Improvements: Residential Property  
BETH ANN DREGER A/K/A BETH-ANN MURRAY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER; WILLIAM DREGER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER; JACQUELYN COEN, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER; MICHAEL MCLAUGHLIN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOANNE P. DREGER A/K/A JOANNE DREGER, DECEASED C.P. December Term, 2015 No. 00593 \$9,084.05 Phelan Hallinan Diamond & Jones, LLP

## 1610-359

**834 Lawler Street 19116-3436** 58th wd. 3400 Sq Ft BRT#582094300 Subject to Mortgage Improvements: Residential Dwelling  
ALEKSEY MOSENDZ AND NADIYA MOSENDZ C.P. December Term, 2015 No. 00711 \$50,538.43 Law Office of Gregory Javardian, LLC

## 1610-360

**12732 Knights Road 19154** 66th wd. 2196 Sq Ft BRT#66-3-365936 Improvements: Residential Dwelling  
CHARLES A. DABYDEEN; SHANAZ DABYDEEN A/K/A SHANAAZ DABYDEEN C.P. April Term, 2006 No. 00961 \$49,892.49 Udren Law Offices, P.C.

## 1610-361

**344 East Church Lane 19144** 22nd wd. 2122 Sq Ft BRT#12-2032600 Improvements: Residential Dwelling  
LEAH TATE A/K/A LENA TATE, LAST RECORD OWNER; DARLENE CERONE TATE, KNOWN HEIR OF LEAH TATE A/K/A LENA TATE, LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEAH TATE A/K/A LENA TATE, LAST RECORD OWNER C.P. October Term, 2014 No. 02919 \$129,997.07 Udren Law Offices, P.C.

## 1610-362

**4547 Loring Street 19136** 41st wd. 975 Sq Ft BRT#41-2187000 Improvements: Residential Dwelling  
DESIREE HEBERT A/K/A DESIREE A. HEBERT; MICHAEL SCIORTINO C.P. February Term, 2016 No. 00170 \$134,347.44 Udren Law Offices, P.C.

## 1610-363

**2752 North 24th Street 19132** 28th wd. 1050 Sq Ft OPA#281007000 Improvements: Residential Property  
SHARLENE L. BROWN A/K/A SHARLENE L. HAYWOOD A/K/A SHARLENE L. HAYWOOD-BROWN C.P. April Term, 2016 No.

## SHERIFF'S SALE

01195 \$44,058.69 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

## 1610-364

**1230 North Frazier Street 19131** 4th wd. 1191 Sq Ft OPA#043077500 Improvements: Residential Property  
JOHN L. PRICE, III A/K/A JOHN L. PRICE C.P. November Term, 2015 No. 01956 \$5,720.41 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-365

**3101 Princeton Avenue 19149** 55th wd. 1166 Sq Ft OPA#551389900 Improvements: Residential Property  
MARY JOY SANTOS C.P. February Term, 2016 No. 01084 \$142,317.55 Phelan Hallinan Diamond & Jones, LLP

## 1610-366

**5901 Colgate Street 19120** 35th wd. 975 Sq Ft OPA#352275200 Improvements: Residential Property  
EDGARDO J. REYES A/K/A EDGARDO REYES C.P. February Term, 2014 No. 01077 \$110,796.22 KML Law Group, P.C.

## 1610-367

**825 Glenview Street 19111** 53rd wd. 3610 Sq Ft OPA#532156800 Improvements: Residential Property  
ALAYNE SPENCE C.P. December Term, 2014 No. 01288 \$217,495.39 KML Law Group, P.C.

## 1610-368

**4758 Marple Street 19136** 65th wd. 989 Sq Ft OPA#651101800 Improvements: Residential Property  
SAM R. HIGGINSON C.P. February Term, 2016 No. 00382 \$50,376.66 KML Law Group, P.C.

## 1610-369

**11812 Audubon Avenue 19116** 58th wd. 4127 Sq Ft OPA#582421520 Improvements: Residential Property  
DAVID PRESSMAN C.P. January Term, 2016 No. 02625 \$223,727.62 KML Law Group, P.C.

## 1610-370

**1740 North Peach Street a/k/a 170 North Peach Street 19131** 52nd wd. 1219 Sq Ft OPA#521343500 Improvements: Residential Property  
ZERRIS SMITH AND LENNOX A. SMITH C.P. September Term, 2014 No. 03190 \$60,168.63 KML Law Group, P.C.

## 1610-371

**2128 Pratt Street 19124** 62nd wd. 2193 Sq Ft OPA#622058400 Improvements: Residential Property  
JUAN CARRION A/K/A JUAN O. CARRION C.P. August Term, 2014 No. 01079 \$87,496.49 KML Law Group, P.C.

## 1610-372

**6611 Yocum Street 19142** 40th wd. 880 Sq Ft OPA#403135800 Improvements: Residential Property  
KEVIN DARNELL SEAMON C.P. January Term, 2016 No. 01338 \$34,846.81 KML Law Group, P.C.

## 1610-373

**5807 North 12th Street 19141** 49th wd. 1440 Sq Ft OPA#493124300 Improvements: Residential Property  
TISHA CAREY C.P. October Term, 2014 No. 03313 \$50,003.49 KML Law Group, P.C.

## 1610-374

**10043 Ferndale Street 19116** 58th wd. 2850 Sq Ft OPA#582479900 Improvements: Residential Property  
VASYL FEDELESH C.P. March Term, 2012 No. 00444 \$187,675.00 KML Law Group, P.C.

## 1610-375

**6617 Morris Park Road 19131** 34th wd. 1798 Sq Ft OPA#344108400 Improvements: Residential Property  
DAVID J. O'LYNN C.P. June Term, 2015 No. 03010 \$187,877.66 KML Law Group, P.C.

## 1610-376

**6037 West Oxford Street 19151** 34th wd. 2382 Sq Ft OPA#342098000 Improvements: Residential Property  
MARY KEYES C.P. January Term, 2016 No. 03149 \$174,518.97 KML Law Group, P.C.

## 1610-377

**9949 Bridle Road 19115** 58th wd. 3346 Sq Ft OPA#581234900 Improvements: Residential Property  
LOURDES LOPEZ AND WILMAR LOPEZ C.P. September Term, 2014 No. 02347 \$260,941.22 KML Law Group, P.C.

## 1610-378

**227 Daly Street 19148** 39th wd. 742 Sq Ft OPA#391094500 Improvements: Residential Property  
LYNDA LONGO A/K/A LYNDA OUSLATTI C.P. December Term, 2015 No. 01883 \$107,266.25 KML Law Group, P.C.

## 1610-381

**1861 East Clementine Street 19134** 25th wd.

## SHERIFF'S SALE

777 Sq Ft OPA#252261900 Improvements: Residential Property  
JUAN A. MORALES C.P. January Term, 2016 No. 02122 \$62,326.37 KML Law Group, P.C.

## 1610-382

**7729 Dorcas Street 19111** 56th wd. 3703 Sq Ft OPA#561120300 Improvements: Residential Property  
LEON JONES, JR. A/K/A LEON JONES C.P. April Term, 2015 No. 02113 \$66,920.88 KML Law Group, P.C.

## 1610-383

**315 West Loudon Street a/k/a 315 West Loudon Street 19120** 42nd wd. 1948 Sq Ft OPA#422095400 Improvements: Residential Property  
BENJAMIN BAGYINA C.P. June Term, 2015 No. 02210 \$28,868.65 KML Law Group, P.C.

## 1610-384

**3841 J Street 19124** 33rd wd. 1472 Sq Ft improvement area; 1212 Sq Ft land area OPA#332240100 Subject to Mortgage Improvements: Single Family 3 Bedroom Residential Building  
LEA B. SARGENT C.P. October Term, 2015 No. 01603 \$119,769.94 Michael P. Donohue, Esq.

## 1610-385

**6335 Large Street 19149-2744** 44th wd. 1956.5 Sq Ft BRT#541191400 Improvements: Row B/gar 2 Sty Masonry  
SAED MOHAMMED JABER C.P. December Term, 2015 No. 02444 \$132,861.74 Milstead & Associates, LLC

## 1610-386

**1554 South 28th Street 19146** 36th wd. 1696 Sq Ft OPA#36-4348400 Improvements: Residential Property  
ALBERT MASTRANDO A/K/A ALBERT M. MASTRANDO; ANTHONY MASTRANDO C.P. April Term, 2014 No. 04078 \$105,077.09 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

## 1610-388

**1326 East Airdrie Street 19124** 33rd wd. 1050 Sq Ft OPA#331237200 Improvements: Residential Property  
CHRISTINA C. HARRIS C.P. March Term, 2012 No. 01314 \$68,048.65 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-389

**243 South 57th Street 19139** 60th wd. 41600 Sq Ft OPA#604242700 Improvements: Residential Property  
RYBURN E. PITTS C.P. November Term, 2015 No. 00446 \$15,045.58 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-390

**4319 Teesdale Street 19136** 41st wd. 1040 Sq Ft BRT#412101400 Improvements: Residential Dwelling  
SUSAN LANGAN C.P. February Term, 2016 No. 00256 \$61,689.31 Meredith H. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

## 1610-391

**71 East Coulter Street 19144-2217** 12th wd. 1239 Sq Ft BRT#122022700 Improvements: Residential Real Estate  
WILLIAM J. MCKENNEY; CHERYL L. MCKENNEY; BILLY C. HARPER AND DOROTHY F. HARPER C.P. October Term, 2011 No. 3846 \$103,273.54 Stern & Eisenberg, P.C.

## 1610-392

**1517 South 32nd Street 19146** 36th wd. 1020 Sq Ft BRT#364460100 Improvements: Residential Real Estate  
OSMAN BARRIE C.P. August Term, 2015 No. 03910 \$85,389.25 Stern & Eisenberg, P.C.

## 1610-393

**4707 Frankford Avenue 19124** 23rd wd. 1574.28 Sq Ft BRT#871112250 Improvements: Commercial Real Estate  
INDRAWATIE PERMESARDIAN AND TARIQ ADHAIN C.P. July Term, 2012 No. 02356 \$108,282.24 Stern & Eisenberg, P.C.

## 1610-394

**2923 Aramingo Avenue 19134** 25th wd. 1346 Sq Ft BRT#251454700 Improvements: Residential Real Estate  
KATHLEEN MCGOVERN C.P. December Term, 2015 No. 02693 \$116,004.01 Stern & Eisenberg, P.C.

## 1610-395

**4227 Stirling Street 19135-3111** 55th wd. 1226 Sq Ft OPA#552057100 Improvements: Residential Property  
RYAN P. DUNNE A/K/A RYAN DUNNE, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF VINCENT R. DUNNE; JOHN MEYER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF VINCENT R. DUNNE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VINCENT R. DUNNE, DECEASED C.P. November

## SHERIFF'S SALE

Term, 2015 No. 01094 \$108,959.34 Phelan Hallinan Diamond & Jones, LLP

## 1610-396

**4325 Devereaux Street a/k/a 4325 Devereaux Avenue 19135-3531** 55th wd. 1774 Sq Ft OPA#552030300 Improvements: Residential Property  
ANNE MARIE DIEUDONNE AUGUSTIN C.P. January Term, 2016 No. 03461 \$139,011.26 Phelan Hallinan Diamond & Jones, LLP

## 1610-397

**6512 North 8th Street 19126-3719** 49th wd. 2660 Sq Ft OPA#492136700 Improvements: Residential Property  
BARBARA J. MOSLEY AND HOWARD C. MOSLEY, JR. C.P. February Term, 2016 No. 01819 \$211,939.37 Phelan Hallinan Diamond & Jones, LLP

## 1610-398

**22 West Logan Street 19144** 12th wd. 2133 Sq Ft BRT#123039100 Improvements: Residential Real Estate  
ALTON S. CLARKE C.P. February Term, 2016 No. 00426 \$57,469.05 Stern & Eisenberg, P.C.

## 1610-399

**176 West Spencer Street 19120-1938** 61st wd. 1140 Sq Ft OPA#6112218400 Improvements: Residential Property  
SARI T. LAM; HIEP CONG TRUONG AND NHU Q. TRUONG C.P. February Term, 2016 No. 01668 \$79,750.65 Phelan Hallinan Diamond & Jones, LLP

## 1610-400

**6825 Roosevelt Boulevard a/k/a 6825 East Roosevelt Boulevard 19149** 55th wd. 1756 Sq Ft OPA#551526500 Improvements: Residential Property  
DEREK JACKSON C.P. August Term, 2013 No. 01843 \$82,096.46 KML Law Group, P.C.

## 1610-401

**4741 Oakland Street 19124** 23rd wd. 1717 Sq Ft OPA#234238700 Improvements: Residential Property  
DIANA R. HAYNES AND KEINO S. HAYNES C.P. January Term, 2016 No. 02121 \$89,552.26 KML Law Group, P.C.

## 1610-402

**2004 Widener Place 19138** 17th wd. 1127 Sq Ft OPA#171187100 Improvements: Residential Property  
WALTER C. BORUM C.P. January Term, 2016 No. 01933 \$75,342.98 KML Law Group, P.C.

## 1610-403

**8307 Rugby Street 19150-2809** 50th wd. 1159 Sq Ft OPA#502103600 Improvements: Residential Property  
ERNEST TRICE C.P. June Term, 2015 No. 02688 \$109,757.54 Phelan Hallinan Diamond & Jones, LLP

## 1610-404

**2315 South 11th Street 19148** 39th wd. 1024 Sq Ft OPA#394177700 Improvements: Residential Property  
ELIZABETH GRANATO C.P. April Term, 2011 No. 01053 \$47,772.98 KML Law Group, P.C.

## SHERIFF'S SALE

651 Sq Ft BRT#262051000 Improvements: Residential Real Estate  
CARMELO COPPOLINO C.P. December Term, 2015 No. 02177 \$72,143.22 Stern & Eisenberg, P.C.

## 1610-411

**3832 Gratz Street 19140** 13th wd. Improvement Area: 1332 Sq Ft; Land Area: 1242 Sq Ft OPA#131267500 Improvements: Row 2 Sty Masonry  
BRIAN G. NELSON C.P. January Term, 2016 No. 01684 \$44,936.08 Richard M. Squire & Associates, LLC

## 1610-412

**4952 Wellington Street 19135** 65th wd. 1128 Sq Ft OPA#651014300 Improvements: Residential Property  
ANTHONY BLACK C.P. March Term, 2015 No. 00236 \$51,001.66 KML Law Group, P.C.

## 1610-413

**5735 North 6th Street 19120** 61st wd. 1754 Sq Ft OPA#61-2284500 Improvements: Residential Property  
VINCENT DENNIS, ADMINISTRATOR OF THE ESTATE OF BEN BRYANT C.P. September Term, 2013 No. 01851 \$57,407.89 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

## 1610-414

**227 East Albanus Street 19120** 42nd wd. 975 Sq Ft OPA#421153700 Improvements: Residential Property  
KADINE MCFARLANE, SOLELY IN HER CAPACITY AS HEIR OF DELFLORA MCFARLANE, DECEASED; THE UNKNOWN HEIRS OF DELFLORA MCFARLANE, DECEASED; JANET MCFARLANE, SOLELY IN HER CAPACITY AS HEIR OF DELFLORA MCFARLANE, DECEASED; SANDRA MCFARLANE, SOLELY IN HER CAPACITY AS HEIR OF DELFLORA MCFARLANE, DECEASED; MICHAEL MCFARLANE, SOLELY IN HIS CAPACITY AS HEIR OF DELFLORA MCFARLANE, DECEASED; PATRICK MCFARLANE, SOLELY IN HIS CAPACITY AS HEIR OF DELFLORA MCFARLANE, DECEASED; TROY MCFARLANE, SOLELY IN HIS CAPACITY AS HEIR OF DELFLORA MCFARLANE, DECEASED C.P. June Term, 2015 No. 03465 \$29,013.16 KML Law Group, P.C.

## 1610-415

**543 East Chelton Avenue 19144** 59th wd. 2000 Sq Ft BRT#591006400 Improvements: Residential Real Estate  
JACOB STEPANSKY AND IRINA STEPANSKY C.P. January Term, 2016 No. 00962 \$138,734.93 Stern & Eisenberg, P.C.

## 1610-416

**3232 Emerald Street 19134** 45th wd. 1263 Sq Ft OPA#452333600 Improvements: Residential Property  
PENNINGTON 189 MANAGEMENT, LLC C.P. August Term, 2012 No. 03282 \$83,877.24 KML Law Group, P.C.

## 1610-417

**3220 Germantown Avenue 19140** 37th wd. 15'11" OPA#431147200 Improvements: Row Home  
RAYMOND JOHNSON C.P. November Term, 2010 No. 2939 \$27,305.00 David I. Grunfeld, Esq.

## 1610-418

**15043 Liberty Lane 19116** 58th wd. 2449 Sq Ft OPA#583085059 Improvements: Residential Property  
CHRIS DRUDING AND DONNA M. DRUDING C.P. July Term, 2015 No. 03871 \$182,017.92 KML Law Group, P.C.

## 1610-419

**3226 F Street 19134** 33rd wd. ROW 2 STY MASONRY; 960 Sq Ft BRT#331284200 Improvements: Residential Dwelling  
ROBERTA C. HAYWARD C.P. February Term, 2015 No. 01533 \$29,886.67 McCabe, Weisberg, & Conway, P.C.

## 1610-420

**5015 Roosevelt Boulevard 19124** 23rd wd. 3948 Sq Ft OPA#233023700 Improvements: Residential Property  
RONALD HINTON C.P. July Term, 2012 No. 03415 \$266,220.08 KML Law Group, P.C.

## 1610-421

**7324 Drexel Road 19151** 34th wd. 1476 Sq Ft OPA#344143900 Improvements: Residential Property  
BARBARA J. JONES C.P. September Term, 2014 No. 00725 \$122,102.44 KML Law Group, P.C.

## 1610-422

**2220 Cantrel Street 19145** 48th wd. 658 Sq Ft OPA#482085900 Improvements: Residential Property  
PERCY A. ROLAND C.P. September Term, 2009 No. 03308 \$53,766.60 KML Law Group, P.C.

## 1610-423

**7026 Marsden Street 19135** 41st wd. SEMI/DET 2 STY MASONRY; 1440 Sq Ft

## SHERIFF'S SALE

BRT#412375800 Improvements: Residential Dwelling  
STEPHANIE GRADEL AND MELISSA GRADEL C.P. December Term, 2015 No. 00868 \$71,476.50 McCabe, Weisberg, & Conway, P.C.

## 1610-424

**8124 Williams Avenue 19150-1222** 50th wd. 2505 Sq Ft BRT#502244770 Improvements: Residential Dwelling  
TODD GREENE C.P. August Term, 2015 No. 04264 \$195,468.29 Powers, Kirm & Associates, LLC

## 1610-425

**3408 Tilton Street 19134** 45th wd. ROW 2 STY MASONRY; 920 Sq Ft BRT#451201400 Improvements: Residential Dwelling  
MARIELLEN HANLIN C.P. July Term, 2013 No. 03225 \$51,486.57 McCabe, Weisberg, & Conway, P.C.

## 1610-426

**51 North 63rd Street 19139** 34th wd. 1272 Sq Ft OPA#341264200 Improvements: Residential Property  
THE UNKNOWN HEIRS OF NOEL G. WALKER, DECEASED; JEAN WALKER, SOLELY IN HER CAPACITY AS HEIR OF NOEL G. WALKER, DECEASED C.P. February Term, 2015 No. 01952 \$86,502.45 KML Law Group, P.C.

## 1610-427

**5500 Litchfield Street 19143** 51st wd. 1439.37 Sq Ft BRT#513296900; PRCL#026S240188 Improvements: Residential Dwelling  
WILLIE NEAL AND CLARA H. NEAL C.P. October Term, 2014 No. 02235 \$72,732.75 Powers, Kim & Associates, LLC

## 1610-428

**3532 Kensington Avenue 19134-1539** 33rd wd. 1450 Sq Ft BRT#331443700; PRCL#43N170-68 Improvements: Residential Dwelling  
GREGORY STANISLAUS C.P. July Term, 2014 No. 002127 \$91,589.30 Powers, Kim & Associates, LLC

## 1610-429

**1726 Mifflin Street 19145** 48th wd. ROW 2 STY MASONRY; 1472 Sq Ft BRT#481065400 Improvements: Residential Dwelling  
FREDA PURVIS AND HARVEY PURVIS C.P. April Term, 2013 No. 01590 \$136,322.57 McCabe, Weisberg, & Conway, P.C.

## 1610-430

**1736 North 61st Street 19151** 34th wd. 1455 Sq Ft OPA#342265100 Improvements: Residential Property  
DANIELLE L. WHITE ROBINSON C.P. February Term, 2016 No. 00367 \$81,122.05 KML Law Group, P.C.

## 1610-431

**6916 Oakland Street 19149** 54th wd. 1626 Sq Ft OPA#542380200 Improvements: Residential Property  
JOSE B. FERREIRA C.P. January Term, 2009 No. 02438 \$195,173.36 KML Law Group, P.C.

## 1610-433

**720 East Phil Ellena Street 19119-1531** 22nd wd. 2052 Sq Ft OPA#221204500 Improvements: Residential Property  
BRUCE A. MCCALL, JR. C.P. June Term, 2014 No. 04383 \$239,835.41 Phelan Hallinan Diamond & Jones, LLP

## 1610-434

**1215 Friendship Street 19111-4203** 53rd wd. 1703 Sq Ft OPA#532305900 Improvements: Residential Property  
JOYCE URQUHART; MARTHA URQUHART C.P. March Term, 2014 No. 03093 \$204,916.95 Phelan Hallinan Diamond & Jones, LLP

## 1610-435

**2926 Passmore Street 19149-3032** 55th wd. 896 Sq Ft OPA#551030100 Improvements: Residential Property  
FRANK A. FELLE, JR. A/K/A FRANK ANTHONY FELLE, JR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARY M. FARRELL A/K/A MARY MARGARET FARRELL; ANTHONY LOUIS FELLE A/K/A ANTHONY L. FELLE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARY M. FARRELL A/K/A MARY MARGARET FARRELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY M. FARRELL A/K/A MARY MARGARET FARRELL, DECEASED C.P. March Term, 2016 No. 01410 \$35,495.14 Phelan Hallinan Diamond & Jones, LLP

## 1610-436

**5232 Sylvester Street 19124-1816** 62nd wd. 1180 Sq Ft OPA#621363400 Improvements: Residential Property  
ARCADIO HERNANDEZ C.P. July Term, 2006 No. 00533 \$88,173.36 Phelan Hallinan Diamond & Jones, LLP

## 1610-437

**8429 Fayette Street 19150-1914** 50th wd. 1260 Sq Ft OPA#501049500 Improvements: Residential Property

## SHERIFF'S SALE

NIKAKIA M. GALLMAN A/K/A NIKAKIA GALLMAN AND LULU MAE GALLMAN C.P. December Term, 2008 No. 01007 \$99,082.46 Phelan Hallinan Diamond & Jones, LLP

## 1610-438

**6826 Paschall Street 19142** 40th wd. 3773 Sq Ft OPA#403320900 Improvements: Residential Property  
BETHEL BATES AND FREDERICK BATES C.P. February Term, 2015 No. 01947 \$27,423.60 KML Law Group, P.C.

## 1610-440

**512 East Roumfort Road 19150** 9th wd. 17290 Sq Ft OPA#091054300 Improvements: Residential Property  
EARL MORGAN, JR., ADMINISTRATOR OF THE ESTATE OF EARL MORGAN, DECEASED; ELIZABETH H. WATSON, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF SYLVESTER HOPEWELL, SR., DECEASED; SYLVIA JOHNSON, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF SYLVESTER HOPEWELL, SR., DECEASED; THE UNKNOWN HEIRS OF SYLVESTER HOPEWELL, SR., DECEASED; IRENE STALLINGS, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF SYLVESTER HOPEWELL, SR., DECEASED; BERNARD HOPEWELL, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF SYLVESTER HOPEWELL, SR., DECEASED; IRVIN HOPEWELL, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF SYLVESTER HOPEWELL, SR., DECEASED; SYLVESTER HOPEWELL, JR., INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF SYLVESTER HOPEWELL, SR., DECEASED C.P. September Term, 2012 No. 01016 \$200,247.96 KML Law Group, P.C.

## 1610-441

**6635 North Fairhill Street 19126-3020** 61st wd. 1200 Sq Ft OPA#611115200 Improvements: Residential Property  
CLAUDE TROUPE, JR. C.P. January Term, 2016 No. 03056 \$106,003.99 Phelan Hallinan Diamond & Jones, LLP

## 1610-442

**207 West Champlost Street 19120** 61st wd. Improvement Area: 1168 Sq Ft; Land Area: 1200 Sq Ft OPA#612167000 Improvements: Row 2 Sty Masonry  
DESPINA B. DELIC & MARKO D. DELIC C.P. October Term, 2015 No. 00964 \$140,126.41 Richard M. Squire & Associates, LLC

## 1610-444

**9318 Academy Road 19114** 57th wd. 8580 Sq Ft OPA#572336300 Improvements: Residential Property  
REGINA M. ZINNIE AND EDWARD W. ZINNIE C.P. September Term, 2015 No. 02466 \$212,820.37 KML Law Group, P.C.

## 1610-445

**416 Markle Street 19128-3605** 21st wd. 844 Sq Ft OPA#212022500 Improvements: Residential Property  
FRANK W. KENNEDY C.P. February Term, 2016 No. 03677 \$47,686.79 Phelan Hallinan Diamond & Jones, LLP

## 1610-446

**4742 Rorer Street 19120-4506** 42nd wd. 1200 Sq Ft OPA#421521000 Improvements: Residential Property  
XIOMARA RODRIGUEZ AND ISRAEL MENLENDEZ C.P. August Term, 2015 No. 00034 \$38,452.37 Phelan Hallinan Diamond & Jones, LLP

## 1610-447

**11808 Basile Road 19154-2523** 66th wd. 1380 Sq Ft OPA#662015300 Improvements: Residential Property  
JOHN HANNIGAN AND PATRICIA A. HANNIGAN C.P. November Term, 2013 No. 01138 \$160,331.18 Phelan Hallinan Diamond & Jones, LLP

## 1610-448

**1409 Betsy Ross Place 19122-3304** 20th wd. 1332 Sq Ft OPA#202268700 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEROY HAWKINS, III, DECEASED C.P. March Term, 2016 No. 02751 \$138,418.04 Phelan Hallinan Diamond & Jones, LLP

## 1610-449

**2110 South Lambert Street 19145-3504** 48th wd. 1316 Sq Ft OPA#481354300 Improvements: Residential Property  
REMONA A. GARY C.P. February Term, 2016 No. 03781 \$78,965.10 Phelan Hallinan Diamond & Jones, LLP

## 1610-450

**1201 West Somerville Avenue 19141-2905** 49th wd. 2800 Sq Ft OPA#49-3032200 Improvements: Residential Property  
SANDRA A. BAYLOR, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF BEATRICE G. ROUNDTREE A/K/A BEATRICE ROUNDTREE; PERDITHA

## SHERIFF'S SALE

ANDERSON, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF BEATRICE G. ROUNDTREE A/K/A BEATRICE ROUNDTREE; DOROTHEA BAYLOR, IN HER CAPACITY AS HEIR OF THE ESTATE OF BEATRICE G. ROUNDTREE A/K/A BEATRICE ROUNDTREE; YVETTE P.W. MITCHELL, IN HER CAPACITY AS HEIR OF THE ESTATE OF BEATRICE G. ROUNDTREE A/K/A BEATRICE ROUNDTREE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEATRICE G. ROUNDTREE, DECEASED; BETTY ANN HARRIS, IN HER CAPACITY AS HEIR OF NORMADINE POULSON A/K/A NORMADINE POULSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNA BAYLOR, DECEASED HEIR OF THE ESTATE OF BEATRICE G. ROUNDTREE C.P. December Term, 2014 No. 00588 \$161,898.20 Phelan Hallinan Diamond & Jones, LLP

## 1610-451

**141 East Walnut Lane 19144-2004** 59th wd. 2068 Sq Ft OPA#592072000 Improvements: Residential Property  
BARBARA FRANCOIS C.P. March Term, 2015 No. 00222 \$131,793.78 Phelan Hallinan Diamond & Jones, LLP

## 1610-452

**1519B Stoney Lane 19115-4280** 88th wd. 1664 Sq Ft OPA#88560740 Improvements: Residential Property  
ASHLEE MARIE THOMPSON A/K/A ASHLEE MARIE HINDMAN AND JOHN THOMPSON, JR. A/K/A JOHN J. THOMPSON, JR. C.P. February Term, 2016 No. 02793 \$179,696.58 Phelan Hallinan Diamond & Jones, LLP

## 1610-453

**415 Leverington Avenue 19128-3313** 21st wd. BRT#212248300; PRCL#92N23-84 Improvements: Residential Dwelling  
FRED MAULUCCI A/K/A FRED MAULUCCI, JR. C.P. August Term, 2015 No. 02385 \$40,701.71 Powers, Kim & Associates, LLC

## 1610-454

**5013-15 Lancaster Avenue 19131** 52nd wd. 7460 Sq Ft BRT#884350885 Improvements: 3 Story Industrial Factory Masonry Building  
R&C USA REALTY, INC. C.P. February Term, 2016 No. 05052 \$110,793.32 Janet L. Gold, Esq.

## 1610-455

**7247 Ogontz Avenue 19138** 50th wd. 1890 Sq Ft OPA#501306800 Improvements: Residential Property  
VERONICA JENKINS C.P. April Term, 2016 No. 01032 \$118,309.23 KML Law Group, P.C.

## 1610-456

**4215 Greenmount Road 19154** 4th wd. Improvement Area: 1296 Sq Ft; Land Area: 1759 Sq Ft OPA#662459800 Improvements: Row B/gar 2 Sty Mas+other  
CAROL A. STEWART C.P. March Term, 2015 No. 03925 \$105,487.25 Richard M. Squire & Associates, LLC

## 1610-457

**2233 Bonaffon Street a/k/a 2233 South Bonaffon Street 19142** 40th wd. 931 Sq Ft OPA#403056500 Improvements: Residential Property  
GARRISON F. TOGBA, JR. AND FRANCES HARVEY TOGBA C.P. October Term, 2015 No. 00961 \$59,107.95 KML Law Group, P.C.

## 1610-458

**1628 Packer Avenue 19145** 26th wd. 1559 Sq Ft OPA#261064300 Improvements: Residential Dwelling  
JUSTIN D. KIRKWOOD C.P. March Term, 2015 No. 04289 \$278,686.08 Joseph R. Lovardi, Esq.

## 1610-459

**231 East Hortter Street 19119** 22nd wd. 2250 Sq Ft OPA#221181300 Improvements: Residential Property  
KEITH COLLINS C.P. October Term, 2015 No. 01296 \$83,562.49 KML Law Group, P.C.

## 1610-460

**1533 West Butler Street 19140** 13th wd. 1200 Sq Ft OPA#131084400 Improvements: Residential Property  
KEITH A. KING C.P. June Term, 2013 No. 01874 \$23,304.41 KML Law Group, P.C.

## 1610-461

**1539 Devereaux Avenue 19149** 54th wd. 1959 Sq Ft BRT#541066300 Improvements: Residential Real Estate  
LEONARD MAY A/K/A LEN MAY AND

## SHERIFF'S SALE

LANA MAY C.P. February Term, 2016 No. 00852 \$115,615.23 Stern & Eisenberg, P.C.

## 1610-462

**4200 I Street 19124** 33rd wd. 2822 Sq Ft OPA#332153700 Improvements: Residential Property  
MICHAEL P. HINES C.P. January Term, 2014 No. 02787 \$72,584.16 KML Law Group, P.C.

## 1610-463

**7606 Woodbine Avenue 19151-2721** 34th wd. 1558 Sq Ft BRT#343201400 Improvements: Residential Real Estate  
DORETHA A. JOHNSON AND IRA L. JOHNSON C.P. December Term, 2014 No. 03180 \$203,732.99 Stern & Eisenberg, P.C.

## 1610-464

**3242 Birch Road 19154** 66th wd. 1900 Sq Ft OPA#663004700 Improvements: Residential Property  
CHRISTINE BOYLE C.P. November Term, 2015 No. 00452 \$156,045.19 KML Law Group, P.C.

## 1610-465

**5839 Catharine Street 19143** 3rd wd. 1145 Sq Ft OPA#032186400 Improvements: Residential Property  
THE UNKNOWN HEIRS OF LOUISE DAVIS, DECEASED; RICCARDO DAVIS, SOLELY IN HIS CAPACITY AS HEIR OF LOUISE DAVIS, DECEASED C.P. August Term, 2015 No. 01024 \$78,991.14 KML Law Group, P.C.

## 1610-466

**1542 South Newkirk Street 19146-4425** 36th wd. 1027 Sq Ft OPA#364369600 Improvements: Residential Property  
KRISTY DALQUIST C.P. July Term, 2014 No. 02220 \$88,224.29 Phelan Hallinan Diamond & Jones, LLP

## 1610-467

**4409 Comly Street 19135-4013** 55th wd. 1080 Sq Ft OPA#552006600 Improvements: Residential Property  
KATHLEEN V. ROONEY C.P. June Term, 2015 No. 03510 \$51,646.30 Phelan Hallinan Diamond & Jones, LLP

## 1610-468

**1943 South Ithan Street 19143** 51st wd. 934 Sq Ft OPA#514226600 Improvements: Residential Property  
MARVA BRYAN, EXECUTRIX OF THE ESTATE OF MAYLEEN CLARKE A/K/A MAYLEEN K. CLARKE, DECEASED C.P. October Term, 2015 No. 00944 \$20,651.44 KML Law Group, P.C.

## 1610-469

**4638 Naples Street 19124** 23rd wd. 1446 Sq Ft OPA#234213800 Improvements: Residential Property  
PILAR CRUZ, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF CARLOS NUNEZ, DECEASED C.P. November Term, 2015 No. 00464 \$53,476.21 KML Law Group, P.C.

## 1610-470

**5046 Copley Road 19144-4803** 13th wd. 1290 Sq Ft OPA#133166400 Improvements: Residential Property  
STEVEN E. SYKES C.P. April Term, 2014 No. 02919 \$59,237.68 Phelan Hallinan Diamond & Jones, LLP

## 1610-471

**1228 Ripley Street 19111-2642** 63rd wd. BRT#631290300 Improvements: Residential Dwelling  
DEBORAH A. APONTE C.P. December Term, 2015 No. 02069 \$219,335.51 Powers, Kim & Associates, LLC

## 1610-472

**447 West Wingoocking Street 19140-1536** 42nd wd. 1116 Sq Ft BRT#422005700; PRCL#121-N22-0012 Improvements: Residential Dwelling  
MILAGROS PEREZ C.P. January Term, 2016 No. 01347 \$50,319.47 Powers, Kim & Associates, LLC

## 1610-473

## SHERIFF'S SALE

tial Dwelling  
**MONDY DORSAINVIL** C.P. December Term, 2014 No. 03240 \$42,558.32 Powers, Kim & Associates, LLC

## 1610-477

**3004 Magee Avenue 19149** 55th wd. 1623 Sq Ft OPA#551084700 Improvements: Residential Property  
**THOMAS P. SMITH, SR. AND THERESA M. SMITH A/K/A THERESA SMITH** C.P. February Term, 2016 No. 00369 \$160,267.21 KML Law Group, P.C.

## 1610-478

**4704 St. Denis Drive 19114-2126** BRT#652461552 Improvements: Residential Dwelling  
**STEPHEN E. JAUREGUI AND KATHERINE M. TOMLINSON** C.P. October Term, 2014 No. 02190 \$237,737.54 Powers, Kim & Associates, LLC

## 1610-479

**220 East Walnut Park Drive 19120-1021** 61st wd. 1296 Sq Ft OPA#61-1-3580-00 Improvements: Residential Property  
**PETRINIA L. PERRY** C.P. February Term, 2009 No. 00416 \$135,977.39 Phelan Hallinan Diamond & Jones, LLP

## 1610-480

**3446 Emerald Street 19134-2011** 45th wd. 903 Sq Ft OPA#452339000 Improvements: Residential Property  
**ANTONIO SERRANO, JR.** C.P. October Term, 2013 No. 02437 \$55,388.77 Phelan Hallinan Diamond & Jones, LLP

## 1610-481

**4229 Glenview Street 19135** 41st wd. 1875 Sq Ft OPA#552171900 Improvements: Residential Property  
**CORY L. LEWIS AND MICHAEL K. HALDEMAN** C.P. July Term, 2013 No. 02527 \$117,458.87 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-482

**6169 Grays Avenue 19142** 40th wd. 1920 Sq Ft OPA#40-2152000 Improvements: Residential Property  
**LILLIAN D. GALLOWAY** C.P. January Term, 2014 No. 00787 \$97,742.01 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-483

**4031 Meridian Street 19136** 65th wd. 2525 Sq Ft OPA#65-1-1586-00 Improvements: Residential Property  
**SUSAN M. MURPHY** C.P. April Term, 2014 No. 00042 \$166,645.61 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-484

**1300 Fillmore Street 19124** 23rd wd. 1521 Sq Ft OPA#234110700 Improvements: Residential Property  
**UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DONALD C. STAMBAUGH** C.P. August Term, 2014 No. 00271 \$18,893.99 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

## 1610-485

**2249 North Vanpelt Street a/k/a 2249 North Van Pelt Street 19132** 16th wd. 1120 Sq Ft OPA#162190500 Improvements: Residential Property  
**LEONARD M. PURNELL** C.P. April Term, 2011 No. 02701 \$54,148.05 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

## 1610-486

**3718 Ronald Drive 19154-3440** 66th wd. 1254 Sq Ft OPA#662439200 Improvements: Residential Property  
**SHARON F. BELL** C.P. January Term, 2016 No. 01324 \$181,719.50 Phelan Hallinan Diamond & Jones, LLP

## 1610-487

**1943 West Spencer Street a/k/a 1943 Spencer Street 19141-1305** 17th wd. 1230 Sq Ft OPA#171261200 Improvements: Residential Property  
**DESMOND G. SPENCER** C.P. September Term, 2014 No. 00936 \$51,928.86 Phelan Hallinan Diamond & Jones, LLP

## 1610-488

**2433 East Indiana Avenue 19134** 25th wd. 1128 Sq Ft OPA#25-1094700 Improvements: Residential Property  
**LYNN POTTER** C.P. December Term, 2013 No. 01873 \$149,431.08 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

## 1610-489

**2267 Friendship Street 19149** 54th wd. 1710 Sq Ft OPA#54-2126500 Improvements: Residential Property  
**JOSE SANCHEZ, JR. A/K/A JOSE SANCHEZ; GINA SANCHEZ** C.P. January Term, 2014 No. 01104 \$183,138.18 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-490

**6030 Philip Street a/k/a 6030 North Philip Street 19120** 61st wd. 1088 Sq Ft OPA#612411400 Improvements: Residential Property  
**MARIA J. FAGUNDES AND JOSE JORGE FAGUNDES A/K/A JOSE FAGUNDES** C.P.

## SHERIFF'S SALE

April Term, 2016 No. 03463 \$85,782.61 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-491

**1005 Borbeck Avenue 19111-2604** 63rd wd. 1041 Sq Ft PRCL#631259600 Improvements: Residential Property  
**ALYSON M. PIPER** C.P. September Term, 2012 No. 03378 \$124,767.18 Phelan Hallinan Diamond & Jones, LLP

## 1610-492

**3341 North 5th Street 19140** 19th wd. 1220 Sq Ft OPA#193128800 Improvements: Residential Property  
**LAWRENCE RICHARDSON; UNITED STATES OF AMERICA; TAMMY RICHARDSON** C.P. February Term, 2014 No. 02260 \$78,543.49 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-493

**1623 Fox Chase Road 19152** 56th wd. 4171 Sq Ft OPA#56-2-1788-00 Improvements: Residential Property  
**IOANNIS ARNIOTIS A/K/A IOANNIS ARNIOTIS** C.P. January Term, 2014 No. 02164 \$236,933.22 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-494

**1732 North 3rd Street 19122-3005** 18th wd. On Westerly side of 3rd St; Front: 16 ft Depth: 52 ft 6 in OPA#183138910 Improvements: Single Family Residence  
**STEVEN H. CREAMER** C.P. March Term, 2015 No. 04339 \$262,183.03 Stephen M. Hladik, Esq.

## 1610-495

**1251 Gilham Street 19111-5521** 53rd wd. On NE side of Gilham St; Front: 18 ft 1.5 in Dept: 67 ft 6 in OPA#531171600 Improvements: Single Family Residence  
**JUAQUINIA R. HOLLOMAN** C.P. September Term, 2015 No. 02663 \$96,630.89 Stephen M. Hladik, Esq.

## 1610-496

**6336 North 8th Street 19126-3703** 49th wd. On Northwesterly side of 8th St; Front: Irregular Depth: Irregular OPA#492134900 Improvements: Single Family Residence  
**CASSANDRA PHILLIPS** C.P. September Term, 2014 No. 03547 \$103,646.36 Stephen M. Hladik, Esq.

## 1610-497

**4815 Tyson Avenue 19135** 41st wd. 2138 Sq Ft OPA#412045900 Improvements: Residential Property  
**PETER PANTELOGLUS** C.P. November Term, 2014 No. 001477 \$124,780.02 Shapiro & DeNardo, LLC

## 1610-498

**902 Bridge Street 19124-1711** 35th wd. 930 Sq Ft BRT#351147200 Improvements: Residential Dwelling  
**STEPHANIE LUNDY** C.P. February Term, 2015 No. 00232 \$106,267.58 Law Office of Gregory Javardian, LLC

## 1610-499

**1813 South Ringgold Street 19145** 48th wd. 976 Sq Ft OPA#482319700 Improvements: Residential Property  
**PAUL THORNE, INDIVIDUALLY AND AS MANAGING MEMBER OF ELITE INVESTMENT PROPERTIES, LLC** C.P. April Term, 2016 No. 02991 \$31,694.42 Shapiro & DeNardo, LLC

## 1610-500

**5021 Locust Street 19139-4236** 60th wd. 1560 Sq Ft BRT#602073400 Improvements: Residential Dwelling  
**LIONEL FURMAN** C.P. May Term, 2015 No. 01378 \$56,444.97 Law Office of Gregory Javardian, LLC

## 1610-501

**6301 Allman Street assessed as 6301-05 Allman Street 19142** 40th wd. 2540 Sq Ft OPA#401244600 Improvements: Residential Property  
**JAMES A. DILL, III A/K/A JAMES DILL** C.P. January Term, 2016 No. 01723 \$77,138.59 Shapiro & DeNardo, LLC

## 1610-502

**7264 North 21st Street 19138-2102** 10th wd. 1794 Sq Ft BRT#101188400 Improvements: Residential Dwelling  
**TROY R. JACKSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY L. JACKSON, DECEASED** C.P. February Term, 2015 No. 01532 \$33,123.24 Law Office of Gregory Javardian, LLC

## 1610-503

**7624 Wheeler Street 19153** 40th wd. 1620 Sq Ft OPA#404217202 Improvements: Residential Property  
**PATRICE JOYNER** C.P. October Term, 2015 No. 03291 \$105,939.34 Shapiro & DeNardo, LLC

## 1610-504

**1601 West Allegheny Avenue 19132-1746** 11th wd. 6500 Sq Ft OPA#11-2-0016-00 Subject to Mortgage Improvements: Residential Building  
**AARON A. YELVERTON** C.P. March Term,

## SHERIFF'S SALE

2005 No. 1796 \$22,597.03 Jennifer W. Levy-Tatum, Esq.; Binder & Canno, LLC

## 1610-505

**739 South 60th Street 19143** 3rd wd. 1566 Sq Ft OPA#033197800 Improvements: Residential Property  
**DONNA FRANCIS** C.P. May Term, 2016 No. 02019 \$71,614.85 Shapiro & DeNardo, LLC

## 1610-506

**413 South 43rd Street 19104** 27th wd. 2640 Sq Ft OPA#272109800 Subject to Mortgage Improvements: Residential Property  
**PAUL E. SPRENG A/K/A PAUL SPRENG** C.P. May Term, 2014 No. 03520 \$158,584.08 Brett A. Solomon, Esq. and Michael C. Mazack, Esq.

## 1610-507

**215 West Godfrey Avenue 19120** 61st wd. 1334 Sq Ft OPA#611291000 Improvements: Residential Property  
**HIEU PHAN** C.P. February Term, 2016 No. 02972 \$161,031.19 Shapiro & DeNardo, LLC

## 1610-508

**1343 Kerbaugh Street 19140-2018** 43rd wd. 1260 Sq Ft OPA#433022600 Improvements: Residential Property  
**SHANNA E. WORLEY** C.P. July Term, 2012 No. 04624 \$77,045.62 Phelan Hallinan Diamond & Jones, LLP

## 1610-509

**6442 Tulip Street 19135-3325** 41st wd. 1680 Sq Ft OPA#41-1431100 Improvements: Residential Property  
**FELIX RODRIGUEZ** C.P. August Term, 2015 No. 00598 \$118,323.24 Phelan Hallinan Diamond & Jones, LLP

## 1610-510

**10217 Kilburn Road 19114** 66th wd. 1805 Sq Ft OPA#661155300 Improvements: Residential Property  
**BRIAN CONNELLY AND ASHLEY STINE** C.P. September Term, 2015 No. 02298 \$229,309.75 KML Law Group, P.C.

## 1610-511

**6007 Frontenac Street 19149** 53rd wd. 1512 Sq Ft OPA#531269700 Improvements: Residential Property  
**LAVONDA JENKINS** C.P. November Term, 2015 No. 00404 \$115,134.76 KML Law Group, P.C.

## 1610-512

**2547 Cedar Street 19125** 31st wd. ROW 2STY MASONRY; 1320 Sq Ft BRT#312047400 Improvements: Residential Dwelling  
**JOHN GALLAGHER, SR., AS PARENT AND NATURAL GUARDIAN OF JOHN JAMES GALLAGHER, A MINOR AND ONLY SURVIVING HEIR OF LISA BERNEK, DECEASED MORTGAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF LISA BERNEK, DECEASED MORTGAGOR AND REAL OWNER** C.P. February Term, 2013 No. 03320 \$96,952.49 McCabe, Weisberg, & Conway, P.C.

## 1610-513

**4016 Meridian Street 19136** 65th wd. 2666 Sq Ft OPA#651150100 Improvements: Residential Property  
**AMY MAISEY AND JOSEPH P. MAISEY A/K/A JOSEPH P. MAISEY, JR.** C.P. February Term, 2016 No. 01471 \$178,941.71 KML Law Group, P.C.

## 1610-514

**2616 South Colorado Street 19145-4509** 26th wd. 651 Sq Ft BRT#26-2039600 Improvements: Row 2 Sty Masonry  
**VINCENT J. MANNO AND RITA MANNO** C.P. December Term, 2014 No. 03370 \$153,801.99 Milstead & Associates, LLC

## 1610-515

**8209 Chelwynde Avenue 19153** 40th wd. 2197 Sq Ft OPA#405818304 Improvements: Residential Property  
**QIANA BARRINER** C.P. October Term, 2013 No. 01928 \$92,657.01 KML Law Group, P.C.

## 1610-516

**6613 Rising Sun Avenue 19111** 35th wd. 0.286 acres OPA#882051375 Subject to Mortgage Improvements: Two Story Stucco Office Building With Approximately 14,250 Sq Ft  
**ALLEGHENY REAL ESTATE ASSOCIATES, LLC** C.P. July Term, 2014 No. 00923 \$1,148,101.05 Steven H. Sailer, Esq.

## 1610-517

**165 West Thelma Street 19140-1624** 42nd wd. 966 Sq Ft OPA#422045500 Improvements: Residential Property  
**BONNIE L. INGS, IN HIS CAPACITY AS HEIR OF ALICE J. INGS, DECEASED; LINDA SINGLETON, IN HER CAPACITY AS HEIR OF ALICE J. INGS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE J. INGS, DECEASED** C.P. September Term, 2014 No. 04414 \$17,395.00 Phelan Hallinan Diamond & Jones, LLP

## SHERIFF'S SALE

## 1610-518

**1959 Rowan Street 19140-1732** 13th wd. 1395 Sq Ft BRT#131362200 Improvements: Row Conv/apt 3 Sty Mason  
**JUSTIN REEVES** C.P. September Term, 2015 No. 00757 \$92,801.40 Milstead & Associates, LLC

## 1610-519

**435 South 43rd Street 19104-4044** 27th wd. 1536 Sq Ft BRT#272110800 Improvements: Row Conv/apt 3 Sty Mason  
**VICTORIAN VILLAGE, LLC** C.P. October Term, 2015 No. 02131 \$79,090.39 Milstead & Associates, LLC

## 1610-520

**7034 Wheeler Street 19142-1719** 40th wd. 1110 Sq Ft BRT#406204700 Improvements: Row B/gar 2 Sty Masonry  
**DESIREE WHEELER** C.P. September Term, 2015 No. 01856 \$82,830.74 Milstead & Associates, LLC

## 1610-521

**319-321 South 3rd Street 19106-4304** 5th wd. 1968 Sq Ft BRT#051058010 Improvements: Row 3 Sty Masonry  
**LISA COLTON A/K/A LISA G. COLTON** C.P. September Term, 2015 No. 00357 \$753,423.57 Milstead & Associates, LLC

## 1610-522

**2105 Cobbs Creek Parkway 19142-1028** 40th wd. 1147 Sq Ft BRT#403230600 Improvements: Row 2 Sty Masonry  
**TRACEY K. RICHARDSON** C.P. February Term, 2015 No. 00683 \$68,225.67 Milstead & Associates, LLC

## 1610-523

**4148 Markland Street 19124-5343** 33rd wd. 990 Sq Ft BRT#332494700 Improvements: Row 2 Sty Masonry  
**DOLORES T. JOHNSON A/K/A DOLORES JOHNSON AND RICHARD HARLEY** C.P. June Term, 2015 No. 00454 \$69,102.60 Milstead & Associates, LLC

## 1610-524

**5909 Belden Street 19149-3704** 53rd wd. 1648 Sq Ft BRT#531300000 Improvements: Row B/gar 2 Sty Masonry  
**BRANDON NGUYEN, REAL OWNER AND ORIGINAL MORTGAGOR AND KATHY NGUYEN** C.P. September Term, 2015 No. 02872 \$116,983.12 Milstead & Associates, LLC

## 1610-525

**4435 Silverwood Street 19127-1338** 21st wd. 2635 Sq Ft BRT#211240610 Improvements: Row 3.5 Sty Stone  
**EUGENE SYEN A/K/A EUGENE D. SYEN** C.P. February Term, 2016 No. 03735 \$135,699.03 Milstead & Associates, LLC

## 1610-526

**1172 East Sharpnack Street 19150-3109** 50th wd. 1706 Sq Ft BRT#502326400 Improvements: Row B/gar 2 Sty Masonry  
**JEFFREY L. WILLIAMS A/K/A JEFFREY WILLIAMS** C.P. April Term, 2015 No. 00152 \$116,692.07 Milstead & Associates, LLC

## 1610-527

**1900 Lott Street 19115** 58th wd. 7410 Sq Ft BRT#581044900 Improvements: Det W/d Gar 1 Sty Masonry  
**ADEL ETRIEH** C.P. January Term, 2016 No. 02781 \$382,744.90 Milstead & Associates, LLC

## 1610-528

**4743 A Street 19120-4442** 42nd wd. 2200 Sq Ft BRT#421298500 Improvements: S/d W/d Gar 2 Sty Masonry  
**MICHAEL E. HARRISON AND PATRICIA M. HARRISON** C.P. November Term, 2015 No. 00042 \$99,359.91 Milstead & Associates, LLC

## 1610-529

**7043 Vandike Street 19135-1916** 41st wd. 2000 Sq Ft BRT#412427500 Improvements: Det 2 Sty Masonry  
**SEQUIEL SERRANO** C.P. December Term, 2014 No. 03647 \$200,951.54 Milstead & Associates, LLC

## 1610-530

**3734 Richmond Street 19137-1414** 45th wd. 1075 Sq Ft BRT#451156900 Improvements: Row 2 Sty Masonry  
**EDWARD GRELLIS, JR. A/K/A EDWARD GRELLIS** C.P. June Term, 2014 No. 03407 \$83,693.30 Milstead & Associates, LLC

## 1610-531

**2347 79th Avenue 19150-1405** 50th wd. 3459 Sq Ft BRT#501457100 Improvements: Row B/gar 2 Sty Masonry  
**MARY R. ELLIS A/K/A MARY ROBERTA ELLIS** C.P. May Term, 2015 No. 00260 \$83,581.52 Milstead & Associates, LLC

## 1610-532

**10213 Dedaker Street 19116** 58th wd. 2290 Sq Ft BRT#582521407 Subject to Mortgage Improvements: Residential  
**VLADISLAV POBEREZHSKIY** C.P. September Term, 2014 No. 4486 \$63,719.52 Dana S. Plon, Esq.; Sirlin Lesser & Benson, P.C.

## SHERIFF'S SALE

## 1610-533

**4559 North Hicks Street 19140-1104** 13th wd. 682 Sq Ft BRT#132075200 Improvements: Row 2 Sty Masonry  
**YAROSLAVA KUNITSKI AND STEPAN KUNITSKI** C.P. August Term, 2015 No. 02641 \$38,814.52 Milstead & Associates, LLC

## 1610-534

**1515 East Pastorius Street 19138** 10th wd. 1558 Sq Ft BRT#102179100 Improvements: Row B/gar 2 Sty Masonry  
**BARBARA WISEMAN A/K/A BARBERA WISEMAN** C.P. November Term, 2014 No. 03042 \$50,079.43 Milstead & Associates, LLC

## 1610-535

**4549 Teesdale Street 19136-4011** 41st wd. 1456 Sq Ft BRT#412107400 Improvements: Row B/gar 2 Sty Masonry  
**KEVIN THOMAS A/K/A KEVIN SEAN THOMAS** C.P. May Term, 2015 No. 01145 \$107,674.32 Milstead & Associates, LLC

## 1610-536

**5630 Arch Street 19139** 4th wd. ROW 2 STY MASONRY; 1636 Sq Ft BRT#042024500 Improvements: Residential Dwelling  
**CHERYL CARSON** C.P. April Term, 2016 No. 00076 \$97,582.77 McCabe, Weisberg, & Conway, P.C.

## 1610-537

**5908 Agusta Street 19149** 53rd wd. ROW B/GAR 2 STY MASONRY; 1086 Sq Ft BRT#531248500 Improvements: Residential Dwelling  
**IVETTE MARTELL** C.P. September Term, 2014 No. 03565 \$77,271.26 McCabe, Weisberg, & Conway, P.C.

## 1610-538

## SHERIFF'S SALE

## 1610-547

**113 West Thompson Street 19122-4621** 18th wd. 242 Sq Ft BRT#182159204 Improvements: Row 3 Sty Masonry JOSE JUAN SANCHEZ C.P. December Term, 2015 No. 01312 \$56,119.22 Milstead & Associates, LLC

## 1610-548

**1441 Devereaux Avenue 19149-2702** 54th wd. 1596 Sq Ft BRT#541062700 Improvements: Row B/gar 2 Sty Masonry SHAN GUANG ZHENG C.P. November Term, 2015 No. 03890 \$99,611.62 Milstead & Associates, LLC

## 1610-549

**267 South Ithan Street 19139-3916** 60th wd. 1040 Sq Ft BRT#604223500 Improvements: Row 2 Sty Masonry KEVIN ROBINSON C.P. August Term, 2014 No. 02580 \$137,110.87 Milstead & Associates, LLC

## 1610-550

**1226 Haworth Street 19124-2508** 23rd wd. 1730 Sq Ft OPA#234164000 Improvements: Residential Property NILDA NATAL C.P. August Term, 2015 No. 04661 \$220,551.29 Phelan Hallinan Diamond & Jones, LLP

## 1610-551

**1219 South 53rd Street 19143** 51st wd. 1941 Sq Ft OPA#511223400 Improvements: Residential Property THE UNKNOWN HEIRS OF NATHAN BOWMAN, DECEASED; ANNETTE BOWMAN, SOLELY IN HER CAPACITY AS HEIR OF NATHAN BOWMAN, DECEASED; YVONNE SMITH, SOLELY IN HER CAPACITY AS HEIR OF NATHAN BOWMAN, DECEASED; JOSEPH BOWMAN, SOLELY IN HIS CAPACITY AS HEIR OF NATHAN BOWMAN, DECEASED C.P. November Term, 2015 No. 04216 \$134,217.48 KML Law Group, P.C.

## 1610-552

**3532 East Crown Avenue 19114-1930** 66th wd. 1260 Sq Ft OPA#661224500 Improvements: Residential Property MARILYN SEIDMAN A/K/A MARILYN ANN KAPLAN C.P. April Term, 2016 No. 02587 \$113,472.45 Phelan Hallinan Diamond & Jones, LLP

## 1610-553

**3154 G Street 19134** 33rd wd. 816 Sq Ft OPA#331325100 Improvements: Residential Property GERALD SHAFFER C.P. February Term, 2016 No. 01843 \$36,739.20 KML Law Group, P.C.

## 1610-554

**4624 Magee Avenue 19135-2729** 41st wd. 1344 Sq Ft OPA#41180300 Improvements: Residential Property DAWN MILLMAN C.P. January Term, 2016 No. 02931 \$29,451.47 Phelan Hallinan Diamond & Jones, LLP

## 1610-555

**6760 Linmore Avenue 19142-1807** 40th wd. 1216 Sq Ft OPA#403185300 Improvements: Residential Property TIAH SLANGER C.P. December Term, 2011 No. 00458 \$57,795.76 Phelan Hallinan Diamond & Jones, LLP

## 1610-556

**7257 Lawndale Street 19111** 53rd wd. 6325 Sq Ft OPA#532392700 Improvements: Residential Property MARIE D. HARTNETT AND JAMES P. HARTNETT C.P. February Term, 2016 No. 01576 \$217,166.77 KML Law Group, P.C.

## 1610-557

**1462 North Hobart Street 19131-3817** 4th wd. 972 Sq Ft OPA#043170200 Improvements: Residential Property BERTHA MAE TAYLOR C.P. September Term, 2014 No. 02172 \$39,799.96 Phelan Hallinan Diamond & Jones, LLP

## 1610-558

**1508 West Seybert Street 19121** 47th wd. 729 Sq Ft OPA#471077000 Subject to Mortgage Improvements: Residential Property LESLEY NASIR AND TARIK NASIR C.P. August Term, 2008 No. 03061 \$87,304.43 KML Law Group, P.C.

## 1610-559

**1240 Magee Avenue 19111-4942** 53rd wd. 1267 Sq Ft BRT#531185200 Improvements: Row B/gar 2 Sty Masonry PIERRE A. BEAUDOUIN AND MARIE JOSELYN BEAUDOUIN C.P. September Term, 2015 No. 00761 \$120,789.06 Milstead & Associates, LLC

## 1610-560

**749 South 23rd Street 19146-1720** 30th wd. 1029 Sq Ft BRT#302149300 Improvements: Row Conv/apt 3 Sty Mason SILVANA R. MASRI C.P. November Term, 2014 No. 00516 \$290,041.98 Milstead & Associates, LLC

## 1610-562

**6326 Marsden Street 19135** 41st wd. 1283 Sq

## SHERIFF'S SALE

Ft BRT#411251300 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATALINA CRUZ; WILSON ALVAREZ A/K/A WILSON M. ALVAREZ, INDIVIDUALLY, AND AS KNOWN HEIR OF CATALINA CRUZ C.P. May Term, 2016 No. 01408 \$42,176.67 Udren Law Offices, P.C.

## 1610-563

**1918 East Somerset Street 19134-3437** 25th wd. 753 Sq Ft BRT#252016500 Improvements: Residential Dwelling MICHAEL KUDERS C.P. December Term, 2014 No. 03580 \$68,160.65 Law Office of Gregory Javardian, LLC

## 1610-564

**3524 Welsh Road 19136-2623** 64th wd. 1170 Sq Ft BRT#642308801 Improvements: Residential Dwelling MARGUERITE S. POORE A/K/A MARGUERITE POORE C.P. May Term, 2015 No. 00501 \$70,881.47 Law Office of Gregory Javardian, LLC

## 1610-565

**4703 North 3rd Street 19120** 42nd wd. 690 Sq Ft BRT#42-24291-00 Improvements: Residential Dwelling CARMEN SIERRA C.P. October Term, 2015 No. 02271 \$42,433.31 Udren Law Offices, P.C.

## 1610-566

**2361 East Boston Street 19125** 31st wd. 778 Sq Ft BRT#31-19N8-198; OPA#313184900 Improvements: Residential Dwelling ELIZABETH MURRAY A/K/A ELIZABETH P. MURRAY; THOMAS RAFTER A/K/A THOMAS J. RAFTER C.P. May Term, 2016 No. 03332 \$138,875.41 Udren Law Offices, P.C.

## 1610-567

**31 North Ruby Street 19139-2641** 44th wd. 943 Sq Ft BRT#441192200 Improvements: Row 2 Sty Masonry STEPHANIE KIRKLEY, ORIGINAL MORTGAGOR; MAURICE JOHN ANDRE KIRKLEY, REAL OWNER; TINA SABRINA KIRKLEY, REAL OWNER C.P. December Term, 2014 No. 01304 \$32,306.15 Milstead & Associates, LLC

## 1610-568

**5819 North Park Avenue 19141** 49th wd. 2368 Sq Ft BRT#49-3229200 Improvements: Residential Dwelling ADDONIAH ALI EL A/K/A LAVERNE HARRIS EL; RUTH HARRIS EL C.P. June Term, 2015 No. 02342 \$133,202.14 Udren Law Offices, P.C.

## 1610-569

**5545 Miriam Road 19124-1715** 35th wd. 1277 Sq Ft BRT#35-1414200 Subject To Mortgage Ocwen Loan Servicing, LLC Improvements: Residential Dwelling MARIE ANGERVILLE A/K/A MARIE S. ANGERVILLE; SAMUEL FLORENT C.P. November Term, 2015 No. 03495 \$93,533.59 Udren Law Offices, P.C.

## 1610-570

**1714 North Wilton Street 19131** 52nd wd. 960 Sq Ft BRT#52-1312600 Subject to Mortgage Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA SMITH C.P. January Term, 2016 No. 01559 \$96,153.36 Udren Law Offices, P.C.

## 1610-571

**6116 West Oxford Street 19151** 34th wd. 2674 Sq Ft OPA#342092300 Improvements: Residential Property IRENE M. MERRIWEATHER TURNER C.P. October Term, 2015 No. 02584 \$128,716.32 Shapiro & DeNardo, LLC

## 1610-572

**1943 Georgian Road 19138** 10th wd. 1872 Sq Ft OPA#101273800 Improvements: Residential Property JOHN NEAL AND LOUISE L. NEAL A/K/A LOUISE L. NEIL C.P. July Term, 2012 No. 2345 \$78,147.99 Shapiro & DeNardo, LLC

## 1610-573

**155 West Seymour Street 19144-3660** 12th wd. 1296 Sq Ft BRT#123057600 Improvements: Residential Dwelling DONYA D. ALLEN C.P. March Term, 2015 No. 03455 \$145,680.84 Powers, Kim & Associates, LLC

## 1610-574

**5608 Walnut Street 19139** 60th wd. 2544 Sq Ft PRCL#604039400 Subject to Mortgage Subject to Rent Improvements: Apt 2-4 Units 3 Story Masonry WESTMINSTER PROPERTIES, LLC; MICHAEL ANDRUSZKA AND MEREDITH ANDRUSZKA C.P. May Term, 2016 No. 01301 \$81,122.34 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

## SHERIFF'S SALE

## 1610-575

**5718 Osage Avenue 19143** 60th wd. 0.021 acres PRCL#604118400 Subject to Mortgage Subject to Rent Improvements: Single Family Home MILLENIUM PMA, LLC C.P. February Term, 2014 No. 01850 \$67,311.07 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

## 1610-576

**1923 West Somerset Street 19123** 11th wd. 1094 Sq Ft PRCL#111032600 Subject to Mortgage Subject to Rent Improvements: Row 2 Story Masonry ESTATE OF CHERYL LOUISE RUSSELL A/K/A CHERYL RUSSELL, DECEASED; CARLISA A. SETH, IN HER CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHERYL LOUISE RUSSELL A/K/A CHERYL RUSSELL, DECEASED C.P. May Term, 2012 No. 01507 \$50,089.60 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

## 1610-577

**2744 Emerald Street 19134** 25th wd. 1128 Sq Ft PRCL#252503200 Subject to Mortgage Subject to Rent Improvements: Row 2 Story Masonry PMP ASSETS, LLC C.P. August Term, 2015 No. 04652 \$49,719.41 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

## 1610-578

**1922 Page Street 19150** 32nd wd. 1014 Sq Ft PRCL#321160100 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry SEAN CRUMP C.P. July Term, 2015 No. 01313 \$45,794.17 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

## 1610-579

**6141 North Fairhill Street 19120** 61st wd. 1600 Sq Ft OPA#611108700 Improvements: Residential Property DERRICK ROBINSON C.P. February Term, 2011 No. 03556 \$110,313.62 KML Law Group, P.C.

## 1610-580

**8030 Ditman Street Unit 14 19136** 65th wd. All that certain unit in the property known, named and identified in the Declaration Plan referred to herein as "Frankford Estates Condominium" a condominium located at 8030 Ditman Street, etc., Philadelphia, Pennsylvania which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3rd, 1963 P.L. 196 by the recording in the Office for the Recording of Deeds in and for the County of Philadelphia, Commonwealth of Pennsylvania of a Declaration dated June 22, 1979 and recorded June 26, 1979 in Deed Book DCC 1986 page 474 a Declaration Plan dated June 22, 1979 and recorded in Deed Book DCC 1936 page 508 being designated on such Declaration Plan and Declaration as Unit No. 14C as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements to wit: Each and every unit Frankford Estates Condominium shall be possessed of and have appurtenant to it a percentage interest in the Common Elements of the Condominium and the interest of this unit shall be .6344%; 650 Sq Ft BRT#888650914 Improvements: Residential ESTATE OF ANN BERRY C.P. October Term, 2014 No. 03147 \$35,953.78 Hal A. Barrow, Esq.

## 1610-581

**5413 Tennis Avenue 19120-2922** 42nd wd. 1098 Sq Ft BRT#422342600 Improvements: Row 2 Sty Masonry CARLINE SCUTT C.P. October Term, 2015 No. 01964 \$74,114.02 Milstead & Associates, LLC

## 1610-582

**2019 Wilmot Street 19124** 23rd wd. 1080 Sq Ft OPA#23-2136500 Improvements: Residential Property KEVIN GRANADOS C.P. January Term, 2013 No. 01055 \$74,430.23 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

## 1610-583

**3636 Chesterfield Road 19114** 66th wd. 4517 Sq Ft OPA#661037900 Improvements: Residential Property TIMOTHY P. THOMAS C.P. December Term, 2015 No. 01610 \$212,343.20 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

## 1610-584

**3931 Brown Street 19104-4803** 24th wd. On N side of Brown St; Front: Irregular; Depth: Irregular OPA#243122900 Improvements: Single Family Residence ANTONIO WATSON C.P. December Term, 2015 No. 00761 \$69,631.15 Stephen M. Hladik, Esq.

## 1610-585

**604 North 64th Street 19151-3837** 34th wd. 2500 Sq Ft BRT#344245100 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQ., PERSONAL REPRESENTATIVE OF THE ESTATE OF LEROY MOODY, JR., DECEASED C.P. April Term, 2016 No. 00201 \$137,793.04 Law Office of Gregory Javardian, LLC

## 1610-586

**4474 Almond Street 19137** 45th wd. 1443 Sq

## SHERIFF'S SALE

Ft OPA#453194900 Improvements: Residential Dwelling PATRICK ROONAN C.P. January Term, 2016 No. 01531 \$163,384.18 Joseph R. Lovardi, Esq.

## 1610-587

**7142 Tabor Avenue 19111** 53rd wd. 3163 Sq Ft OPA#53-2393800 Improvements: Residential Property REBEKAH ORTIZ; WILLIAM J. BLASZCZYK C.P. June Term, 2013 No. 01867 \$155,367.50 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

## 1610-589

**625 Carver Street 19120-1713** 35th wd. 1046 Sq Ft OPA#351251100 Improvements: Residential Property ROBERT C. MCCONNELL; MARTIN P. PASTELNICK; CATHERINE M. PASTELNICK C.P. January Term, 2016 No. 02662 \$52,350.54 Phelan Hallinan Diamond & Jones, LLP

## 1610-590

**484 East Penn Street 19144** 12th wd. 1126 Sq Ft BRT#121139400 Improvements: Residential Dwelling ALTERMEASE TUCKER C.P. February Term, 2016 No. 02385 \$39,497.51 Udren Law Offices, P.C.

## 1610-591

**4317 Disston Street 19135** 41st wd. 3164 Sq Ft BRT#55-2188900 Improvements: Residential Dwelling ANDREW SMITH; BERNADETTE WEBB N/K/A BERNADETTE SMITH C.P. November Term, 2015 No. 03897 \$161,134.41 Udren Law Offices, P.C.

## 1610-592

**9921 Bustleton Avenue, H-10 19115** 58th wd. BRT#88-8580761 Improvements: Residential Dwelling S. KAPUSTIN A/K/A SERGEY KAPUSTIN C.P. April Term, 2016 No. 01196 \$89,091.74 Udren Law Offices, P.C.

## 1610-593

**6132 Gardenia Street 19144-1017** 59th wd. 1280 Sq Ft OPA#592215600 Improvements: Residential Property TANYA M. COATES A/K/A TANYA COATES A/K/A MS. TANYA COATES C.P. September Term, 2015 No. 02349 \$65,031.11 Phelan Hallinan Diamond & Jones, LLP

## 1610-594

**6116 Newtown Avenue 19111-5909** 35th wd. 1120 Sq Ft OPA#352208300 Improvements: Residential Property TERENCE JOHNSON AND ALFREDA JOHNSON C.P. February Term, 2016 No. 00160 \$84,471.25 Phelan Hallinan Diamond & Jones, LLP

## 1610-596

**4659 G Street 19120-4607** 42nd wd. 1500 Sq Ft OPA#421610600 Improvements: Residential Property ANIBAL COLON, JR. C.P. February Term, 2016 No. 00397 \$67,306.17 Phelan Hallinan Diamond & Jones, LLP

## 1610-597

**6542 North Bouvier Street 19126-3413** 17th wd. 1246 Sq Ft OPA#172231900 Improvements: Residential Property KAREN E. MASON A/K/A KAREN MASON C.P. June Term, 2014 No. 00872 \$133,740.81 Phelan Hallinan Diamond & Jones, LLP

## 1610-598

**7700 Thouron Avenue 19150-2516** 50th wd. 1260 Sq Ft OPA#502141800 Improvements: Residential Property CANDACE R. PICKETT C.P. February Term, 2013 No. 02001 \$86,269.87 Phelan Hallinan Diamond & Jones, LLP

## 1610-599

**1826 South 54th Street 19143-5715** 51st wd. 960 Sq Ft OPA#514160000 Improvements: Residential Property ERNEST M. GIBBS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; TERRANCE GIBBS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; MARCUS ROGERS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; ALLISON HARRIS A/K/A ALLISON STERN, IN HER CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; EVERETTE ROGERS, IN HIS CAPACITY AS HEIR OF GAIL L. GIBBS, DECEASED; NANA A. ANTIWAA-BEY, IN HER CAPACITY AS HEIR OF DOROTHY ERVIN-MILLER A/K/A DOROTHY M. ERVIN-MILLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY ERVIN-MILLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GAIL L. GIBBS, DECEASED C.P. March Term, 2010 No. 02033 \$105,424.80 Phelan Hallinan Diamond & Jones, LLP

## 1610-600

**1626 North 25th Street 19121-2932** 32nd wd.

## SHERIFF'S SALE

1752 Sq Ft OPA#324085700 Improvements: Residential Property AMERICAN HERITAGE FEDERAL CREDIT UNION C.P. March Term, 2016 No. 01742 \$78,999.02 plus interest in the amount of \$1,178.32 from 06/07/16 Michael V. Phillips, Esq.

## 1610-601

**601 Watkins Street 19148-1727** 1st wd. 1312 Sq Ft OPA#012122200 Improvements: Residential Property AMERICAN HERITAGE FEDERAL CREDIT UNION C.P. August Term, 2014 No. 03494 \$90,217.09 plus interest in the amount of \$18,081.00 from 8/27/14 Michael V. Phillips, Esq.

## 1610-602

**5925 North Front Street 19120** 61st wd. 1104 Sq Ft OPA#612478500 Improvements: Residential Property STACEY BLACKSTON C.P. February Term, 2016 No. 04428 \$43,346.17 Phelan Hallinan Diamond & Jones, LLP

## 1610-603

**8041 Mars Place 19153** 40th wd. ROW B/GAR 2 STY MASONRY; 1260 Sq Ft BRT#405882647 Improvements: Residential Dwelling GREIVIN ESCALANTE C.P. December Term, 2015 No. 00897 \$241,951.26 McCabe, Weisberg, & Conway, P.C.

## 1610-604

**1700 65th Avenue a/k/a 1700 West 65th Avenue 19126-3412** 17th wd. 1408 Sq Ft OPA#171350400 Improvements: Residential Property EVA V. COFFEE C.P. May Term, 2016 No. 02570 \$68,195.04 Phelan Hallinan Diamond & Jones, LLP

## 1610-605

**1603 Meribrook Lane 19151** 34th wd. ROW B/GAR 2 STY MASONRY; 1120 Sq Ft BRT#343360800 Improvements: Residential Dwelling TOI R. HUTCHINS A/K/A TOI RENE HUTCHINS, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MYRON B. HUTCHINS, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 00558 \$143,727.77 McCabe, Weisberg, & Conway, P.C.

## 1610-606

**7935 Thouron Avenue 19150-2520** 50th wd. 1400 Sq Ft OPA#502169600 Improvements: Residential Property HETTY R. WEST, IN HER CAPACITY AS HEIR OF CHARLES MATHIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES MATHIS, DECEASED C.P. March Term, 2016 No. 02584 \$159,483.82 Phelan Hallinan Diamond & Jones, LLP

## 1610-607

**1918 73rd Avenue 19138-2711** 10th wd. 1228 Sq Ft OPA#101344600 Improvements: Residential Property LILA BRADFORD C.P. December Term, 2015 No. 00417 \$37,475.98 Phelan Hallinan Diamond & Jones, LLP

## 1610-608

**1854 Mohican Street 19138-1206** 10th wd. 1042 Sq Ft OPA#102241600 Improvements: Residential Property THOMAS J. GREEN AND PAULA Y. PRUITT C.P. September Term, 2008 No. 01971 \$68,861.08 Phelan Hallinan Diamond & Jones, LLP

## 1610-609

**6107 Ellsworth Street 19143-2910** 3rd wd. 1728 Sq Ft OPA#033137800 Improvements: Residential Property ELBERT G. RUDASILL C.P. February Term, 2016 No. 02921 \$88,566.52 Phelan Hallinan Diamond & Jones, LLP

## 1610-610

**1846 Widener Place 19141-1336** 17th wd. 1296 Sq Ft

## SHERIFF'S SALE

2014 No. 02359 \$39,335.25 Phelan Hallinan Diamond & Jones, LLP

## 1610-613

**7603 A Forrest Avenue a/k/a 7603 Forrest Avenue Unit A 19150-2203** 50th wd. 1152 Sq Ft OPA#502218530 Improvements: Residential Property  
ROBIN BLACKWELL C.P. February Term, 2016 No. 03321 \$111,129.84 Phelan Hallinan Diamond & Jones, LLP

## 1610-614

**1424 Bleigh Avenue 19111** 56th wd. 1396 Sq Ft OPA#561294700 Improvements: Residential Property  
WILLIAM WHITELEY C.P. May Term, 2015 No. 02243 \$217,325.11 Phelan Hallinan Diamond & Jones, LLP

## 1610-615

**3519 Englewood Street 19149-1613** 55th wd. 1292 Sq Ft OPA#551506100 Improvements: Residential Property  
STEPHEN LONG C.P. February Term, 2013 No. 02174 \$183,676.53 Phelan Hallinan Diamond & Jones, LLP

## 1610-616

**908 South Fairhill Street 19147-4016** 2nd wd. 1233 Sq Ft OPA#021439600 Improvements: Residential Property  
DAVID E. SECHY C.P. February Term, 2016 No. 04710 \$247,135.02 Phelan Hallinan Diamond & Jones, LLP

## 1610-617

**318A Ripka Street 19128** 21st wd. ROW B/GAR 2 STY MASONRY; 1216 Sq Ft BRT#211421830 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF MARIO ADAMOLI; CARL J. ADAMOLI, KNOWN SURVIVING HEIR OF MARIO ADAMOLI; SUSAN M. MELLOR, KNOWN SURVIVING HEIR OF MARIO ADAMOLI C.P. February Term, 2016 No. 03342 \$162,981.60 McCabe, Weisberg, & Conway, P.C.

## 1610-618

**300 East Allens Lane 19119-1101** 9th wd. 1632 Sq Ft OPA#091007500 Improvements: Residential Property  
KIM M. JONES C.P. May Term, 2012 No. 00030 \$127,314.69 Phelan Hallinan Diamond & Jones, LLP

## 1610-619

**2955 North 7th Street 19133-2402** 37th wd. 1298 Sq Ft PRCL#372045800 Improvements: Residential Property  
MARGARITA PEREZ, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JOSE PEREZ; EVELYN ANDINO, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF JOSE PEREZ; ANTONIO PEREZ, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF JOSE PEREZ C.P. November Term, 2014 No. 02130 \$55,890.00 Phelan Hallinan Diamond & Jones, LLP

## 1610-620

**5139 Charles Street 19124-1425** 62nd wd. 880 Sq Ft OPA#622288200 Improvements: Residential Property  
MARCUS K. FOWLKES C.P. November Term, 2015 No. 02423 \$60,174.39 Phelan Hallinan Diamond & Jones, LLP

## 1610-621

**552 Marwood Road 19120** 42nd wd. ROW W/DET GAR 2 STY MASONRY; 1140 Sq Ft BRT#421222000 Improvements: Residential Dwelling  
RONALD FULTON C.P. September Term, 2012 No. 03045 \$139,898.78 McCabe, Weisberg, & Conway, P.C.

## 1610-622

**5149 Brown Street 19139-1527** 44th wd. 1650 Sq Ft OPA#441280900 Improvements: Residential Property  
BRITTANY DANIELLE HOGANS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF NICOLE Y. HOGANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NICOLE Y.

## SHERIFF'S SALE

HOGANS, DECEASED C.P. March Term, 2015 No. 03447 \$65,586.80 Phelan Hallinan Diamond & Jones, LLP

## 1610-623

**1950 Elston Street 19138-2719** 10th wd. 1200 Sq Ft OPA#101330000 Improvements: Residential Property  
JAMAR SUTTON A/K/A JAMAR WESLEY SUTTON A/K/A JAMAR W. SUTTON; ZIANI RICHARDSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SHONTATE RICHARDSON A/K/A SHONTATE M. GANS; DON GANS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHONTATE RICHARDSON A/K/A SHONTATE M. GANS; JACQUIL RICHARDSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHONTATE RICHARDSON A/K/A SHONTATE M. GANS; JA DONTE RICHARDSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHONTATE RICHARDSON A/K/A SHONTATE M. GANS; YASRELL RICHARDSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHONTATE RICHARDSON A/K/A SHONTATE M. GANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHONTATE RICHARDSON, DECEASED C.P. October Term, 2015 No. 02034 \$135,573.08 Phelan Hallinan Diamond & Jones, LLP

## 1610-624

**2601 South Dewey Street 19142** 40th wd. ROW CONV/APT 2 STY MASONRY; 1542 Sq Ft BRT#402074400 Improvements: Residential Dwelling  
MOHAMMAD SHOKROLLAH C.P. February Term, 2011 No. 00662 \$109,414.70 McCabe, Weisberg, & Conway, P.C.

## 1610-625

**1336 North 76th Street 19151-2823** 34th wd. 1120 Sq Ft OPA#343306600 Improvements: Residential Property  
LEONARD B. PESKO, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF HELEN PESKO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN PESKO, DECEASED C.P. March Term, 2013 No. 02742 \$79,064.95 Phelan Hallinan Diamond & Jones, LLP

## 1610-626

**7253 North 21st Street 19138** 10th wd. ROW B/GAR 2 STY MASONRY; 1416 Sq Ft BRT#101177500 Improvements: Residential Dwelling  
ROCHELLE K. MAXIE, KNOWN SURVIVING HEIR OF ROSE L. TILLEY; UNKNOWN SURVIVING HEIRS OF ROSE L. TILLEY; GEORGE B. ROBINSON, KNOWN SURVIVING HEIR OF ROSE L. TILLEY C.P. October Term, 2015 No. 01854 \$156,877.85 McCabe, Weisberg, & Conway, P.C.

## 1610-627

**9060 Verree Road 19115** 63rd wd. DET W/GAR 1.5 STY MAS + OTHER; 1395 Sq Ft BRT#632262300 Improvements: Residential Dwelling  
PHILIP NACE AND IRMA RIVERA C.P. March Term, 2015 No. 03949 \$215,164.92 McCabe, Weisberg, & Conway, P.C.

## 1610-628

**1620 North 10th Street 19122-2702** 20th wd. 1224 Sq Ft OPA#202186900 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER REGINA LEWIS, DECEASED C.P. April Term, 2016 No. 01955 \$86,564.40 Phelan Hallinan Diamond & Jones, LLP

## 1610-629

**7953 Provident Road 19150** 50th wd. 1440 Sq Ft OPA#501189100 Improvements: Residential Property  
THE UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF THOMAS

## SHERIFF'S SALE

TARBORO; THE UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SARA L. BODDIE C.P. March Term, 2014 No. 05371 \$111,233.41 KML Law Group, P.C.

## 1610-630

**309-313 Arch Street Unit 607 19106** 5th wd. 972 Sq Ft OPA#888058772 Improvements: Residential Property  
ANN S. BORIS AND VAMSIDHAR VURIM-INDI C.P. October Term, 2015 No. 01609 \$251,348.71 Phelan Hallinan Diamond & Jones, LLP

## 1610-631

**6436 Limekiln Pike 19138** 17th wd. ROW 2 STY MASONRY; 1406 Sq Ft BRT#172318300 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF EULA WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2015 No. 01525 \$155,777.26 McCabe, Weisberg, & Conway, P.C.

## 1610-632

**710 Miller Street 19125-2822** 18th wd. Beginning Point: at a point on the SE side of Miller St (twenty feet wide) (not on city Plan) at the distance of one hundred thirteen feet ten inches Northeastwardly from the Northeast side of East Berks St OPA#181445525 Improvements: Row 3 Sty Masonry  
GREG SHENSKY C.P. March Term, 2015 No. 00271 \$303,400.22 Richard J. Nalbandian, III

## 1610-633

**470 West Clapier Street 19144** 13th wd. ROW B/GAR 2 STY MASONRY; 1344 Sq Ft BRT#133057900 Improvements: Residential Dwelling  
STEVEN J. TOPIENIAK, KNOWN SURVIVING HEIR OF JOSEPHINE TOPIENIAK; DAVID J. TOPIENIAK, SR., KNOWN SURVIVING HEIR OF JOSEPHINE TOPIENIAK; UNKNOWN SURVIVING HEIRS OF JOSEPHINE TOPIENIAK C.P. December Term, 2015 No. 02614 \$53,018.01 McCabe, Weisberg, & Conway, P.C.

## 1610-634

**1517 North Robinson Street 19151** 34th wd. 1440 Sq Ft OPA#342273400 Improvements: Residential Property  
ALBERT MOSLEY; CYNTHIA MOSLEY C.P. July Term, 2015 No. 03826 \$63,868.77 Phelan Hallinan Diamond & Jones, LLP

## 1610-635

**6531 Tulip Street 19135-2823** 41st wd. 1046 Sq Ft OPA#411450500 Improvements: Residential Property  
CARVIN HAGGINS; TERESA HAGGINS C.P. December Term, 2014 No. 03641 \$115,501.78 Phelan Hallinan Diamond & Jones, LLP

## 1610-636

**6626 North 18th Street 19141** 10th wd. ROW B/GAR 2 STY MASONRY; 1510 Sq Ft BRT#101093500 Improvements: Residential Dwelling  
GERALDINE WRIGHT C.P. April Term, 2016 No. 01592 \$111,753.87 McCabe, Weisberg, & Conway, P.C.

## 1610-637

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

## 1610-638

**155 West Sparks Street a/k/a 155 Sparks Street 19120-1944** 61st wd. 1080 Sq Ft OPA#611267300 Improvements: Residential Property  
GUSTAVO A. COLINA AND LUISA BARRANTES COLINA C.P. November Term, 2014 No. 02957 \$95,842.95 Phelan Hallinan Diamond & Jones, LLP

## 1610-639

**3327 Fidler Street 19114-2602** 57th wd. 1770 Sq Ft OPA#572168819 Improvements: Residential Property

## SHERIFF'S SALE

SAMUEL TURKSON A/K/A SAM TRUKSON; JOYCE TURKSON C.P. May Term, 2013 No. 00014 \$219,422.42 Phelan Hallinan Diamond & Jones, LLP

## 1610-640

**2008 East Tioga Street 19134** 45th wd. ROW 2 STY MASONRY; 1411 Sq Ft BRT#452103400 Improvements: Residential Dwelling  
MARQUISE ROBINSON A/K/A MARQUISE K. ROBINSON C.P. January Term, 2015 No. 00459 \$78,697.75 McCabe, Weisberg, & Conway, P.C.

## 1610-641

**7950 Algon Avenue 19111-2827** 56th wd. 1296 Sq Ft OPA#561127800 Improvements: Residential Property  
MELANIE L. MUSICANT AND ARNOLD G. SELIG C.P. March Term, 2015 No. 02371 \$203,381.61 Phelan Hallinan Diamond & Jones, LLP

## 1610-642

**223 East Garrett Street a/k/a 223 Garrett Street 19119-2107** 22nd wd. 1200 Sq Ft OPA#222015500 Improvements: Residential Property  
TIMOTHY WICKS AND CARLISA WICKS C.P. April Term, 2016 No. 03379 \$81,622.54 Phelan Hallinan Diamond & Jones, LLP

## 1610-643

**238 East Comly Street a/k/a 238 Comly Street 19120-1105** 35th wd. 1238 Sq Ft OPA#352138700 Improvements: Residential Property  
JAMES BULLOCK, JR. AND BONNIE BULLOCK C.P. July Term, 2015 No. 01335 \$101,738.32 Phelan Hallinan Diamond & Jones, LLP

## 1610-644A-B

**3246 Kensington Avenue - Premises A - 19134** 33rd wd. 2304 Sq Ft BRT#871544520 Improvements: Commercial/mixed Use Real Estate  
**3248 Kensington Avenue - Premises B - 19134** 33rd wd. 2304 Sq Ft BRT#871544530 Improvements: Commercial/mixed Use Real Estate  
ROBERT M. MITCHELL C.P. October Term, 2015 No. 03659 \$23,198.31 Stern & Eisenberg, P.C.

## 1610-645A-B

**1030 Ellsworth Street - Premises A - 19147-4622** 26th wd. 5080 Sq Ft BRT#871502470 Improvements: Mixed Use  
**1028 Ellsworth Street - Premises B - 19147-4622** 26th wd. 5080 Sq Ft BRT#871502460 Improvements: Mixed Use  
SALVATORE DICARA C.P. May Term, 2016 No. 1445 \$128,375.94 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

## 1610-646

**101 North Van Pelt Street 19103-1016** 8th wd. 1010 Sq Ft BRT#083100800 Improvements: Residential Dwelling  
RICHARD E. HENDERSON C.P. November Term, 2013 No. 00931 \$312,181.43 Powers, Kirn & Associates, LLC

## 1610-647A-B

**102 North 60th Street - Premises A - 19136** 34th wd. 1278 Sq Ft PRCL#341078100 Subject to Mortgage Subject to Rent Improvements: Row/conv/apt 2 Story Masonry  
**104 North 60th Street - Premises B - 19136** 34th wd. 1278 Sq Ft PRCL#341078200 Subject to Mortgage Subject to Rent Improvements: Row/conv/apt 2 Story Masonry  
WESTMINSTER PROPERTIES, LLC; MICHAEL ANDRUSZKA; MEREDITH ANDRUSZKA C.P. June Term, 2015 No. 00414 \$75,141.17 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

## 1610-648A-B

**2115 West Hunting Park - Premises A - 19140** 13th wd. APT BOARDING HOME MASONRY; 2938 Sq Ft BRT#881425610 Subject to Mortgage Improvements: Residential Dwelling  
**2113 West Hunting Park - Premises B - 19140** 13th wd. APT BOARDING HOME MASONRY; 2887 Sq Ft BRT#881425600 Subject to Mortgage Improvements: Residential Dwelling  
STANLEY H. TAYLOR, CO-EXECUTOR

## SHERIFF'S SALE

OF THE ESTATE OF MARY TAYLOR, DECEASED MORTGAGOR AND REAL OWNER; TRACY Y. TAYLOR, CO-EXECUTOR OF THE ESTATE OF MARY TAYLOR, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 00128 \$160,459.75 McCabe, Weisberg, & Conway, P.C.

## 1610-649A-C

**37th wd. (2349 North Camac Street - Premises A - 19133)** 1084 Sq Ft PRCL#371251000 Subject to Mortgage Subject to Rent Improvements: Row 2 Story Masonry  
**49th wd. (4512 North 11th Street - Premises B - 19140)** 1819 Sq Ft PRCL#491403900 Subject to Mortgage Subject to Rent Improvements: S/d Conv Apt 3 Story Masonry  
**36th wd. (1505 South Colorado Street - Premises C - 19146)** 1176 Sq Ft PRCL#365217600 Subject to Mortgage Subject to Rent Improvements: Row 2 Story Masonry  
MARC BAXTER A/K/A MARC D. BAXTER C.P. December Term, 2014 No. 02210 \$42,659.70 Brett L. Messinger, Esq. and Ryan A. Gower, Esq.

## 1610-650

**1205 Delaire Landing Road, Delaire Landing No. 1 Condominium, Unit 1-205 19114** 65th wd. Together with all right, title and interest (1.838%) in and to the Common Elements as set forth and subject to the Declaration of Condominium, Code of Regulations, Plats and Plans and any and all amendments thereto. BRT#888650450  
ESTATE OF BERNICE SAMUELS, DECEASED; LUCILLE TURNER, EXECUTRIX C.P. May Term, 2016 No. 02091 \$7,961.19 Gilbert E. Toll

## 1610-651

**623-25 Kater Street 19147** 2nd wd. ROW 3 STY MASONRY; 2352 Sq Ft BRT#023016410 Improvements: Residential Dwelling  
MICHAEL W. KWASNIK C.P. April Term, 2016 No. 03012 \$1,539,380.00 McCabe, Weisberg, & Conway, P.C.

## 1610-652A-B

**2105-2109 Haines Street a/k/a 2111-2131 Eastburn Avenue - Premises A - 19138-2641** 10th wd. 2105-09 Haines St: 9709 Sq Ft; Land: 61,948 Sq Ft; Improvements: 67,846 Sq Ft OPA#775512100  
**2106-2116 Haines Street - Premises B - 19138-2611** 10th wd. 2106-2116 Haines St a/k/a 2111-2131 Eastburn Ave: Land: 61948 Sq Ft; Improvement: 67846 Sq Ft OPA#775512210  
ROWAN DEVELOPMENT, INC. C.P. August Term, 2015 No. 04827 \$382,1573.54 together with continuing interest at the rate of \$514.42 per diem from and after August 12, 2015 through the date of sheriff's sale Daniel M. Pereira, Esq.; Schnader, Harrison, Segal & Lewis LLP

## 1610-653A-B

**2312 East Thompson Street - Premises A - 19125** 31st wd. 840 Sq Ft BRT#312123300 Improvements: Residential Dwelling  
**2314 East Thompson Street - Premises B - 19125** 31st wd. 840 Sq Ft BRT#312123400 Improvements: Residential Dwelling  
CAROL J. PORTER, INDIVIDUALLY, AND AS KNOWN HEIR OF JAMES J. PORTER A/K/A JAMES J. PORTER JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES J. PORTER A/K/A JAMES J. PORTER JR. C.P. February Term, 2016 No. 00851 \$11,750.46 Udren Law Offices, P.C.

## 1610-654A-B

**8019 Rowland Avenue - Premises A - 19136-2207** 64th wd. 5,037 Sq Ft BRT#642006200 Improvements: Det W/d Gar 2 Sty Masonry  
**8021 Rowland Avenue - Premises B - 19136-2207** 64th wd. 4,920 Sq Ft BRT#642006300 Improvements: Vacant Land Reside < Acre  
EDWARD BALAJEWSKI AND MARGARET J. RYBAS A/K/A MARGARET RYBAS C.P. October Term, 2015 No. 01832 \$225,634.67 Milstead & Associates, LLC



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