

Sheriff’s Sale Notices for October 6, 2015

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>THIRD PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, October 6, 2015 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 10:00 A.M. (EDT). Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p> <p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its web-site at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</p> <p>The “BRT #” refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain</p>	<p>descriptive information about the property from the BRT website. Effective Date: July 7, 2006</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on October 6, 2015.</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION</p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made; S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>The following property, sale of which was postponed from the May 1, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>502-588 A-C</p> <p>51st Wd. (5403 Chester Ave. – Premises A – 19143) On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Propehrtly</p> <p>51st Wd. (5405 Chester Ave. – Premises B – 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property</p> <p>40th Wd. (5349 Chester Ave. – Premises C – 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth105 ft OPA #511276402 Improvements: Commercial Property</p> <p>The following property, sale of which was postponed from the June 5, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1206-376A-B</p> <p>51st wd. (5420-28 Paschall Ave. - Premises A – 19143) 170’ Northeast of 55th St., Front: 130’, Depth 195’ BRT#884350840 Improvements: Commercial Property</p> <p>51st wd. (5430-44 Paschall Ave. – Premises B – 19143) Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170’ Depth: 195’ BRT#884350845 Improvements: Commercial Property FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.</p> <p>The following property, sale of which was postponed from the February 4, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1402-396</p> <p>5801 Brush Road 19138 59th wd. Front 16’4”, depth 80’ OPA#591228200 Improvements: 3 Story, 3 Unit, Mixed Use Row W/basement, Office/store & Apartments BRIAN THOMPSON C.P. July Term, 2008 No. 04362 \$148,986.51 Thomas D Bielli, Esq., Daniel P. Murray, Esq., O’Kelly Ernst & Bielli, L.L.C.</p> <p>1402-396</p> <p>5801 Brush Road 19138 59th wd. Front 16’4”, depth 80’ OPA#591228200 Improvements: 3 Story, 3 Unit, Mixed Use Row W/basement, Office/store & Apartments BRIAN THOMPSON C.P. July Term, 2008 No. 04362 \$148,986.51 Thomas D Bielli, Esq., Daniel P. Murray, Esq., O’Kelly Ernst & Bielli, L.L.C.</p>	<p>The following property, sale of which was postponed from the March 4, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1403-446</p> <p>812 West Moyamensing Avenue 19148 39th wd. 2415 Sq. Ft. OPA#393326200 Improvements: Residential Property KSM INVESTMENTS, LLC C.P. June Term, 2011 No. 2634 \$115,407.56 Dean E. Weisgold, Esq.</p> <p>The following property, sale of which was postponed from the May 6, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1405-685</p> <p>2342 Griffith Street 19152 56th wd. On the southwesterly side of Griffith Street (50 feet wide) and the northwesterly side of Bradford Street (70 feet wide); front 28 ft 5-1/2 in, depth 111 ft 3 in BRT#561537300 Improvements: Residential ADVANCED ACQUISITIONS, LLC C.P. January Term, 2014 No. 003339 \$145,060.64 David E. Stern, Esq.</p> <p>The following property, sale of which was postponed from the July 1, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1407-368</p> <p>5110 West Nevada Street 19131-2418 52nd wd. 6758 Sq Ft OPA#521179600 Improvements: Residential Property FRANCIS KILSON C.P. March Term, 2012 No. 02129 \$166,732.32 Phelan Hallinan, LLP</p> <p>1407-459</p> <p>1344 Robbins Street 19111 53rd wd. 1703 Sq Ft BRT#531041900 Improvements: Residential Dwelling ANDREA BULLOCK-BRYANT C.P. November Term, 2013 No. 1832 \$117,951.54 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.</p> <p>1407-463</p> <p>1328 North Hancock Street 19122 18th wd. 2494.66 Sq Ft BRT#18-2083500 Improvements: Residential Dwelling SHERIDAN L. SOSTRE C.P. June Term, 2013 No. 002403 \$230,185.14 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1407-635</p> <p>1042 Edgemore Road 19151 34th wd. On west side of Edgemore Road 338 ft 0 in Northward of Oxford St. Front: 16 ft 0 in, Depth: 90 ft 0 in. OPA#344395000 Improvements: Residential Dwelling LAKESHA STITH C.P. August Term, 2013 No. 02296 \$111,599.43 with legal interest in the amount of \$ Ron L. Woodman, Esq.</p> <p>The following property, sale of which was postponed from the August 5, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6 1, 2015.</p> <p>1408-460</p> <p>2375 Welsh Road 19114 57th wd. 54567 Sq Ft BRT#88-3-3811-25 Improvements: Parking Lot With A One Story, Free Standing, Commercial Retail Building SRAMPICKAL DEVELOPERS, LLC C.P. August Term, 2011 No. 03972 \$437,761.21 Janet L. Gold, Esq.</p> <p>The following property, sale of which was postponed from the October 7, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1410-498</p> <p>4621 Mulberry Street 19124-3305 23rd wd. 1800 Sq Ft OPA#232317100 Improvements: Residential Property MENACHEM SAMPSON A/K/A M. MENACHEM M. SAMPSON A/K/A M. SAMPSON AGMS, LLC C.P. November Term, 2013 No. 00913 \$46,000.91 Phelan Hallinan, LLP</p> <p>1410-594</p> <p>1613 South Orkney Street 19148-1328 1st wd. 1136 Sq Ft OPA#011442000 Improvements: Residential Property</p>	<p>CYRIL V. ADDISON A/K/A CYRIL ADDISON C.P. March Term, 2014 No. 02233 \$302,087.09 Phelan Hallinan, LLP</p> <p>1410-680</p> <p>811 Arnold Street 19111 63rd wd. S/D W B/G 2S Masonry; 1572 Sq Ft BRT#632015700 Subject to Mortgage Improvements: Residential Dwelling SONIA LIPTON C.P. December Term, 2012 No. 04150 \$239,12</p> <p>1410-708</p> <p>500 Southampton Road 19116 58th wd. 1634 Sq Ft OPA#583058100 Subject to Mortgage Improvements: Residential Property MARIE C. GALLAGHER C.P. August Term, 2011 No. 03050 \$43,492.07 Donna M. Donaher, Esq.; Michael C. Mazack, Esq.</p> <p>1410-715</p> <p>7030 Sheldrake Place 19153 40th wd. Row B/ Gar 2Sty Masonry; 1360 Sq Ft BRT#406641700 Subject to Mortgage Improvements: Residential Dwelling DIANA J. LAWRENCE, KNOWN SURVIVING HEIR OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER, STEVEN DOUGLAS LAWRENCE, KNOWN SURVIVING HEIR OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EDITH V. LAWRENCE, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 01506 \$128,521.88 McCabe, Weisberg, & Conway, P.C.</p> <p>The following property, sale of which was postponed from the November 4, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1411-530</p> <p>2826 South Hutchinson Street 19148 39th wd. 1066.53 Sq Ft; Row 1 Sty Masonry BRT#395243525 Improvements: Residential Dwelling RUTH GUERRIERO, EXECUTRIX OF THE ESTATE OF ALFRED GUERRIERO, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 03816 \$195,832.25 McCabe, Weisberg & Conway, P.C.</p> <p>The following property, sale of which was postponed from the December 2, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1412-453</p> <p>5323 Yocum Street 19143 51st wd. Row 2 Story Masonry BRT#512091400; PRCL#29SI-44 Improvements: Residential Dwelling JESSIE MAE MCNEIL C.P. April Term, 2013 No. 01531 \$45,018.00 Federman & Associates, LLC</p> <p>1412-571</p> <p>8520 Michener Street 19150 50th wd. 1158 Sq Ft BRT#501139400 Improvements: Residential Real Estate BRIDGET KORNEGAY C.P. July Term, 2014 No. 02956 \$62,849.74 Stern & Eisenberg, P.C.</p> <p>The following property, sale of which was postponed from the January 6, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1501-393</p> <p>140 East Walnut Lane 19144-2005 59th wd. 1512 Sq Ft OPA# 592058900 Improvements: Residential Property LONDYN MCGUIGAN C.P. August Term, 2013 No. 00006 \$167,914.98 Phelan Hallinan, LLP</p> <p>1501-423</p> <p>7842 Gilbert Street 19150-2504 50th wd. 1084 Sq Ft OPA# 502112600 Improvements: Residential Property TEENA COLEMAN C.P. January Term, 2014 No. 02654 \$130,858.87 Phelan Hallinan, LLP</p> <p>1501-648</p> <p>947 N 5th Street 19123 5th wd. Row Conv/Apt 3 Sty Masonry; 2918 Sq Ft BRT#057134900 Subject to Mortgage Improvements: Residential</p>	<p>Dwelling TANYA PRIME C.P. November Term, 2013 No. 00020 \$303,510.81 McCabe, Weisberg & Conway, PC</p> <p>1501-654</p> <p>3037 Fontain Street 19121 32nd wd. Row 2 Sty Masonry; 1136 Sq Ft BRT#323109400 Subject to Mortgage Improvements: Residential Dwelling UNKNOWN HEIRS OF DOROTHY R. YOUNG, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 01009 \$38,351.29 McCabe, Weisberg & Conway, PC</p> <p>1501-701</p> <p>5843 Florence Avenue 19143 3rd wd. Row 2 Story Masonry; 1510 Sq Ft BRT#034068300 Improvements: Residential Dwelling ETHEL E EDWARDS; TITLE IS VESTED IN ETHEL E. EDWARDS BY DEED DATED NOVEMBER 6, 2002 AND RECORDED JANUARY 30, 2003 AS INSTRUMENT NO. 50605243 C.P. October Term, 2010 No. 00464 \$52,224.98 Federman & Associates, LLC</p> <p>1501-719</p> <p>2027 S. Alden Street 19143 40th wd. 1080 Sq Ft; Row 2 Sty Masonry PRCL# 40-1-0145-00 Improvements: Residential Dwelling LOUIS KARBEDEH C.P. September Term, 2012 No. 002502 \$65,159.53 Federman & Associates, LLC</p> <p>The following property, sale of which was postponed from the February 3, 2015 Sheriff’s Sale, will be offered for sale on TUESDAY, October 6, 2015.</p> <p>1502-320</p> <p>904 East Chelten Avenue 19138 12th wd. 2641 Sq Ft BRT#122119600 KAREN SMITH C.P. January Term, 2007 No. 004483 \$58,241.13 Milstead & Associates, LLC</p> <p>1502-381</p> <p>122 South 11th Street 19107 5th wd. 3520 Sq Ft BRT#88-2618600 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, LCP Philly LLC Improvements: 3520 Square Foot Portion Of A 9166 Square Foot Restaurant; Balance Of Improvements Cover Adjacent Lot Not Owned By Defendants. Bidders Should Refer To Writ Of Execution For 124 South 11th Street, Case Id No. 140303069, Judgment Against 124 A GUS AND JOYCE HIONAS C.P. March Term, 2014 No. 03069 \$3,634,060.14 plus continuing interest and costs Christine L. Barba, Ballard Spahr, LLP</p> <p>1502-382</p> <p>124 South 11th Street 19107 5th wd. 1716 Sq Ft BRT#88-2618700 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, LCP Philly LLC Improvements: 6688 Square Foot Portion Of A 6688 Square Foot Restaurant; Balance Of Improvements Cover Adjacent Lot Not Owned By Defendant. Bidders Should Refer To Writ Of Execution For 122 South 11th Street, Case Id No. 140303071 Judgement Against Gus An 124 ASSOCIATES C.P. March Term, 2014 No. 03071 \$3,634,060.14 plus continuing interest and costs Christine L. Barba, Ballard Spahr, LLP</p> <p>1502-481</p> <p>1431-39 North 52nd Street 19131-4430 44th wd. 7182 Sq Ft BRT#882931970 Improvements: Mixed Use MALAIKA REID C.P. August Term, 2009 No. 995 \$689,000.00 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.</p> <p>1502-560</p> <p>2626 Oakford Street 19146 36th wd. Row 2 Sty Masonry; 1048 Sq Ft BRT#362048700 Improvements: Residential Dwelling BRUCE POWELL AND SEDELLE POWELL C.P. September Term, 2009 No. 00354 \$75,905.69 McCabe, Weisberg, & Conway, P.C.</p>

SHERIFF'S SALE

The following property, sale of which was postponed from the March 3, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, October 6, 2015.

1503-445

7388 Wheeler Street 19153 40th wd. 1024 Sq Ft; Row B/GAR 2 Sty Masonry BRT#404215900; PRCL#26S10-70 Improvements: A Residential Dwelling ANTHONY GOODWIN A/K/A ANTHONY SEAN GOODWIN, JR. A/K/A ANTHONY SEAN GOODWIN; JOY A. GOODWIN A/K/A JOY GOODWIN C.P. December Term, 2012 No. 01331 \$143,537.20 Federman & Associates, LLC

1503-466

5429 Erdrick Street 19124-1406 62nd wd. 1056 Sq Ft OPA#622348400 Improvements: Residential Property DONNA DONIA A/K/A DONNA BESHEL C.P. October Term, 2014 No. 02051 \$103,682.18 Phelan Hallinan, LLP

1503-495

5012 North Smedley Street 19141 17th wd. Residential Property LINDA Y. SIMPKSON C.P. November Term, 2013 No. 01406 \$55,301.28 KML Law Group, P.C.

1503-519

2654 Buckius Street 19137-2046 45th wd. 1548 Sq Ft BRT#453104200 Improvements: Residential Property MELISSA HILTWINE AND DEN SHANE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON C.P. February Term, 2014 No. 003210 \$168,678.22 Zucker, Goldberg & Ackerman, LLC

1503-550

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

The following property, sale of which was postponed from the April 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, October 6, 2015.

1504-303

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

1504-309

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

1504-320

1105 North Orianna Street 19123 5th wd. 835 Sq Ft BRT#057089600 Improvements: Residential Property MILDRED VARGAS C.P. August Term, 2012 No. 0349 \$53,903.68 Shapiro & DeNardo, LLC

1504-342

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

1504-384

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

1504-416

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

1504-445

3856 Salina Road 19154 66th wd. ROW B/GAR 2STY MASONRY; 1600 Sq Ft PRCL#662557700 Improvements: Residential Dwelling TERESA CALABRO A/K/A THERESA

SHERIFF'S SALE

CALABRO A/K/A THERESA K. YACOVETTI AND HENRY DELUCA A/K/A HENRY J. DELUCA C.P. May Term, 2013 No. 01531 \$153,873.52 Federman & Associates, LLC

1504-466

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

1504-467

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

1504-473

6901-29 Valley Avenue Unit G-2 19128 21st wd. 780 Sq Ft BRT#888211063 Improvements: Residential Property THOMAS HANDZUS C.P. September Term, 2014 No. 03022 \$121,632.39 KML Law Group, P.C.

1504-491

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

1504-493

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

1504-503

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

1504-507

5127 Walnut Street 19139-4130 60th wd. ROW W-OFF/STR 2 STY MASONRY; 1650 Sq Ft BRT#871251200 Improvements: Residential Dwelling VICTOR B. KIAHOUR AND CLEMENTINE O. KIAHOUR A/K/A CLEMENTINE ZADI C.P. August Term, 2013 No. 02431 \$63,800.39 McCabe, Weisberg & Conway, P.C.

1504-516

936 East Phil Ellena Street, a/k/a 936 Phil-Ellena Street 19150-3606 50th wd. 1314 Sq Ft OPA#502350200 Improvements: Residential Property JACQUELINE M. JOHNSON C.P. September Term, 2010 No. 03793 \$168,095.41 Phelan Hallinan, LLP

SHERIFF'S SALE

1504-519

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

1504-546

2424 West 78th Avenue 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1450 Sq Ft BRT#501437200 Improvements: Residential Dwelling PHYLLIS F. MATHIS HYLTON, A/K/A PHYLLIS F. MATHIS-HYLTON C.P. August Term, 2014 No. 02970 \$109,945.32 McCabe, Weisberg & Conway, P.C.

1504-565

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

1504-570

7734 Burholme Avenue 19111 63rd wd. S/D W DET GAR 2 STY MASONRY; 1320 Sq Ft BRT#631011800 Improvements: Residential Dwelling ROSEMARY A. YOST A/K/A ROSEMARY YOST AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. April Term, 2014 No. 04099 \$175,056.97 McCabe, Weisberg & Conway, P.C.

1504-572

6018 Newtown Avenue 19111-5918 35th wd. Row B/Gar 2Sty Masonry; 896 Sq Ft BRT#352205900 Improvements: Residential Dwelling IRVING MCNAIR C.P. October Term, 2013 No. 00862 \$104,771.58 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the May 5, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, October 6, 2015.

1505-325

3034 East Street 19134 7th wd. 1120 Sq Ft BRT#071556700 Improvements: Residential Property DARLENE CASH C.P. August Term, 2013 No. 002421 \$30,144.71 Shapiro & DeNardo, LLC

1505-396

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

1505-423

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

1505-440

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

1505-459

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

1505-521

1522 Haines Street 19126 10th wd. 2240 Sq Ft BRT#101262005 Improvements: Residential Real Estate NATHANIEL MAYS C.P. August Term, 2014 No. 00960 \$87,443.31 Stern & Eisenberg, P.C.

1505-528

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

SHERIFF'S SALE

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

1505-532

147 North 62nd Street 19139 34th wd. 1120 Sq Ft BRT#341210700 Improvements: Residential Dwelling ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY, C/O VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE; VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE OF THE ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; YVONNE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; BERNADETTE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; CELESTE TABB, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY C.P. August Term, 2013 No. 03169 \$68,158.82 Udren Law Offices, P.C.

1505-568

1739 Mohican Street 19138-1115 10th wd. 1364 Sq Ft OPA#102249600 Improvements: Residential Property ANTHONY A. STATON, SR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF NICOLA L. JAMISON; AN'YEA STATON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NICOLA L. JAMISON; ANTHONY A. STATON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NICOLA L. JAMISON; NICOLA CARTER, IN HER CAPACITY AS HEIR OF THE ESTATE OF NICOLA L. JAMISON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NICOLA L. JAMISON, DECEASED C.P. September Term, 2012 No. 02497 \$129,495.97 Phelan Hallinan Diamond & Jones, LLP

1505-601

7102 Valley Avenue 19128 21st wd. S/D W B/G 2S MASONRY; 2080 Sq Ft BRT#214182400 Subject to Mortgage Improvements: Residential Dwelling CARMEN SIERRA C.P. September Term, 2013 No. 02147 \$255,610.00 McCabe, Weisberg & Conway, P.C.

1505-616

2012 Larry Street 19142 40th wd. ROW 2 STY MASONRY; 900 Sq Ft BRT#403196700 Improvements: Residential Dwelling CAROLYN CHAPMAN AND WILLIAM H. CHAPMAN C.P. November Term, 2010 No. 04337 \$43,866.69 McCabe, Weisberg & Conway, P.C.

1505-622

3459 Eden Street 19114 57th wd. S/D W B/G 2S MAS. + OTHER; 1224 Sq Ft BRT#572163137 Improvements: Residential Dwelling NICHOLAS R. KIRBY, KNOWN SURVIVING HEIR OF GEORGE KIRBY; GEORGE A. KIRBY, KNOWN SURVIVING HEIR OF GEORGE KIRBY; UNKNOWN SURVIVING HEIRS OF GEORGE KIRBY, DECEASED MORTGAGOR AND REAL OWNER AND GINA MARIE KIRBY A/K/A GINA MARIE SCIARRA KNOWN SURVIVING HEIR OF GEORGE KIRBY, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 02972 \$245,074.09 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the June 2, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, October 6, 2015.

1506-313

3336 Jasper Street 19134-2536 45th wd. 1074 Sq Ft OPA#452380200 Improvements: Residential Property MARYLOU COLON C.P. October Term, 2014 No. 03008 \$34,061.08 Phelan Hallinan Diamond & Jones, LLP

1506-319

500 Southampton Road 19116-1146 58th wd. 1634 Sq Ft OPA#583058100 Improvements: Residential Property MARIE C. GALLAGHER C.P. October Term, 2014 No. 03554 \$27,207.90 Phelan Hallinan Diamond & Jones, LLP

1506-326

122 South 43rd Street 19104 27th wd. 3360

SHERIFF'S SALE

Sq Ft BRT#272114600 Improvements: Residential Property JAYME JOUSSETT C.P. June Term, 2012 No. 03031 \$537,347.67 KML Law Group, P.C.

1506-337

6744 Guyer Avenue 19142 40th wd. 1102 Sq Ft BRT#406327300 Improvements: Residential Dwelling MARY ANN BYRD C.P. October Term, 2011 No. 00171 \$84,313.53 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-338

4526 Tampa Street 19120 42nd wd. 912 Sq Ft BRT#421568800 Improvements: Residential Dwelling ANGELA A. PAEZ A/K/A ANGELA V. PAEZ C.P. June Term, 2014 No. 02910 \$41,064.85 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-350

670 N 57th Street 19131 4th wd. 1512 Sq Ft BRT#043096400 Improvements: Residential Real Estate DARREN M. SMITH C.P. June Term, 2014 No. 01198 \$66,463.71 Stern & Eisenberg, P.C.

1506-355

419 East Woodlawn Street 19144 12th wd. 1780 Sq Ft BRT#122095500 Improvements: Residential Property ALISON BRAXTON-NESMITH AND SCHUYLER NESMITH C.P. September Term, 2014 No. 03185 \$173,240.87 KML Law Group, P.C.

1506-358

3359 Friendship Street 19149 55th wd. 1955 Sq Ft BRT#551424100 Improvements: Residential Property FAIZ CHOUDHURY C.P. November Term, 2014 No. 00682 \$268,063.61 KML Law Group, P.C.

1506-359

3625 Stanwood Street 19136 64th wd. 1126 Sq Ft BRT#642321800 Improvements: Residential Property PETER CHESKY, AS SOLE OWNER C.P. December Term, 2013 No. 01856 \$76,071.22 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlson, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1506-362

2701 East Indiana Avenue 19134 25th wd. 1760 Sq Ft BRT#251099600 Improvements: Residential Property ANTHONY STORINO AND LINDA TAMASITIS C.P. July Term, 2014 No. 03465 \$34,732.47 KML Law Group, P.C.

1506-384

3836 Haverford Avenue 19104 24th wd. 0 Sq Ft OPA#242040800 Improvements: 16TH TRANSFORMATION DEVELOPMENT, LLC AND MARGO ROBINSON C.P. July Term, 2013 No. 003873 \$26,261.35 Bart Benoff, Esq.

1506-386

5852 Brush Road a/k/a 5852 Brush Street 19138-1904 59th wd. 1220 Sq Ft OPA#591227500 Improvements: Residential Property LORRAINE EVANS C.P. March Term, 2014 No. 00156 \$106,070.57 Phelan Hallinan Diamond & Jones, LLP

1506-392

3029 North 35th Street 19132 38th wd. 1776 Sq Ft BRT#382204200 Improvements: Residential Real Estate CHERYL GRIFFIN C.P. August Term, 2011 No. 000815 \$112,504.24 Stern & Eisenberg, P.C.

1506-393

5301 Diamond Street a/k/a 5301 West Diamond Street 19131-2322 52nd wd. 1600 Sq Ft OPA#521155000 Improvements: Residential Property HARRY S. KIRBY C.P. November Term, 2014 No. 00140 \$117,759.33 Phelan Hallinan Diamond & Jones, LLP

1506-395

1827 Hoffman Street 19145 48th wd. 896 Sq Ft BRT#481073300 Subject to Mortgage DOROTHY CHRISTOPHER (DECEASED) C.P. May Term, 2013 No. 00667 \$117,501.23 Michael F.J. Romano, Esq.

1506-403

7319 Woodcrest Avenue 19151-2214 34th wd. 1120 Sq Ft OPA#344123300 Improvements: Residential Property REBECCA BIGHUM ROBINSON A/K/A REBECCA M. ROBINSON C.P. May Term, 2013 No. 00562 \$157,095.28 Phelan

SHERIFF'S SALE

Hallinan Diamond & Jones, LLP

1506-412
1533 South Bailey Street 19147 36th wd. 956 Sq Ft BRT#364270100 Improvements: Residential Property
LEON HENRY, JR. C.P. April Term, 2014 No. 02678 \$20,870.53 KML Law Group, P.C.

1506-423
5748 Woodcrest Avenue 19131-2225 52nd wd. 1760 Sq Ft OPA#522144300 Improvements: Residential Property
RAHEEMAH BEYAH, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JAMES L. SPAIN, JR. C.P. August Term, 2014 No. 01179 \$126,290.88 Phelan Hallinan Diamond & Jones, LLP

1506-430
6562 Windsor Avenue 19142 40th wd. 1536 Sq Ft BRT#403083900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GENNEVA THORNTON, DECEASED C.P. June Term, 2014 No. 00994 \$61,367.11 Shapiro & DeNardo, LLC

1506-434
1400 South Vodges Street 19143-5304 51st wd. 1316 Sq Ft OPA#514014300 Improvements: Residential Property
ALBERT G. ALEMU AND FANTU BEKELE C.P. December Term, 2011 No. 00120 \$43,227.94 Phelan Hallinan Diamond & Jones, LLP

1506-435
1236 Kerper Street 19111-4928 53rd wd. (formerly the 35th wd.) 1472 Sq Ft OPA#532089900 Improvements: Residential Property
VICTORIA V. SAYERS A/K/A VICTORIA SAYERS C.P. June Term, 2014 No. 03360 \$65,947.16 Phelan Hallinan Diamond & Jones, LLP

1506-436
5854 Saul Street 19149-3421 62nd wd. 980 Sq Ft OPA#621458000 Improvements: Residential Property
FERNANDO MENDOZA C.P. October Term, 2014 No. 03330 \$49,811.44 Phelan Hallinan Diamond & Jones, LLP

1506-438
4108 Tyson Avenue 19135-1616 55th wd. 1122 Sq Ft OPA#552190500 Improvements: Residential Property
EUGENIA WILKINS-HAYES C.P. May Term, 2013 No. 00459 \$205,852.05 Phelan Hallinan Diamond & Jones, LLP

1506-439
2839 North 24th Street 19132 11th wd. 1296 Sq Ft OPA#111443200 Improvements: Residential Property
KEITH JONES C.P. March Term, 2005 No. 03633 \$61,432.56 Phelan Hallinan Diamond & Jones, LLP

1506-443
5847 Belmar Terrace 19143 3rd wd. 1088 Sq Ft BRT#034102400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRIMA K. MANSARAY C.P. August Term, 2014 No. 0900 \$21,305.14 Shapiro & DeNardo, LLC

1506-444
1934 North Howard Street 19122 18th wd. 1160 Sq Ft BRT#183237600 Improvements: Residential Property
LIDUVINA CARABALLO C.P. June Term, 2014 No. 004548 \$112,852.09 Shapiro & DeNardo, LLC

1506-448
2720 West Harper Street 19130 29th wd. 0 Sq Ft OPA#292018100 Improvements: Vac Land Res
JOSEPH ROUSE C.P. August Term, 2014 No. 01006 \$6,105.00 Demetri A. Braynin, Esq.

1506-453
1613 Merribrook Lane a/k/a 1613 Meribrook Lane 19151-2717 34th wd. 1120 Sq Ft OPA#343361300 Improvements: Residential Property
STANLEY B. SMITH C.P. August Term, 2014 No. 02434 \$56,484.75 Phelan Hallinan Diamond & Jones, LLP

1506-455
2481 76th Avenue 19150-1807 50th wd. 1530 Sq Ft OPA#501416100 Improvements: Residential Property
JOHN HERDER C.P. November Term, 2014 No. 01030 \$101,213.48 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1506-461
11133 Drake Drive 19154 66th wd. 1450 Sq Ft BRT#662226700 Improvements: Residential Property
THOMAS F. KURTZ AND LAUREN N. TENAGLIA C.P. January Term, 2014 No. 000733 \$127,974.78 Shapiro & DeNardo, LLC

1506-463
3731 Midvale Avenue 19129 38th wd. 1200 Sq Ft BRT#383046000 Improvements: Residential Property
FRANK RAFFAELE C.P. July Term, 2012 No. 0934 \$173,318.33 Shapiro & DeNardo, LLC

1506-471
3213 North 34th Street 19129 38th wd. 1264 Sq Ft BRT#382197500 Improvements: Residential Real Estate
AHISHA T. HARRISON, ADMINISTRATOR TO THE ESTATE OF MILDRED HARRISON, DECEASED AND THOMAS H. LAWRENCE, ADMINISTRATOR TO THE ESTATE OF MILDRED HARRISON, DECEASED C.P. June Term, 2014 No. 002819 \$72,601.68 Stern & Eisenberg, P.C.

1506-475
7503 North 21st Street 19138 10th wd. 1502 Sq Ft BRT#10-1-1837-00 Improvements: Residential Dwelling
FELICIA PARKER AND KAREEM PATTERSON C.P. February Term, 2013 No. 01715 \$72,305.97 Udren Law Offices, P.C.

1506-476A-B
2224 North Broad Street – Premises A – 19123 16th wd. 2618 Sq Ft BRT#871521360 Improvements: Commercial Property
2224 North 15th Street – Premises B – 19123 16th wd. 1718 Sq Ft BRT#161032800 Improvements: Commercial Property
ADEL ALAMERI C.P. February Term, 2013 No. 01902 \$355,936.92 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esq.

1506-477A-B
2511 West Allegheny Avenue – Premises A – 19132 38th wd. 1242 Sq Ft BRT#381354500 Improvements: Residential Dwelling
2513 West Allegheny Avenue – Premises B – 19132 38th wd. 1424.7 Sq Ft BRT#381354610 Improvements: Residential Dwelling
RAUL AQUINO C.P. October Term, 2014 No. 01679 \$100,765.67 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-485
509 Cross Street 19147-6512 1st wd. 1112 Sq Ft OPA#011286000 Improvements: Residential Property
ANDREW COCHRAN AND LAVONNE F. CLARK C.P. March Term, 2012 No. 00704 \$125,399.67 Phelan Hallinan Diamond & Jones, LLP

1506-489
5746 North Hope Street 19120-2410 61st wd. 1200 Sq Ft BRT#61-2-4598-00 Improvements: Residential Dwelling
EDWARD PORCHEA, HEIR AND UNKNOWN HEIRS OF ROSA PORCHEA, DECEASED C.P. July Term, 2012 No. 00199 \$12,183.12 Pressman & Doyle, LLC

1506-491
7031 Souder Street 19149-1729 54th wd. 1296 Sq Ft OPA#542324900 Improvements: Residential Property
RAQUEL RODRIGUEZ C.P. April Term, 2014 No. 04090 \$131,467.72 Phelan Hallinan Diamond & Jones, LLP

1506-493
3433 Arthur Street 19136-2321 64th wd. 1144 Sq Ft OPA#642326200 Improvements: Residential Property
MAE H. SHALLCROSS A/K/A MAE HEATHER SHALLCROSS C.P. October Term, 2014 No. 00289 \$139,346.50 Phelan Hallinan Diamond & Jones, LLP

1506-499
4502 Magee Ave 19135-2738 55th wd. 1280 Sq Ft OPA#552143200 Improvements: Residential Property
CONNIE BROWN C.P. October Term, 2013 No. 02443 \$125,963.06 Phelan Hallinan Diamond & Jones, LLP

1506-502
1538 Stevens Street 19149-3309 54th wd. 1126 Sq Ft OPA#541045600 Improvements: Residential Property
ROBERT WADE BEIZER C.P. October Term, 2014 No. 02933 \$16,797.61 Phelan Hallinan Diamond & Jones, LLP

1506-505
3302 Gurley Road 19154-1502 66th wd. 1360 Sq Ft OPA#663114900 Improvements: Residential Property
CAROL A. MORRIS C.P. April Term, 2010 No. 01978 \$144,502.86 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1506-509
5134 Parkside Avenue 19131-4715 52nd wd. 2400 Sq Ft OPA#521093900 Improvements: Residential Property
ELLA DEANS-FRANCIS C.P. September Term, 2012 No. 00033 \$159,454.84 Phelan Hallinan Diamond & Jones, LLP

1506-516
1633 Swain Street 19130-2827 15th wd. 1200 Sq Ft OPA#152186100 Improvements: Residential Property
JAMES LEWIS C.P. July Term, 2013 No. 00040 \$179,070.53 Phelan Hallinan Diamond & Jones, LLP

1506-517
5927 Wayne Avenue 19144 59th wd. 2649 Sq Ft BRT#593193500 Improvements: Residential Property
DORCINE S. TURNER C.P. November Term, 2012 No. 02670 \$380,411.19 KML Law Group, P.C.

1506-519
5332 Sylvester Street 19124 62nd wd. 1324 Sq Ft BRT#621366200 Improvements: Residential Property
NICOLE HARVEY C.P. October Term, 2013 No. 03754 \$83,935.54 KML Law Group, P.C.

1506-521
248 East Durham Street 19119 22nd wd. 1760 Sq Ft BRT#222155800 Subject to Mortgage Improvements: Residential Property
BRUCE A. MCCALL, JR., AS SOLE OWNER C.P. November Term, 2014 No. 00745 \$98,933.94 Scott A Dietterick, Esq, Kimberly A Bonner, Esq, Joel A Ackerman, Esq, Ashleigh Levy Marin, Esq, Jaime R Ackerman, Esq, Jana Fridfinnsdottir, Esq, Brian Nicholas Esq, Denise Carlon Esq, Roger Fay Esq, Zucker, Goldberg & Ackerman, LLC

1506-532
2722 North 45th Street 19131 52nd wd. ROW B/GAR 2STY STONE; 1354 Sq Ft BRT#521225800 Improvements: Residential Dwelling
GLENROY THOMPSON C.P. April Term, 2013 No. 04663 \$154,932.99 McCabe, Weisberg & Conway, P.C.

1506-536
1629 North 33rd Street 19121-2426 32nd wd. 1800 Sq Ft BRT#32407800 Improvements: Residential
MICHAEL WILLIAMS C.P. June Term, 2012 No. 2363 \$114,472.84 Matthew A. Lipman, Esq.

1506-537
3201 Cecil B Moore Avenue 19121-2409 32nd wd. 2850 Sq Ft BRT#324057500 Improvements: Residential
MICHAEL WILLIAMS C.P. June Term, 2012 No. 2427 \$150,469.00 Matthew A. Lipman, Esq.

1506-540
3347 Holme Avenue 19114 57th wd. 1132 Sq Ft; row b/gar 2sty masonry BRT#572038700 Improvements: Residential Dwelling
LOUIS C. PETERS C.P. February Term, 2014 No. 00334 \$149,647.74 McCabe, Weisberg & Conway, P.C.

1506-543
5339 Pine Street 19143-1414 60th wd. 1504 Sq Ft OPA#603085500 Improvements: Residential Property
VENITA GLOVER C.P. December Term, 2011 No. 02952 \$99,669.26 Phelan Hallinan Diamond & Jones, LLP

1506-551
5946 Houghton Street 19128-1638 21st wd. 1200 Sq Ft OPA#213235700 Improvements: Residential Property
DIANA C. VACOSSIN C.P. October Term, 2014 No. 00286 \$71,685.23 Phelan Hallinan Diamond & Jones, LLP

1506-555
2237 Disston Street 19149-1917 54th wd. 1180 Sq Ft OPA#542074300 Improvements: Residential Property
JEFFERSON SYLVESTRE, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; GARDYNE SYLVESTRE, IN HER CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; ALAIN SYLVESTRE, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; FELIX CHARLES, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIE M. SCOTT, DECEASED C.P. June Term, 2009 No. 02043 \$65,911.99 Phelan Hallinan Diamond & Jones, LLP

1506-556
8030 Mars Place 19153-1112 40th wd. 1260 Sq Ft OPA#405890055 Improvements:

SHERIFF'S SALE

Residential Property
DENISE HAWKINS C.P. September Term, 2012 No. 00675 \$66,468.40 Phelan Hallinan Diamond & Jones, LLP

1506-557
2043 South Redfield Street 19143-5902 40th wd. 1260 Sq Ft OPA#401065600 Improvements: Residential Property
TYNESHIA BETHEA A/K/A TYNEISHA BETHEA C.P. January Term, 2014 No. 02652 \$116,280.37 Phelan Hallinan Diamond & Jones, LLP

1506-562
1347 Dyre Street 19124 62nd wd. ROW CONV/APT 2STY MASONRY; 1268 Sq Ft BRT#621007800 Improvements: Residential Dwelling
DAMON E. CUNNINGHAM C.P. April Term, 2014 No. 03479 \$110,565.77 McCabe, Weisberg & Conway, P.C.

1506-563
2808 Island Avenue 19153 40th wd. 1050 Sq Ft BRT#405754000 Improvements: Residential Property
ELVIS L. WHITE AND CAROLYN T. WHITE C.P. August Term, 2014 No. 001409 \$102,975.88 Shapiro & DeNardo, LLC

1506-572
6640 Lansdowne Avenue 19151-3627 34th wd. 1248 Sq Ft OPA#344023600 Improvements: Residential Property
JOSEPH J. WELCOME C.P. May Term, 2012 No. 01473 \$130,150.08 Phelan Hallinan Diamond & Jones, LLP

1506-573
228 Monastery Avenue 19128 21st wd. ROW B/GAR 2STY MASONRY; 1234 Sq Ft PRCL#211132910 Improvements: Residential Dwelling
CLARA HARDISON C.P. June Term, 2011 No. 02201 \$170,938.88 Federman & Associates, LLC

1506-576
5317 Arlington Street 19131 52nd wd. ROW B/GAR 2STY MASONRY; 1574 Sq Ft BRT#521130200 Improvements: Residential Dwelling
MAXINE G. GRAHAM C.P. March Term, 2014 No. 00769 \$65,555.40 McCabe, Weisberg & Conway, P.C.

1506-577
217 West Penn Street 19144-3903 12th wd. 2256 Sq Ft OPA#124025200 Improvements: Residential Property
TROY SMOKES, TRUSTEE OF TROY SHARROD SMOKES TRUST C.P. May Term, 2013 No. 03044 \$323,440.10 Phelan Hallinan Diamond & Jones, LLP

1506-587
5050 Umbria Street 19128 21st wd. Approximate Size: 53750 Sq Ft; Subject to the Right of Redemption of the United States provided by 28 U.S.C. 2410(C) OPA#882971080 Improvements: Auto Repair Shop Masonry + Other
HARRY C. GALLAGHER AND MICHAEL F. GALLAGHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. September Term, 2012 No. 02398 \$769,967.46 together with interest at the per diem rate of \$120.18 accruing after March 15, 2013, and costs Louise Melchor, Esq.

1506-592
5904 Weymouth Street 19120 35th wd. ROW B/GAR 2STY MASONRY; 1266 Sq Ft BRT#352224400 Improvements: Residential Dwelling
SESNARINE RAMNARINE C.P. August Term, 2007 No. 002795 \$121,273.40 McCabe, Weisberg & Conway, P.C.

1506-595
4625 Fernhill Road 19144 13th wd. 1032 Sq Ft OPA#133127500 Improvements: Residential Property
LESTER BUSSEY C.P. February Term, 2008 No. 04136 \$95,618.12 Phelan Hallinan Diamond & Jones, LLP

1506-596
514 West Porter Street (a/k/a Porter Street) 19148 39th wd. 1440 Sq Ft BRT#392219400 Improvements: Residential Property
MICHAEL G. HOFFMAN, JR., AS SOLE OWNER C.P. March Term, 2014 No. 04986 \$127,050.67 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1506-603
1341 Disston Street 19111-4501 53rd wd. (formerly the 35th wd.) 1350 Sq Ft OPA#532210500 Improvements: Residential Property
KRISTEN G. RICHARDSON AND STEPHEN

SHERIFF'S SALE

F. MOLESKI C.P. August Term, 2013 No. 01628 \$177,670.26 Phelan Hallinan Diamond & Jones, LLP

1506-628
7824 Bayard Street 19150 50th wd. 1472 Sq Ft; Single Family Home BRT#501198000; PRCL#143N21-0196 Improvements: Residential Dwelling
ARNETHA HARGROVE C.P. March Term, 2014 No. 003050 \$130,759.81 Federman & Associates, LLC

1506-630
12710 Medford Road 19154 66th wd. ROW B/GAR 2STY MASONRY; 1360 Sq Ft BRT#663245500 Improvements: Residential Dwelling
JOSEPH P. SZYDLOWSKI, JR. AND MICHELLE C. SZYDLOWSKI C.P. October Term, 2014 No. 02184 \$176,451.86 McCabe, Weisberg & Conway, P.C.

1506-631
2321 West Cumberland Street 19132 16th wd. ROW 2 STY MASONRY; 1440 Sq Ft OPA#162293400 Improvements: A Residential Dwelling
DAMIAN BAGLEY C.P. August Term, 2014 No. 02010 \$80,228.16 Federman & Associates, LLC

1506-633
246 East Walnut Park Drive 19120 61st wd. ROW B/GAR 2STY MASONRY; 1296 Sq Ft BRT#61-1-359300 Improvements: Residential Dwelling
DAMIAN BAGLEY C.P. July Term, 2014 No. 002486 \$182,433.09 Federman & Associates, LLC

1506-634
1535 West Loudon Street 19141 13th wd. 1220 Sq Ft BRT#132409100 Improvements: Residential Dwelling
ESTATE OF HELEN E. HART, DECEASED AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, REPRESENTATIVES, DEVISEES AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HELEN E. HART, DECEASED C.P. August Term, 2013 No. 02577 \$55,744.67 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1506-635
6307 Buist Avenue 19142 40th wd. ROW 2 STY MASONRY; 953 Sq Ft BRT#402258000 Improvements: Residential Dwelling
DOLORES GULLA A/K/A DOLORES E. GULLA C.P. May Term, 2014 No. 00334 \$29,077.54 McCabe, Weisberg & Conway, P.C.

1506-644
1168 East Hortter Street 19150-3105 50th wd. 1100 Sq Ft OPA#502340900 Improvements: Residential Property
RAYMOND C. HEIM A/K/A RAYMOND HEIM C.P. September Term, 2014 No. 04660 \$114,580.10 Phelan Hallinan Diamond & Jones, LLP

1506-652
6534 Keystone Street 19135 41st wd. ROW 1 STY MASONRY; 648 Sq Ft BRT#411465200 Improvements: Residential Dwelling
NICHOLAS P. STREMBICKI, JR., KNOWN SURVIVING HEIR OF NICHOLAS P. STREMBICKI A/K/A NICHOLAS STREMBICKI, DECEASED MORTGAGOR AND REAL OWNER; KRISTI M. STREMBICKI, KNOWN SURVIVING HEIR OF NICHOLAS P. STREMBICKI A/K/A NICHOLAS STREMBICKI, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF NICHOLAS P. STREMBICKI A/K/A NICHOLAS STREMBICKI, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01286 \$86,063.84 McCabe, Weisberg & Conway, P.C.

1506-654
2025 East Cambria Street 19134-4003 25th wd. 1409 Sq Ft OPA#252103000 Improvements: Residential Property
CARMEN M. SANTIAGO-RIVERA C.P. October Term, 2013 No. 01425 \$77,378.75 Phelan Hallinan Diamond & Jones, LLP

1506-664
1425 Sellers Street 19124-3629 23rd wd. 1940 Sq Ft OPA#234052200 Improvements: Residential Property
SONIA FLORES, IN HER CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; MELISSA MELENDEZ, IN HER CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; ALEXIS MELENDEZ, IN HIS CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; JUAN MELENDEZ, IN HIS CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; ENID MELENDEZ, IN HER CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED;

SHERIFF'S SALE

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSE M. OTERO, DECEASED C.P. June Term, 2014 No. 00868 \$39,318.41 Phelan Hallinan Diamond & Jones, LLP

1506-666

2958 North 22nd Street 19132-1504 11th wd. 1508 Sq Ft BRT#871516290 Improvements: Commercial Real Estate

ADRIAN J. MOODY AND ROBYN R. JONES C.P. July Term, 2014 No. 01704 \$36,928.88 Kristofer B. Chiesa, Esq.

1506-668

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

Situate on the East side of Marston Street at the distance of 326 feet 6 inches Northward from the North side of Allegheny Avenue in the 38th Ward of the City of Philadelphia.

Containing in front or breadth on the said Marston Street 14 feet 3 inches and extending of that width in length or depth Eastward between parallel lines at right angles to the said Marston Street 62 feet 6 inches to a certain 3 feet wide alley which extends Northward into Marston Street and Southward it communicates with a 10 feet wide driveway which leads Eastward into Etting Street and Westward into the said Marston Street.

Being known as 3245 North Marston Street. BRT#381230200 Improvements: Residential Dwelling

DAVID STANSON, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER; CHARLOTTE W. STANSON A/K/A CHARLOTTE J. WHEELER A/K/A CHARLOTTE J. WHEELER A/K/A LYDIA DELGADO, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EARL STANSON, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2038 No. 30200 \$48,676.08 McCabe, Weisberg & Conway, P.C.

1506-669

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

The following property, sale of which was postponed from the July 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, October 6, 2015.

1507-314

3060 Livingston Street 19134-5039 25th wd. 774 Sq Ft OPA#251326400 Improvements: Residential Property SUSAN ROLKOWSKI C.P. August Term, 2010 No. 03093 \$53,170.27 Phelan Hallinan Diamond & Jones, LLP

1507-322

1744 North 61st Street 19151-3923 34th wd. 1294 Sq Ft OPA#342265500 Improvements: Residential Property ANTWAIN R. MEDLEY AND RIA T. MEDLEY C.P. September Term, 2013 No. 01446 \$116,098.46 Phelan Hallinan Diamond & Jones, LLP

1507-346

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

1507-359

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

1507-361

6909 Greene Street 19119-3413 22nd wd. 1620 Sq Ft OPA#223240600 Improvements: Residential Property RONALD P. WILLIS AND JACQUELINE

SHERIFF'S SALE

WILLIS A/K/A JACQUELIN WILLIS C.P. July Term, 2014 No. 02504 \$111,455.00 Phelan Hallinan Diamond & Jones, LLP

1507-362

607 East Hortter Place a/k/a 607 Hortter Place 19119 22nd wd. 1080 Sq Ft OPA#221185600 Improvements: Residential Property THELMA BROOKS C.P. August Term, 2005 No. 03071 \$240,904.37 Phelan Hallinan Diamond & Jones, LLP

1507-370

1405 North 2nd Street 19122-3801 18th wd. 1980 Sq Ft OPA#182106500 Improvements: Residential Property KASEY JACKSON AND BRENDAN OLKUS C.P. August Term, 2012 No. 02358 \$329,520.50 Phelan Hallinan Diamond & Jones, LLP

1507-373

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

1507-376

1311 West Butler Street 19140-3725 43rd wd. 2400 Sq Ft OPA#432229900 Improvements: Residential Property DONNA MARTIN, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF TONY R. MARTIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TONY R. MARTIN, DECEASED C.P. May Term, 2014 No. 01552 \$65,751.25 Phelan Hallinan Diamond & Jones, LLP

1507-378

1428 South 27th Street 19146 36th wd. 1070 Sq Ft BRT#364296200 Improvements: Residential Dwelling JOHN B. HUDOME AND DAN NOCELLA C.P. August Term, 2014 No. 01402 \$65,980.27 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1507-381

1491 North 53rd Street 19131 44th wd. 1775 Sq Ft BRT#442324700 Improvements: Residential Property IVORY LYN TAYLOR AND LEVI THOMAS C.P. June Term, 2013 No. 01352 \$158,639.73 KML Law Group, P.C.

1507-386

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

1507-388

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

1507-389

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

1507-395

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

1507-398

1133 Brill Street 19124 62nd wd. 1208 Sq Ft BRT#621038900 Improvements: Residential Property EDNA M. SANCHEZ C.P. August Term, 2014 No. 01785 \$69,805.40 KML Law Group, P.C.

1507-401

6344 North Opal Street 19141-1416 17th wd. 1005 Sq Ft BRT#172368800 Subject to Mortgage LAWRENCE COLEMAN C.P. September Term, 2014 No. 00246 \$121,406.91 Michael F.J. Romano, Esq.

1507-406

4647 Hurley Street (a/k/a North Hurley) 19120 42nd wd. 960 Sq Ft BRT#42-1447100 Subject to Mortgage Improvements: Residential Property

SHERIFF'S SALE

SAFICIA GRAHAM, AS SOLE OWNER C.P. October Term, 2014 No. 00311 \$47,037.31 Scott A Dietterick, Esq. Kimberly A Bonner, Esq. Joel A Ackerman, Esq. Ashleigh Levy Marin, Esq. Jaime R Ackerman, Esq. Jana Fridfinnsdottir, Esq. Brian Nicholas Esq. Denise Carlon Esq. Roger Fay Esq. Zucker, Goldberg & Ackerman, LLC

1507-408

147 Mercy Street 19148-2613 39th wd. 676 Sq Ft OPA#391052900 Improvements: Residential Property SCOTT WILLIAMS SANDERS, JR. A/K/A SCOTT WILLIAM SANDER, JR. A/K/A SCOTT WILLIAM SANDERS, JR. C.P. March Term, 2014 No. 01899 \$160,174.08 Phelan Hallinan Diamond & Jones, LLP

1507-415

3319 Woodhaven Road 19154 66th wd. 1360 Sq Ft BRT#663001300 Improvements: Residential Property WALTER THOMAS, AS SOLE OWNER C.P. August Term, 2014 No. 02738 \$137,870.40 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1507-421

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

1507-423

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

1507-424

2652 South 72nd Street 19153 40th wd. 960 Sq Ft BRT#404010101 Improvements: Residential Dwelling MATTHEW JAMES A/K/A MATTHEW O. JAMES C.P. April Term, 2013 No. 02663 \$178,990.56 Udren Law Offices, P.C.

1507-434

2138 South Iseminger Street 19148 39th wd. 1100 Sq Ft BRT#394409910 Improvements: Residential Real Estate KATIE ANTINORE AND MICHAEL ANTINORE C.P. April Term, 2014 No. 02240 \$147,464.88 Stern & Eisenberg, P.C.

1507-444

5327 North Sydenham Street 19141 17th wd. 1202 Sq Ft BRT#172085900 Improvements: Residential Dwelling ROBIN H. GARY AND JANICE M. GARY C.P. April Term, 2013, No. 04566 \$47,156.31 Law Offices of Gregory Javardian

1507-456

4608 Conshohocken Avenue 19131-2703 52nd wd. 1328 Sq Ft OPA#521187200 Improvements: Residential Property QUANDA R. HOWIE BURTH, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT L. HOWIE; TANYA D. HOWIE, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT L. HOWIE; CHERYL ANN NELSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROBERT L. HOWIE; ROSCHAEAL GARFIELD, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROBERT L. HOWIE; SABRINA HOWIE, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROBERT L. HOWIE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT L. HOWIE, DECEASED C.P. December Term, 2012 No. 01691 \$43,893.94 Phelan Hallinan Diamond & Jones, LLP

1507-457

3901 Folsom Street 19104-1643 24th wd. 1820 Sq Ft OPA#243060300 Improvements: Residential Property JULIA M. SMITH AND HORACE L. SMITH C.P. May Term, 2010 No. 02525 \$45,846.58 Phelan Hallinan Diamond & Jones, LLP

1507-460

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

1507-473

2533 North Bouvier Street 19132-3816 16th wd. 1046 Sq Ft BRT#161222700 Improvements: Residential Property

SHERIFF'S SALE

ROBERTA MATHIS C.P. May Term, 2013 No. 00027 \$18,034.32 KML Law Group, P.C.

1507-478

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

1507-496

949 East Westmoreland Street 19134 33rd wd. 1696 Sq Ft BRT#33-1-110900 Subject to Mortgage Improvements: Residential Dwelling ALIDA CAMACHO, KNOWN HEIR OF JERRY CAMACHO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JERRY CAMACHO, LAST RECORD OWNER JERRY CAMACHO; LAST RECORD OWNER IRAIDA GONZALEZ, INDIVIDUALLY AND KNOWN HEIR OF JERRY CAMACHO C.P. May Term, 2013 No. 02851 \$37,305.15 Udren Law Offices, P.C.

1507-498

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

1507-500

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

1507-503

6425 Drexel Road 19151 34th wd. 4524 Sq Ft BRT#34-4-147300 Improvements: Residential Dwelling ALFRED J. SANFORD; PAT ALEXANDER SANFORD C.P. November Term, 2011 No. 01646 \$200,055.40 Udren Law Offices, P.C.

1507-514

358 Winton Street 19148-3322 39th wd. 980 Sq Ft OPA#392101800 Improvements: Residential Property PETER MARANDOLA C.P. March Term, 2012 No. 03856 \$183,948.08 Phelan Hallinan Diamond & Jones, LLP

1507-520

5961 Reach Street 19120-1114 35th wd. 1250 Sq Ft OPA#352243000 Improvements: Residential Property JUAN ORTIZ, JR. C.P. January Term, 2012 No. 00771 \$65,932.00 Phelan Hallinan Diamond & Jones, LLP

1507-524

3515 Sheffield a/k/a 3515 Sheffield Avenue 19136-3518 64th wd. 1432 Sq Ft OPA#642227200 Improvements: Residential Property LOLITA TILSNER C.P. December Term, 2014 No. 03643 \$113,039.82 Phelan Hallinan Diamond & Jones, LLP

1507-528

304 Unruh Avenue a/k/a 304 Unruh Street 19111-4630 35th wd. 1365 Sq Ft OPA#353120600 Improvements: Residential Property EDWIN GIBSON AND DAWN GIBSON C.P. October Term, 2009 No. 04119 \$190,226.69 Phelan Hallinan Diamond & Jones, LLP

1507-540

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

1507-548

7931 Lowber Avenue 19150-3127 50th wd. 1440 Sq Ft PRL#50-2053600 Improvements: Residential Dwelling MERCEDEIS GALLOWAY, WARNER R. GALLOWAY A/K/A WARNER GALLOWAY C.P. August Term, 2014 No. 002005 \$269,250.39 Federman & Associates, LLC

1507-594

6222 Belfield Avenue 19144 59th wd. ROW 2 STY MASONRY; 1600 Sq Ft BRT#592288800 Improvements: Residential Dwelling JEFFREY K. KNIGHT A/K/A J. KNIGHT

SHERIFF'S SALE

A/K/A JEFFREY KNIGHT, KNOWN SURVIVING HEIR OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER; ROBIN C. ROBINSON, KNOWN SURVIVING HEIR OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 03042 \$52,630.78 McCabe, Weisberg & Conway, P.C.

1507-598

2237 North 51st Street 19131 52nd wd. DET 3 STY STONE; 4063 Sq Ft BRT#521274300 Improvements: Residential Dwelling ANNIE B. POWELL C.P. May Term, 2014 No. 02414 \$174,169.53 McCabe, Weisberg & Conway, P.C.

1507-606

220 South Cecil Street 19139 60th wd. ROW 2 STY MASONRY; 990 Sq Ft BRT#604278200 Improvements: Residential Dwelling LORRAINE WEAVER TAWWAD C.P. January Term, 2015 No. 00454 \$58,346.59 McCabe, Weisberg & Conway, P.C.

1507-614

4660 Penn Street 19124-5837 23rd wd. 2469 Sq Ft BRT#234288000 Improvements: Residential Dwelling KENNETH DELANY; MARIE DELANY A/K/A MARIE G. DELANY C.P. August Term, 2014 No. 01150 \$153,424.98 Udren Law Offices, P.C.

1507-634

1381 Pratt Street 19124-1925 62nd wd. 1996 Sq Ft OPA#621023700 Improvements: Residential Property IGOR MAKOVOZ C.P. August Term, 2012 No. 01016 \$136,864.83 Phelan Hallinan Diamond & Jones, LLP

1507-644

5649 Heiskell Street 19144 12th wd. 934 Sq Ft BRT#122170100 Subject to Mortgage Improvements: Row 2 Sty Masonry JOHN B. HESSER A/K/A JOHN B. HESSER, JR. A/K/A JOHN HESSER A/K/A JOHN HESSER, JR. A/K/A JOHN BIRD HESSER, JR.; AND TERESA K. HESSER C.P. April Term, 2013 No. 00201 \$44,779.82 Brett L. Messinger, Esq.; Ryan A. Gower, Esq.

1507-653

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

1507-654

951 Allengrove Street 19124-2409 23rd wd. 1728 Sq Ft OPA#233044200 Improvements: Residential Property ROBERT MORALES C.P. June Term, 2014 No. 01812 \$127,355.65 Phelan Hallinan Diamond & Jones, LLP

1507-658

743 South 58th Street 19143-2725 46th wd. 1140 Sq Ft PRL#463283000 Improvements: Residential Property ALLEN MCCRAY C.P. April Term, 2013 No. 05096 \$95,831.25 Phelan Hallinan Diamond & Jones, LLP

1507-665

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

1507-667

2146 Knorr Street 19149 54th wd. 1152 Sq Ft BRT#542004000 Improvements: Residential Property RANDELL GREEN C.P. July Term, 2013 No. 04282 \$97,007.96 KML Law Group, P.C.

1507-669

5223 Pine Street 19143 60th wd. ROW 2 STY MASONRY; 1400 Sq Ft BRT#602128400 Improvements: Residential Dwelling JEROME HAUSER, SR. AND KIM HAUSER C.P. January Term, 2012 No. 04101 \$91,346.88 McCabe, Weisberg & Conway, P.C.

1507-683

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

SHERIFF'S SALE
1507-688 511 West Ruscomb Street 19120 49th wd. 4180 Sq Ft BRT#49-1-1353-00 LOUIS STEVENS C.P. October Term, 2012 No. 004396 \$483,652.02 Jason Rabinovich, Esq.
1507-696 6512 Linmore Avenue 19142 40th wd. 1160 Sq Ft; ROW CONV/APT 2STY MASONRY BRT#40-3-1809-00; PRCL#35S19-51 Improvements: Residential Dwelling PAUL NJOKU C.P. May Term, 2012 No. 001155 \$47,632.21 Federman & Associates, LLC
1507-697 1861 Sanford Street 19116 58th wd. 1696 Sq Ft; DET W/B GAR 2STY MAS+OTHER OPA#58-2-0721-00 Improvements: Residential Dwelling AWILDA CASTRO A/K/A AWILDA T. CASTRO, UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. October Term, 2014 No. 002910 \$275,641.92 Federman & Associates, LLC
1507-698 879 North Brooklyn Street 19104 6th wd. 1182 Sq Ft BRT#062299400 Improvements: Residential Dwelling MICKEY R. DAVIS A/K/A MICKEY DAVIS C.P. April Term, 2013 No. 05159 \$85,213.48 Federman & Associates, LLC
1507-700 1031 South 55th Street 19143 51st wd. 1316 Sq Ft; ROW 2 STY MASONRY BRT#513130400; PRCL#26-S-13-292 Improvements: Residential Dwelling KAREEM T. LAWRENCE A/K/A KAREM T. LAWRENCE C.P. November Term, 2014 No. 01302 \$69,878.32 Federman & Associates, LLC
1507-702 2082 East Victoria Street 19134 45th wd. 961 Sq Ft; ROW 2 STY MASONRY OPA#452158600 Improvements: Residential Dwelling MARY OSENDOWSKI C.P. November Term, 2014 No. 01213 \$99,594.95 Federman & Associates, LLC
1507-704 4231 Frost Street 19136-3125 65th wd. 1152 Sq Ft BRT#651222500 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry GREGGORY G. GINTER C.P. February Term, 2013 No. 01338 \$104,700.06 Brett L. Messinger, Esq.; Ryan A. Gower, Esq.
<div>The following property, sale of which was postponed from the August 4, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, October 6, 2015.</div>
1508-304 1411 East Weaver Street 19150-2223 50th wd. 1188 Sq Ft OPA#501470300 Improvements: Residential Property JOANNA JOHNSON A/K/A JOANNA YOUNG C.P. March Term, 2015 No. 00740 \$47,698.92 Phelan Hallinan Diamond & Jones, LLP
1508-305 4280 Paul Street 19124-4629 23rd wd. 2466 Sq Ft OPA#232515500 Improvements: Residential Property RODNEY A. FISHER A/K/A RODNEY FISHER C.P. August Term, 2013 No. 00280 \$168,417.67 Phelan Hallinan Diamond & Jones, LLP
1508-306 423 Knorr Street 19111-4614 35th wd. 1485 Sq Ft OPA#353147100 Improvements: Residential Property REGINALD SMITH C.P. February Term, 2013 No. 03235 \$106,588.64 Phelan Hallinan Diamond & Jones, LLP
1508-308 211 West Wishart Street 19133-3637 19th wd. 1092 Sq Ft OPA#193201300 Improvements: Residential Property DAVID MULLODZHANOV AND ANZAEHLA MIRZKAMDOVA C.P. September Term, 2014 No. 00603 \$84,299.71 Phelan Hallinan Diamond & Jones, LLP
1508-321 1134 South 19th Street 19146 36th wd. 1752 Sq Ft BRT#361170800 Improvements: Residential Property MOHAMMAD ARSHAD CHUGHTAI C.P. August Term, 2013 No. 00899 \$79,662.84 KML Law Group, P.C.
1508-323 351 East Gorgas Lane 19119 22nd wd. 1536 Sq Ft BRT#222115700 Improvements: Residential Property JAMES O. WILSON, JR. AND RITA T. WILSON C.P. May Term, 2014 No. 02370

SHERIFF'S SALE
\$263,127.00 KML Law Group, P.C.
1508-327 710 Mountain Street 19148 1st wd. 884 Sq Ft BRT#012111400 Improvements: Residential Property JOSEPH MARTELLI C.P. April Term, 2014 No. 02462 \$132,136.73 KML Law Group, P.C.
1508-329 309-313 Arch St, Unit 607 19106 5th wd. 972 Sq Ft OPA#888058772 Subject to Mortgage Improvements: N/A VAMSIDHAR VURIMINDI AND ANN S. BORIS C.P. December Term, 2013 No. 01973 \$29,506.18 Zimolong, LLC
1508-335 4030 M Street 19124 33rd wd. 1080 Sq Ft BRT#332457700 Improvements: Residential Property AGNES RAMIREZ AND JORGE RAMIREZ C.P. January Term, 2015 No. 00540 \$64,443.00 KML Law Group, P.C.
1508-336 267 South Ithan Street 19139-3916 60th wd. 1320 Sq Ft BRT#60-4-2235-00 Improvements: Row 2sty Masonry KEVIN ROBINSON C.P. August Term, 2014 No. 02580 \$137,180.87 Milstead & Associates, LLC
1508-338 3414 Cottman Avenue 19149 55th wd. 1548 Sq Ft BRT#551517400 Improvements: Residential Property DAISY HURTADO C.P. December Term, 2006 No. 00692 \$87,482.18 KML Law Group, P.C.
1508-343 2935 Jaspers Street 19134 25th wd. 1110 Sq Ft BRT#25-2-5288-00 Improvements: Row 2sty Masonry ANDREA D. BROWN C.P. April Term, 2014 No. 02677 \$53,024.32 Milstead & Associates, LLC
1508-350 160 West Norris Street 19122 18th wd. 1048 Sq Ft BRT#183195900 Improvements: Residential Property LIDIA JIMENEZ A/K/A ANA LIDIA JIMENEZ C.P. No. 000339 \$46,962.29 Shapiro & DeNardo, LLC
1508-351 435 Sigel Street 19148 1st wd. 894 Sq Ft BRT#011402500 Improvements: Residential Property SHULIN WANG C.P. December Term, 2014 No. 001098 \$147,619.63 Shapiro & DeNardo, LLC
1508-352 Unit 8-A, a/k/a Unit 801, Rittenhouse Plaza Cooperative, 1901-05 Walnut Street 19103 8th wd. 279109 Sq Ft BRT#88-1-0255-00 (Covers Entire Cooperative) Improvements: Condominium Unit SLAVKO S. BRKICH AND VICTORIA Z. BRKICH C.P. April Term, 2015 No. 001546 \$501,089.64 Steven J. Adams, Esq.; Stevens & Lee
1508-356 6838 Grebe Pl 19142 40th wd. 1296 Sq Ft BRT#406574800 Improvements: Residential Real Estate DAVID ELLIOTT, CO-ADMINISTRATOR OF THESTATE OF BETTY GORDON-ELLIOTT, DECEASED/AS REAL OWNER AND DAVITA ELLIOTT, CO-ADMINISTRATOR TO THE ESTATE OF BETTY GORDON-ELLIOTT, DECEASED C.P. August Term, 2014 No. 02443 \$145,092.84 Stern & Eisenberg, P.C.
1508-357 527 West Clapier Street 19144 13th wd. 1280 Sq Ft BRT#133067800 Improvements: Residential Dwelling STEPHANIE R. WICKS C.P. August Term, 2014 No. 01403 \$70,253.87 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1508-358 6337 Morton Street 19144 59th wd. 1760 Sq Ft BRT#592213037 Improvements: Residential Dwelling ALONZO PICKRON C.P. November Term, 2013 No. 00474 \$94,993.54 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1508-360 513 Vernon Rd 19119 22nd wd. 1238 Sq Ft BRT#222038500 Improvements: Residential Property JEFFREY STITT C.P. July Term, 2013 No. 02548 \$164,246.14 KML Law Group, P.C.
1508-366 6242 Hazel Avenue 19143 3rd wd. 1088 Sq Ft BRT#032123700 Improvements: Residential Property

SHERIFF'S SALE
CHARLES A. GREEN, JR. C.P. September Term, 2014 No. 0214 \$52,307.29 Shapiro & DeNardo, LLC
1508-368 5404 Tackawanna Street 19124 62nd wd. 1056 Sq Ft BRT#622305000 Improvements: Residential Property DINA L. SMITH C.P. September Term, 2014 No. 04187 \$39,925.25 KML Law Group, P.C.
1508-371 1719 South 7th Street 19148 1st wd. 1744 Sq Ft BRT#012173800 Improvements: Residential Property NICK LON PHEARAK C.P. July Term, 2014 No. 01547 \$113,711.55 KML Law Group, P.C.
1508-377 1721 East Mayland Street 19138 10th wd. (formerly part of the 15th wd.) 1382 Sq Ft BRT#102266200 Improvements: Residential Real Estate DEBORAH R. SUMPTER C.P. February Term, 2012 No. 00032 \$48,610.24 Stern & Eisenberg, P.C.
1508-382 5139 Locust Street 19139 60th wd. (formerly part of the 46th wd.) 1650 Sq Ft BRT#602076400 Improvements: Residential Real Estate JAMES TYSON C.P. January Term, 2015 No. 00162 \$125,026.54 Stern & Eisenberg, P.C.
1508-385 2827 Overington Street 19137 45th wd. 958 Sq Ft BRT#453086500 Improvements: Residential Dwelling DEIDRE ALLEN C.P. July Term, 2014 No. 03842 \$46,393.85 Powers, Kirn & Associates, LLC
1508-387 3923 Brown Street 19104 24th wd. 1864 Sq Ft BRT#243122500 Improvements: Row 3 Sty Masonry RICHARD WILSON C.P. June Term, 2014 No. 00246 \$46,750.00 Milstead & Associates, LLC
1508-388 1999 73rd Avenue 19138 10th wd. (Formerly 50th wd.) 1092 Sq Ft BRT#10-1356400 Improvements: Row B/gar 2sty Masonry PAMELA ALLEN C.P. July Term, 2014 No. 00796 \$91,617.75 Milstead & Associates, LLC
1508-395 6708 Eastwood Street 19149-2332 54th wd. (formerly the 35th wd.) 1138 Sq Ft OPA#542401100 Improvements: Residential Property KAREN SPINELLI C.P. May Term, 2014 No. 00354 \$125,175.04 Phelan Hallinan Diamond & Jones, LLP
1508-399 849 North 13th Street 19123 14th wd. 1260 Sq Ft OPA#141193610 Improvements: Residential Property ARMINTER MCLAUGHLIN A/K/A ARMINTER TOW A/K/A ARMINTER YOW C.P. September Term, 2014 No. 01534 \$35,280.89 Phelan Hallinan Diamond & Jones, LLP
1508-401 3549 North 7th Street 19140-4401 43rd wd. 950 Sq Ft OPA#432089600 Improvements: Residential Property DIANE CAIN C.P. February Term, 2010 No. 00047 \$78,693.15 Phelan Hallinan Diamond & Jones, LLP
1508-404 2754 Casimir Street 19137-2007 45th wd. 906 Sq Ft OPA#453101400 Improvements: Residential Property THEODORE S. RDESINSKI, SR. A/K/A THEODORE S. RDESINSKI; VALERIE T. RDESINSKI C.P. December Term, 2014 No. 03572 \$112,553.85 Phelan Hallinan Diamond & Jones, LLP
1508-406 2116 Wharton Street 19146-4537 36th wd. 1133 Sq Ft OPA#361120000 Improvements: Residential Property KIMBERLY BROOKS C.P. May Term, 2014 No. 01012 \$80,265.87 Phelan Hallinan Diamond & Jones, LLP
1508-412 4028 Powelton Avenue 19104-2260 6th wd. 1740 Sq Ft OPA#061011400 Improvements: Residential Property ANEESHA E. SHABAZZ C.P. August Term, 2011 No. 01209 \$201,847.15 Phelan Hallinan Diamond & Jones, LLP
1508-413 7455 Ruskin Road 19151-2925 34th wd. 1152 Sq Ft OPA#343166900 Improvements: Residential Property

SHERIFF'S SALE
CARETHA TARVER C.P. May Term, 2010 No. 04265 \$152,371.77 Phelan Hallinan Diamond & Jones, LLP
1508-414 1145 Herbert Street 19124-2932 23rd wd. 1288 Sq Ft OPA#234088700 Improvements: Residential Property VALENTINA CROSS C.P. June Term, 2014 No. 00009 \$86,484.41 Phelan Hallinan Diamond & Jones, LLP
1508-415 3218 Kip Street 19134 7th wd. 1020 Sq Ft BRT#073083500 Improvements: Residential Dwelling CARMEN JIMENEZ C.P. October Term, 2014 No. 02547 \$27,520.72 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1508-418 1713 Wakeling Street 19124-2756 62nd wd. 1396 Sq Ft OPA#622003900 Improvements: Residential Property OMAR NEGRON C.P. June Term, 2012 No. 01481 \$73,237.92 Phelan Hallinan Diamond & Jones, LLP
1508-420 8 Bristow Place 19123-3003 5th wd. 1130 Sq Ft OPA#055032670 Improvements: Residential Property LESLIE J. ARNETTE-PINA C.P. May Term, 2014 No. 02614 \$191,074.73 Phelan Hallinan Diamond & Jones, LLP
1508-431 12127 Ranier Road 19154-1826 66th wd. 1360 Sq Ft OPA#663268300 Improvements: Residential Property JOHN MCCAMLEY C.P. March Term, 2015 No. 00195 \$199,792.16 Phelan Hallinan Diamond & Jones, LLP
1508-433 2723 East Ann Street 19134-5701 25th wd. 1148 Sq Ft OPA#251079900 Improvements: Residential Property KAREN NEW C.P. January Term, 2015 No. 01423 \$152,531.68 Phelan Hallinan Diamond & Jones, LLP
1508-434 1930 Wilder Street 19146-4641 36th wd. 980 Sq Ft OPA#363035500 Improvements: Residential Property DOROTHY R. FERGUSON C.P. January Term, 2015 No. 00349 \$57,105.54 Phelan Hallinan Diamond & Jones, LLP
1508-438 3910 Claridge Street 19124-5502 33rd wd. 800 Sq Ft OPA#332334500 Improvements: Residential Property DIANILDA GONZALEZ A/K/A DINILDA GONZALEZ C.P. October Term, 2013 No. 01593 \$16,728.92 Phelan Hallinan Diamond & Jones, LLP
1508-441 3328 Englewood Street 19149 55th wd. 1440 Sq Ft BRT#551487100 Improvements: Residential Property SIOBHAN GURSKI AND MICHAEL GURSKI, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY C.P. September Term, 2014 No. 02645 \$244,244.39 Zucker, Goldberg & Ackerman, LLC
1508-445 247 South Cobbs Creek Parkway 19139 3rd wd. 1432 Sq Ft OPA#031207800 Improvements: Residential Property MARY BENNERMAN AND JAMES C. BENNERMAN C.P. August Term, 2014 No. 01173 \$45,182.98 Phelan Hallinan Diamond & Jones, LLP
1508-452 3017 Disston Street 19149-1902 55th wd. 1174 Sq Ft BRT#551308100 Improvements: Residential Dwelling ALICIA BIENER A/K/A ALICIA M. WENDOWSKI AND PHILIP M. BIENER C.P. December Term, 2014 No. 03510 \$101,293.04 Law Offices of Gregory Javardian
1508-453 2060 Brill Street 19124 62nd wd. 1056 Sq Ft BRT#622146600 Improvements: Residential Property TANIKA D. LONG C.P. May Term, 2012 No. 01983 \$94,269.65 KML Law Group, P.C.
1508-454 8513 Temple Road 19150-1908 50th wd. 1088 Sq Ft BRT#501109800 Improvements: Residential Real Estate UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF EUGENE O. WILLIAMS C.P. November Term, 2014 No. 02117 \$102,045.59 Stern & Eisenberg, P.C.
1508-456 2441 East Letterly Street 19125-3007 31st wd. 868 Sq Ft BRT#313241800 Improvements: Residential Real Estate

SHERIFF'S SALE
CHRISTOPHER M. COSTELLO C.P. January Term, 2015 No. 003275 \$78,320.02 Stern & Eisenberg, P.C.
1508-463 249 East Cambria Street 19134 7th wd. 1046 Sq Ft BRT#071224500 Improvements: Residential Dwelling SANTA GONZALEZ C.P. March Term, 2015 No. 02567 \$15,745.66 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1508-466 6434 Montour Street 19111 35th wd. 1280 Sq Ft BRT#353293300 Improvements: Residential Property KAREN FRIEL AND MICHAEL FRIEL, AS TENANTS BY THE ENTIRETIES C.P. June Term, 2014 No. 02537 \$148,946.91 Scott A. Dietterick, Esq.; Kimberly A Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC
1508-468 1619 Solly Avenue 19152 56th wd. Land Area: 4185.46 Sq Ft; Improvement Area: 2240 Sq Ft OPA/BRT#562072700 Subject to Mortgage Improvements: Residential Dwelling - 2-4 Units, 2 Story ELENA SKLYAR C.P. September Term, 2011 No. 1612 \$49,760.34 Dana S. Plon, Esq.
1508-469 511-19 North Broad Street, Unit 602 19123-3234 5th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.4010%; 737 Sq Ft OPA#888140076 Improvements: Condominium Unit BORIS KAGAN C.P. May Term, 2012 No. 02692 \$171,170.84 Phelan Hallinan Diamond & Jones, LLP
1508-471 4928 Brown Street 19139 44th wd. 1560 Sq Ft OPA#441266200 Improvements: Residential Property CHARLENE GRAHAM C.P. July Term, 2007 No. 04411 \$52,081.24 Phelan Hallinan Diamond & Jones, LLP
1508-472 2446 South Hutchinson Street 19148-3726 39th wd. 940 Sq Ft OPA#393478400 Improvements: Residential Property JOHN TREROTOLA C.P. July Term, 2014 No. 00979 \$125,356.77 Phelan Hallinan Diamond & Jones, LLP
1508-474 30 West Chestnut Hill Avenue 19118-3744 9th wd. 3138 Sq Ft OPA#092224100 Improvements: Residential Property DAVID BUTEN AND JUDITH E. BUTEN C.P. February Term, 2012 No. 00027 \$385,960.50 Phelan Hallinan Diamond & Jones, LLP
1508-476 3037 North 15th Street 19132-2305 11th wd. 2502 Sq Ft BRT#11-1-1548-00 Improvements: Residential Dwelling HAROLD HAWKINS AND BESSIE LUFFBOROUGH C.P. July Term, 2012 No. 02409 \$30,460.32 Pressman & Doyle, LLC
1508-480 2214 Emerson Street 19152 56th wd. 1025 Sq Ft OPA#562089200;BRT#66-00-00760-00-2 Improvements: Residential Dwelling MASOUD ASHRAPHIJUO C.P. October Term, 2014 No. 00176 \$82,805.75 Powers, Kirn & Associates, LLC
1508-481 2210 Gerritt Street 19146 36th wd. 1064 Sq Ft BRT#364011100 Improvements: Residential Real Estate JUANITA LEFTWICH C.P. March Term, 2015 No. 03163 \$86,101.23 Stern & Eisenberg, P.C.
1508-482 6041 Colgate Street 19111 35th wd. 938 Sq Ft BRT#352279400 Improvements: Residential Real Estate UNKNOWN HEIRS AND DAWN THORNE C.P. January Term, 2015 No. 02465 \$100,723.28 Stern & Eisenberg, P.C.
1508-484 7670 Woodcrest Avenue 19151 34th wd. 1120 Sq Ft BRT#343190200 Improvements: Residential Property YOLANDA JOHNSON C.P. January Term, 2015 No. 00673 \$138,122.81 Shapiro & DeNardo, LLC
1508-485 6406 Everett Street 19149 54th wd. 1842 Sq Ft BRT#54-1-2262-05 Improvements: Residential Property ISFA U. ISLAM C.P. February Term,

SHERIFF'S SALE

2015 No. 002650 \$269,774.17 Shapiro & DeNardo, LLC

1508-487

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

1508-488

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

1508-489

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

1508-490

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

1508-493

7380 Rugby Street 19138 10th wd. 1444 Sq Ft BRT#102456600 Improvements: Residential Property
DEKAR L. BENEDICT C.P. April Term, 2014 No. 00606 \$181,230.59 KML Law Group, P.C.

1508-496

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

1508-497

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

1508-498

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

1508-506

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

1508-512

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

1508-516

5118 Marion Street 19144 12th wd. ROW 2 STY MASONRY; 1710 Sq Ft BRT#123171600 Improvements: Residential Dwelling
WALI “IBN” SHABAZZ, KNOWN SURVIVING HEIR OF MARGARET JONES, REAL OWNER AND MORTGAGOR; RAHEEM J. SHABAZZ JONES, KNOWN SURVIVING HEIR OF MARGARET JONES, REAL OWNER AND MORTGAGOR; TARIQ ABDUL-AZIZ, KNOWN SURVIVING HEIR OF MARGARET JONES, REAL OWNER AND MORTGAGOR; UNKNOWN SURVIVING HEIRS OF MARGARET JONES,

SHERIFF'S SALE

REAL OWNER AND MORTGAGOR C.P. September Term, 2014 No. 04441 \$159,565.03 McCabe, Weisberg & Conway, P.C.

1508-518

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

1508-520

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

1508-521

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

1508-524

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

1508-525

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

1508-526

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

1508-529

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

1508-532

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

1508-533

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

1508-535

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

1508-539

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

1508-545

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

1508-547

1320 Harrison Street 19124-2602 23rd wd. ROW 3STY MASONRY; 2062 Sq Ft BRT#234130500 Improvements: Residential

SHERIFF'S SALE

Dwelling
UNKNOWN SURVIVING HEIRS OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; CARLOS R. DIAZ, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; FELISHIA J. GREEN, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; GLADYS E. GARCIA, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED REAL OWNER AND MORTGAGOR; CRYSTAL J. TEXTER, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; CASSANDRA MARIA DIAZ, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; BOBBY A. GREEN, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2014 No. 03029 \$43,412.53 McCabe, Weisberg & Conway, P.C.

1508-551

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

1508-555

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

1508-556

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

1508-559

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

1508-562

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

1508-563

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

1508-568

7142 Walker Street 19135-1102 41st wd. 1152 Sq Ft BRT#41-2269200 Subject to Mortgage Improvements: Residential Property
JOHN D. URBACH, A MARRIED MALE C.P. September Term, 2013 No. 00014 \$136,731.21 Scott A. Dietterick, Esq.; Kimberly A Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1508-570

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

1508-571

1741 West Juniata Street 19140 13th wd. ROW 2STY MASONRY; 1456 Sq Ft BRT#131320900 Improvements: Residential Dwelling
UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA AND PAMELA RICHARDSON A/K/A

SHERIFF'S SALE

PAMELA Y. ALEXANDER C.P. April Term, 2013 No. 00747 \$46,332.39 McCabe, Weisberg & Conway, P.C.

1508-572

2431 Reed Street Unit 2 19146 36th wd. 14954 Sq Ft; on North side of Reed St; Intersection of Reed and 25th St; Front: Irregular Lot OPA#884122506 Improvements: Industrial Condominium
SCST REALTY GROUP, LLC C.P. January Term, 2012 No. 1424 \$627,178.99 James W. Hennessey, Esq.; Dilworth Paxson LLP

1508-573

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

1508-574

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

1508-578

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

1508-581

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

1508-589

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

1508-590

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

1508-597

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

1508-598

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

1508-599

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

1508-604

1712 Dounton Street 19140 13th wd. ROW 2 STY MASONRY; 1224 Sq Ft BRT#131311130 Subject to Mortgage Improvements: Residential Dwelling

SHERIFF'S SALE

BARBARA BENNETT NEWTON, ADMINISTRATORS OF THE ESTATE OF MARIE SHIELDS, DECEASED MORTGAGOR AND REAL OWNER; JONATHAN BENNETT ADMINISTRATORS OF THE ESTATE OF MARIE SHIELDS, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2010 No. 00629 \$26,862.15 McCabe, Weisberg & Conway, P.C.

1508-607

5256 North Hutchinson Street 19141 49th wd. ROW B/GAR 2STY MASONRY; 1230 Sq Ft BRT#492161600 Improvements: Residential Dwelling
IDA MAE GALLMAN AND GRADY L. GALLMAN A/K/A GRADY GALLMAN C.P. December Term, 2013 No. 00196 \$63,233.88 McCabe, Weisberg & Conway, P.C.

1508-608

357 East Eleanor Street 19120 42nd wd. ROW 2 STY MASONRY; 1662 Sq Ft BRT#421107000 Improvements: Residential Dwelling
JOHNNY R. WILSON C.P. March Term, 2008 No. 01758 \$56,380.03 McCabe, Weisberg & Conway, P.C.

1508-609

7018 Large Street 19149-1732 54th wd. 1120 Sq Ft BRT#542228300 Improvements: Residential Real Estate
ROBERT P. BERRY AND RUTH N. JOHN C.P. February Term, 2015 No. 00212 \$107,064.07 Stern & Eisenberg, P.C.

1508-610

8758 Ditman Street 19136-2104 65th wd. 1152 Sq Ft BRT#652290400 Improvements: Residential Real Estate
JULIE GLAZIER C.P. January Term, 2015 No. 03172 \$104,457.62 Stern & Eisenberg, P.C.

1508-616

5844 Bustleton Avenue 19149 62nd wd. 657 Sq Ft BRT#621501700 Improvements: Residential Property
TRUYEN VAN NGUYEN AND HUNG M. LAM C.P. January Term, 2015 No. 003650 \$65,181.66 Shapiro & DeNardo, LLC

1508-617

43 West Upsal Street 19119 22nd wd. 3152 Sq Ft BRT#223020600 Improvements: Residential Property
SAUL BRADLEY AND ROBIN BRADLEY C.P. August Term, 2012 No. 3592 \$171,586.57 Shapiro & DeNardo, LLC

1508-622

1749-1751 Bigler Street 19145 26th wd. 1280 Sq Ft BRT#262314100 Improvements: Residential Property
LOUIS PAVONI C.P. July Term, 2012 No. 002829 \$361,898.76 Shapiro & DeNardo, LLC

1508-625

10021 Westbourne Place 19114-1522 66th wd. 1540 Sq Ft BRT#66-1-0274-00 Improvements: Residential Dwelling
ROSEMARIE TERRY C.P. September Term, 2014 No. 00244 \$210,361.56 Barbara A. Fein, Esq.

1508-633

5536 Matthews Street 19138 12th wd. 1056 Sq Ft; 16’ frontage x. 50’ depth OPA#122288400 Improvements: Residential Property
THE KNOWN AND UNKNOWN HEIRS OF ANNA JORDAN, DECEASED C.P. September Term, 2014 No. 00204 \$42,183.31 Richard M. Squire & Associates, LLC

1508-634

2826 Rosehill Street 19134 7th wd. 1400 Sq Ft; 15’ frontage x. 76’4” depth OPA#071412800 Improvements: Residential Property
EYDA MENDEZ C.P. September Term, 2013 No. 00505 \$38,677.27 Richard M. Squire & Associates, LLC

1508-638

7345 Woodbine Avenue 19151-2212 34th wd. 1120 Sq Ft OPA#344139300 Improvements: Residential Property
TAMARA BATTLE C.P. December Term, 2011 No. 00736 \$168,816.13 Phelan Hallinan Diamond & Jones, LLP

1508-644

424 North 65th Street 19151-4003 34th wd. 1428 Sq Ft OPA#343122400 Improvements: Residential Property
GAYLE E. PULLER C.P. October Term, 2013 No. 00993 \$77,030.53 Phelan Hallinan Diamond & Jones, LLP

1508-650

5920 Lawndale Street 19120-1210 35th wd. 1272 Sq Ft OPA#352315900 Improvements: Residential Property
RHONDA FREEMAN A/K/A RANDA FREEMAN-EL; ECCLESIASTICAL

SHERIFF'S SALE
TRUSTEE, FRAMEWORK FINANCIAL CONSULTANTS C.P. February Term, 2014 No. 00993 \$167,884.01 Phelan Hallinan Diamond & Jones, LLP
1508-651 2912 North Taney Street 19132-1209 38th wd. 900 Sq Ft OPA#38-1-1962-00 Improvements: Residential Property MAMIE PERKINS AND CATHERINE GREEN C.P. March Term, 2015 No. 04111 \$90,511.32 Phelan Hallinan Diamond & Jones, LLP
1508-653 502 Murdoch Road, a/k/a 502 East Murdoch Road 19119-1026 9th wd. 2458 Sq Ft OPA#091060400 Improvements: Residential Property WILLIAM JAMES MARTINER A/K/A WILLIAM J. MARTINER; AMY CRAIG MARTINER A/K/A CRAIG MARTINER C.P. December Term, 2013 No. 03078 \$159,960.90 Phelan Hallinan Diamond & Jones, LLP
1508-654 4138 Fairdale Road 19154-3612 66th wd. 1260 Sq Ft OPA#66-2-5683-00 Improvements: Residential Property CHRISTOPHER M. SOMERS AND VICTORIA N. ARTEAGA C.P. February Term, 2015 No. 00992 \$99,267.53 Phelan Hallinan Diamond & Jones, LLP
1508-655 12612 Ramer Road 19154-1422 66th wd. 1360 Sq Ft OPA#663292300 Improvements: Residential Property THOMAS A. NEELY AND CHRISTINA M. NEELY C.P. June Term, 2012 No. 03305 \$190,855.72 Phelan Hallinan Diamond & Jones, LLP
1508-656A-J 8712 Frankford Avenue, Unit 2 A&B; on the Northwesternly side of Frankford Avenue – Premises A – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367803 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 3 A&B; on the Northwesternly side of Frankford Avenue – Premises B – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367805 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 4 A&B; on the Northwesternly side of Frankford Avenue – Premises C – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367807 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 5 A&B; on the Northwesternly side of Frankford Avenue – Premises D – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367809 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 6 A&B; on the Northwesternly side of Frankford Avenue – Premises E – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367811 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 14 A&B; on the Northwesternly side of Frankford Avenue – Premises F – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367827 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 15 A&B; on the Northwesternly side of Frankford Avenue – Premises G – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367829 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 16 A&B; on the Northwesternly side of Frankford Avenue – Premises H – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367831 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 17 A&B; on the Northwesternly side of Frankford Avenue – Premises I – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367833 Improvements: Apt 2-4 Units 2 Sty Frame 8712 Frankford Avenue, Unit 18 A&B; on the Northwesternly side of Frankford Avenue – Premises J – 19136 57th wd. 1540 Sq Ft; Front: 22' x Depth: 42.41' BRT#572367835 Improvements: Apt 2-4 Units 2 Sty Frame PENNY LANCASTER C.P. February Term, 2014 No. 02081 \$1,075,234.49 Justin L. Krik, Esq.; Lipsky and Brandt
1508-658 255 South Hirst Street 19139-3727 3rd wd. 960 Sq Ft OPA#031196000 Improvements: Residential Property DEBORAH M. BAKER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF COLIN BROWN A/K/A COLIN K. BROWN; LINDA CLARK BROWN, IN HER CAPACITY AS DEVEISE OF THE ESTATE OF COLIN BROWN A/K/A COLIN K. BROWN C.P. April Term, 2014 No. 03222 \$49,609.35 Phelan Hallinan Diamond & Jones, LLP
<div>The following property, sale of which was postponed from the Sept. 1, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, October 6, 2015.</div>

SHERIFF'S SALE
1509-302 4571-73 Torresdale Avenue 19124 23rd wd. 7700 Sq Ft +/- 7600 Sq Ft OPA#884507630 Subject to Mortgage Improvements: Commercial Building LEODORO ROSARIO AND MILAGROS ARIAS SANTOS C.P. February Term, 2015 No. 03191 \$34,499.20 Richard J. Weitzman, Esq.
1509-303 5001 North Sydenham Street 19141-2209 17th wd. 1600 Sq Ft BRT#172076900 Improvements: Residential Property ENTRUST CAMA, FBO JANETTE LEE CURRY, IRA AND BRUCE D. RYAN C.P. January Term, 2015 No. 03193 \$48,293.62 KML Law Group, P.C.
1509-311 2443 East Clearfield Street 19134-4438 25th wd. 1530 Sq Ft OPA#251121700 Improvements: Residential Property ANTHONY PIZZARO C.P. June Term, 2012 No. 02626 \$169,464.16 Phelan Hallinan Diamond & Jones, LLP
1509-313 1804 73rd Avenue 19126 10th wd. 1280 Sq Ft PRCL#101341300 Improvements: Residential Property LAKESHIA R. JACKSON C.P. April Term, 2009 No. 02682 \$138,749.68 Phelan Hallinan Diamond & Jones, LLP
1509-323 3107 C Street 19134 7th wd. 784 Sq Ft BRT#071449800 Improvements: Residential Dwelling JOSEPH E. BENNETT A/K/A JOE BENNETT AND MARK C. NUZZO A/K/A MARK NUZZO C.P. March Term, 2015 No. 04245 \$43,475.40 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq
1509-325 934 East Russell Street 19134 33rd wd. 1176 Sq Ft BRT#33-1-1762-00 Improvements: Residential Dwelling JOSEPH E. BENNETT A/K/A JOE BENNETT AND MARK C. NUZZO A/K/A MARK NUZZO C.P. March Term, 2015 No. 04246 \$48,985.93 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq
1509-329 897 Granite Street 19124 35th wd. Land Area: 1022 Sq Ft BRT#351139800 Improvements: Row B/gar 2sty Masonry NATE SIMON C.P. November Term, 2014 No. 02114 \$78,750.00 Milstead & Associates, LLC
1509-331 940 Daly Street 19148 39th wd. Land Area: 1040 Sq Ft BRT#393339100 Improvements: Row 2 Story Masonry NATALIE TROUT C.P. May Term, 2013 No. 01716 \$156,090.00 Milstead & Associates, LLC
1509-336 340 Federal Street 19147 2nd wd. Lot of 1040 Sq Ft with multi-family improvement of 3120 Sq Ft BRT#02-1-2592-00 Improvements: Residential Dwelling BARRY GLICKSTEIN C.P. May Term, 2008 No. 003759 \$1,057,549.90 Anita J. Murray, Esq.; Eckert, Seamans, Cherin & Mellott, LLC
1509-339 6532 Lansdowne Avenue 19151 34th wd. 1582 Sq Ft BRT#344019500 Improvements: Residential Property BASIL A. SCOTT AND JANICE V. SCOTT C.P. March Term, 2011 No. 03346 \$147,137.94 KML Law Group, P.C.
1509-345 848 North Bambrey Street 19130 15th wd. 820 Sq Ft BRT#151275800 Subject to Rent Improvements: Residential Property WENDY DECOU A/K/A WENDY S. DECOU; ROLF F. DECOU C.P. June Term, 2012 No. 3295 \$195,656.67 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC
1509-356 5528 Hunter Street 19131-3507 4th wd. 2520 Sq Ft OPA#041260500 Improvements: Residential Property VINCENT HEATH C.P. March Term, 2013 No. 01564 \$88,021.04 Phelan Hallinan Diamond & Jones, LLP
1509-363 1503 North Redfield Street 19151 34th wd. 840 Sq Ft BRT#342165200 Improvements: Residential Property ALIYA S. SMALL C.P. December Term, 2008 No. 00510 \$51,907.45 KML Law Group, P.C.

SHERIFF'S SALE
1509-369 4740 Wingate Street 19136-2926 65th wd. 5928 Sq Ft BRT#88-2967690 Improvements: Auto Repair Shop Masonry C&D AUTO WORKS, SEAN DEMBECK AND THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. December Term, 2014 No. 03567 \$240,000.00 Milstead & Associates, LLC
1509-388 619 Shawmont Avenue 19128-3124 21st wd. 1836 Sq Ft OPA#214054400 Improvements: Residential Property MANJINDER PANDHER C.P. September Term, 2013 No. 02625 \$217,852.24 Phelan Hallinan Diamond & Jones, LLP
1509-402 1015 East Rittenhouse Street 19138 59th wd. 1609 Sq Ft BRT#591136100 Improvements: Residential Dwelling AISHA RAYE A/K/A AISHA N. RAYE C.P. May Term, 2014 No. 01709 \$164,459.57 Udren Law Offices, P.C.
1509-403 6605 Blakemore Street 19119 22nd wd. 2016 Sq Ft BRT#221287410 Subject to Mortgage Improvements: Residential Property NANA Y. AMOH, SOLE OWNER C.P. August Term, 2011 No. 4229 \$119,549.61 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC
1509-413 12219 Thornton Road 19154 66th wd. 8284 Sq Ft BRT#663142600 Improvements: Residential Property JOHN J. KILBRIDE, III AND MICHAEL R. KILBRIDE C.P. November Term, 2014 No. 02122 \$157,493.23 KML Law Group, P.C.
1509-416 4000 Gypsy Lane Unit 322A1 19129 21st wd. 858 Sq Ft (no land area) BRT#888210197 Subject to Mortgage Improvements: Residential Condominium Unit DAVID H. O'BRIEN C.P. April Term, 2015 No. 004423 \$10,452.35 Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.
1509-431 4119 Barnett Street 19135-3011 55th wd. Land Area: 1245 BRT#552066200 Improvements: Row B/gar 2 Story Masonry ARTHUR W. MARNIEN C.P. August Term, 2014 No. 01291 \$110,416.00 Milstead & Associates, LLC
1509-432 1245 South 13th Street 19147-4502 2nd wd. Land Area: 1020 Sq Ft BRT#021608700 Improvements: Row Conv/apt 3sty Masonry PETER KOURAHANIS C.P. July Term, 2012 No. 03005 \$92,500.00 Milstead & Associates, LLC
1509-460 1504 South 53rd Street 19143 51st wd. 1248 Sq Ft BRT#512014100 Improvements: Residential Dwelling ORVILLE WEST C.P. March Term, 2015 No. 01553 \$40,368.67 Udren Law Offices, P.C.
1509-470 2541 West Gordon Street 19132-4218 28th wd. 782.75 Sq Ft BRT#28-1-2233-00 Improvements: Residential Dwelling MOSHE KOPS C.P. April Term, 2015 No. 00156 \$73,372.85 Barbara A. Fein, Esq.
1509-473 549 North Allison Street 19131 4th wd. 949.35 Sq Ft BRT#04-1-197200 Improvements: Residential Dwelling CHANNA JENNINGS C.P. February Term, 2015 No. 02316 \$66,243.80 Udren Law Offices, P.C.
1509-486 7027 Limekiln Pike 19138-2022 10th wd. 1600 Sq Ft OPA#102059400 Improvements: Residential Property JEMILL C. BANTUM A/K/A JEMILL BANTUM-HAWKINS; JONATHAN M. PHILLIPS BANTUM; CAMILL B. PHILLIPS BANTUM; TIFFANY BANTUM-HAWKINS; JEMILL C. BANTUM IN TRUST FOR TIFFANY BANTUM-HAWKINS, JONATHAN M. PHILLIPS BANTUM, AND CAMILL B PHILLIPS BANTUM C.P. July Term, 2014 No. 01828 \$59,250.44 Phelan Hallinan Diamond & Jones, LLP
1509-489 1265 South 29th Street 19146-3615 36th wd. 1020 Sq Ft OPA#362167900 Improvements: Residential Property FELICIA FULTON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DEBRA WHITAKER;

SHERIFF'S SALE
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBRA WHITAKER, DECEASED C.P. June Term, 2010 No. 00057 \$92,494.26 Phelan Hallinan Diamond & Jones, LLP
1509-503 3629 North Bouvier Street 19140 13th wd. ROW 2 STY MASONRY; 910 Sq Ft BRT#131231300 Improvements: Residential Dwelling KIA D. SWINTON C.P. April Term, 2014 No. 02317 \$90,392.85 McCabe, Weisberg, & Conway, P.C.
1509-509 5663 Boyer Street 19138 12th wd. 1708 Sq Ft; Front: 20.00'ft x Depth: 85.41'ft BRT#122254700 GERALDINE FURLER C.P. October Term, 2013 No. 00232 \$24,289.59 Louis I. Lipsky, Esq.; Lipsky and Brandt
1509-511 6173 North 17th Street 19141 17th wd. 1408 Sq Ft BRT#172193200 Improvements: Residential Dwelling REGINALD FERGUSON C.P. January Term, 2015 No. 3509 \$62,194.76 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.
1509-513 6936 Forrest Avenue 19138 10th wd. (formerly part of the 50th wd.) 1500 Sq Ft; on the West side of Forrest Avenue (formerly 20th St) at the distance of 274 feet 6 inches Northwardly from the North side of 69th Avenue in the 10th Ward (formerly part of the 50th Ward) in the City of Philadelphia, County of Philadelphia and State of Pennsylvania. OPA#102517700 CLAYTON LOGAN C.P. August Term, 2014 No. 02842 \$131,959.08 Hill Wallack, LLP
1509-523 90 East Springer Street 19119-2241 22nd wd. 1050.81 Sq Ft OPA#221191100 Improvements: 2 Story Masonry 7325 N 18TH ST, LLC C.P. November Term, 2011 No. 01962 \$154,751.92 Norman M. Valz, Attorney at Law
1509-526 6336 North 8th Street 19126-3703 49th wd. 3895 Sq Ft; on the Northwesternly side of 8th St at a distance of 176 feet Northeastwardly from the Northeasterly side of Chelten Ave; Front: Irregular x Depth: Irregular OPA#49213500 Subject to Mortgage Improvements: Single Family Residence CASSANDRA PHILLIPS C.P. September Term, 2014 03547 \$209,828.19 Stephen M. Hladik, Esq.
1509-534 6825 Roosevelt Boulevard a/k/a 6825 East Roosevelt Boulevard 19149 55th wd. 1759 Sq Ft BRT#551526500 Improvements: Residential Property DEREK JACKSON C.P. August Term, 2013 No. 01843 \$82,096.46 KML Law Group, P.C.
1509-544 1508 Brown Street 19130-2906 15th wd. 1395 Sq Ft OPA#152234400 Improvements: Residential Property JAMES EDWARD SMITH C.P. March Term, 2012 No. 03105 \$314,819.62 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

OF TUESDAY,

OCTOBER 6, 2015

1510-301 5826 Vine Street 19139 4th wd. 1152 Sq Ft BRT#042160100 Improvements: Residential Dwelling DARIUS GERALD C.P. March Term, 2015 No. 01894 \$41,249.52 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.
1510-302 26 East Pleasant Street 19119 22nd wd. 1155 Sq Ft BRT#222060500; BRT#052N100063 Improvements: Residential Dwelling CATHERINE CHESTER C.P. October Term, 2013 No. 01813 \$83,015.82 Powers, Kirm & Associates, LLC
1510-303 2959 Weikel Street 19134 25th wd. 866.96 Sq Ft BRT#252382400 Improvements: Residential Dwelling KEVIN J. MULLEN C.P. March Term 2015, No. 00542 \$41,745.09 Law Offices of Gregory Javardian

SHERIFF'S SALE
1510-304 130 East Albanus Street 19120 42nd wd. 1050 Sq Ft OPA#421143100; BRT#133N15-64; BRT#1143100 Improvements: Residential Dwelling JAMES R. FULGINITI AND JEANINE A. FULGINITI C.P. October Term, 2013 No. 03236 \$39,811.37 Powers, Kirm & Associates, LLC
1510-305 3123 Cottman Avenue 19149 64th wd. Land Area: 2079.74 Sq Ft; Improvement Area: 1440 Sq Ft OPA#641148600 Improvements: Residential Real Estate – Single Family Dwelling JOSEPH SPEERO AND GLORIA SPEERO C.P. February Term, 2015 No. 02492 \$98,299.79 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm
1510-306 917-919 South 20th Street 19146 30th wd. 2112 Sq Ft OPA#871540120 Subject To Mortgage Yes; \$70,000.00 Improvements: Row W-off/str 3 Sty Masonry Exterior Condition New/rehabbed KIMBERLY SAIDI AND HASSOUNA SAIDI C.P. December Term, 2007 No. 4085 \$182,946.91 Ben van Steenburgh, Esq.
1510-307 2037 South Salford Street 19142 40th wd. 1230 Sq Ft BRT#401076600 Improvements: Row 2 Sty Masonry GEORGE W. STEWART (DECEASED) C.P. December Term, 2014 No. 02527 \$38,663.78 Michael F.J. Romano, Esq.
1510-308 8621 Agusta Street 19152 56th wd. 3567.5 Sq Ft BRT#562357600 Improvements: Residential Real Estate MARK J. VOLPE C.P. April Term, 2015 No. 01095 \$160,149.65 Stern & Eisenberg P.C.
1510-309 5710 North American Street 19120 61st wd. 2500 Sq Ft BRT#612395100 Improvements: Residential Real Estate VIET T. BUI C.P. February Term, 2015 No. 03009 \$233,005.02 Stern & Eisenberg P.C.
1510-310 972 Wagner Avenue 19141 49th wd. 2564 Sq Ft BRT#492010600 Improvements: Residential Real Estate BOBBIE STEVENS A/K/A BOBBIE GLEN STEVENS AND GLENN STEVENS A/K/A GLEN A. STEVENS C.P. March Term, 2015 No. 00231 \$43,961.79 Stern & Eisenberg P.C.
1510-311 3035 North Lawrence Street 19133 19th wd. 711 Sq Ft OPA#193105901; BRT#37N18-115 Improvements: Residential Dwelling ANGEL PEREZ AND ANASTACIO GOMEZ C.P. September Term, 2014 No. 02495 \$45,499.23 Powers, Kirm & Associates, LLC
1510-312 6924 Greenway Avenue 19142 40th wd. 7684 Sq Ft BRT#40-3-2726-00; BRT#30 S 3-3 Improvements: Residential Dwelling LISTERVELT RITTER, ADMINISTRATOR OF THE ESTATE OF CLARA R. HELM A/K/A CLARA HELM C.P. March Term, 2015 No. 02431 \$123,469.34 Powers, Kirm & Associates, LLC
1510-313 3377 Frederick Street 19129 38th wd. 1620 Sq Ft BRT#383115710 Improvements: Residential Dwelling AARON JENKINS C.P. May Term, 2014 No. 02852 \$286,639.71 Udren Law Offices, P.C.
1510-314 5628 Elmwood Avenue 19143 40th wd. 1136 Sq Ft BRT#402229100 Improvements: Residential Dwelling ROBERTO COOPER; TERRY JACKSON AND DOROTHY MORRIS C.P. October Term, 2014 No. 01500 \$71,351.17 Udren Law Offices, P.C.
1510-315 2005 East Elkhart Street 19134 25th wd. 1078 Sq Ft BRT#252221400 Improvements: Residential Property VINCENT D. RAWLS C.P. December Term, 2012 No. 00825 \$82,097.40 KML Law Group, P.C.
1510-316 5452 Stewart Street a/k/a 5452 Merion Avenue 19131 4th wd. 974 Sq Ft BRT#041267300 Improvements: Residential Property BARTON D. GOODWIN C.P. March Term, 2012 No. 03082 \$60,405.62 KML Law Group, P.C.
1510-317 3943 North 7th Street 19140 43rd wd. 1110 Sq Ft BRT#433090000 Improvements: Residential Property

SHERIFF'S SALE

JESUS M. DIAZ C.P. March Term, 2012 No. 03491 \$32,281.43 KML Law Group, P.C.

1510-318

631 Federal Street 19147 2nd wd. 1152 Sq Ft BRT#021240200 Improvements: Residential Property
DAN ELDRIDGE AND STELLA VOEGEL
C.P. January Term, 2012 No. 00741 \$359,786.67 KML Law Group, P.C.

1510-319

898 Granite Street 19124 35th wd. 1292.90 Sq Ft BRT#871161100 Improvements: Commercial Real Estate
CHRISTOPHER A. WILLIAMS C.P. March Term, 2012 No. 001819 \$36,908.15 Kristofer B. Chiesa, Esq.

1510-320

2007 Chelten Avenue 19138 17th wd. 1379.7 Sq Ft BRT#171336800 Improvements: Row 2 Sty Masonry
VICKI Y. HARPER C.P. November Term, 2014 No. 00252 \$35,000.00 Milstead & Associates, LLC

1510-321

1366 Farrington Road 19151 34th wd. 2245.6 Sq Ft BRT#343346700 Improvements: Row B/gar 2sty Masonry
ANGELA PAGE C.P. May Term, 2014 No. 01334 \$98,400.00 Milstead & Associates, LLC

1510-322

1901 West Venango Street 19140-3919 13th wd. 2080 Sq Ft BRT#13-1010700 Improvements: Commercial Real Estate
LEWIS C. NASH AND LINDA NASH C.P. December Term, 2008 No. 02747 \$108,721.79 Kristofer B. Chiesa, Esq.

1510-323

7971 Gilbert Street 19150 50th wd. 1485 Sq Ft BRT#502132800 Improvements: Row B/ gar 2sty Masonry
RENEE M. HARRIS C.P. November Term, 2014 No. 00007 \$73,600.00 Milstead & Associates, LLC

1510-324A-C

922 North 17th Street – Premisies A – 19130-1533 47th wd. 1014 Sq Ft OPA#471257400 Improvements: Commercial Real Estate
924 North 17th Street – Premisies B – 19130-1533 47th wd. 1014 Sq Ft OPA#471257500 Improvements: Commercial Real Estate
926 North 17th Street – Premisies C – 19130-1533 47th wd. 975 Sq Ft OPA#471257600 Improvements: Commercial Real Estate
ESTATE OF GERALD GIRVIN C.P. January Term, 2015 No. 01895 \$1,977,746.67 Bruce S. Luckman, Esq.

1510-325

6129 North 6th Street 19120 61st wd. 1904 Sq Ft BRT#611125100 Improvements: Row B/gar 2sty Masonry
THOMAS BRYANT, JR. A/K/A THOMAS BRYANT AND KATHRYN BRYANT C.P. August Term, 2014 No. 00358 \$79,959.00 Milstead & Associates, LLC

1510-326

920 North 17th Street 19130-1533 47th wd. 975 Sq Ft BRT#772021900 Improvements: Commercial Real Estate
ASN CONSTRUCTION AND DEVELOPMENT, LLC C.P. January Term, 2015 No. 01897 \$211,713.16 Bruce S. Luckman, Esq.

1510-327

2326 South 8th Street 19148 39th wd. Approximate Size: 15' frontage x. 63' depth; 945 Sq Ft OPA#393257700 Improvements: Residential Property
KNOWN AND UNKNOWN HEIRS OF LATH MAK, DECEASED AND VOEUTH THON C.P. January Term, 2014 No. 00297 \$44,257.61 Richard M. Squire & Associates, LLC

1510-328

5315-5317 Thomas Avenue 19143-3119 51st wd. 6816.45 Sq Ft BRT#511085900 Improvements: Commercial Real Estate
YAKUBU EKPAJI C.P. January Term, 2015 No. 01893 \$279,941.67 Bruce S. Luckman, Esq.

1510-329

715 West Lycoming Street 19140 43rd wd. 1180 Sq Ft BRT#433186800 Improvements: Residential Property
CARL RICHARD WALKER, JR., SOLELY IN HIS CAPACITY AS HEIR OF CARL R. WALKER, DECEASED; LEONARD KEMP, SOLELY IN HIS CAPACITY AS HEIR OF CARL R. WALKER, DECEASED; WILLIAM WALKER, SOLELY IN HIS CAPACITY AS HEIR OF THE ESTATE OF CARL R. WALKER, DECEASED; JOANNE P. WALKER; UNKNOWN HEIRS OF CARL R. WALKER, DECEASED C.P. March Term, 2013 No. 00083 \$29,122.22 KML Law Group, P.C.

SHERIFF'S SALE

1510-330

6028 Angora Terrace 19143 3rd wd. 1032 Sq Ft BRT#034031200 Improvements: Residential Property
ALLENE CANNADY C.P. May Term, 2013 No. 00853 \$38,782.17 KML Law Group, P.C.

1510-331

1344 East Passyunk Avenue 19147 1st wd. 608 Sq Ft BRT#012459700 Improvements: Residential Property
JOHN DOE OR ANY UNKNOWN PERSONS HAVING OR CLAIMING AN INTEREST OR TITLE TO THE SUBJECTED PREMISES, JIMMY TRAN AND ELIZABETH T. TRAN C.P. September Term, 2014 No. 01452 \$382,226.74 KML Law Group, P.C.

1510-332

514 Poplar Street a/k/a 514 West Poplar Street 19123 5th wd. 1503 Sq Ft BRT#056161545 Improvements: Residential Property
CRYSTAL MARIE STEPHENS C.P. September Term, 2009 No. 1470 \$213,384.96 Scott A Dietterick, Esq.; Kimberly A Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1510-333

7366 Buist Avenue 19153 40th wd. 952 Sq Ft BRT#404295500 Improvements: Residential Real Estate
AZIN PENDER C.P. May Term, 2015 No. 000549 \$121,213.37 Stern & Eisenberg P.C.

1510-334

2439 South Lawrence Street 19148 39th wd. 750 Sq Ft BRT#392264500 Improvements: Residential Property
CHRISTOPHER GOTTSALK, JR. C.P. March Term, 2013 No. 01657 \$121,848.09 KML Law Group, P.C.

1510-335

1958 Medary Avenue 19141 17th wd. 1455 Sq Ft BRT#171308300 Improvements: Residential Real Estate
ELLA PAULING A/K/A ELLA M. TURNER C.P. March Term, 2014 No. 02044 \$42,890.54 Stern & Eisenberg P.C.

1510-336

1802 Church Street 19124 23rd wd. 955 Sq Ft BRT#232041300 Improvements: Residential Property
ABIGAIL PARKER C.P. May Term, 2013 No. 02390 \$116,095.63 KML Law Group, P.C.

1510-337

6631 Haddington Lane 19151 34th wd. 960 Sq Ft BRT#344044100 Improvements: Residential Property
GRACE BROWN C.P. November Term, 2014 No. 002717 \$165,340.22 Shapiro & DeNardo, LLC

1510-338

31 South 62nd Street 19139-2904 3rd wd. 1455 Sq Ft BRT#03-1186400 Improvements: Residential Property
TIKO S. LASSITER A/K/A TIKO LASSITER C.P. May Term, 2015 No. 00190 \$78,920.87 Shapiro & DeNardo, LLC

1510-339

6626 Lansdowne Avenue 19151 34th wd. 1134 Sq Ft BRT#344022900 Improvements: Residential Property
CHARITA N. HENRY C.P. February Term, 2015 No. 0024 \$63,217.05 Shapiro & DeNardo, LLC

1510-340

1939 Medary Avenue 19141 17th wd. 1240.8 Sq Ft BRT#171318300 Improvements: Residential Property
QUANDA E. MOORE C.P. March Term, 2015 No. 002808 \$56,931.20 Shapiro & DeNardo, LLC

1510-341

3460 Primrose Road 19114 57th wd. 2668.75 Sq Ft BRT#572125431 Improvements: Residential Property
CYNTHIA A. PENA C.P. September Term, 2014 No. 001472 \$237,433.58 Shapiro & DeNardo, LLC

1510-342

5510 Walton Avenue 19143 46th wd. 900 Sq Ft BRT#463082000 Improvements: Residential Property
DONNA WILSON C.P. November Term, 2014 No. 01535 \$21,286.64 KML Law Group, P.C.

1510-343

5843 Newtown Avenue 19120-1146 35th wd. 1183 Sq Ft OPA#352214300 Improvements: Residential Property
RICHARD TERRELL, II C.P. March Term, 2015 No. 00479 \$117,088.87 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1510-344

2704 Cambridge Street 19130-1207 29th wd. 615 Sq Ft OPA#292009400 Improvements: Residential Property
TAIRI PROFIT C.P. March Term, 2015 No. 01134 \$217,489.17 Phelan Hallinan Diamond & Jones, LLP

1510-345

8322 Thouron Avenue 19150-2021 50th wd. 1532 Sq Ft OPA#502155800 Improvements: Residential Property
NYRA R. WILLIAMS A/K/A NYRA R. CHURCH C.P. February Term, 2015 No. 02036 \$160,226.50 Phelan Hallinan Diamond & Jones, LLP

1510-346

512 East Roumfort Road 19150 9th wd. 17290 Sq Ft BRT#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, 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.

1510-347

3517 Rand Street 19134-1304 33rd wd. 792 Sq Ft OPA#331363500 Improvements: Residential Property
EDNA LEON ROSARIO C.P. September Term, 2014 No. 00251 \$23,033.58 Phelan Hallinan Diamond & Jones, LLP

1510-348

4550 Unruh Avenue 19135 41st wd. 1200 Sq Ft BRT#411185300 Improvements: Residential Property
YISCHOR DOV FRIEDMAN C.P. July Term, 2013 No. 01201 \$81,550.56 KML Law Group, P.C.

1510-349

840 Winton Street 19148-3124 39th wd. 672 Sq Ft OPA#393311700 Improvements: Residential Property
ODESSA L. JOHNSON C.P. June Term, 2014 No. 00218 \$49,337.96 Phelan Hallinan Diamond & Jones, LLP

1510-350

1113 West Wyoming Avenue 19140 49th wd. 1520 Sq Ft BRT#491068700 Improvements: Residential Property
ERICKSON T. MIRANDA C.P. January Term, 2015 No. 00330 \$94,256.86 KML Law Group, P.C.

1510-351

6813 Jackson Street 19135-2211 41st wd. 1346 Sq Ft OPA#412316800 Improvements: Residential Property
NICHOLAS RYZIW C.P. March Term, 2015 No. 04315 \$86,718.36 Phelan Hallinan Diamond & Jones, LLP

1510-352

836 Longshore Avenue 19111 53rd wd. 3000 Sq Ft BRT#532168400 Improvements: Residential Property
VERONICA MOORE AND ANTHONY K. MOORE C.P. September Term, 2014 No. 02918 \$209,715.81 KML Law Group, P.C.

1510-353

4916 Chestnut Street 19139-3516 60th wd. 1792 Sq Ft OPA#601018400 Improvements: Residential Property
JESSIKA PERKINS C.P. October Term, 2014 No. 01630 \$242,628.01 Phelan Hallinan Diamond & Jones, LLP

1510-354

1509 South Colorado Street 19146 36th wd. 644 Sq Ft BRT#365217800 Improvements: Residential Property
ROBERT E. PELIKAN, III C.P. April Term, 2014 No. 02460 \$84,851.56 KML Law Group, P.C.

1510-355

1067 Pratt Street 19124-1839 23rd wd. 2875 Sq Ft OPA#234179400 Improvements: Residential Property
DANIEL VELEZ C.P. June Term, 2013 No. 01614 \$115,842.05 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1510-356

6828 North 9th Street 19126 61st wd. 2689 Sq Ft BRT#611175500 Improvements: Residential Property
DAWN S. HUGHES C.P. September Term, 2013 No. 01530 \$51,423.76 KML Law Group, P.C.

1510-357

1026 East Sydney Street 19150-3423 50th wd. 3510 Sq Ft OPA#502467100 Improvements: Residential Property
DJEFFLY DINVIL A/K/A DJEFFY DINVIL C.P. March Term, 2013 No. 02422 \$233,373.26 Phelan Hallinan Diamond & Jones, LLP

1510-358

4001 Kendrick Street 19136-2146 65th wd. 2144 Sq Ft OPA#652071402 Improvements: Residential Property
TERENCE C. KENNEDY AND JAIME L. KENNEDY A/K/A JAIME L. HOFFMAN C.P. August Term, 2014 No. 01998 \$155,246.99 Phelan Hallinan Diamond & Jones, LLP

1510-359

3620 Richmond Street 19134-6218 45th wd. 1552 Sq Ft OPA#451154200 Improvements: Residential Property
JAMES RISPO A/K/A JAMES R. RISPO, SR. C.P. June Term, 2013 No. 02378 \$70,178.82 Phelan Hallinan Diamond & Jones, LLP

1510-360

7409 Sommers Road 19138-1406 50th wd. 1768 Sq Ft OPA#501329000 Improvements: Residential Property
MALAYSIA ALLEN, IN HER CAPACITY AS HEIR OF THE ESTATE OF DERRICK ALLEN; EPHRAIM ALLEN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DERRICK ALLEN; MEKHI ALLEN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DERRICK ALLEN; ZAINAB BROWN, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF DERRICK ALLEN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DERRICK ALLEN, DECEASED C.P. March Term, 2013 No. 02765 \$120,398.05 Phelan Hallinan Diamond & Jones, LLP

1510-361

5716 Tackawanna Street 19135-3920 62nd wd. 1381 Sq Ft OPA#622308500 Improvements: Residential Property
CHANEYA FARRIOR, IN HER CAPACITY AS HEIR OF ANTHONY SMITH, DECEASED; JALEN FARRIOR, IN HIS CAPACITY AS HEIR OF ANTHONY SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY SMITH, DECEASED C.P. November Term, 2014 No. 00118 \$53,423.05 Phelan Hallinan Diamond & Jones, LLP

1510-362

2817 Hedley Street 19137-1918 45th wd. 714 Sq Ft OPA#453009300 Improvements: Residential Property
KEVIN JOHN STIER, IN HIS CAPACITY AS HEIR OF JOHN STIER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN STIER, DECEASED C.P. July Term, 2014 No. 00977 \$101,830.90 Phelan Hallinan Diamond & Jones, LLP

1510-363

321 Hermitage Street 19128-4605 21st wd. 1600 Sq Ft OPA#211430500 Improvements: Residential Property
CAROL ABT, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF THOMAS SCHREIBER; LINDSAY SCHREIBER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF THOMAS SCHREIBER; DANA SCHREIBER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF THOMAS SCHREIBER; SAMANTHA SCHREIBER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF THOMAS SCHREIBER C.P. November Term, 2014 No. 02553 \$164,664.25 Phelan Hallinan Diamond & Jones, LLP

1510-364

234 Widener Street 19120 61st wd. 917 Sq Ft BRT#612111700 Improvements: Residential Property
BEN E. BRUCE C.P. May Term, 2014 No. 02364 \$53,109.98 KML Law Group, P.C.

1510-365

6230 Clearview Street 19138-1010 59th wd. 907 Sq Ft OPA#592306900 Improvements: Residential Property
KIMBERLY K. HASKINS, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF NATHANIEL H. HASKINS; JUANITA R.

SHERIFF'S SALE

MALCOM, IN HER CAPACITY AS HEIR OF THE ESTATE OF NATHANIEL H. HASKINS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NATHANIEL H. HASKINS, DECEASED C.P. May Term, 2013 No. 00297 \$44,007.19 Phelan Hallinan Diamond & Jones, LLP

1510-366

162 East Duval Street 19144 59th wd. 1739 Sq Ft BRT#592159900 Improvements: Semi Det 2 Sty Masonry
GLORIA G. FRAZIER (DECEASED) C.P. October Term, 2014 No. 00683 \$99,104.36 Michael F.J. Romano, Esq.

1510-367

3727 North Carlisle Street 19140-3617 13th wd. 1211 Sq Ft OPA#131134600 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GENEVA MYERS A/K/A GENEVA A. MYERS, DECEASED C.P. December Term, 2014 No. 03543 \$36,314.00 Phelan Hallinan Diamond & Jones, LLP

1510-368

3573 Calumet Street 19129-1645 38th wd. 1161 Sq Ft OPA#383081500 Improvements: Residential Property
ANDREW MARTIN, IN HIS CAPACITY AS HEIR OF PEGGY M. MARTIN A/K/A MARY MARGARET MARTIN A/K/A PEGGY MARTIN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PEGGY M. MARTIN A/K/A MARY MARGARET MARTIN A/K/A PEGGY MARTIN, DECEASED C.P. April Term, 2015 No. 01263 \$136,205.60 Phelan Hallinan Diamond & Jones, LLP

1510-369

312 Hoffnagle Street 19111-1819 63rd wd. 5135 Sq Ft OPA#631379700 Improvements: Residential Property
MICHAELA M. PARROTTI A/K/A MICHAELA PARROTTA C.P. February Term, 2013 No. 01318 \$182,722.48 Phelan Hallinan Diamond & Jones, LLP

1510-370

2413 South Garnet Street 19145-4227 26th wd. 665 Sq Ft OPA#262132300 Improvements: Residential Property
KELLY AHERN A/K/A KELLY CELIA AND GEORGE J. CELIA C.P. September Term, 2013 No. 00117 \$151,443.74 Phelan Hallinan Diamond & Jones, LLP

1510-371

5513 Warrington Avenue 19143-4720 51st wd. 1210 Sq Ft OPA#513302800 Improvements: Residential Property
ANTHONY A. WILBURN A/K/A ANTHONY H. WILBURN A/K/A TONY WILBURN C.P. July Term, 2014 No. 00980 \$22,370.14 Phelan Hallinan Diamond & Jones, LLP

1510-372

921 Anchor Street 19124-1023 35th wd. 937 Sq Ft OPA#351285400 Improvements: Residential Property
STEPHEN C. WILLIAMS AND KATHLEEN A. WILLIAMS C.P. March Term, 2012 No. 01873 \$77,699.47 Phelan Hallinan Diamond & Jones, LLP

1510-373

2519 Cedar Street 19125-3122 31st wd. 840 Sq Ft OPA#312046200 Improvements: Residential Property
HERMAN ROZIER A/K/A H. ROZIER, JR. AND H. ROZIER, JR., TRUSTEE FOR OMAR C. ROZIER C.P. February Term, 2015 No. 00080 \$123,655.23 Phelan Hallinan Diamond & Jones, LLP

1510-374

1015 East Durham Street 19150-3418 50th wd. 2981 Sq Ft OPA#502458200 Improvements: Residential Property
HELEN JOHNSON A/K/A HELEN L. JOHNSON AND SHAWN GARDINER C.P. June Term, 2013 No. 01585 \$241,150.43 Phelan Hallinan Diamond & Jones, LLP

1510-375

405 West Stafford Street 19144-4407 59th wd. 2717 Sq Ft OPA#593007400 Improvements: Residential Property
PHILIP DAVIDSON AND GABRIELLE E. DAVIDSON C.P. March Term, 2003 No. 01288 \$186,879.35 Phelan Hallinan Diamond & Jones, LLP

1510-376

2032 McKean Street 19145-2827 48th wd. 825 Sq Ft OPA#481109600 Improvements: Residential Property
KALEYNA TABB A/K/A KALEYNA M.

SHERIFF'S SALE

TABB C.P. October Term, 2013 No. 02692 \$96,805.64 Phelan Hallinan Diamond & Jones, LLP

1510-377
6112 Hasbrook Avenue 19111-5904 35th wd. 1562 Sq Ft OPA#352256400 Improvements: Residential Property
GALAN EMILIANO A. RAMIREZ; GLORIA DELEON C.P. March Term, 2015 No. 00742 \$116,218.12 Phelan Hallinan Diamond & Jones, LLP

1510-378
2700 Plover Street 19153-2218 40th wd. 3152 Sq Ft OPA#406710101 Improvements: Residential Property
HUY QUANG TRUONG C.P. August Term, 2010 No. 04692 \$147,743.39 Phelan Hallinan Diamond & Jones, LLP

1510-379
1972 Georgian Road 19138-2114 10th wd. 1872 Sq Ft OPA#101273000 Improvements: Residential Property
RAE M. ELLISON C.P. June Term, 2014 No. 03193 \$104,107.99 Phelan Hallinan Diamond & Jones, LLP

1510-380
2900 South 15th Street 19145-4917 26th wd. 1073 Sq Ft OPA#261174100 Improvements: Residential Property
COLLEEN LONG C.P. March Term, 2015 No. 00556 \$185,190.57 Phelan Hallinan Diamond & Jones, LLP

1510-381
7156 Montague Street 19135-1109 41st wd. 1372 Sq Ft OPA#412256800 Improvements: Residential Property
DOROTHY E. GRAZIOSO C.P. February Term, 2015 No. 02800 \$45,056.62 Phelan Hallinan Diamond & Jones, LLP

1510-382
9066 Convent Avenue 19136-1122 57th wd. 2282 Sq Ft OPA#572213412 Improvements: Residential Property
WILLIAM W. BARNES, IV C.P. February Term, 2015 No. 02204 \$150,504.08 Phelan Hallinan Diamond & Jones, LLP

1510-383
5242 Marlow Street, a/k/a 5242 Marlowe Street 19124-1330 62nd wd. 823 Sq Ft OPA#622267400 Improvements: Residential Property
THOMAS MARION C.P. March Term, 2015 No. 00768 \$41,893.32 Phelan Hallinan Diamond & Jones, LLP

1510-384
1238 Patrick Henry Place 19122-4011 14th wd. 1602 Sq Ft OPA#141177100 Improvements: Residential Property
STANLEY INGRAM C.P. June Term, 2012 No. 01655 \$121,054.45 Phelan Hallinan Diamond & Jones, LLP

1510-385
7128 Tulip Street 19135-1428 65th wd. 3520 Sq Ft OPA#651295500 Improvements: Residential Property
CHRISTOPHER J. NUGENT C.P. July Term, 2013 No. 03646 \$70,957.24 Phelan Hallinan Diamond & Jones, LLP

1510-386
2111 Knorr Street 19149-2307 54th wd. 1624 Sq Ft OPA#542010200 Improvements: Residential Property
WAYNE O. MARQUIS, SR. AND MARY MARQUIS C.P. March Term, 2015 No. 00538 \$139,583.11 Phelan Hallinan Diamond & Jones, LLP

1510-387
1918 East Willard Street 19134 45th wd. ROW CONV/APT 2STY MASONRY; 821 Sq Ft BRT#45-2022000 Improvements: Residential Property
MICHAEL KUDERS C.P. March Term, 2015 No. 01071 \$53,712.77 Alicia M. Sandoval, Esq.

1510-388
3120 Tilton Street 19134 25th wd. 735 Sq Ft BRT#251215100 Improvements: Residential Property
PATRICIA L. JOHNSTON C.P. March Term, 2014 No. 00260 \$99,363.29 KML Law Group, P.C.

1510-389
229 West Spencer Street 19120 61st wd. 1050 Sq Ft BRT#611218500 Improvements: Residential Property
DONNA M. ADOLPHUS C.P. October Term, 2013 No. 01193 \$40,770.82 KML Law Group, P.C.

1510-390
6252 Tackawanna Street 19135 55th wd. 1994 Sq Ft BRT#552243800 Improvements: Residential Property
JOHN S. MAHONEY AND CARA STEARS C.P. February Term, 2012 No. 04086 \$140,206.55 KML Law Group, P.C.

SHERIFF'S SALE

1510-391
10814 Modena Terrace 19154 66th wd. 2187 Sq Ft BRT#662053000 Improvements: Residential Property
EVELYN RIVERA C.P. June Term, 2014 No. 03338 \$193,872.46 KML Law Group, P.C.

1510-392
3900 Brown Street 19104 24th wd. 1466.08 Sq Ft BRT#243067200 Improvements: Commercial Real Estate
LEAH M. LEATHERBURY C.P. March Term, 2012 No. 02750 \$144,271.45 Stern & Eisenberg P.C.

1510-393
53 West Seymour Street 19144 12th wd. 2500 Sq Ft BRT#123054800 Improvements: Residential Real Estate
MAXIM VOVK C.P. August Term, 2014 No. 02378 \$105,894.87 Stern & Eisenberg P.C.

1510-394
6726 Large Street 19149 54th wd. 2565 Sq Ft BRT#542222800 Improvements: Residential Real Estate
JACK BARMASH AND MINA BARMASH C.P. August Term, 2013 No. 00924 \$95,664.96 Stern & Eisenberg P.C.

1510-395
6549 North Gratz Street 19126-3404 17th wd. 1440 Sq Ft BRT#172293500 Improvements: Residential Real Estate
MABEL HARRIS AND TIMOTHY S. MORTON C.P. March Term, 2015 No. 01543 \$84,486.60 Stern & Eisenberg P.C.

1510-396
5141 Spruce Street 19139-4104 60th wd. 1721 Sq Ft OPA#602105000 Improvements: Residential Property
SABRINA THIGPEN C.P. February Term, 2013 No. 01613 \$234,166.02 Phelan Hallinan Diamond & Jones, LLP

1510-397
3322 North Uber Street 19140-4810 11th wd. 1448 Sq Ft OPA#112277400 Improvements: Residential Property
ESTHER SANDY MICKEALS C.P. May Term, 2013 No. 02596 \$93,800.14 Phelan Hallinan Diamond & Jones, LLP

1510-398
621 Jamestown Street 19128-1706 21st wd. 1592 Sq Ft OPA#213126100 Improvements: Residential Property
ROBERT L. JOHNSON C.P. February Term, 2015 No. 03011 \$67,810.46 Phelan Hallinan Diamond & Jones, LLP

1510-399
425 West York Street 19133-3005 19th wd. 1228 Sq Ft OPA#871100550 Improvements: Residential Property
DIOGENES LUCIANO C.P. February Term, 2015 No. 02657 \$99,349.94 Phelan Hallinan Diamond & Jones, LLP

1510-400
5641 Haddington Street 19131 4th wd. 1125 Sq Ft BRT#043228700 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CURTIS AVERY, DECEASED C.P. March Term, 2015 No. 002811 \$56,850.23 Shapiro & DeNardo, LLC

1510-401
4202 Oakmont Street 19136 65th wd. 1404 Sq Ft BRT#651058200 Improvements: Residential Property
JENNIFER L. GROVES C.P. July Term, 2011 No. 01006 \$63,949.55 KML Law Group, P.C.

1510-402
910 Napfle Avenue 19111 63rd wd. (formerly part of the 56th wd.) 6506.15 Sq Ft BRT#631197500 Improvements: Residential Property
HAI JIN AND XIAOMAN WANG C.P. February Term, 2010 No. 00603 \$265,897.87 KML Law Group, P.C.

1510-403
1631 West Mentor Street 19141 13th wd. 1040 Sq Ft BRT#132399000 Improvements: Residential Property
DANIELLE SIMMONS C.P. July Term, 2014 No. 03312 \$63,386.58 Shapiro & DeNardo, LLC

1510-404
4037 J Street 19124 33rd wd. 1248 Sq Ft BRT#332245600 Improvements: Residential Property
HILDA ROSARIO C.P. February Term, 2014 No. 02175 \$98,933.34 KML Law Group, P.C.

1510-405
55 East Montana Street 19119 22nd wd. 1015.78 Sq Ft BRT#221149900

SHERIFF'S SALE

Improvements: Residential Property
ELAINE BOLDEN C.P. April Term, 2013 No. 03333 \$68,301.17 KML Law Group, P.C.

1510-406
224 Levick Street 19111 35th wd. 2465 Sq Ft BRT#353033200 Improvements: Residential Property
DOUGLAS MCLAURIN C.P. March Term, 2013 No. 03907 \$179,407.31 KML Law Group, P.C.

1510-407
2624 South Juniper Street 19148 39th wd. 630 Sq Ft BRT#394475400 Improvements: Residential Property
DOREEN A. SCHERER C.P. March Term, 2014 No. 00582 \$222,585.16 KML Law Group, P.C.

1510-408
1504 South Bailey Street 19146 36th wd. 761 Sq Ft BRT#364272900 Improvements: Residential Property
RACHEL ROBERTS AND JEAN-LUC FANNY C.P. March Term, 2015 No. 001428 \$50,674.09 Shapiro & DeNardo, LLC

1510-409
1616 West Ruscomb Street 19141 17th wd. 2105 Sq Ft BRT#171044400 Improvements: Residential Property
ATHELIA M. ROSS A/K/A ATHELIA ROSS C.P. December Term, 2014 No. 001741 \$45,148.47 Shapiro & DeNardo, LLC

1510-410
2519 South 9th Street 19148 39th wd. 826 Sq Ft BRT#393421000 Improvements: Residential Property
NICHOLAS J. PANICHELLI, JR. AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NICHOLAS J. PANICHELLI, SR., DECEASED C.P. January Term, 2015 No. 00929 \$254,004.91 Shapiro & DeNardo, LLC

1510-411
2016 East Chelten Avenue 19138 17th wd. 2009 Sq Ft BRT#171328100 Improvements: Residential Property
ANDRE JENKINS C.P. May Term, 2015 No. 01155 \$86,139.15 Shapiro & DeNardo, LLC

1510-412
4215 Palmetto Street 19124 33rd wd. 1188 Sq Ft BRT#33-2-1998-00 Improvements: Residential Property
MARTIN DEPAULA AND DINGA M. DELOS SANTOS C.P. March Term, 2015 No. 003441 \$105,592.58 Shapiro & DeNardo, LLC

1510-413
3166 Reach Street 19134 33rd wd. 708 Sq Ft BRT#331313700 Improvements: Residential Property
DAWN WILLIAMS C.P. June Term, 2013 No. 003253 \$32,719.61 Shapiro & DeNardo, LLC

1510-414
5446 Springfield Avenue 19143 51st wd. 1875 Sq Ft BRT#514121800 Subject to Mortgage Improvements: Residential Dwelling
KEISHIA NICOLE REYNOLDS C.P. March Term 2015, No. 01422 \$40,044.61 Law Offices of Gregory Javardian

1510-415
1834 Rhawn Street 19111 56th wd. 2947.45 Sq Ft BRT#561588000 Improvements: Residential Dwelling
CHHOM SOK AND THAI KIM NGOC C.P. February Term 2015, No. 02486 \$177,996.52 Law Offices of Gregory Javardian

1510-416
1551 South 58th Street 19143 51st wd. 1439.27 Sq Ft BRT#513153200 Improvements: Residential Real Estate
ELLA JANE THOMAS C.P. March Term, 2015 No. 03922 \$57,397.17 Stern & Eisenberg P.C.

1510-417
5787 Stewart Street 19131-3419 4th wd. 1264 Sq Ft OPA#043219500 Improvements: Residential Property
MARY ANN LARTEY C.P. September Term, 2014 No. 01155 \$74,183.23 Phelan Hallinan Diamond & Jones, LLP

1510-418
2913 South Felton Street 19142 40th wd. 1192.8 Sq Ft BRT#402117600 Improvements: Residential Real Estate
KONTHEA BO AND VISITH OUM C.P. June Term, 2014 No. 00141 \$137,981.47 Stern & Eisenberg P.C.

1510-419
1029 Camas Drive 19115-4507 63rd wd. 6666 Sq Ft OPA#632087600 Improvements:

SHERIFF'S SALE

Residential Property
DARRELL W. TINDALL C.P. September Term, 2013 No. 00172 \$232,959.46 Phelan Hallinan Diamond & Jones, LLP

1510-420
2116 West 65th Avenue 19138 17th wd. 1520 Sq Ft BRT#171356600 Improvements: Residential Real Estate
HELEN M. GRANT C.P. March Term, 2015 No. 04410 \$63,180.57 Stern & Eisenberg P.C.

1510-421
3212 H Street 19134 33rd wd. 900 Sq Ft BRT#331343600 Improvements: Residential Real Estate
RAYMOND CARMONA, SR. C.P. March Term, 2015 No. 01053 \$69,931.17 Stern & Eisenberg P.C.

1510-422
2518 North Gratz Street 19132 16th wd. 696 Sq Ft BRT#162066900 Improvements: Residential Property
GEORGE KNOX AND GWENDOLYN A. KNOX C.P. March Term, 2015 No. 04342 \$20,914.47 Stern & Eisenberg P.C.

1510-423
1718 South Dorrance Street, a/k/a 1718 Dorrance Street 19145-2109 36th wd. 630 Sq Ft OPA#363196700 Improvements: Residential Property
JOHN J. CHEATLEY C.P. February Term, 2013 No. 02003 \$120,000.09 Phelan Hallinan Diamond & Jones, LLP

1510-424
148 East Colonial Street 19120-1029 61st wd. 1632 Sq Ft OPA#611321000 Improvements: Residential Property
LYNDA R. SMITH C.P. February Term, 2013 No. 02178 \$126,429.15 Phelan Hallinan Diamond & Jones, LLP

1510-425
4531 Wayne Avenue 19144 12th wd. 1320.88 Sq Ft; Beginning at a point on the Northeasterly side of Wayne Avenue at the distance of Sixty-four Feet Eleven and three-eights inches Northwestwardly from the Northwesterly side of Berkley Street (Sixty feet wide); thence extending Northwestwardly along the Northeasterly side of Wayne Avenue Fifteen feet ten and five-eights inches to a point. BRT#123206600 Improvements: Row Conv/apt 2sty Masonry
CARL COOPER C.P. May Term, 2015 No. 01503 \$18,468.25 Richard J. Nalbandian, III, Esq.

1510-426
227 South 53rd Street 19139 60th wd. 1284 Sq Ft BRT#602192800 Improvements: Residential Dwelling
ELIZABETH SHABAZZ C.P. March Term, 2015 No. 02741 \$64,192.30 Pressman & Doyle, LLC

1510-427
2110-12 Tryon Street 19146 30th wd. 827 Sq Ft (land); 1936 Sq Ft (improve) BRT#30-3-0171-10 Improvements: Residential Dwelling
ERIC D. MORRIS C.P. July Term, 2014 No. 03195 \$561,477.64 Pressman & Doyle, LLC

1510-428
1218 Christian Street 19147 2nd wd. 960 Sq Ft; Beginning at a point on the Southerly side of Christian Street (66 feet wide) at the distance of 126 feet 0 inches Westwardly from the Westerly side of 12th Street (50 feet wide). BRT#021019500 Improvements: Row 3 Sty Masonry
COY GIBSON, DECEASED C.P. July Term, 2014 No. 02023 \$300,558.70 Richard J. Nalbandian, III, Esq.

1510-429
5545 Morton Street 19144-1327 12th wd. 1782 Sq Ft OPA#122180400 Improvements: Residential Property
SERGEI KISHCHENKO C.P. March Term, 2015 No. 02063 \$121,638.01 Phelan Hallinan Diamond & Jones, LLP

1510-430
308 East Clarkson Avenue, a/k/a 308 East Clarkson Street 19120-3003 42nd wd. 1895 Sq Ft OPA#421230800 Improvements: Residential Property
SEREYVORN SOK C.P. May Term, 2015 No. 00063 \$37,378.20 Phelan Hallinan Diamond & Jones, LLP

1510-431
1209 North Wilton Street 19131 44th wd. 960 Sq Ft OPA#442303600 Improvements: Residential Dwelling
DAMOND J. LOWE C.P. March Term, 2013 No. 1923 \$56,389.67 Joseph R. Loverdi, Esq.

1510-432
11808 Millbrook Road 19154-3711 66th wd. 1803 Sq Ft OPA#662230200 Improvements: Residential Property
ERICK MCKEE C.P. February Term, 2014

SHERIFF'S SALE

No. 02467 \$86,217.96 Phelan Hallinan Diamond & Jones, LLP

1510-433
7446 Gilbert Street 19138-1215 10th wd. 2180 Sq Ft OPA#102477600 Improvements: Residential Property
ULICE J. WASHINGTON A/K/A ULIC WASHINGTON C.P. May Term, 2015 No. 01326 \$47,547.31 Phelan Hallinan Diamond & Jones, LLP

1510-434
11919 Waldemire Drive 19154-2616 66th wd. 1755 Sq Ft OPA#662134700 Improvements: Residential Property
ROBERT M. SHEEHAN A/K/A ROBERT SHEEHAN C.P. September Term, 2011 No. 01087 \$104,325.90 Phelan Hallinan Diamond & Jones, LLP

1510-435
138 West Fisher Avenue 19120-3241 42nd wd. 1020 Sq Ft OPA#422242000 Improvements: Residential Property
ROBERT K. GALLASHAW A/K/A ABDUL JABBAR IBN GALLASHAW C.P. April Term, 2013 No. 00865 \$127,145.64 Phelan Hallinan Diamond & Jones, LLP

1510-436
2070 East Allegheny Avenue 19134-3824 25th wd. 1263 Sq Ft OPA#25-2308200 Improvements: Residential Property
ANNAMARIA FOGLIA C.P. March Term, 2015 No. 03451 \$54,868.89 Phelan Hallinan Diamond & Jones, LLP

1510-437
5223 Euclid Street 19131-3208 52nd wd. 1143 Sq Ft OPA#521080700 Improvements: Residential Property
UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF CALIEK A. RUFFIN A/K/A CALIEK RUFFIN, DECEASED; KYLIE RUFFIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF CALIEK A. RUFFIN A/K/A CALIEK RUFFIN A/K/A CALIEK ANTONIO RUFFIN; ISAIAH POOLE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CALIEK A. RUFFIN A/K/A CALIEK RUFFIN A/K/A CALIEK ANTONIO RUFFIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CALIEK A. RUFFIN A/K/A CALIEK RUFFIN A/K/A CALIEK ANTONIO RUFFIN C.P. July Term, 2014 No. 00544 \$143,637.50 Phelan Hallinan Diamond & Jones, LLP

1510-438
174 West Loudon Street 19120 42nd wd. 1237 Sq Ft BRT#422085600 Improvements: Residential Property
ELIZABETH FORD, ADMINISTRATRIX OF THE ESTATE OF KEVIN FORD, DECEASED C.P. October Term, 2014 No. 000172 \$71,377.75 Shapiro & DeNardo, LLC

1510-439
6619 Claridge Street 19111-4711 35th wd. 1731 Sq Ft BRT#35-3-2914-63 Subject to Mortgage Improvements: Residential Dwelling
NUBIA CARDONA C.P. February Term, 2014 No. 00586 \$114,249.92 William T. Dudeck, Esq.; Eastburn and Gray, P.C.

1510-440
5214 Addison Street 19143 60th wd. 967 Sq Ft (land area); 1140 Sq Ft (improvement area) BRT#602143200 Subject to Mortgage Improvements: Row 2sty Masonry
DIANNE IRBY A/K/A DIANNE MAXWELL IRBY C.P. November Term, 2014 No. 01356 \$12,736.18 Keri P. Ebeck, Esq.

1510-441
32 South 40th Street 19104 27th wd. 1775 Sq Ft BRT#27-1173200 Subject to Mortgage Subject to Rent Improvements: Three Story Mixed Use Structure With Commercial Space On The Ground Floor, An Apartment Unit On The Second And Another On The Third Floor, With Brick And Stucco Exterior Walls.
DR. WYATT'S UNIVERSITY HERBS COMPANY C.P. October Term, 2011 No. 04041 \$230,428.40 (plus interest and costs) Jack M. Seitz, Esq.; Zachary J. Cohen, Esq.; Lesavoy Butz & Seitz, LLC

1510-442
6832 Finch Place 19142 40th wd. 1625 Sq Ft BRT#406578300 Improvements: Residential Real Estate
MOHAMED BANGURA C.P. January Term, 2015 No. 00166 \$82,781.97 Stern & Eisenberg P.C.

1510-443
4026 Ridge Avenue 19129-1504 38th wd. 2008 Sq Ft OPA#382248800 Improvements: Residential Property
TAMIKA A. MURPHY C.P. June Term, 2014 No. 02531 \$202,917.32 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1510-444
5935 North 4th Street 19120-1821 61st wd. 1684 Sq Ft OPA#612374600 Improvements: Residential Property
EDWIN M. RODRIGUEZ C.P. March Term, 2015 No. 03095 \$84,076.81 Phelan Hallinan Diamond & Jones, LLP

1510-445
5653 Hazel Avenue 19143-1935 46th wd. 930 Sq Ft OPA#463015900 Improvements: Residential Property
ERIC J. SEIGLE C.P. December Term, 2014 No. 01367 \$52,765.01 Phelan Hallinan Diamond & Jones, LLP

1510-446
509 East Cornwall Street 19134-1708 7th wd. 665 Sq Ft OPA#073246900 Improvements: Residential Property
GARY W. LAWSON, III C.P. September Term, 2014 No. 04561 \$38,606.08 Phelan Hallinan Diamond & Jones, LLP

1510-447
5836 Webster Street 19143 3rd wd. 952 Sq Ft BRT#033028900 Improvements: Residential Real Estate
SHARON A. JENKINS AND WENDELL JENKINS C.P. May Term, 2015 No. 01735 \$52,238.12 Stern & Eisenberg P.C.

1510-448
1705 Scattergood Street 19124-1234 62nd wd. 1122 Sq Ft OPA#622133400 Improvements: Residential Property
HELEN M. STOKES C.P. October Term, 2014 No. 01851 \$77,697.06 Phelan Hallinan Diamond & Jones, LLP

1510-449
7526 Brockton Road 19151-2825 34th wd. 1760 Sq Ft OPA#343147700 Improvements: Residential Property
WILLIE B. FORD C.P. November Term, 2009 No. 02163 \$126,773.23 Phelan Hallinan Diamond & Jones, LLP

1510-450
329 North 52nd Street 19139-1520 44th wd. 1552 Sq Ft OPA#441353200 Improvements: Residential Property
GAYNITA L. LAMAR C.P. March Term, 2014 No. 02548 \$112,434.37 Phelan Hallinan Diamond & Jones, LLP

1510-451
3332 Jasper Street 19134-2536 45th wd. 942 Sq Ft BRT#452380000 Improvements: Residential Dwelling
BERNARD A. BUSSEY C.P. February Term 2014, No. 02815 \$67,746.58 Law Offices of Gregory Javardian

1510-452
814 South 57th Street 19143-2702 46th wd. 1132 Sq Ft OPA#463250600 Improvements: Residential Property
TALIAH F. RITVALSK C.P. June Term, 2014 No. 03847 \$49,139.86 Phelan Hallinan Diamond & Jones, LLP

1510-453
575 Van Kirk Street 19120-1232 35th wd. 1200 Sq Ft BRT#352117000; Lot and Block#137N22-345 Improvements: Residential Dwelling
ANITRA MEREDITH C.P. November Term, 2013 No. 00308 \$75,653.93 Powers, Kirm & Associates, LLC

1510-454
6404 Carlton Street 19139-1012 34th wd. 1005 Sq Ft OPA#343014900 Improvements: Residential Property
SHA-LYNN BROWN A/K/A SHA-LYNN C. BROWN C.P. January Term, 2014 No. 01956 \$114,468.87 Phelan Hallinan Diamond & Jones, LLP

1510-455
2925 South 67th Street 19142-2613 40th wd. 1789 Sq Ft PRCL#406616300 Improvements: Residential Property
CIRE DIANE AND MUSTAPHA SACCOH C.P. April Term, 2012 No. 00031 \$159,649.13 Phelan Hallinan Diamond & Jones, LLP

1510-456
8528 Tolbut Street 19152-1211 56th wd. 4528 Sq Ft OPA#562417700 Improvements: Residential Property
IMRE KIRALY; MAGDA KIRALY AND RICHARD T. KIRALY A/K/A RICHARD THOMAS KIRALY C.P. February Term, 2012 No. 01250 \$185,330.08 Phelan Hallinan Diamond & Jones, LLP

1510-457
1927 South 21st Street 19145-2821 48th wd. 1185 Sq Ft OPA#481362500 Improvements: Residential Property
ANTHONY WILLIAMS, IN HIS CAPACITY AS ADMINSTRATOR AND HEIR OF THE ESTATE OF JULIUS J. WILLIAMS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE,

SHERIFF'S SALE

OR INTEREST FROM OR UNDER JULIUS J. WILLIAMS, DECEASED C.P. October Term, 2014 No. 02259 \$29,650.30 Phelan Hallinan Diamond & Jones, LLP

1510-458
2840 Tremont Street 19136-1025 57th wd. 2018 Sq Ft; Situate on the Northwest side of Tremont Street 50 feet wide which point is measured on the arc of a circle curving to the right having a radius of 150 feet the arc distance of 125 feet 4/8 inches from a point now on the southwest side. BRT#572056020 Improvements: Row B/gar 2sty Masonry
DONALD WILLIAMS, JR. AND KAREN WILLIAMS A/K/A KAREN ARCHER C.P. January Term, 2010 No. 00970 \$240,510.21 Richard J. Nalbandian, III, Esq.

1510-459
607 Cobbs Creek Parkway 19143 3rd wd. 1600 Sq Ft BRT#032256200 Improvements: Residential Property
KELLI M. WILLIAMSON C.P. November Term, 2014 No. 01339 \$82,548.91 KML Law Group, P.C.

1510-460
5340 Wingohocking Terrace 19144 12th wd. 2237 Sq Ft BRT#122184800 Improvements: Residential Property
KARMA WATSON C.P. December Term, 2014 No. 02002 \$56,213.33 KML Law Group, P.C.

1510-461
6545 Walker Street 19135 55th wd. 1329 Sq Ft BRT#552331100 Improvements: Residential Property
LAWRENCE BROWN C.P. July Term, 2011 No. 01640 \$116,564.44 KML Law Group, P.C.

1510-462
3849 North Park Avenue 19140 43rd wd. 1625 Sq Ft BRT#432384100 Improvements: Residential Property
ANNIE J. MCBRIDE C.P. July Term, 2013 No. 04573 \$34,776.87 KML Law Group, P.C.

1510-463
6740 Kindred Street 19149 54th wd. 1425 Sq Ft BRT#542257800 Improvements: Residential Property
BARBARA J. TAYLOR C.P. April Term, 2013 No. 03616 \$57,978.65 KML Law Group, P.C.

1510-464
1219 Greeby Street 19111 53rd wd. 1099 Sq Ft BRT#531146100 Improvements: Residential Property
TERRY GANGES AND CAROL LOVETT C.P. May Term, 2014 No. 01901 \$124,259.80 KML Law Group, P.C.

1510-465
5355 Woodland Avenue 19143-5425 51st wd. 1266 Sq Ft; Situate on the Northwesterly side of Woodland Avenue at the distance of 377 feet 8-3/8 inches Southwestwardly from the Southwestterly side of 53rd Street. BRT#871577160 Improvements: Row W-off/ str 2 Sty Masonry
STEVEN L. GORDON C.P. January Term, 2010 No. 200277 \$98,840.88 Richard J. Nalbandian, III, Esq.

1510-466
5821 Saul Street 19149 62nd wd. 6433 Sq Ft BRT#621466900 Improvements: Residential Property
ANGEL L. MENDEZ C.P. January Term, 2014 No. 02997 \$106,939.94 KML Law Group, P.C.

1510-467
4251 Penn Street 19124 23rd wd. 1560 Sq Ft BRT#232412500 Improvements: Residential Property
REBECA MENDEZ C.P. July Term, 2013 No. 02987 \$81,183.72 KML Law Group, P.C.

1510-468
1921 Tasker Street 19145 36th wd. 917 Sq Ft BRT#363061900 Improvements: Residential Property
NICHOLLA ANDERSON C.P. May Term, 2014 No. 03511 \$57,479.29 KML Law Group, P.C.

1510-469
4044 O Street 19124 33rd wd. 1046 Sq Ft BRT#332544800 Improvements: Residential Property
MARILYN DEJESUS AND JOSE A. DEJESUS, JR. C.P. July Term, 2014 No. 00719 \$72,584.96 KML Law Group, P.C.

1510-470
5243 Westford Road 19120 42nd wd. 1496 Sq Ft BRT#421408700 Improvements: Residential Property
SADIE PEREZ C.P. August Term, 2011 No. 03915 \$101,399.76 KML Law Group, P.C.

SHERIFF'S SALE

1510-471
426-28 Sentner Street 19120 35th wd. 4500 Sq Ft OPA#351227900 Improvements: Residential Property
GIA M. BALLARD C.P. August Term, 2014 No. 2126 \$218,620.71 Richard M. Squire & Associates, LLC

1510-472
114 East 64th Avenue 19120 61st wd. 1600 Sq Ft BRT#611330500 Improvements: Residential Property
MICHELLE BAGWELL, AS ADMINISTRATRIX OF THE ESTATE OF LUCINDA E. DORSEY, DECEASED C.P. November Term, 2013 No. 02793 \$81,228.62 KML Law Group, P.C.

1510-473
3320 I Street 19134 33rd wd. 749 Sq Ft BRT#331378400 Improvements: Residential Property
LILLIAN DIVINY C.P. March Term, 2015 No. 02430 \$44,889.06 KML Law Group, P.C.

1510-474
189 West Thelma Street 19140 42nd wd. 798 Sq Ft BRT#422046700 Improvements: Residential Property
YANICE RODRIGUEZ-DIAZ C.P. June Term, 2014 No. 02539 \$58,659.03 KML Law Group, P.C.

1510-475
5947 Reach Street 19120 35th wd. 1575 Sq Ft BRT#352242300 Improvements: Residential Property
PHILIP S. APPENZELLER AND TAMMY M. LOWE C.P. July Term, 2013 No. 01527 \$126,999.14 KML Law Group, P.C.

1510-476
3517 South Reserve Drive 19145 26th wd. 4136 Sq Ft BRT#262382500 Improvements: Residential Property
THOMAS C. DELGUERCIO A/K/A THOMAS DELGUERCIO AND MADELINE SCHWARTZ A/K/A MADELINE SCHWARTZ-DELGUERCIO C.P. August Term, 2012 No. 03157 \$388,862.98 KML Law Group, P.C.

1510-477
2101 Chestnut Street Unit 212, a/k/a 2101-17 Chestnut Street #12 19103-3117 8th wd. 0 Sq Ft OPA#888111710 Improvements: Condominium Unit
SHAUL AARONI C.P. April Term, 2015 No. 03094 \$115,435.62 Phelan Hallinan Diamond & Jones, LLP

1510-478
6130 Palmetto Street 19111-5730 35th wd. 1028 Sq Ft OPA#352292000 Improvements: Residential Property
DIANE GODETTE-HYMAN, IN HER CAPACITY AS HEIR OF SHARON GODETTE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHARON GODETTE, DECEASED C.P. March Term, 2015 No. 00771 \$52,412.43 Phelan Hallinan Diamond & Jones, LLP

1510-479
5343 Lesher Street 19124-1243 62nd wd. 819 Sq Ft OPA#622232700 Improvements: Residential Property
HECTOR MELENDEZ C.P. March Term, 2015 No. 03450 \$57,610.31 Phelan Hallinan Diamond & Jones, LLP

1510-480
3166 Aramingo Avenue 19134-4422 25th wd. 1110 Sq Ft OPA#251482600 Improvements: Residential Property
SHAWN P. TAFTE C.P. March Term, 2015 No. 04318 \$62,423.65 Phelan Hallinan Diamond & Jones, LLP

1510-481
1341 Unruh Street a/k/a, 1341 Unruh Avenue 19111-4919 53rd wd. 1788 Sq Ft OPA#532077600 Improvements: Residential Property
ALI MOHAMED C.P. July Term, 2013 No. 01009 \$169,251.01 Phelan Hallinan Diamond & Jones, LLP

1510-482
2612 South Sartain Street 19148 39th wd. 708 Sq Ft BRT#394219500 Improvements: Row 2 Sty Masonry
MICHAEL A. PEZZUTI (DECEASED) C.P. February Term, 2013 No. 00815 \$194,576.63 Emmanuel J. Argentieri, Esq.

1510-483
640 North 53rd Street 19131 44th wd. 1200 Sq Ft BRT#442331600 Improvements: Row 2 Sty Masonry
LOUIS JOHNSON (DECEASED) C.P. October Term, 2014 No. 02914 \$84,705.30 Michael F.J. Romano, Esq.

SHERIFF'S SALE

1510-484
2601 Pennsylvania Avenue, Apt 634 19130 15th wd. 0 Sq Ft; Unit No. 634 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration); Condominium BRT#888072884 Improvements: Residential Dwelling
STEPHEN C. VEITH AND NICOLE V. VEITH C.P. September Term, 2014 No. 02952 \$164,338.14 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1510-485
8030 Ditman Street Unit 133T 19136 65th wd. 708 Sq Ft; All that certain Unit in the property known, named and identified in the Declaration Plan referred to below as “Frankford Estates”, located in the 65th Ward of the City of Philadelphia, Commonwealth of Philadelphia, which has heretofore been submitted to the provisions of the Unit property Act of Pennsylvania Act of July 3, 1963, P.L. 196, by the recording in the Philadelphia, Department of Records of Declaration dated June 22, 1979 and recorded on June 26, 1979 in Deed Book DCC 1986 page 474, and Declaration Plan dated June 22, 1979 in Deed Book DCC 1986 page 508, being and designated on Declaration Plan as Unit No. 113-T, as more fully described in such Declaration Plan as Unit No. 113-T, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements as defined in such Declaration of 6344. BRT#888651013 Improvements: Residential
MICHAEL GROSSWALD C.P. October Term, 2014 No. 00687 \$19,391.14 Hal A. Barrow, Esq.

1510-486
5314 Harbison Avenue 19124 62nd wd. (formerly part of the 23rd wd.) 1237 Sq Ft BRT#622468500 Improvements: Residential Real Estate
MICHAEL SABATO A/K/A MICHAEL J. SABATO C.P. May Term, 2015 No. 01148 \$65,838.51 Stern & Eisenberg P.C.

1510-487
4546-48 Bermuda Street 19124-4108 23rd wd. 4900 Sq Ft OPA#231052810 Improvements: Residential Property
SHELDON TROY JONES C.P. February Term, 2015 No. 02831 \$164,970.79 Phelan Hallinan Diamond & Jones, LLP

1510-488
1611 North 77th Street 19151 34th wd. 1845.85 Sq Ft BRT#343353300 Improvements: Residential Real Estate
KEISHA FISHER C.P. May Term, 2015 No. 01774 \$114,787.76 Stern & Eisenberg P.C.

1510-489
6905 West Chew Avenue 19119 22nd wd. 9043.8 Sq Ft BRT#222208300 Improvements: Residential Real Estate
LEOLA HIGSMITH C.P. February Term, 2015 No. 02813 \$59,410.77 Stern & Eisenberg P.C.

1510-490
1116 Custis Place 19122 14th wd. 1800 Sq Ft BRT#141445700 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS AND DEWISEES OF THE ESTATE OF VIRGINIA STUART C.P. January Term, 2015 No. 03194 \$74,379.97 Stern & Eisenberg P.C.

1510-491
2961 Boudinot Street 19134-2950 7th wd. 1462 Sq Ft OPA#071479700 Improvements: Residential Property
JESSICA MALDONADO C.P. July Term, 2014 No. 01823 \$49,100.30 Phelan Hallinan Diamond & Jones, LLP

1510-492
2983 Edgemont Street 19134-4821 25th wd. 868 Sq Ft OPA#251222300 Improvements: Residential Property
RONALD BECKMAN C.P. February Term, 2015 No. 02493 \$86,011.51 Phelan Hallinan Diamond & Jones, LLP

1510-493
6800 Tulip Street 19135-2406 41st wd. 2575 Sq Ft OPA#412448400 Improvements: Residential Property
FRANCIS MARK MALANDRA C.P. March Term, 2015 No. 03448 \$87,426.74 Phelan Hallinan Diamond & Jones, LLP

1510-494
6616 Lebanon Avenue 19151-3014 34th wd. 1040 Sq Ft OPA#344050900 Improvements: Residential Property
DONOVAN BYNUM C.P. March Term, 2015 No. 01158 \$62,697.09 Phelan Hallinan Diamond & Jones, LLP

1510-495
7412 Revere Street 19152-4410 64th wd. 4980 Sq Ft OPA#641030500 Improvements: Residential Property
KEVIN MCGRORTY C.P. November

SHERIFF'S SALE

Term, 2009 No. 04648 \$318,700.22 Phelan Hallinan Diamond & Jones, LLP

1510-496
6405 North Camac Street a/k/a, 6421 North Camac Street 19126-3644 49th wd. 3192 Sq Ft OPA#493172200 Improvements: Residential Property
ANTHONY HUGHES C.P. October Term, 2013 No. 02679 \$254,913.90 Phelan Hallinan Diamond & Jones, LLP

1510-497
725 Garland Street 19124-3047 35th wd. 1050 Sq Ft OPA#351052200 Improvements: Residential Property
LONG THANH NGUYEN C.P. April Term, 2014 No. 03219 \$103,175.88 Phelan Hallinan Diamond & Jones, LLP

1510-498
1646 Ivy Hill Road 19150-1008 50th wd. 1333 Sq Ft OPA#501512800 Improvements: Residential Property
MICHELLE BAILEY AND DERICK BAILEY C.P. March Term, 2015 No. 03214 \$96,536.37 Phelan Hallinan Diamond & Jones, LLP

1510-499
2032 South Bonsall Street 19145-2606 48th wd. 800 Sq Ft OPA#482285900 Improvements: Residential Property
PENG CHRIS SANITH A/K/A PENG SANITH AND SIRINTARARUT S. SRILUK A/K/A SIRINTARARUT SRILUK C.P. September Term, 2014 No. 03946 \$87,286.35 Phelan Hallinan Diamond & Jones, LLP

1510-500
2923 South Juniper Street 19148-4950 39th wd. 1327 Sq Ft OPA#395354000 Improvements: Residential Property
ARTHUR P. JULIANO, III AND RENEE JULIANO C.P. February Term, 2013 No. 01079 \$139,763.23 Phelan Hallinan Diamond & Jones, LLP

1510-501
5816 Catharine Street 19143-2418 3rd wd. 1240 Sq Ft OPA#033000900 Improvements: Residential Property
WALTER TOLBERT A/K/A WALTER P. TOLBERT AND VICTORIA TOLBERT C.P. May Term, 2015 No. 01502 \$62,285.74 Phelan Hallinan Diamond & Jones, LLP

1510-502
1124 Marlborough Street 19125-4139 18th wd. 2435.58 Sq Ft OPA#181055000 Improvements: Residential Property
LOUIS MOORE AND CHRISTIE MOORE C.P. April Term, 2010 No. 03816 \$164,981.32 Phelan Hallinan Diamond & Jones, LLP

1510-503
1507 East Duval Street 19138 10th wd. 2250 Sq Ft OPA#102290900 Improvements: Residential Property
KATHLEEN BARNES, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDRE L. BARNES; ADRIANNE ALEDINSEWO, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; STEPHANIE HARRIS, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; WESTLEY BARNES, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; JAMES BARNES, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; ROCHELLE LUCUS, IN CAPACITY AS HEIR OF ANDRE L. BARNES, DECEASED; ESTATE OF ANDRE L. BARNES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANDRE L. BARNES C.P. June Term, 2014 No. 01280 \$161,404.15 Phelan Hallinan Diamond & Jones, LLP

1510-504
6141 Market Street 19139 34th wd. 1296 Sq Ft; 16 feet by 81 feet BRT#87-1150550 Subject to Mortgage Subject to Rent Improvements: Yes J&P DEVELOPMENTS, LLC, ET AL. C.P. October Term, 2009 No. 00418 \$363,279.73 Everett K. Sheintoch, Esq.

1510-505
3352 North Smedley Street 19140 11th wd. 859 Sq Ft BRT#11-2-2179-00 Improvements: Residential Dwelling
DIANE R. BRIDGES C.P. December Term, 2014 No. 01747 \$52,228.65 Powers, Kirm & Associates, LLC

1510-506
1533 South Chadwick Street 19146 36th wd. 756 Sq Ft BRT#365168900 Improvements: Row 2 Sty Masonry
LORRAINE DAVIS C.P. September Term, 2014 No. 02955 \$94,969.84 Michael F.J. Romano, Esq.

1510-507
6140 Lebanon Avenue 19151 34th wd. 4739.25 Sq Ft BRT#342126400 Improvements: S/d Conv Apt 3sty Masonry
JAMES P. BROWN, JR. AND JAMES P.

SHERIFF'S SALE

BROWN, JR. C.P. November Term, 2014
No. 00016 \$192,195.48 Milstead & Associates, LLC

1510-508
2747 C Street. 19134 7th wd. 700 Sq Ft
BRT#071442100 Improvements: Row 2sty
Masonry
ANGEL L. REYES C.P. October Term,
2014 No. 02904 \$30,883.01 Milstead &
Associates, LLC

1510-509
2019 Anchor Street 19124-1528 41st
wd. 1195.84 Sq Ft BRT#411061100
Improvements: Residential Dwelling
KEHAR S. BASSI AND AMANDEEP K.
BASSI C.P. September Term 2014, No.
02023 \$101,040.88 Law Offices of Gregory
Javardian, LLC

1510-510
11821 Colman Terrace 19154 66th wd. 2094
Sq Ft BRT#66-2-011600 Improvements: Row
B/gar 2sty Masonry
DENNIS R. BALDWIN C.P. March Term,
2015 No. 00270 \$197,342.00 Milstead &
Associates, LLC

1510-511
305-C Shawmont Avenue, Unit #2B-2
19128 21st wd. 1058 Sq Ft BRT#888210587
Improvements: Res.condo.3sty Mas+other
ROBERT W. GRAHAM C.P. February Term,
2015 No. 02770 \$25,989.81 Samantha D.
Cissne, Esq.

1510-512
4612 Melrose Street 19137 45th wd. 1344
Sq Ft BRT#453439000 Improvements:
Residential Dwelling
JOHN P. CROPLEY C.P. January Term,
2015 No. 03192 \$88,476.41 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1510-513
4051 M Street 19124 33rd wd. 1125 Sq Ft
BRT#332469500 Improvements: Row B/gar
2sty Masonry
YOLANDA ROLON, JUAN LOPEZ AND
YOLANDA ROLON C.P. January Term,
2014 No. 02154 \$105,479.05 Milstead &
Associates, LLC

1510-514
7836 Rugby Street 19150 50th wd. 1980.12
Sq Ft BRT#502079300 Improvements: Row
B/gar 2sty Masonry
EDWARD B. DAVIS AND JO ANN DAVIS
C.P. February Term, 2014 No. 03177
\$65,672.57 Milstead & Associates, LLC

1510-515
1040 South 54th Street 19143 51st wd. 1211.07
Sq Ft BRT#513126400 Improvements:
Residential Dwelling
1040 SOUTH 54TH LP C.P. April Term,
2015 No. 03628 \$53,799.06 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1510-516
6335 Langdon Street 19111 53rd wd. 1460 Sq
Ft BRT#531228200 Improvements: Row B/
gar 2sty Masonry
JOHNSON MARTINEZ AND MARIA
MARTINEZ C.P. February Term, 2015 No.
00868 \$223,103.86 Milstead & Associates,
LLC

1510-517
232 West Ashdale Street 19120 42nd wd.
1600 Sq Ft BRT#42-2-174400 Improvements:
Residential Property
ANTONIO E. WINTERS C.P. No. 003152
\$82,173.19 Shapiro & DeNardo, LLC

1510-518
4822 North Hope Street 19120 42nd wd.
874.44 Sq Ft BRT#42-2325600 Improvements:
Residential Property
JUANITA VASQUEZ C.P. March Term,
2015 No. 003209 \$58,600.12 Shapiro &
DeNardo, LLC

1510-519
1848 Mohican Street 19138 10th wd. 1272
Sq Ft BRT#102241300 Improvements:
Residential Property
PATRICIA HELEN JOHNSON C.P.
February Term, 2015 No. 002651 \$33,891.56
Shapiro & DeNardo, LLC

1510-520
5308 Saul Street 19124 62nd wd. 1762.72
Sq Ft BRT#621451300 Improvements: Row
2sty Masonry
CARLOS IZQUIERDO A/K/A CARLOS
L. IZQUIERDO; MELONY BROWN AND
THE UNITED STATES OF AMERICA C/O
THE U.S. ATTORNEY FOR THE EASTERN
DISTRICT OF PENNSYLVANIA C.P. June
Term, 2014 No. 04753 \$81,215.50 Milstead
& Associates, LLC

1510-521
202 Alnus Street 19116 58th wd. 2978 Sq
Ft BRT#58-2-2522-00 Improvements:

SHERIFF'S SALE

Residential Property
MIKHAEL LOBANOV AND ALICA
LOBANOV C.P. January Term, No. 003271
\$258,429.02 Shapiro & DeNardo, LLC

1510-522
8919 Dewees Street 19152 57th wd. 2253.60
BRT#571260800 Improvements: S/d W B/g
2s Masonry
ANTHONY DEXTER JOHNSON,
EXECUTOR OF ESTATE OF STACY ANNE
JOHNSON A/K/A STACY-ANNE CAMILLE
JOHNSON, DECEASED C.P. February
Term, 2015 No. 01265 \$168,974.14 Milstead
& Associates, LLC

1510-523
1642 North 4th Street 19122 18th wd. 607.95
Sq Ft BRT#183153000 Improvements:
Residential Property
FRANCISCO JUSTINIANO AND IRLEEN
JUSTINIANO C.P. September Term, 2014
No. 02706 \$95,806.21 Shapiro & DeNardo,
LLC

1510-524
148 West Fisher Avenue 19120-3241 42nd wd.
1020 Sq Ft OPA#422242500 Improvements:
Residential Property
SEREYVORN SOK C.P. May Term, 2015
No. 02237 \$32,277.12 Phelan Hallinan
Diamond & Jones, LLP

1510-525
6031 Webster Street 19143-2315 3rd wd.
1695 Sq Ft OPA#033019600 Improvements:
Residential Property
TERESA WILLA BROOKS A/K/A TERESA
ROSS BROOKS C.P. April Term, 2014 No.
01772 \$78,251.24 Phelan Hallinan Diamond
& Jones, LLP

1510-526
4159 Greeby Street 19135-2516 55th wd.
975 Sq Ft OPA#552124900 Improvements:
Residential Property
CHESTER M. WISINSKI, JR. C.P. March
Term, 2015 No. 01434 \$96,417.20 Phelan
Hallinan Diamond & Jones, LLP

1510-527
2634 Parma Road 19131-2709 52nd wd.
1152 Sq Ft OPA#521241800 Improvements:
Residential Property
SEAN VLIET A/K/A SEAN M. VLIET AND
KELLY VLIET C.P. January Term, 2015
No. 03420 \$128,880.84 Phelan Hallinan
Diamond & Jones, LLP

1510-528
4933 Mulberry Street 19124-2827 23rd wd.
1197 Sq Ft OPA#232325900 Improvements:
Residential Property
EARL T. MCCOULLUM C.P. May Term,
2015 No. 00329 \$74,587.92 Phelan Hallinan
Diamond & Jones, LLP

1510-529
5958 Horrocks Street 19149-3313 62nd
wd. 1479.63 Sq Ft BRT#62-1-3455-00
Improvements: Row B/gar 2sty Masonry
DAVID A. THOMPSON C.P. August Term,
2012 No. 02679 \$154,198.43 Milstead &
Associates, LLC

1510-530
2980 Tulip Street 19134-4125 25th wd. 1130.50
Sq Ft BRT#25-2-369800 Improvements: Row
2sty Masonry
EDWARD J. GAPSIS C.P. February Term,
2015 No. 00871 \$77,404.85 Milstead &
Associates, LLC

1510-531
2117 Kennedy Street 19124-2016 41st wd.
(formerly part of the 23rd wd.) 1096.24 Sq Ft
BRT#411007600 Improvements: Row B/gar
2sty Masonry
NELLY GONZALEZ C.P. April Term,
2015 No. 00079 \$62,135.69 Milstead &
Associates, LLC

1510-532
3539 Old York Road 19140-4227 43rd wd.
1699 Sq Ft OPA#432156800 Improvements:
Residential Property
LENWOOD COOPER, JR., IN HIS CAPACITY
AS ADMINISTRATOR AND HEIR OF THE
ESTATE OF ESTHER COOPER; JEANENE
COOPER, IN HER CAPACITY AS HEIR
OF THE ESTATE OF ESTHER COOPER;
NICOLE COOPER, IN HER CAPACITY
AS HEIR OF THE ESTATE OF ESTHER
COOPER; UNKNOWN SUCCESSOR
ADMINISTRATOR OF THE ESTATE OF
LILLIE BURNET A/K/A LILLE BURNETT
A/K/A LILLIE M. MAITHE, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
ESTHER COOPER; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER LILLIE BURNET
A/K/A LILLE BURNETT A/K/A LILLIE M.

SHERIFF'S SALE

MAITHE, DECEASED C.P. May Term,
2014 No. 03125 \$22,443.26 Phelan Hallinan
Diamond & Jones, LLP

1510-533
2538 West Somerset Street 19132-1919
28th wd. 6012.69 Sq Ft BRT#884345850
Improvements: Ind.whse Masonry
VICTOR O. UDENZE C.P. December Term,
2013 No. 03596 \$142,019.89 Milstead &
Associates, LLC

1510-534
3226 North Hurley Street, a/k/a 3226
Hurley Street 19134-1719 7th wd. 660 Sq Ft
OPA#073135300 Improvements: Residential
Property
TILISA BROOKS C.P. March Term, 2015
No. 01929 \$16,184.39 Phelan Hallinan
Diamond & Jones, LLP

1510-535
1224 East Sedgely Street 19134-1532 33rd wd.
2900 Sq Ft BRT#331230500 Improvements:
Det 2 Sty Masonry
IMRE L. HUBER AND RONALD J.
MITCHELL C.P. March Term, 2015 No.
02107 \$61,731.40 Milstead & Associates,
LLC

1510-536
1421 East Mt. Pleasant Avenue 19150-2024
50th wd. 2103.75 Sq Ft BRT#501480300
Improvements: Row B/gar 2sty Masonry
TYRONE SYKES, PAULA SYKES AND
TYRONE SYKES C.P. September Term,
2014 No. 02374 \$149,072.85 Milstead &
Associates, LLC

1510-537
3325 Guilford Street 19136-4308 64th wd.
1437 Sq Ft OPA#642094200 Improvements:
Residential Property
MARYLOU ORAWSKY AND KEVIN
ORAWSKY C.P. June Term, 2014 No. 01055
\$195,699.47 Phelan Hallinan Diamond &
Jones, LLP

1510-538
2608 South 67th Street 19142-2706 40th wd.
1112 Sq Ft OPA#40-6-0622-00 Improvements:
Residential Property
AIESHA A. DAY C.P. January Term, 2005
No. 03651 \$45,365.32 Phelan Hallinan
Diamond & Jones, LLP

1510-539
4125 Elbridge Street 19135-3002 55th wd.
1083 Sq Ft OPA#552088800 Improvements:
Residential Property
SAMANTHA MCKNIGHT C.P. March
Term, 2015 No. 04306 \$152,236.31 Phelan
Hallinan Diamond & Jones, LLP

1510-540
2822 Unruh Avenue 19149-2536 55th wd.
2446 Sq Ft BRT#551133800 Improvements:
Row B/gar 2sty Masonry
MELISSA M. PERA, REAL OWNER AND
ORIGINAL MORTGAGOR; RAYMOND R.
HEINE, REAL OWNER AND RAYMOND R.
HEINE, REAL OWNER C.P. October Term,
2014 No. 03544 \$167,935.49 Milstead &
Associates, LLC

1510-541
4640 Large Street 19124 23rd wd. 37241
Sq Ft; Ind. Factory Masonry BRT#884641700
Improvements: Residential Property
ACLI TRADING, INC. C.P. February Term,
2015 No. 01107 \$313,961.13 Alicia M.
Sandoval, Esq.

1510-542
3424 North 20th Street 19140 11th wd. Land
Area: 1348.5 Sq Ft; Improvement Area: 1170
Sq Ft OPA#112288000 Improvements:
Residential Real Estate - Single Family
Dwelling
JOSEPH SPEERO AND MICHAEL SPEERO
C.P. March Term, 2015 No. 02460 \$44,977.72
plus interest to date of sale Robert J. Wilson,
Esq., Wilson Law Firm

1510-543
2033 West Diamond Street 19121 32nd
wd. 1657 Sq Ft OPA#322271500 Subject To
Mortgage Defaulted Mortgage held by Plaintiff
RES-PA TWO, LLC Improvements: Row
House
FRANK MARTINEZ C.P. April Term, 2015
No. 01267 \$300,486.38 plus interest from
April 15, 2015 of \$4,395.71 Josh Bradley

1510-544
2912 North 23rd Street 19132 11th wd. 900
Sq Ft BRT#11376400 Improvements: Row
2 Sty Masonry
BEVERLY MOORE F/K/A BEVERLY G.
CRANDALL (DECEASED) C.P. December
Term, 2014 No. 02525 \$80,490.87 Michael
F.J. Romano, Esq.

1510-545
9208 Cambridge Street 19114 65th wd.
3290 Sq Ft OPA#652421905 Improvements:
Residential Property
DANIELLE WALSH, SOLELY IN HER

SHERIFF'S SALE

CAPACITY AS ADMINISTRATRIX OF THE
ESTATE OF JOAN A. MENICHELLA C.P.
February Term, 2015 No. 3179 \$165,701.66
Lauren Berschler Karl, Esq.

1510-546
1235 South 21st Street 19146-4348 36th wd.
900 Sq Ft OPA#361209300 Improvements:
Residential Dwelling
GLORIA S. TROWER C.P. February Term,
2015 No. 2482 \$41,957.18 Weber Gallagher
Simpson Stapleton Fires & Newby, LLP; Sarah
A. Elia, Esq.

1510-547
3873 Poplar Street 19104 24th wd. 1500 Sq
Ft BRT#243205100 Improvements: Row 2
Sty Masonry
HATTIE LEWIS C.P. December Term,
2014 No. 01553 \$54,295.86 Michael F.J.
Romano, Esq.

1510-548
3121 Almond Street 19134-5003 25th wd.
858 Sq Ft OPA#251292800 Improvements:
Residential Property
FRANCIS E. BARRY C.P. July Term, 2013
No. 02383 \$154,419.80 Phelan Hallinan
Diamond & Jones, LLP

1510-549
235 Fitzwater Street 19147-3304 2nd wd.
1896 Sq Ft OPA#023077120 Improvements:
Residential Property
HENRY J. STURSBURG A/K/A HANRY J.
STURSBURG A/K/A HENRY STURSBURG
C.P. February Term, 2012 No. 03445
\$898,095.06 Phelan Hallinan Diamond &
Jones, LLP

1510-550
300 East Allens Lane 19119-1101 9th wd.
2327 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

1510-551
2106 South 57th Street 19142 40th wd. 1125
Sq Ft OPA#401007200 Improvements:
Residential Property
LETHA DAVIS BRISCO C.P. March Term,
2015 No. 00669 \$4,948.71 Phelan Hallinan
Diamond & Jones, LLP

1510-552
6021 Clifford Terrace 19151-3505 34th wd.
1280 Sq Ft OPA#342121300 Improvements:
Residential Property
SHADIA JOHNSON C.P. January Term,
2014 No. 02658 \$107,411.75 Phelan
Hallinan Diamond & Jones, LLP

1510-553
2947 Weikel Street 19134-4106 25th wd.
866.96 Sq Ft OPA#252381800 Improvements:
Residential Property
MARIA V. RAMOS C.P. September Term,
2007 No. 03648 \$45,636.99 Phelan Hallinan
Diamond & Jones, LLP

1510-554
819 Caledonia Street 19128 21st wd. Land
Area: 16196 Sq Ft; Approximate Size: 2248
Sq Ft BRT#214116265 Improvements:
Residential Property
JAMES R. BARKLEY AND KIMBERLY L.
BARKLEY C.P. August Term, 2009 No.
03837 \$347,843.74 Kristen Wetzel Ladd,
Esq.

1510-555
214 East Shedaker Street, a/k/a 214 Shedaker
Street 19144-1811 12th wd. 1376 Sq Ft
OPA#121011900 Improvements: Residential
Property
JULIA FARLOW A/K/A JULIA ANN A/K/A
JULIA ANN FARLOW C.P. April Term,
2014 No. 00058 \$27,434.81 Phelan Hallinan
Diamond & Jones, LLP

1510-556
4614 Shelmire Avenue 19136 41st wd. 1256
Sq Ft OPA#412227400 Improvements:
Residential Property
ADAM S. JANKOVIC C.P. March Term,
2015 No. 04105 \$101,850.08 Phelan
Hallinan Diamond & Jones, LLP

1510-557
1756 South 60th Street 19142 3rd wd.
ROW B/GAR 2STY MASONRY; 1472 Sq Ft
BRT#034139400 Improvements: Residential
Dwelling
JAMES A. UBOTEE AND UNITED STATES
OF AMERICA C.P. July Term, 2012 No.
02561 \$155,009.93 McCabe, Weisberg &
Conway P.C.

1510-558
2232 South 65th Street 19142-2222 40th wd.
990 Sq Ft OPA#403013700 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER OSCAR

SHERIFF'S SALE

CLARK, DECEASED C.P. December Term,
2012 No. 01957 \$43,322.85 Phelan Hallinan
Diamond & Jones, LLP

1510-559
620 Artwood Drive 19115 63rd wd. S/D
W B/G 2S MAS+OTHER; 4494 Sq Ft
BRT#632166400 Improvements: Residential
Dwelling
RONALD M. RONZONE, ADMINISTRATOR
OF THE ESTATE OF EMILIO M. RONZONE,
DECEASED MORTGAGOR AND REAL
OWNER C.P. February Term, 2015 No.
02806 \$239,586.40 McCabe, Weisberg &
Conway, P.C.

1510-560
7845 Rugby Street 19150-2509 50th wd.
2710 Sq Ft OPA#502096100 Improvements:
Residential Property
ELLIS BRITTINGHAM C.P. January Term,
2008 No. 00938 \$75,571.48 Phelan Hallinan
Diamond & Jones, LLP

1510-561
340 North 61st Street 19139-1107 34th wd.
1057 Sq Ft OPA#341147900 Improvements:
Residential Property
DENISE F. CLARK C.P. March Term, 2012
No. 00206 \$31,921.51 Phelan Hallinan
Diamond & Jones, LLP

1510-562
9035 Lykens Lane, a/k/a 9037 Lykens
Lane 19128-1015 21st wd. 7564 Sq Ft
OPA#214263140 Improvements: Residential
Property
NICHOLAS CLEMENTE, IN HIS CAPACITY
AS EXECTUOR AND DEVISEE OF THE
ESTATE OF CHRISTIAN H. CLEMENTE
A/K/A CHRISTIAN CLEMENTE; CAROL
ANNE CLEMENTE, IN HER CAPACITY AS
DEVISEE OF THE ESTATE OF CHRISTIAN
H. CLEMENTE A/K/A CHRISTIAN
CLEMENTE C.P. January Term, 2015
No. 01471 \$304,140.00 Phelan Hallinan
Diamond & Jones, LLP

1510-563
1415 South Franklin Street 19147 1st wd.
616 Sq Ft BRT#012085000 Improvements:
Residential Property
NINA CINTRON A/K/A NINA IANNELLA
C.P. December Term, 2011 No. 001316
\$113,424.28 Shapiro & DeNardo, LLC

1510-564
7526 Wheeler Street 19153 40th wd. 1582.37
Sq Ft BRT#404216835 Improvements:
Residential Property
LORRANIE WILSON, ADMINISTRATRIX
OF THE ESTATE OF TAKEYA W. WILSON
C.P. August Term, 2014 No. 00090 \$49,957.49
Shapiro & DeNardo, LLC

1510-565
4779 Tampa Street 19120-4621 42nd wd.
2630 Sq Ft OPA#421586800 Improvements:
Residential Property
AISHA R. MCCLAIN AND LORETTA
MCCLAIN C.P. August Term, 2010 No.
02554 \$61,325.34 Phelan Hallinan Diamond
& Jones, LLP

1510-566
2615 South Titan Street assessed as 2615 Titan
19148 36th wd. 766 Sq Ft BRT#362063300
Improvements: Residential Property
CHARMINE JOHNSON C.P. September
Term, 2013 No. 004076 \$94,185.71 Shapiro
& DeNardo, LLC

1510-567
4648 North 13th Street 19140-1230 49th wd.
445 Sq Ft OPA#491512500 Improvements:
Residential Property
LELIA P. DELEON, DECEASED AND
ANTHONY L. DELEON C.P. June Term,
2013 No. 00353 \$22,659.85 Phelan Hallinan
Diamond & Jones, LLP

1510-568
2836 Neptune Court 19154 66th wd. 5700
Sq Ft BRT#66-2-516800 Improvements:
Residential Property
MARILYN RODRIGUEZ C.P. July Term,
2014 No. 004072 \$162,195.74 Shapiro &
DeNardo, LLC

1510-569
1714 Arthur Street 19152 56th wd. 7800
Sq Ft BRT#562052500 Improvements:
Residential Real Estate
MICHAEL SATIN AND JOAN SATIN C.P.
June Term, 2014 No. 01195 \$256,643.99
Stern & Eisenberg P.C.

1510-570
5038 Whitaker Avenue 19124-3515 23rd wd.
1440 Sq Ft OPA#233073000 Improvements:
Residential Property
ELVIE R. ALEXANDER NOW BY NAME
ELVIE R. HOUCK AND DEAN W. HOUCK
C.P. April Term, 2015 No. 03411 \$18,003.41
Phelan Hallinan Diamond & Jones, LLP

1510-571
2831 Cantrell Street 19145 48th wd. 840

SHERIFF'S SALE

Sq Ft OPA#482083400 Improvements: Residential Property
DOMENICO CENTOFANTI C.P. June Term, 2010 No. 01513 \$115,886.97 Phelan Hallinan Diamond & Jones, LLP

1510-572

6747 Roosevelt Boulevard , a/k/a 6747 East Roosevelt Boulevard 19149-2425 55th wd. 1886 Sq Ft OPA#551524800 Improvements: Residential Property
LAUREEN COSDEN C.P. March Term, 2015 No. 04316 \$212,727.54 Phelan Hallinan Diamond & Jones, LLP

1510-573

2060 Simon Street 19124-2015 41st wd. 1105 Sq Ft OPA#411016400 Improvements: Residential Property
LARRY JORDAN AND DONNA EVANS C.P. November Term, 2014 No. 01757 \$90,937.46 Phelan Hallinan Diamond & Jones, LLP

1510-574

5906 North Hutchinson Street 19141 49th wd. DET 2 STY FRAME; 891 Sq Ft BRT#492162010 Improvements: Residential Dwelling
RAYMOND R. WILMORE AND MARIA ZURITA C.P. January Term, 2015 No. 02225 \$97,357.29 McCabe, Weisberg & Conway P.C.

1510-575

111 East Upsal Street 19119-2340 22nd wd. 11040 Sq Ft PRCL#221090900 Improvements: Residential Property
JACQUELYN JOHNSON AND ANTHONY JOHNSON C.P. December Term, 2011 No. 02323 \$316,543.57 Phelan Hallinan Diamond & Jones, LLP

1510-576

3445 Fidler Street 19114-2608 57th wd. 2673 Sq Ft OPA#572170122 Improvements: Residential Property
KAREN GILBERT AND WILLIAM E. GILBERT, II C.P. March Term, 2015 No. 04112 \$179,630.64 Phelan Hallinan Diamond & Jones, LLP

1510-577

2859 Sebring Road 19152-1612 57th wd. 3269 Sq Ft OPA#571061100 Improvements: Residential Property
STEPHAN NEJMAN AND SHANNA NEJMAN C.P. August Term, 2012 No. 02652 \$203,051.50 Phelan Hallinan Diamond & Jones, LLP

1510-578

6065 Frankford Avenue 19135-4406 62nd wd. 1400 Sq Ft OPA#622220900 Improvements: Residential Property
MELODI-MARI ARROYO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JANICE Y. SERRANO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANICE Y. SERRANO, DECEASED C.P. March Term, 2015 No. 02059 \$89,131.21 Phelan Hallinan Diamond & Jones, LLP

1510-579

6034 Cedar Avenue 19143 3rd wd. SEMI DET 2 STY MASONRY; 2074 Sq Ft BRT#032146500 Improvements: Residential Dwelling
JOHN HART, III, KNOWN SURVIVING HEIR OF CALLIE M. HART, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF CALLIE MAE HART, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 02389 \$51,347.11 McCabe, Weisberg & Conway P.C.

1510-580

126 North Paxon Street 19139-2705 44th wd. 1616 Sq Ft OPA#441116600 Improvements: Residential Property
CYNTHIA T. BAPTISTE, IN HER CAPACITY AS EXECUTRIX AND TRUSTEE OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; NEIL GREGORY PELI, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; ABIEL MCINTOSH, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; STEPHANIE MCINTOSH, IN HER CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; AKILAH MCINTOSH, IN HER CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; ZAKIYA BAPTISTE, IN HER CAPACITY AS

SHERIFF'S SALE

DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; MWANZA BAPTISTE, IN HER CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; MICHAEL MCINTOSH, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; ISSAC MCINTOSH, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH; JEDIDIAH BAPTISTE, IN HIS CAPACITY AS DEVISEE AND BENEFICIARY OF THE ESTATE OF ANNETTE C. MCINTOSH A/K/A ANNETTE MCINTOSH AND REAL OWNER C.P. April Term, 2013 No. 04715 \$62,755.23 Phelan Hallinan Diamond & Jones, LLP

1510-581

3226 West Oxford Street 19121 29th wd. ROW CONV/APT 3STY MASONRY; 1326 Sq Ft BRT#292227500 Improvements: Residential Dwelling
SANDRA HORSEY, ADMINSTRATRIX OF THE ESTATE OF GERALDINE E. HORSEY, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 01463 \$132,028.22 McCabe, Weisberg & Conway P.C.

1510-582

7759 Roosevelt Boulevard 19152 64th wd. S/D W B/G 2S MASONRY; 2629 Sq Ft BRT#641009000 Improvements: Residential Dwelling
ROBERT JAMES HINES, JR. AND YOLANDA HINES C.P. August Term, 2009 No. 02769 \$404,140.82 McCabe, Weisberg & Conway P.C.

1510-583

4526 North 15th Street 19140-1102 13th wd. 888 Sq Ft OPA#132060000 Improvements: Residential Property
SHAWN TUCKER, IN HIS CAPACITY AS HEIR OF MERRILE D. TERRY A/K/A DORIS M. WILSON, DECEASED; JEFFREY TUCKER, IN HIS CAPACITY AS HEIR OF MERRILE D. TERRY A/K/A DORIS M. WILSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MERRILE D. TERRY A/K/A DORIS M. WILSON, DECEASED C.P. July Term, 2013 No. 00963 \$78,178.78 Phelan Hallinan Diamond & Jones, LLP

1510-584

748 North 63rd Street 19151 34th wd. ROW CONV/APT 3STY MASONRY; 3600 Sq Ft BRT#344195900 Improvements: Residential Dwelling
ADJI REED, KNOWN SURVIVING HEIR OF SYLVESTER REED, JR., DECEASED MORTGAGOR AND REAL OWNER; SYLVESTER REED, III, A/K/A SYLVESTER S. REED, JR., KNOWN SURVIVING HEIR OF SYLVESTER REED, JR., DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF SYLVESTER REED, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01173 \$88,325.93 McCabe, Weisberg & Conway P.C.

1510-585

5223 North Mascher Street 19120 42nd wd. 1323 Sq Ft BRT#422358800 Improvements: Residential Property
EFRAIN BERRIOS AND MARITZA BERRIOS C.P. August Term, 2011 No. 00042 \$39,298.98 KML Law Group, P.C.

1510-586

123 Sparks Street 19120 61st wd. 1260 Sq Ft BRT#611269000 Improvements: Residential Property
HAROLD T. SEAMON C.P. November Term, 2011 No. 02994 \$62,815.41 KML Law Group, P.C.

1510-587

7012 Jackson Street 19135 55th wd. SEMI DET 2 STY MASONRY; 2250 Sq Ft BRT#552470200 Improvements: Residential Dwelling
KATHLEEN BENSON C.P. May Term, 2009 No. 03188 \$114,123.87 McCabe, Weisberg & Conway P.C.

1510-588

3343 North Lee Street 19134 7th wd. ROW 2 STY MASONRY; 907 Sq Ft BRT#073027200 Improvements: Residential Dwelling
ZINAIDA SAPOZHNIKOV AND LENNY SAPOZHNIKOV C.P. November Term, 2010 No. 02434 \$63,671.37 McCabe, Weisberg & Conway P.C.

1510-589

5307 North 12th Street 19141 49th wd. S/D

SHERIFF'S SALE

CONV. APT 3STY MASONRY; 2105 Sq Ft BRT#493115500 Improvements: Residential Dwelling
FLOYD WILLIAMS C.P. December Term, 2010 No. 00442 \$83,886.84 McCabe, Weisberg & Conway P.C.

1510-590

524 North 55th Street 19131 52nd wd. 1050 Sq Ft BRT#04-1174900 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOYCE ALETHA FLAX A/K/A JOYCE A. FLAX; KATHLEEN FLAX, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOYCE ALETHA FLAX A/K/A JOYCE A. FLAX AND KNOWN HEIR OF JOYCE ALETHA FLAX A/K/A JOYCE A. FLAX; THE ESTATE OF JOYCE ALETHA FLAX A/K/A JOYCE A. FLAX; ELIZABETH FLAK, KNOWN HEIR OF JOYCE ALETHA FLAX A/K/A JOYCE A. FLAX; MICHAEL J. FLAX, KNOWN HEIR OF JOYCE ALETHA FLAX A/K/A JOYCE A. FLAX; KAREN TOWERS, KNOWN HEIR OF JOYCE ALETHA FLAX A/K/A JOYCE A. FLAX C.P. February Term, 2014 No. 02580 \$55,706.91 Udren Law Offices, P.C.

1510-591

3502 Vista Street 19136-3825 64th wd. 1604 Sq Ft OPA#642156700 Improvements: Residential Dwelling
EDWARD F. ZUL AND ANITA M. ZUL C.P. February Term, 2015 No. 02068 \$148,305.65 Joseph R. Loverdi, Esq.

1510-592

3252 Salmon Street 19134 45th wd. 892.5 Sq Ft BRT#45-1-179300 Improvements: Residential Dwelling
JOHN RUCH A/K/A JOHN F. RUCH AND MARIE WISNIEWSKI A/K/A MARIE DECASERE N/K/A MARIE RUCH C.P. October Term, 2013 No. 02553 \$73,922.98 Udren Law Offices, P.C.

1510-593

2732 Haworth Street 19137 45th wd. 1309.27 Sq Ft BRT#453136300 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS, & DEVISEES OF THE ESTATE OF BARBARA L. GANGLOFF A/K/A BARBARA GANGLOFF C.P. March Term, 2015 No. 02558 \$127,429.33 Stern & Eisenberg P.C.

1510-594

132 Linton Street 19120 61st wd. 1037 Sq Ft BRT#612136300 Improvements: Residential Property
KYLE F. BOSKET C.P. September Term 2014, No. 00386 \$30,231.35 plus interest in the amount of \$8,330.85 from 8/27/14 Michael V. Phillips, Esq.

1510-595

1808-10 East Orleans Street 19134-3528 25th wd. 1315 Sq Ft BRT#25-2-156300 Improvements: Residential Dwelling
DAVID R. DOOLEY AND MARION D. RAMOS C.P. May Term, 2015 No. 02071 \$45,035.28 Udren Law Offices, P.C.

1510-596

6431 Woodcrest Avenue 19151 34th wd. ROW B/GAR 2STY MASONRY; 2482 Sq Ft BRT#344119000 Improvements: Residential Dwelling
GRACE LININ C.P. February Term, 2015 No. 02804 \$145,043.19 McCabe, Weisberg & Conway P.C.

1510-597

5818 North 20th Street 19138-2904 17th wd. 1140 Sq Ft BRT#172382700 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VERNON MURPH A/K/A VERNON D. MURPH; SHARON HALL; VERNON MURPH A/K/A VERNON D. MURPH, LAST RECORD OWNER C.P. April Term, 2014 No. 00571 \$118,710.34 Udren Law Offices, P.C.

1510-598

7747 Fayette Street 19150 50th wd. 1305 Sq Ft BRT#501030400 Improvements: Row B/ gar 2 Sty Masonry
GERALDINE NELSON F/K/A GERALDINE BYRD A/K/A GERALDINE BANKS (DECEASED) C.P. August Term, 2014 No. 02468 \$121,005.33 Michael F.J. Romano, Esq.

1510-599

3020 North Franklin Street 19133 37th wd. 1000 Sq Ft BRT#37-2-0787-00; PRCL#37N20-255 Improvements: Residential Dwelling
ASHLEY R. TURNER C.P. September Term, 2014 No. 01464 \$50,942.33 Powers,

SHERIFF'S SALE

Kirn & Associates, LLC

1510-600

7854 Temple Road 19150 50th wd. ROW B/GAR 2STY MASONRY; 937 Sq Ft BRT#501062500 Improvements: Residential Dwelling
MICHEL R. GILBERT C.P. February Term, 2015 No. 02480 \$99,127.75 McCabe, Weisberg & Conway P.C.

1510-601

6348 Calvert Street 19149 62nd wd. ROW B/GAR 2STY MASONRY; 1694 Sq Ft BRT#621523500 Improvements: Residential Dwelling
ANTHONY TADEO C.P. March Term, 2015 No. 02809 \$134,290.84 McCabe, Weisberg & Conway P.C.

1510-602

752 North Ringgold Street 19130 15th wd. ROW 3 STY MASONRY; 800 Sq Ft BRT#151226300 Improvements: Residential Dwelling
HOLLY L. HUGHES C.P. April Term, 2014 No. 01759 \$301,167.36 McCabe, Weisberg & Conway P.C.

1510-603

5619 North Marvine Street 19141 49th wd. 1249.6 Sq Ft PRCL#49-3-0912-00 Improvements: Residential Dwelling
SANDY VALLE A/K/A SANDY KING A/K/A SANDY HUSSEY, AS ADMINISTRATOR OF THE ESTATE OF MARY C. VALLE, DECEASED C.P. October Term, 2014 No. 02652 \$87,782.84 Powers, Kirn & Associates, LLC

1510-604

154 West Coulter Street 19144 12th wd. 3588 Sq Ft BRT#12-4-0348-00 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CLIFFORD G. BRYANT, DECEASED C.P. June Term, 2014 No. 04396 \$141,245.35 Powers, Kirn & Associates, LLC

1510-605

2804 Fuller Street 19152-3103 64th wd. 2891 Sq Ft BRT#64-1-2282-00 Improvements: Residential Dwelling
JOHN SULLICK A/K/A JOHN S. SULLICK C.P. June Term, 2014 No. 04320 \$133,031.95 Udren Law Offices, P.C.

1510-606

2553 South Marshall Street 19148 39th wd. 720 Sq Ft BRT#393133000 Improvements: Residential Property
JOSEPH B. RODGERS C.P. June Term, 2014 No. 02107 \$94,370.00 KML Law Group, P.C.

1510-607

37 North Hobart Street 19139 4th wd. 967 Sq Ft BRT#04-2099300 Improvements: Residential Dwelling
WENDELL C. CHEEK C.P. October Term, 2014 No. 00171 \$52,061.43 Powers, Kirn & Associates, LLC

1510-608

7609 Malvern Avenue 19151 34th wd. ROW B/GAR 2STY MASONRY; 1975 Sq Ft BRT#343174400 Improvements: Residential Dwelling
ELAINE E. ADRAKOR C.P. January Term, 2015 No. 03132 \$121,342.34 McCabe, Weisberg & Conway P.C.

1510-609

3 North Christopher Columbus Boulevard , Unit 249 a/k/a 3 North Columbus Boulevard #249 19106 5th wd. 0 Sq Ft BRT#88-8-0612-62 Improvements: Residential Dwelling
BRIAN HECKER AND KARA HECKER C.P. April Term, 2014 No. 04379 \$311,200.61 Powers, Kirn & Associates, LLC

1510-610

223 North Ramsey Street 19139 44th wd. 960 Sq Ft BRT#441102600 Improvements: Residential Property
ANITA GEIGER C.P. April Term, 2015 No. 01117 \$77,346.86 KML Law Group, P.C.

1510-611

8639 Agusta Street 19152 56th wd. S/D W B/G 1 STY MASONRY; 3630 Sq Ft BRT#562358500 Improvements: Residential Dwelling
DONALD BIBBS C.P. January Term, 2015 No. 00922 \$148,981.75 McCabe, Weisberg & Conway P.C.

1510-612

2535 South Clarion Street 19148 39th wd. Situate on the east side of Clarion Street at the distance of 246 feet southward from the south side of Porter St OPA#394448400 Improvements: Row 2 Sty Masonry
GIULIO APADULA C.P. October Term, 2014 No. 01854 \$165,570.67 Richard J.

SHERIFF'S SALE

Nalbandian, III, Esq.

1510-613

6337 Calvert Street 19149 62nd wd. 1690.08 Sq Ft BRT#621525700 Improvements: Residential Real Estate
MICHAEL PORTNOY C.P. March Term, 2015 No. 04413 \$140,277.75 Stern & Eisenberg P.C.

1510-614

154 West George Avenue 19120 61st wd. 1552 Sq Ft BRT#612067000 Improvements: Residential Real Estate
HENRY GIBSON C.P. May Term, 2015 No. 01873 \$122,287.59 Stern & Eisenberg P.C.

1510-615

2902 Frankford Avenue 19134 25th wd. APTS 5-50 UNITS MASONRY; 1527 Sq Ft BRT#881076165 Improvements: Residential Dwelling
SANDRA BRYSON C.P. October Term, 2014 No. 02179 \$91,995.10 McCabe, Weisberg & Conway P.C.

1510-616

1523 East Cheltenham Avenue 19124 62nd wd. on Northeastly side of Cheltenham Avenue; 165 feet 1-1/2" Southeastwardly from the Southeastly side of Horrocks St; Front: 14 ft 11-1/2 in, Depth: 88 ft 1-5/8 in OPA#621084000 Improvements: Single Family Residence
SAMUEL J. MARKS C.P. March Term, 2015 No. 00303 \$95,112.72 Stephen M. Hladik, Esq.

1510-617

2639 South Lloyd Street 19153 40th wd. ROW 2 STY MASONRY; 1155 Sq Ft BRT#404014800 Improvements: Residential Dwelling
NAKIA A. CALICAT C.P. June Term, 2014 No. 04573 \$93,920.78 McCabe, Weisberg & Conway P.C.

1510-618

6250 Crafton Street 19149-3509 62nd wd. 1368 Sq Ft BRT#621538000 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELEENE M. PERKS, LAST RECORD OWNER; ELEENE M. PERKS; MICHAEL PERKS, KNOWN HEIR OF ELEENE M. PERKS, LAST RECORD OWNER C.P. January Term, 2013 No. 01881 \$60,297.40 Udren Law Offices, P.C.

1510-619

2905 Memphis Street 19134 25th wd. 952 Sq Ft BRT#251487900 Improvements: Row 2 Sty Masonry
DONALD J. SHEPHERD (DECEASED) C.P. September Term, 2014 No. 03540 \$62,112.87 Michael F.J. Romano, Esq.

1510-620

4000 Gypsy Lane, Unit 550 19129 21st wd. on Gypsy Lane Condominium Side of Gypsy Lane; Front: Irregular, Depth: Irregular BRT#888210300 Subject to Mortgage Improvements: Res. Condo 3 Sty Masonry
ESTATE OF ERLENE BASS NELSON C.P. January Term, 2015 No. 001892 \$18,553.66 Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.

1510-621

4474 Livingston Street 19137-1622 45th wd. 1109.6 Sq Ft BRT#45-3-1864-00 Improvements: Residential Dwelling
PAUL J. NAPIERKOWSKI AND LORETTA LL. NAPIERKOWSKI C.P. September Term, 2014 No. 03019 \$99,048.31 Barbara A. Fein, Esq.

1510-622

369 East Upsal Street 19119 22nd wd. ROW B/GAR 2STY MASONRY; 1125 Sq Ft BRT#221098600 Improvements: Residential Dwelling
URSULA HICKS C.P. February Term, 2015 No. 02293 \$92,973.88 McCabe, Weisberg & Conway P.C.

1510-623

5893 Woodcrest Avenue 19131-2214 52nd wd. 1651.36 Sq Ft BRT#52-2-1617-00 Improvements: Residential Dwelling
JESTINE JOHNSON C.P. July Term, 2013 No. 04450 \$79,011.58 Barbara A. Fein, Esq.

1510-624

3209 Winter Street 19104-2544 24th wd. 1350 Sq Ft (land area) OPA#241072800 Improvements: Commercial Building
BLACKWOOD REAL ESTATE DEVELOPMENT & CONSULTING SERVICES, LLC C.P. June Term, 2015 No. 01031 \$236,465.67 Elliot H. Berton, Esq.

1510-625

2040 Tyson Avenue 19149-1809 54th wd. 3698.20 Sq Ft BRT#54-2-0779-00 Improvements: Residential Dwelling

SHERIFF'S SALE

1510-645
2113-2115 West Hunting Park 19140-
2815 13th wd. APT. BOARDING HOME
 MASONRY; 5040 Sq Ft BRT#8814256000
 Improvements: Residential Dwelling
 STANLEY H. TAYLOR, CO-EXECUTOR
 OF THE ESTATE OF MARY TAYLOR,
 DECEASED MORTGAGOR AND REAL
 OWNER AND 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.

1510-645

2113-2115 West Hunting Park 19140-2815 13th wd. APT. BOARDING HOME
MASONRY; 5040 Sq Ft. BRT#881425600
Improvements: Residential Dwelling
STANLEY H. TAYLOR, CO-EXECUTOR
OF THE ESTATE OF MARY TAYLOR,
DECEASED MORTGAGOR AND REAL
OWNER AND 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.

1510-642

1510-646
335 Unruh Avenue 19111-4654 35th wd.
 ROW B/GAR 2STY MASONRY; 1170 Sq Ft
 BRT#353127200 Improvements: Residential
 Dwelling
 JAMES M. VOLLMER A/K/A JAMES
 VOLLMER C.P. January Term, 2015 No.
 01450 \$54,345.28 McCabe, Weisberg &
 Conway P.C.

1510-643

1510-647
609 East Wishart Street 19134-2309 33rd
 wd. ROW 2STY MASONRY; 700 Sq Ft
 BRT#331027900 Improvements: Residential
 Dwelling
 GREGORY STANISLAUS C.P. June Term,
 2013 No. 01488 \$52,707.83 McCabe,
 Weisberg & Conway P.C.

KEELE

1510-644
6834 Finch Place 19142 40th wd. ROW
 B/GAR 2STY MASONRY; 2707 Sq Ft
 BRT#406578400 Improvements: Residential
 Dwelling
 KENNETH L. CHISM, JR., KNOWN
 SURVIVING HEIR OF KENNETH L. CHISM,
 DECEASED MORTGAGOR AND REAL
 OWNER AND UNKNOWN SURVIVING
 HEIRS OF KENNETH L. CHISM, DECEASED
 MORTGAGOR AND REAL OWNER C.P.
 January Term, 2015 No. 02457 \$97,994.94
 McCabe, Weisberg & Conway PC

1510-639

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

1510-640

424 North Horton Street a/k/a 424
Horton Street 19151 34th wd. 965 Sq Ft
BRT#341205000 Improvements: Residential
Property



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SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>MORTGAGOR AND REAL OWNER; JONATHAN D. JOSEY, KNOWN SURVIVING HEIR OF CHARLES JOSEY, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2014 No. 00011 \$55,620.31 McCabe, Weisberg & Conway P.C.</p> <p>1510-649A-D 40th wd. (2535 South Ashford Street – Premises A – 19153) 1024 Sq Ft; Northeast Side of Ashford St. 272-1/2 ft Southeast of Elmwood Ave; Front: 16 ft; Depth: 70 ft OPA#404136400 Improvements: Row B/gar 2sty Masonry</p> <p>44th wd. (716 North 48th Street – Premises B – 19139-2122) . 1305 Sq Ft; West side of 48th St.; 15 feet South of Olive St.; Front 15 feet; Depth: 87 feet OPA#441324800 Improvements: Row Conv/apt 3sty Masonry</p> <p>6th wd (752 North 43rd Street – Premises C – 19104-1464) 1450 Sq Ft; West side of 43rd St.; 116 feet 7.5 inches South of Brown St.; Front 16 feet 1/2 inch; Depth: 90 feet OPA#061287800</p>	<p>Improvements: Row 2sty Masonry 2nd wd. (901 South 13th Street – Premises D – 19147-3604) 1080 Sq Ft; South side of Christian St.; East side of 13th St.; Front: 18 feet; Depth: 60 feet OPA#871504030 Improvements: Row W-off/str 3sty Masonry</p> <p>EMMA KIMAHN NGUYEN A/K/A KIM ANH THI NGUYEN A/K/A KIM ANH NGUYEN A/K/A EMMA KIM NGUYEN A/K/A EMMA K. NGUYEN; THAO THI NGUYEN; TRUNG Q. NGUYEN; AN QUOC NGUYEN AND NAM NGUYEN C.P. October Term, 2006 No. 04892 \$77,734.46 Denise A. Kuestner, Esq.</p> <p>1510-650A-K 35th wd. (434 East Cheltenham Avenue – Premises A – 19120-1605) 3016 Sq Ft BRT#351292900 Subject to Mortgage Subject to Rent Improvements: 2 Story Converted Apartments</p> <p>41st wd. (7127 Montague Street – Premises</p>	<p>B – 19135-1108) 1241 Sq Ft BRT#412261900 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhome</p> <p>35th wd. (344 Van Kirk Street –Premises C – 19120-1140) 4218 Sq Ft BRT#881130120 Subject to Mortgage Subject to Rent Improvements: Multi-unit Apartment Building</p> <p>53rd wd. (6902 Castor Avenue – Premises D – 19149-1701) 3850 Sq Ft BRT#882925520 Subject to Mortgage Subject to Rent Improvements: Masonry Building; Miscellaneous Use</p> <p>53rd wd. (1326 Greeby Street – Premises E – 19111-5527) 1271 Sq Ft BRT#531141900 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse</p> <p>54th wd. (2239 Brighton Street – Premises F – 19149-1914) 1796 Sq Ft BRT#542102600 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse</p> <p>53rd wd. (1232 Greeby Street – Premises G</p>	<p>– 19111-5525) 1121 Sq Ft BRT#531139000 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse</p> <p>35th wd. (355 Gilham Street – Premises H – 19111-5238) 2500 Sq Ft BRT#353090190 Subject to Mortgage Subject to Rent 1 Story Building</p> <p>35th wd. (588 East Godfrey Avenue – Premises I – 19120-2121) 1242 Sq Ft BRT#351094800 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse</p> <p>35th wd. (6340 Martins Mill Road – Premises J – 19111-5322) 2545 Sq Ft BRT#353297500 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse</p> <p>35th wd. (6327 Martins Mill Road – Premises K – 19111-5321) 3003 Sq Ft BRT#353302900 Subject to Mortgage Subject to Rent Improvements: 2 Story Building</p> <p>MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. November</p>	<p>Term, 2011 No. 01501 \$3,389,762.38 Scott M. Klein, Esq.</p> <p>1510-651 7033-7049 Frankford Avenue 19135-1605 55th wd. 21813 Sq Ft OPA#88-2064475 Subject to Mortgage Improvements: Unknown 7049 FRANKFORD AVE LP AND TRENDY STAR REALTY, INC. C.P. January Term, 2015 No. 002210 \$692,514.03 + \$16,829.56 (interest until 7/10/15 - continuing to accrue at \$182.93 per diem) Michael J. Shavel, Esq., Hill Wallack LLP</p> <p>1510-652 2644 Sylmar Street 19142 40th wd. 928 Sq Ft BRT#40-6-133500 Improvements: Residential Dwelling KIMBERLY L. BARKLEY C.P. February Term, 2010 No. 00563 \$75,535.82 Udren Law Offices, P.C.</p>

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