Sheriff's Sale Notices for November 1, 2016

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 1, 2016 at the:

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

JUDICIAL/FORECLOSURE SALE
CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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

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

NOTICE OF SCHEDULE
OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on November 1, 2016.

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

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

EXPLANATION

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

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

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

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

SHERIFF'S SALE OF TUESDAY, NOVEMBER 1, 2016

1611-301
6734 North 17th Street 19126 10th wd. 1490 Sq Ft OPA#101052900 Improvements: Residential Property
ANNETTE WALLER A/K/A ANNETTE MAYER C.P. February Term, 2016 No. 03454 $77,921.14 KML Law Group, P.C.

1611-302
4924 Charles Street 19124 23rd wd. 1734 Sq Ft OPA#232327410 Improvements: Residential Property
ARLINDA CANDELARIO C.P. February Term, 2016 No. 02049 $75,765.65 KML Law Group, P.C.

1611-304
436 North 65th Street 19151 34th wd. 1875 Sq Ft OPA#343123000 Improvements: Residential Property
LEONARD AUSTIN C.P. December Term, 2015 No. 00759 $105,693.16 KML Law Group, P.C.

1611-305
5936 Loretto Avenue 19149 53rd wd. 1496 Sq Ft OPA#531310200 Improvements: Residential Property
AYDA L. CHARRIS C.P. July Term, 2014 No. 02781 $122,376.29 KML Law Group, P.C.

1611-306
8632 Fayette Street 19150 50th wd. 2385 Sq Ft BRT#50-2305200 Improvements: Residential Dwelling
JAMES E. REYNOLDS, JR. C.P. November Term, 2015 No. 01806 $260,998.12 Udren Law Offices, P.C.

1611-307
1008-20 Spruce Street 19107-6009 5th wd. BRT#888052349 Improvements: Res Condo 4 Sty Masonry
STACY BUECHELE C.P. December Term, 2015 No. 00339 $183,448.46 Milstead & Associates, LLC

1611-308
12415 Tyrone Road 19154 66th wd. 2000 Sq Ft OPA#663275000 Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ROBERT L. NAGLE A/K/A ROBERT L. NAGLE, SR.; KELLY NAGLE, HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROBERT L. NAGLE, SR.; KAREN SNYDER, HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROBERT L. NAGLE C.P. April Term, 2013 No. 02880 $142,736.06 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-309
6711 Lansdowne Street a/k/a 6711 Lansdowne Avenue 19151 34th wd. 3201 Sq Ft OPA#34-4029200 Improvements: Residential Property
THOMAS BACON, JR. AND ROBIN BACON C.P. March Term, 2012 No. 04095 $133,110.81 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-310
7383 Wheeler Street 19153 40th wd. 1104 Sq Ft OPA#404213300 Improvements: Residential Property
BRIANNA WATSON, SOLELY IN HER CAPACITY AS HEIR OF STEPHANIE THOMAS-WATSON A/K/A STEPHANIE WATSON, DECEASED; THE UNKNOWN HEIRS OF STEPHANIE THOMAS-WATSON A/K/A STEPHANIE WATSON, DECEASED; SAMUEL WATSON, SOLELY IN HIS CAPACITY AS HEIR OF STEPHANIE THOMAS-WATSON A/K/A STEPHANIE WATSON, DECEASED C.P. December Term, 2015 No. 01138 $102,890.67 KML Law Group, P.C.

1611-311
812 East Sharpnack Street 19119 22nd wd. 3116 Sq Ft OPA#221117900 Improvements: Residential Property
SYLVIA A. SMITH C.P. March Term, 2014 No. 01691 $238,858.60 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-312
2814 Nightingale Road 19154 66th wd. 6490 Sq Ft BRT#662503800 Improvements: Residential Dwelling
HARRY E. WITMAYER C.P. July Term, 2015 No. 01497 $64,699.07 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1611-313
4155 Hellerman Street 19135-2520 55th wd. 1373.94 Sq Ft BRT#552112300; PRCL#144N9-165 Improvements: Residential Dwelling
VICTOR SZAREK AND GLORIA SZAREK C.P. December Term, 2014 No. 00603 $73,377.40 Powers, Kirn & Associates, LLC

1611-314
3333 Mercer Street 19134 45th wd. 912 Sq Ft OPA#451258100 Improvements: Residential Property
JOSEPH OCHLAK, BELIEVED ADMINISTRATOR AND/OR HEIR OF THE ESTATE OF MARY JO OCHLAK A/K/A MARY OCHLAK; GEORGE OCHLAK, BELIEVED ADMINISTRATOR AND/OR HEIR OF THE ESTATE OF MARY JO OCHLAK A/K/A MARY OCHLAK C.P. June Term, 2015 No. 02532 $91,244.99 KML Law Group, P.C.

1611-315
3613 Calumet Street 19129-1603 38th wd. 1588 Sq Ft BRT#383083100; PRCL#107-N-21-178 Improvements: Residential Dwelling
ROBERT J. MADRAK AND DEBRA A. MADRAK C.P. November Term, 2015 No. 02655 $178,883.65 Powers, Kirn & Associates, LLC

1611-316
5812 Kemble Avenue 19141 17th wd. 1600 Sq Ft OPA#172328700 Improvements: Residential Property
THE UNKNOWN HEIRS OF SHERLANE D. FREEMAN, DECEASED; TALIEF FREEMAN, SOLELY IN HIS CAPACITY AS HEIR OF SHERLANE D. FREEMAN, DECEASED C.P. November Term, 2015 No. 01936 $34,997.06 KML Law Group, P.C.

1611-317
7413 Belden Street 19111 56th wd. 2969 Sq Ft OPA#561177800 Improvements: Residential Property
WILLIAM GAMBLE C.P. April Term, 2013 No. 03639 $184,095.85 KML Law Group, P.C.

1611-318
814 Longshore Avenue a/k/a 814 Long Shore Avenue 19111 53rd wd. 2809 Sq Ft OPA#532167300 Improvements: Residential Property
THE UNKNOWN HEIRS OF JEANETTE M. GRANSBACK, DECEASED; CHERYL J. STRAUSS, SOLELY IN HER CAPACITY AS HEIR OF JEANETTE M. GRANSBACK, DECEASED C.P. April Term, 2016 No. 00022 $190,724.46 KML Law Group, P.C.

1611-319
5817 Larchwood Avenue 19143 60th wd. 1270 Sq Ft OPA#604194300 Improvements: Residential Property
CATHERINE L. CORBIN C.P. February Term, 2016 No. 02059 $55,186.49 KML Law Group, P.C.

1611-320
1842 West Thompson Street 19121 47th wd. 960 Sq Ft OPA#471066200 Improvements: Residential Property
ALICE SMITH C.P. August Term, 2014 No. 02127 $240,292.99 KML Law Group, P.C.

1611-321
463 Green Lane 19128-3306 21st wd. 4687.05 Sq Ft BRT#212122500 Improvements: Residential Dwelling
SCOTT MANZ AND KIRSTEN BRKARIC C.P. September Term, 2015 No. 03419 $322,586.36 Powers, Kirn & Associates, LLC

1611-322
1027-31 North 4th Street a/k/a 1027-31 North 4th Street, Unit P Cobblestone Court 19123 5th wd. 685 Sq Ft OPA#888055816 Improvements: Residential Property
MARK J. GETTY A/K/A MARK J. GETTY, JR. C.P. October Term, 2015 No. 01602 $177,915.20 KML Law Group, P.C.

1611-323
1303 Arrott Street 19124-3209 23rd wd. 1700 Sq Ft BRT#234072000; PRCL#090-N22-0084 Improvements: Residential Dwelling
CRYSTAL L. SHAMBLEE C.P. October Term, 2015 No. 01387 $115,270.24 Powers, Kirn & Associates, LLC

1611-324
6520 Keystone Street 19135 41st wd. 1833 Sq Ft OPA#411464500 Improvements: Residential Property
NICHOLAS P. BERRETTA C.P. May Term, 2015 No. 03101 $108,097.05 KML Law Group, P.C.

1611-325
1628 Creston Street 19149 62nd wd. 2112 Sq Ft OPA#621141500 Improvements: Residential Property
EMANUEL IRIZARRY C.P. February Term, 2016 No. 02039 $101,142.93 KML Law Group, P.C.

1611-326
2467 79th Avenue 19150-1413 40th wd. 1760 Sq Ft BRT#50-1-4599-00; PRCL#109 N 17-195 Improvements: Residential Dwelling
TISHEBA MCCALL C.P. December Term, 2015 No. 02068 $153,005.46 Powers, Kirn & Associates, LLC

1611-327
729 West Wellens Avenue a/k/a 729 West Wellens Street 19120 49th wd. 1200 Sq Ft OPA#49-2034900 Improvements: Residential Property
TANEENA BROWN C.P. August Term, 2013 No. 02870 $67,866.66 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1611-328
7056 Green Hill Road 19151-2321 34th wd. 9450 Sq Ft BRT#34-4-1811-00 Improvements: Residential Dwelling
RICHARD N. SUBBIO A/K/A RICHARD SUBBIO A/K/A RICHARD SUBIO C.P. November Term, 2015 No. 02219 $491,184.90 Powers, Kirn & Associates, LLC

1611-329
5330 Euclid Street 19131 52nd wd. 1180 Sq Ft OPA#521079000 Improvements: Residential Property
KEITH A. MITCHELL-CLOWERS C.P. May Term, 2016 No. 02319 $111,636.01 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1611-330
805 McClellan Street 19148-1627 1st wd. 756 Sq Ft BRT#012356200; PRCL#14S9-214 Improvements: Residential Dwelling
MARCO RICCA C.P. September Term, 2013 No. 01052 $120,103.15 Powers, Kirn & Associates, LLC

1611-331
5137 Whitaker Avenue 19124 23rd wd. 2352 Sq Ft OPA#233087200 Improvements: Residential Property
JULIE VARGHESE AND JOHN VARGHESE C.P. October Term, 2015 No. 00632 $75,799.91 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-332
2920 North 24th Street 19132 38th wd. 1140 Sq Ft OPA#381003700 Improvements: Residential Property
SHEMIKA S. ROBERTS C.P. July Term, 2014 No. 03568 $39,409.51 KML Law Group, P.C.

1611-333
5609 North 4th Street 19120 61st wd. 938 Sq Ft OPA#612369700 Subject to Mortgage Improvements: Residential Property
JEFFREY B. WILLIAMS C.P. November Term, 2014 No. 00009 $34,258.09 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1611-334
743 South 52nd Street 19143 51st wd. 960 Sq Ft OPA#511032300 Improvements: Residential Property
BLANCHE E. YOUNG C.P. February Term, 2016 No. 02093 $75,638.74 KML Law Group, P.C.

1611-335
311 North 61st Street a/k/a 311-13 North 61st Street 19139 34th wd. 3190 Sq Ft OPA#341132800 Improvements: Residential Property
BARBARA KEEL C.P. November Term, 2015 No. 01036 $38,421.25 KML Law Group, P.C.

1611-338
2011 Carpenter Street 19146 30th wd. 1120 Sq Ft OPA#301235300 Improvements: Residential Property
ANGELA M. BAYLOCK C.P. July Term, 2009 No. 00918 $333,753.28 KML Law Group, P.C.

1611-339
1229 Parrish Street 19123-1814 14th wd. 1263 Sq Ft OPA#141383110 Improvements: Residential Property
CLAYBOURNE WATKINS, IN HIS CAPACITY AS HEIR OF JOCELYN CLICK, DECEASED; TASHANDA WATKINS, IN HER CAPACITY AS HEIR OF JOCELYN CLICK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOCELYN CLICK, DECEASED C.P. January Term, 2015 No. 00931 $205,163.09 Phelan Hallinan Diamond & Jones, LLP

1611-340
1350 Brill Street 19124 62nd wd. 1774 Sq Ft OPA#621036900 Improvements: Residential Property
CHRISTOPHER O. DENIS C.P. December Term, 2013 No. 02337 $74,244.45 KML Law Group, P.C.

1611-341
4134 Whiting Road 19154-2807 66th wd. 1296 Sq Ft OPA#662589900 Improvements: Residential Property
MARY HAMILTON C.P. September Term, 2015 No. 00198 $115,541.42 Phelan Hallinan Diamond & Jones, LLP

1611-342
1165 Atwood Road 19151 34th wd. 1240 Sq Ft OPA#344328400 Improvements: Residential Property
NAKIA M. FERIBEE C.P. February Term, 2016 No. 03464 $75,363.68 KML Law Group, P.C.

1611-343
5931 North 10th Street 19141-3711 49th wd. 2538 Sq Ft OPA#492173600 Improvements:

SHERIFF'S SALE

Residential Property
ALAN T. HAMPTON A/K/A ALAN HAMPTON; FRANCINE M. HAMPTON A/K/A FRANCINE HAMPTON C.P. August Term, 2015 No. 01163 $84,795.89 Phelan Hallinan Diamond & Jones, LLP

1611-344
6845 Germantown Avenue 19119-2113 22nd wd. 3495 Sq Ft OPA#222186910 Improvements: Residential Property
H. GREGORY MOORE A/K/A GREGORY H. MOORE AND MARGARET ANN FUNDERBURG C.P. December Term, 2015 No. 01688 $363,910.16 Phelan Hallinan Diamond & Jones, LLP

1611-345
1123 South 26th Street 19146-3934 36th wd. 1068 Sq Ft OPA#361392400 Improvements: Residential Property
GARY LEE AND ANGELA MYERS C.P. February Term, 2015 No. 01550 $63,084.06 Phelan Hallinan Diamond & Jones, LLP

1611-346
2106 Eastburn Avenue 19138-2612 10th wd. 1280 Sq Ft OPA #102113400 Improvements: Residential Property
RENEE BAILEY, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF GWENDOLYN D. CURRY; WILLIAM CURRY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF GWENDOLYN CURRY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GWENDOLYN D. CURRY ESTATE, DECEASED C.P. April Term, 2014 No. 04224 $71,127.79 Phelan Hallinan Diamond & Jones, LLP

1611-347
227 Benner Street 19111-5901 35th wd. 1120 Sq Ft OPA#352163100 Improvements: Residential Property
BULENT SARIKAYA AND MARJORIE SARIKAYA C.P. July Term, 2012 No. 00671 $113,242.18 Phelan Hallinan Diamond & Jones, LLP

1611-348
5847 Penn Street a/k/a 5847 North Penn Street 19149-3417 62nd wd. 1340 Sq Ft OPA#621493300 Improvements: Residential Property
JOHN G. KINKAID C.P. February Term, 2016 No. 04170 $115,272.82 Phelan Hallinan Diamond & Jones, LLP

1611-349
666 Hendrix Street 19116 35th wd. 1105 Sq Ft OPA#582329300 Subject to Mortgage Improvements: Residential Property
VADIM PETLAKH C.P. September Term, 2014 No. 00942 $195,744.67 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1611-350
1549 66th Avenue 19126-2766 10th wd. 1584 Sq Ft OPA#101220800 Improvements: Residential Property
GWENDOLYN MERRIWEATHER C.P. February Term, 2016 No. 02405 $145,868.40 Phelan Hallinan Diamond & Jones, LLP

1611-351
2436 South 4th Street a/k/a 2436 South Fourth Street 19148-3905 39th wd. 1314 Sq Ft OPA#392261900 Improvements: Residential Property
THOMAS E. VARGAS A/K/A THOMAS VARGAS C.P. July Term, 2015 No. 01579 $79,618.85 Phelan Hallinan Diamond & Jones, LLP

1611-352
1512 East Duval Street 19138 10th wd. 2250 Sq Ft OPA#102286000 Improvements: Residential Property
THE UNKNOWN HEIRS OF STERLY SINGLETON, DECEASED; MARCINE MCLEMORE A/K/A MARCINE SINGLETON, SOLELY IN HER CAPACITY AS HEIR OF STERLY SINGLETON, DECEASED C.P. September Term, 2015 No. 03219 $196,994.72 KML Law Group, P.C.

1611-353
614 Strahle Street Premises A 19111 63rd wd. 3488 Sq Ft OPA#631406205 Improvements: Residential Property
ANDREA DALY AND STEPHEN R. DALY C.P. February Term, 2016 No. 03940 $210,742.77 KML Law Group, P.C.

1611-354
1736 West Juniata Street 19140 13th wd. 1324 Sq Ft BRT#131316600 Improvements: Residential Real Estate
CHRISTOPHER R. NICHOLS C.P. December Term, 2015 No. 02149 $86,278.48 Stern & Eisenberg P.C.

1611-355
4512 Locust Street 19139 46th wd. 1488 Sq Ft BRT#461008500 Improvements: Residential Real Estate
TAMIKA INGLETON C.P. October Term, 2014 No. 02604 $323,982.47 Stern & Eisenberg P.C.

1611-356
1859 North 52nd Street 19131-3310 52nd wd. 1548 Sq Ft OPA#521291800 Improvements: Residential Property
KIA D. ALSTON, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF CHARLES A. ALSTON C.P. February Term, 2016 No. 04545 $89,989.34 Phelan Hallinan Diamond & Jones, LLP

1611-357
5727 North Mascher Street 19120 61st wd. 1530 Sq Ft BRT#612439300 Improvements: Residential Dwelling
ATIYA TOLIVER C.P. December Term, 2015 No. 01386 $94,358.40 Udren Law Offices, P.C.

1611-358
1920 74th Avenue 19138 10th wd. Beginning Point: Southerly side of 74th Ave N (60 ft wide) at the distance of 222 ft 4-1/4 inches measured along the Southerly side of 74th Ave Northeastwardly from the Easterly side of Andrews Ave OPA#101385700 Improvements: Row 2 Sty Masonry
JOHN TABOURN AND KENIA TABOURN C.P. February Term, 2016 No. 00878 $146,943.95 Richard J. Nalbandian, III, Esq.

1611-359
7368 Wheeler Street 19153-1421 40th wd. 1024 Sq Ft OPA#404214900 Improvements: Residential Property
VERNINA LESLIE JOHNSON C.P. May Term, 2014 No. 03413 $114,355.85 Phelan Hallinan Diamond & Jones, LLP

1611-360
2604 South 70th Street 19142 40th wd. 1157 Sq Ft OPA#406140600 Improvements: Residential Property
CURTIS M. BROWN, II AS EXECUTOR OF THE ESTATE OF CURTIS BROWN, DECEASED C.P. February Term, 2016 No. 01314 $78,157.63 KML Law Group, P.C.

1611-361
1231 Stirling Street 19111-5837 53rd wd. 1376 Sq Ft OPA#531055600 Improvements: Residential Property
NICHELLE N. HALEY A/K/A MICHELLE N. HALEY AND JAMES K. HALEY C.P. July Term, 2015 No. 02578 $130,359.72 Phelan Hallinan Diamond & Jones, LLP

1611-362
2009 McKean Street 19145 48th wd. 1376 Sq Ft OPA#481099200 Improvements: Residential Property
GAIL SMITH, SOLELY IN HER CAPACITY AS HEIR OF LILLIAN L. HERRON, DECEASED; THE UNKNOWN HEIRS OF LILLIAN L. HERRON, DECEASED C.P. February Term, 2016 No. 03696 $90,142.24 KML Law Group, P.C.

1611-364
3438 Shelmire Avenue a/k/a Street 19136 64th wd. 1604 Sq Ft OPA#642171100 Improvements: Residential Property
PATRICK CUNNINGHAM AND DIANE M. CUNNINGHAM C.P. August Term, 2015 No. 04846 $199,170.92 KML Law Group, P.C.

1611-365
1914 South 13th Street 19148-2203 39th wd. 1280 Sq Ft OPA#394432700 Improvements: Residential Property
FRANK PASSIO, JR. C.P. July Term, 2015 No. 03269 $189,953.32 Phelan Hallinan Diamond & Jones, LLP

1611-366
614 Edgemore Road 19151 34th wd. 1679 Sq Ft OPA#344388800 Improvements: Residential Property
KATHLEEN A. REVELS C.P. February Term, 2016 No. 01844 $95,905.01 KML Law Group, P.C.

1611-367
5405 Norfolk Street 19143 46th wd. 1260 Sq Ft OPA#463121500 Improvements: Residential Property
JAWARA E. JONES A/K/A JAWARA JONES AND LINDA R. JONES C.P. April Term, 2016 No. 01857 $62,021.35 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-368
4319 East Roosevelt Boulevard 19124 23rd wd. 1768 Sq Ft OPA#23-3020000 Improvements: Residential Property
JOHN VARGHESE A/K/A VARGHESE JOHN AND JULIE VARGHESE C.P. June Term, 2015 No. 02533 $79,591.51 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-369
2428 Memphis Street 19125 31st wd. 870 Sq Ft OPA#312007300 Improvements: Residential Property
CATHERINE DECARLES A/K/A CATHERINE DECARLES A/K/A CATHERINE DE CHARLES C.P. November Term, 2013 No. 02062 $129,772.63 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-370
6835 Walker Street 19135 55th wd. 1808 Sq Ft OPA#552336600 Improvements: Residential Property
BARBARA FRONGELLO C.P. May Term, 2013 No. 03987 $117,272.25 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1611-371
3114 Fairfield Street 19136 57th wd. 1603 Sq Ft OPA#572044800 Improvements: Residential Property
LINDA ENGLISH C.P. January Term, 2016 No. 01584 $167,676.44 KML Law Group, P.C.

1611-372
428 North Redfield Street 19151 4th wd. 1260 Sq Ft OPA#042255100 Improvements: Residential Property
ARTHUR SHEFFIELD C.P. April Term, 2012 No. 02286 $46,310.12 Phelan Hallinan Diamond & Jones, LLP

1611-373
7112 Valley Avenue 19128 21st wd. 3826 Sq Ft OPA#214182900 Improvements: Residential Property
JOAN D. SHUPP C.P. December Term, 2015 No. 02539 $178,535.67 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-374
1860 North Taylor Street 19121 32nd wd. 942 Sq Ft OPA#322169800 Improvements: Residential Property
ATIYA J. TOLIVER C.P. January Term, 2016 No. 02658 $41,716.30 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-375
1927 Poplar Street, Unit B 19130 29th wd. 1314 Sq Ft OPA#888290557 Improvements: Residential Property
ELLA REPIK C.P. March Term, 2012 No. 02336 $306,657.12 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-377
2538 South Hicks Street 19145-4604 26th wd. 1008 Sq Ft OPA#261202300 Improvements: Residential Property
SUSAN CORNAGLIA AND MICHAEL CORNAGLIA C.P. April Term, 2015 No. 00081 $125,974.72 Phelan Hallinan Diamond & Jones, LLP

1611-378
2917 Tulip Street 19134 25th wd. 1733 Sq Ft OPA#252354300 Improvements: Residential Property
TRACY HUA AND CHI HUNG MU C.P. September Term, 2012 No. 00420 $77,902.37 KML Law Group, P.C.

1611-379
3430 Eden Street 19114 57th wd. 3380 Sq Ft OPA#572162813 Improvements: Residential Property
JIMMIE RICE C.P. February Term, 2016 No. 02097 $183,034.39 KML Law Group, P.C.

1611-380
2017 North Marston Street 19121 32nd wd. 725 Sq Ft OPA#323190300 Improvements: Residential Property
CARRIE HAMILTON C.P. April Term, 2013 No. 04140 $37,973.09 KML Law Group, P.C.

1611-381
5330 Wakefield Street 19144-2312 12th wd. 2555 Sq Ft OPA#122141600 Improvements: Residential Property
NINA S. MOORE A/K/A NINA MOORE C.P. February Term, 2016 No. 00168 $138,670.09 Phelan Hallinan Diamond & Jones, LLP

1611-382
5844 Lansdowne Avenue 19131 4th wd. ROW CONV/APT 2 STY MASONRY; 1212 Sq Ft BRT#043184200 Improvements: Residential Dwelling
GEORGE GORDON C.P. June Term, 2009 No. 02400 $107,940.41 McCabe, Weisberg, & Conway, P.C.

1611-383
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

1611-384
5711 North 17th a/k/a 5711 North 17th Street 19141-1714 17th wd. 1760 Sq Ft OPA#172187100 Improvements: Residential Property
CHARLES W. CRISDEN AND KENYA R. WILLIAMS C.P. March Term, 2010 No. 03519 $152,080.86 Phelan Hallinan Diamond & Jones, LLP

1611-385
7252 Mansfield Avenue 19138-1621 10th wd. 2145.99 Sq Ft BRT#102356300; PRCL#108N21-150 Improvements: Residential Dwelling
CHRISTINA J. LEE C.P. May Term, 2010 No. 03339 $190,924.12 Powers, Kirn & Associates, LLC

1611-386
865 East Price Street a/k/a Price Street 19138 59th wd. 1641 Sq Ft OPA#591087100 Improvements: Residential Property
LYDIA GORDY C.P. January Term, 2013 No. 03626 $58,568.50 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-387
9324 Jamison Avenue, Apt B 19115 1718 Sq Ft OPA#888560352 Subject to Mortgage Improvements: Residential
LISA JAMES, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROBERT CHATTIN; NICKY KRUASE, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROBERT CHATTIN; ROBERT J. CHATTIN, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROBERT CHATTIN; UNKNOWN HEIR(S)/ADMINISTRATOR(S) OF THE ESTATE OF ROBERT CHATTIN C.P. June Term, 2015 No. 02344 $142,414.45 Michael J. Shavel, Esq.

1611-388
924 East Hortter Street 19150 50th wd. 2318 Sq Ft (land area); 1556 Sq Ft (improvement area) BRT#502336900 Subject to Mortgage Improvements: S/d W/b Gar 2 Sty Masonry
ESTATE OF GERALDINE E. HOWARD C.P. November Term, 2015 No. 04410 $254,548.86 Keri P. Ebeck, Esq.

1611-389
3850 Woodhaven Avenue, #208 19154 66th wd. RES CONDO 2 STY MAS+OTHER; 1133 Sq Ft BRT#888660270 Improvements: Residential Dwelling
ERIC COHEN C.P. February Term, 2016 No. 01676 $112,347.62 McCabe, Weisberg, & Conway, P.C.

1611-390
161 Carson Street 19127 21st wd. ROW 2.5 STY STONE; 1807 Sq Ft BRT#211158900 Improvements: Residential Dwelling
VALERIE COYLE C.P. June Term, 2013 No. 01304 $233,215.34 McCabe, Weisberg, & Conway, P.C.

1611-391
6302 Trotter Street 19111 53rd wd. 1460 Sq Ft OPA#531231300 Improvements: Residential Property
MICHAEL S. STEPHENS, JR., ADMINISTRATOR OF THE ESTATE OF LISA D. STEVENS A/K/A LISA STEVENS A/K/A LISA D. BEY, DECEASED C.P. March Term, 2015 No. 002363 $54,938.59 Shapiro & DeNardo, LLC

1611-392
8025 Moro Street 19136-2617 64th wd. 2112 Sq Ft BRT#642055324 Improvements: Apt 2-4 Units 2 Story Mason
FRANK PINGITORE, JR. C.P. May Term, 2016 No. 00716 $122,335.58 Milstead & Associates, LLC

1611-393
3131 North 28th Street 19132 38th wd. 726 Sq Ft OPA#381258500 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT T. ENSLEY, DECEASED C.P. November Term, 2014 No. 000510 $37,159.78 Shapiro & DeNardo, LLC

1611-394
3111 Tasker Street 19145 36th wd. 990 Sq Ft OPA#364251200 Improvements: Residential Property
JOHN F. WILLIAMS, III AND JANIEL M. RUFFIN C.P. October Term, 2015 No. 02278 $84,138.11 Shapiro & DeNardo, LLC

1611-395
722 East Clearfield Street 19134 33rd wd. 965 Sq Ft BRT#331004200 Improvements: Residential Dwelling
KEVIN F. SMITH C.P. March Term, 2016 No. 01152 $28,604.35 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1611-396
5801 Anderson Street 19138 59th wd. 1825 Sq Ft OPA#591215500 Improvements: Residential Property
JUANITA WARD C.P. March Term, 2015 No. 002461 $52,949.83 Shapiro & DeNardo, LLC

1611-397
4610 Richmond Street 19137 45th wd. 3924 Sq Ft OPA#453309400 Improvements: Residential Property
DAMIEN WILSON C.P. June Term, 2013 No. 03515 $137,356.90 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-398
1749-1751 Bigler Street 19145 26th wd. 1280 Sq Ft OPA#262314100 Improvements: Residential Property
LOUIS PAVONI C.P. July Term, 2012 No. 002829 $361,898.76 Shapiro & DeNardo, LLC

1611-399
4554 Shelmire Avenue 19136-3708 BRT#412226300 Improvements: Residential Dwelling
PATRICK BRESLIN AND CHRISTINA MILETTO A/K/A CHRISTINA BRESLIN C.P. September Term, 2015 No. 00246 $98,877.91 Powers, Kirn & Associates, LLC

1611-400
580 Martin Street 19128 21st wd. 1590 Sq Ft BRT#213174700 Improvements: Residential Dwelling
THOMAS E. VAN FOSSEN, JR. AND ASHLEY L. NAREWSKI C.P. March Term, 2016 No. 00560 $208,649.97 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1611-401
3870 Fairdale Road 19154-3436 66th wd. 800 Sq Ft OPA#662564900 Improvements: Residential Property
SHERRY L. CARRUTH A/K/A SHERRY CARRUTH; KENNETH A. CARRUTH A/K/A KENNETH CARRUTH C.P. November Term, 2015 No. 03390 $169,524.72 Phelan Hallinan Diamond & Jones, LLP

1611-402
1955 Medary Avenue 19141-1435 17th wd. 1302 Sq Ft OPA#171319100 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEVEN A. RAY A/K/A STEVEN RAY, DECEASED C.P. January Term, 2016 No. 03087 $88,250.48 Phelan Hallinan Diamond & Jones, LLP

1611-403
2217 Sears Street 19146-4226 36th wd. 784 Sq Ft OPA#361308500 Improvements: Residential Property
DOWELL SMALLWOOD, JR. C.P. June Term, 2015 No. 02207 $46,414.61 Phelan Hallinan Diamond & Jones, LLP

1611-404
3946 Dungan Street 19124 33rd wd. 1230 Sq Ft OPA#332409100 Improvements: Residential Property
JASON ROBINSON C.P. February Term, 2011 No. 02742 $139,498.67 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1611-405
4340 M Street 19124 33rd wd. 1440 Sq Ft BRT#332466100 Improvements: Residential Real Estate
LISSETTE E. CLAUDIO A/K/A LISSETTE CLAUDIO AND LUIS E. CRUZ C.P. October Term, 2015 No. 03095 $92,470.24 Stern & Eisenberg P.C.

1611-406
5908 Master Street 19151-4425 34th wd. 1913 Sq Ft BRT#342020400 Improvements: Residential Real Estate
ELIZABETH CUNNINGHAM C.P. May Term, 2016 No. 02764 $59,199.20 Stern & Eisenberg P.C.

1611-407
700 West Champlost Avenue 19120 61st wd. 1491 Sq Ft OPA#612148800 Improvements: Residential Property
ROXANNE MORRE, CO-ADMINISTRATOR OF THE ESTATE OF THEODORE V. HAINES; THEODORE V. HAINES (DECEASED); SYLVIA BRYANT-OUTTARA, CO-ADMINISTRATOR OF THE ESTATE OF THEODORE HAINES C.P. June Term, 2013 No. 00813 $89,437.85 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-408
7516 Rugby Street 19150 10th wd. 1425 Sq Ft OPA#102460600 Improvements: Residential Property
STEPHANIE J. BURGESS C.P. March Term, 2012 No. 02577 $95,275.38 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-409
5366 Charles Street 19124 62nd wd. 1200 Sq Ft OPA#622280400 Improvements: Residential Property
RICKEY EVANS C.P. November Term, 2015 No. 03656 $86,212.04 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-410
1428 South 28th Street 19146-3703 36th wd. 800 Sq Ft BRT#364344200 Improvements: Residential Real Estate
KAREN COLE A/K/A KAREN S. COLE C.P. June Term, 2016 No. 02122 $56,529.37 Stern & Eisenberg P.C.

SHERIFF'S SALE

1611-411
5618 Baltimore Avenue 19143 51st wd. 1600 Sq Ft OPA#513056700 Improvements: Residential Property
DANATTA STREETER C.P. July Term, 2015 No. 02405 $119,909.96 KML Law Group, P.C.

1611-412
2540 West Cheltenham Avenue 19150 46th wd. 3584 Sq Ft BRT#882970545 Improvements: Residential Real Estate
BRENTON WALKER AND MARJORIE Y. WALKER C.P. February Term, 2015 No. 02995 $123,294.45 Stern & Eisenberg P.C.

1611-413
6305 Trotter Street 19111 53rd wd. 2088 Sq Ft OPA#531236200 Improvements: Residential Property
ANDRENOR RICHARD F/K/A ANDRENOR MONDELUS; BRUNETTE RICHARD F/K/A BRUNETTE MONDELUS C.P. April Term, 2012 No. 01580 $56,918.02 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-414
2510 South 63rd Street 19142 40th wd. 756 Sq Ft OPA#402127700 Improvements: Residential Property
DANTE BUNDICK C.P. January Term, 2016 No. 02186 $45,219.62 KML Law Group, P.C.

1611-416
3924 Wallace Street 19104-1814 24th wd. 734 Sq Ft OPA#242216500 Improvements: Residential Property
WILLIAM A. BROWNLEE A/K/A WILLIAM BROWNLEE, SR. AND LEANTE BROWNLEE C.P. February Term, 2015 No. 03203 $83,089.03 Phelan Hallinan Diamond & Jones, LLP

1611-418
1731 South Dover Street 19145 36th wd. 1120 Sq Ft OPA#364385200 Improvements: Residential Property
CHRISDEN NORMAN C.P. December Term, 2015 No. 01689 $154,657.02 Shapiro & DeNardo, LLC

1611-419
4215 Roosevelt Boulevard a/k/a 4215 East Roosevelt Boulevard 19124 23rd wd. 1728 Sq Ft OPA#23-3018800 Improvements: Residential Property
JULIE VARGHESE AND JOHN VARGHESE C.P. May Term, 2014 No. 02373 $71,332.68 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1611-420
3670 Academy Road 19154 66th wd. 1800 Sq Ft OPA#663354600 Improvements: Residential Property
JULIA B. SLEWEON C.P. February Term, 2016 No. 00155 $218,601.20 Shapiro & DeNardo, LLC

1611-421
5910 Turner Street 19151 34th wd. 1070 Sq Ft OPA#34-2-101800 Improvements: Residential Property
TEEOSHA VANN, ADMINISTRATOR OF THE ESTATE OF KAREN R. VANN, DECEASED C.P. January Term, 2015 No. 0666 $107,725.26 Shapiro & DeNardo, LLC

1611-422
4533 Ditman Street 19124 23rd wd. 1489 Sq Ft BRT#232362500 Improvements: Residential Real Estate
RACHEL CORRINNE TUCKER, ADMINISTRATRIX OF THE ESTATE OF GERALDINE TUCKER C.P. May Term, 2015 No. 01673 $29,810.65 Stern & Eisenberg P.C.

1611-423
4927 North 5th Street 19120 42nd wd. 2095 Sq Ft BRT#422502400 Improvements: Residential Real Estate
ANGELICA RIVERA, SOLELY AS ADMINISTRATRIX OF THE ESTATE OF LOURDES G. REY A/K/A LOURDES REY A/K/A L.G. REY C.P. May Term, 2016 No. 01423 $59,557.11 Stern & Eisenberg P.C.

1611-424
2570 East Elkhart Street 19134-5020 25th wd. 583 Sq Ft BRT#25-1-1023-00 Improvements: Residential Dwelling
HEIRS AND DEVISEES OF GEORGE RUTLEY A/K/A GEORGE J. RUTLEY, DECEASED C.P. January Term, 2015 No. 03805 $63,328.54 Pressman & Doyle, LLC

1611-425
1318 Glenview Street 19111 53rd wd. 2859 Sq Ft OPA#532151510 Improvements: Residential Property
MATT WILLIAMS C.P. February Term, 2016 No. 02044 $222,517.57 Shapiro & DeNardo, LLC

1611-426
3342 Hope Street 19133 7th wd. 918 Sq Ft OPA#072024800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MANUAL MANCHA A/K/A MANUEL M. MANCHA A/K/A MANUEL M. CARABALLO, DECEASED; NANCY VELEZ, ADMINISTRATRIX OF THE ESTATE OF ROSA M. MANCHA A/K/A ROSITA MANCHA, DECEASED C.P. June Term, 2015 No. 02825 $19,444.98 Shapiro & DeNardo, LLC

1611-427
5031 Duffield Street 19124 62nd wd. 1889 Sq Ft OPA#622245500 Improvements: Residential Property
THE UNKNOWN HEIRS OF JOHN E. GREGORICH, DECEASED; MELISSA GREGORICH, SOLELY IN HER CAPACITY AS HEIR OF JOHN E. GREGORICH, DECEASED C.P. January Term, 2016 No. 02616 $144,006.82 KML Law Group, P.C.

1611-428
447 North Gross Street 19151 34th wd. 1470 Sq Ft OPA#343058600 Improvements: Residential Property
DIANE MILLER C.P. January Term, 2016 No. 03453 $93,580.33 KML Law Group, P.C.

1611-429
265 East Duval Street 19144 59th wd. 1909 Sq Ft OPA#592169100 Improvements: Residential Property
PATINA KENT C.P. November Term, 2015 No. 02083 $90,008.60 KML Law Group, P.C.

1611-430
144 East Wellens Street 19120 42nd wd. 2228 Sq Ft OPA#421187800 Improvements: Residential Property
JUAN MOSES CARTAGENA, SOLELY IN HIS CAPACITY AS HEIR OF MARIA M. SANTIAGO, DECEASED; MARIALINA CARTAGENA, SOLELY IN HER CAPACITY AS HEIR OF MARIA M. SANTIAGO, DECEASED C.P. June Term, 2015 No. 02164 $86,606.28 KML Law Group, P.C.

1611-431
7047 Lincoln Drive 19119 22nd wd. S/D W/D GAR 2.5 STY MASON; 1803 Sq Ft BRT#223271900 Improvements: Residential Dwelling
CATHERINE I. GODBOLDTE C.P. January Term, 2015 No. 01458 $262,100.56 McCabe, Weisberg, & Conway, P.C.

1611-432
8011 Fairview Street 19136 64th wd. 2000 Sq Ft OPA#642016100 Improvements: Residential Property
JOSEPH BITTNER C.P. February Term, 2016 No. 04178 $180,190.95 KML Law Group, P.C.

1611-433
1304 North 53rd Street 19131 44th wd. ROW 2 STY MASONRY; 1745 Sq Ft BRT#442335700 Improvements: Residential Dwelling
VERNEE M. WATSON C.P. April Term, 2010 No. 03243 $92,971.45 McCabe, Weisberg, & Conway, P.C.

1611-435
640 Shawmont Avenue 19128 21st wd. DET 2 STY STONE; 1592 Sq Ft BRT#214056800 Improvements: Residential Dwelling
MICHAEL JARA AND ERIKA WUCHINA C.P. February Term, 2016 No. 03859 $174,216.96 McCabe, Weisberg, & Conway, P.C.

1611-436
992 Carver Street 19124 35th wd. 968 Sq Ft OPA#351246200 Improvements: Residential Property
SIMON M. RAKHMAN C.P. February Term, 2016 No. 02360 $44,763.19 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-437
4610 Sansom Street 19139 60th wd. 2520 Sq Ft OPA#601032100 Improvements: Residential Property
OR'TELIN ZAHAIRAGUNN A/K/A OR'TELIN BOWSER C.P. December Term, 2014 No. 03688 $288,611.57 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-439
4611 Ditman Street 19124 23rd wd. 1035 Sq Ft OPA#232365300 Improvements: Residential Property
IRIS MOLINA C.P. February Term, 2016 No. 05058 $52,943.02 KML Law Group, P.C.

1611-440
6225 Greene Street 19144 59th wd. 2600 Sq Ft OPA#593167400 Improvements: Residential Property
VERA E. BROOKER C.P. February Term, 2016 No. 04782 $229,914.54 KML Law Group, P.C.

1611-441
9713 Berea Street 19114-1723 66th wd. 2600 Sq Ft OPA#661012616 Improvements: Residential Property
LAWRENCE V. HERMAN C.P. December Term, 2011 No. 01545 $174,610.50 Phelan Hallinan Diamond & Jones, LLP

1611-442
189 West Thelma Street 19140 42nd wd. 798 Sq Ft OPA#422046700 Improvements: Residential Property
YANICE RODRIGUEZ-DIAZ C.P. June Term, 2014 No. 02539 $58,659.03 KML Law Group, P.C.

1611-443
1411 East Weaver Street 19150-2223 50th wd. 1188 Sq Ft OPA#501470300 Improvements: Residential Property
JOANNA JOHNSON A/KA/ JOANNA YOUNG C.P. March Term, 2015 No. 00740 $47,698.92 Phelan Hallinan Diamond & Jones, LLP

1611-444
135 West Pomona Street 19144 59th wd. 1173 Sq Ft OPA#593100300 Improvements: Residential Property
MAUREEN J. MCLEOD C.P. October Term, 2015 No. 03497 $111,353.49 Phelan Hallinan Diamond & Jones, LLP

1611-445
4518 Robbins Avenue a/k/a 4518 Robbins Street 19135 41st wd. 1228 Sq Ft OPA#411166100 Improvements: Residential Property
CHRISTOPHER GINALDI C.P. October Term, 2015 No. 03178 $87,817.00 KML Law Group, P.C.

1611-446
9971 Bridle Road 19115-1302 58th wd. 1170 Sq Ft OPA#581236000 Improvements: Residential Property
BRIAN F. DOLAN AND LAURA M. DOLAN C.P. March Term, 2016 No. 00965 $194,554.66 Phelan Hallinan Diamond & Jones, LLP

1611-447
9123 Ryerson Road 19114-3403 57th wd. 1404 Sq Ft OPA#572197213 Improvements: Residential Property
CHARLES T. SINES AND SARAH C. SINES A/K/A SARA C. SINES C.P. April Term, 2015 No. 00303 $50,720.46 Phelan Hallinan Diamond & Jones, LLP

1611-448
3980 Rowena Drive 19114 66th wd. 3130 Sq Ft OPA#661288231 Improvements: Residential Property
MICHAEL L. PIETROWSKI C.P. October Term, 2015 No. 02593 $196,330.06 KML Law Group, P.C.

1611-449
4557 North 13th Street 19140 49th wd. 1288 Sq Ft OPA#491497600 Improvements: Residential Property
ROLAND VARGAS, JR. C.P. May Term, 2014 No. 03351 $85,512.88 KML Law Group, P.C.

1611-450
433 West Abbottsford Avenue 19144 13th wd. 2953 Sq Ft OPA#133041700 Improvements: Residential Property
JANIS R. BUCKNER, AS ADMINISTRATRIX OF THE ESTATE OF JESSIE R. RICHBERG, DECEASED C.P. January Term, 2016 No. 00341 $47,893.57 KML Law Group, P.C.

1611-451
615 Brighton Street 19111-4020 53rd wd. 1304 Sq Ft OPA#532256500 Improvements: Residential Property
MOLIERE JOSEPH C.P. March Term, 2015 No. 03212 $212,995.55 Phelan Hallinan Diamond & Jones, LLP

1611-453
1029 Camas Drive 19115-4507 63rd wd. 1576 Sq Ft OPA#632087600 Improvements: Residential Property
DARRELL W. TINDALL C.P. September Term, 2013 No. 00172 $232,959.46 Phelan Hallinan Diamond & Jones, LLP

1611-454
2727 South 71st Street 19153-2401 40th wd. 960 Sq Ft OPA#406168800 Improvements: Residential Property
CELESTE MAPP C.P. March Term, 2015 No. 00268 $79,627.38 Phelan Hallinan Diamond & Jones, LLP

1611-455
391 Parlin Place 19116 58th wd. 2748 Sq Ft BRT#582046800 Subject to Mortgage Improvements: Residential Dwelling
FREDERICK JANNOTTI C.P. May Term, 2010 No. 01933 $174,494.26 Udren Law Offices, P.C.

1611-456
4221 North 3rd Street 19140-2609 7th wd. 960 Sq Ft OPA#072118000 Improvements: Residential Property
CARLOS M. SANTOS C.P. December Term, 2014 No. 03225 $29,358.04 Phelan Hallinan Diamond & Jones, LLP

1611-457
1017 West Huntingdon Street 19133-1621 37th wd. 2192 Sq Ft OPA#871552330 Improvements: Residential Property
ALEXANDER BARNES C.P. May Term, 2014 No. 00939 $90,993.03 Phelan Hallinan Diamond & Jones, LLP

1611-458
5405 Thomas Avenue 19143-4103 51st wd. 1320 Sq Ft OPA#513081000 Improvements: Residential Property
BEVERLY DANCE F/K/A BEVERLY BERRY C.P. May Term, 2014 No. 01094 $95,486.89 Phelan Hallinan Diamond & Jones, LLP

1611-459
1614 Ellsworth Street 19146 36th wd. 1280 Sq Ft OPA#365273900 Improvements: Residential Property
THE UNKNOWN HEIRS OF EUGENE HEWLETT, DECEASED; NICHOLA HEWLETT, SOLELY IN HER CAPACITY AS HEIR OF EUGENE HEWLETT, DECEASED C.P. February Term, 2016 No. 03127 $211,319.62 KML Law Group, P.C.

1611-460
131 North Robinson Street 19139 34th wd. 927 Sq Ft BRT#341168300 Improvements: Residential Property
STEPHEN A. CHAPMAN A/K/A STEPHEN CHAPMAN C.P. October Term, 2014 No. 03003 $63,797.26 KML Law Group, P.C.

1611-461
2858 Cedar Street 19134 25th wd. 971 Sq Ft OPA#251433600 Improvements: Residential Property
JEFFREY CAMPBELL A/K/A JEFFREY M. CAMPBELL AND DONNA SMITH C.P. May Term, 2015 No. 01961 $44,319.65 KML Law Group, P.C.

1611-462
6515 North Gratz Street 19126-3404 50th wd. 1440 Sq Ft BRT#172291800 Improvements: Row B/gar 2 Sty Masonry
VALERIE M. JENNINGS A/K/A VALARIE RICH C.P. November Term, 2014 No. 00361 $119,381.64 Milstead & Associates, LLC

1611-463
262 West Queen Lane 19144-4008 12th wd. 1744 Sq Ft OPA#123119700 Improvements: Residential Property
DEBORAH DANIEL AND PATRICIA DANIEL C.P. May Term, 2016 No. 03685 $84,141.91 Phelan Hallinan Diamond & Jones, LLP

1611-464
4802 Knorr Street 19135-2308 41st wd. 3375 Sq Ft BRT#412014500 Improvements: Semi/det 2 Sty Masonry
MARGARETTA D. ALLEN AND ROBERT W. ALLEN C.P. June Term, 2015 No. 01140 $146,397.02 Milstead & Associates, LLC

1611-465
409 West Delphine Street a/k/a 409 Delphine Street 19120-3205 42nd wd. 1044 Sq Ft OPA#422270400 Improvements: Residential Property
DONNA RANDOLPH, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RAYMOND RANDOLPH; BRYANT RANDOLPH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF RAYMOND RANDOLPH; RAYMOND RANDOLPH, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF RAYMOND RANDOLPH; STEVEN RANDOLPH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF RAYMOND RANDOLPH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND RANDOLPH, DECEASED; DEBRA BROWN A/K/A DEBORAH BROWN, IN HER CAPACITY AS HEIR OF HARLINGTON RANDOLPH, DECEASED; CHARLES RANDOLPH, IN HIS CAPACITY AS HEIR OF HARLINGTON RANDOLPH, DECEASED; DENNIS RANDOLPH, IN HIS CAPACITY AS HEIR OF HARLINGTON RANDOLPH, DECEASED; GLENN RANDOLPH, IN HIS CAPACITY AS HEIR OF HARLINGTON RANDOLPH, DECEASED; DEIDRE CARTER A/K/A DIEDRE CARTER IN HER CAPACITY AS HEIR OF HARLINGTON RANDOLPH, DECEASED; LINDA RANDOLPH, IN HER CAPACITY AS HEIR OF HARLINGTON RANDOLPH, DECEASED; ROXANNE RANDOLPH, IN HER CAPACITY AS HEIR OF HARLINGTON RANDOLPH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HARLINGTON RANDOLPH, DECEASED C.P. March Term, 2012 No. 01560 $41,817.66 Phelan Hallinan Diamond & Jones, LLP

1611-466
8011-8013 Rowland Avenue 19136-2207 63rd wd. 10109 Sq Ft BRT#642006000 Improvements: Det W/d Gar 2.5 Sty Stone
SAFAA DEEB C.P. October Term, 2014 No. 00424 $274,598.65 Milstead & Associates, LLC

1611-467
4044 Higbee Street 19135-4420 62nd wd. On Southwesterly side of Higbee St; Front: 15'4.25" Depth: 65' OPA#622199500 Improvements: Single Family Residence
ELEONORA YAKUBOVA C.P. November Term, 2015 No. 00386 $66,191.95 Stephen M. Hladik, Esq.

1611-468
2015 Pratt Street 19124-2213 62nd wd. 2000 Sq Ft BRT#622069000 Improvements: Semi/det 2 Sty Masonry
JOSEPH ELLIS A/K/A JOSEPH M. ELLIS C.P. May Term, 2015 No. 00269 $141,913.17 Milstead & Associates, LLC

1611-469
539 East Hermitage Street a/k/a 539 Hermitage Street 19128 21st wd. 7056 Sq Ft OPA#213284400 Improvements: Residential Property
GERALD J. MCKENNA C.P. July Term, 2013 No. 04722 $225,467.81 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-470
5847 Ellsworth Street 19143 3rd wd. 1022 Sq Ft OPA#033132400 Improvements: Residential Property
ROBERT LEWIS, ADMINISTRATOR OF THE ESTATE OF DARLENE JEAN RANSOME-LEWIS A/K/A DARLENE YON A/K/A DARLENE J. YON A/K/A DARLENE JEAN RANSOME-LEWIS C.P. January Term, 2015 No. 02901 $28,679.33 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1611-471
8636 Bayard Street 19150-1619 50th wd. 1435 Sq Ft BRT#501208500 Improvements: Row B/gar 2 Sty Masonry
THEOLA THOMPSON AND THOMAS THOMPSON C.P. January Term, 2015 No. 02777 $183,511.71 Milstead & Associates, LLC

1611-472
5106 Newhall Street 19144-4020 12th wd. On Southwesterly side of Newhall St; Front: Irregular, Depth: Irregular OPA#123220700 Improvements: Single Family Residence
TRAFENA L. TWINE A/K/A TRAFENA TWINE C.P. February Term, 2016 No. 01063 $142,029.56 Stephen M. Hladik, Esq.

1611-473
1824 Pennington Road 19151-2017 34th wd. 2296 Sq Ft BRT#343332700 Improvements: Row B/gar 2 Sty Masonry
JACQUELINE F. FENNAL AND JEANINE FENNAL C.P. December Term, 2013 No. 02238 $202,385.85 Milstead & Associates, LLC

1611-474
4147 Levick Street 19135-3035 55th wd. On NE side of Levick St; Front: Irregular, Depth: Irregular OPA#552079300 Improvements: Single Family Residence
ABDUL KHAN A/K/A ABDUL A. KHAN C.P. November Term, 2015 No. 01875 $75,909.16 Stephen M. Hladik, Esq.

1611-475
5939 Castor Avenue 19149-3712 54th wd. 1828 Sq Ft BRT#541154900 Improvements: Row B/gar 2 Sty Masonry
VICTORIA BURRUS AND LORENZO HUGULY C.P. October Term, 2014 No. 03060 $71,756.74 Milstead & Associates, LLC

1611-476
5332 Walton Avenue 19143-2610 BRT#462086500 Improvements: Residential Dwelling
DANTE GRIFFIN C.P. March Term, 2015 No. 02568 $112,035.23 Powers, Kirn & Associates, LLC

1611-477
2202 East Washington Lane 19138 50th wd. 1650 Sq Ft BRT#501391100 Improvements: Residential Real Estate
MACK H. SANDERS, JR. AND LYNDA SANDERS C.P. December Term, 2015 No. 01882 $165,415.43 Stern & Eisenberg P.C.

1611-478
2200-28 Arch Street, Unit 906 and Parking Space No. 184 19103 8th wd. Land Area: 1310 Sq Ft; 0.00600% undivided interested of, and to the Common Elements BRT#88-8-1115-02 Improvements: Residential Dwelling
JOHN T. BRUCCOLIERE C.P. June Term, 2011 No. 001937 $480,209.02 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1611-479
2417 North 23rd Street 19132 16th wd. 1016 Sq Ft BRT#162223200 Improvements: Residential Real Estate

SHERIFF'S SALE

MARLA WINDER-BURKE, ADMINISTRATRIX OF THE ESTATE OF JUANITA HIGHSMITH C.P. August Term, 2015 No. 00420 $27,557.91 Stern & Eisenberg P.C.

1611-480
4143 Orchard Street 19124-4603 23rd wd. 1050 Sq Ft BRT#232255400 Improvements: Row Conv/apt 2 Sty Mason
AGMS, LLC C.P. November Term, 2014 No. 00017 $76,881.66 Milstead & Associates, LLC

1611-481
4609 North Broad Street 19140 49th wd. 2200 Sq Ft BRT#491541300 Improvements: Residential Real Estate
JAMAHL SIMMONS C.P. July Term, 2015 No. 01442 $138,123.05 Stern & Eisenberg P.C.

1611-482
1100 East Sharpnack Street 19150-3109 50th wd. 2989 Sq Ft BRT#502322700 Improvements: Residential Real Estate
SYLVIA GRIER C.P. June Term, 2016 No. 02373 $148,964.73 Stern & Eisenberg P.C.

1611-483
2514 South Bellford Street a/k/a 2514 Bellford Street a/k/a 2514 South Bellford Street 19153 BRT#40-4-1459-00 Improvements: Residential Dwelling
CHRISTINA C. BLADEN C.P. December Term, 2015 No. 02634 $71,502.21 Powers, Kirn & Associates, LLC

1611-484
918 East Rittenhouse Street 19138 59th wd. 2765 Sq Ft OPA#591113500 Improvements: Residential Property
THE UNKNOWN HEIRS OF JOSEPHINE WILLIS, DECEASED AND CAROLYN WILLIS, SOLELY IN HER CAPACITY AS HEIR OF JOSEPHINE WILLIS, DECEASED C.P. July Term, 2015 No. 02435 $149,545.65 KML Law Group, P.C.

1611-485
6038 Shisler Street 19149 53rd wd. 1415 Sq Ft OPA#531280200 Improvements: Residential Property
SHALINA REDDING C.P. January Term, 2015 No. 00176 $129,558.59 KML Law Group, P.C.

1611-486
225 West Nedro Avenue 19120 61st wd. 992 Sq Ft OPA#612101200 Improvements: Residential Property
ROCHELLE ALVEREST AND GREGORY T. ALVEREST C.P. October Term, 2011 No. 02642 $43,282.93 KML Law Group, P.C.

1611-487
2328 West Thompson Street 19121 29th wd. 1080 Sq Ft OPA#291037400 Improvements: Residential Property
TAMMI MILLER C.P. May Term, 2009 No. 04270 $68,854.81 KML Law Group, P.C.

1611-488
4640 Reach Street 19120 42nd wd. 1206 Sq Ft OPA#421596900 Improvements: Residential Property
RASHI J. FREEMAN C.P. June Term, 2015 No. 03995 $75,061.76 KML Law Group, P.C.

1611-489
1907 Page Street 19121 32nd wd. 900 Sq Ft OPA#321163600 Improvements: Residential Property
ERIC BUTLER C.P. January Term, 2015 No. 00943 $41,898.86 KML Law Group, P.C.

1611-490
3026 West Lehigh Avenue 19132 28th wd. 2218 Sq Ft OPA#282380800 Improvements: Residential Property
GORDON T. THOMAS C.P. March Term, 2015 No. 00482 $72,528.39 Phelan Hallinan Diamond & Jones, LLP

1611-491
5214 Lebanon Avenue 19131-2307 52nd wd. 1168 Sq Ft OPA#521132500 Improvements: Residential Property
DEBORAH I. OCASIO SMITH, IN HER CAPACITY AS HEIR OF PEARLINE JONES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEARLINE JONES, DECEASED C.P. December Term, 2014 No. 00171 $141,957.62 Phelan Hallinan Diamond & Jones, LLP

1611-492
1418 West Allegheny Avenue 19132-1708 11th wd. 2613 Sq Ft OPA#111128600 Improvements: Residential Property
ROSALIND MCCREA A/K/A ROSALIND MCCREA C.P. December Term, 2011 No. 00890 $85,290.55 Phelan Hallinan Diamond & Jones, LLP

1611-493
1200 East Price Street 19138-1913 59th wd. 1484 Sq Ft OPA#591074100 Improvements: Residential Property
GARRY L. LASSITER C.P. May Term, 2013 No. 00036 $155,419.44 Phelan Hallinan Diamond & Jones, LLP

1611-494
5301 Euclid Street 19131-3210 52nd wd. 1440 Sq Ft OPA#521081900 Improvements: Residential Property
VERONICA H. WALKER C.P. January Term, 2015 No. 00153 $79,455.58 Phelan Hallinan Diamond & Jones, LLP

1611-495
219 West Coulter Street 19114 15th wd. 2000 Sq Ft OPA#124042100; OPA#124041905 Improvements: Residential Property
ANTONIO ZACHARY A/K/A ANTONIO W. ZACHARY AND JOANN ZACHARY A/K/A JO ANN ZACHARY C.P. December Term, 2015 No. 00405 $266,932.28 Phelan Hallinan Diamond & Jones, LLP

1611-496
3641 Canby Drive 19154 66th wd. 1332 Sq Ft OPA#663390900 Improvements: Residential Property
JEFFREY DUGAN AND MARIANNE DUGAN C.P. March Term, 2016 No. 01065 $189,911.80 Phelan Hallinan Diamond & Jones, LLP

1611-497
7446 Henslow Place 19153 40th wd. ROW B/GAR 2 STY MASONRY; 1360 Sq Ft BRT#406661201 Improvements: Residential Dwelling
PATRICIA GALLO-STENMAN, EXECUTRIX OF THE ESTATE OF JOHN E. GALLO C.P. December Term, 2015 No. 01087 $106,824.45 McCabe, Weisberg, & Conway, P.C.

1611-498
1332 West Cambria Street 19132 37th wd. ROW 2 STY MASONRY; 1264 Sq Ft BRT#372381300 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF JOHN E. WOODLEY; JONI DIXON, KNOWN SURVIVING HEIR OF JOHN E. WOODLEY; SHERRI WOODLEY, KNOWN SURVIVING HEIR OF JOHN E. WOODLEY C.P. January Term, 2016 No. 02768 $31,478.79 McCabe, Weisberg, & Conway, P.C.

1611-499
8417 Provident Road 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1164 Sq Ft BRT#501192100 Improvements: Residential Dwelling
ODETTE SCUTT AND PIERRE D. SCUTT C.P. April Term, 2015 No. 01110 $105,681.27 McCabe, Weisberg, & Conway, P.C.

1611-500
8129 Brous Avenue 19152 64th wd. S/D W/B GAR 1 STY MASONRY; 1025 Sq Ft BRT#641076400 Improvements: Residential Dwelling
JOSEPH C. MURRAY C.P. February Term, 2016 No. 01964 $159,736.87 McCabe, Weisberg, & Conway, P.C.

1611-501
9942 Wingtip Road 19115 58th wd. S/D W/B GAR 2 STY MAS+OTH; 1498 Sq Ft BRT#581400300 Improvements: Residential Dwelling
ROBYN BARBARA SHADOE C.P. March Term, 2015 No. 04102 $155,894.90 McCabe, Weisberg, & Conway, P.C.

1611-502
5151 Wyalusing Avenue 19139 44th wd. ROW 2 STY MASONRY; 1416 Sq Ft BRT#442070600 Improvements: Residential Dwelling
CRAIG M. OVERTON C.P. August Term, 2011 No. 03397 $53,480.55 McCabe, Weisberg, & Conway, P.C.

1611-503
431 East Woodlawn Street 19144 12th wd. S/D W/D GAR 2.5 STY STONE; 1794 Sq Ft BRT#122095900 Improvements: Residential Dwelling
COLIN M. MCNALLY AND SYLVIA A. MCNALLY C.P. April Term, 2014 No. 00570 $177,403.25 McCabe, Weisberg, & Conway, P.C.

1611-505
6636 North 17th Street 19126 10th wd. ROW B/GAR 2 STY MASONRY; 1352 Sq Ft BRT#101050900 Improvements: Residential Dwelling
STANLEY BOWMAN, JR. C.P. January Term, 2016 No. 02821 $60,723.37 McCabe, Weisberg, & Conway, P.C.

1611-506
2734 Haworth Street 19137-2132 45th wd. 1279 Sq Ft BRT#45-3136400 Improvements: Residential Dwelling
THOMAS BOWERS, JR. AND MARGARET M. BOWERS C.P. November Term, 2015 No. 04134 $97,122.82 Powers, Kirn & Associates, LLC

1611-507
1827 North 33rd Street 19121-2428 32nd wd. 1847 Sq Ft BRT#323340000 Improvements: Residential Dwelling
GWENDOLYN J. FAULKNER A/K/A GWENDOLYN FAULKNER C.P. January Term, 2016 No. 02188 $92,554.21 Powers, Kirn & Associates, LLC

1611-508
5935 Latona Street 19143-3027 3rd wd. 1624 Sq Ft BRT#033166300 Improvements: Residential Dwelling
JANET DIXON HILLIARD C.P. January Term, 2015 No. 03577 $61,135.88 Powers, Kirn & Associates, LLC

1611-509
4241 Whiting Road 19154-2808 66th wd. 2933 Sq Ft BRT#662600400 Improvements: Residential Dwelling
HAL FEUER C.P. November Term, 2015 No. 00045 $192,319.68 Law Office of Gregory Javardian, LLC

1611-510
5416 Harbison Avenue 19124-1550 62nd wd. 1237 Sq Ft BRT#622469900 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY ELIZABETH LALLY A/K/A MARY ELIZABETH SCHMIDT A/K/A MARY ELIZABETH SCHMIDT LALLY C.P. February Term, 2016 No. 00854 $73,783.17 Law Office of Gregory Javardian, LLC

1611-511
4807 Kingsessing Avenue 19143-3820 46th wd. 2000 Sq Ft BRT#461142700 Improvements: Residential Dwelling
LETICIA CLARK, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRISTINE BLACK, DECEASED C.P. November Term, 2015 No. 02594 $207,554.27 Law Office of Gregory Javardian, LLC

1611-512
3510 Trevi Court 19145-5708 26th wd. 3053 Sq Ft BRT#262381200 Improvements: Residential Dwelling
JOSEPH CONTI AND MICHELLE CONTI C.P. January Term, 2015 No. 01989 $473,289.78 Law Office of Gregory Javardian, LLC

1611-513
5343 Lesher Street 19124-1243 62nd wd. 1030 Sq Ft OPA#622232700 Improvements: Residential Property
HECTOR MELENDEZ C.P. March Term, 2015 No. 03450 $57,610.31 Phelan Hallinan Diamond & Jones, LLP

1611-514
544 North 56th Street 19131-4862 4th wd. 1396 Sq Ft OPA#043045600 Improvements: Residential Property
MABLE B. LEWIS C.P. March Term, 2016 No. 01663 $20,567.48 Phelan Hallinan Diamond & Jones, LLP

1611-515
614 North 57th Street 19131-4806 4th wd. 1292 Sq Ft OPA#043096000 Improvements: Residential Property
MICHAEL B. KELLY C.P. January Term, 2016 No. 02569 $56,367.79 Phelan Hallinan Diamond & Jones, LLP

1611-517
3919 Haverford Avenue 19104-1807 24th wd. 1680 Sq Ft OPA#242207610 Improvements: Residential Property
GEORGE BLACK C.P. September Term, 2012 No. 00350 $111,525.64 Phelan Hallinan Diamond & Jones, LLP

1611-518
5234 Pennway Street 19124 23rd wd. 1568 Sq Ft OPA#233103900 Improvements: Residential Property
WALESKA WILLIAMS C.P. October Term, 2015 No. 03408 $76,503.17 KML Law Group, P.C.

1611-519
1216 West Master Street 19122 14th wd. ROW B/GAR 2 STY MASONRY; 1360 Sq Ft BRT#141463900 Improvements: Residential Dwelling
LORRAINE C. BOWERS C.P. February Term, 2016 No. 03341 $97,109.84 McCabe, Weisberg, & Conway, P.C.

1611-521
4815 Knorr Street 19135 41st wd. 2112 Sq Ft OPA#412022100 Improvements: Residential Property
JOSEPH SWIETLIK, JR. C.P. January Term, 2016 No. 03048 $101,776.99 Shapiro & DeNardo, LLC

1611-522
1205 South 13th Street 19147 2nd wd. 1638 Sq Ft OPA#021606700 Improvements: Residential Property
DREU MCNEIL C.P. December Term, 2015 No. 00493 $230,041.94 Shapiro & DeNardo, LLC

1611-524
1515 Manton Street 19146 36th wd. 700 Sq Ft OPA#365302900 Improvements: Residential Property
CANDACE M. LONG C.P. February Term, 2013 No. 02765 $229,371.99 KML Law Group, P.C.

1611-525
3400 Richmond Street 19134 45th wd. 2016 Sq Ft OPA#871570320 Improvements: Residential Property
DONALD N. PERRY C.P. September Term, 2014 No. 03941 $94,189.54 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1611-526
6411 Garman Street 19142 40th wd. 1223 Sq Ft OPA#406260000 Improvements: Residential Property
KHALIFA S. DONZO C.P. January Term, 2016 No. 03237 $60,771.94 Shapiro & DeNardo, LLC

1611-527
4805 Rosalie Street 19135 41st wd. 900 Sq Ft OPA#411087100 Improvements: Residential Property
TIMOTHY E. SILER C.P. March Term, 2016 No. 00040 $65,445.90 Shapiro & DeNardo, LLC

1611-528
7134 Dicks Avenue 19153 40th wd. 1205 Sq Ft OPA#40-4-3349-00 Improvements: Residential Property
JENNIFER CUMMINGS C.P. September Term, 2015 No. 01391 $143,493.46 Shapiro & DeNardo, LLC

1611-529
3523 Lansing Street 19136 64th wd. ROW B/GAR 2 STY MASONRY; 1204 Sq Ft BRT#642256814 Improvements: Residential Dwelling
PATRICK HECKROTH C.P. November Term, 2015 No. 03894 $143,024.62 McCabe, Weisberg, & Conway, P.C.

1611-530
2248 South Bucknell Street 19145 48th wd. 1134 Sq Ft OPA#482305300 Improvements: Residential Property
DINA M. BOYD C.P. September Term, 2015 No. 01396 $76,988.81 Shapiro & DeNardo, LLC

1611-531
11138 Templeton Drive 19154 66th wd. 1254 Sq Ft OPA#662144000 Improvements: Residential Property
CHARLES WALSH C.P. February Term, 2016 No. 04599 $190,870.76 Shapiro & DeNardo, LLC

1611-532
6915 Sylvester Street 19149 54th wd. APT 2-4 UNITS 2 STY MASON; 1716 Sq Ft BRT#542372300 Improvements: Residential Dwelling
DAN GUI LI AND ZHI REN LI C.P. December Term, 2014 No. 01079 $193,721.38 McCabe, Weisberg, & Conway, P.C.

1611-533
5838 Lansdowne Avenue 19131 4th wd. ROW 2 STY MASONRY; 1260 Sq Ft BRT#043183900 Improvements: Residential Dwelling
DONALD MAURER C.P. January Term, 2016 No. 00617 $64,179.92 McCabe, Weisberg, & Conway, P.C.

1611-534
29 Carpenter Lane 19119 22nd wd. SEMI/DET 2.5 STY STONE; 2668 Sq Ft BRT#223113600 Improvements: Residential Dwelling
LILLIAN GREEN C.P. January Term, 2016 No. 02338 $159,021.25 McCabe, Weisberg, & Conway, P.C.

1611-535
4155 Cambridge Street 19104 6th wd. 1287 Sq Ft BRT#062164500 Improvements: Row 3 Sty Masonry
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-536
1914 East Lippincott Street 19134 25th wd. ROW 2 STY MASONRY; 1272 Sq Ft BRT#252272200 Improvements: Residential Dwelling
KAREN MCMULLEN C.P. May Term, 2012 No. 01769 $34,140.74 McCabe, Weisberg, & Conway, P.C.

1611-537
5031 North Marvine Street 19141 49th wd. SEMI/DET 2 STY MASONRY; 1600 Sq Ft BRT#491428200 Improvements: Residential Dwelling
GLORIA WATSON, ADMINISTRATRIX OF THE ESTATE OF ARLENA L. WATSON C.P. June Term, 2016 No. 00403 $51,483.39 McCabe, Weisberg, & Conway, P.C.

1611-538
3732 17th Street 19140 13th wd. ROW 2 STY MASONRY; 1504 Sq Ft BRT#131225500 Improvements: Residential Dwelling
TERRI BROUGHTON AND CALVIN JONES C.P. August Term, 2009 No. 00774 $42,669.61 McCabe, Weisberg, & Conway, P.C.

1611-539
2125 West Chew Avenue 19138 17th wd. (formerly part of the 42nd wd.) ROW W/DET GAR 2 STY MAS; 1572 Sq Ft BRT#171106600 Improvements: Residential Dwelling
EWAN EWERS C.P. June Term, 2014 No. 03357 $82,891.33 McCabe, Weisberg, & Conway, P.C.

1611-540
4037 Brown Street 19104 6th wd. 1440 Sq Ft BRT#062002200 Improvements: Row Conv/apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-541
2934 Tulip Street 19134 25th wd. 946 Sq Ft OPA#252367500 Improvements: Residential Property
PENNINGTON 189 MANAGEMENT, LLC C.P. September Term, 2012 No. 03409 $72,056.63 KML Law Group, P.C.

1611-542
2520 South 67th Street 19142-2704 40th wd. OPA#406059900 Improvements: 2 Story Brick Row Home
ESTATE OF JOHN O'HARA, DECEASED C.P. August Term, 2015 No. 00899 $60,440.82 Jeffrey S. Wilson, Esq.

1611-543
824 North Union Street 19141 24th wd. Situate on the Westerly side of Union St at the distance of 34'4" Northwardly from the Northerly Side of Reno St OPA#243154200 Improvements: Row 2 Sty Masonry
GERALD CRITTENTON C.P. May Term, 2016 No. 01066 $32,478.39 Richard J. Nalbandian, III, Esq.

1611-544
825 North 41st Street 19104 6th wd. 1630 Sq Ft BRT#062244200 Improvements: Row Conv/apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-545
821 North 41st Street 19104 6th wd. 1640 Sq Ft BRT#062244000 Improvements: Row Conv/apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-546
819 North 41st Street 19104 6th wd. 1543 Sq Ft BRT#062243900 Improvements: Row Conv/apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-547
2416 South Jessup Street 19148 39th wd. BRT#394199680 Improvements: Lot Or Piece Of Ground With The Buildings And Improvements
ANNA CARDULLO C.P. July Term, 2015 No. 03528 $158,916.06 Melanie E. Tunaitis, Esq.

1611-548
2008 North Broad Street 19121-2305 32nd wd. 7968 Sq Ft OPA#882566000 Improvements: Commercial Building
VINCE N. BAKER C.P. July Term, 2014 No. 02953 $358,164.51 plus interest and fees Michael A. Bowman, Esq.

1611-549
811 North 41st Street 19104 6th wd. 1856 Sq Ft BRT#062243500 Improvements: S/d Conv Apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-550
725 Federal Street 19147 2nd wd. ROW 3 STY MASONRY; 2019 Sq Ft BRT#021242000 Subject to Mortgage Improvements: Residential Dwelling
CATHERINE M. MASCI C.P. February Term, 2016 No. 02915 $217,432.95 McCabe, Weisberg, & Conway, P.C.

1611-551
5352 Westford Road 19120 42nd wd. 2145 Sq Ft BRT#421399100 Improvements: Residential Dwelling
ISAAC ROMAN C.P. April Term, 2016 No. 01366 $106,191.95 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1611-552
807 North 41st Street 19104 6th wd. 2417 Sq Ft BRT#062243300 Improvements: S/d Conv Apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P.

February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-553
805 North 41st Street 19104 6th wd. 2417 Sq Ft BRT#062243200 Improvements: Row Conv/apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-554
804 North 41st Street 19104 6th wd. 1813 Sq Ft BRT#062251700 Improvements: Row Conv/apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-555
802 North 41st Street 19104 6th wd. 1813 Sq Ft BRT#062251600 Improvements: Row Conv/apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-556
1322 Robbins Street 19111 53rd wd. 1254 Sq Ft BRT#531040800 Improvements: Residential Dwelling
OMAYRA SANCHEZ AND ANDRES SANCHEZ C.P. February Term, 2016 No. 00258 $87,977.08 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1611-557
800 North 41st Street 19104 6th wd. 1890 Sq Ft BRT#062251500 Improvements: Row Conv/apt 3 Sty Mason
ESTATE OF JOHN NORCUM C.P. February Term, 2016 No. 02000 $1,436,247.82 Janet L. Gold, Esq.

1611-558
3517 Jasper Street 19134-2022 45th wd. 1072 Sq Ft BRT#452367400 Subject to Mortgage Improvements: Residential Dwelling
ALBERT M. LOSTRACCO; HEIDI S. LOSTRACCO; ROBERT FEATHER; NANCY FEATHER C.P. January Term, 2016 No. 01341 $46,376.82 Law Office of Gregory Javardian, LLC

1611-559
6019 Angora Terr 19143 3rd wd. 1024 Sq Ft OPA#034024200 Improvements: Residential Property
MONIQUE S. TUCKER C.P. August Term, 2014 No. 01725 $107,013.26 KML Law Group, P.C.

1611-561
8029 Castor Avenue 19152 56th wd. Front: 15', Depth: 57' OPA#882926915 Improvements: 1 Story, 1000 Sq Ft Commercial Structure
GELT PROPERTIES, LLC S/B/M TO GELT FINANCIAL CORPORATION C.P. May Term, 2016 No. 03568 $296,477.32 Thomas D. Bielli, Esq.; Cory P. Stephenson, Esq.; Bielli & Klauder, LLC

1611-562
300 West Byberry Road, Unit 301 19116 58th wd. 960 Sq Ft and a 1.8% undivided interest in the common elements, as more fully described in the Declaration of Condominium of the Stonebridge Condominium dated 10/24/1989 and recorded on 10/25/1989 in Deed Book FHS 1471 page 317. OPA#888582305; PRCL#153-N-23-51 Subject to Mortgage Improvements: Residential Condominium
PATRICIA E. PAULUS C.P. February Term, 2012 No. 03681 $9,977.13 Glenn M. Ross, Esq.

1611-563
1321 North Hobart Street 19131 52nd wd. (formerly 34th wd.) Front: 15', Depth: 57' OPA#043159400 Improvements: 2 Sty Row Home, 855 Sq Ft; Residential Building
DA SKY LTD A/K/A DASKY, LTD C.P. September Term, 2011 No. 00479 $371,936.48 Thomas D. Bielli, Esq.; Cory P. Stephenson, Esq.; Bielli & Klauder, LLC

1611-564
1313 North Hobart Street 19131 4th wd. Front: 15', Depth: 57' OPA#043159000 Improvements: 2 Sty Row Home, 855 Sq Ft; Residential Building
DA SKY LTD A/K/A DASKY LTD C.P. September Term, 2011 No. 00477 $371,936.48 Thomas D. Bielli, Esq.; Cory P. Stephenson, Esq.; Bielli & Klauder, LLC

1611-565
1916 Chandler Street 19111-3525 56th wd. 1260 Sq Ft OPA#561503300 Improvements: Residential Property
TAMIKA M. CORBIN-ROMAN C.P. August Term, 2015 No. 04246 $192,052.49 Phelan Hallinan Diamond & Jones, LLP

1611-566
7111 Walker Street 19135 41st wd. 1612 Sq Ft OPA#412274000 Improvements: Residential Property
JOHN P. MAULE, JR. C.P. February Term, 2016 No. 04162 $104,175.77 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1611-567
2821 North 23rd Street 19132 11th wd. 1410 Sq Ft BRT#111373501 Improvements: Residential Dwelling
LOUISE BARROW C.P. February Term, 2016 No. 04463 $38,453.62 Udren Law Offices, P.C.

1611-568
1416 North Felton Street 19151 34th wd. 810 Sq Ft BRT#34-2343000 Subject To Mortgage Ocwen Loan Servicing, LLC Improvements: Residential Dwelling
SHATEE COOKS A/K/A SHALEE COOKS C.P. November Term, 2015 No. 02046 $55,623.03 Udren Law Offices, P.C.

1611-569
5504 Upland Street 19143 51st wd. 899 Sq Ft BRT#51-4254700 Improvements: Residential Dwelling
WILLIE L. WIGGINS C.P. March Term, 2016 No. 00300 $55,410.92 Udren Law Offices, P.C.

1611-570
5108-10 East Roosevelt Boulevard 19124 35th wd. 6500 Sq Ft BRT#35-1028400 Improvements: Residential Dwelling
WILTON J. FRANCOIS A/K/A WILTON JEAN FRANCOIS C.P. March Term, 2015 No. 02427 $459,148.00 Udren Law Offices, P.C.

1611-571
856 South Front Street 19147 2nd wd. 720 Sq Ft BRT#02-2-120300 Subject To Mortgage West Coast Servicing Improvements: Residential Dwelling
DAVID D. MORGAN AND GINA D. MORGAN C.P. October Term, 2013 No. 03612 $161,062.47 Udren Law Offices, P.C.

1611-572
2737 Earp Street 19146 36th wd. 700 Sq Ft BRT#362104000 Subject To Mortgage Reverse Mortgage Solutions, Inc. Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM L. DAWKINS C.P. February Term, 2016 No. 04697 $55,031.75 Udren Law Offices, P.C.

1611-573
2511 South Hobson Street 19142 40th wd. 1112 Sq Ft OPA#40-6-0804-00 Improvements: Residential Property
TAMIKA Y. PAUL C.P. February Term, 2016 No. 04169 $75,153.22 Shapiro & DeNardo, LLC

1611-574
2254 Faunce Street 19152 56th wd. 1876 Sq Ft OPA#561397220 Improvements: Residential Property
CARLOS A. CARTAGENA, JR. AND ELIZABETH M. CARTAGENA C.P. January Term, 2015 No. 00669 $213,818.57 Shapiro & DeNardo, LLC

1611-575
29 Pelham Road 19119 22nd wd. 16077 Sq Ft OPA#223098000 Improvements: Residential Property
FREDA L. WILLIAMS C.P. July Term, 2014 No. 002943 $479,362.29 Shapiro & DeNardo, LLC

1611-576
2628 South 80th Street a/k/a 2628 80th Street 19153 40th wd. 1621 Sq Ft OPA#405937400 Improvements: Residential Property
MAURICE BAH C.P. April Term, 2016 No. 01161 $123,229.69 KML Law Group, P.C.

1611-577
5449 Morse Street 19131 52nd wd. 1224 Sq Ft OPA#522027800 Improvements: Residential Property
ANTHONY L. WALKER AS EXECUTOR OF THE ESTATE OF MARY M. NEDAB, DECEASED C.P. March Term, 2016 No. 01011 $129,194.64 KML Law Group, P.C.

1611-578
5634 Rodman Street 19143 46th wd. 930 Sq Ft OPA#463032400 Improvements: Residential Property
DARELL A. LOONEY, SOLELY IN HIS CAPACITY AS HEIR OF MARK H.C. LOONEY, DECEASED C.P. January Term, 2016 No. 03466 $129,044.40 KML Law Group, P.C.

1611-579
3232 Cottman Avenue 19149 55th wd. 1591 Sq Ft OPA#551512200 Improvements: Residential Property
SCOTT HOLIDAY C.P. January Term, 2016 No. 02934 $134,403.08 KML Law Group, P.C.

1611-580
6035 Charles Street 19135-4402 62nd wd. 1200 Sq Ft OPA#622303200 Improvements: Residential Property
PABLO R. VALLE AND ELISANDRA MALAVE VALLE C.P. September Term, 2008 No. 04745 $98,095.35 Phelan Hallinan Diamond & Jones, LLP

1611-581
2003 Ridley Street 19138 10th wd. ROW B/GAR 2 STY MASONRY; 1188 Sq Ft BRT#102354800 Improvements: Residential Dwelling
NATHANIEL TYRONE MITCHELL C.P. March Term, 2016 No. 00813 $54,852.73 McCabe, Weisberg, & Conway, P.C.

1611-582
5151 Parrish Street 19139 44th wd. 1494 Sq Ft OPA#442007600 Improvements: Residential Property
IONA GILL; JAMES GILL, JR.; JAMES PARKER GILL C.P. April Term, 2016 No. 00947 $59,132.71 Richard M. Squire & Associates, LLC

1611-583
540 West Wyoming Avenue 19140 49th wd. 1678 Sq Ft OPA#491050300 Improvements: Residential Property
KIM Y. HALL C.P. January Term, 2015 No. 00143 $80,322.03 KML Law Group, P.C.

1611-584
6618 Ogontz Avenue 19126 10th wd. 1696 Sq Ft BRT#10-2005100 Improvements: Residential Dwelling
SHLOMARR FAISON A/K/A SHLOMARR D. FAISON C.P. December Term, 2015 No. 02136 $160,073.84 Udren Law Offices, P.C.

1611-585
6731 Leeds Street 19151-3019 34th wd. 1440 Sq Ft OPA#344039300 Improvements: Residential Property
DEBORAH M. BAKER C.P. December Term, 2011 No. 02745 $124,972.50 Phelan Hallinan Diamond & Jones, LLP

1611-586
419 Lemonte Street 19128 21st wd. 1953 Sq Ft OPA#212316002 Improvements: Residential Property
LAUREN OSWALD C.P. July Term, 2012 No. 02102 $225,025.75 KML Law Group, P.C.

1611-587
2061 Martha Street 19125 31st wd. 688 Sq Ft BRT#311185000 Improvements: Residential Dwelling
ESTATE OF HELEN MARIE CEASAR A/K/A HELEN M. CEASAR C/O FRANCI GRAF A/K/A FRANCIS P. GRAF; FRANCIS GRAF, ADMINISTRATOR OF THE ESTATE OF HELEN MARIE CEASAR A/K/A HELEN M. CEASAR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN MARIE CEASAR C.P. May Term, 2015 No. 02431 $113,941.09 Udren Law Offices, P.C.

1611-588
725 East Rittenhouse Street 19144 59th wd. ROW B/GAR 2 STY MASONRY; 1122 Sq Ft BRT#591129200 Improvements: Residential Dwelling
MARY E. LEE AND BEVERLY SCHAFFER, EXECUTRIX OF THE ESTATE OF IDELLA KITCHEN, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2012 No. 00670 $89,885.65 McCabe, Weisberg, & Conway, P.C.

1611-589
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.

1611-590
1330 North Allison Street 19131 34th wd. 1575 Sq Ft OPA#041335600 Improvements: Residential Dwelling
ESTATE OF EVA MAE BYRD A/K/A EVA M. BYRD; PATRICIA WILKINS, KNOWN HEIR OF EVA MAE BYRD A/K/A EVA M. BYRD; PHYLLIS M. CARMACK A/K/A PHYLLIS A. CARMAC, AS KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EVA MAE BYRD A/K/A EVA M. BYRD; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVA M. BYRD A/K/A EVA MAE BYRD; WAYNE BYRD, KNOWN HEIR OF EVA MAE BYRD A/K/A EVA M. BYRD C.P. May Term, 2016 No. 02324 $69,139.98 Udren Law Offices, P.C.

1611-591
5135 Charles Street 19124-1425 62nd wd. 880 Sq Ft OPA#622288000 Improvements: Residential Property
KARANJIT SINGH C.P. April Term, 2016 No. 01629 $43,076.46 Phelan Hallinan Diamond & Jones, LLP

1611-592
6122 North 17th Street 19141 17th wd. 2576 Sq Ft OPA#172207300 Subject To Mortgage Ocwen Loan Servicing, LLC Improvements: Residential Dwelling
TAHIRA HARRIS, AS KNOWN HEIR OF CRYSTAL JEANETTE DASH A/K/A CRYSTAL HARRIS A/K/A WAFIYYAH D. MUHAMMAD; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CRYSTAL JEANETTE DASH A/K/A CRYSTAL HARRIS A/K/A WAFIYYAH D. MUHAMMAD C.P. May Term, 2016 No. 01596 $84,499.02 Udren Law Offices, P.C.

1611-593
843 North 66th Street 19151-3331 34th wd. 1260 Sq Ft OPA#344358900 Improvements: Residential Property
ANGELA M. ROBINSON C.P. April Term, 2016 No. 00884 $130,651.93 Phelan Hallinan Diamond & Jones, LLP

1611-594
10906 Carey Place 19154 66th wd. Land: 2021 Sq Ft; Improvement: 1360 Sq Ft; Total: 3381 Sq Ft OPA#662082600 Improvements: Residential Property
ESTATE OF EUGENE W. MAYER, DECEASED AND ALL KNOWN AND UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER; CHRISTINA MAYER, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF EUGENE MAYER, DECEASED C.P. February Term, 2016 No. 05061 $253,635.41 Richard M. Squire & Associates, LLC

1611-595
7023 Cottage Street 19135-1801 55th wd. 1440 Sq Ft OPA#552421400 Improvements: Residential Property
BRIAN GALLO AND COLLEEN MCNALLY C.P. March Term, 2016 No. 00484 $150,577.48 Phelan Hallinan Diamond & Jones, LLP

1611-596
1346 Westbury Drive 19151 34th wd. 1600 Sq Ft BRT#34-3-288800 Improvements: Residential Dwelling
JE NENE ELMANDORF; TIMOTHY FELDER; MARIE CLARK, INDIVIDUALLY AND AS KNOWN HEIR OF MARIE CLARK C.P. July Term, 2014 No. 02383 $216,537.19 Udren Law Offices, P.C.

1611-597
6910 Henley Street 19119-3414 22nd wd. 2125 Sq Ft OPA#223256600 Improvements: Residential Property
ROGER VAUGHN ASHODIAN C.P. December Term, 2007 No. 02971 $115,663.28 Phelan Hallinan Diamond & Jones, LLP

1611-598
3433 Emerald Street 19134-2010 45th wd. 1097 Sq Ft BRT#452323200 Improvements: Residential Dwelling
JOHN GLASSMIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ANN GLASSMIRE, DECEASED C.P. February Term, 2016 No. 01060 $29,498.45 Law Office of Gregory Javardian, LLC

1611-599
224 East Comly Street a/k/a 224 Comly Street 19120-1105 35th wd. 1238 Sq Ft OPA#352138000 Improvements: Residential Property
ERIC HUTSON C.P. June Term, 2015 No. 01629 $145,361.59 Phelan Hallinan Diamond & Jones, LLP

1611-600
351 South 47th Street 19143-1850 46th wd. in Garden Court Condominiums located at 4617-4643 Pine St; Front: irregular, Depth: irregular OPA#888461022 Improvements: Single Family Residence
WILLIAM KLINE, III AND WILLIAM KLINE, JR. C.P. September Term, 2015 No. 02962 $12,026.11 Stephen M. Hladik, Esq.

1611-601
8525 Michener Avenue 19150-1601 50th wd. 1166 Sq Ft OPA#501158700 Improvements: Residential Property
JAMES T. WARNER C.P. August Term, 2015 No. 04143 $105,982.22 Phelan Hallinan Diamond & Jones, LLP

1611-602
8616 Sagamore Road 19128 21st wd. 6600 Sq Ft OPA#214263900 Improvements: Residential Dwelling
JOHN J. LYNCH AND JOHN C. LYNCH C.P. December Term, 2015 No. 01170 $212,826.29 Joseph R. Loverdi, Esq.

1611-603
3226 Birch Road 19154-1721 66th wd. 1360 Sq Ft OPA#663003900 Improvements: Residential Property
JOHN KNAUF, IN HIS CAPACITY AS HEIR OF JOHN M. KNAUF, SR. DECEASED; MARGARET KNAUF, IN HER CAPACITY AS HEIR OF JOHN M. KNAUF, SR., DECEASED; SUSAN KNAUF, IN HER CAPACITY AS HEIR OF JOHN M. KNAUF, SR., DECEASED; JOAN KNAUF, IN HER CAPACITY AS HEIR OF JOHN M. KNAUF, SR., DECEASED; VICTORIA AGNOS, IN HER CAPACITY AS HEIR OF JOHN M. KNAUF, SR., DECEASED; CHRISTINE M. KNAUF, IN HER CAPACITY AS HEIR OF JOHN M. KNAUF, SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN M. KNAUF, SR., DECEASED C.P. May Term, 2015 No. 00331 $250,916.73 Phelan Hallinan Diamond & Jones, LLP

1611-604
1026 Knorr Street 19111 53rd wd. 2937 Sq Ft OPA#532118200 Improvements: Residential Property
ROXANNE STUART, AS EXECUTRIX OF THE ESTATE OF PHYLLIS FELDMAN, DECEASED C.P. April Term, 2014 No. 01865 $90,491.05 KML Law Group, P.C.

1611-605
3180 Aramingo Avenue 19134 25th wd. 1117 Sq Ft BRT#251483300 Improvements: Residential Real Estate
SUSAN SMITH C.P. October Term, 2015 No. 03182 $89,136.28 Stern & Eisenberg P.C.

1611-606
1738 Tustin Street 19152 56th wd. Improvement Area: 2233 Sq Ft; Land Area: 1304 Sq Ft OPA#562229700 Improvements: S/d W/b Gar 2 Sty Masonry
HARVEY THEIS C.P. May Term, 2014 No. 00721 $184,806.97 Richard M. Squire & Associates, LLC

1611-607
5038 Cottage Street 19124 62nd wd. 996 Sq Ft OPA#622376000 Subject to Mortgage Improvements: Residential Property
KATHLEEN L. COYLE-HAAS A/K/A KATHLEEN HAAS C.P. July Term, 2015 No. 02385 $48,329.52 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1611-608
3053 North Judson Street 19132-1414 11th wd. Beginning Point: Situate on the East side of Judson St at the distance of 370 feet and 9 inches Northward from the North side of Indiana Ave BRT#111420700 Improvements: Row 2 Sty Masonry
LANG K. MOSS C.P. February Term, 2016 No. 04712 $25,475.29 Richard J. Nalbandian, III, Esq.

1611-609
1918 Montrose Street 19146-2629 30th wd. 1590 Sq Ft OPA#301219500 Improvements: Residential Property
MARTHA LEATHERBERRY A/K/A MARTHA BOWEN-LETHERBERRY, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE AND DEVISEE OF THE ESTATE OF HENRY WELCH; DOILA WELCH A/K/A DOILA A. WELCH, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE AND DEVISEE OF THE ESTATE OF HENRY WELCH; JANETTE WELCH A/K/A JANET JENNIFER WELCH, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH; GILBERT WELCH A/K/A GILBERT LEOPOLD PERCIVAL WELCH, INDIVIDUALLY AND IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH C.P. May Term, 2010 No. 03329 $47,944.03 Phelan Hallinan Diamond & Jones, LLP

1611-610
713 South Alden Street 19143 46th wd. 981 Sq Ft OPA#463253800 Improvements: Residential Property
ELIZABETH GOODWIN, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH GOODWIN, DECEASED; MARCIA GOODWIN, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH GOODWIN, DECEASED; FELICIA DAWSON, INDIVIDUALLY AND AS ADMINISTRATOR FOR THE ESTATE OF DEBORAH GOODWIN C.P. August Term, 2013 No. 01735 $44,444.69 KML Law Group, P.C.

1611-611
926-928 Race Street Unit 8C 19107 5th wd. 1482 Sq Ft OPA#888038175 Improvements: Residential Property
KEITH LAM; LOUIS B. LUK AND LI HE REN C.P. August Term, 2015 No. 00357 $430,550.50 KML Law Group, P.C.

1611-612
6485 Ardleigh Street 19119 22nd wd. 4016 Sq Ft BRT#221301700 Improvements: Resi-

SHERIFF'S SALE

dential Dwelling
BRUCE CHANDLER, KNOWN HEIR OF MARGARET A. CHANDLER AND LINDA SIMON A/K/A LINDA DENISE CHANDLER, KNOWN HEIR OF MARGARET A. CHANDLER C.P. May Term, 2016 No. 00037 $162,144.45 Udren Law Offices, P.C.

1611-613
6021 Webster Street 19143 46th wd. 1695 Sq Ft BRT#033019100 Improvements: Residential Dwelling
ESTATE OF DURETTA HALL; NICOLE J. LEE, PERSONAL REPRESENTATIVE OF THE ESTATE OF DURETTA HALL; WALTER HAWTHORNE, KNOWN HEIR OF DURETTA HALL C.P. September Term, 2015 No. 01286 $81,036.40 Udren Law Offices, P.C.

1611-615
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 $64,253.16 Phelan Hallinan Diamond & Jones, LLP

1611-616
3344 Lansing Street 19136 64th wd. 1088 Sq Ft OPA#642246800 Improvements: Residential Property
SARAH J. DAVIDSON C.P. March Term, 2016 No. 00811 $148,782.73 Phelan Hallinan Diamond & Jones, LLP

1611-617
2516 North 33rd Street 19132-2806 28th wd. 1410 Sq Ft OPA#282250600 Improvements: Residential Property
YVETTE DUDLEY C.P. June Term, 2016 No. 00015 $57,637.81 Phelan Hallinan Diamond & Jones, LLP

1611-618
126 Krams Avenue 19127 21st wd. 1742 Sq Ft BRT#211388100 Subject to Mortgage Improvements: Residential Dwelling
CAROLINE CASEY AND RICHARD J. CASEY, JR. C.P. December Term, 2015 No. 02133 $206,534.98 Udren Law Offices, P.C.

1611-619
11849 B Academy Road Unit #C3 a/k/a 11849 Academy Road Unit #C3 19154-2601 66th wd. 1326 Sq Ft OPA#888660428 Improvements: Residential Property
LISA HAGAN A/K/A LISA VEIGLE-HAGAN C.P. March Term, 2016 No. 02420 $66,088.64 Phelan Hallinan Diamond & Jones, LLP

1611-620
6727 Egret Place 19142-3314 40th wd. 1480 Sq Ft PRCL#406572600 Improvements: Residential Property
JOHN H. NORMAN, SR. C.P. August Term, 2009 No. 00813 $260,059.55 Phelan Hallinan Diamond & Jones, LLP

1611-621
2217 South 9th Street 19148-3102 39th wd. On E Side of 9th St; Front: 15 ft Depth: 65 ft OPA#393414500 Improvements: Commercial
MARY L. BRUNETTI C.P. February Term, 2014 No. 01097 $129,590.38 Stephen M. Hladik, Esq.

1611-622
3428 North 16th Street 19140-4905 11th wd. 1100 Sq Ft OPA#112205400 Improvements: Residential Property
LINDA RIVERS AND CHARLES A. RIVERS C.P. November Term, 2015 No. 02549 $39,648.43 Phelan Hallinan Diamond & Jones, LLP

1611-623
621 East Brinton Street a/k/a 621 Brinton Street 19138-1003 22nd wd. 1166 Sq Ft OPA#221010000 Improvements: Residential Property
GAIL D. LUCHEY, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF CARL WASHINGTON A/K/A CARL E. WASHINGTON C.P. May Term, 2016 No. 00402 $77,812.38 Phelan Hallinan Diamond & Jones, LLP

1611-624
448 South 55th Street 19143-1431 60th wd. 1339 Sq Ft OPA#604203600 Improvements: Residential Property
KENNETH WITHERS C.P. August Term, 2015 No. 04662 $76,098.07 Phelan Hallinan Diamond & Jones, LLP

1611-625
9877 Garvey Drive 19114-2115 65th wd. 1806 Sq Ft OPA#652476800 Improvements: Residential Property
STEPHEN G. BAPTISTA C.P. December Term, 2015 No. 02783 $188,193.36 Phelan Hallinan Diamond & Jones, LLP

1611-626
2946 Aramingo Avenue 19134-4303 25th wd. 1152 Sq Ft OPA#251472900 Improvements: Residential Property
EDWIN FERNANDEZ C.P. April Term, 2016 No. 01623 $89,261.39 Phelan Hallinan Diamond & Jones, LLP

1611-627
4053 Higbee Street 19135-4422 62nd wd. 1073 Sq Ft OPA#622205500 Improvements: Residential Property
NAEEMAH WEST C.P. April Term, 2016 No. 01625 $86,846.62 Phelan Hallinan Diamond & Jones, LLP

1611-628
7316 Ogontz Avenue 19138-1306 50th wd. 2084 Sq Ft OPA#501298500 Improvements: Residential Property
KEVIN ALSBROOKS C.P. March Term, 2015 No. 00481 $233,408.88 Phelan Hallinan Diamond & Jones, LLP

1611-629
6705 Ogontz Avenue 19126-2639 10th wd. on E side of Ogontz Ave; Front: Irregular, Depth: Irregular OPA#871075600 Improvements: Commercial
MELVIA MILLER C.P. April Term, 2015 No. 03785 $210,769.92 Stephen M. Hladik, Esq.

1611-630
4325 Pilling Street 19124-3945 23rd wd. 1320 Sq Ft OPA#234242800 Improvements: Residential Property
JUANITA COLON C.P. April Term, 2015 No. 01919 $68,942.72 Phelan Hallinan Diamond & Jones, LLP

1611-631
1509 West 65th Avenue 19126-3516 17th wd. 1428 Sq Ft OPA#171358300 Improvements: Residential Property
THOMAS MCLEAN, III, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF EVELYN MCLEAN; KENNETH MCLEAN, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF EVELYN MCLEAN C.P. November Term, 2015 No. 01809 $43,994.00 Phelan Hallinan Diamond & Jones, LLP

1611-632
1114 South Wilton Street 19143-4207 51st wd. 1470 Sq Ft OPA#511211400 Improvements: Residential Property
GRANT L. PALMER C.P. February Term, 2009 No. 02439 $95,175.61 Phelan Hallinan Diamond & Jones, LLP

1611-633
1420 North 12th Street 19122 20th wd. 1224 Sq Ft OPA#202263700 Subject to Mortgage Improvements: Residential Property
WARD S. TILGHMAN AND CRYSTAL TILGHMAN WESTON C.P. August Term, 2015 No. 02012 $66,893.73 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1611-634
7827 Temple Road 19150 50th wd. 938 Sq Ft BRT#501090800 Improvements: Residential Real Estate
RENEE CURTIS C.P. October Term, 2015 No. 00936 $73,486.24 Stern & Eisenberg P.C.

1611-636
1312 Barringer Street 19119 22nd wd. 2807 Sq Ft BRT#22-1024900 Improvements: Residential Dwelling
JEANNE GUYTON-BELL A/K/A JEANUE GUYTON BELL, INDIVIDUALLY AND AS KNOWN HEIR OF JAMES R. BELL C.P. December Term, 2015 No. 00762 $177,864.67 Udren Law Offices, P.C.

1611-637
2646 Braddock Street 19125-1406 31st wd. 1300 Sq Ft BRT#311089900 Improvements: Residential Real Estate
MARIA VIRAY AND ROMEO VIRAY C.P. June Term, 2016 No. 02233 $120,431.55 Stern & Eisenberg P.C.

1611-638
5926 Malta Street 19120 35th wd. 942 Sq Ft BRT#352281800 Improvements: Residential Real Estate
NICOLE DANIELS C.P. June Term, 2016 No. 01546 $88,681.68 Stern & Eisenberg P.C.

1611-639
1601 Spring Garden Street, Unit 200 19130 8th wd. 960 Sq Ft and a .7212% undivided interest in the common elements, as more fully described in the Declaration of Condominium of The Colonnade Historic Condominium recorded in the City of Philadelphia Department of Records dated 12/29/1992 and recorded on 1 OPA#888086176 Subject to Mortgage Improvements: Residential Condominium
WILLIAM J. BOYLE C.P. December Term, 2015 No. 073809 $6,811.43 plus interest and costs Glenn M. Ross, Esq.

1611-641
3810-26 Kensington Avenue 19124-5618 33rd wd. 5523 Sq Ft BRT#882966995 Subject to Mortgage Improvements: Auto Repair Shop Masonry
ROBERT M. PAPUCKI C.P. March Term, 2015 No. 02781 $71,754.11 plus $11.80 per day after 8/5/2016 Laurence A. Mester, Esq.; Mester & Schwartz, P.C.

1611-642
2237 North 10th Street 19133 37th wd. 1876 Sq Ft, more or less BRT#37-1155300 Improvements:
KAREN SCHULLERE C.P. December Term, 2015 No. 001214 $52,200.41 Jenifer G. Fowler, Esq.

1611-643A-B
3445 North Howard Street – Premises A – 19140 7th wd. (formerly part of the 33rd wd.) 900 Sq Ft BRT#072037400 Improvements: Residential Real Estate
3447 North Howard Street – Premises B – 19140 7th wd. (formerly part of the 33rd wd.) 1200 Sq Ft BRT#072037500 Improvements: Residential Real Estate
JENNIFER LIZ APONTE C.P. July Term, 2015 No. 003770 $84,773.73 Stern & Eisenberg P.C.

1611-644A-B
1 Academy Circle #206 – Premises A – 19146-5235 30th wd. 620 Sq Ft OPA#888300550 Improvements: Residential Property
1 Academy Circle #P49 – Premises B – 19146-5235 30th wd. 620 Sq Ft OPA#888301238 Improvements: Residential Property
VIPIN MAHAJAN C.P. April Term, 2016 No. 00530 $252,542.81 Phelan Hallinan Diamond & Jones, LLP

1611-645A-B
4700 Richmond 19137-2217 – Premises A – 45th wd. on Northwesterly side of Richmond St; Front: 19'8-1/2" Depth: 65'9" OPA#882937150 Subject to Mortgage Improvements: Commercial
4450 Garden – Premises B – 19137-2014 45th wd. on NW side of Garden St; Front: 16'2" Depth: 70' OPA#453330100 Improvements: Commercial
THERESA O'BRIEN A/K/A THERESA LYNN SCARBOROUGH C.P. June Term, 2013 No. 02618 $213,876.93 Stephen M. Hladik, Esq.

1611-646
Property A: 526 South Front Street & 105-107 South Street 19147-1723 5th wd. 2,100 Sq Ft Land; 5,500 Sq Ft Improvements OPA#882002100 Improvements: Restaurant & Apartment
DOMENICO CENTOFANTI C.P. August Term, 2015 No. 0802270 $1,672,383.23 Lori J. Hahn-Maslin, Esq.

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