Sheriff's Sale Notices for November 4, 2014

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 4, 2014 at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET, 3RD FLOOR
10:00 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 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.

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 4, 2014.

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

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

502-588 A-C

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 Property

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

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

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The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1206-376A-B

51st wd. (5420-28 Paschall Ave. - Premises A – 19143) 170' Northeast of 55th St., Front: 130', Depth 195' BRT#884350840 Improvements: Commercial Property

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.

The following property, sale of which was postponed from the February 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1302-621

2853-55 Kensington Avenue 19134 25th wd. front 36.10'; depth 71.90' OPA#252575505 Improvements: 3523 Sq Ft; 2sty, 8 Units
IVAN RIOS & ASHLEY GONZALES C.P. August Term, 2012 No. 03548 $221,736.56 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esq.; O'Kelly Ernst Bielli & Wallen, LLC

The following property, sale of which was postponed from the Sept. 10, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1309-310

301-323 Spring Garden Street 19123-2976 5th wd. West side of 3rd Street, front 33' 9-5/8 inch, depth 108 ft 1/8 in
HUMER, LLC C.P. January Term, 2011 No. 02167 $1,057,224.18 Phillip D. Berger, Esq.

The following property, sale of which was postponed from the October 1, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1310-475

1637 East Comly Street 19149-3437 62nd wd. 2126.30 Sq. Ft. BRT#621139600 Improvements: Residential Dwelling
JOANNE R. MARTINELLI AND CRAIG J. MARTINELLI C.P. April Term, 2012 No. 03792 $91,480.71 Powers, Kirn & Javardian, LLC

1310-527

1921 West Berks Street 19121-2242 32nd wd. North side of Berks Street 148 ft 11 in west of 19th St; front 14 ft 11 in, depth 56 ft 3 in
OLIVER ACQUISITION GROUP, LLC C.P. November Term, 2012 No. 003100 $133,113.42 Phillip D. Berger, Esq.,

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The following property, sale of which was postponed from the November 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1311-388

2027 South Bancroft Street 19145 26th wd. Row conv/Apt 2 sty masonry; 2240 Sq. Ft. BRT#481203100 Improvements: Residential Dwelling
ALBERT R. PAVONI, III AND KIRK N PAVONI C.P. June Term, 2011 No. 02109 $138,335.71 McCabe, Weisberg, & Conway, P.C.

1311-818

12435 Balston Road 19154 58th wd. Row b/gar 2sty masonry; 1360 Sq. Ft. BRT#663227000 Improvements: Residential Dwelling
SHERRY CHIGER, KNOWN SURVIVING HEIR OF CHARLES CHIGER, DECEASED MORTGAGOR AND REAL OWNER; RHONDA CHIGER, KNOWN SURVIVING HEIR OF CHARLES CHIGER, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURIVING HEIRS OF CHALRES CHIGER, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2012 No. 04625 $187,965.02 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the December 3, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1312-382

7239 Guyer Avenue 19153-2416 40th wd. 1233.03 Sq. Ft. BRT#404348800 Subject to Mortgage Improvements: Residential Dwelling
BRUCE E MARTIN AKA BRUCE MARTIN C.P. August Term, 2012 No. 02678 $102,337.34 Powers, Kirn & Javardian, LLC

1312-412

7120 Guyer Avenue 19153-2406 40th wd. 1227.7 Sq. Ft. BRT#404352800 Improvements: Residential Dwelling
RAHAMATOULAH TRAORE AND HADY TRAORE C.P. July Term, 2012 No. 03857 $76,151.84 Law Offices of Gregory Javardian

1312-430

4649 Whitaker Avenue 19120-4637 42nd wd. 1557.13 Sq. Ft. BRT#421563700 Subject to Mortgage Improvements: Residential Dwelling
DIANA M. BARANIECKI C.P. May Term, 2011 No. 02475 $30,796.41 Powers, Kirn & Javardian, LLC

1312-562

1351 Saint Vincent Street 19111 S/D w detached garage 2 story mason BRT#532332400 Improvements: Residential Dwelling
SHANE ROSENTHAL C.P. June Term, 2010 No. 02288 $162,091.18 Federman & Associates, LLC

The following property, sale of which was postponed from the January 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1401-342

4775 Tampa Street 19120 42nd wd. 1200 Sq. Ft.; Row b/gar 2sty masonry BRT#421586600 Improvements: Residential Dwelling
ARMINA SEALS C.P. July Term, 2013 No. 03170 $40,814.84 McCabe, Weisberg, & Conway, P.C.

1401-623 A-B

400 West Cheltenham Avenue - Premises A - 19120 61st wd. On southwesterly side of the intersection of southwest line of Cheltenham Avenue and northwesterly side of 4th Street. Front: 101 ft 2-384/1000 in Depth: Irreg OPA#882756700 Improvements: Commercial Property

408 Oak Lane Avenue – Premises B – 19120
GWANG HO YI C.P. April Term, 2009 No. 01149 $899,460.38 Ron L. Woodman, Esq.

1401-664

937 East Tioga Street 19134-1340 33rd wd. 1402.48 Sq. Ft. OPA#331214600 Improvements: Residential Property
CANDIDA RIOS C.P. September Term, 2004 No. 02736 $49,275.35 Phelan Hallinan, LLP

The following property, sale of which was postponed from the February 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1402-395

2106 North Marvine Street 19122 20th wd. 1839 Sq. Ft. more or less BRT#202246100 Improvements: Residential Dwelling
QUANDA N. GARRISON C.P. September Term, 2011 No. 01193 $99,668.32 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg L.L.P.

1402-574

3309 Morning Glory Road aka L1D9 Morning Glory Road 19154-1819 66th wd. 2160 Sq. Ft. OPA#663041700 Improvements: Residential Property
LAWRENCE O. PHILLIPS C.P. March Term, 2013 No. 00029 $155,954.15 Phelan Hallinan, L.L.P.

The following property, sale of which was postponed from the March 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1403-370

1427 Elbridge Street 19149-2740 54th wd. 2030.31 Sq. Ft. BRT#541112700 Subject to Mortgage Improvements: Residential Dwelling
JUSTICE K. TAKYI-BUACHIE C.P. March Term, 2013 No. 02204 $125,631.09 Powers, Kirn & Javardian, LLC

1403-446

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.

1403-581

7411 Drexel Road 19151 34th wd. 1260 Sq. Ft. BRT#343211000 Improvements: Residential Dwelling; Row B/gar 2sty Masonry
WANDA L. MCQUEEN AND CALVIN MCQUEEN C.P. June Term, 2013 No. 01125 $69,366.61 McCabe, Weisberg & Conway, P.C.

1403-586

176 West Spencer St 19120-1938 61st wd. 1050 Sq. Ft. BRT#612218400 Improvements: Residential Dwelling
SARI T. LAM, HIEP CONG TRUONG AND NHU Q. TRUONG C.P. June Term, 2010 No. 01451 $65,633.34 Udren Law Offices, P.C.

The following property, sale of which was postponed from the April 1, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1404-360

8525 Bustleton Avenue 19152 56th wd. 1087 Sq Ft; s/d w b/g 1 sty masonry BRT#562389300 Improvements: Residential Dwelling
GALINA GENDINA C.P. May Term, 2012 No. 02153 $186,873.43 McCabe, Weisberg, & Conway, P.C.

1404-403

1619 West Westmoreland Street 19140 38th wd. 2055 Sq Ft BRT#112029400 Improvements: Residential Dwelling; Row Conv/apt 3sty Masonry
BERTIE HAMILTON C.P. July Term, 2013 No. 01449 $108,934.44 McCabe, Weisberg, & Conway, P.C.

1404-454

2834 B Street 19134 7th wd. 1102 Sq Ft BRT#071392300 Improvements: Residential Property
JOHANNA ORTIZ SOLELY IN HER CAPACITY AS HEIR OF LUCIANO ORTIZ, DECEASED, JUANITA MORALES REYES ORTIZ, SOLELY IN HER CAPACITY AS HEIR OF LUCIANO ORTIZ, DECEASED AND UNKNOWN HEIRS OF LUCIANO ORTIZ, DECEASED. C.P. June Term, 2013 No. 01327 $74,414.72 KML Law Group, P.C.

1404-503

5800 Chew Avenue 19138 59th wd. 1438 Sq Ft; row b/gar 2sty masonry BRT#591200900 Improvements: Residential Dwelling
PROPERTY OF WILLIAM C. JONES, KNOWN SURVIVING HEIR OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER. C.P. April Term, 2012 No. 01408 $93,585.75 McCabe, Weisberg, & Conway, P.C.

1404-514

1316 Magee Avenue 19111 53rd wd. 1182 Sq Ft; row b/gar 2sty masonry BRT#531186900 Improvements: Residential Dwelling
PROPERTY OF SCOTT FOSTER, KNOWN SURVIVING HEIR OF ESTER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, STEVEN RAY FOSTER, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, ALL UNKNOWN SURVIVING HEIRS ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, HOLLY LYNN LOGHING, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, AND BRIAN C. FOSTER, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER. C.P. December Term, 2011 No. 02167 $117,071.98 McCabe, Weisberg, & Conway, P.C.

1404-550

3678 Sussex Lane 19114 58th wd. 1912.95 Sq Ft BRT#66-1-209600 Improvements: Residential Dwelling
HALA HAMEID C.P. May Term, 2010 No. 00078 $195,004.03 Udren Law Offices, P.C.

The following property, sale of which was postponed from the May 6, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1405-344

2804 Fuller Street 19152 64th wd. 2891 Sq. Ft. BRT#641228200 Subject to Mortgage Improvements: Residential Property
JOHN SULLICK C.P. May Term, 2012 No. 00232 $24,154.21 Joann Needleman, Esq.

1405-395

4852 North Lawrence Street 19120-4127 42nd wd. 1106.76 Sq. Ft. OPA#422485600 Improvements: Residential Property
SANDRA HARRIS C.P. September Term, 2013 No. 00517 $104,299.44 Phelan Hallinan, LLP

1405-495

1602 South Corlies Street 19143-1662 48th wd. 2913.28 Sq. Ft. OPA#482402700 Improvements: Residential Property
MORRIS LITTLE AKA M H LITTLE C.P. April Term, 2013 No. 00246 $113,081.09 Phelan Hallinan, LLP

1405-523

314 Dickinson Street 19147 1st wd. 6760 Sq. Ft.; row 3 sty masonry BRT#011264700 Improvements: Residential Dwelling
FRANK J. GALLO AKA FRANK J. GALLO AKA FRANK JOSEPH GALLO, SR. AND JANINE WISNIEWSKI AKA JANINE WISHIEWSKI C.P. September Term, 2011 No. 02101 $560,544.84 McCabe, Weisberg & Conway, PC

1405-525

3731 Midvale Avenue 19129 38th wd. 1170

Sq. Ft. BRT#383046000 Improvements: Residential Property
FRANK RAFFAELE C.P. July Term, 2012 No. 0934 $173,318.33 Bradley J. Osborne, Esq.

1405-528
2135 Walnut Street, Unit 601 19103-4447 8th wd. 500 Sq. Ft. BRT#88-8082497 Subject to Mortgage Improvements: Residential Dwelling
MICHAEL S. PELBERG, PERSONAL RESPRESENTATIVE OF THE ESTATE OF DAVID A. PELBERG, DECEASED. C.P. May Term, 2013 No. 02166 $178,602.35 Powers, Kirn & Javardian, LLC

1405-534
415 A Welsh Road 19115-1816 58th wd. 11263 Sq. Ft. BRT#58-1001003 Subject to Mortgage Improvements: Residential Dwelling
CAREY BARNES AKA RYU-CAREY BARNES INDIVIDUALLY AND IN HIS CAPACITY AS TRUSTEE FOR BARNES LIVING TRUST DATE AUGUST 9, 2006, AND ANY AMENDMENTS THERETO 415A WELSH ROAD, PHILADELPHIA, PA 19115-1816. C.P. April Term, 2013 No. 01930 $253,581.61 Powers, Kirn & Javardian, LLC

1405-540
5950 Shisler Street 19149-3727 53rd wd. 1350 Sq. Ft. OPA#531277600 Improvements: Residential Property
MAN LI XU AKA MANLI XU C.P. September Term, 2013 No. 01933 $79,967.95 Phelan Hallinan, LLP

1405-566
2749 Island Avenue 19153 40th wd. 860 Sq. Ft.; row b/gar 1sty masonry BRT#406716500 Improvements: Residential Dwelling
ALFREDO DAJER AND VALENTINA VASQUEZ C.P. September Term, 2013 No. 00837 $179,749.72 McCabe, Weisberg & Conway, PC

1405-581
1129 East Barringer Street 19119 22nd wd. 32'1" frontage x 103' depth OPA#221028000 Improvements: Residential Property
THE ESTATE OF CLINTON B. HORTON, JR., 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, THERE, THEREFROM, AND/OR THEREUNDER. C.P. October Term, 2013 No. 02395 $14,022.42 Richard M. Squire & Associates, LLC

1405-617
1427 Conlyn Street 19141-2504 17th wd. 1304 Sq. Ft. OPA#171138700 Improvements: Residential Property
YVONNE FLETCHER, WINSTON L. BRYANT, IN HIS CAPACITY AS ADMINISTRATOR OF OF THE ESTATE OF KATHERINE GREEN. ZAMAIR MARIE GREEN IN HER CAPACITY AS HEIR OF THE ESTATE OF KATHERINE GREEN. DESTINEE GREEEN, IN HER CAPACITY, AS HEIR OF THE ESTATE OF KATHERINE GREEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KATHERINE GREEN, DECEASED. C.P. March Term, 2012 No. 00219 $92,337.35 Phelan Hallinan, LLP

1405-663
7509 Woodcrest Avenue 19151-2702 34th wd. 1634.40 Sq. Ft. OPA#343191000 Improvements: Residential Property
CANDACE EDWARDS C.P. February Term, 2013 No. 01461 $147,063.33 Phelan Hallinan, LLP

1405-682
5738 Cedar Avenue 19143-1932 46th wd. 1304 Sq. Ft. BRT#463055300 Improvements: Residential Dwelling
MARLEISE SANDERS C.P. September Term, 2013 No. 00716 $58,227.10 Law Offices of Gregory Javardian

The following property, sale of which was postponed from the June 3, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1406-423
605 Marlyn Road 19151 34th wd. 1110 Sq. Ft.; row 2 sty masonry BRT#344259100 Improvements: Residential Dwelling
LINDA D. KING C.P. October Term, 2012 No. 00630 $138,252.37 McCabe, Weisberg, & Conway, PC

1406-437
1333 South 4th Street 19147 1st wd. BRT#011307400 Subject to Mortgage
STANLEY HENDRICKSON C.P. May Term, 2010 No. 03242 $228,377.66 Ashley L. Lerch, Esq.

1406-448
7049 Kindred Street 19149 35th wd. 1148.48 Sq. Ft. BRT#542287100 Subject to Mortgage Improvements: Residential Dwelling
ADELA DIAZ PIZARRO AND ALLEN SMITH C.P. October Term, 2013 No. 00921 $122,125.04 Udren Law Offices, PC

1406-492
3900 Ford Road, Unit 4C 19131 52nd wd. 1206 Sq. Ft. BRT#888520039 Subject to Mortgage
DEFENDANT, VICKI JO MEST SC-11-05-02-3098 $9,670.00 Evan R. Bachove, Esq., Fineman Krekstein & Harris, PC

1406-495
4543 North Uber Street 19140-1009 13th wd. 1348.02 Sq. Ft. BRT#132220600 Improvements: Residential Dwelling
CHARLES A. J. HALPIN, III, ESQUIRE AS ADMINISTRATOR OF THE ESTATE OF LILLIE WALTON, DECEASED C.P. November Term, 2012 No. 01130 $61,516.76 Powers, Kirn & Javardian, LLC

1406-496
2987 Tilton Street 19134 25th wd. 628.36 Sq. Ft. BRT#25-1200900 Improvements: Residential Dwelling
JEFFREY JACUK AND KELLY ANN WALTON C.P. February Term, 2011 $124,107.83 Powers, Kirn & Javardian, LLC

1406-510
1623 Wynsam Street 19138 10th wd. row b/garage 2sty masonry PRCL#109NS-432, BRT#102195000 Improvements: Residential Dwelling
CRYSTAL V. MCMICHAEL, ADMINSTRATRIX OF THE ESTATE OF FREDERICK LEANDER WILSON, JR., AKA FREDERICK WILSON C.P. May Term, 2012 No. 03027 $142,172.29 Federman & Associates, LLC

1406-580
2751 Rhawn Street 19152 64th wd. unknown BRT#64-1-2233-00 Subject to Mortgage Improvements: Residential Property
MD MANIEUZZAMAN C.P. June Term, 2013 No. 01316 $202,366.70 Jeffrey G. Trauger, Esq.

The following property, sale of which was postponed from the July 1, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1407-317
5414 Oakland Street 19124-1211 62nd wd. 1196 Sq Ft OPA#621392500 Improvements: Residential Property
EMELLEN WADLEY C.P. April Term, 2012 No. 03393 $103,086.16 Phelan Hallinan, LLP

1407-321
1624 Ashurst Road 19151-2712 4th wd. 1442.38 Sq Ft OPA#34-3-3771-00 Improvements: Residential Property
LASHONDA ELLIS C.P. February Term, 2010 No. 01573 $149,626.55 Phelan Hallinan, LLP

1407-323
4249 North Bodine Street 19140-2617 7th wd. 840 Sq Ft OPA#072108100 Improvements: Residential Property
MARTA COLON C.P. June Term, 2013 No. 02227 $23,653.28 Phelan Hallinan, LLP

1407-325
315 South Camac Street 19107 7th wd. 640 Sq Ft BRT#053140200 Improvements: Residential Property
THE UNKNOWN HEIRS OF NADINE H. MITCHELL, DECEASED AND HOWARD MITCHELL, JR., SOLELY IN HIS CAPACITY AS HEIR OF THE ESTATE OF NADINE H. MITCHELL, DECEASED C.P. March Term, 2013 No. 00228 $154,342.78 KML Law Group, P.C.

1407-328
3714 Richmond Street 19137-1414 45th wd. 1702.5 Sq Ft OPA#451155900 Improvements: Residential Property
DONNA M. FLADE C.P. October Term, 2010 No. 01111 $138,047.48 Phelan Hallinan, LLP

1407-329
1209 North 65th Street 19151-3116 34th wd. 1730.08 Sq Ft OPA#344303100 Improvements: Residential Property
SHAWN L. PIERCE C.P. August Term, 2012 No. 01053 $69,804.52 Phelan Hallinan, LLP

1407-330
2237 Disston Street 19149-1917 54th wd. 1616.53 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 $76,864.65 Phelan Hallinan, LLP

1407-331
320 Federal Street 19147 2nd wd. 1184.00 Sq Ft BRT#02-1-258200 Improvements: Residential Dwelling
DEVON DRESING AKA DEVON ANNE DRESING AKA DEVON A. DRESING C.P. June Term, 2013 No. 01554 $316,075.89 Udren Law Offices, P.C.

1407-332
162 West Champlost Street 19120-1905 61st wd. 1008.81 Sq Ft OPA#612155200 Improvements: Residential Property
DECARLA EMFINGER AND JOHN C. EMFINGER C.P. May Term, 2012 No. 03557 $71,516.00 Phelan Hallinan, LLP

1407-334
7929 Thouron Avenue 19150-2520 50th wd. 2250 Sq Ft OPA#502169300 Improvements: Residential Property
THOMAS PAYNE, KERRY GREEN, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CHERYL GREEN, IN HIS CAPACITY AS ADMINSTRATOR AND HEIR OF THE ESTATE OF CHERYL GREEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHERYL GREEN, DECEASED. C.P. June Term, 2013 No. 00823 $76,137.81 Phelan Hallinan, LLP

1407-335
4627 East Howell Street 19135-4026 41st wd. 3500 Sq Ft OPA#411108000 Improvements: Residential Property
ZAINAB CONTEH AND MOHAMED CONTEH AKA MOHAMED M. CONTEH C.P. July Term, 2012 No. 02521 $268,464.29 Phelan Hallinan, LLP

1407-344
4004 I Street 19124 33rd wd. 1527.74 Sq Ft BRT#332148600 Improvements: Residential Property
LOAN PHAN, AS SOLE OWNER C.P. October Term, 2010 No. 3151 $134,726.06 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-349
6451 Smedley Street 19126 17th wd. (formerly part of the 50th wd.) 1280 Sq Ft BRT#172160000 Improvements: Residential Property
DIANE R. BRIDGES C.P. May Term, 2012 No. 02778 $95,532.48 KML Law Group, P.C.

1407-360
926 Tustin Street 19111-1431 63rd wd. 4100 Sq Ft OPA#632033189 Improvements: Residential Property
ANDREW YAREMCHUK C.P. March Term, 2012 No. 01732 $171,536.56 Phelan Hallinan, LLP

1407-361
6062 Alma Street 19149-3201 53rd wd. 1312.5 Sq Ft PRCL#531331000 Improvements: Residential Property
JEANETTE ACEVEDO AKA JEANNETTE ACEVEDO C.P. October Term, 2012 No. 04313 $103,794.20 Phelan Hallinan, LLP

1407-365
609 South 55th Street 19143-2503 46th wd. 1280 Sq Ft OPA#463189100 Improvements: Residential Property
HOWARD M. SEON AND EUDENE E. SEON C.P. September Term, 2009 No. 01282 $114,242.16 Phelan Hallinan, LLP

1407-366
3410 Braddack Street aka 3410 Braddock Street 19134-2620 45th wd. 973.98 Sq Ft OPA#452310800 Improvements: Residential Property
RICHARD SANTIAGO C.P. November Term, 2012 No. 02185 $25,409.45 Phelan Hallinan, LLP

1407-368
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

1407-374
7512 Tulpehocken Street 19138 50th wd. 1731 Sq Ft BRT#501376600 Improvements: Residential Property
DANIA ST. LOUIS C.P. August Term, 2013 No. 00249 $154,664.06 KML Law Group, P.C.

1407-377
5801 Sylvester Street 19149 55th wd. 1068 Sq Ft BRT#621376000 Improvements: Residential Property
DONALD A. DE GRANDIS AND MICHAEL J. MARTIN, BY HIS ATTONREY IN FACT, ELLEN S. TIDMAN C.P. October Term, 2010 No. 001039 $90,695.26 Bradley J. Osborne, Esq.

1407-381
3101-3103 Frankford Avenue 19134 25th wd. 2580 Sq Ft and 3300 Sq Ft (respectively) BRT#252472700 and BRT#252472800 (respectively) Improvements: Residential Real Estate
JOSE CEDENO AND ALI S. SHAMAN J.A.C.C. EL BEY C.P. March Term, 2012 No. 02454 $95,306.64 Stern & Eisenberg, P.C.

1407-386
1818 Wilmot Street 19124 23rd wd. 1835 Sq Ft BRT#232128205 Subject to Mortgage Improvements: Residential Dwelling
WILLA DUNCAN C.P. February Term, 2013 No. 1331 $48,659.40 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1407-401
827 Glenview Street 19111-4418 35th wd. 3604.80 Sq Ft PRCL#532156900 Improvements: Residential Property
TALBOT TABRON AKA TALBOT L. TABRON C.P. January Term, 2012 No. 01587 $252,049.40 Phelan Hallinan, LLP

1407-407
1834 Brandywine Street 19130-3902 15th wd. 1080 Sq Ft OPA#152009900 Improvements: Residential Property
THERESA PURCELL AKA THERESA J. PURCELL C.P. November Term, 2010 No. 00583 $520,618.38 Phelan Hallinan, LLP

1407-411
322 Reed Street aka 322 Reed Street Unit 3F 19147-5950 1st wd. 0 (Condo) Sq Ft PRCL#888010106 Improvements: Residential Property
NATALIA LABUTTIS C.P. July Term, 2013 No. 02067 $99,414.71 Phelan Hallinan, LLP

1407-412
5825 Belmar Terrace aka 5825 Belmar Street 19143-5208 3rd wd. 972.62 Sq Ft OPA#034101300 Improvements: Residential Property
SHAWNNA LEE ROBERSON AKA SHAWNNA-LEE GIBBS C.P. August Term, 2013 No. 02995 $51,220.10 Phelan Hallinan, LLP

1407-419
2134 Anchor Street 19124 41st wd. 915.20 Sq Ft BRT#411059800 Improvements: Residential Property
MARGARET BALDERMAN AND THERESA R. MIDDLETON C.P. November Term, 2013 No. 00385 $89,595.61 KML Law Group, P.C.

1407-422
2915 Gilham Street 19149-3019 55th wd. 1612 Sq Ft OPA#551070200 Improvements: Residential Property
CARINA DEAN AND SHAROON DEAN C.P. May Term, 2012 No. 01921 $127,017.18 Phelan Hallinan, LLP

1407-424
3850 Woodhaven Road, Apartment 505 19154-2751 66th wd. 1133 Sq Ft OPA#888660299 Improvements: Residential Property
JOYCE D. ROGERS C.P. May Term, 2013 No. 02752 $141,153.24 Phelan Hallinan, LLP

1407-430
6916 Oakland Street 19149 54th wd. (formerly part of the 35th wd.) 1625.57 Sq Ft BRT#542380200 Improvements: Residential Property
JOSE B. FERREIRA C.P. January Term, 2009 No. 02438 $195,173.36 KML Law Group, P.C.

1407-433
5920 Pulaski Avenue 19144 59th wd. 2520 Sq Ft BRT#593204600 Improvements: Residential Property
KIM BUSSIE AND KEVIN J. BUSSIE C.P. September Term, 2012 No. 02736 $214,079.92 KML Law Group, P.C.

1407-441
1843 North 25th Street 19121 32nd wd. East side of 25th St. 169 ft 0 in Southward from the South side of Berks St. Front: 14 ft 0 in Depth: 65 ft 0 in BRT#322174900 Improvements: Residential Property
SHERAH D. FREEMAN AND SHERAH D. FOWLER C.P. July Term, 2012 No. 02823 $39,671.78 Louis P. Vitti, Esq.

1407-443
226 West Rittenhouse Square, Unit 2618 19103-5757 8th wd. condo Sq Ft OPA#888081418 Improvements: Residential Property
DONALD N. DOUCHKESS C.P. October Term, 2013 No. 03139 $84,571.36 Phelan Hallinan, LLP

1407-452
5362 Lebanon Avenue 19131-3231 52nd wd. 1840 Sq Ft OPA#521137700 Improvements: Residential Property
SHWANNA HARRIS AND RAYMOND HARRIS, JR. C.P. September Term, 2013 No. 03898 $189,302.38 Phelan Hallinan, LLP

1407-456
365 West Johnson Street 19144-3103 22nd wd. 14,040 Sq Ft OPA#223004000 Improvements: Residential Property
CLARK DAVIS C.P. May Term, 2013 No. 01999 $391,296.23 Phelan Hallinan, LLP

1407-463
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.

1407-468
3503 West Clearfield Street 19132-1827 38th wd. 1372.99 Sq Ft OPA#382010900 Improvements: Residential Property
STEPHEN J. HILL C.P. June Term, 2009 No. 04068 $141,606.30 Phelan Hallinan, LLP

1407-469
3327 Fitler Street 19114-2602 57th wd. 2632.56 Sq Ft OPA#572168819 Improvements: Residential Property
SAMUEL TURKSON AKA SAM TRUKSON AND JOYCE TURKSON C.P. May Term, 2013 No. 00014 $196,649.04 Phelan Hallinan, LLP

1407-471
44 West Pomona Street 19144-1914 59th wd. 1686.51 Sq Ft OPA#593091900 Improvements: Residential Property
FRANCIS R. BEY AND LISA DIXON C.P. September Term, 2013 No. 02461 $149,604.41 Phelan Hallinan, LLP

1407-475
1915 McClellan Street 19145-2024 48th wd. 928 Sq Ft BRT#481017000 Improvements: Residential Property
CHRISTOPHER KING C.P. November Term, 2011 No. 0269 $102,199.16 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-476
1400 South Vodges Street 19143-5304 51st wd. 963.09 Sq Ft OPA#28S15 129 Improvements: Residential Property
ALBERT G. ALEMU AND FANTU BEKELE C.P. December Term, 2011 No. 00120 $43,227.94 Phelan Hallinan, LLP

1407-479
6726 Large Street 19149 35th 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.

1407-485
1412 South 17th Street 19146-4715 36th wd. 1184 Sq Ft BRT#36-5205500 Subject to Mortgage Improvements: Residential Dwelling
ELEASE RICHARDSON C.P. April Term, 2012 No. 002269 $66,905.42 Powers, Kirn & Javardian, LLC

1407-491
13004 Townsend Road Unit L9 19154 6th wd. 1536 Sq Ft BRT#888660484 Improvements: Residential Property
DONNELL S. KENNEDY AND STEPHANIE N. KOLBER C.P. October Term, 2013 No. 000526 $227,836.21 Bradley J. Osborne, Esq.

1407-493
1820 Strahle Street 19152-2323 2205 Sq Ft OPA#562154600 Improvements: Residential Property
BRIAN J. LANDIS C.P. October Term, 2010 No. 03856 $237,069.86 Phelan Hallinan, LLP

SHERIFF'S SALE

1407-500
853 Morefield Road 19115-1916 58th wd. 6643.2 Sq Ft PRCL#581148600 Improvements: Residential Property
CHANDY P. GEORGE AND SARAMMA MATHAI C.P. September Term, 2010 No. 02127 $410,731.55 Phelan Hallinan, LLP

1407-502
2923 Cecil B Moore Avenue 19121-2750 32nd wd. 1124.93 Sq Ft OPA#324053900 Improvements: Residential Property
ROBERT E. FRENCH C.P. August Term, 2009 No. 04189 $165,208.81 Phelan Hallinan, LLP

1407-507
6611 North 13th Street 19126-3208 61st wd. 6210 Sq Ft OPA#611193800 Improvements: Residential Property
ROBERT ROBERSON, JR. C.P. April Term, 2013 No. 00617 $181,666.77 Phelan Hallinan, LLP

1407-510
6338 Revere Street 19149-3042 62nd wd. 1365.52 Sq Ft OPA#621551900 Improvements: Residential Property
KATHERINE SCOTT C.P. June Term, 2012 No. 03491 $185,760.95 Phelan Hallinan, LLP

1407-512
1907 Conlyn Street 19141-1206 17th wd. 1346.01 Sq Ft OPA#171147100 Improvements: Residential Property
DEVELIA GRIMES C.P. May Term, 2013 No. 03046 $82,407.38 Phelan Hallinan, LLP

1407-518
1422 North 12th Street 19122-3302 20th wd. 1602 Sq Ft BRT#202263800 Improvements: Row 2 Sty Masonry
VANESSA S. EDWARDS AKA VENESSA S. EDWARDS AND WILLIE SANDERS C.P. November Term, 2012 No. 02556 $125,123.54 Milstead & Associates, LLC

1407-520
6738 Lebanon Avenue 19151-3015 34th wd. 1299 Sq Ft OPA#344054100 Improvements: Residential Property
TERESA A. HARRELL C.P. August Term, 2010 No. 02717 $96,639.82 Phelan Hallinan, LLP

1407-521
5542 North Lawrence Street 19120-2808 42nd wd. 2134 Sq Ft OPA#422491900 Improvements: Residential Property
GARNET C. MUSE C.P. February Term, 2012 No. 03604 $49,843.85 Phelan Hallinan, LLP

1407-527
117 West Hortter Street 19119-2707 22nd wd. 6800 Sq Ft OPA#223062600 Improvements: Residential Property
SAMUEL P. WYCHE, JR.; PHYLLIS WYCHE-BROWN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF SAMUEL WYCHE, SR.; HERBERT P. WYCHE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF SAMUEL WYCHE SR.; NANCY WYCHE-MORGAN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF SAMUEL WYCHE SR.; ADRIENNE WYCHE-THOMAS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF SAMUEL WYCHE, SR. C.P. April Term, 2012 No. 03074 $285,425.63 Phelan Hallinan, LLP

1407-529
1747 South Chadwick Street 19145-2224 36th wd. 742 Sq Ft OPA#365175300 Improvements: Residential Property
EMILIO PANDIKA AND ASTER SETIADI C.P. September Term, 2013 No. 03563 $56,187.85 Phelan Hallinan, LLP

1407-535
1800 Sulis Street 19141-1021 17th wd. 1730 Sq Ft BRT#171031400 Improvements: Residential Property
JENNIFER HAND C.P. December Term, 2013 No. 00106 $127,061.28 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-543
607 East Hortter Place aka 607 Hortter Place 19119 22nd wd. 6293 Sq Ft OPA#221185600 Improvements: Residential Property
THELMA BROOKS C.P. August Term, 2005 No. 03071 $194,932.23 Phelan Hallinan, LLP

1407-547
1318 North Marshall Street 19122 14th wd. 2392.20 Sq Ft BRT#141031815 Improvements: Residential Property
CARLISA MITCHELL AND DAVID W. MITCHELL C.P. January Term, 2013 No. 00476 $192,930.89 KML Law Group, P.C.

1407-557
11730 Denman Road 19154-3616 58th wd. 3295.60 Sq Ft OPA#662241700 Improvements: Residential Property
DOUGLAS J. CAMPBELL AND LINDA M. CAMPBELL C.P. October Term, 2013 No. 01595 $92,957.18 Phelan Hallinan, LLP

1407-559
2914 Rorer Street 19134-3019 37th wd. 901 Sq Ft OPA#071521100 Improvements: Residential Property
MURAD PEYGUMBARI AKA M PEYGUMBARI C.P. December Term, 2012 No. 02486 $33,877.36 Phelan Hallinan, LLP

1407-560
11933 Alberta Drive 19154-3414 66th wd. 3395 Sq Ft OPA#662176700 Improvements: Residential Property
JAMES L. WICKIZER AND KAREN NETTERVILLE C.P. March Term, 2010 No. 00569 $241,843.62 Phelan Hallinan, LLP

1407-561
6827 Souder Street 19149-2226 54th wd. 1242.52 Sq Ft OPA#542319000 Improvements: Residential Property
BARRY CAPLAN C.P. August Term, 2013 No. 02484 $58,305.79 Phelan Hallinan, LLP

1407-568
5811 Springfield Avenue 19143 3rd wd. 1640 Sq Ft BRT#034112500 Improvements: Residential Property
CLAUD JOHNSON C.P. April Term, 2011 No. 002146 $124,738.78 Bradley J. Osborne, Esq.

1407-570
4954 Walton Avenue 19143 46th wd. 1698 Sq Ft BRT#462078000 Improvements: Residential Real Estate
PAULA L. MOORE AKA PAULA MOORE-SMITH C.P. October Term, 2013 No. 00845 $282,816.15 Stern & Eisenberg, P.C.

1407-578
6425 Drexel Road 19151 34th wd. 10,500 Sq Ft BRT#34-4-147300 Improvements: Residential Dwelling
ALFRED J. SANFORD AND PAT ALEXANDER SANFORD C.P. November Term, 2011 No. 01646 $200,055.40 Udren Law Offices, P.C.

1407-597
4702 Tacony Street 19137-1124 45th wd. 1168.41 Sq Ft OPA#453425700 Improvements: Residential Property
RAMON RIOS AND MARY ALICE RIOS C.P. May Term, 2010 No. 01538 $49,775.65 Phelan Hallinan, LLP

1407-598
6353 Reedland Street 19142-2911 40th wd. 975 Sq Ft OPA#402204500 Improvements: Residential Property
AISHA M. NDALOMA C.P. October Term, 2013 No. 01149 $61,408.15 Phelan Hallinan, LLP

1407-604
2410 Ritner Street 19145-4116 48th wd. 919.12 Sq Ft OPA#482119000 Improvements: Residential Property
JESSICA EASTWOOD C.P. October Term, 2010 No. 02250 $80,888.33 Phelan Hallinan, LLP

1407-605
1717 West Ritner Street aka 1717 Ritner Street 19145-4333 26th wd. 960 Sq Ft OPA#262264200 Improvements: Residential Property
CMC INVESTMENTS GROUP, LLC C.P. December Term, 2012 No. 01683 $311,955.16 Phelan Hallinan, LLP

1407-610
2232 Green Street #G 19130-3147 88th wd. Being and designated in such declaration as unit no. G, together with a proportionate undivided interest in the common elements, as defined in such declaration and any and all amendments thereto, as the same may change from time to time. OPA#888153830 Improvements: Condominium
MICHAEL MCGOWAN C.P. July Term, 2013 No. 02720 $109,460.06 Phelan Hallinan, LLP

1407-611
417 East Rittenhouse Street 19144-5743 59th wd. 1357.92 Sq Ft OPA#591126800 Improvements: Residential Property
LEON STONE C.P. February Term, 2013 No. 03221 $119,155.88 Phelan Hallinan, LLP

1407-612
4822 Tibben Street aka 4816 Tibben Street 19128-4526 21st wd. 2612.95 Sq Ft OPA#212463310 Improvements: Residential Property
DERRICK B. ROBERSON C.P. January Term, 2014 No. 02649 $284,031.27 Phelan Hallinan, LLP

1407-615
2614 South 6th Street 19148-4625 39th wd. 714 Sq Ft OPA#392357700 Improvements: Residential Property
SAMANTHA HO AKA SAMATHA HO C.P. July Term, 2012 No. 01846 $111,604.20 Phelan Hallinan, LLP

1407-617
7015 Crittenden Street 19119-1330 22nd wd. 15,467.41 Sq Ft OPA#222269200 Improvements: Residential Property
ALONZO PICKERON C.P. November Term, 2013 No. 00203 $258,396.71 Phelan Hallinan, LLP

1407-619
340 North Horton Street aka 340 Horton Street 19139-1120 OPA#341203200 Improvements: Residential Property
JOHNNY WADDELL C.P. September Term, 2013 No. 02133 $22,312.48 Phelan Hallinan, LLP

1407-623
610 Allengrove Street 19120-2106 OPA#351083800 Improvements: Residential Property
ARNOLD N. SALUDEZ AKA ARNOLD SALUDEZ C.P. December Term, 2011 No. 03648 $39,355.56 Phelan Hallinan, LLP

1407-627
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, LLP

1407-632
9186 Ellie Drive 19114-2857 57th wd. 3116.66 Sq Ft BRT#572365726 Improvements: Residential Property
FREDERICK W. SIPMEIER, III C.P. March Term, 2012 No. 3516 $130,890.18 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-639
7455 Ruskin Road 19151-2925 34th wd. 1494 Sq Ft OPA#343166900 Improvements: Residential Property
CARETHA TARVER C.P. May Term, 2010 No. 04265 $152,371.77 Phelan Hallinan, LLP

1407-640
2861 Memphis Street 19134-4225 25th wd. 926.70 Sq Ft OPA#251486800 Improvements: Residential Property
JAMES BUSK AKA JIM BUSK C.P. November Term, 2013 No. 01727 $65,033.67 Phelan Hallinan, LLP

1407-641
1700 Reed Street 19146 36th wd. 1044.00 Sq Ft BRT#36-5-355600 Improvements: Residential Dwelling
DAMON K. ROBERTS AND ARLINE R. ROBERTS C.P. April Term, 2008 No. 004001 $213,653.44 Mark J. Udren, Esq.

1407-643
3937 Elsinore Street 19124 33rd wd. 938.97 Sq Ft BRT#332218100 Improvements: Residential Property
RONYELL GINDRAW C.P. December Term, 2007 No. 00334 $168,408.39 Phelan Hallinan, LLP

1407-644
2827 Norcross Lane 19114-3455 57th wd. 2195.60 Sq Ft OPA#572095553 Improvements: Residential Property
FELIX T. HAMMOND AKA FELIX HAMMOND C.P. October Term, 2013 No. 03142 $63,134.24 Phelan Hallinan, LLP

1407-648
5924 Pulaski Avenue 19144 59th wd. 2520 Sq Ft BRT#593204800 Improvements: Residential Dwelling
KIMBERLY A. ROBINSON AND BRYAN E. GARNER C.P. October Term, 2006 No. 004642 $286,369.83 Mark J. Udren, Esq.

1407-649
6032 North Broad Street 19141-1930 17th wd. 2221 Sq Ft BRT#172009000 Improvements: Residential Property
NICHOLSON PERICLES C.P. December Term, 2013 No. 02111 $91,338.69 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-662
301 East Vernon Road 19119 22nd wd. 1350 Sq Ft; semi det 2sty masonry BRT#222032200 Improvements: Residential Dwelling
KEVIN T. SMITH C.P. February Term, 2013 No. 00344 $185,094.34 McCabe, Weisberg & Conway, P.C.

1407-664
1033 East Rittenhouse Street 19138 59th wd. 1609 Sq Ft; s/d w b/g 2s masonry BRT#591137000 Improvements: Residential Dwelling
VERONICA NAOMI HARRIS C.P. September Term, 2012 No. 03445 $74,114.93 McCabe, Weisberg & Conway, P.C.

1407-671
5121 Viola Street 19131-4718 52nd wd. (formerly part of the 44th wd.) 1424.00 Sq Ft BRT#52-1-0886-00 Improvements: Residential Dwelling
MICHELLE COATES C.P. July Term, 2013 No. 00453 $76,763.91 Udren Law Offices, P.C.

1407-673
142 Wright Street Unit C 19127 21st wd. 1440 Sq Ft OPA#211440620 Improvements: Residential Property
CONSTANCE LINNET LAMBETH C.P. September Term, 2013 No. 01931 $164,426.26 Phelan Hallinan, LLP

1407-682
2001 South 65th Street 19142 40th wd. 23 x 65 PRCL#40-1-2046-00; BRT#40-1204600 Improvements: Residential Property
VICTOR AKINYEMI AND OLUSOLA AKINYELE BY DEED FROM MICHAEL SQUILLACIOTI, DATED NOVEMBER 13, 2007 AND RECORDED NOVEMBER 20, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51811680 C.P. September Term, 2013 No. 00536 $84,132.86 Martin S. Weisberg, Esq.

1407-684
8370 Langdon Street 19152 56th wd. (formery 35th ward wd.) 2833 Sq Ft BRT#56-2-331400 Improvements: Residential Dwelling
BAKER JOSMA AND NADISE JOSMA C.P. June Term, 2013 No. 01720 $177,496.45 Udren Law Offices, P.C.

1407-688
6713 Ditman Street 19135-2221 41st wd. 1720 Sq Ft OPA#422358200 Improvements: Residential Property
MIGUEL HERNANDEZ AND SONIA HERNANDEZ C.P. February Term, 2014 No. 00994 $76,099.27 Phelan Hallinan, LLP

1407-691
6405 North Camac Street aka 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 $191,725.50 Phelan Hallinan, LLP

1407-694
4645 North 13th Street 19140-1229 49th wd. 1288.60 Sq Ft PRCL#491500100 Improvements: Residential Property
RIFKA HERZ C.P. March Term, 2010 No. 02151 $61,900.62 Phelan Hallinan, LLP

1407-696
1213 North 25th Street 19121-4822 29th wd. 1072 Sq Ft BRT#291324200 Subject to Mortgage Improvements: Residential Dwelling
JOSE L. REYES AND CASSANDRA LOVE C.P. November Term, 2013 No. 02094 $96,921.74 Law Offices of Gregory Javardian

1407-702
706 Saint Andrews Road 19118 9th wd. 2430 Sq Ft; Det w/det gar 2sty mas + o BRT#092182405 Subject to Mortgage Improvements: Residential Dwelling
SARA C. WEDEMAN AND MICHAEL A. FEAGANS C.P. March Term, 2013 No. 03686 $315,343.43 McCabe, Weisberg & Conway, P.C.

1407-707
2532 South Claymont Street 19153 40th wd. 1020 Sq Ft; row b/gar 2sty masonry BRT#404156254 Improvements: Residential Dwelling
JARMAL ARTHUR AKA JAMAL D. ARTHUR C.P. September Term, 2009 No. 02721 $117,944.57 McCabe, Weisberg & Conway, P.C.

1407-709
1001 Livezey Lane and 1011 Livezey Lane aka Rear 1001 Livezey Lane 19119-3356 9th wd. 3793 Sq Ft BRT#092122110 & BRT#092122120 Improvements: Residential Dwelling
ANDREW J. COOLEY C.P. December Term, 2013 No. 01055 $749,172.12 Law Offices of Gregory Javardian

1407-712
135 Sparks Street 19120 61st wd. 1128 Sq Ft; row b/gar 2sty masonry BRT#611268300 Improvements: Residential Dwelling
SYEETA MCFARLAND C.P. February Term, 2013 No. 01020 $140,838.29 McCabe, Weisberg & Conway, P.C.

1407-722
5645 Loretto Avenue 19124 35th wd. 1276 Sq Ft; row b/gar 2sty masonry BRT#351401600 Improvements: Residential Dwelling
ROBERT CAPERS C.P. April Term, 2012 No. 03002 $79,090.64 McCabe, Weisberg & Conway, P.C.

1407-729
2327 Catherine Street 19146 30th wd. 2678 Sq Ft; row conv/apt 3sty masonry BRT#302086100 Subject to Mortgage Improvements: Residential Dwelling
JAMILLAH WASHINGTON AND JOHN WASHINGTON C.P. July Term, 2012 No. 00319 $246,741.53 McCabe, Weisberg & Conway, P.C.

1407-736
9675 Sandanne Road 19115 63rd wd. 2157 Sq Ft; det w/bas gar 2sty frame BRT#632200521 Improvements: Residential Dwelling
MARCELLA KASTANOS, GEORGIOS APOSTOLIDIS AND MARY APOSTOLIDIS C.P. June Term, 2013 No. 02753 $279,028.76 McCabe, Weisberg & Conway, P.C.

1407-737
7346 Buist Avenue 19153 40th wd. 1120 Sq Ft; _row b/gar BRT#404294500 Improvements: Residential Dwelling
JOSEPH RAWLINGS C.P. July Term, 2013 No. 01940 $51,539.13 McCabe, Weisberg & Conway, P.C.

1407-769
3839 Ronnal Drive 19154 66th wd. 3644.69 Sq Ft OPA#662440900 Improvements: Residential Property
ROCHELLE GANGEMI C.P. September Term, 2013 No. 01930 $104,680.65 Phelan Hallinan, LLP

1407-770
11924 Alberta Drive 19154 66th wd. 2828.64 Sq Ft OPA#662173200 Improvements: Residential Property
JOSHUA J. TRIESTMAN C.P. April Term, 2009 No. 02379 $189,980.33 Phelan Hallinan, LLP

1407-773
9713 Berea Street 19114-1723 66th wd. 10,250 Sq Ft OPA#661012616 Improvements: Residential Property
LAWRENCE V. HERMAN C.P. December Term, 2011 No. 01545 $174,610.50 Phelan Hallinan, LLP

1407-775
10301 Hoff Street 19116 58th wd. 4011.67 Sq Ft BRT#582591800 Improvements: Residential Property
VYACHESLAV MIGACHEV C.P. December Term, 2010 No. 1282 $249,388.78 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-776
1327 South 29th Street 19146-3617 36th wd. 1128 Sq Ft BRT#362169300 Improvements: Residential Property
DARRYL GUNTHER AND JUANITA MOMENT C.P. January Term, 2013 No. 3627 $81,256.02 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-778
3842 J Street 19124 33rd wd. 1320 Sq Ft BRT#332225300 Improvements: Residential Property
SPARKLE L. PENDER C.P. September Term, 2011 No. 1687 $78,322.61 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-786
103 North Gross Street 19139 34th wd. 1178 Sq Ft; row b/gar 2sty masonry BRT#343051900 Improvements: Residential Dwelling
FRANK HUEBER C.P. October Term, 2013 No. 01824 $87,291.11 McCabe, Weisberg & Conway, P.C.

1407-787
8424 Pembrook Road 19128 21st wd. 1680 Sq Ft; s/d w det gar 2.5s masonry BRT#212500200 Improvements: Residential Dwelling
JENNIFER D. PARKER AND JOSEPH

SHERIFF'S SALE

PARKER, AKA JOSEPH PARKER, JR. C.P. April Term, 2013 No. 05014 $315,537.46 McCabe, Weisberg & Conway, P.C.

1407-793

1307 North Frazier Street 19131 52nd wd. 1536 Sq Ft; semi det 2sty masonry BRT#043068300 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER AND SHIRLEY MILLER, ONLY KNOWN SURVIVING HEIR OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 03038 $85,384.71 McCabe, Weisberg & Conway, P.C.

1407-797

5321 Hadfield Street 19143 51st wd. 1120 Sq Ft; row conv/apt 2sty masonry BRT#511103900 Improvements: Residential Dwelling
LATANYA ROSE, KNOWN SURVIVING HEIR OF JANICE ROSE, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKOWN SURVIVING HEIRS OF JANICE ROSE, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2012 No. 02953 $54,649.19 McCabe, Weisberg & Conway, P.C.

1407-798

8412 Ridge Avenue 19128 21st wd. 1759 Sq Ft; det w/gar 2sty masonry BRT#212521100 Improvements: Residential Dwelling
YEON SUN LIM AND SETH PRIMOSCH C.P. November Term, 2013 No. 02377 $283,810.28 McCabe, Weisberg & Conway, P.C.

1407-803

447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property
LEWIS WATSON, III AND KESHO JACKSON AKA KESHO WATSON C.P. July Term, 2013 No. 03425 $71,860.14 Phelan Hallinan, LLP

1407-804

323 South 46th Street 19143-1892 46th wd. 2100 Sq Ft OPA#461165900 Improvements: Residential Property
JAMES MARTIN C.P. March Term, 2012 No. 01871 $486,352.20 Phelan Hallinan, LLP

1407-811

4647 North 5th Street 19140 42nd wd. Land area 1402.69 Sq Ft; improvement area 1752 Sq Ft BRT#42-2-4964-00 Improvements: Residential Property
ALEX M. TRAM C.P. February Term, 2014 No. 2410 $80,700.34 David Banks, Esq., Banks & Banks

1407-812

639 Fitzgerald Street 19148 39th wd. 944 Sq Ft BRT#393110200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY J. RONGIONE, IV, DECEASED. C.P. January Term, 2014 No. 001933 $95,264.51 Caitlin M. Donnelly, Esq.

1407-818

2707 West Thompson Street 19121 29th wd. 1143 Sq Ft BRT#292040400 Improvements: Residential Property
MARDELLA MARSHALL (MORTGAGOR AND REAL OWNER) AND MARVIN ATWELL (MORTGAGOR) C.P. April Term, 2013 No. 000376 $92,229.38 Bradley J. Osborne, Esq.

1407-826

5141 Spruce Street 19139-4104 46th wd. 1721.25 Sq Ft OPA#602105000 Improvements: Residential Property
SABRINA THIGPEN AND JULIUS W. THIGPEN C.P. February Term, 2013 No. 01613 $234,166.02 Phelan Hallinan, LLP

1407-830

6119 Charles Street 19135-3413 55th wd. 2050.45 Sq Ft OPA#552228300 Improvements: Residential Property
VICENTE M. SOLORZANO AKA VINCENTE SOLORZANO AND VINNY ISAIAS SOLORZANO AKA VINNY SOLORZANO C.P. June Term, 2013 No. 00022 $141,501.43 Phelan Hallinan, LLP

1407-831

1929 West Westmoreland Street 19140-4841 11th wd. 1065 sq.ft. OPA#112031700 Improvements: Residential Property
KRISTEN BINDE C.P. May Term, 2013 No. 03680 $59,957.21 Phelan Hallinan, LLP

1407-832

1013 South Frazier Street 19143-3903 51st wd. 896 Sq Ft OPA#513030400 Improvements: Residential Property
KATHLEEN ADAMS AKA KATHLEEN VELASQUEZ AND ALBERT MENDEZ C.P. March Term, 2013 No. 02425 $65,590.31 Phelan Hallinan, LLP

1407-833

3324 Hartel Avenue 19136-3026 64th wd. 1645 Sq Ft OPA#642258200 Improvements: Residential Property
NIKKIA K. BROWN AKA NIKKIA MUFF AKA NIKKIA K. MUFF C.P. July Term, 2012 No. 03170 $168,094.23 Phelan Hallinan, LLP

1407-836

1513 Womrath Street 19124 23rd wd. 1923.2 Sq Ft OPA#232011400 Improvements: Residential Property
JONATHAN L. MENLENDEZ C.P. June Term, 2012 No. 00759 $152,753.13 Phelan Hallinan, LLP

1407-839

6814 Yocum Street 19142-1228 40th wd. 1237.2 Sq Ft OPA#403280400 Improvements: Residential Property
ANDREA L. WHITMORE C.P. July Term, 2013 No. 04265 $66,324.00 Phelan Hallinan, LLP

1407-846

4844 North 8th Street 19120 49th wd. 1390.04 Sq Ft OPA#491267000 Improvements: Residential Property
CHRISTINE ADENEGAN C.P. January Term, 2008 No. 02234 $72,625.46 Phelan Hallinan, LLP

1407-852

4319 Glendale Street 19124-4317 33rd wd. 1300 Sq Ft OPA#332451200 Improvements: Residential Property
JULIO CESAR RODRIGUEZ C.P. January Term, 2012 No. 00880 $59,739.74 Phelan Hallinan, LLP

1407-856

8030 Mars Place 19153-1112 40th wd. 2711.7 Sq Ft OPA#405890055 Improvements: Residential Property
DENISE HAWKINS C.P. September Term, 2012 No. 00675 $50,748.52 Phelan Hallinan, LLP

1407-865

4113 Apple Street 19127-1702 21st wd. 1192.03 Sq Ft OPA#211251700 Improvements: Residential Property
EDWARD D. BASSI AND EILEEN BASSI C.P. February Term, 2010 No. 00332 $106,588.03 Phelan Hallinan, LLP

1407-868

1147 to 1153 North 5th Street 19123 5th wd. Condominium units and one parking space; CYA-1397 Sq Ft, CYB-2538 Sq Ft, Rooftop Unit-2000 Sq Ft, Pl-183 Sq ft OPA#888035800, OPA#888035802, OPA#888035804, OPA#888035806 Improvements: Yes - Condominium Units
CIGAR FACTORY CONDO ASSOCIATION C.P. August Term, 2013 No. 02073 $62,484.25 Michael LiPuma, Esq.

The following property, sale of which was postponed from the August 5, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1408-317

5716 Walton Avenue a/k/a 5716 Walton Street 19143-2428 46th wd. 915 Sq Ft OPA#463087700 Improvements: Residential Property
CHRISTY L. BAKER A/K/A CHRISTY BAKER C.P. December Term, 2013 No. 00167 $107,689.86 Phelan Hallinan, LLP

1408-321

4307-09 Vankirk Street 19135-3927 62nd wd. 5000 Sq Ft OPA#622171400 Improvements: Residential Property
MIKE WILLIAMS GRAYCE A. GALSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARRY GALSON LARRY GALSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON REBECCA GALSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON MALLORY GALSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON CINDY GALSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON PATRICK GALSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON NICHOLAS GALSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON COLLEEN GALSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON MARK GALSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY GALSON, DECEASED C.P. April Term, 2012 No. 02927 $74,445.87 Phelan Hallinan, LLP

1408-322

425 West Rittenhouse Street 19144-3801 59th wd. 2149.52 Sq Ft OPA#593033500 Improvements: Residential Property
JENNIFER ROSE C.P. November Term, 2013 No. 01471 $124,841.50 Phelan Hallinan, LLP

1408-328

1117 Plane Road 19115-3714 63rd wd. 6523.50 Sq Ft OPA#632108300 Improvements: Residential Property
THOMAS A. SUMMERS AND GAIL M. SUMMERS C.P. August Term, 2008 No. 03120 $223,433.35 Phelan Hallinan, LLP

1408-350

5804 Malvern Avenue 19131-3003 52nd wd. 1296 Sq Ft OPA#522112000 Improvements: Residential Property
CATHERN L. WASHINGTON A/K/A CATHERN WASHINGTON C.P. October Term, 2013 No. 03532 $110,287.97 Phelan Hallinan, LLP

1408-352

2962 Gaul Street 19134-4337 25th wd. 1134 Sq Ft OPA#251390900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN MCLAIN, DECEASED C.P. June Term, 2013 No. 00831 $38,985.34 Phelan Hallinan, LLP

1408-355

4525 Ashburner Street 19136-2808 65th wd. 2800 Sq Ft BRT#65-2040813 Subject to Mortgage Improvements: Residential Property
EDWARD L. ADAMS AND JENNIFER L. RENZI C.P. February Term, 2013 No. 01769 $129,279.76 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-356

1250 South 15th AKA 1250 15th Street South 19146 47th wd. 2217 Sq Ft BRT#36-5-05-32-00 Subject to Mortgage Improvements: Residential Property
JACKIEM WRIGHT C.P. May Term, 2011 No. 3438 $339,022.48 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-367

7905 Marsden Street 19136 65th wd. 1212.78 Sq Ft BRT#651253000 Improvements: Residential Property
ELIZABETH L. STRANGE C.P. August Term, 2008 No. 03731 $128,743.73 KML Law Group, P.C.

1408-376

818 Levick Street 19111 35th wd. 2500 Sq Ft BRT#353039740 Improvements: Residential Property
ERIC WEBB C.P. June Term, 2013 No. 00567 $142,380.75 KML Law Group, P.C.

1408-399

6438 Woodcrest Avenue 19151-2407 34th wd. 1598.24 Sq Ft OPA#344110800 Improvements: Residential Property
DWAN W. NILES AND OREALL C. NILES C.P. April Term, 2013 No. 05098 $172,564.44 Phelan Hallinan, LLP

1408-415

2015 East Firth Street 19125-1315 31st wd. 820.95 Sq Ft OPA#314058100 Improvements: Residential Property
JON B. BATISTA C.P. November Term, 2013 No. 03079 $130,031.33 Phelan Hallinan, LLP

1408-430

5814 Ashland Avenue 19143-3916 3rd wd. 2310 Sq Ft OPA#034044200 Improvements: Residential Property
COLLEEN LUCAS C.P. October Term, 2012 No. 00132 $77,158.25 Phelan Hallinan, LLP

1408-435

3900 Ford Road, Unit 7C 19131 52nd wd. 1206 Sq Ft BRT#888520092
ESTATE OF FRANCES BROADWATER SC-13-12-20-5965 $11,553.24 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

1408-443

3324 Jasper Street 19134-2536 45th wd. 942.50 Sq Ft OPA#452379600 Improvements: Residential Property
HERIBERTO RIVERA C.P. October Term, 2012 No. 04049 $38,850.66 Phelan Hallinan, LLP

1408-457

946 East Tioga Street 19134 33rd wd. 1160.23 Sq Ft BRT#331204300 Improvements: Residential Property
YOLANDA LOPEZ C.P. February Term, 2013 No. 01208 $50,006.69 KML Law Group, P.C.

1408-488

43 West Upsal Street 19119 22nd wd. 5829.62 Sq Ft BRT#223020600 Improvements: Residential Property
SAUL BRADLEY AND ROBIN BRADLEY C.P. August Term, 2012 No. 3592 $171,586.57 Bradley J. Osborne. Esq.

1408-497

5862 Chew Avenue a/k/a 5862 Chew Street 19138 59th wd. 2386.50 Sq Ft BRT#59-1-2047000 Improvements: Residential Dwelling
CLAYTON J. HAYES TRACI W. HAYES C.P. May Term, 2007 No. 003381 $64,325.03 Mark J. Udren, Esq.

1408-506

510 Harvey Street 19144-3800 59th wd. 4416.12 Sq Ft OPA#593051800 Improvements: Residential Property
GAIL ROSS JANICE ROSS A/K/A JANICE SYKES ROSS ROBERT L. ROSS C.P. April Term, 2013 No. 02083 $299,758.17 Phelan Hallinan, LLP

1408-509

3524 East Crown Avenue 19114-1917 66th wd. 1716.8 Sq Ft BRT#661224100 Improvements: Residential Property
STEPHANIE A. MASSEY C.P. December Term, 2011 No. 03098 $174,898.00 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-520

2436 South Darien Street 19148-3718 39th wd. 756 Sq Ft OPA#393403000 Improvements: Residential Property
MARK LENTO C.P. August Term, 2010 No. 02098 $150,279.36 Phelan Hallinan, LLP

1408-524

2244 South 66th Street 19142 40th wd. 1110 Sq Ft; Row B/GAR 2 Sty Masonry BRT#403034100 Subject to Rent Improvements: Residential Dwelling
JACOB HASIS C.P. February Term, 2012 No. 00410 $99,594.88 McCabe, Weisberg, & Conway, P.C.

1408-533

5825 Akron Street 19149 19149 62nd wd. 1244 Sq Ft; Row B/GAR 2 Sty Masonry BRT#621441000 Improvements: Residential Dwelling
ALBERT JONES AND ROCHELLE JONES C.P. December Term, 2013 No. 00552 $151,335.38 McCabe, Weisberg, & Conway, P.C.

1408-535

7018 Forrest Avenue 19138 10th wd. 1310 Sq Ft; Row B/GAR 2 Sty Masonry BRT#102520400 Improvements: Residential Dwelling
SHANEENA JACKSON AND STEVEN WHITE C.P. January Term, 2013 No. 01639 $133,119.66 McCabe, Weisberg, & Conway, P.C.

1408-537

5315 Large Street 19124 62nd wd. 1368 Sq Ft; Row B/GAR 2 Sty Masonry BRT#621336900 Improvements: Residential Dwelling
MICHAEL PORTNOY C.P. June Term, 2013 No. 01294 $79,373.97 McCabe, Weisberg, & Conway, P.C.

1408-544

3107 Clifford a/k/a 3107 West Clifford Street 19121-2516 32nd wd. 1880 Sq Ft BRT#324067200 Improvements: Residential Property
ROBERT MARTIN C.P. February Term, 2012 No. 2523 $38,800.91 Zucker, Goldberg & Ackerman, LLC

1408-545

4837 Walton Avenue 19143 46th wd. 2018.75 Sq Ft BRT#461081600 Improvements: Residential Dwelling
KENRICK C. TALBOT AND ALLYSON L. HUNTER-TALBOT C.P. October Term, 2011 No. 04637 $176,513.43 Law Offices of Gregory Javardian

1408-555

4905 North Penn Street a/k/a 4905 Penn Street 19124-2613 23rd wd. 2032.32 Sq Ft OPA#232423900 Improvements: Residential Property
ROBERT B. BELCHER, IN HIS CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED MATTHEW S. BELCHER, IN HIS CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED KALI MAC DONALD, IN HER CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED CASEY A. MAC DONALD, IN HIS CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNDA MAC DONALD, DECEASED C.P. September Term, 2012 No. 03367 $44,963.00 Phelan Hallinan, LLP

1408-570

1233 West Hilton Street 19140 43rd wd. 1563.91 Sq Ft BRT#431040200 Improvements: Residential Dwelling
CAROL S. RUSSELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF HARRISON HARPER, DECEASED C.P. November Term, 2013 No. 02728 $64,759.50 Law Offices of Gregory Javardian

1408-612

4237 Barnett Street 19135-3107 55th wd. 1328 Sq Ft BRT#552070400 Improvements: Residential Property
GILBERT RODRIGUEZ, AS SOLE OWNER C.P. May Term, 2012 No. 0150 $104,793.26 Zucker, Goldberg, & Ackerman, LLC

1408-613

341 Gerritt Street 19147 1st wd. 906 Sq Ft; Row 2 Sty Masonry BRT#011239600 Improvements: Residential Dwelling
ANN MARIE LINCOLN AND BRUCE LINCOLN A/K/A BRUCE A. LINCOLN C.P. September Term, 2013 No. 02162 $114,839.40 McCabe, Weisberg, & Conway, P.C.

1408-630

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

1408-631

16 North Dewey Street 19139-2306 34th wd. on the West side of Dewey Street at a distance of 110 feet Northwest from the North side of Markey Street. Front: 15ft 0in, Depth: 62ft 0in BRT#341158200 Subject to Mortgage Improvements: Single Family Residence
MARY PENN C.P. January Term, 2013 No. 02120 $49,896.62 Stephen M. Hladik, Esq.

The following property, sale of which was postponed from the Sept. 9, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1409-310

484 West Clapier Street 19144 13th wd. 1416 Sq Ft BRT#13-3-058600 Improvements: Residential Dwelling
THE ESTATE OF MICHELLE THOMAS C/O DAVID A. WILLIAMS, SR., PERSONAL REPRESENTATIVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELLE THOMAS; DAVID A. WILLIAMS, SRT., PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHELLE THOMAS; ZACKARY WILLIAMS (MINOR), KNOWN HEIR OF MICHELLE THOMAS C.P. September Term, 2012 No. 00411 $94,325.37 Udren Law Offices, P.C.

1409-311

266 North 64th Street 19139 34th wd. 990 Sq Ft BRT#343078500 Improvements: Residential Property
LORRAINE GAMBLE C.P. March Term, 2014 No. 02367 $25,736.75 KML Law Group, P.C.

1409-312

1829 North Street 19121 32nd wd. 779 Sq Ft BRT#323202100 Improvements: Residential Real Estate
CHARLES WELLS AND TANYA WELLS C.P. December Term 2011, No. 02109 $90,924.46 Stern & Eisenberg, P.C.

1409-317

5413 Diamond Street 19131 52nd wd. 1600 Sq Ft OPA#522093000 Subject to Mortgage Improvements: Residential Dwelling
DOUGLAS W. ANDERSON AND HERMONDA L. ANDERSON C.P. March Term, 2013 No. 01928 $88,227.58 Joseph R. Loverdi, Esq.

SHERIFF'S SALE

1409-324A-B
4717-19 James Street – Premises A – 19137 45th wd. on Southeasterly Side of James St. 150 ft. 0 in. Northeast of Margaret St.; Front: 30 ft. 0 in. Depth: 100 ft. 7-1/4 in. OPA#453418500
4721-23 James Street – Premises B – 19137 45th wd. on Southeasterly Side of James St. 180 ft. 0in. Northeast of Margaret St.; Front: 30 ft. 0 in. Depth: 100 ft. 0 in. OPA#453418600
GREG GROOKETT A/K/A GREGORY GROOKETT A/K/A GREGORY M. GROOKETT C.P. July Term 2013, No. 01085 $100,083.19 Joseph A. Hirsch, Esq.

1409-328
6446 Chelwynde Avenue 19142 40th wd. 1120 Sq Ft BRT#406275700 Improvements: Residential Property
THE UNKNOWN HEIRS OF JOHN A. WILLIAMS, DECEASED AND NORMAN WILLIAMS, SOLELY IN HIS CAPACITY AS HEIR OF JOHN A. WILLIAMS, DECEASED C.P. January Term, 2013 No. 01462 $83,582.27 KML Law Group, P.C.

1409-337
6634 Cornelius Street 19138 10th wd. 1400 Sq Ft BRT#102371800 Subject to Mortgage Improvements: Residential Property
PAULETTE GRIFFIN C.P. November Term, 2010 No. 2113 $81,699.33 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1409-345
5033 North 9th Street 19144 49th wd. 1500 Sq Ft BRT#491287300 Subject to Mortgage Improvements: Residential Property
FREDERICK REID AND PAULA SYLVESTER-REID C.P. October Term, 2008 No. 2888 $45,932.97 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1409-348
1207 Foulkrod Street 19124-2930 23rd wd. 2535 Sq Ft OPA#234101400 Improvements: Residential Property
JAIME RIVERA AND MELISSA CRUZ-RIVERA C.P. April Term, 2012 No. 01673 $168,393.40 Phelan Hallinan, LLP

1409-352
1317 Carey Street a/k/a 1317 East Carey Street 19124-5523 33rd wd. 868 Sq Ft OPA#331246400 Improvements: Residential Property
TIFFANY J. COLLINS C.P. June Term, 2012 No. 03432 $51,338.38 Phelan Hallinan, LLP

1409-354
4126 Farmdale Road 19154 66th wd. 3355.96 Sq Ft BRT#662602800 Subject to Mortgage Improvements: Residential Property
GERARD M. SHAFFER C.P. March Term, 2010 No. 2508 $117,504.26 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1409-355
3009 South Sydenham Street 19145-4911 26th wd. 780 Sq Ft OPA#261236100 Improvements: Residential Property
GREGORY J. LAZER A/K/A GREGORY LAZER C.P. May Term, 2010 No. 02144 $258,015.77 Phelan Hallinan, LLP

1409-357
301 Race Street, Unit 307 19106-1846 88th wd. 590 Sq Ft OPA#888056270 Improvements: Condominium
DEIDRE L. ROUNTREE C.P. May Term, 2012 No. 00419 $265,542.55 Phelan Hallinan, LLP

1409-359
5053 Pennway Street 19124 23rd wd. 1478.88 Sq Ft BRT#233113100 Improvements: Residential Property
LANETTE JENKINS C.P. December Term, 2012 No. 02218 $39,479.00 KML Law Group, P.C.

1409-362
4334 1/2 Boone Street 19128-4901 21st wd. 6179.05 Sq Ft OPA#211264025 Improvements: Residential Property
FRANCIS PILLER C.P. March Term, 2012 No. 02897 $306,189.77 Phelan Hallinan, LLP

1409-363
8112 Thouron Avenue 19150 50th wd. 2398.52 Sq Ft BRT#502152500 Improvements: Residential Property
BEVERLY MCCALLA, SOLELY IN HER CAPACITY AS HEIR OF IC HYDRICK, DECEASED; JALONDA SHARP, AS CO-ADMINISTRATOR OF THE ESTATE OF VALERIE SHARP, DECEASED AND LAWRENCE SHARP, AS CO-ADMINISTRATOR OF THE ESTATE OF VALERIE SHARP, DECEASED C.P. April Term, 2013 No. 04854 $111,055.02 KML Law Group, P.C.

1409-367
7857 Michener Avenue 19150-1316 50th wd. 1409.4 Sq Ft BRT#501148000 Improvements: Row B/gar 2 Sty Masonry
FRANCES RICHARDSON C.P. August Term, 2012 No. 00386 $151,196.48 Milstead & Associates, LLC

1409-372
6315 Lawndale Avenue 19111 35th wd. 1758.34 Sq Ft BRT#353281600 Improvements: Residential Dwelling
ROSEMARY E. BROOKS, IN HER CAPACITY AS CO-EXECUTRIX OF THE ESTATE OF FRANK A. MILLER; DOROTHEA F. BALL, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF FRANK A. MILLER; ESTATE OF FRANK A. MILLER C/O ROSEMARY E. BROOKS, CO-EXECUTRIX; ESTATE OF FRANK A. MILLER C/O DOROTHEA F. BALL, CO-EXECUTRIX AND KNOWN HEIR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK A. MILLER, DECEASED C.P. September Term, 2010 No. 01142 $119,301.84 Udren Law Offices, P.C.

1409-379
2024 South Frazier Street 19143-5618 51st wd. 930 Sq Ft OPA#514236900 Improvements: Residential Property
BERNARD DOWNING C.P. July Term, 2013 No. 00622 $58,034.04 Phelan Hallinan, LLP

1409-385
167 West Chew Avenue 19120-2454 61st wd. 1392 Sq Ft OPA#612051400 Improvements: Residential Property
CALVIN PAYNE AND CLAUDETTE PAYNE A/K/A CLAUDETTE KELLY PAYNE C.P. June Term, 2013 No. 00751 $10,358.66 Phelan Hallinan, LLP

1409-396
2140 South 20th Street 19145-3501 48th wd. 1444 Sq Ft BRT#481328900 Subject to Rent Improvements: Residential Property
VICTORIA SENGNGEUNE NGUYEN AND DON V. NGUYEN, AS TENANTS BY THE ENTIRETY C.P. February Term, 2012 No. 02858 $76,412.21 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1409-398
5938 North 19th Street 19141 17th wd. 1480 Sq Ft BRT#17-2348900 Subject to Mortgage Improvements: Residential Property
ROZITA J. BOLTON C.P. December Term, 2012 No. 1511 $133,929.55 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1409-413
2122 South Woodstock Street 19145 48th wd. 783.75 Sq Ft BRT#481340600 Improvements: Residential Property
JIMMY S. TJOENG C.P. October Term, 2011 No. 003166 $91,100.66 Bradley J. Osborne, Esq.

1409-419
6127 Chancellor Street 19139 46th wd. 964.35 Sq Ft BRT#031075900 Improvements: Residential Dwelling
ELYADAGAHAH WALTON A/K/A ELYADAGAHAH E. WALTON A/K/A ELYADAGAH WALTON A/K/A ELYADAGHAH WALTON C.P. February Term, 2014 No. 01548 $96,929.27 Udren Law Offices, P.C.

1409-421
5439 North 12th Street 19141-3007 49th wd. 1557.70 Sq Ft BRT#493118900 Improvements: Residential Dwelling
MARK EARLY, PERSONAL REPRESENTATIVE OF THE ESTATE OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY; KEISHA K. HAINES, KNOWN HEIR OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY; BRANDON EARLY, KNOWN HEIR OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY; ESTATE OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY, C/O MARK EARLY, PERSONAL REPRESENTATIVE; ELLISHA EARLY, INDIVIDUALLY AND AS A KNOWN HEIR OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY C.P. April Term, 2014 No. 01164 $60,794.71 Udren Law Offices, P.C.

1409-422A-B
2541 North 9th Street – Premises A – 19133-1908 37th wd. Parcel #1 - Situate on the Easterly side of Ninth Street at the distance of One Hundred and Fifty Six feet Eleven inches Southwardly from the Southerly side of Huntington Street. Parcel #3 - Situate on the East side of the 9th Street at the distance of 113 feet 10 inches Southwardly from the South side of Huntington Street. BRT#371123800 Improvements: Row 2 Sty Masonry (both Properties)
2547 North 9th Street – Premises B –19133-1908 37th wd. Percel #1 - Situate on the Easterly side of Ninth Street at the distance of One Hundred and Fifty Six feet Eleven inches Southwardly from the Southerly side of Huntington Street. Parcel #3 - Situate on the East side of 9th Street at the distance of 113 feet 10 inches Southwardly from the South side of Huntington Street. BRT#371124200 Improvements: Row 2 Sty Masonry (both Properties)
AMERICAN DREAM GROUP INVESTMENTS, LLC C.P. April Term, 2012 No. 03429 $69,787.37 Richard J. Nalbandian, III, Esq.

1409-428
6226 Gillespie Street 19135-3215 55th wd. 1447.20 Sq Ft OPA#552426000 Improvements: Residential Property
MARCUS SALAS C.P. February Term, 2014 No. 00747 $64,823.24 Phelan Hallinan, LLP

1409-429
6017 Roosevelt Boulevard 19149 62nd wd. 1170.11 Sq Ft BRT#621323800 Improvements: Residential Property
VALARIE LEWIS C.P. March Term, 2014 No. 03721 $135,464.65 KML Law Group, P.C.

1409-431
818 South Alden Street 19143 46th wd. 900 Sq Ft BRT#463262500 Improvements: Residential Property
TAMARA D. WILLIAMS C.P. January Term, 2014 No. 00467 $65,919.41 KML Law Group, P.C.

1409-434
2628 Welsh Road, Unit 220 19152-1433 57th wd. 803 Sq Ft OPA#888570107 Improvements: Residential Property
THOMAS MCGRATH, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF ESTATE OF KAREN F. KAHMAR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KAREN F. KAHMAR, DECEASED C.P. August Term, 2013 No. 03243 $100,110.90 Phelan Hallinan, LLP

1409-435
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, LLP

1409-439
7526 Forrest Avenue 19150-2202 50th wd. 2000 Sq Ft OPA#502188850 Improvements: Residential Property
ISAAC POLLARD, JR. AND VALERIE R. POLLARD C.P. July Term, 2012 No. 03848 $184,960.98 Phelan Hallinan, LLP

1409-440
613 South Clarion Street 19147-1813 2nd wd. 779 Sq Ft OPA#023288335 Improvements: Residential Property
RYAN FORMAN C.P. July Term, 2010 No. 03440 $167,354.19 Phelan Hallinan, LLP

1409-443
922 Clinton Street 19107 5th wd. 1176 Sq Ft BRT#883708100 Improvements: Residential Property
MARK J. CUSHING, EXECUTOR TO THE ESTATE OF KATHLEEN A. CUSHING, DECEASED C.P. November Term, 2009 No. 01601 $579,567.94 KML Law Group, P.C.

1409-455
842 Foulkrod Street 19124-2302 35th wd. 1410.50 Sq Ft OPA#351076800 Improvements: Residential Property
EDITH WALTERS A/K/A EDITH WALTERS-WILSON AND TIMOTHY WILSON C.P. January Term, 2014 No. 01727 $105,754.37 Phelan Hallinan, LLP

1409-458
4218 Penn Street a/k/a 4218 North Penn Street 19124 23rd wd. 864 Sq Ft BRT#234278100 Improvements: Residential Property
JOHN PRIOR AND DOROTHY PRIOR C.P. November Term, 2013 No. 002088 $41,045.29 Bradley J. Osborne, Esq.

1409-476
419-421 North Simpson Street 19151 34th wd. 5000 Sq Ft BRT#343097600 Improvements: Residential Property
JOHN CHARLES POINTON C.P. July Term, 2012 No. 03535 $206,470.32 KML Law Group, P.C.

1409-478
509 Thelma Street 19120-4507 42nd wd. 1027.42 Sq Ft OPA#421033400 Improvements: Residential Property
MARIA Y . RIVERA C.P. April Term, 2009 No. 01965 $89,612.23 Phelan Hallinan, LLP

1409-480
2170 Cumberland Street 19125 Row 3 Story Masonry BRT#314011500; PRCL#19N1136 Improvements: Residential Dwelling
MICHAEL BRINSON AND KAREN BRINSON C.P. May Term, 2012 No. 01244 $143,938.53 Federman & Associates, LLC

1409-482
307 Levick Street 19111 35th wd. 2128.63 Sq Ft BRT#353041000 Improvements: Residential Property
EVELYN ALEXANDER, AS ADMINISTRATOR OF THE ESTATE OF HERBERT ALEXANDER, DECEASED C.P. December Term, 2013 No. 001578 $182,207.74 Bradley J. Osborne, Esq.

1409-483
1814 Farrington Road 19151-2011 34th wd. 1530.56 Sq Ft OPA#343350800 Improvements: Residential Property
RICARDO ROSA A/K/A RICARDO A. ROSA C.P. October Term, 2012 No. 00218 $165,380.60 Phelan Hallinan, LLP

1409-484
2001 Hamilton Street, Unit 1006 19130 8th wd. 1331 Sq Ft BRT#888091936 Subject to Mortgage Improvements: None
MICHAEL MASTERS, MICHELLE MASTERS AND STEPHANOS HAVIARAS C.P. September Term, 2012 No. 00213 $742,043.48 Thomas D Kenny, Esq.

1409-485
2552 North Gratz Street 19132 16th wd. 672 Sq Ft BRT#162068600 Improvements: Residential Property
LASHANDA FIELDS C.P. August Term, 2013 No. 02673 $30,611.48 KML Law Group, P.C.

1409-486
217 Pierce Street 19148 1st wd. 700 Sq Ft BRT#011129400 Improvements: Residential Property
MARA MCDADE C.P. July Term, 2013 No. 01046 $69,805.54 KML Law Group, P.C.

1409-487
1310 Bigler Street 19145 39th wd. 1275 Sq Ft BRT#395055000 Improvements: Residential Property
GREGORY H. QUIGLEY C.P. June Term, 2009 No. 03883 $280,555.61 KML Law Group, P.C.

1409-491
3451 Bowman Street 19129-1508 38th wd. 994 Sq Ft OPA#382099200 Improvements: Residential Property
JAMES WASKO, JR. A/K/A JAMES JR. WASKO C.P. January Term, 2014 No. 02303 $22,589.13 Phelan Hallinan, LLP

1409-494
7022 Saybrook Avenue 19142-1124 40th wd. 1253.75 Sq Ft BRT#40-3-307500 Improvements: Row 2 Story Masonry
VERONICA L. JENKINS C.P. October Term, 2012 No. 01947 $22,929.81 Milstead & Associates, LLC

1409-496
900 West Fisher Avenue 19141-4016 49th wd. on Southwest side of Fisher Avenue and Northwest side of 9th Street; Front: 16 ft. 4 in., Depth 94 ft. 0 in. Subject to Mortgage Improvements: Single Family Residence
MARQUETTA BENTLEY C.P. November Term, 2013 No. 01866 $84,240.14 Stephen M. Hladik, Esq.

1409-497
5716 Colgate Street 19120-1717 35th wd. 1087.5 Sq Ft BRT#351317600 Improvements: Residential Dwelling
ANGIE MCKNIGHT C.P. April Term, 2012 No. 02241 $127,485.63 Powers, Kirn, & Associates, LLC

1409-499
6613 Large Street 19149-2101 35th wd. 1406.02 Sq Ft BRT#541195900 Subject to Mortgage Improvements: Residential Dwelling
HAI MIN WU C.P. June Term, 2013 No. 02557 $106,611.05 Powers, Kirn, & Associates, LLC

1409-500
1929 West Spencer Street 19141-1305 49th wd. 1230 Sq Ft BRT#171260500 Subject to Mortgage Improvements: Residential Dwelling
PETER F. JACKSON, AS EXECUTOR OF THE ESTATE OF DORIS RICE, DECEASED C.P. September Term, 2012 No. 03240 $93,021.16 Powers, Kirn, & Associates, LLC

1409-505
6635 Lansdowne Avenue 19151-3026 34th wd. 1510 Sq Ft BRT#344027600 Improvements: Residential Dwelling
JOEL LEON C.P. August Term, 2013 No. 00872 $68,794.01 Powers, Kirn, & Associates, LLC

1409-513
3621 Spring Garden Street 19104 24th wd. 1758.75 Sq Ft BRT#242006200 Improvements: Residential Real Estate
RALPH H. DEBERRY C.P. March Term 2014, No. 03585 $48,491.61 Stern & Eisenberg, P.C.

1409-517
7406 10 Large Street 19152 56th wd. 3458.27 Sq Ft BRT#561214200 Improvements: Residential Property
ABRASH ARONBAYEV AND IOSIF GAVRIELOV C.P. February Term, 2013 No. 002056 $326,887.33 Bradley J. Osborne, Esq.

1409-519
24 West Sharpnack Street 19119 22nd wd. 930.56 Sq Ft BRT#223032800 Improvements: Residential Property
JOSEPH PACINI AND KIMBERLY PACINI C.P. June Term, 2013 No. 000933 $141,248.62 Bradley J. Osborne, Esq.

1409-520
2724 North Bonsall Street 19132-3222 11th wd. 652.5 Sq Ft OPA#111396600 Improvements: Residential Property
ELSIE WAY-RIDDICK, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MARIE WAY; ROBERT WAY IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARIE WAY; WILLIAM WAY, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARIE WAY; JAMES WAY, IN HIS CAPACITY OF DEVISEE OF THE ESTATE OF MARIE WAY; CLIFFORD WAY, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARIE WAY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIE WAY, DECEASED C.P. December Term, 2012 No. 01190 $9,654.44 Phelan Hallinan, LLP

1409-521
5134 Parkside Avenue 19131-4715 52nd wd. 1312 Sq Ft OPA#521093900 Improvements: Residential Property
ELLA DEANS-FRANCIS C.P. September Term, 2012 No. 00033 $149,896.51 Phelan Hallinan, LLP

1409-523
3550 Grant Avenue 19114 57th wd. S/D W B/G 2S Masonry; 1484 Sq Ft BRT#572181400 Improvements: Mobile Home
ANNA FITZGERALD, KNOWN SURVIVING HEIR OF MARY T. BURNS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF MARY T. BURNS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2013 No. 03364 $136,165.96 McCabe, Weisberg, & Conway, P.C.

1409-524
2542 South 6th Street 19148 39th wd. Row 2 Sty Masonry; 1100 Sq Ft BRT#392356400 Improvements: Residential Dwelling
KONER KARETH AND VIVIAN KARETH C.P. October Term, 2011 No. 00166 $134,953.62 McCabe, Weisberg, & Conway, P.C.

1409-526
2426 South Bancroft Street 19145 26th wd. Row 2 Sty Masonry; 914 Sq Ft BRT#261304700 Improvements: Residential Dwelling
EUGENE MASCI AND STEPHANIE MASCI C.P. October Term, 2013 No. 01073 $168,243.63 McCabe, Weisberg, & Conway, P.C.

1409-527
4991 Sheldon Street 19144 12th wd. Semi/Det 3 Sty Masonry; 1336 Sq Ft BRT#121186100 Improvements: Residential Dwelling
ANANIY BURSHTEYN C.P. March Term, 2014 No. 05081 $130,495.10 McCabe, Weisberg, & Conway, P.C.

1409-528
2100 South Lambert Street 19145 48th wd. Row W-Off/Str 2 Sty Masonry; 1536 Sq Ft

BRT#871574370 Improvements: Residential Dwelling
CONSTANCE REED-FORD C.P. August Term, 2013 No. 03090 $201,223.03 McCabe, Weisberg, & Conway, P.C.

1409-530
6016 Pine Street 19143 3rd wd. Row 2 Sty Masonry; 1162 Sq Ft BRT#032045600 Improvements: Residential Dwelling
LLOYD C. DARBY, SR. AND JEANNETTA L. DARBY A/K/A JEANNETTA DARBY C.P. February Term, 2014 No. 00853 $74,717.12 McCabe, Weisberg, & Conway, P.C.

1409-532
11740 Colman Road 19154 66th wd. Row B/Gar 2 Sty Masonry; 1380 Sq Ft BRT#662003100 Improvements: Residential Dwelling
JOAN SEARLES, EXECUTRIX OF THE ESTATE OF DONALD J. BROPHY, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2014 No. 02049 $149,562.43 McCabe, Weisberg, & Conway, P.C.

1409-537
1154 East Stafford Street 19138 59th wd. Row 2 Sty Masonry; 1080 Sq Ft BRT#591037700 Improvements: Residential Dwelling
JEFFREY GREEN C.P. July Term, 2013 No. 02172 $115,965.26 McCabe, Weisberg, & Conway, P.C.

1409-541
2102 East Lippincott Street 19134 Row 2 Sty Masonry; 852 Sq Ft BRT#252275700 Improvements: Residential Dwelling
COLIN HILL C.P. September Term, 2013 No. 00147 $58,935.17 McCabe, Weisberg, & Conway, P.C.

1409-545
2111 Shallcross Street 19124 Row B/Gar 2 Sty Masonry; 902 Sq Ft BRT#411031200 Improvements: Residential Dwelling
JOHN PRIOR AND DOROTHY PRIOR C.P. July Term, 2013 No. 02218 $70,331.60 McCabe, Weisberg, & Conway, P.C.

1409-547
5206 Burton Street 19124 Row 2 Sty Masonry; 875 Sq Ft BRT#622426400 Improvements: Residential Dwelling
AMY COLON C.P. June Term, 2013 No. 01661 $96,887.36 McCabe, Weisberg, & Conway, P.C.

1409-550
6730 North 18th Street 19126 15th wd. Row B/Gar 2 Sty Masonry; 1308 Sq Ft BRT#101095900 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF SPENCER C. BARBEE, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2013 No. 02685 $83,637.69 McCabe, Weisberg, & Conway, P.C.

1409-558
2315 South 11th Street 19148 39th wd. Row 2 Sty Masonry; 1296 Sq Ft BRT#394177700 Improvements: Residential Dwelling
ANTHONY GRANATO, III AND ELIZABETH GRANATO C.P. April Term, 2011 No. 01053 $47,772.98 McCabe, Weisberg, & Conway, P.C.

1409-560
5938 North 11th Street 19141-3211 49th wd. 6720 Sq Ft BRT#493076300 Subject to Mortgage Improvements: Residential Property
MARQUITA MCCARTER, SINGLE WOMAN C.P. January Term, 2012 No. 00714 $160,806.59 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1409-561
148 Rosemar Street a/k/a 148 West Rosemar Street 19120 61st wd. 1050 Sq Ft BRT#61-1233800 Subject to Mortgage Improvements: Residential Property
ANDRE BRYAN AND PHILBERT THOMAS C.P. January Term, 2014 No. 00265 $101,236.64 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1409-562
1927 Poplar Street, Unit B a/k/a 1927 Poplar Street 19130 29th wd. 1314 Sq Ft BRT#888290557 Subject to Mortgage Improvements: Residential Property
ELLA REPIK C.P. March Term, 2012 No. 2336 $306,657.12 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1409-567
422 North 62nd Street 19151-4101 34th wd. 1910.52 Sq Ft OPA#341230600 Improvements: Residential Property
CLIFTON OFFICER C.P. January Term, 2013 No. 03876 $63,835.91 Phelan Hallinan, LLP

1409-570
2724 East Thompson Street 19134-4735 31st wd. 1156 Sq Ft OPA#312128700 Improvements: Residential Property
SEAN MCCORMICK C.P. January Term, 2014 No. 02454 $224,926.24 Phelan Hallinan, LLP

1409-574
1632 North Felton Street 19151-3438 34th wd. 1496.37 Sq Ft OPA#342350300 Improvements: Residential Property
BEATRICE TAYLOR; DEYOSEAH DOE AND BARAKAT DOE C.P. June Term, 2013 No. 00747 $40,985.62 Phelan Hallinan, LLP

1409-579
1450 Stirling Street 19149 54th wd. 1893 Sq Ft BRT#54-1-0907-00 Improvements: Residential Property
JACQUES PAUL AND SCIENCIA PAUL C.P. April Term, 2013 No. 05037 $134,186.22 Kristine M. Anthou, Esq.

1409-587
2824 Agate Street 19134-4202 25th wd. 700 Sq Ft OPA#252339700 Improvements: Residential Property
JASON M. COLOMBO C.P. January Term, 2014 No. 01733 $38,059.28 Phelan Hallinan, LLP

1409-588
1601 Spring Garden Street, Unit 205 19130-3942 88th wd. Together with all right, title and interest, being an undivided interest of, in and to the common elements, as set forth in the aforesaid declaration of condominium OPA#888086186 Improvements: Condominium
COLLEEN GAVAGHAN A/K/A COLLEEN M. GAVAGHAN C.P. April Term, 2013 No. 02996 $259,739.06 Phelan Hallinan, LLP

1409-592
5136 Bingham Street 19120-3606 42nd wd. 2181.6 Sq Ft OPA#421494400 Improvements: Residential Property
LEE SCHAIBLE AND ELEANOR WASYLCZAK C.P. August Term, 2012 No. 01722 $95,792.69 Phelan Hallinan, LLP

1409-594
5210 Sansom Street 19139-3420 60th wd. 1474.98 Sq Ft OPA#602040200 Improvements: Residential Property
SAMUEL SHEPHERD & JANIS WILLIAMS-SHEPHERD C.P. December Term, 2011 No. 02949 $121,011.07 Phelan Hallinan, LLP

1409-596
1013 Magee Avenue 19111-4815 53rd wd. 2975 Sq Ft OPA#532002900 Improvements: Residential Property
NAVEEN A. SHAHEEN A/K/A NAVEED A. SHAHEEN A/K/A NAVEED C.P. March Term, 2014 No. 03583 $158,724.30 Phelan Hallinan, LLP

1409-597
2064 Anchor Street 19124-1633 41st wd. 915.2 Sq Ft OPA#411056800 Improvements: Residential Property
STEVE FRIEDMAN C.P. June Term, 2012 No. 00064 $61,930.50 Phelan Hallinan, LLP

1409-598
1938 Penfield Street 19138-2715 10th wd. 1096.20 Sq Ft OPA#101375200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PRIMA DONNA DAVIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSISGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM G. SMITH, DECEASED; UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF GLORIA SMITH; JUGGY MCBRIDE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF GLORIA SMITH C.P. July Term, 2013 No. 04261 $91,002.84 Phelan Hallinan, LLP

1409-600
5211 Chester Avenue 19143-4312 51st wd. 1966.67 Sq Ft BRT#511272500 Improvements: Residential Dwelling
ROBBIE MAHALLATI C.P. February Term 2014, No. 02812 $164,054.18 Law Offices of Gregory Javardian

1409-607
359 Shedaker Street 19144 12th wd. 2457 Sq Ft BRT#121020100 Improvements: Residential Dwelling
VIVIAN DANKYI C.P. April Term, 2014 No. 03223 $53,816.28 Udren Law Offices, P.C.

1409-611
6248 Limekiln Pike 19141-1406 17th wd. 1350 Sq Ft OPA#172315000 Improvements: Residential Property
MAYRA NEGRON C.P. March Term, 2014 No. 04333 $60,609.36 Phelan Hallinan, LLP

1409-614
5800 Stockton Road 19138-1902 59th wd. 1360 Sq Ft OPA#591218400 Improvements: Residential Property
NORMA A. GREER C.P. August Term, 2013 No. 01627 $153,013.63 Phelan Hallinan, LLP

1409-615
3048 Longshore Avenue 19149-1905 55th wd. 2016.30 Sq Ft OPA#551259200 Improvements: Residential Property
MATTHEW CAREY C.P. May Term, 2012 No. 02948 $160,257.66 Phelan Hallinan, LLP

1409-616
805 Red Lion Road a/k/a 805 Red Lion Road Unit: A1 19115-1470 88th wd. Being and designated on Declaration plan as Unit No. A-1, as more fully described to such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.1423%. OPA#888580001 Improvements: Condominium
GRIGORIY AVSHALUMOV C.P. July Term, 2010 No. 02810 $166,087.06 Phelan Hallinan, LLP

1409-618
2701 Lardner Street 19149-3515 62nd wd. 1541.25 Sq Ft OPA#621185700 Improvements: Residential Property
KEVIN M. MCNULTY C.P. January Term, 2014 No. 01297 $92,859.47 Phelan Hallinan, LLP

1409-619
2249 Brill Street 19137 23rd wd. 928 Sq Ft BRT#453383500 Improvements: Residential Real Estate
MICHAEL J. SABATO C.P. April Term 2014, No. 03639 $61,462.25 Stern & Eisenberg, P.C.

1409-623
300 East Queen Lane 19144 22nd wd. Row B/GAR 2STY Masonry; 1106 Sq Ft BRT#121126200 Improvements: Residential Dwelling
ANTHONY HAIRSTON, KNOWN SURVIVING HEIR OF MILDRED HAIRSTON, DECEASED MORTGAGOR AND REAL OWNER; LISA WEAVER, KNOWN SURVIVING HEIR OF MILDRED HAIRSTON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIR OF MILDRED HAIRSTON, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2013 No. 00877 $71,894.59 McCabe, Weisberg, & Conway, P.C.

1409-625
126 Chestnut Street 19106-3009 TPRCL#88-8500200;TPRCL#88-8500202;TPRCL#88-8500204;TPRCL#88-8500206;TPRCL#88-8500208;TPRCL#88-8500210;TPRCL#88-8500212 Improvements: 5-Story Mixed Use Building
126 CHESTNUT STREET LP Christine R. O'Neil, Ballard Spahr LLP

The following property, sale of which was postponed from the October 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 4, 2014.

1410-301
3097 Weikel Street 19134 25th wd. 870 Sq Ft BRT#252387800 Improvements: Residential Real Estate
ISOLAV STARIKOV AND SVETLANA STARIKOVA C.P. April Term, 2014 No. 01085 $57,132.46 Stern & Eisenberg P.C.

1410-302
411 West Ritner Street 19148 39th wd. 996.45 Sq Ft BRT#39-2-191100 Improvements: Residential Dwelling
LEAH SCHILERO AND LEONARD SEAS, IV C.P. October Term, 2013 No. 03613 $131,782.00 Udren Law Offices, P.C.

1410-308
1726 Latona Street 19146-3028 36th wd. 896 Sq Ft OPA#365325000 Improvements: Residential Property
CHRISTINE MULLER, IN HER CAPACITY AS HEIR OF FLORREL MULLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FLORREL MULLER, DECEASED C.P. January Term, 2014 No. 00882 $57,204.11 Phelan Hallinan, LLP

1410-323
2601 Pennsylvania Avenue, Unit 749 19130 District 9 724 Sq Ft BRT#888072990 Subject to Mortgage Improvements: Res. Condo.5+ Sty Masonry
KEITH F. BURNS C.P. January Term, 2012 No. 00454 $39,685.45 Samantha D. Cissne, Esq.

1410-327
2404 North 54th Street 19131 52nd wd. 6359.92 Sq Ft BRT#522207400 Improvements: Residential Property
DEBORAH MOORE C.P. August Term, 2004 No. 00600 $134,299.00 KML Law Group, P.C.

1410-335
1828 East Wensley Street 19134 45th wd. 1015.84 Sq Ft BRT#452052700 Improvements: Residential Property
DAVID ALVERIO C.P. December Term, 2012 No. 03267 $67,417.59 KML Law Group, P.C.**1410-398**
2628 South 73rd Street 19153 40th wd. 1262.85 Sq Ft BRT#40-4-0766-00 Subject to Mortgage Improvements: Residential Property
OMAR BAKER AND JAMILAH MORRIS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. February Term, 2011 No. 0575 $142,456.65 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1410-399B
25th wd. (2064 East Rush Street – Premises B – 19134) 678 Sq Ft BRT#25-2-0339-00 Improvements: 2 Story Masonry Row

1410-399C
33rd wd. (725 East Clearfield Street – Premises C – 19134) 775.26 Sq Ft BRT#33-1-0093-00 Improvements: 2 Story Masonry Row

1410-399F
25th wd. (2081 East Cambria Street – Premises F – 19134) 910 Sq Ft BRT#25-2-1054-00 Improvements: 2 Story Masonry Row

1410-405
231 Chelten Avenue 19120 61st wd. 1760 Sq Ft BRT#611316200 Improvements: Residential Dwelling
CHIEN LE AND CHANTHA KHEM C.P. September Term, 2013 No. 02692 $114,877.63 Powers, Kirn & Associates, LLC

1410-410
1345 North Mascher Street 19122 18th wd. 1234 Sq Ft BRT#182067005 Improvements: Residential Dwelling
ROBERT L. PFLAUMER, ADMINISTRATOR OF THE ESTATE OF WILLIAM H. PFLAUMER, DECEASED C.P. April Term, 2012 No. 01842 $164,898.91 Powers, Kirn & Associates, LLC

1410-415
3121 Chatham Street 19134 25th wd. Land Area: 1134.49 Sq Ft BRT#25-1407600 Improvements: Row 2 Story Masonry
JOANNE C. MCMULLIN C.P. March Term, 2013 No. 00793 $62,889.17 Milstead & Associates, LLC

1410-418
59 East Church Lane 19138 12th wd. (formerly part of the 22nd wd.) Land Area: 1977.64 Sq Ft; BRT#12-20390-0-0 Improvements: Semi/det 3 Story Stone
MICHAEL JOYNES A/K/A MICHAEL G. JOYNES C.P. June Term, 2013 No. 03313 $166,832.50 Milstead & Associates, LLC

1410-426
559 East Tabor Road 19120 42nd wd. Land Area: 1820 Sq Ft BRT#42-1-2060-00 Improvements: Apt 2-4 Units 2 Story Masonry
IMRAN CHAUDHARY C.P. August Term, 2012 No. 02690 $104,784.64 Milstead & Associates, LLC

1410-429
6124 Vandike Street 19135 41st wd. 1056 Sq Ft BRT#411331000 Improvements: Residential Real Estate
IOSLAV STARIKOV AND SVETLANA STARIKOV C.P. April Term, 2014 No. 00595 $69,280.40 Stern & Eisenberg P.C.

1410-438
6026 Frontenac Street 19149 53 wd. (formerly the 35th wd.) Land Area 1253.18 Sq Ft; BRT#531264700 Improvements: Row B/gar 2 Story Masonry
VERNET SURFIN C.P. January Term, 2014 No. 01966 $216,886.32 Milstead & Associates, LLC

1410-453
2240 Fitzwater Street 19146 30th wd. 1088 Sq Ft BRT#302053900 Improvements: Residential Dwelling
LEON V. HAWES A/K/A LEON HAWES AND VALERIE HAWES C.P. November Term, 2013 No. 00140 $244,102.30 Powers, Kirn & Associates, LLC

1410-457
6720 Torresdale Avenue 19135 41st wd. 2425 Sq Ft BRT#412394800 Improvements: Residential Property
BEATRICE MARIGLIANO AND MARIO MARIGLIANO C.P. April Term, 2014 No. 01541 $120,636.14 KML Law Group, P.C.

1410-464
3453 Braddock Street 19134 45th wd. 700.98 Sq Ft BRT#452306100 Improvements: Residential Property
ANDREW CLARK A/K/A ANDREW J. CLARK C.P. April Term, 2014 No. 01850 $53,999.18 KML Law Group, P.C.

1410-468
6807 Guyer Avenue 19142 40th wd. 1088 Sq Ft BRT#406314700 Improvements: Residential Property
JOANNA Q. DUWANA C.P. December Term, 2013 No. 01364 $64,939.74 KML Law Group, P.C.

1410-469
5464 North Marvine Street 19141 49th wd. 1260 Sq Ft BRT#493102400 Improvements: Residential Property
GENNIE W. CARTER C.P. September Term, 2012 No. 02872 $19,627.04 KML Law Group, P.C.

1410-484
2951 Disston Street 19149 55th wd. 2624.06 Sq Ft BRT#55-1-3072-00 Improvements: Residential Dwelling
JEFFREY F. DEGNAN A/K/A JEFFREY P. DEGNAN C.P. January Term, 2013 No. 03552 $84,544.71 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1410-492
235 N. Ruby Street 19139 44th wd. 1140 Sq Ft OPA#441197800 Improvements: Residential Dwelling
NICHOLSON HOLDINGS, INC. A/K/A NICHOLSON HOLDINGS, LLC C.P. April Term, 2014 No. 3946 $60,270.71 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1410-497
314 East Upsal Street 19119 22nd wd. 2400 Sq Ft BRT#22-1-079500 Improvements: Residential Dwelling
ESTATE OF VERA HAWTHORNE , C/O MARIAN GRIMES, PERSONAL REPRESENTATIVE; MARIAN GRIMES, PERSONAL REPRESENTATIVE OF THE ESTATE OF VERA HAWTHORNE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VERA HAWTHORNE, ESTATE OF VERA HAWTHORNE C.P. October Term, 2013 No. 02200 $80,434.95 Udren Law Offices, P.C.

1410-503
5443 Thomas Avenue 19143 51st wd. Beginning Point: Situate on the Northwest side of Thomas Avenue at the distance of Two Hundred Nine Feet Eleven and Seven-eighths inches Northeastward from the East side of Fifty-fifth Street BRT#513082900 Improvements: Row 2 Sty Masonry
LOUIS BURT (DECEASED) C.P. May Term, 2012 No. 02405 $117,510.43 Richard J. Nalbandian, III, Esq.

1410-506
7337 Garman Street 19153-2208 40th wd. 1096 Sq Ft BRT#40-4-3053-00 Improvements: Residential Dwelling
EMMA NGUYEN C.P. February Term, 2014 No. 01500 $89,813.30 BARBARA A. FEIN, Esq.

1410-511
225 Catherine Street 19147 3rd wd. 1600 Sq Ft BRT#02-2-0320-00 Subject to Mortgage Improvements: Residential Dwelling
FRANK REYNOLDS AND JESSICA REYNOLDS A/K/A JESSICA LITTLE C.P. January Term, 2009 No. 01746 $738,031.94 Powers, Kirn & Associates, LLC

1410-520
3600 Conshohocken Avenue, Unit 705 19131-5313 88th wd. 1470 Sq Ft OPA#888520456

SHERIFF'S SALE

Improvements: Condominium Unit
LAWRENCE ANTHONY BROWN, III A/K/A ANTHONY BROWN A/K/A L. ANTHONY BROWN, III, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF MARGIE BROWN-BOYNES A/K/A MARGARET ELIZABETH BROWN-BOYNES; KIRK DOUGLAS BROWN, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARGIE BROWN-BOYNES A/K/A MARGARET ELIZABETH BROWN-BOYNES; THERESA BROWN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MARGIE BROWN-BOYNES A/K/A MARGARET ELIZABETH BROWN-BOYNES; KIRKUS DOWNING, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARGIE BROWN-BOYNES A/K/A MARGARET ELIZABETH BROWN-BOYNES; REBA DOWNING A/K/A SHEKIA DOWNING, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MARGIE BROWN-BOYNES A/K/A MARGARET ELIZABETH BROWN-BOYNES; ROCHELLE DOWNING, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MARGIE BROWN-BOYNES A/K/A MARGARET ELIZABETH BROWN-BOYNES; ANTHONY BROWN, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARGIE BROWN-BOYNES A/K/A MARGARET ELIZABETH BROWN-BOYNES; YOLANDA BROWN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MARGIE BROWN-BOYNES A/K/A MARGARET ELIZABETH BROWN-BOYNES C.P. October Term, 2010 No. 01911 $158,697.90 Phelan Hallinan, LLP

1410-523
2514 South 12th Street 19148 39th wd. 870 Sq Ft BRT#394249400 Improvements: Residential Dwelling
KENNETH G. CARCHIDI A/K/A KENNETH CARCHIDI AND THERESA M. CARCHIDI A/K/A THERESA CARCHIDI C.P. June Term, 2013 No. 00450 $221,008.07 Powers, Kirn & Associates, LLC

1410-524
956 Bridge St. 19124 35th wd. 930 Sq Ft BRT#351149900 Improvements: Residential Dwelling
LINDA G. HOFFMAN C.P. September Term, 2013 No. 00964 $44,121.65 Powers, Kirn & Associates, LLC

1410-525
4628 Richmond St 19137 45th wd. 1787.40 Sq Ft BRT#453310200 Improvements: Residential Dwelling
NICHOLAS KRAYGER C.P. November Term, 2013 No. 02346 $155,151.72 Powers, Kirn & Associates, LLC

1410-527
15073 London Road 19116 58th wd. 3069 Sq Ft BRT#583169000 Improvements: Residential Dwelling
KENNETH E. MEISNER C.P. September Term, 2012 No. 03465 $220,989.53 Powers, Kirn & Associates, LLC

1410-530
3012 Windish Street 19152 64th wd. 2687.5 Sq Ft BRT#641192500 Improvements: Residential Dwelling
SAMANTHA DICKERSON C.P. September Term, 2013 No. 04084 $144,059.33 Powers, Kirn & Associates, LLC

1410-531
2939 North 26th Street 19132 38th wd. 961.28 Sq Ft BRT#381142000 Improvements: Residential Dwelling
MARY E. LIGHTFORD C.P. January Term, 2014 No. 03337 $74,596.96 Powers, Kirn & Associates, LLC

1410-532
5160 F Street 19124 35th wd. 1425 Sq Ft BRT#351335900 Improvements: Residential Dwelling
FESTINA DAVIES C.P. June Term, 2013 No. 00476 $47,762.63 Powers, Kirn & Associates, LLC

1410-533
1112 Tabor Lane 19111 56th wd. 2574 Sq Ft BRT#561467116 Improvements: Residential Dwelling
OLGA KABOURIDOU C.P. December Term, 2013 No. 01520 $186,740.32 Powers, Kirn & Associates, LLC

1410-538
112 Linton Street 19120 61st wd. (Formerly Part of the 42nd wd.) 1037.4 Sq Ft BRT#61-2-137300 Improvements: Residential Dwelling
JEAN SCUTT C.P. May Term, 2014 No. 01724 $78,012.34 Udren Law Offices, P.C.

1410-542
5348 Magnolia Street 19144 12th wd. 10955.25 Sq Ft BRT#53N22-163 Improvements: Residential Dwelling
DEBORAH CAIN A/K/A DEBORAH A. CAIN C.P. February Term, 2014 No. 01311 $53,008.74 Udren Law Offices, P.C.

1410-543
2704 Elbridge Street 19149 62nd wd. 1879.95 Sq Ft BRT#62-1-297600 Subject to Mortgage Improvements: Residential Dwelling
MARGARET DEPEW A/K/A MARGARET F. DEPEW AND MICHAEL W. SMITH C.P. February Term, 2014 No. 01694 $142,929.72 Udren Law Offices, P.C.

1410-546
316 W. Ashdale Street 19120 42nd wd. 1120 Sq Ft BRT#422176500 Improvements: Residential Dwelling
ANGELITA THOMAS AND JONATHAN THOMAS C.P. September Term, 2010 No. 00558 $75,788.71 Udren Law Offices, P.C.

1410-551
1337 North 29th Street 19121 29th wd. 1024 Sq Ft BRT#292154100 Improvements: Residential Property
ROBERT W. COSTIGAN, ESQ, AS ADMINISTRATOR OF THE ESTATE OF BETTY A. NORWOOD, DECEASED C.P. December Term, 2013 No. 01816 $79,898.21 KML Law Group, P.C.

1410-553
4504 Pearce Street 19124 23rd wd. 1440 Sq Ft BRT#231060600 Improvements: Residential Property
THE UNKNOWN HEIRS OF ELIAS GARRIDO, DECEASED AND MARIELA ESPIRITUSANTO, SOLELY IN HER CAPACITY AS HEIR OF ELIAS GARRIDO, DECEASED C.P. March Term, 2013 No. 02488 $129,514.76 KML Law Group, P.C.

1410-559
5332 Sylvester Street 19124 62nd wd. 1787.50 Sq Ft BRT#621366200 Improvements: Residential Property
NICOLE HARVEY C.P. October Term, 2013 No. 03754 $83,935.54 KML Law Group, P.C.

1410-561
237 Benner Street 19111 35th wd. 2808 Sq Ft BRT#352163600 Improvements: Residential Property
GILBERTO L. OQUENDO C.P. March Term, 2014 No. 00305 $121,532.31 KML Law Group, P.C.

1410-562
3844 North Gratz Street 19140 13th wd. 1242.45 Sq Ft BRT#131268100 Improvements: Residential Property
THERESA CAMPBELL AND FREDDIE CAMPBELL, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ANNIE CAMPBELL, DECEASED C.P. May Term, 2014 No. 03649 $32,168.76 KML Law Group, P.C.

1410-564
132 Manton Street 19147 2nd wd. 498.75 Sq Ft BRT#021288800 Improvements: Residential Real Estate
BARBARA L. MONTGOMERY A/K/A BARBARA MONTGOMERY C.P. May Term, 2014 No. 02486 $331,369.39 Stern & Eisenberg P.C.

1410-566
5523 Kingsessing Avenue 19143 51st wd. 1200.00 Sq Ft BRT#514151100 Improvements: Residential Dwelling
DOMINIQUE DAVIDSON C.P. July Term, 2012 No. 04519 $56,211.83 Powers, Kirn & Associates, LLC

1410-579
2034 South 21st Street 19145-2722 48th wd. 953.25 Sq Ft OPA#482140200 Improvements: Residential Property
STELLA L. WILLIAMS AND BILL WILLIAMS C.P. May Term, 2013 No. 00486 $111,427.67 Phelan Hallinan, LLP

1410-583
1014 North Lawrence Street 19123-1418 5th wd. 846.38 Sq Ft OPA#057128100 Improvements: Residential Property
CARMEN ROMAN C.P. April Term, 2014 No. 01601 $159,135.10 Phelan Hallinan, LLP

1410-585
4034 Meridian Street 19136-3120 65th wd. 3258.74 Sq Ft OPA#651151000 Improvements: Residential Property
HOANG V. NGO AND JENNY NGUYEN C.P. April Term, 2013 No. 02035 $105,682.42 Phelan Hallinan, LLP

1410-596
4902 Pulaski Avenue 19144-4131 13th wd. 1660 Sq Ft OPA#133120200 Improvements: Residential Property
LESLIE PINKNEY C.P. May Term, 2014 No. 00781 $53,780.80 Phelan Hallinan, LLP

1410-600
2821 Newberry Road 19154-1611 35th wd. 6000 Sq Ft OPA#662527100 Improvements: Residential Property
NEAL B. DAVIS AND TERESA M. DAVIS C.P. December Term, 2009 No. 02611 $171,908.57 Phelan Hallinan, LLP

1410-608
1134 East Mount Airy Avenue 19150 50th wd. 1474 Sq Ft BRT#502482600 Improvements: Residential Property
ANTHONY GONZALEZ C.P. September Term, 2008 No. 02268 $181,842.02 KML Law Group, P.C.

1410-615
320 Durfor Street 19148-3902 39th wd. 812 Sq Ft OPA#392171500 Improvements: Residential Property
THERESA A. PAYLOR C.P. August Term, 2012 No. 00612 $169,647.12 Phelan Hallinan, LLP

1410-622
1008 Bingham Street 19115 63rd wd. 1008 Sq Ft BRT#632119500 Improvements: Residential Property
ROBERT G. VACCARINO AND MARIA R. VACCARINO C.P. July Term, 2013 No. 02124 $126,779.24 KML Law Group, P.C.

1410-627
54 West Haines Street 19144 59th wd. 1260 Sq Ft BRT#593036100 Improvements: Residential Dwelling
B.F. HUGHES A/K/A BRENDA HUGHES A/K/A BRENDA F. HUGHES C.P. October Term, 2013 No. 03276 $116,199.52 Udren Law Offices, P.C.

1410-628
12645 Biscayne Drive 19154 66th wd. 1368 Sq Ft BRT#663410100 Improvements: Residential Property
BRIAN MCNALLY AND CHERYL MCNALLY C.P. June Term, 2013 No. 02733 $134,942.73 KML Law Group, P.C.

1410-632
1212 North Wilton Street 19131-4329 44th wd. 1200 Sq Ft OPA#442310300 Improvements: Residential Property
LISA M. LITTLE C.P. March Term, 2014 No. 03581 $65,553.45 Phelan Hallinan, LLP

1410-636
7000 North 12th Street 19126 61st wd. 4000 Sq Ft BRT#611192500 Improvements: Residential Property
CLAUDIA A. NESMITH C.P. May Term, 2011 No. 1482 $155,353.75 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1410-642
1830 Rittenhouse Square, Unit 17B 19103 8th wd. 1610 Sq Ft BRT#888081782 Subject to Mortgage
JAMES W. GREENLEE AND ELLEN T. GREENLEE AS TENANTS BY THE ENTIRETY C.P. March Term, 2014 No. 00368 $50,989.61 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

1410-644
6011 Montague Street 19135 55th wd. 924 Sq Ft BRT#552293900 Improvements: Residential Property
RHONESIA BROOKS C.P. February Term, 2014 No. 02734 $44,538.07 KML Law Group, P.C.

1410-657
6411 North 12th Street a/k/a 6441 North 12th Street 19126-3639 49th wd. 3068 Sq Ft OPA#493132300 Improvements: Residential Property
WILLIAM GROOMES AND DEBORAH GROOMES C.P. October Term, 2013 No. 00377 $196,643.21 Phelan Hallinan, LLP

1410-659
7223 Grays Avenue 19142 40th wd. 784 Sq Ft BRT#404206200 Improvements: Residential Property
TROY A. JAMES, JR. C.P. June Term, 2013 No. 00119 $55,846.88 KML Law Group, P.C.

1410-669
5704 North 6th Street 19120 61st wd. 1268 Sq Ft BRT#612271600 Improvements: Residential Property
LEE DYCHES AND JENNIFER L. DYCHES C.P. February Term, 2013 No. 03095 $116,357.44 KML Law Group, P.C.

1410-670
7664 Woodcrest Avenue 19151 34th wd. 1120 Sq Ft BRT#343189900 Improvements: Residential Property
WILFRED A. RANKINE A/K/A WILFRED A. RANKIN AND REBECCA SMITH C.P. May Term, 2014 No. 03276 $119,871.76 KML Law Group, P.C.

1410-671
6824 Souder Street 19149 54th wd. 1132 Sq Ft BRT#542300200 Improvements: Residential Property
GERALD T. COLE C.P. July Term, 2013 No. 00271 $25,784.94 KML Law Group, P.C.

1410-672
2752 Plum Street 19137 45th wd. 996 Sq Ft BRT#453078600 Improvements: Residential Property
ROBERT J. MITCHELL, JR. C.P. February Term, 2014 No. 01620 $111,154.99 KML Law Group, P.C.

1410-673
539 Unruh Avenue 19111 35th wd. 935 Sq Ft BRT#353129700 Improvements: Residential Property
DANIEL JOSHUA NIEVES C.P. March Term, 2014 No. 05265 $158,864.03 KML Law Group, P.C.

1410-674
2839 Stevens Street 19149 62nd wd. 1068 Sq Ft BRT#621210800 Improvements: Residential Property
KATIRIA GARCIA C.P. May Term, 2012 No. 00126 $89,494.29 KML Law Group, P.C.

1410-683
11805 Millbrook Road 19154-3710 66th wd. 1296 Sq Ft OPA#662235500 Improvements: Residential Property
RAYMOND MARASHESKI C.P. June Term, 2012 No. 02227 $199,489.78 Phelan Hallinan, LLP

1410-685
5326 Roosevelt Boulevard 19124 35th wd. Row Basement Garage 2 Story Masonry; 1476 Sq Ft PRCL#351033500 Improvements: Residential Dwelling
MARIA GONZALEZ C.P. February Term, 2012 No. 000502 $130,610.07 Federman & Associates, LLC

1410-687
5711 Whitby Avenue 19143 51st wd. Row 2 Story Masonry; 1662 Sq Ft PRCL#513123900 Improvements: Residential Dwelling
JANET COLLINS RIDLEY, SOLELY IN HER CAPACITY AS SURVIVING HEIR OF HARRISON A. RIDLEY, JR. A/K/A HARRISON RIDLEY, JR., DECEASED; JADE WIDEMAN-RIDLEY, SOLELY IN HER CAPACITY AS SURVIVING HEIR OF HARRISON A. RIDLEY, JR. A/K/A HARRISON RIDLEY, JR., DECEASED; UNKNOWN HEIRS OF HARRISON A. RIDLEY, JR. A/K/A HARRISON RIDLEY, JR., DECEASED C.P. December Term, 2012 No. 01547 $34,525.71 Federman & Associates, LLC

1410-702
1814 Addison Street 19146 8th wd. Row 3 Sty Masonry; 1350 Sq Ft BRT#081125800 Improvements: Residential Dwelling
RACHAEL TEACHER C.P. April Term, 2014 No. 01107 $186,423.88 McCabe, Weisberg, & Conway, P.C.

1410-703
4043 North 12th Street 19141 43rd wd. Row 2 Sty Masonry; 1440 Sq Ft BRT#433162600 Improvements: Residential Dwelling
AZALEE MCDONALD C.P. January Term, 2011 No. 03619 $31,149.79 McCabe, Weisberg, & Conway, P.C.

1410-708
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.

1410-727
1934 W Spencer St 19141 17th wd. 1218 Sq Ft BRT#17-1-252800 Improvements: Residential Dwelling
CHAD WILLIAMS C.P. November Term, 2010 No. 03104 $114,680.33 Udren Law Offices, P.C.

1410-731
1431-39 N. 52nd Street 19131 44th wd. 7182 Sq Ft BRT#882931970 Subject to Mortgage 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.

1410-738
2104 Ellsworth Street 19146 36th wd. 1452 Sq Ft OPA#36-1-0187-00
KBKE HOLDINGS, LLC C.P. August Term, 2013 No. 00521 $282335.59 plus continuing interest at the rate of Fred W. Hoensch, Esq., Richard A. Barkasy, Esq., Schnader Harrison Segal & Lewis LLP

1410-739
1608 West Susquehanna Avenue 19121 32nd wd. 2235 Sq Ft OPA#32-1-0645-00 Subject to Mortgage
BENJAMIN BLOCKER, II, INDIVIDUALLY AND AS TRUSTEE FOR PHAEDRA D. BLOCKER C.P. April Term, 2013 No. 00988 $196865.99 plus continuing interest at the rate of Fred W. Hoensch, Esq., Richard A. Barkasy, Esq., Schnader Harrison Segal & Lewis LLP

1410-740
6545 North Smedley Street 19126 17th wd. 1260 Sq Ft OPA#172162900 Subject to Mortgage
KT DEVELOPMENT, LLC C.P. July Term, 2013 No. 03061 $129033.30 plus continuing interest at the rate of Fred W. Hoensch, Esq., Richard A. Barkasy, Esq., Schnader Harrison Segal & Lewis LLP

1410-748
1382 Westbury Drive 19151 34th wd. Row B/Gar 2 Sty Masonry; 1120 Sq Ft BRT#343290600 Subject to Mortgage Improvements: Residential Dwelling
MORTON ANSKY, KNOWN SURVIVING HEIR OF TOBY M. ANSKY, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF TOBY M. ANSKY, DECEASED MORTGAGOR AND REAL OWNER AND ROBERT LITMAN, KNOWN SURVIVING HEIR OF TOBY M. ANSKY, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2013 No. 02394 $112,460.73 McCabe, Weisberg, & Conway, P.C.

1410-755
140 West Abbottsford Avenue 19144 12th wd. Semi Det 2 Sty Masonry; 1818 Sq Ft BRT#123014610 Improvements: Residential Dwelling
DAVID BOYD, JR. ADMINISTRATOR OF DIANA BOYD A/K/A DIANE BOYD, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2013 No. 00638 $91,065.55 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE OF TUESDAY, NOVEMBER 4, 2014

1409-312
1829 North 28th Street 19121 32nd wd. 779 Sq Ft BRT#323202100 Improvements: Residential Real Estate
CHARLES WELLS AND TANYA WELLS C.P. December Term, 2011 No. 02109 $90,924.46 Stern & Eisenberg P.C.

1410-622
1008 Bingham Street 19115 63rd wd. 1008 Sq Ft BRT#632119500 Improvements: Residential Property
ROBERT G. VACCARINO AND MARIA R. VACCARINO C.P. July Term, 2013 No. 02124 $126,779.24 KML Law Group, P.C.

1411-301
6325 Ditman Street 19135-3201 41st wd. 1084 Sq Ft OPA#411233400 Improvements: Residential Property
GADJIMOURAD AIGOUNOV; RUKIZHAT AIGOUNOV C.P. October Term, 2013 No. 02853 $122,286.03 Phelan Hallinan, LLP

1411-302
636 East Wensley Street 19134-1828 33rd wd. 756 Sq Ft OPA#331129400 Improvements: Residential Property
THOMAS P. MARION C.P. June Term, 2014 No. 00869 $40,066.46 Phelan Hallinan, LLP

1411-303
5411 Pine Street 19143-1416 60th wd. 1600 Sq Ft PRCL# 603086900 Improvements: Residential Property
JACOB HASIS C.P. August Term, 2012 No. 02214 $100,017.43 Phelan Hallinan, LLP

1411-304
6276 Large Street 19149-2704 54th wd. 1222 Sq Ft OPA#541178600 Improvements: Residential Property
RICHARD CAVANAGH C.P. May Term, 2014 No. 00932 $119,770.46 Phelan Hallinan, LLP

1411-305
4242 Griscom Street 19124-4544 23rd wd. 986 Sq Ft OPA#232426900 Improvements: Residential Property
KIM TAI NGUYEN A/K/A TAI KIM NGUYEN C.P. April Term, 2014 No. 01966 $29,736.00 Phelan Hallinan, LLP

1411-306
6036 North Water Street 19120-2015 61st wd. 1224 Sq Ft OPA#612485900 Improvements: Residential Property

SHERIFF'S SALE

REGINA MEARS CORBIN C.P. May Term, 2014 No. 03622 $108,278.62 Phelan Hallinan, LLP

1411-307

1603 West Sparks Street 19141-1917 17th wd. 1337 Sq Ft OPA#171278100 Improvements: Residential Property
DANYELL BATTLE; DONNELL LEWIS C.P. February Term, 2013 No. 02630 $61,642.17 Phelan Hallinan, LLP

1411-308

2600 West Cheltenham Avenue 19150-1311 50th wd. 1800 Sq Ft OPA#501271600 Improvements: Residential Property
BARRY BROWN C.P. January Term, 2012 No. 00555 $145,050.62 Phelan Hallinan, LLP

1411-309

122 Daly Street 19148 39th wd. 816 Sq Ft OPA#391096700 Improvements: Residential Dwelling
JUSTIN W. SULLIVAN C.P. February Term, 2014 No. 01052 $216,322.51 Joseph R. Loverdi, Esq.

1411-310

7168 North Uber Street 19138 10th wd. 1194 Sq Ft OPA#101149900 Improvements: Residential Dwelling
MICHAEL A. MYLES C.P. October Term, 2013 No. 02019 $81,352.13 Joseph R. Loverdi, Esq.

1411-311

230 Tree Street 19148 39th wd. 928 Sq Ft OPA#391089500 Improvements: Residential Dwelling
ALBERT HOWLETT C.P. January Term, 2014 No. 00790 $165,229.55 Joseph R. Loverdi, Esq.

1411-312

3224 North 5th Street 19140 19th wd. 1959 Sq Ft; Beginning Point: Situate on the West Side of Fifth Street at the distance of one hundred ninety-six feet nine inches Northward from the North Side of Allegheny Avenue OPA#193134500 Improvements: Row 3 Sty Masonry
TERRANCE COHEN C.P. March Term, 2014 No. 01716 $75,625.79 Richard J. Nalbandian, III

1411-313

2601 Pennsylvania Avenue, Unit 929 19130 District 9 725 Sq Ft BRT#888073134 Subject to Mortgage Improvements: Res. Condo. 5+sty Masonry
JOYCE ANDERSON, DECEASED C.P. January Term, 2014 No. 02777 $58,757.75 Samantha D. Cissne, Esq.

1411-314

1634 South Newkirk Street 19145 36th wd. 910 Sq Ft BRT#364372100 Improvements: Residential Property
ALISON REHMAN, SOLELY IN HER CAPACITY AS HEIR OF BARBARA REHMAN, DECEASED AND DANIEL REHMAN, SOLELY IN HIS CAPACITY AS HEIR OF BARBARA REHMAN, DECEASED C.P. September Term, 2013 No. 03959 $73,829.58 KML Law Group, P.C.

1411-315

4607 Princeton Avenue 19135 41st wd. 1470 Sq Ft BRT#412060100 Improvements: Residential Property
PAUL OVERWISE, AS ADMINISTRATOR OF THE ESTATE OF MAUREEN P. OVERWISE, DECEASED C.P. January Term, 2013 No. 00717 $144,184.75 KML Law Group, P.C.

1411-316

534 East Mayland Street 19144 59th wd. 960 Sq Ft BRT#592128000 Improvements: Residential Property
KEITH PHILLIPS, SOLELY IN HIS CAPACITY AS HEIR OF RUBY J. PHILLIPS, DECEASED AND THE UNKNOWN HEIRS OF RUBY J. PHILLIPS, DECEASED C.P. January Term, 2014 No. 02004 $36,097.33 KML Law Group, P.C.

1411-317

1026 East Sydney Street 19150-3423 50th wd. 1518 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, LLP

1411-318

8232 Bayard Street 19150-1702 50th wd. 1578 Sq Ft OPA#501204300 Improvements: Residential Property
SANDRA L. MITCHELL C.P. April Term, 2013 No. 03279 $358,060.60 Phelan Hallinan, LLP

1411-319

916 Brighton Street 19111-4129 53rd wd. 1220 Sq Ft OPA#532248100 Improvements: Residential Property
SUFIA AKHTER C.P. July Term, 2013 No. 02886 $125,429.02 Phelan Hallinan, LLP

1411-320

3414 Emerald Street 19134-2011 45th wd. 903 Sq Ft OPA#452337400 Improvements: Residential Property
DAVE LITCHFIELD A/K/A DAVID LITCHFIELD C.P. April Term, 2014 No. 03224 $76,557.62 Phelan Hallinan, LLP

1411-321

5011 North Franklin Street 19120-3111 49th wd. 1240 Sq Ft OPA#491231400 Improvements: Residential Property
KIMBERLY SPADY C.P. July Term, 2012 No. 04450 $88,160.00 Phelan Hallinan, LLP

1411-322

249 North Creighton Street 19139 44th wd. 1114 Sq Ft BRT#441122300 Improvements: Residential Property
JEFFERY DULDULAO AND JOSEPH KLIMCZAK C.P. May Term, 2014 No. 01995 $61,092.11 KML Law Group, P.C.

1411-323

8603 Alicia Street 19115-4101 63rd wd. 1498 Sq Ft OPA#632229600 Improvements: Residential Property
DANIEL P. CASHMAN; LYNN A. CASHMAN A/K/A LYNN ANN CASHMAN A/K/A LYNN E. CASHMAN C.P. May Term, 2014 No. 00548 $163,156.67 Phelan Hallinan, LLP

1411-324

233 North Simpson Street 19139 34th wd. 1140 Sq Ft BRT#343093600 Improvements: Residential Property
ROBIN WATSON C.P. June Term, 2014 No. 00615 $45,200.66 KML Law Group, P.C.

1411-325

2040 Bonaffon Street a/k/a 2040 Bonnafon Street 19142-1606 40th wd. 960 Sq Ft OPA#403058300 Improvements: Residential Property
TYRA MCFARLAND C.P. September Term, 2013 No. 00696 $79,099.90 Phelan Hallinan, LLP

1411-326

1668 East Walnut Lane 19138-1609 10th wd. 1164 Sq Ft OPA#102154500 Improvements: Residential Property
AARON GIBSON, JR. C.P. March Term, 2014 No. 04334 $121,803.15 Phelan Hallinan, LLP

1411-327

717 South Chris Columbus #703 a/k/a 717 S. Chris Columbus Blv Unit 703 19147 2nd wd. 1251 Sq Ft; Together with a proportionate undivided interest in Common Elements (as defined in the Declaration) of 0.2246% and any Limited Common Elements (as defined in the Declaration) designated for the use of or allocated to the Leasehold Unit OPA#888064622 Improvements: Condominium Unit
WILLIAM COOK C.P. December Term, 2013 No. 03084 $393,855.00 Phelan Hallinan, LLP

1411-328

1718 West Moyamensing Avenue 19145 26th wd. 2240 Sq Ft BRT#871535840 Improvements: Residential Dwelling
DONALD C. MADDOX C.P. April Term, 2013 No. 00757 $198,338.30 Udren Law Offices, P.C.

1411-329

3054 Goul Street a/k/a 3054 Gaul Street 19134-4310 25th wd. 1216 Sq Ft OPA#251394100 Improvements: Residential Property
MICHAEL SHEPHARD A/K/A MICHAEL J. SHEPHARD, SR. C.P. May Term, 2014 No. 02165 $26,732.63 Phelan Hallinan, LLP

1411-330

1417 South 53rd Street 19143-4903 51st wd. 1132 Sq Ft OPA#511227300 Improvements: Residential Property
DAISY D. POWELL F/K/A DAISY D. NEAL C.P. March Term, 2014 No. 04628 $37,725.64 Phelan Hallinan, LLP

1411-331

4849 North 15th Street 19141-2103 13th wd. 1294 Sq Ft OPA#132050400 Improvements: Residential Property
SHANISE T. BUTLER C.P. February Term, 2014 No. 00022 $43,612.95 Phelan Hallinan, LLP

1411-332

6333 Vandike Street 19135-3305 41st wd. 992 Sq Ft OPA#411346000 Improvements: Residential Property
FRANK MCCLAIN C.P. December Term, 2011 No. 02908 $77,525.45 Phelan Hallinan, LLP

1411-333

2421 South Percy Street 19148-3729 39th wd. 940 Sq Ft OPA#393444500 Improvements: Residential Property
KEITH T. MCATEER AND PIYAPORN CHUNMUANG C.P. October Term, 2013 No. 02854 $72,771.40 Phelan Hallinan, LLP

1411-334

4704 Hartel Avenue 19136-3307 65th wd. 1046 Sq Ft OPA#651188000 Improvements: Residential Property
CRISTI A. BOOTHMAN C.P. July Term, 2012 No. 01173 $185,529.27 Phelan Hallinan, LLP

1411-335

1517 Page Street a/k/a 1517 West Page Street 19121-2317 32nd wd. 1122 Sq Ft OPA#321022100 Improvements: Residential Property
DEVON C. BURT C.P. March Term, 2014 No. 00399 $108,565.53 Phelan Hallinan, LLP

1411-336

4818 East Alcott Street 19135-4102 41st wd. 750 Sq Ft OPA#411089100 Improvements: Residential Property
MELODI MARI ARROYO; MICHAEL RIVERA C.P. January Term, 2014 No. 00409 $89,351.24 Phelan Hallinan, LLP

1411-337

7039 Buist Avenue 19142-1720 40th wd. 1472 Sq Ft PRCL# 406254000 Improvements: Residential Property
NATASHA N. DAVIS C.P. May Term, 2012 No. 03779 $135,490.54 Phelan Hallinan, LLP

1411-338

1354 Unruh Avenue 19111-4920 53rd wd. 1212 Sq Ft OPA#532065100 Improvements: Residential Property
ANA BURGOS AND MARTA L. DIAZ C.P. March Term, 2013 No. 01970 $104,954.92 Phelan Hallinan, LLP

1411-339

7602 Sherwood Road 19151 34th wd. 1120 Sq Ft BRT#34-3-2388-00 Improvements: Residential Dwelling
EBONI BOYD AND JAMAHAL BOYD A/K/A JAMAHAL C. BOYD C.P. May Term, 2014 No. 01284 $127,847.49 Udren Law Offices, P.C.

1411-340

309-313 Arch Street Unit 209 19106-1810 5th wd. 1037 Sq Ft OPA#888058716 Improvements: Condominium Unit
ANDI PESACOV A/K/A ANDREA M. PESACOV C.P. April Term, 2014 No. 04237 $372,490.69 Phelan Hallinan, LLP

1411-341

1732 South 65th Street 19142-1321 40th wd. 1410 Sq Ft OPA#403000700 Improvements: Residential Property
JEROME T. CLEMENTS C.P. January Term, 2008 No. 00725 $53,892.64 Phelan Hallinan, LLP

1411-342

6331 Edmund Street 19135-3311 41st wd. 1152 Sq Ft OPA#411407200 Improvements: Residential Property
LAURA FERRELL C.P. April Term, 2014 No. 04236 $87,351.77 Phelan Hallinan, LLP

1411-343

5008-5010 Ditman Street Premises "A" 19124 62nd wd. 624 Sq Ft BRT#622436000 Improvements: Residential Dwelling
JOHN T. COOPER, III A/K/A JOHN COOPER, III C.P. March Term, 2014 No. 04153 $79,107.30 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1411-344

4545 Milnor Street 19124 23rd wd. 1204 Sq Ft BRT#231046700 Improvements: Residential Dwelling
PAUL TRACY AND SUSAN GERNER-TRACY C.P. October Term, 2013 No. 00554 $91,388.46 Law Offices of Gregory Javardian

1411-345

5426 North 11th Street (a/k/a Eleventh Street) 19141-3005 49th wd. 1320 Sq Ft OPA#493070500, BRT# 129N2-259 Subject to Mortgage Improvements: Residential Property
ROSALYN B. BEARD C.P. May Term, 2012 No. 2182 $65,900.31 Zucker, Goldberg & Ackerman, LLC

1411-346

7531 Wheeler Street 19153-1323 40th wd. 1080 Sq Ft OPA#404214320 Improvements: Residential Property
WAYNE J. WILSON, SR. AND CHARMAINE MCPHATTER C.P. July Term, 2013 No. 00242 $94,601.70 Phelan Hallinan, LLP

1411-347

1933 East Cambria Street 19134-3519 25th wd. 1192 Sq Ft OPA#252100800 Improvements: Residential Property
WILLIAM J. MATCZAK AND ARLENE A. WOLF C.P. January Term, 2014 No. 00940 $40,401.18 Phelan Hallinan, LLP

1411-348

2915 Memphis Street 19134 25th wd. 1152 Sq Ft BRT#25-1-4884-00 Subject to Mortgage Improvements: Residential Property
MELISSA COOKE C.P. July Term, 2012 No. 2141 $80,440.21 Zucker, Goldberg & Ackerman, LLC

1411-349

3997 Stevenson Lane a/ka/ 3997 Stevenson Street 19114-2015 66th wd. 1386 Sq Ft OPA#661288063 Improvements: Residential Property
YUET-YING CHAN C.P. October Term, 2011 No. 04279 $149,961.10 Phelan Hallinan, LLP

1411-350

6224 Jefferson Street 19151-3444 34th wd. 1760 Sq Ft OPA#342063400 Improvements: Residential Property
SHERRI RAZAQ-THIERS C.P. May Term, 2014 No. 03212 $145,548.04 Phelan Hallinan, LLP

1411-351

1431 Hellerman Street 19149-2742 54th wd. 1620 Sq Ft OPA#541125000 Improvements: Residential Property
SHARMAINE MICKENS C.P. December Term, 2010 No. 01767 $121,564.82 Phelan Hallinan, LLP

1411-352

902 Emily Street 19148-2304 39th wd. 896 Sq Ft OPA#393288700 Improvements: Residential Property
AZHAR JAMAL C.P. March Term, 2012 No. 02606 $91,710.65 Phelan Hallinan, LLP

1411-353

2320 South Bancroft Street 19145-4314 26th wd. 1100 Sq Ft OPA#261302300 Improvements: Residential Property
ROBERT L. MOYTA; PATRICIA L. MOYTA C.P. April Term, 2014 No. 00982 $143,166.43 Phelan Hallinan, LLP

1411-354

126 North Robinson Street 19139-2312 34th wd. 832 Sq Ft OPA#341182300 Improvements: Residential Property
BERNARD SAVAGE A/K/A BERNARD H. SAVAGE C.P. August Term, 2013 No. 03393 $57,136.65 Phelan Hallinan, LLP

1411-355

9956 Woodfern Road 19115 58th wd. 1107 Sq Ft BRT#581269200 Subject to Mortgage Improvements: Residential Dwelling
MIRIAM A. COOK C.P. September Term, 2013 No. 01397 $163,402.68 Law Offices of Gregory Javardian

1411-356

3517 East Crown Avenue 19114-1916 66th wd. 1260 Sq Ft OPA#661230300 Improvements: Residential Property
DANIEL J. ROSARIO, JR. AND LINDA J. ROSARIO C.P. August Term, 2009 No. 03976 $84,796.39 Phelan Hallinan, LLP

1411-357

1719 Reed Street 19146 36th wd. 1184 Sq Ft BRT#365351800 Improvements: Residential Dwelling
CHERYL ALI A/K/A CHERYL A. JAMISON C.P. March Term, 2014 No. 02545 $108,282.40 Law Offices of Gregory Javardian

1411-358

7947 Woolston Avenue 19150 50th wd. 1164 Sq Ft BRT#502070700 Improvements: Residential Property
MICHELLE N. LYDE C.P. August Term, 2013 No. 000244 $170,124.99 Bradley J. Osborne, Esq.

1411-359

7134 Akron Street 19149 54th wd. 896 Sq Ft BRT#542429200 Improvements: Residential Property
WILLIAM SALAZAR AND JULIETH A. SALAZAR C.P. June Term, 2014 No. 001177 $138,303.98 Bradley J. Osborne, Esq.

1411-360

2142 North 58th Street 19131 52nd wd. 1704 Sq Ft BRT#522224800 Improvements: Residential Property
ANNIS HOLMES C.P. January Term, 2010 No. 000667 $77,102.61 Bradley J. Osborne, Esq.

1411-361

8030 Ditman St Unit 71-L a/k/a 8030 Ditman St. Unit 71 19136 65th wd. 708 Sq Ft BRT#888650971 Improvements: Residential Dwelling
ERIK CAPLAN C.P. July Term, 2013 No. 03576 $55,853.43 Powers, Kirn & Associates, LLC

1411-362

333 East Van Kirk Street 19120 35th wd. 1196 Sq Ft BRT#352108100 Improvements: Residential Real Estate
MBENDA FALL C.P. January Term, 2014 No. 03341 $120,560.27 Stern & Eisenberg P.C.

1411-363

3471 Eden Street 19114 57th wd. 1224 Sq Ft BRT#572163143 Improvements: Residential Dwelling
WILLIAM B. JENKINS A/K/A WILLIAM JENKINS AND JUNE M. JENKINS C.P. May Term, 2014 No. 03164 $55,880.38 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1411-364

7242 Algon Avenue 19111-4115 53rd wd. 1286 Sq Ft OPA#532434300 Improvements: Residential Property
LEE ANN SCHILLER C.P. May Term, 2010 No. 02140 $163,627.52 Phelan Hallinan, LLP

1411-365

1238 Patrick Henry Place 19122-4011 14th wd. 1224 Sq Ft OPA#141177100 Improvements: Residential Property
STANLEY INGRAM C.P. June Term, 2012 No. 01655 $108,098.66 Phelan Hallinan, LLP

1411-366

3600 Conshohocken Avenue Unit 701 19131 52nd wd. 1251 Sq Ft; Together with all right, title and interst to a 0.747% undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration OPA#888520452 Improvements: Residential Property
NAJEEB SHEIKH C.P. July Term, 2013 No. 01010 $160,569.69 Phelan Hallinan, LLP

1411-367

8128 Moro Street 19136-2620 64th wd. 914 Sq Ft OPA#642053600 Improvements: Residential Property
WALTER JOSEPH DIEM; SHELLE GRANT DIEM C.P. November Term, 2013 No. 01936 $121,128.55 Phelan Hallinan, LLP

1411-368

4145 Whiting Place 19154 66th wd. 1296 Sq Ft OPA#662596600 Subject to Mortgage Improvements: Residential Dwelling
RICHARD JAROSKI C.P. January Term, 2013 No. 03631 $12,837.98 Joseph R. Loverdi, Esq.

1411-369

1928 South 21st Street 19145-2721 48th wd. 1220 Sq Ft OPA#482137200 Improvements: Residential Property
CHARLAYNE COPES C.P. July Term, 2010 No. 03141 $57,283.23 Phelan Hallinan, LLP

1411-370

338 E. Albanus Street 19120 42nd wd. 1200 Sq Ft BRT#421148900 Improvements: Row B/gar 2 Story Masonry
WILLIAM HARRIS, JR. A/K/A WILLIAM HARRIS C.P. September Term, 2012 No. 02739 $126,159.41 Milstead & Associates, LLC

1411-371

1424 Lardner Street 19149-3223 54th wd. 970 Sq Ft OPA#541027700 Improvements: Residential Property
DEBORAH DEWAR C.P. May Term, 2014 No. 01098 $62,732.60 Phelan Hallinan, LLP

1411-372

5848 Montrose Street 19143 3rd wd. 1028 Sq Ft BRT#033077100 Improvements: Row 2 Story Masonry
JOSIE JOHNSON AND GLORIA HAWKS C.P. February Term, 2008 No. 03922 $51,319.15 Milstead & Associates, LLC

1411-373

3314 Cottman Avenue 19149 55th wd. (formerly the 35th wd.) 1548 Sq Ft; BRT#551514400 Improvements: Row B/gar 2 Story Masonry
KIMBERLEY A. RICE C.P. April Term, 2012 No. 03975 $137,049.06 Milstead & Associates, LLC

1411-374

1828 South 12th Street 19148 39th wd. 1038.5 Sq Ft BRT#394597100 Improvements: Row 2 Story Masonry
PATRICIA ANN PINTO C.P. September Term, 2013 No. 00383 $180,494.69 Milstead & Associates, LLC

1411-375

15043 Liberty Lane 19116 58th wd. 2449 Sq Ft BRT#583085059 Subject to Mortgage Improvements: Residential Dwelling
CHRIS DRUDING A/K/A CHRIS C. DRUDING A/K/A CHRISTOPHER DRUDING A/K/A CHRISTOPHER C. DRUDING; DONNA DRUDING A/K/A DONNA M. DRUDING C.P. May Term, 2013 No. 00145 $159,171.08 Udren Law Offices, P.C.

1411-376

6051 Agusta Street 19149 53rd wd. 1138 Sq Ft BRT#53-1-260100 Improvements: Residential Dwelling
AMON ISAKOV AND LYUBOV ISAKOVA C.P. April Term, 2014 No. 03217 $125,678.60

Udren Law Offices, P.C.

1411-377
7026 Walker Street 19135 55th wd. 2250 Sq Ft BRT#55-2-319700 Improvements: Residential Dwelling
DANA STEVENSON A/K/A DANA M. STEVENSON A/K/A DANA MARY STEVENSON; ROBERT STEVENSON A/K/A ROBERT M. STEVENSON C.P. June Term, 2014 No. 01281 $50,808.34 Udren Law Offices, P.C.

1411-378
1101 Hortter St n/k/a 1101 East Hortter St 19119 50th wd. 4083 Sq Ft BRT#502345100 Improvements: Residential Dwelling
DERRICK ADDISON AND MARIA ADDISON C.P. December Term, 2013 No. 01098 $111,622.76 Udren Law Offices, P.C.

1411-379
3218 Holly Road 19154 66th wd. 3750 Sq Ft BRT#663016500 Improvements: Residential Dwelling
BRENDAN FLANNERY AND ELEANOR M. FLANNERY C.P. February Term, 2013 No. 02385 $130,454.19 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1411-380
5377 Hazelhurst Street 19131 52nd wd. (formerly part of 34th wd.) 1120 Sq Ft BRT#521064700 Improvements: Row B/gar 2 Story Masonry
KAREN BATTLE, MICHAEL BATTLE AND KAREN BATTLE C.P. February Term, 2014 No. 02471 $71,878.03 Milstead & Associates, LLC

1411-381
1408 Kerper Street 19111 53rd wd. 1774.3 Sq Ft BRT#532095400 Improvements: Row B/gar 2 Story Masonry
CHICO VELASCO AND JOAN VELASCO C.P. September Term, 2013 No. 03560 $155,492.90 Milstead & Associates, LLC

1411-382
154 Ridgefield Road 19154 66th wd. 2904 Sq Ft BRT#66-2-3184-00 Improvements: Single Family Dwelling
LORETTA LONGMORE C.P. March Term, 2014 No. 5261 $31,723.56 Robert H. Dickman, Esq.

1411-383
6425 Eastwood Street 19149 35th wd. 1140.3 Sq Ft BRT#541275100 Improvements: Row B/gar 2 Story Masonry
JEFFREY VARGAS C.P. February Term, 2014 No. 00953 $85,483.58 Milstead & Associates, LLC

1411-384
1435 Ellsworth Street 19146 36th wd. 149660 Sq Ft BRT#365263000
ROCHELLE SPROUEL A/K/A ROCHELLEE SPROUEL C.P. January Term, 2010 No. 00915 $166,653.39 Milstead & Associates, LLC

1411-385
1527 Robbins Avenue 19149 35th wd. 1795 Sq Ft BRT#54-1-087000 Improvements: Row B/gar 2 Story Masonry
LATONIA OWENS C.P. March Term, 2014 No. 04697 $135,053.43 Milstead & Associates, LLC

1411-386
6360 West Montgomery Avenue 19151 34th wd. 1700.00 Sq Ft BRT#344071700 Improvements: Row B/gar 2 Story Mas. + Other
ELSIE POLAND C.P. November Term, 2012 No. 01810 $160,578.49 Milstead & Associates, LLC

1411-387
2101 East Chelten Avenue 19138 17th wd. (formerly part of the 50th wd.) 2137.5 Sq Ft BRT#17-1-3407-00 Improvements: Row B/off-str 2 Story Masonry
CHANTE CLARKE, ADMINISTRATRIX OF THE ESTATE OF WELTON CLARKE, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 00746 $68,220.17 Milstead & Associates, LLC

1411-388
871 North 20th Street 19130 15th wd. 1321.45 Sq Ft BRT#151082100 Improvements: Semi/det 3 Story Masonry
DONALD WATKINS, JR., REAL OWNER AND ORIGINAL MORTGAGOR, DONALD WATKINS, SR., REAL OWNER AND ORIGINAL MORTGAGOR AND DELENA WATKINS, ORIGINAL MORTGAGOR C.P. March Term, 2014 No. 01491 $409,558.56 Milstead & Associates, LLC

1411-389
1629 Elaine Street 19150 50th wd. 2341.65 Sq Ft BRT#501496200 Improvements: Apt 2-4 Units 2 Story Masonry
KIMBERLY HALL C.P. February Term, 2014 No. 01958 $171,154.74 Milstead & Associates, LLC

1411-390
2015 Gerritt Street 19146 26th wd. 672 Sq Ft BRT#363014500 Improvements: Row 2 Story Masonry
BRIAN SPENCER C.P. March Term, 2014 No. 01664 $81,433.77 Milstead & Associates, LLC

1411-391
1719 North Edgewood Street 19151 34th wd. 1246.5 Sq Ft BRT#342226900 Improvements: Row 2 Story Masonry
VENDETTA TOLLIVER C.P. December Term, 2013 No. 03599 $66,132.06 Milstead & Associates, LLC

1411-392
2122 Wallace Street 19130 15th wd. 1432.25 Sq Ft BRT#152080000 Improvements: Row 3 Story Masonry
GREGORY L. DEVANEY C.P. April Term, 2013 No. 03507 $469,719.26 Milstead & Associates, LLC

1411-393
509 East Godfrey Avenue 19120-2123 35th wd. 2351.82 Sq Ft OPA#351102900 Improvements: Residential Property
GEORGE HENDERSON AND DARLENE HENDERSON C.P. July Term, 2012 No. 03563 $150,300.73 Phelan Hallinan, LLP

1411-394
5549 Larchwood Avenue 19143-1313 60th wd. 1177.5 Sq Ft OPA#604138300 Improvements: Residential Property
KELLY J. BROOKS AND CONSTANCE D. BROOKS C.P. May Term, 2013 No. 02451 $50,180.04 Phelan Hallinan, LLP

1411-395
7104 Woolston Avenue 19138-2034 10th wd. 1721.35 Sq Ft OPA#102409300 Improvements: Residential Property
HAYAT SAYED AND TYRELL AUSTIN C.P. December Term, 2011 No. 01124 $86,662.43 Phelan Hallinan, LLP

1411-396
7927 Temple Road 19150-2115 50th wd. 1642.50 Sq Ft BRT#501093600 Improvements: Residential Property
WILLIAM MANGUM C.P. December Term, 2012 No. 1530 $42,660.12 Zucker, Goldberg & Ackerman, LLC

1411-397
35 South Ashmead Place 19144 12th wd. 1246.56 Sq Ft BRT#123085100 Improvements: Residential Dwelling
LISA M. CARTER AND THE UNITED STATES OF AMERICA C.P. June Term, 2013 No. 01216 $36,045.42 Powers, Kirn & Associates, LLC

1411-398
937 Watkins Street 19148 1st wd. 65100 Sq Ft BRT#012331200 Improvements: Residential Dwelling
NICOLE CAPPARELLA C.P. July Term, 2013 No. 04816 $189,447.00 Powers, Kirn & Associates, LLC

1411-399
575 Van Kirk Street 19120 35th wd. 120000 Sq Ft BRT#352117000 Improvements: Residential Dwelling
ANITRA MEREDITH C.P. November Term, 2013 No. 00308 $75,653.93 Powers, Kirn & Associates, LLC

1411-400
1036 West York Street 19133 37th wd. 82857 Sq Ft BRT#371360400 Improvements: Residential Real Estate
CARMEN SANTIAGO F/K/A CARMEN GONZALEZ C.P. June Term, 2013 No. 003727 $64,131.06 Stern & Eisenberg P.C.

1411-401
4044 K Street 19124 33rd wd. 112500 Sq Ft BRT#332313000 Improvements: Residential Property
MYRYAN A. MORENO A/K/A MYRYAN E. AVILA A/K/A MYRANY A. LIZAMA C.P. February Term, 2014 No. 02096 $55,168.62 KML Law Group, P.C.

1411-402
2621 South 13th Street 19148 39th wd. 92800 Sq Ft BRT#394430500 Improvements: Residential Property
JOHN ALBERTO AND DEBORAH A. JERDON-VARALLO C.P. March Term, 2014 No. 01831 $258,952.04 KML Law Group, P.C.

1411-403
723 Daly Street 19148-3247 39th wd. 707 Sq Ft OPA#393097300 Improvements: Residential Property
JESSE HAYES C.P. March Term, 2014 No. 05400 $127,431.28 Phelan Hallinan, LLP

1411-404
5210 Cedar Avenue 19143 46th wd. 1696 Sq Ft BRT#462056100 Improvements: Residential Property
GREGG L. SAVAGE C.P. May Term, 2014 No. 00202 $96,882.39 KML Law Group, P.C.

1411-405
4211 North Reese Street 19140-2530 43rd wd. 845.47 Sq Ft OPA#433229000 Improvements: Residential Property
VICTOR RESTO C.P. May Term, 2014 No. 00031 $41,944.74 Phelan Hallinan, LLP

1411-406
2303 South Front Street 19148 39th wd. 886.82 Sq Ft BRT#391224500 Improvements: Residential Property
GINA GAUTIERI C.P. March Term, 2014 No. 04092 $119,526.67 KML Law Group, P.C.

1411-407
2649 South 67th Street 19142-2705 14th wd. 1600 Sq Ft OPA#406040100 Improvements: Residential Property
SYLVESTINE M. FREEMAN C.P. January Term, 2013 No. 01083 $115,297.55 Phelan Hallinan, LLP

1411-408
7464 Rhoads Street 19151-2922 34th wd. 1626.9 Sq Ft OPA#343156200 Improvements: Residential Property
CARLA WATTS C.P. January Term, 2011 No. 02976 $147,558.29 Phelan Hallinan, LLP

1411-409
1720 South Chadwick Street 19145-2225 36th wd. 742 Sq Ft OPA#365185100 Improvements: Residential Property
EMILIO PANDIKA AND ASTER SETIADI C.P. January Term, 2014 No. 02492 $74,035.62 Phelan Hallinan, LLP

1411-410
3429 Brighton Street 19149-2007 55th wd. 1630.49 Sq Ft OPA#551376700 Improvements: Residential Property
CARLOS SERRANO-GENOVA C.P. March Term, 2014 No. 02200 $64,081.91 Phelan Hallinan, LLP

1411-411
5251 Oakland Street 19124-1813 62nd wd. 1784.52 Sq Ft OPA#621403100 Improvements: Residential Property
LEONARD GLASGOW C.P. January Term, 2014 No. 00936 $120,510.64 Phelan Hallinan, LLP

1411-412
1327 Unruh Avenue 19111 53rd wd. 1788.9 Sq Ft BRT#532076900 Improvements: Residential Property
JOHN M. OFORI C.P. May Term, 2014 No. 02162 $127,795.59 KML Law Group, P.C.

1411-413
5023 North 8th Street 19120-3105 49th wd. 950.55 Sq Ft PRCL# 491257700 Improvements: Residential Property
KIM S. MALONE C.P. April Term, 2012 No. 03600 $77,131.24 Phelan Hallinan, LLP

1411-414
4408 Teesdale Street 19136 41st wd. 1523.2 Sq Ft BRT#412091100 Improvements: Residential Property
GEORGE R. ECKERT C.P. May Term, 2014 No. 03739 $135,191.12 KML Law Group, P.C.

1411-415
6300 Chester Avenue 19142-2016 40th wd. 520.96 Sq Ft OPA#401227500 Improvements: Residential Property
HAO HUU NGUYEN AND HANH THI HUYNH C.P. May Term, 2014 No. 01477 $84,220.92 Phelan Hallinan, LLP

1411-416
117 North 53rd Street 19139 44th wd. 1596 Sq Ft BRT#441164200 Improvements: Residential Property
LEAH M. LEWIS C.P. March Term, 2014 No. 03870 $143,151.92 KML Law Group, P.C.

1411-417
2614 South 65th Street 19142-2813 40th wd. 1462.50 Sq Ft OPA#406002500 Improvements: Residential Property
FANTA S. DARBO C.P. February Term, 2013 No. 03222 $89,318.35 Phelan Hallinan, LLP

1411-418
2043 South Redfield Street 19143-5902 40th wd. 1077.78 Sq Ft OPA#401065600 Improvements: Residential Property
TYNESHIA BETHEA A/K/A TYNEISHA BETHEA C.P. January Term, 2014 No. 02652 $104,680.22 Phelan Hallinan, LLP

1411-419
1365 Dyre Street 19124-1930 62nd wd. 1465.49 Sq Ft OPA#621008700 Improvements: Residential Property
JOSE L. PEREZ C.P. November Term, 2013 No. 00211 $103,957.38 Phelan Hallinan, LLP

1411-420
1155 Elbridge Street 19111-5519 53rd wd. 1624 Sq Ft OPA#531095500 Improvements: Residential Property
TAYIBATOU ACHABL BRYM AND TOMALONA AKAKPO AYEWANOU C.P. April Term, 2013 No. 01197 $149,961.73 Phelan Hallinan, LLP

1411-421
435 Martin Street 19128-3423 21st wd. 6417.48 Sq Ft OPA#212090400 Improvements: Residential Property
MATTHEW W. REECE AND PATRICIA A. SANTUCCI C.P. June Term, 2013 No. 01218 $111,599.44 Phelan Hallinan, LLP

1411-422
6507 Belfield Avenue 19119 22nd wd. 4032 Sq Ft BRT#221250400 Improvements: Residential Property
ELLA FLEMING, SOLELY IN HER CAPACITY AS HEIR OF MAVIS M. WADE, DECEASED; LINDA FLEMING, SOLELY IN HER CAPACITY AS HEIR OF MAVIS M. WADE, DECEASED; JOAN WADE AND UNKNOWN HEIRS OF MAVIS M. WADE, DECEASED C.P. July Term, 2013 No. 04709 $28,640.06 KML Law Group, P.C.

1411-423
1802 South 15th Street 19145-2201 48th wd. 976 Sq Ft OPA#481164000 Improvements: Residential Property
NICOLE D. MCEWAN C.P. August Term, 2013 No. 02884 $137,334.39 Phelan Hallinan, LLP

1411-424
1324 Kings Place 19122 20th wd. 1620 Sq Ft BRT#141145300 Improvements: Residential Real Estate
SCOTT A. MITCHELL AND ADRIENNE MITCHELL C.P. March Term, 2012 No. 02372 $134,677.73 Stern & Eisenberg P.C.

1411-425
1129 Bingham Street 19115 63rd wd. 5064.60 Sq Ft BRT#632126800 Improvements: Residential Property
JOAN B. RYAN AND JEFFREY M. RYAN C.P. October Term, 2013 No. 01791 $265,574.61 KML Law Group, P.C.

1411-426
2926 West Thompson Street 19121 29th wd. Land Area: 990 Sq Ft; Improvement Area: 1650 Sq Ft OPA#292205910 Improvements: Residential Real Estate - Single Family Dwelling
ALDESHAWN ATKINS AND ROSHEEN JONES C.P. January Term, 2014 No. 03140 $36,322.20 Robert J. Wilson, Esq., Wilson Law Firm

1411-427
1146 South Clifton Street 19147 2nd wd. 547.20 Sq Ft BRT#021569200 Improvements: Residential Property
XU RI ZHENG C.P. May Term, 2014 No. 03557 $95,771.75 KML Law Group, P.C.

1411-428
726 Kendrick Street 19111 63rd wd. 2919.40 Sq Ft BRT#632018600 Improvements: Residential Property
HERMAN L. FRANKEL A/K/A HERMAN FRANKEL C.P. October Term, 2013 No. 02055 $173,811.60 KML Law Group, P.C.

1411-429
8113 Crispin Street 19136 64th wd. 1950 Sq Ft BRT#642023700 Improvements: Residential Property
CHRISTOPHER RODRIGUEZ C.P. August Term, 2013 No. 01846 $166,046.62 KML Law Group, P.C.

1411-430
1142 Rosalie Street 19149 35th wd. On Southwesterly Side of Rosalie Street; 62 ft 0 in Northwestward from the Northwesterly side of Frontenac Street; Front: 15'4" Depth: 59'0" OPA#352034600
EUGENE G. WOODS C.P. December Term, 2013 No. 00525 $107,457.76 Louis P. Vitti, Esq.

1411-431
4118 North 7th Street 19140-2512 43rd wd. 1050 Sq Ft OPA#433311100 Improvements: Residential Property
FREDDIE GABRIEL C.P. September Term, 2013 No. 02469 $14,577.01 Phelan Hallinan, LLP

1411-432
4715 Melrose Street 19137 45th wd. 1212 Sq Ft BRT#453448300 Improvements: Residential Property
JAMES DUFFY AND STEPHEN SCIALDONE, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CECILIA SCIALDONE A/K/A CECELIA SCIALDONE, DECEASED C.P. January Term, 2014 No. 01758 $48,898.66 KML Law Group, P.C.

1411-433
3610 Emerald Street 19134 45th wd. 1229.1 Sq Ft BRT#452344600 Improvements: Residential Property
ABNEESHA JENNINGS C.P. April Term, 2014 No. 04082 $46,361.53 KML Law Group, P.C.

1411-434
5113 Wayne Avenue 19144 12th wd. 4004.00 Sq Ft; On Northeasterly Side of Wayne Avenue; Northwestwardly from the Northwesterly side of Manheim Street; Front: 25'11-1/4" Depth: 177'1/8" OPA#123214300
LEON D. CHAMBERS C.P. June Term, 2010 No. 01040 $181,684.07 Louis P. Vitti, Esq.

1411-435
6313 North 18th Street 19141 17th wd. 1360 Sq Ft BRT#172270500 Improvements: Residential Property
SAMANTHA N. YOUNG C.P. July Term, 2013 No. 00504 $155,806.45 KML Law Group, P.C.

1411-436
907 Kenmore Road 19151-3313 34th wd. 1280 Sq Ft OPA#344343800 Improvements: Residential Property
TYREE STRICKLAND C.P. July Term, 2012 No. 03169 $113,071.94 Phelan Hallinan, LLP

1411-437
1310 Wagner Avenue 19141 49th wd. 2000 Sq Ft BRT#493018000 Improvements: Residential Property
JOHN WIGGINS C.P. April Term, 2011 No. 02170 $83,205.65 KML Law Group, P.C.

1411-438
6220 Bouvier Street 19141 17th wd. 988.35 Sq Ft BRT#172227500 Improvements: Residential Dwelling
REGINA KITCHEN AND JOHN MOSLEY C.P. October Term, 2009 No. 02493 $82,424.80 Powers, Kirn & Associates, LLC

1411-439
1407 Princeton Avenue 19111-4213 53rd wd. 2875 Sq Ft OPA#532291100 Improvements: Residential Property
ROBERT M. BERGER AND LINDA SULLIVAN C.P. October Term, 2013 No. 01236 $96,211.21 Phelan Hallinan, LLP

1411-440
1304 Gilham Street 19111 53rd wd. 1068.53 Sq Ft BRT#531160000 Improvements: Residential Property
ALEXANDER LIAPITCH A/K/A ALEXANDRE LIAPITCH C.P. August Term, 2012 No. 0177 $114,668.08 Bradley J. Osborne, Esq.

1411-441
7901 Ditman Street 19136-3237 65th wd. 1606.05 Sq Ft OPA#651249000 Improvements: Residential Property
ANTHONY VENNERI C.P. August Term, 2013 No. 00008 $151,704.17 Phelan Hallinan, LLP

1411-442
7900 Pickering Street 19150 50th wd. 2369.70 Sq Ft BRT#501223300 Improvements: Residential Real Estate
WARREN NICHOLS, ADMINISTRATOR AND HARVEY G. JOHNSON, EXECUTOR C.P. February Term, 2014 No. 00906 $65,873.87 Stern & Eisenberg P.C.

1411-443
447 East Washington Lane 19144-1630 59th wd. 1600 Sq Ft OPA#592149800 Improvements: Residential Property
SYLVESTER ROGER CALLENDER, IN HIS CAPACITY AS HEIR OF MARY A. CALLENDER A/K/A MARY CALLENDER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY A. CALLENDER A/K/A MARY CALLENDER, DECEASED C.P. March Term, 2014 No. 03885 $108,033.75 Phelan Hallinan, LLP

1411-444
619 Shawmont Avenue 19128-3124 21st wd. 2400 Sq Ft OPA#214054400 Improvements: Residential Property
MANJINDER PANDHER C.P. September Term, 2013 No. 02625 $208,752.27 Phelan Hallinan, LLP

1411-445
3524 Sheffield Street 19136-3519 64th wd. 1816.28 Sq Ft OPA#642219500 Improvements: Residential Property
MATTHEW GORMAN C.P. July Term, 2013 No. 03428 $127,259.57 Phelan Hallinan, LLP

SHERIFF'S SALE

1411-446
6614 Revere Street 19149 55th wd. 1458.72 Sq Ft BRT#55-1-5306-08 Improvements: Residential Property
JOHN BALLENTINE C.P. May Term, 2014 No. 002771 $145,508.99 Leon P. Haller, Esq.

1411-447
2545 South Dewey Street 19142 40th wd. 1096 Sq Ft BRT#402073500 Improvements: Residential Property
WILBERTA M. SINGLETON A/K/A WILBERTA M. CARTER C.P. November Term, 2013 No. 02462 $51,743.79 KML Law Group, P.C.

1411-448
1400 Kings Place 19122-3415 20th wd. 1800 Sq Ft OPA#202223600 Improvements: Residential Property
PRESTON WAKEFIELD, JR., IN HIS CAPACITY AS HEIR OF PRESTON WAKEFIELD, SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PRESTON WAKEFIELD, SR., DECEASED C.P. May Term, 2012 No. 00269 $159,383.05 Phelan Hallinan, LLP

1411-449
5016 North Smedley Street 19141-1521 17th wd. 1530 Sq Ft OPA#172166900 Improvements: Residential Property
RASHEED WILLIAMS, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF FLORINE WILLIAMS-WHITE A/K/A FLORINE WHITE A/K/A FLORINE WILLIAMS-WHITE A/K/A FLORINE WILLIAMS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FLORINE WILLIAMS-WHITE A/K/A FLORINE WHITE A/K/A FLORINE WILLIAMS, DECEASED C.P. January Term, 2014 No. 01519 $59,769.60 Phelan Hallinan, LLP

1411-450
1768 South Avondale Street 19142 40th wd. 1745.70 Sq Ft BRT#401186900 Improvements: Residential Property
DEBRA L. SMITH C.P. December Term, 2012 No. 02262 $54,914.28 KML Law Group, P.C.

1411-451
319 Unruh Avenue 19111-4654 35th wd. 3850 Sq Ft OPA#353127000 Improvements: Residential Property
KIMBERLY E. WILLIAMS; CHRISTOPHER G. WILLIAMS C.P. July Term, 2010 No. 02659 $258,851.31 Phelan Hallinan, LLP

1411-452
1821 N. Gratz Street 19121 32nd wd. 2017.72 Sq Ft BRT#321237701 Improvements: Residential Property
BELINDA LAWRENCE C.P. February Term, 2013 No. 03134 $44,839.09 KML Law Group, P.C.

1411-453
1820 Tomlinson Road 19116 58th wd. 2788.80 Sq Ft BRT#582196400 Improvements: Residential Dwelling
KEVIN T. BLOCKER AND TINA M. BLOCLER C.P. January Term, 2014 No. 02710 $88,653.96 Powers, Kirn & Associates, LLC

1411-454
1326 Farrington Road 19151 34th wd. 2240 Sq Ft BRT#343344700 Improvements: Residential Real Estate
ROBERT MARSHALL, JR. C.P. March Term, 2014 No. 02302 $72,026.57 Stern & Eisenberg P.C.

1411-455
5911 Elsinore Street 19120 35th wd. 960 Sq Ft BRT#352301700 Improvements: Residential Real Estate
MARC L. BARNHILL C.P. May Term, 2014 No. 01020 $143,505.29 Stern & Eisenberg P.C.

1411-456
1931 Wolf Street 19148-3627 26th wd. 800 Sq Ft OPA#26224600 Improvements: Residential Property
MARIA LAMPE A/K/A MARIA J. LAMPE A/K/A MARIA J. LAMPR; FRED W. LAMPE A/K/A FRED LAMPE A/K/A FRANK W. LAMPE, III A/K/A FREDERICK W. LAMPE, III C.P. February Term, 2010 No. 01295 $167,311.55 Phelan Hallinan, LLP

1411-457
2004 South Garnet Street 19145 48th wd. 672.60 Sq Ft BRT#481298300 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF LATANYAN HUDWELL C.P. April Term, 2014 No. 02575 $82,730.19 Stern & Eisenberg P.C.

1411-458
750 North 19th Street 19130 15th wd. 1993.20 Sq Ft BRT#151052901 Improvements: Residential Real Estate
LUZ E. BENETIZ C.P. May Term, 2014 No. 03736 $67,795.52 Stern & Eisenberg P.C.

1411-459
1224 South 51st Street 19143 55th wd. 1530 Sq Ft BRT#511181700 Improvements: Residential Dwelling
HERMAN E. ROYAL AND LINDA E. ROYAL C.P. April Term, 2013 No. 04817 $208,436.54 Powers, Kirn & Associates, LLC

1411-460
110-112 West Wildey Street 19123-1613 5th wd. 795 Sq Ft/612 Sq Ft OPA#057180000; OPA#057180100 Improvements: Residential Property
KERRIANNE HAFER C.P. July Term, 2013 No. 02068 $268,223.77 Phelan Hallinan, LLP

1411-461
3600 Neill Drive (f/k/a 1 Winding Drive) 19131 52nd wd. 170755.00 Sq Ft; On Northeasterly Side of Presidential Blvd at the point of intersection with extended centerline of Winding Drive; Front: Irregular, Depth: Irregular OPA#88-3086101 Improvements: Off/bldg W/gar. Masonry
BLDG MONROE, L.P. A PENNSYLVANIA LIMITED PARTNERSHIP C.P. March Term, 2013 No. 01631 $5,242,875.20 Gretchen M. Santamour, Esq., Stradley Ronon Stevens & Young, LLP

1411-462
4205 Bleigh Avenue 19136-3912 41st wd. 1162.75 Sq Ft OPA#412152500 Improvements: Residential Property
DAVID T. SLABEK, JR. C.P. February Term, 2013 No. 03257 $107,106.86 Phelan Hallinan, LLP

1411-463
1119 East Wilt Street 19125 18th wd. 684.49 Sq Ft BRT#181184900 Improvements: Residential Dwelling
JAMES P. MEEHAN, JR. C.P. November Term, 2012 No. 01114 $98,958.57 Powers, Kirn & Associates, LLC

1411-464
5616 Hazel Avenue 19143-1936 46th wd. 952.50 Sq Ft OPA#463020000 Improvements: Residential Property
DORENE E. LEE, INDIVIDUALLY AND IN CAPACITY AS HEIR OF ELLA FOSTER, DECEASED, INDIVIDUALLY AND IN CAPACITY AS HEIR OF ELLA FOSTER, DECEASED; THELMA Y. LEE, INDIVIDUALLY AND IN CAPACITY AS HEIR OF ELLA FOSTER, DECEASED, INDIVIDUALLY AND IN CAPACITY AS HEIR OF ELLA FOSTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLA FOSTER, DECEASED C.P. April Term, 2013 No. 01794 $55,308.56 Phelan Hallinan, LLP

1411-465
9584 State Road Unit B 19114 88th wd. 1056 Sq Ft BRT#888651261 Improvements: Residential Dwelling
ARON GUTTIN C.P. December Term, 2012 No. 00995 $151,947.36 Powers, Kirn & Associates, LLC

1411-466
5367 Eadom Street 19137-1315 45th wd. 1098 Sq Ft OPA#453403600 Improvements: Residential Property
PATRICK WELCH, IN HIS CAPACITY AS HEIR OF RUTH A. WELCH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH A. WELCH, DECEASED C.P. February Term, 2014 No. 00997 $84,130.14 Phelan Hallinan, LLP

1411-467
7252 Mansfield Avenue 19138 10th wd. 2145.99 Sq Ft BRT#102356300 Improvements: Residential Dwelling
CHRISTINA J. LEE C.P. May Term, 2010 No. 03339 $190,924.12 Powers, Kirn & Associates, LLC

1411-468
7542 Woodbine Avenue 19151-2720 34th wd. 1633.5 Sq Ft OPA#343200000 Improvements: Residential Property
DANA H. WILLIAMS C.P. April Term, 2013 No. 01199 $93,847.41 Phelan Hallinan, LLP

1411-469
961 Bridge Street 19124-1743 35th wd. 1320 Sq Ft OPA#351157100 Improvements: Residential Property
GREGORY CAPERS C.P. September Term, 2013 No. 00895 $119,366.73 Phelan Hallinan, LLP

1411-470
2962 Jasper Street 19134 25th wd. 702 Sq Ft BRT#252537500 Improvements: Residential Property
JOSE VILELLA C.P. March Term, 2011 No. 02564 $57,608.80 KML Law Group, P.C.

1411-471
2040 Tyson Avenue 19149-1809 54th wd. 3698.20 Sq Ft BRT#54-2-0779-00 Improvements: Residential Dwelling
YOUNG HAE PARK AND STONE PARK C.P. April Term, 2012 No. 01128 $143,441.55 Barbara A. Fein, Esq.

1411-472
736 and 738 Maple Lane a/k/a 738 Maple Lane 19124 42nd wd. 8400 Sq Ft BRT#421067810 Improvements: Residential Dwelling
BOLIVAR REYES C.P. October Term, 2013 No. 02761 $227,026.48 Powers, Kirn & Associates, LLC

1411-473
1943-1945 Gerritt Street 19146 36th wd. 1516.50 Sq Ft BRT#884006243 Subject to Mortgage Improvements: Commercial Property
VALLARD RENEWAL C.P. April Term, 2008 No. 4152 $37,490.12 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

1411-474
1837 East Monmouth Street 19134-3553 25th wd. 889.80 Sq Ft BRT#252127900 Subject to Rent Improvements: Residential Property
TAMILLA DOVAMAN, AS SOLE OWNER C.P. July Term, 2013 No. 03642 $44,887.08 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1411-475A-I
25th wd. (2145 E. Clearfield Street – Premises A – 19134) 784 Sq Ft OPA#25-2-245100 Subject to Mortgage Subject to Rent Improvements: Residential Building(s)
25th wd. (2006 E. Somerset Street – Premises B – 19134) 894.97 Sq Ft OPA#25-2-018300 Subject to Mortgage Subject to Rent Improvements: Residential Building(s)
45th wd. (1943 E. Tioga Street – Premises C – 19134) 1219.27 Sq Ft OPA#45-2-111700 Subject to Mortgage Subject to Rent Improvements: Residential Building(s)
33rd wd. (3222 Potter Street – Premises D – 19134) 707 Sq Ft OPA#33-1-413200 Subject to Mortgage Subject to Rent Improvements: Residential Building(s)
45th wd. (3267 Joyce Street – Premises E – 19134) 728 Sq Ft OPA#45-2-292200 Subject to Mortgage Subject to Rent Improvements: Residential Building(s)
31st wd. (2516 North Water Street – Premises F – 19125) 810 Sq Ft OPA#31-1-025000 Subject to Mortgage Subject to Rent Improvements: Residential Building(s)
25th wd. (2749 Helen Street – Premises G – 19134) 1135.44 Sq Ft OPA#25-2-514800 Subject to Mortgage Subject to Rent Improvements: Residential Building(s)
45th wd. (1921 Clarence Street – Premises H – 19134) 716.92 Sq Ft OPA#45-2-124300 Subject to Mortgage Subject to Rent Improvements: Residential Building(s)
25th wd. (2078 E. Stella Street – Premises I – 19134) 705.74 Sq Ft OPA#25-2-191500 Subject to Mortgage Subject to Rent Improvements: Residential Building(s)
SPRUCE URBAN PROPERTIES, LLC AND DONALD G. HANEY C.P. March Term, 2014 No. 00219 $603,169.54 Jeffrey W. Soderberg, Esq., Mandracchia & McWhirk, **LLC**

1411-476
1742 North Robinson Street 19151 60th wd. 1726.87 Sq Ft BRT#342291900 Subject to Mortgage Improvements: Residential Property
BARBARA WALDEN, AN UNMARRIED WOMAN C.P. September Term, 2013 No. 00871 $66,265.29 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1411-477
3409 Fairmont Avenue 19104 24th wd. 825.00 Sq Ft BRT#243006800 Subject to Mortgage Improvements: Residential Property
DARLENE MARIA LAWSON C.P. September Term, 2013 No. 03370 $24,664.95 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1411-478
539 Anchor Street 19120 35th wd. 1136 Sq Ft BRT#351275300 Improvements: Residential Dwelling
ZARWOLO M. GATEI AND MARGARET GATIE A/K/A MARGARET K. BOAN C.P. December Term, 2013 No. 01483 $71,831.94 Powers, Kirn & Associates, LLC

1411-479
5784 Dunlap Street 19131-3412 4th wd. 1365 Sq Ft BRT#043238300 Subject to Mortgage Improvements: Residential Property
ANTHONY D. STAPLES C.P. February Term, 2012 No. 3794 $95,647.89 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1411-480
632 Devereaux Avenue 19111 35th wd. 2380.50 Sq Ft BRT#352197210 Improvements: Residential Dwelling
NADIA DARWISH AND ABED HAMED C.P. April Term, 2013 No. 01364 $130,460.62 Powers, Kirn & Associates, LLC

1411-481
5624 Boyer Street 19138 12th wd. 1225.60 Sq Ft BRT#122246300 Subject to Mortgage Improvements: Residential Property
JAMES GUESS, JR. C.P. August Term, 2013 No. 02760 $51,449.94 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1411-482
1216 Alcott Street 19149 35th wd. 1102.50 Sq Ft BRT#352067300 Improvements: Residential Dwelling
PABLO CAMACHO C.P. April Term, 2014 No. 01104 $50,679.90 Powers, Kirn & Associates, LLC

1411-483
2517 North 28th Street 19132 28th wd. 1308.72 Sq Ft BRT#281099600 Subject to Mortgage Improvements: Residential Property
TERRY BRYANT, AS SOLE OWNER C.P. June Term, 2013 No. 03243 $65,065.38 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1411-484
6924 Forrest Avenue 19138 10th wd. 1500 Sq Ft BRT#102517100 Subject to Mortgage Improvements: Residential Property
MARTISHA ALEXISSE HOBSON, AS SOLE OWNER C.P. February Term, 2014 No. 2140 $117,546.89 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1411-485
69 East Seymour Street 19144 12th wd. 910 Sq Ft BRT#121036700 Improvements: Residential Property
TRACIE L. TATE C.P. May Term, 2014 No. 00878 $22,317.04 KML Law Group, P.C.

1411-486
2750 South 18th Street 19145 26th wd. 972.07 Sq Ft BRT#262084400 Improvements: Residential Property
UNKNOWN HEIRS OF SAMUEL P. RISOLIA, DECEASED AND FRANCESCA RISOLIA, SOLELY IN HER CAPACITY AS HEIR OF SAMUEL P. RISOLIA, DECEASED C.P. December Term, 2013 No. 03172 $205,828.92 KML Law Group, P.C.

1411-487
6514 Dorel Street 19142 40th wd. 1143.10 Sq Ft BRT#406344700 Improvements: Residential Property
ANGELA S. ROBINSON C.P. February Term, 2014 No. 01939 $56,332.33 KML Law Group, P.C.

1411-488
5552 Angora Terrace 19143 51st wd. 1120 Sq Ft BRT#513072400 Improvements: Residential Property
JOSEPH HARMON AND MARLENE HARMON C.P. January Term, 2014 No. 00987 $38,795.68 KML Law Group, P.C.

1411-489
1024 Tomlinson Road 19116 58th wd. 3540 Sq Ft BRT#582193900 Improvements: Residential Property
TORREN PHILLIPS AND MARY L. PHILLIPS C.P. May Term, 2013 No. 03727 $242,537.78 KML Law Group, P.C.

1411-490
5923 Vine Street 19139 4th wd. 728.50 Sq Ft BRT#042169200 Improvements: Residential Property
JOY M. HUTCHINSON C.P. March Term, 2013 No. 03764 $37,509.04 KML Law Group, P.C.

1411-491
6228 Gillespie Street 19135 55th wd. 1447.2 Sq Ft BRT#552426100 Improvements: Residential Dwelling
RICHARD C. FIGANIAK C.P. December Term, 2013 No. 03716 $95,906.20 Law Offices of Gregory Javardian

1411-492
5128 North Carlisle Street 19141 17th wd. 1617 Sq Ft BRT#172034900 Improvements: Residential Property
THERESA BRUMSKILL C.P. December Term, 2012 No. 03249 $83,179.42 KML Law Group, P.C.

1411-493
5322 Greenway Avenue 19143 51st wd. 1597.5 Sq Ft BRT#512088600 Subject to Mortgage Improvements: Residential Dwelling
STANLEY J. GRAVITT C.P. November Term, 2013 No. 02093 $45,975.42 Law Offices of Gregory Javardian

1411-494
2810 Chase Road 19152 57th wd. 2819.86 Sq Ft BRT#571068300 Improvements: Residential Property
KWANZA A. WATERS A/K/A KWANZA A. HOWARD C.P. August Term, 2013 No. 03297 $200,152.24 KML Law Group, P.C.

1411-495
1903-1/2 West 72nd Avenue 19138 10th wd. 1050 Sq Ft OPA#101298700
JASMINE S. WILLIAMS C.P. March Term, 2014 No. 01479 $24,989.16 W. Lyle Stamps, Esq.; Lightman & Manochi

1411-496
3232 Emerald Street 19134 45th wd. 1262.88 Sq Ft BRT#452333600 Improvements: Residential Property
PENNINGTON 189 MANAGEMENT, LLC C.P. August Term, 2012 No. 03282 $83,877.24 KML Law Group, P.C.

1411-497
5417 Chester Avenue 19143-4913 51st wd. 1900 Sq Ft OPA#514127400 Improvements: Residential Property
JACOB HASIS C.P. May Term, 2012 No. 03163 $103,312.30 Phelan Hallinan, LLP

1411-498
2515 West Sterner Street 19132 28th wd. 652.5 Sq Ft BRT#281390600 Improvements: Row 2 Story Masonry
MICHAEL ANTONYUK AND MARINA PETCHERSKAIA C.P. April Term, 2014 No. 02299 $34,245.98 Milstead & Associates, LLC

1411-499
5420 Tackawanna Street 19124-1411 62nd wd. 1132.29 Sq Ft OPA#622305800 Improvements: Residential Property
JOSE M. FIGUEROA AND ERICKA RAMOS C.P. December Term, 2013 No. 02877 $81,493.12 Phelan Hallinan, LLP

1411-500
2911 South Felton Street 19142 40th wd. 1203.2 Sq Ft BRT#402117500 Improvements: Row B/gar 2 Story Masonry
BEATRICE H. SWEN C.P. June Term, 2013 No. 02569 $45,329.31 Milstead & Associates, LLC

1411-501
1173 East Sharpnack Street 19150 50th wd. 2704.7 Sq Ft BRT#502335500 Improvements: Row B/gar 2 Story Masonry
JOHNNIE F. COTTON C.P. July Term, 2012 No. 04349 $111,660.16 Milstead & Associates, LLC

1411-502
12132 Barbary Road 19154 66th wd. 2291.64 Sq Ft BRT#663191400 Improvements: Row B/gar 2 Story Mas. + Other
MARK SUPER, NICOLE RICCI AND MARK SUPER C.P. June Term, 2013 No. 03874 $195,987.11 Milstead & Associates, LLC

1411-503
4972 Whitaker Avenue 19124 23rd wd. 1389.39 Sq Ft BRT#233071300 Improvements: Row B/gar 2 Story Masonry
JANET DE JESUS C.P. July Term, 2013 No. 02315 $92,540.33 Milstead & Associates, LLC

1411-504
1432 Englewood Street 19111 53rd wd. 2351 Sq Ft BRT#53-2-3561-00 Improvements:

Residential Property
JOHN BENOZICH, CARLA A. BENOZICH, AND ANTHONY S. BENOZICH C.P. June 2013 Term, No. 00955 $161,758.71 Kristine M. Anthou, Esq.

1411-505
2828 Tremont Street 19136 57th wd. 2907 Sq Ft BRT#572056015 Improvements: Row B/gar 2 Story Masonry
STEVEN WISNIEWSKI C.P. April Term, 2014 No. 02297 $181,554.42 Milstead & Associates, LLC

1411-506
2429 South 8th Street 19148 39th wd. 854 Sq Ft BRT#393244500 Improvements: Residential Dwelling
BARTKOWSKI INVESTMENTS, LLC C.P. January Term, 2009 No. 001231 $148,186.10 Powers, Kirn & Associates, LLC

1411-507
115 East Upsal Street 19119 22nd wd. 5520 Sq Ft BRT#221091000 Improvements: Semi/det 3 Story Masonry
ANNETTE NIXON C.P. April Term, 2014 No. 00443 $347,586.63 Milstead & Associates, LLC

1411-508
3600 Conshocken Avenue, Unit 406 19131 52nd wd. 940 Sq Ft BRT#888520408 Improvements: Residential Dwelling
EMERALD RANDOLPH AND BRIAN D. RANDOLPH C.P. April Term, 2013 No. 00698 $85,355.00 Powers, Kirn & Associates, LLC

1411-509
151 West Grange Avenue 19120-2444 61st wd. 1383.30 Sq Ft OPA#612074300 Improvements: Residential Property
JEANINE A. FULGINITI A/K/A J. FULGINITI; JAMES R. FULGINITI C.P. September Term, 2013 No. 02910 $106,001.34 Phelan Hallinan, LLP

1411-510
6244 Charles Street 19135 55th wd. 1554.44 Sq Ft BRT#552222400 Improvements: Residential Dwelling
PASQUALE J. CONCILIO C.P. March Term, 2014 No. 04196 $102,560.71 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1411-511
7158 Tulip Street 19135 65th wd. 1344 Sq Ft BRT#651296900 Improvements: Residential Property
GRZEGORZ FRACZ C.P. May Term, 2014 No. 00289 $87,902.93 Bradley J. Osborne, Esq.

1411-512
1545 South Lambert Street 19146 36th wd. 599.72 Sq Ft BRT#363258300 Improvements: Residential Property
NUAH GWEH C.P. April Term, 2014 No. 001212 $131,295.74 Bradley J. Osborne, Esq.

1411-513
1707 Faunce Street 19111-3431 56th wd. 2437.35 Sq Ft OPA#561407700 Improvements: Residential Property
DERRICK STROUD C.P. January Term, 2012 No. 03296 $205,881.62 Phelan Hallinan, LLP

1411-514
10911 Modena Drive 19154 66th wd. 1799 Sq Ft BRT#662061200 Improvements: Residential Real Estate
ANGELO CARRASQUILLO A/K/A ANGELO L. CARRASQUILLO AND CHRISTINA CARRASQUILLO C.P. June Term, 2014 No. 02627 $49,732.64 Stern & Eisenberg P.C.

1411-515
4426 Marple Street 19136 65th wd. 1147.36 Sq Ft BRT#65-1-094100 Improvements: Residential Real Estate
STACEY A. ANDERSON C.P. July Term, 2013 No. 02000 $94,253.25 Stern & Eisenberg P.C.

1411-516
5136 Cedar Avenue 19143-1510 46th wd. 1725.00 Sq Ft OPA#462054800 Improvements: Residential Property
ROBIN DICKERSON-RHONE, IN HER CAPACITY AS ADMINISTRATRIX AND EXECUTOR OF THE ESTATE OF ROBERT THOMAS DICKERSON A/K/A ROBERT T. DICKERSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT THOMAS DICKERSON A/K/A ROBERT T. DICKERSON, DECEASED C.P. February Term, 2013 No. 01837 $101,885.38 Phelan Hallinan, LLP

1411-517
653 North 57th Street 19131-4805 4th wd. 1440.00 Sq Ft OPA#043086800 Improvements: Residential Property
WILIAM SEIBERT C.P. September Term, 2013 No. 03107 $127,438.17 Phelan Hallinan, LLP

1411-518
3128 North Sheridan Street 19133-2441 37th wd. 716.50 Sq Ft OPA#372039600 Improvements: Residential Property
LYNETTE DOUGLAS C.P. September Term, 2013 No. 02132 $31,237.62 Phelan Hallinan, LLP

1411-519
2717 Parrish Street 19130-1201 15th wd. 1005.00 Sq Ft OPA#152300500 Improvements: Residential Property
BRUCE SINGER A/K/A BRUCE H. SINGER C.P. November Term, 2013 No. 02097 $339,912.49 Phelan Hallinan, LLP

1411-520
109 Devereaux Avenue 19111 35th wd. 1393.98 Sq Ft BRT#353000230 Improvements: Residential Real Estate
JUAN M. DIAZ C.P. April Term, 2014 No. 04076 $158,055.89 Stern & Eisenberg P.C.

1411-521
2437 East Somerset Street 19134 25th wd. 840 Sq Ft BRT#251014000 Improvements: Residential Real Estate
AMANDA J. DOWLING C.P. May Term, 2014 No. 02537 $131,597.02 Stern & Eisenberg P.C.

1411-522
4735 Hartel Avenue, a/k/a 4735 Hartel Street 19136-3306 65th wd. 1203.19 Sq Ft OPA#651197900 Improvements: Residential Property
WALTER H. DABBS C.P. September Term, 2013 No. 00131 $116,770.78 Phelan Hallinan, LLP

1411-523
2138 South Iseminger Street 19148 39th wd. 990 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.

1411-524
11808 Millbrook Road 19154-3711 66th wd. 1803.00 Sq Ft OPA#662230200 Improvements: Residential Property
ERICK MCKEE C.P. February Term, 2014 No. 02467 $86,217.96 Phelan Hallinan, LLP

1411-525
9001 Ridge Avenue, Unit 18 19128 21st wd. 1056 Sq Ft BRT#21-4146918 Subject To Mortgage Police and Fire Federal Credit Union Improvements: Residential Townhouse
FRED M. GREENE AND HELEN C. GREENE C.P. July Term, 2014 No. 01077 $11,169.96 Stefan Richter, Esq.

1411-526
419 N. Front Street 19123 5th wd. 663 Sq Ft OPA#055010205 Subject to Mortgage Subject to Rent Improvements: Residential Building
LIFE EQUITIES CORP. C.P. December Term, 2012 No. 00031 $411,815.23 Jeffrey W. Soderberg, Esq., Mandracchia & McWhirk, LLC

1411-527
1909 East Venango Street 19134 45th wd. 1058.68 Sq Ft BRT#45-2150900 Improvements: Residential Dwelling
BRANDON REEVES C.P. August Term, 2012 No. 01907 $72,761.16 Powers, Kirn & Associates, LLC

1411-528
1457 West Chew Street 19141 17th wd. 1551.22 Sq Ft BRT#17-1101100 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF FELMA E. BROWN A/K/A FELMA ELFREIDA BROWN C.P. March Term, 2013 No. 02631 $85,327.04 Powers, Kirn & Associates, LLC

1411-529
3320 Mount Vernon Street 19104 24th wd. 752.36 Sq Ft; Row 2 Sty Masonry BRT#242057300 Improvements: Residential Dwelling
MOHAMMADREZA AGHANAZARI C.P. March Term, 2014 No. 03620 $128,179.22 McCabe, Weisberg & Conway, P.C.

1411-530
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.

1411-531
1332 South 31st Street 19146 36th wd. 997.12 Sq Ft; Row 2 Sty Masonry BRT#362274900 Improvements: Residential Dwelling
HENRY R. YARBROUGH C.P. May Term, 2009 No. 01477 $71,016.41 McCabe, Weisberg & Conway, P.C.

1411-532
6519 Dorcas Street 19111 53rd wd. 2229.85 Sq Ft; S/D W B/G 2S Masonry BRT#531205100 Improvements: Residential Dwelling
WANDA COTTOM C.P. February Term, 2012 No. 00668 $166,953.19 McCabe, Weisberg & Conway, P.C.

1411-533
348 East Shedaker Street 19144 12th wd. 1260.00 Sq Ft; Row 2 Sty Masonry BRT#121014900 Improvements: Residential Dwelling
TAMARA PINKHASOVA C.P. May Term, 2014 No. 00763 $66,756.47 McCabe, Weisberg & Conway, P.C.

1411-534
2706 Dothan Plaza 19153 40th wd. 1799.10 Sq Ft; Apt 2-4 Unts 2 Sty Masonry BRT#405906600 Improvements: Residential Dwelling
ANNAMARIE BELL C.P. January Term, 2014 No. 01649 $147,246.05 McCabe, Weisberg & Conway, P.C.

1411-535
1734 North 26th Street 19121 29th wd. 945.00 Sq Ft; Row 3 Sty Masonry BRT#324109100 Improvements: Residential Dwelling
WILLIARD M. COOPER AND WILLIAM MCLAUGHLIN C.P. March Term, 2011 No. 00111 $102,681.48 McCabe, Weisberg & Conway, P.C.

1411-536
2661 East Norris Street 19125 31st wd. 840 Sq Ft; Row 2 Sty Masonry BRT#313014000 Improvements: Residential Dwelling
STEPHEN GROVES, ADMINISTRATOR OF THE ESTATE OF GEORGE GROVES, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 03507 $111,333.39 McCabe, Weisberg & Conway, P.C.

1411-537
4314 McMenamy Street 19136 65th wd. 2250 Sq Ft; S/D W B/G 1 Sty Masonry BRT#651164820 Improvements: Residential Dwelling
KELLY A. ADCOX C.P. May Term, 2014 No. 00757 $55,137.73 McCabe, Weisberg & Conway, P.C.

1411-538
628 Solly Avenue 19111-1951 63rd wd. 2812.50 Sq Ft OPA#631349500 Improvements: Residential Property
JOHN AMANN C.P. August Term, 2013 No. 00772 $208,868.03 Phelan Hallinan, LLP

1411-539
2431 East Cumberland Street 19125-3104 31st wd. 1778 Sq Ft OPA#314039000 Improvements: Residential Property
TIMOTHY R. BENSTON C.P. April Term, 2013 No. 03973 $320,395.72 Phelan Hallinan, LLP

1411-540
424 North 65th Street 19151-4003 34th wd. 1875 Sq Ft OPA#343122400 Improvements: Residential Property
GAYLE PULLER C.P. October Term, 2013 No. 00993 $64,307.26 Phelan Hallinan, LLP

1411-541
12632 Chilton Road 19154-1407 66th wd. 1985 Sq Ft OPA#663328300 Improvements: Residential Property
STEPHEN SPADARO A/K/A STEPHEN I. SPADARO C.P. September Term, 2013 No. 01021 $181,981.09 Phelan Hallinan, LLP

1411-542
1384 North 76th Street 19151-2823 34th wd. 2240 Sq Ft OPA#343309000 Improvements: Residential Property
TARA THERESA BLIGEN A/K/A TARA BLIGEN C.P. March Term, 2013 No. 01752 $168,955.74 Phelan Hallinan, LLP

1411-543
6919 Theodore Street 19142-2106 40th wd. 982.50 Sq Ft OPA#406241000 Improvements: Residential Property
LOUIS COLALONGO, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF CARMELIA DIDONATO A/K/A CARMELLA COLALONGO C.P. September Term, 2012 No. 02830 $75,911.34 Phelan Hallinan, LLP

1411-544
1129 Kerper Street 19111-4925 53rd wd. 2527.84 Sq Ft OPA#532103700 Improvements: Residential Property
AMAL J. ABDELRAHMAN C.P. April Term, 2014 No. 04233 $166,667.78 Phelan Hallinan, LLP

1411-545
1347 Dyre Street 19124 62nd wd. 1510.32 Sq Ft; Row Conv/Apt 2 Sty Masonry BRT#621007800 Improvements: Residential Dwelling
DAMON E. CUNNINGHAM C.P. April Term, 2014 No. 03479 $110,565.77 McCabe, Weisberg & Conway, P.C.

1411-546
2827 North 12th Street 19133 37th wd. 1358 .00 Sq Ft; Row 2 Sty Masonry BRT#372251200 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF PATRICIA A. LEWIS, DECEASED MORTGAGOR AND REAL OWNER; LAWRENCE D. SAMPSON, KNOWN SURVIVING HEIR OF PATRICIA A. LEWIS, DECEASED MORTGAGOR AND REAL OWNER AND STEVE O. SAMPSON A/K/A LEWIS SAMPSON, KNOWN SURVIVING HEIR OF PATRICIA A. LEWIS, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 00907 $60,319.88 McCabe, Weisberg & Conway, P.C.

1411-547
6729 Oakland Street 19149 54th wd. 1663.65 Sq Ft; Apt 2-4 Unts 2 Sty Masonry BRT#542388700 Improvements: Residential Dwelling
STEVEN J. GALINSKY AND MEGAN JANE GALINSKY C.P. July Term, 2013 No. 04388 $185,050.46 McCabe, Weisberg & Conway, P.C.

1411-548
10028 Ferndale Street 19116 58th wd. 2824.00 Sq Ft; Apt 2-4 Unts 2 Sty Mas. +O BRT#582471700 Improvements: Residential Dwelling
LISSY JOY C.P. May Term, 2014 No. 02529 $210,813.05 McCabe, Weisberg & Conway, P.C.

1411-549
607 East Comly Street 19120-1238 35th wd. 995.12 Sq Ft OPA#352149300 Improvements: Residential Property
MARTHA KIRINA; CHARLES KAMAU C.P. August Term, 2013 No. 03555 $54,648.78 Phelan Hallinan, LLP

1411-550
12628 Knights Place 19154-3111 66th wd. 1617.30 Sq Ft OPA#663364600 Improvements: Residential Property
BOBBIE JO SNYDER; JOHN BURTON C.P. September Term, 2013 No. 02614 $149,379.67 Phelan Hallinan, LLP

1411-551
1532 Emily Street 19145-3028 48th wd. 588.00 Sq Ft OPA#481117600 Improvements: Residential Property
TERESA WILMORE; WILLIAM WRIGHT, IV A/K/A WILLIAM WRIGHT C.P. December Term, 2013 No. 00178 $162,353.24 Phelan Hallinan, LLP

1411-552
2757 North 20th Street 19132-2602 11th wd. 990.0 Sq Ft OPA#111253900 Improvements: Residential Property
WILFREDO ADORNO; MILAGROS ADORNO C.P. April Term, 2013 No. 00632 $43,976.71 Phelan Hallinan, LLP

1411-553
6124 Walnut Street 19139-3704 46th wd. 1413.72 Sq Ft OPA#031070400 Improvements: Residential Property
RODNEY L. BROWN C.P. May Term, 2013 No. 00286 $57,703.51 Phelan Hallinan, LLP

1411-554
3105 Guilford Street 19152-4503 64th wd. 2225.00 Sq Ft OPA#641182200 Improvements: Residential Property
BRIDGET DONOHOE C.P. September Term, 2013 No. 01937 $227,612.75 Phelan Hallinan, LLP

1411-555
1978 Plymouth Street 19138-2722 10th wd. 858 Sq Ft OPA#101312900 Improvements: Residential Property
JOHN W. GRIFFIN C.P. December Term, 2013 No. 03520 $56,880.92 Phelan Hallinan, LLP

1411-556
833 East Willard Street 19134-1928 33rd wd. 1140 Sq Ft OPA#331090200 Improvements: Residential Property
NARAYAH BUENO, IN HER CAPACITY AS HEIR OF TAINA BAEZ, DECEASED; ANTHONY RIVERA, IN HIS CAPACITY AS HEIR OF TAINA BAEZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TAINA BAEZ, DECEASED C.P. December Term, 2013 No. 01173 $17,140.60 Phelan Hallinan, LLP

1411-557
5111 Valley Street 19124-1429 62nd wd. 732 Sq Ft BRT#622331000 Improvements: Residential Dwelling
CARLOS MADEIRA C.P. January Term, 2013 No. 02314 $117,780.19 Law Offices of Gregory Javardian

1411-558
4717 A Street 19120-4401 42nd wd. 1590 Sq Ft OPA#421297200 Improvements: Residential Property
MARIBEL LUGO; FERNANDO GARCIA C.P. June Term, 2009 No. 00083 $126,248.38 Phelan Hallinan, LLP

1411-559
3024 East Thompson Street 19134 25th wd. 904 Sq Ft BRT#251259800 Subject to Mortgage Improvements: Residential Dwelling
JAMES GAWRONSKI AND JACQUELINE C. HALE C.P. April Term, 2014 No. 03656 $153,227.23 Law Offices of Gregory Javardian

1411-560
6704 Oakland Street 19149 54th wd. 1116 Sq Ft BRT#542373900 Subject to Mortgage Improvements: Residential Dwelling
FEI YAN CHEN NG C.P. December Term, 2013 No. 01058 $57,004.34 Law Offices of Gregory Javardian

1411-561
1646 South Wilton Street 19143 51st wd. 1020 Sq Ft BRT#512060100 Improvements: Residential Dwelling
COREY NEVADA BURRELL AND SHARON ANN BURRELL C.P. April Term, 2014 No. 01764 $85,763.90 Law Offices of Gregory Javardian

1411-562
936 East Sanger Street 19124 35th wd. 1336 Sq Ft BRT#351204600 Improvements: Residential Dwelling
MERLY DECASTRO C.P. April Term, 2014 No. 01106 $97,097.41 Law Offices of Gregory Javardian

1411-563
3527 Vinton Road 19154 66th wd. 1360 Sq Ft BRT#66-3130400 Improvements: Residential Dwelling
TIMOTHY ANDREW WEST C.P. April Term, 2010 No. 01343 $178,413.57 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1411-564
1307 North 55th Street 19131-4222 4th wd. 1158 Sq Ft OPA#041300500 Improvements: Residential Property
JAMES A. NELSON; ROBERT L. GLOVER C.P. December Term, 2013 No. 02661 $46,932.33 Phelan Hallinan, LLP

1411-565
4251 Neilson Street 19124-4921 33rd wd. 1200 Sq Ft OPA#332530700 Improvements: Residential Property
RAQUEL TORRES C.P. April Term, 2012 No. 01144 $78,260.42 Phelan Hallinan, LLP

1411-566
7246 Marsden Street 19135 41st wd. 1344 Sq Ft BRT#412382100 Improvements: Residential Dwelling
PHYLLIS M. WILDONGER AND STEVEN J. WILDONGER C.P. June Term, 2014 No. 01747 $111,548.54 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1411-567
201-59 North 8th Street, Unit 214 19106 88th wd. 1696 Sq Ft BRT#888036900 Improvements: Res. Condo 5+sty Masonry
STELLA CHEN, KNOWN HEIR OF JIN LUI, DECEASED MORTGAGOR AND REAL OWNER AND EDMUND LUI, KNOWN HEIR OF JIN LUI, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2014 No. 01298 $532,105.50 Milstead & Associates, LLC

1411-568
2071 Pickwick Street 19134-2109 45th wd. 950 Sq Ft OPA#452181900 Improvements: Residential Property
EVELYN PEREZ C.P. June Term, 2013 No. 02323 $42,281.31 Phelan Hallinan, LLP

1411-569
6404 Carlton Street 19139-1012 34th wd. 1362 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, LLP

1411-570
2163 Furley Street 19138 17th wd. 910 Sq Ft; Row 2 Sty Masonry BRT#171114600 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF GEORGE FAUNTLEROY, DECEASED MORTGAGOR AND REAL OWNER C.P.

December Term, 2013 No. 00566 $36,112.70 McCabe, Weisberg & Conway, P.C.

1411-571
6639 Leeds Street 19151 34th wd. 1296 Sq Ft BRT#34-4-0369-00 Improvements: Residential Dwelling
ARLENE YOUNG C.P. April Term, 2013 No. 05067 $71,244.44 Udren Law Offices, P.C.

1411-572
5204 C Street 19120 42nd wd. 1650 Sq Ft; Row B/Gar 2 Sty Masonry BRT#421364200 Improvements: Residential Dwelling
SIRIKHAMKHOUNE VONGVIXAY AND OTHAY VILAYSEANG C.P. December Term, 2013 No. 01522 $209,277.87 McCabe, Weisberg & Conway, P.C.

1411-573
4323 Teesdale Street 19136 41st wd. 914 Sq Ft BRT#412101600 Improvements: Residential Dwelling
BARBARA J. HELVERSON C.P. March Term, 2013 No. 02205 $62,944.76 Stern & Eisenberg P.C.

1411-574
5922 Colgate Street 19120 35th wd. 1068 Sq Ft; Row B/Gar 2 Sty Masonry BRT#352272200 Improvements: Residential Dwelling
CONCETTA ANGELA GRAY C.P. September Term, 2013 No. 01526 $61,802.63 McCabe, Weisberg & Conway, P.C.

1411-575
409 West Ellet Street 19119 22nd wd. 2050 Sq Ft BRT#223156300 Improvements: Residential Dwelling
DAVID ALSTON A/K/A DAVID A. ALSTON AND TIFFINI ALSTON A/K/A TIFFINI K. ALSTON C.P. November Term, 2013 No. 00620 $158,756.35 Udren Law Offices, P.C.

1411-576
5881 Roosevelt Boulevard 19149 62nd wd. 1280 Sq Ft; Row B/Gar 2 Sty Masonry BRT#621319900 Improvements: Residential Dwelling
RACHELLE LAVENTURE C.P. June Term, 2012 No. 03009 $149,319.16 McCabe, Weisberg & Conway, P.C.

1411-577
6526 Chester Avenue 19142-1904 40th wd. 1092 Sq Ft OPA#403098700 Improvements: Residential Property
DAWN M. STEWART, IN HER CAPACITY AS HEIR OF ARTHUR H. CHAMBERS, DECEASED; ARTHUR J. GILMORE, IN HIS CAPACITY AS HEIR OF ARTHUR H. CHAMBERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ARTHUR H. CHAMBERS, DECEASED C.P. August Term, 2013 No. 02273 $36,823.39 Phelan Hallinan, LLP

1411-578
7112 Cottage Street 19135-1202 41st wd. 1536 Sq Ft OPA#412284600 Improvements: Residential Property
MARYELLEN R. LEARY AND DOUGLAS LEARY, JR. A/K/A DOUGLAS D. LEARY, JR. C.P. January Term, 2012 No. 04900 $139,704.85 Phelan Hallinan, LLP

1411-579
2243 East Clearfield Street 19134 25th wd. 1150 Sq Ft; Row 2 Sty Masonry BRT#252245500 Improvements: Residential Dwelling
YISCHOR FRIEDMAN C.P. October Term, 2013 No. 01840 $74,960.47 McCabe, Weisberg & Conway, P.C.

1411-580
210 Locust Street, Unit 29DW 19106 5th wd. 803 Sq Ft BRT#888052157 Subject to Mortgage
HARRY GRATZ C.P. March Term, 2014 No. 063634 $11,784.00 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

1411-581
1529 Marcy Place, Unit B 19115-4285 88th wd. 1664 Sq Ft OPA#888560534 Improvements: Condominium
RICHARD J. GAUNCE C.P. June Term, 2011 No. 01314 $172,072.33 Phelan Hallinan, LLP

1411-582
184 East Huntingdon Street 19125-1031 31st wd. 2550 Sq Ft OPA#314130300 Improvements: Residential Property
TOMMY NGUYEN A/K/A THANH NGUYEN; CINDY T. NGUYEN C.P. May Term, 2014 No. 00071 $82,649.00 Phelan Hallinan, LLP

1411-583
4224 Cottman Avenue 19135-1118 41st wd. 1728 Sq Ft OPA#412064400 Improvements: Residential Property
PIERRE LAZARRE C.P. November Term, 2013 No. 02689 $164,354.78 Phelan Hallinan, LLP

1411-584
940 North Bambrey St 19130 29th wd. 864 Sq Ft BRT#29-1-346700 Improvements: Residential Dwelling
JASON M. JORDAN C.P. June Term, 2014 No. 04498 $64,790.37 Udren Law Offices, P.C.

1411-585
2411 S. Chadwick Street 19145 26th wd. 982 Sq Ft BRT#261316900 Improvements: Residential Dwelling
MICHAEL SOFI, ROBERT POLIZZANO AND MICHELE POLIZZANO C.P. March Term, 2012 No. 3629 $76,900.79 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1411-586
7235 Pittville Street 19126 10th wd. 1216 Sq Ft; Row B/Gar 2 Sty Masonry BRT#101056800 Improvements: Residential Dwelling
LYNIA HARPER C.P. July Term, 2013 No. 02744 $44,719.57 McCabe, Weisberg & Conway, P.C.

1411-587
2844 Sourth Marvine Street 19148 39th wd. 1431 Sq Ft;Row B/Gar 2 Sty Masonry BRT#395310800 Improvements: Residential Dwelling
ANTHONY J. FONTANA, JR. AND FRANCES FONTANA C.P. April Term, 2012 No. 02852 $58,965.86 McCabe, Weisberg & Conway, P.C.

1411-588
5248 Baynton Street 19144 12th wd. 1438 Sq Ft; S/D W B/G 2S Stone BRT#121177300 Subject to Mortgage Improvements: Residential Dwelling
ALFRED CARR, KNOWN SURVIVING HEIR OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER; LOUISE HILL, KNOWN SURVIVING HEIR OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF GAYNELL M. CARR, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2012 No. 03832 $152,252.08 McCabe, Weisberg & Conway, P.C.

1411-589
7404 Tabor Avenue 19111 56th wd. 1280 Sq Ft; Semi-Det 2 Sty Masonry BRT#561034900 Improvements: Residential Dwelling
STEPHEN J. EPPINGER AND MICHELLE EPPINGER C.P. February Term, 2013 No. 02825 $193,394.01 McCabe, Weisberg & Conway, P.C.

1411-590
121 North Felton Street 19139 34th wd. 920 Sq Ft; S/D w/Det Gar 2 Sty Mason BRT#341243100 Subject to Rent Improvements: Residential Dwelling
PRISCILLA JAMES C.P. June Term, 2013 No. 01609 $92,705.52 McCabe, Weisberg & Conway, P.C.

1411-591
6526 Bradford Terrace 19149 54th wd. 1806 Sq Ft; Apt 2-4 Unts 2 Sty Masonry BRT#541296400 Improvements: Residential Dwelling
HASNA B. KHAN C.P. November Term, 2013 No. 03086 $218,902.09 McCabe, Weisberg & Conway, P.C.

1411-592
5908 Chestnut Street 19139 3rd wd. 1352 Sq Ft; Row 2 Sty Masonry BRT#031027900 Improvements: Residential Dwelling
GERALDINE CARLYLE, KNOWN SURVIVING HEIR OF WILLIAM CARLISLE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF WILLIAM CARLISLE, DECEASED MORTGAGOR AND REAL OWNER. C.P. January Term, 2013 No. 03527 $56,152.64 McCabe, Weisberg & Conway, P.C.

1411-593
6201 Limekiln Pike 19141 17th wd. 1440 Sq Ft; Row 2 Sty Masonry BRT#172304200 Improvements: Residential Dwelling
EUGENE BEILIS C.P. April Term, 2014 No. 03036 $65,108.43 McCabe, Weisberg & Conway, P.C.

1411-594
5021 Ludlow Street 19139 60th wd. 1446 Sq Ft; Row 2 Sty Masonry BRT#602007000 Improvements: Residential Dwelling
CHARLENE MCCULLEY C.P. October Term, 2006 No. 02703 $103,460.68 McCabe, Weisberg & Conway, P.C.

1411-595
4924 Duffield Street 19124 23rd wd. 1530 Sq Ft BRT#232272900 Improvements: Residential Dwelling
DOREEN MARTIN, KNOWN HEIR OF MARGARET QUIGLEY; LORI PAPALEO, KNOWN HEIR OF MARGARET QUIGLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET QUIGLEY, LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGE QUIGLEY, LAST RECORD OWNER. C.P. March Term, 2013 No. 03740 $71,772.69 Udren Law Offices, P.C.

1411-596
2609 Jefferson Street 19121 29th wd. 910 Sq Ft; Row W/Gar 2 Sty Masonry BRT#291194100 Improvements: Residential Dwelling
KENNETH CRAWFORD, JR. AND KENNETH CRAWFORD, SR. C.P. May Term, 2013 No. 00084 $106,782.37 McCabe, Weisberg & Conway, P.C.

1411-597
3173 Janney Street 19134 25th wd. 990 Sq Ft BRT#252410100 Improvements: Residential Property
KIM JURKIEWICZ C.P. January Term, 2014 No. 000267 $87,680.29 Bradley J. Osborne, Esq.

1411-598
1304 South 22nd Street 19146 36th wd. 1134 Sq Ft BRT#36-1328500 Improvements: Residential Property
QIARA AYCOX (REAL OWNER) AND EARL V. ROSS; TITLE TO SAID PREMISES IS VESTED IN EARL V. ROSS BY DEED FROM WALTER P. LOMAX, JR., EXECUTOR OF THE ESTATE OF CHASRLES T. OBEY, DECEASED AND WALTER P. LOMAX JR. AND BEVERLY H. LOMAX, HUSBAND AND WIFE DATED FEBRUARY 26, 1997 AND RECORDED APRIL 9, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY IN BOOK JTD 277 PAGE 91; TITLE IS FURTHER VESTED IN QIARA AYCOX BY DEED FROM EARL V. ROSS DATED FEBRUARY 6, 2008 AND RECORDED MARCH 7, 2008 AS INSTRUMENT #51865874 C.P. January Term, 2014 No. 001025 $74,355.72 Alicia M. Sandoval, Esq.

1411-599
2828 Kirkbride Street 19137 45th wd. 1264 Sq Ft BRT#453124500 Improvements: Residential Dwelling
CHARLIE A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHERINE CONN A/K/A KATHERINE J. CONN, DECEASED C.P. May Term, 2014 No. 02612 $34,775.77 Law Offices of Gregory Javardian

1411-600
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, AND ASSIGNS, REPRESENTATIVES, DEVISEES, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ESTATE OF HELEN E. HART, DECEASED C.P. August Term, 2013 No. 02577 $55,744.67 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1411-601
6144 North 6th Street 19120 61st wd. 1568 Sq Ft BRT#611134300 Improvements: Residential Dwelling
EDDIE FERRELL, JR. C.P. December Term, 2011 No. 02971 $125,400.58 Law Offices of Gregory Javardian

1411-602
301 West Byberry Road, A1 19116 58th wd. 1074 Sq Ft; Res. Condo 3 Sty Masonry BRT#888581881 Improvements: Condominium
NAZAR SHUPLAT C.P. April Term, 2014 No. 00761 $155,390.95 McCabe, Weisberg & Conway, P.C.

1411-603
4745 North Mascher Street 19120 42nd wd. On east side of Mascher St; 1200 Sq Ft Southward of Louden St; Front 15 ft 0 in BRT#422354600
CAROL A. CLARK C.P. September Term, 2012 No. 02244 $53,727.56 McGrath McCall P.C.

1411-604
4958 North 9th Street 19141 49th wd. 1496 Sq Ft; Row 2 Sty Masonry BRT#491300500 Improvements: Residential Dwelling
OLLIE MAE ROBINSON AND LAKESHA SMITH C.P. June Term, 2009 No. 01586 $98,835.69 McCabe, Weisberg & Conway, P.C.

1411-605
6549 Theodore Street 19142 40th wd. 1280 Sq Ft; Row B/Off-Str 2 Sty Masonry BRT#406239900 Improvements: Residential Dwelling
JAMES I. OKE C.P. September Term, 2013 No. 02971 $42,964.45 McCabe, Weisberg & Conway, P.C.

1411-606
1206 West Airdrie Street Apt 1W 19140 43rd wd. 1664 Sq Ft; Row Conv/Apt 2 Sty Masonry BRT#432207900 Improvements: Residential Dwelling
ROBERT MCKEITHAN, ALL UNKNOWN SURVIVING HEIRS OF ANITA MCKEITHAN AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. July Term, 2013 No. 03286 $38,629.89 McCabe, Weisberg & Conway, P.C.

1411-607
5432 Spruce Street 19139 46th wd. 1184 Sq Ft; Row 2 Sty Masonry BRT#603068600 Improvements: Residential Dwelling
CANDACE BROWN C.P. March Term, 2010 No. 00461 $107,853.05 McCabe, Weisberg & Conway, P.C.

1411-608
901-919 East Luzerne Street 19124 33rd wd. 40965 Sq Ft OPA#884112507 Subject to Mortgage Improvements: Commercial Building
CHRIST GOSPEL APOSTOLIC CHURCH C.P. January Term, 2014 No. 00775 $672,851.36 Darrell M. Zaslow, Esq.

1411-609
2913 Elbridge Street 19149 55th wd. 1200 Sq Ft BRT#551026700 Improvements: Residential Property
NAIM MUHAMMAD C.P. March Term, 2010 No. 02961 $172,816.87 KML Law Group, P.C.

1411-610
8905 Fairfield Street 19152 57th wd. 1586 Sq Ft BRT#571176300 Improvements: Residential Property
FRANCISCO COLLANTES AND NELLY HURTADO C.P. June Term, 2013 No. 01325 $186,985.63 KML Law Group, P.C.

1411-611
5146 Knox Street 19144 12th wd. 1760 Sq Ft; Semi-Det 2 Sty Masonry BRT#123189800 Improvements: Residential Dwelling
OLIVIA THOMPSON A/K/A OLIVIA M. THOMPSON C.P. April Term, 2014 No. 00908 $92,314.64 McCabe, Weisberg & Conway, P.C.

1411-612
7015 East Roosevelt Boulevard 19149 55th wd. Approximate Size: 232'10-1/2"x75'00" OPA#882173100 Subject to Mortgage Subject To Rent Yes (tenants) Improvements: Commercial Building
CUI TRAN AND LOAN TRUONG TRUSTEE OF THE 7015 E. ROOSEVELT BOULEVARD TRUST C.P. May Term, 2014 No. 001023 $817,424.69 Robert A. Badman, Esq.

1411-613
400-14 West Hortter Street Unit 703 19119 22nd wd. 1448 Sq Ft; All that certain unit in the property known named and identified in the Declaration Plan referred to below as "Germantown Manor Condominium" a condominium located at 400-14 West Hortter Street in the City and County of Philadelphia and Commonwealth of Pennsylvania 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 Office of the Recorder of Deed of a Declaration dated 8/16/79 and recorded 8/16/79 in Deed Book DCC 2034 page 1 and amended by Amendment to Declaration dated 9/19/79 and recorded 9/20/79 in Deed Book DCC 2065 page 547 a Declaration Plan dated 8/16/79 and recorded 8/16/79 and Deed Book DCC 2034 page 68 and a Code of Regulations dated 8/16/79 and recorded 8/16/79 in Deed Book DCC 2034 page 23, being and designated on said Declaration Plan as Unit Number 703 as herein set forth and more fully shown in such Declaration Plan and Declaration together with a proportionate undivided interest in common elements (as defined in such declaration of 3.23 percent). BRT#888220237; PRCL# 50 N 15-184 Subject to Mortgage Improvements: Residential Condominium
MICHELLE JONES C.P. June Term, 2012 No. 01593 $13,517.21 Hal A. Barrow, Esq.

1411-614
1120 South Wilton Street 19143 51st wd. 1470 Sq Ft; Semi Det 2 Sty Masonry BRT#511211700 Subject to Mortgage Improvements: Residential Dwelling
TALIB M. MUHAMMAD C.P. August Term, 2010 No. 04776 $87,119.14 McCabe, Weisberg & Conway, P.C.

1411-615
6239 Walnut Street 19139 3rd wd. 2560 Sq Ft OPA#031064100 Improvements: Residential Property
KIRBY W. AMES C.P. March Term, 2010 No. 2289 $78,807.62 Lauren Berschler Karl, Esq.

1411-616
2835 Benner Street 19149 62nd wd. 1224 Sq Ft; Row B/Gar 2 Sty Masonry BRT#621154300 Improvements: Residential Dwelling
IRINA RUBINOV AND GREGORY YUSUPOV C.P. June Term, 2013 No. 01118 $116,476.80 McCabe, Weisberg & Conway, P.C.

1411-617
1314 North 76th Street 19151 34th wd. 1120 Sq Ft BRT#343305500 Improvements: Residential Property
HAROLD DELCHAM C.P. April Term, 2013 No. 03638 $165,954.15 KML Law Group, P.C.

1411-618
417 Tree Street 19148 39th wd. 1072 Sq Ft; Row 2 Sty Masonry BRT#392127100 Subject to Mortgage Improvements: Residential Dwelling
SUSAN J. MCALLISTER C.P. June Term, 2013 No. 01490 $55,095.32 McCabe, Weisberg & Conway, P.C.

1411-619
2845 Benner Street 19149 62nd wd. 1224 Sq Ft BRT#621154800 Improvements: Residential Property
FAUSTO ABREU C.P. July Term, 2012 No. 00178 $124,470.21 KML Law Group, P.C.

1411-620
4081 Higbee Street 19135 62nd wd. 1068 Sq Ft BRT#622206900 Improvements: Residential Property
BARRY WILLIAMS C.P. July Term, 2012 No. 04697 $94,805.99 KML Law Group, P.C.

1411-621
3221 West Norris Street 19121 32nd wd. 1410 Sq Ft BRT#323083400 Improvements: Residential Property
MICHAEL B. JONES C.P. February Term, 2013 No. 02538 $70,002.03 KML Law Group, P.C.

1411-622
3925 Henry Avenue 19129 38th wd. 3800 Sq Ft BRT#383134500 Subject To Mortgage Luzerne Bank, formerly Luzerne National Bank; Date 5/4/01; Instrument No. 50251521 Amount: $271,600.00 Improvements: Single Dwelling
TERESA O. BITTENBENDER BY VIRTUE OF A WRIT OF EXECUTION FILED BY LUZERNE BANK, FORMERLY LUZERNE NATIONAL BANK C.P. April Term, 2011 No. 02002 $239,501.16 Hourigan, Kluger & Quinn, PC

1411-623
6235 North Woodstock Street 19138 17th wd. 990 Sq Ft BRT#172395200 Improvements: Residential Property
THE UNKNOWN HEIRS OF TERRY AVINGER, DECEASED; BEVERLY A. AVINGER, SOLELY IN HER CAPACITY AS HEIR OF TERRY AVINGER, DECEASED; TERRY AVINGER, II, SOLELY IN HIS CAPACITY AS HEIR OF TERRY AVINGER, DECEASED AND TAUHEEDAH AVINGER, SOLELY IN HER CAPACITY AS HEIR OF TERRY AVINGER, DECEASED C.P. April Term, 2013 No. 02641 $87,105.16 KML Law Group, P.C.

1411-624
7118 Saul Street 19149 54th wd. 1088 Sq Ft BRT#542437800 Improvements: Residential Property
DAVID ALEQUIN C.P. October Term, 2013 No. 00703 $43,323.23 KML Law Group, P.C.

1411-625
3520 Avalon Street 19114-1502 66th wd. 1200 Sq Ft OPA#661082920 Improvements: Residential Property
RAMONA SANTINI C.P. September Term, 2012 No. 03392 $140,196.79 Phelan Hallinan, LLP

1411-626
7345 Woodbine Avenue 19151-2212 34th wd. 1120 Sq Ft OPA#067N16-0128; OPA#344139300 Improvements: Residential Property
TAMARA BATTLE C.P. December Term, 2011 No. 00736 $156,127.23 Phelan Hallinan, LLP

1411-627
2601 Pennsylvania Avenue, Apartment, 502 a/k/a 2601 Pennsylvania Ave, 2601 Parkway Condominium Unit 502 19130-2327 88th wd. 945 Sq Ft OPA#888072746 Improvements: Condominium Unit

SHERIFF'S SALE

PARDIS MINUCHEHR C.P. November Term, 2013 No. 02262 $182,422.87 Phelan Hallinan, LLP

1411-628

6818 Yocum Street 19142-1228 40th wd. 1186 Sq Ft OPA#403280600 Improvements: Residential Property
BINH LUU C.P. December Term, 2013 No. 02217 $56,718.92 Phelan Hallinan, LLP

1411-629

5127 Newhall Street 19144-4019 12th wd. 2007 Sq Ft PRCL# 123219500 Improvements: Residential Property
ETRULIA WEST A/K/A ETRULIA GALLASHAW WEST, IN HER CAPACITY AS HEIR OF MARION WEST, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARION WEST, DECEASED C.P. March Term, 2011 No. 03234 $21,566.36 Phelan Hallinan, LLP

1411-630

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 $144,813.57 Phelan Hallinan, LLP

1411-631

6539 Linmore Avenue 19142-2206 40th wd. 1160 Sq Ft PRCL#403176900 Improvements: Residential Property
NATIA SAWYER C.P. June Term, 2013 No. 03071 $83,211.40 Phelan Hallinan, LLP

1411-632

4421 McKinley Street 19135-3216 55th wd. 1056 Sq Ft OPA#552034710 Improvements: Residential Property
JUANITA ORTIZ C.P. September Term, 2013 No. 01302 $103,141.12 Phelan Hallinan, LLP

1411-633

5317 Laurens Street 19144-4615 12th wd. 1880 Sq Ft OPA#124149600 Improvements: Residential Property
NICOLE BRISCOE C.P. October Term, 2011 No. 03839 $153,280.52 Phelan Hallinan, LLP

1411-634

4714 North 4th Street 19120-4106 42nd wd. 1104 Sq Ft OPA#422457700 Improvements: Residential Property
MIGUEL ROBLES C.P. December Term, 2011 No. 03453 $56,011.50 Phelan Hallinan, LLP

1411-635

5416 West Diamond Street 19131-3111 52nd wd. 1568 Sq Ft OPA#522086100 Improvements: Residential Property
TALBERT A. WILEY, IN HIS CAPACITY AS HEIR OF ALICE M. WILEY A/K/A ALICE WILEY, DECEASED; BEVERLY DENISE BISHOP, IN HER CAPACITY AS HEIR OF ALICE M. WILEY A/K/A ALICE WILEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE M. WILEY, DECEASED C.P. January Term, 2014 No. 00106 $123,844.71 Phelan Hallinan, LLP

1411-636

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, LLP

1411-637

1437 South Franklin Street 19147-5738 1st wd. 746 Sq Ft OPA#012085700 Improvements: Residential Property
HOWARD RUSSELL C.P. April Term, 2014 No. 04232 $87,856.66 Phelan Hallinan, LLP

1411-638

1249 North Allison Street 19131-4262 4th wd. 1042 Sq Ft OPA#041199400 Improvements: Residential Property
HERBERT YOUNG AND SHEILA YOUNG C.P. October Term, 2012 No. 02235 $46,266.01 Phelan Hallinan, LLP

1411-639

316 West Spencer Street 19120-1819 61st wd. 1376 Sq Ft OPA#612216300 Improvements: Residential Property
FALILOU ADIO C.P. June Term, 2013 No. 03066 $137,511.20 Phelan Hallinan, LLP

1411-640

4207 Hartel Avenue 19136-3113 65th wd. 1470 Sq Ft OPA#651192300 Improvements: Residential Property
DAVID G. COLPE; SOPHIE D. COLPE A/K/A SOPHIE DOLAN C.P. June Term, 2014 No. 00871 $77,491.20 Phelan Hallinan, LLP

1411-641

5978 Newtown Avenue 19120-1131 35th wd. 896 Sq Ft OPA#352204900 Improvements: Residential Property
JAMES BLACK C.P. August Term, 2013 No. 02885 $95,886.95 Phelan Hallinan, LLP

1411-642A-B

1307 Cottman Avenue – Premises A – 19111 56th wd. 1552 Sq Ft; (Pending Motion to Reassess Damages to $224,645.41) BRT#871246550 Subject To Mortgage Yes (executing Plaintiff's Mortgage) Improvements: Str/off And Apts 2 Sty Masonry
1309 Cottman Avenue – Premises B – 19111 56th wd. 5860 Sq Ft; (Pending Motion to Reassess Damages to $224,645.41) BRT#882926575 Subject To Mortgage Yes (executing Plaintiff's Mortgage) Improvements: School 2 Sty Masonry
HOWARD A. AND MELVYN SCHWARTZ C.P. October Term, 2012 No. 44319 $145,304.01 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Kenneth M. Portner, Esq.

1411-643

7 North Columbus Blvd Unit 203 19106 5th wd. 1658 Sq Ft BRT#888060204 Improvements: Residential Property
ROBERT T. VERDONE C.P. January Term, 2014 No. 01529 $424,839.87 Drew Salaman, Esq.

1411-644A-D

4748 North Broad Street – Premises A – 19141 13th wd. 2440 Sq Ft BRT#882918960 Subject to Mortgage Improvements: Commercial Property
4419 Wayne Avenue – Premises B – 19140 13th wd. 1188 Sq Ft BRT#131403700 Subject to Mortgage Improvements: Row 2 Sty Masonry
4421-23 Wayne Avenue – Premises C – 19140 13th wd. 3218 Sq Ft BRT#871519370 Subject to Mortgage Improvements: Row-off/str 3 Sty Masonry
4810-12 North Broad Street – Premises D – 19141 13th wd. 6792 Sq Ft BRT#871082350 Improvements: Commercial Property
K.O. COZIER AND SONS, LTD. AND WILLIAM FRAZER C.P. May Term, 2009 No. 03474 $1,053,164.25 Salaman Grayson, P.C.

1411-645A-B

2224 North Broad Street – Premises A – 19132-4501 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
C.P. February Term, 2013 No. 01902 $355,936.92 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esq.

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