

Sheriff's Sale Notices for November 10, 2015

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 10, 2015 at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET, 3RD FLOOR
10:00 A.M. (EDT).
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,

SHERIFF'S SALE

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 10, 2015.

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 10, 2015.

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 Prophepty

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, depth 105 ft OPA #511276402 Improvements: Commercial Property

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

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 October 1, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

SHERIFF'S SALE

1310-532

1534 South 20th Street 19146-4508 36th wd. West side of 20th st 120 ft 0 in north of Tasker Street front: 16 ft 0 in, depth: 66 ft 0 in Subject To Mortgage of Lava Funding, LLC assigned to Parke Bank in principal sum of \$50,000.00 CHARLES HODGE C.P. February Term, 2013 No. 02345 \$70,203.14 Phillip D. Berger, Esq.,

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

1402-396

5801 Brush Road 19138 59th wd. Front 16'4", depth 80' OPA#591228200 Improvements: 3 Story, 3 Unit, Mixed Use Row W/basement, Office/store & Apartments BRIAN THOMPSON C.P. July Term, 2008 No. 04362 \$148,986.51 Thomas D Bielli, Esq., Daniel P. Murray, Esq., O'Kelly Ernst & Bielli, L.L.C.

The following property, sale of which was postponed from the July 1, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1407-459

1344 Robbins Street 19111 53rd wd. 1703 Sq Ft BRT#531041900 Improvements: Residential Dwelling ANDREA BULLOCK-BRYANT C.P. November Term, 2013 No. 1832 \$117,951.54 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1407-477

727 Sherrie Road 19115 63rd wd. 8450 Sq Ft BRT#632139200 Improvements: Residential Property EDWARD VESCIO JR. AND BERNADETTE VESCIO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES C.P. March Term, 2013 No. 1524 \$277,476.75 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

1407-484

6915 East Wister Street 19138-1918 10th wd. 1440 Sq Ft BRT#10-2130600 Subject to Mortgage Improvements: Residential Dwelling NO AGENT PROPERTIES, LLC C.P. June Term, 2013 No. 03181 \$90,338.07 Powers, Kirm & Javardian, LLC

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.

The following property, sale of which was postponed from the August 5, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1408-460

2375 Welsh Road 19114 57th wd. 54567 Sq Ft BRT#88-3-3811-25 Improvements: Parking Lot With A One Story, Free Standing, Commercial Retail Building SRAMPICKAL DEVELOPERS, LLC C.P. August Term, 2011 No. 03972 \$437,761.21

SHERIFF'S SALE

Janet L. Gold, Esq.

The following property, sale of which was postponed from the October 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

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.

The following property, sale of which was postponed from the December 2, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1412-571

8520 Michener Street 19150 50th wd. 1158 Sq Ft BRT#501139400 Improvements: Residential Real Estate BRIDGET KORNEGAY C.P. July Term, 2014 No. 02956 \$62,849.74 Stern & Eisenberg, P.C.

1412-641

1402 Ellsworth Street 19146 36th wd. on south side of Ellsworth Street with the West side of Carlisle Street, Front: 17 ft 0 in Depth: 79 ft 7 in; 2668 Sq Ft BRT#365270600 Improvements: Residential Dwelling ELLSWORTH COMMONS, LP AND JACQUELINE BRISBANE C.P. April Term, 2014 No. 01260 \$242,182.46 Jerrold S Kulback, Esq.

The following property, sale of which was postponed from the January 6, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1501-492

6020 N. 11th Street 19141 49th wd. 1664 Sq Ft more or less BRT#49-3-0768-00 Improvements: Residential Dwelling PAULINE HOWARD A/K/A PAULEEN HOWARD C.P. November Term, 2009 No. 01502 \$105,242.45 Scott P. Sheetman, Esq.

The following property, sale of which was postponed from the February 3, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1502-455

1100 East Barringer Street 19119 22nd wd. 1706 Sq Ft BRT#221020700 Improvements: Residential Property FRANKLIN SPENCER C.P. May Term, 2014 No. 03531 \$125,134.06 KML Law Group, P.C.

1502-498

607B Edison Avenue 19116 58th wd. 1040 Sq Ft and 1.0526% undivided interest in the common elements, as more fully described in the Declaration of Condominium and Plats and Plans dated 1/26/1979 and recorded 01/29/1979 in Deed Book DCC 16567 page 9 BRT#88581360; PRCL# 160 N7-29 Improvements: Residential Condominium MARK A. CUMMINGS C.P. February Term, 2012 No. 235779 \$12,086.00 Glenn M. Ross, Esq.

1502-616

1831-33 Harrison Street 19124 23rd wd. 3340 Sq Ft; Situated on Northeast Side of Harrison Street At 76 feet 9 inches from Southeast side of Charles Street, Thence: 77 feet To: Northeast parallel to Charles Street, Thence: 25 feet 9 inches To: Northeast Parallel to Harrison Street, Thence: 51 feet From: Southeast side of Charles Street, Thence 16 feet To: Northeast of Charles Street, Thence: 51 feet To: Southeast parallel to Harrison Street, Thence: 38 feet 6 inches To: Northeast parallel to Charles Street, Thence: 102 feet To: Southeast parallel to Harrison Street, Thence 47 feet To: Northwest parallel to Harrison Street, Thence: 71 feet 10 inches From: Northeast side of Harrison Street, Thence: 31 feet 3 inches From: Northwest side of Harrison Street BRT#871529080 MAO KHAI VAN C.P. May Term, 2014

SHERIFF'S SALE

No. 02260 \$92,057.92 plus \$37.26 per day after 5/15/14 Laurence A. Mester; Mester & Schwartz, P.C.

The following property, sale of which was postponed from the March 3, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1503-467

5602 North Sydenham Street 19141-2320 17th wd. 1446 Sq Ft OPA#172102700 Improvements: Residential Property OCTAVIA DANIELSON C.P. January Term, 2014 No. 00576 \$127,395.49 Phelan Hallinan, LLP

1503-519

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

1503-549

7561 Woodcrest Avenue 19151 34th wd. Row B/Gar 2Sty Masonry; 1266 Sq Ft BRT#343193600 Improvements: Residential Dwelling BEATRICE Z. BENSON C.P. April Term, 2014 No. 02993 \$122,241.42 McCabe, Weisberg, & Conway, P.C.

1503-559

7850 Craig Street 19136 64th wd. Semi/Det 2.5 Sty Frame; 1376 Sq Ft BRT#642058100 Improvements: Residential Dwelling THOMAS J.J. MCKERNAN A/K/A THOMAS J. MCKERNAN, KNOWN SURVIVING HEIR OF THOMAS JAMES MCKERNAN, REAL MORTGAGOR AND OWNER; UNKNOWN SURVIVING HEIRS OF THOMAS JAMES MCKERNAN, DECEASED MORTGAGOR AND REAL OWNER; DONNA M. TOUNI A/K/A DONNA M. MCKERNAN, KNOWN SURVIVING HEIR OF THOMAS JAMES MCKERNAN, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 00470 \$89,677.72 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the April 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1504-408

1419 North Lawrence Street 19122 18th wd. (formerly part of the 17th wd.) 1710 Sq Ft; 15 x 55 BRT#182245200 Subject to Mortgage Improvements: Row 3 Sty Masonary CINDY GONZALES A/K/A CINDY STEEN AND ANGEL GONZALES C.P. September Term, 2009 No. 01888 \$37,196.95 Nicholas A. Didomenico

1504-424

4343 Teesdale Street 19136-3902 41st wd. 914 Sq Ft BRT#411202600 Improvements: Residential Property MOHAMMUD O. RAHMAN, AS SOLE OWNER C.P. January Term, 2012 No. 3251 \$97,410.68 Zucker, Goldberg & Ackerman, LLC

1504-507

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

1504-548

2913 Normandy Drive 19154-1620 66th wd. DET 1-1/2 STY FRAME; 1392 Sq Ft BRT#62498700 Improvements: Residential Dwelling STEPHEN D. METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, THERESA ANN FREDA,

SHERIFF'S SALE

A/K/A THERESA ANN METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER, CHRISTOPHER W.S. METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER AND STEPHEN METAS, KNOWN SURVIVING HEIR OF ANTOINETTE METAS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 00230 \$170,292.46 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the May 5, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1505-333

75 Church Lane 19144 12th wd. 1818 Sq Ft BRT#122039400 Improvements: Residential Property
PAMELA M. BROWN C.P. October Term, 2014 No. 01494 \$104,529.18 KML Law Group, P.C.

1505-347

409 W 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.

1505-359

5114 North 9th Street 19126 49th wd. 1452 Sq Ft OPA#492143800 Improvements: Residential Property
TILA W. SCOTT C.P. October Term, 2013 No. 03527 \$73,668.70 Phelan Hallinan Diamond & Jones, LLP

1505-374

6830 North Gratz Street 19126 10th wd. 1368 Sq Ft BRT#101108900 Improvements: Residential Property
MONROE L. GARMS C.P. September Term, 2008 No. 04373 \$58,975.58 KML Law Group, P.C.

1505-393

4155 Hellerman Street 19135 55th wd. 1152 Sq Ft BRT#552112300 Improvements: Residential Dwelling
VICTOR SZAREK C.P. December Term, 2014 No. 00603 \$73,377.40 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1505-396

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

1505-398

1800 Danforth Street 19152-1820 56th wd. 1236 Sq Ft OPA#562212800 Improvements: Residential Property
MARK CITRON C.P. September Term, 2012 No. 00857 \$177,755.37 Phelan Hallinan Diamond & Jones, LLP

1505-423

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

1505-482

1706 Fulmer Street 19115-3107 58th wd. 2538 Sq Ft BRT#581035802 Subject to Mortgage Improvements: No
LAUREN KANE C.P. September Term, 2013 No. 02038 \$14,722.86 plus legal interest Michael S. Bomstein, Esq.

1505-486

1734 Rhawn Street 19111-2920 56th wd. 1020 Sq Ft OPA#561586606 Improvements: Residential Property
CARMEN A. CASERTA AND DONNA M. HARTLEY C.P. August Term, 2013 No. 02487 \$80,111.24 Phelan Hallinan Diamond & Jones, LLP

1505-521

1522 Haines Street 19126 10th wd. 2240 Sq Ft BRT#101262005 Improvements: Residential

SHERIFF'S SALE

Real Estate
NATHANIEL MAYS C.P. August Term, 2014 No. 00960 \$87,443.31 Stern & Eisenberg, P.C.

1505-604

4135 East Roosevelt Boulevard a/k/a 4135 Roosevelt Boulevard 19124 23rd wd. 1680 Sq Ft BRT#233017300 Improvements: Residential Property
THOMAS SLOAN AND JUDYTH SLOAN AS TENANTS BY THE ENTIRETY C.P. February Term, 2010 No. 0902 \$81,900.41 Zucker, Goldberg & Ackerman, LLC

1505-613

6613 Rising Sun Avenue 19111 35th wd. 21000 Sq Ft; All that certain lot or piece of ground with the buildings and improvements thereon erected, known as the Lawndale Theatre. Situate on the East side of Rising Sun Avenue and the South side of Fanshawe Street, Lawndale, in the Thirty-fifth Ward of the City of Philadelphia. Containing in front or breadth on the said Rising Sun Avenue eighty-four feet two inches and extending of that width in length or depth Eastwardly along the said side of Fanshawe Street, on the North line thereof, one hundred forty feet nine inches on the South line thereof, one hundred forty-two feet two and one-quarter inches. OPA#882051375 Improvements: Misc. Day Cart Masonry
ALLEGHENY REAL ESTATE ASSOCIATES, LLC C.P. July Term, 2014 No. 00923 \$30,196.05 Stuckert and Yates; Steven H. Sailer, Esq.

1505-619

1815 Elston Street 19126 10th wd. ROW B/GAR 2STY MASONRY; 1072 Sq Ft BRT#101333900 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF VERA LAWSON, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 01016 \$97,105.87 McCabe, Weisberg & Conway, P.C.

1505-628

7148 Vandike Street 19135-1333 65th wd. 1260 Sq Ft OPA#651269000 Improvements: Residential Property
JOHN J. MISNIK AND MARGARET M. MISNIK C.P. September Term, 2011 No. 00731 \$129,544.54 Phelan Hallinan Diamond & Jones, LLP

The following property, sale of which was postponed from the June 2, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1506-326

122 South 43rd Street 19104 27th wd. 3360 Sq Ft BRT#272114600 Improvements: Residential Property
JAYME JOUSSETT C.P. June Term, 2012 No. 03031 \$537,347.67 KML Law Group, P.C.

1506-349

4223 Tudor Street 19136 41st wd. 1204 Sq Ft BRT#412138800 Improvements: Residential Property
ALEXIS T. ORTIZ C.P. August Term, 2014 No. 01080 \$136,433.29 KML Law Group, P.C.

1506-366

2408 East York Street 19125 31st wd. 2709 Sq Ft BRT#313148100 Improvements: Residential Property
FRANK SCHMIDT AND MARGARET SCHMIDT C.P. November Term, 2014 No. 01917 \$136,485.91 KML Law Group, P.C.

1506-384

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

1506-475

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

1506-521

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

SHERIFF'S SALE

Carlton Esq, Roger Fay Esq, Zucker, Goldberg & Ackerman, LLC

1506-667

1033 East Rittenhouse Street 19138 59th wd. S/D W B/G 2S MASONRY; 1609 Sq Ft BRT#591137000 Improvements: Residential Dwelling
VERONICA NAOMI HARRIS C.P. No. 3445 \$74,114.93 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the July 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1507-313

4201 East Roosevelt Boulevard 19124 23rd wd. 1568 Sq Ft BRT#233018100 Improvements: Residential Property
WANDA A. SUAREZ C.P. November Term, 2014 No. 02558 \$147,225.79 KML Law Group, P.C.

1507-314

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

1507-321

3566 Jasper Street 19134-2038 45th wd. 1089 Sq Ft OPA#452385800 Improvements: Residential Property
CARMEN CRUZ C.P. September Term, 2014 No. 00732 \$61,240.51 Phelan Hallinan Diamond & Jones, LLP

1507-335

5445 Quentin Street 19128 21st wd. 1778 Sq Ft BRT#213221540 Improvements: Residential Property
SANDY V. HENLEY AND REBECCA THOMAS-HENLEY (REAL OWNER) C.P. March Term, 2012 No. 3940 \$138,424.19 Shapiro & DeNardo, LLC

1507-337

2222 North 29th Street 19132 28th wd. 2553 Sq Ft BRT#871537800 Improvements: Residential Property
THOMAS GREEN C.P. August Term, 2014 No. 003499 \$151,243.79 Shapiro & DeNardo, LLC

1507-339

6505 Buist Avenue 19142-2803 40th wd. 1024 Sq Ft OPA#406250400 Improvements: Residential Property
FRANK BRENNAN C.P. October Term, 2011 No. 00041 \$52,336.65 Phelan Hallinan Diamond & Jones, LLP

1507-347

2109 Bryn Mawr Avenue 19131-2501 52nd wd. 1480 Sq Ft OPA#521265500 Improvements: Residential Property
KETURAH DUNCAN; RAYMOND BAILEY C.P. July Term, 2013 No. 01912 \$159,402.09 Phelan Hallinan Diamond & Jones, LLP

1507-352

5051 North 16th Street 19141 17th wd. Approximate size: 15'4" frontage x. 86'4"; 1314 Sq Ft OPA#172115700 Improvements: Residential Property
DEVIN LATIMORE C.P. January Term, 2015 No. 00969 \$74,075.64 Richard M. Squire & Associates, LLC

1507-354

3865 Jasper Street 19124 45th wd. Approximate size: 15'1/2" frontage x. 70' depth; 980 Sq Ft OPA#452375100 Improvements: Residential Property
JOSEPH D. KALITA C.P. June Term, 2014 No. 02968 \$26,643.25 Richard M. Squire & Associates, LLC

1507-356

42 North Millick Street 19139-2324 34th wd. 1314 Sq Ft OPA#341119500 Improvements: Residential Property
ESTELLE R. FARLEY C.P. October Term, 2013 No. 01780 \$57,121.48 Phelan Hallinan Diamond & Jones, LLP

1507-359

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

1507-357

2751 Orthodox Street 19137 45th wd. 1023 Sq Ft BRT#453074700 Improvements: Residential Real Estate

SHERIFF'S SALE

UNKNOWN HEIRS, ADMINISTRATORS, EXECUTORS, AND DEVISEES OF THE ESTATE OF RICHARD HUTT A/K/A RICHARD C. HUTT C.P. December Term, 2014 No. 01299 \$16,684.13 Stern & Eisenberg, P.C.

1507-359

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

1507-369

5210 Sansom Street 19139-3420 60th wd. 1860 Sq Ft OPA#602040200 Improvements: Residential Property
SAMUEL SHEPHERD; JANIS WILLIAMS-SHEPHERD C.P. December Term, 2011 No. 02949 \$121,011.07 Phelan Hallinan Diamond & Jones, LLP

1507-372

10931 Templeton Drive 19154-4235 66th wd. 1296 Sq Ft OPA#662149500 Improvements: Residential Property
WILLIAM F. ROLAND C.P. March Term, 2012 No. 00207 \$62,257.37 Phelan Hallinan Diamond & Jones, LLP

1507-382

1313 Lombard Street 19147 5th wd. 2457 Sq Ft BRT#053058305 Subject to Mortgage Improvements: Residential Dwelling
DAVID J. TALBOT C.P. June Term, 2013 No. 01632 \$11,113.09 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1507-391

4508-4510 Milnor Street, a/k/a 4508 Milnor Street 19124-4120 23rd wd. 1548 Sq Ft OPA#231041000 Improvements: Residential Property
LARRY NEWBERN C.P. November Term, 2014 No. 01462 \$161,599.22 Phelan Hallinan Diamond & Jones, LLP

1507-394

1925 West Spencer Street 19141 17th wd. 1230 Sq Ft BRT#171260300 Improvements: Residential Property
JAMES DAILEY C.P. May Term, 2014 No. 03270 \$57,267.85 KML Law Group, P.C.

1507-401

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

1507-404

7509 Woodcrest Avenue 19151-2702 34th wd. 1266 Sq Ft OPA#343191000 Improvements: Residential Property
CANDACE EDWARDS C.P. February Term, 2013 No. 01461 \$178,086.73 Phelan Hallinan Diamond & Jones, LLP

1507-411

5812 Trinity Street 19143-5512 40th wd. 1430 Sq Ft BRT#401105600 Subject to Mortgage
JOSEPH DEREFF C.P. August Term, 2014 No. 02691 \$43,070.93 Emmanuel J. Argentieri, Esq.

1507-414

1325 East Mount Pleasant Avenue 19150 50th wd. 1598 Sq Ft BRT#502448100 Subject to Mortgage Improvements: Residential Property
RHONDA ALEXANDER C.P. October Term, 2014 No. 03323 \$188,943.64 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1507-415

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

1507-417

1736 Moore Street 19145-2126 48th wd. 1924 Sq Ft BRT#481005000 Improvements: Residential Property
NIKISHA CORPREW AND NASHEEMA

SHERIFF'S SALE

CORPREW, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. November Term, 2014 No. 02946 \$53,089.09 Zucker, Goldberg & Ackerman, LLC

1507-418

5373 Gainer Road 19131 52nd wd. 3390 Sq Ft BRT#52-1166900 Subject to Mortgage Improvements: Residential Property
RAHEEM A. BEY C.P. May Term, 2014 No. 02361 \$298,998.18 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1507-426

435 North Wilton Street 19139 44th wd. 960 Sq Ft BRT#44-2301100 Subject to Mortgage Improvements: Residential Dwelling
ADDIE E. HARRIS A/K/A ADDIE ELBERTINE HARRIS, LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ADDIE E. HARRIS A/K/A ADDIE ELBERTINE HARRIS, LAST RECORD OWNER C.P. December Term, 2014 No. 02591 \$55,597.21 Udren Law Offices, P.C.

1507-431

6004 North 19th Street 19141 17th wd. 1344 Sq Ft BRT#17-2-3501-00 Improvements: Residential Dwelling
IVY MAUD JONES C.P. July Term, 2012 No. 00515 \$134,084.55 Powers, Kim & Associates, LLC

1507-432

1505 West End Drive 19151 34th wd. 1120 Sq Ft BRT#34-4-4321-00 Improvements: Residential Dwelling
JOSEPH A. DEREFF A/K/A JOSEPH DEREFF, JR. C.P. September Term, 2014 No. 00600 \$42,799.49 Powers, Kim & Associates, LLC

1507-444

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

1507-445

7601-7615 Frankford Avenue 19136 65th wd. 1650 Sq Ft BRT#882746000 Subject to Mortgage Improvements: Residential Dwelling
CHARAN KAUR AND PRINCE FUEL COMPANY C.P. March Term, 2011, No. 02719 \$647,271.41 Law Offices of Gregory Javardian

1507-454

5444 Charles Street 19124-1405 62nd wd. 1056 Sq Ft OPA#622284300 Improvements: Residential Property
CHAD L. HARRIS AND TAHIRAH A. HARRIS C.P. April Term, 2013 No. 02452 \$116,028.58 Phelan Hallinan Diamond & Jones, LLP

1507-456

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

1507-461

5530 Hunter Street 19131-3507 4th wd. 2177 Sq Ft OPA#041260600 Improvements: Residential Property
ISIAH PATTERSON C.P. January Term, 2015 No. 00155 \$93,250.98 Phelan Hallinan Diamond & Jones, LLP

1507-463

4903 Parkside Avenue 19131-3700 52nd wd. 3840 Sq Ft; Situate on the northwesterly side of Parkside Avenue at the distance of 60 feet

SHERIFF'S SALE

southwestwardly from the southwesterly side of 49th street OPA#521102700 Improvements: S/d W B/g 3sty Stone
BRUCE K. TURNER AND JOANNE C. TURNER C.P. July Term, 2012 No. 00349 \$233,393.12 Richard J. Nalbandian, III

1507-466

6634 Cornelius Street 19138 10th wd. 1352 Sq Ft BRT#102371800 Subject to Mortgage Improvements: Residential Property
PAULETTE GRIFFIN C.P. November Term, 2010 No. 2113 \$81,699.33 Zucker, Goldberg & Ackerman, LLC

1507-469

2918 West York Street 19132 28th wd. 1064 Sq Ft BRT#282337501 Improvements: Residential Property
BRUCE POUNCY C.P. November Term, 2014 No. 00830 \$91,862.47 KML Law Group, P.C.

1507-480

1447 Lardner Street 19149-3224 54th wd. 970 Sq Ft BRT#541035100 Improvements: Residential Property
SHARITA E. OLIVER C.P. December Term, 2014 No. 02140 \$85,371.48 KML Law Group, P.C.

1507-485

7050 Van Dike Street 19135 41st wd. 1280 Sq Ft BRT#412423300 Improvements: Residential Property
TERRANCE BERKERY C.P. July Term, 2014 No. 1303 \$148,945.91 Shapiro & DeNardo, LLC

1507-489

2612 South Muhlfeld Street a/k/a 2612 Muhlfeld Street 19142 40th wd. 960 Sq Ft BRT#406159800 Improvements: Residential Property
KONA HUBBARD C.P. January Term, 2015 No. 00167 \$59,346.47 KML Law Group, P.C.

1507-493

1904 East Allegheny Avenue 19134 25th wd. 1260 Sq Ft BRT#252305500 Improvements: Residential Property
ANGEL J. AYALA-APONTE C.P. August Term, 2014 No. 01955 \$41,006.22 KML Law Group, P.C.

1507-499

2634 South Daggett Street 19142 40th wd. 992 Sq Ft BRT#40-6-0110-00 Improvements: Residential Dwelling
TROY THOMPSON C.P. January Term, 2015 No. 03659 \$51,046.14 Udren Law Offices, P.C.

1507-500

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

1507-503

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

1507-504

8816 Ridge Avenue, Unit 7 19128 21st wd. 1632 Sq Ft BRT#21-2-5228-18 Subject to Mortgage Improvements: Residential Property
CHARLTON MEDLEY AND SYBIL MCKNIGHT-MEDLEY, AS TENANTS BY THE ENTIRETY C.P. July Term, 2011 No. 0600 \$337,317.61 Zucker, Goldberg & Ackerman, LLC

1507-505

1628 North 55th Street 19131 4th wd. 2496 Sq Ft BRT#041317000 Improvements: Residential Real Estate
VINCENT SAUNDERS A/K/A VINCENT K. SAUNDERS AND DEMARCUS R. WAITES C.P. August Term, 2014 No. 00234 \$81,530.74 Stern & Eisenberg, P.C.

1507-512

2434 South Rosewood Street 19145-4430 26th wd. 1068 Sq Ft PRCL#261107200 Improvements: Residential Property
GAYTIN MCGOWAN, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ANN MARIE SCAFISI A/K/A ANNAMARIE SCAFISI; FRED SCAFISI, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ANN MARIE SCAFISI A/K/A ANNAMARIE SCAFISI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

SHERIFF'S SALE

CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNAMARIE SCAFISI A/K/A ANN MARIE SCAFISI, DECEASED C.P. July Term, 2014 No. 02502 \$79,401.61 Phelan Hallinan Diamond & Jones, LLP

1507-520

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

1507-524

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

1507-534

1910 Dallas Street 19138 10th wd. 1344 Sq Ft BRT#101285000 Improvements: Residential Dwelling
DWAYNE BLACKSON AND TRACY R. KENNEDY C.P. February Term, 2012 No. 02578 \$118,844.73 Powers, Kirn & Associates, LLC

1507-537

612 Elkins Avenue 19120-2214 61st wd. 1380 Sq Ft BRT#612027000 Improvements: Residential Real Estate
RUDOLPH L. BASTIEN A/K/A WOODY BASTIEN C.P. September Term, 2014 No. 02191 \$181,746.02 Stern & Eisenberg, P.C.

1507-559

321 East Rockland Street 19120 42nd wd. 1600 Sq Ft BRT#42-1121500 Improvements: Row B/gar 2sty Masonry
STEVENSON PETIT-DE AND GENEVIEVE ZAMOR C.P. November Term, 2014 No. 00825 \$28,817.39 Milstead & Associates, LLC

1507-567

1036 South 54th Street 19143 51st wd. ROW B/GAR 2STY MASONRY; 1344 Sq Ft BRT#513126200 Improvements: Residential Dwelling
LULA M. WILSON-TOE AND DANIEL S. TOE, SR. C.P. February Term, 2014 No. 00852 \$78,867.59 McCabe, Weisberg & Conway, P.C.

1507-578

1119 East Cheltenham Avenue 19124 35th wd. 1194 Sq Ft BRT#352017100 Subject to Mortgage Improvements: Residential Property
ROBERT A. LEE, AS SOLE OWNER C.P. April Term, 2011 No. 2339 \$131,771.35 Zucker, Goldberg & Ackerman, LLC

1507-579

3222 North 17th Street 19140 11th wd. 2233 Sq Ft BRT#112229700 Subject to Mortgage Improvements: Residential Property
ANIBAL TORRES C.P. April Term, 2011 No. 2698 \$192,442.02 Zucker, Goldberg & Ackerman, LLC

1507-580

306 West Spencer Street 19120 61st wd. 1376 Sq Ft BRT#612216800 Subject to Mortgage Improvements: Residential Property
JOHN DONALD C.P. July Term, 2013 No. 04026 \$50,498.22 Zucker, Goldberg & Ackerman, LLC

1507-581

3109 Friendship Street 19149 55th wd. 1110 Sq Ft BRT#551415800 Subject to Mortgage Improvements: Residential Property
WILLIAM J. FORBES AND SUSAN P. LAUGHLIN FORBES, HIS WIFE, AS TENANTS BY THE ENTIRETIES C.P. January Term, 2012 No. 3977 \$176,507.80 Zucker, Goldberg & Ackerman, LLC

1507-583

3379 Holme Avenue 19114 57th wd. 1132 Sq Ft BRT#572040300 Subject to Mortgage Improvements: Residential Property
DAVID J. MACKLE AND RONALD J. JANKOWSKI, SINGLEMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. May Term, 2011 No. 0313 \$69,437.13 Zucker, Goldberg & Ackerman, LLC

1507-584

5222 Marwood Road 19120-3612 42nd wd. 1110 Sq Ft BRT#421545800 Subject to Mortgage Improvements: Residential Property
LASHANA SCRIVEN AND ARLENE SCRIVEN C.P. February Term, 2012 No. 2531 \$68,677.41 Zucker, Goldberg & Ackerman, LLC

1507-593

2719 South 7th Street 19148-5018 39th

SHERIFF'S SALE

wd. 1116 Sq Ft BRT#395188100 Subject to Mortgage Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOMINIC GIORLA A/K/A DOMINIC J. GIORLA; DOMINIC GIORLA, JR., KNOWN HEIR OF DOMINIC GIORLA A/K/A DOMINIC J. GIORLA; ANASTASIA GIORLA, KNOWN HEIR OF DOMINIC GIORLA A/K/A DOMINIC J. GIORLA; DENNIS MICHAEL GIORLA, KNOWN HEIR OF DOMINIC GIORLA A/K/A DOMINIC J. GIORLA; ROSARIA GIORLA A/K/A ROSARIA M. GIORLA; DOMINIC GIORLA A/K/A DOMINIC J. GIORLA, LAST RECORD OWNER C.P. June Term, 2014 No. 00228 \$222,124.84 Udren Law Offices, P.C.

1507-595

2327 Catherine Street 19146 30th wd. ROW CONV/APT 3STY MASONRY; 1686 Sq Ft BRT#302086100 Improvements: Residential Dwelling
JOHN WASHINGTON AND JAMILLAH WASHINGTON C.P. July Term, 2012 No. 00319 \$246,741.53 McCabe, Weisberg & Conway, P.C.

1507-599

2507 South Cleveland Street 19145 26th wd. SEMI DET 2STY MASONRY; 1728 Sq Ft BRT#262102400 Improvements: Residential Dwelling
DARIA M. VIOLA A/K/A DARIA VIOLA A/K/A DARIA M. TORITTO C.P. October Term, 2010 No. 00101 \$250,986.49 McCabe, Weisberg & Conway, P.C.

1507-608

2211 South 20th Street 19145 48th wd. 1230 Sq Ft BRT#481323300 Improvements: Residential Dwelling
TRUNG NGUYEN C.P. June Term, 2013 No. 00488 \$148,248.38 Powers, Kirn & Associates, LLC

1507-614

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

1507-615

1726 Bainbridge Street, Unit A 19146 30th wd. ROW W/GAR 502STY MASONRY; 1526 Sq Ft BRT#301058527 Improvements: Residential Dwelling
DARYL LAWTON AND CHARLENE FALCONE A/K/A CHARLENE FALCON A/K/A CHARLENE M. HARTENSTINE C.P. March Term, 2014 No. 00759 \$189,655.36 McCabe, Weisberg & Conway, P.C.

1507-618

354 Ritner Street 19148 39th wd. 1500 Sq Ft; Containing in front or breadth on the said Ritner Street 15 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Ritner Street 58 feet to a 2 feet 6 inches wide alley Eastward and Westward. OPA#392196100 Improvements: Row 2sty Masonry
EDWARD WHALIN AND CHRISTINA WHALIN C.P. October Term, 2014 No. 01263 \$201,615.99 Richard J. Nalbandian, III

1507-625

1500 Mohican Street 19138-1124 10th wd. 1280 Sq Ft OPA#102229600 Improvements: Residential Property
CHARLES GREGG C.P. May Term, 2010 No. 02942 \$81,092.78 Phelan Hallinan Diamond & Jones, LLP

1507-626

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

1507-631

5362 Lebanon Avenue 19131-3231 52nd wd. 1656 Sq Ft OPA#521137700 Improvements: Residential Property
SHWANNA HARRIS; RAYMOND HARRIS, JR. C.P. September Term, 2013 No. 03898 \$200,218.10 Phelan Hallinan Diamond & Jones, LLP

1507-637

129 East Washington Lane 19144-2010 59th wd. 2612 Sq Ft OPA#592146500 Improvements: Residential Property

SHERIFF'S SALE

LINDA HIGHTOWER C.P. May Term, 2013 No. 02578 \$58,717.02 Phelan Hallinan Diamond & Jones, LLP

1507-641

5727 Beaumont Avenue 19143-5204 51st wd. 1376 Sq Ft OPA#513284400 Improvements: Residential Property
JULIAN L. COUSINS, SR. A/K/A JULIAN COUSINS A/K/A JULIAN LAVAR COUSINS C.P. July Term, 2014 No. 02501 \$45,220.21 Phelan Hallinan Diamond & Jones, LLP

1507-645

3643 Sussex Lane 19114-1815 66th wd. 1296 Sq Ft BRT#66-1214700 Subject to Mortgage Improvements: Residential Property
CHARLES SMITH AND HEATHER SMITH, AS TENANTS BY THE ENTIRETY C.P. October Term, 2014 No. 00307 \$208,003.93 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1507-650

6117 Charles Street 19135-3413 55th wd. 1640 Sq Ft OPA#552228200 Improvements: Residential Property
FATEMA S. SADEQUE C.P. January Term, 2014 No. 02955 \$154,047.57 Phelan Hallinan Diamond & Jones, LLP

1507-654

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

1507-658

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

1507-659

7607 Williams Avenue a/k/a 7609 Williams Avenue 19150-2213 50th wd. 1290 Sq Ft OPA#501008615 Improvements: Residential Property
DAWN JACKSON; KIM JACKSON C.P. August Term, 2014 No. 01290 \$195,725.42 Phelan Hallinan Diamond & Jones, LLP

1507-660

104 Village Lane 19154-3602 66th wd. 1056 Sq Ft OPA#662290900 Improvements: Residential Property
KENNETH ALLEN; DENISE E. ALLEN A/K/A DENISE E. FULFORD C.P. December Term, 2011 No. 01740 \$206,334.85 Phelan Hallinan Diamond & Jones, LLP

1507-665

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

1507-672

5201 West Berks Street a/k/a 5201 Berks Street 19131-3206 52nd wd. 1664 Sq Ft OPA#521112400 Improvements: Residential Property
GERALD THOMPSON C.P. April Term, 2013 No. 03271 \$160,307.79 Phelan Hallinan Diamond & Jones, LLP

1507-677

7606 Loretto Avenue 19111-3419 56th wd. 921 Sq Ft OPA#561182600 Improvements: Residential Property
CATHERINE ANN RYAN C.P. December Term, 2014 No. 03084 \$152,757.95 Phelan Hallinan Diamond & Jones, LLP

1507-678

6141 North Fairhill Street 19120 61st wd. 1440 Sq Ft BRT#611108700 Improvements: Residential Property
DERRICK ROBINSON C.P. February Term, 2011 No. 03556 \$110,313.62 KML Law Group, P.C.

1507-679

5914 Horrocks Street 19149 62nd wd. ROW B/GAR 2STY MASONRY; 1472 Sq Ft BRT#621343900 Subject to Mortgage Improvements: Residential Dwelling
MARK P. FORDHAM A/K/A MARK FORDHAM; TERRY W. FORDHAM; LAWRENCE A. GOUDIE AS TRUSTEE OF MARK FORDHAM TRUST, NO. 2502861, DATED 03/01/2006, A CALIFORNIA

SHERIFF'S SALE

CORPORATION AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. March Term, 2014 No. 05131 \$47,033.66 McCabe, Weisberg & Conway, P.C.

1507-686

4550 North 12th Street 19140-1202 49th wd. 1838 Sq Ft OPA#491456500 Improvements: Residential Property
ALANA BELL C.P. August Term, 2014 No. 02148 \$47,319.12 Phelan Hallinan Diamond & Jones, LLP

1507-687

1163 East Phil Ellena Street 19150 50th wd. 1170 Sq Ft OPA#502363000 Improvements: Residential Property
PAUL A. JAMES AND GWENDOLYN JAMES C.P. September Term, 2010 No. 03444 \$104,826.23 Phelan Hallinan Diamond & Jones, LLP

1507-705

139 East Walnut Lane 19144 59th wd. 2071 Sq Ft; SEMI/DET 3 STY MASONRY OPA#592071900 Improvements: Residential Dwelling
VALERIE BARR A/K/A VALERIE V. BARR C.P. October Term, 2014 No. 03329 \$236,873.15 Federman & Associates, LLC

1507-707

231 Cheltenham Avenue 19120-1405 61st wd. 1280 Sq Ft BRT#61-1316200 Improvements: Residential Dwelling
CHIEN LE AND CHANTHA KHEM C.P. September Term, 2013 No. 02692 \$114,877.63 Powers, Kirn & Associates, LLC

1507-711

7744 Cedarbrook Avenue 19150 50th wd. 1128 Sq Ft; ROW B/GAR 2STY MASONRY BRT#501247600 Improvements: Residential Dwelling
PEACH PROPERTIES, LLC AND TIFFANY D. CHERRY A/K/A TIFFANY SIZEMORE C.P. October Term, 2013 No. 0030904 \$99,453.64 Federman & Associates, LLC

The following property, sale of which was postponed from the August 4, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1508-303

5726 North Marshall Street 19120-2216 61st wd. 1206 Sq Ft OPA#612254400 Improvements: Residential Property
PATRICIA FLEMING F/K/A PATRICIA DOROTHEA JONES C.P. March Term, 2014 No. 02894 \$103,303.00 Phelan Hallinan Diamond & Jones, LLP

1508-326

5937 Washington Avenue 19143 3rd wd. 1600 Sq Ft BRT#03-3-1058-00 Improvements: Residential Dwelling
ERIC M. NORMAN C.P. April Term, 2014 No. 03904 \$57,522.75 Powers, Kirn & Associates, LLC

1508-329

309-313 Arch St, Unit 607 19106 5th wd. 972 Sq Ft OPA#888058772 Subject to Mortgage Improvements: N/A
VAMSIDHAR VURIMINDI AND ANN S. BORIS C.P. December Term, 2013 No. 01973 \$29,506.18 Zimolong, LLC

1508-344

7339 Ogontz Avenue 19138-1305 50th wd. 1386 Sq Ft BRT#501309200 Subject to Mortgage Improvements: Row B/gar 2sty Masonry
MINERVA WHITAKER (DECEASED) C.P. July Term, 2013 No. 01998 \$152,102.14 Michael F.J. Romano, Esq.

1508-355

7430 Medrick Pl 19153 40th wd. 860 Sq Ft BRT#406679600 Improvements: Residential Property
LAWRENCE D. MCKENNY C.P. September Term, 2014 No. 003550 \$185,083.65 Shapiro & DeNardo, LLC

1508-397

5219 Horrocks Street 19124 62nd wd. 1318 Sq Ft BRT#621346500 Improvements: Row B/gar 2sty Masonry
RICHARD MITCHELL, SR. A/K/A RICHARD MILLER, ORIGINAL MORTGAGOR AND JOSELYN A. MITCHELL A/K/A JOSELYN A. TINSLEY, ORIGINAL MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01022 \$166,595.78 Milstead & Associates, LLC

1508-403

8525 Mansfield Avenue 19150-3207 50th wd. 1318 Sq Ft OPA#502027000 Improvements:

SHERIFF'S SALE

Residential Property
NICOLE JAMES AND AMINAH JAMES
C.P. February Term, 2012 No. 00508
\$66,390.25 Phelan Hallinan Diamond &
Jones, LLP

1508-408

2130 Morris Street 19145-1905 36th wd.
1468 Sq Ft OPA#363131000 Improvements:
Residential Property
JERRY S. BLACKMON C.P. June Term,
2008 No. 03626 \$82,575.15 Phelan Hallinan
Diamond & Jones, LLP

1508-415

3218 Kip Street 19134 7th wd. 1020 Sq Ft
BRT#073083500 Improvements: Residential
Dwelling
CARMEN JIMENEZ C.P. October Term,
2014 No. 02547 \$27,520.72 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1508-420

8 Bristow Place 19123-3003 5th wd. 1130
Sq Ft OPA#055032670 Improvements:
Residential Property
LESLIE J. ARNETTE-PINA C.P. May
Term, 2014 No. 02614 \$191,074.73 Phelan
Hallinan Diamond & Jones, LLP

1508-421

6642 North 16th Street 19126-2724 10th
wd. 1754 Sq Ft BRT#101029900 Subject to
Mortgage Improvements: Row B/gar 2sty
Masonry
LUNIE M. WILLIAMS (DECEASED) C.P.
June Term, 2013 No. 00145 \$148,326.42
Michael F.J. Romano, Esq.

1508-427

**6733 Linmore Avenue a/k/a 6733 Linmore
Street 19142-1806** 40th wd. 960 Sq Ft
OPA#403178700 Improvements: Residential
Property
JAMES A. COPPEDGE AND CYNTHIA E.
COPPEDGE C.P. August Term, 2014 No.
03556 \$82,522.06 Phelan Hallinan Diamond
& Jones, LLP

1508-429

6030 Tackawanna Street 19135-4415
62nd wd. 1080 Sq Ft OPA#622314000
Improvements: Residential Property
WILLIAM E. RUSDEN, III C.P. January
Term, 2015 No. 00151 \$43,220.01 Phelan
Hallinan Diamond & Jones, LLP

1508-435

5919 North Lawrence Street 19120-1828
61st wd. 1316 Sq Ft OPA#612351800
Improvements: Residential Property
JOSEPH L. BRADY, JR. C.P. September
Term, 2012 No. 01613 \$68,312.37 Phelan
Hallinan Diamond & Jones, LLP

1508-447

7213 Forrest Avenue 19138-1301 50th wd.
1394 Sq Ft PRCL#501006000 Improvements:
Residential Property

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
EDITH REDCROSS, DECEASED; SYREETA
REDCROSS, IN HER CAPACITY AS HEIR
OF EDITH REDCROSS, DECEASED;
RENINA DUKES, IN HER CAPACITY AS
HEIR OF EDITH REDCROSS, DECEASED;
DAWANNA DUKES, IN HER CAPACITY AS
HEIR OF EDITH REDCROSS, DECEASED
C.P. April Term, 2013 No. 01194 \$86,688.71
Phelan Hallinan Diamond & Jones, LLP

1508-463

249 East Cambria Street 19134 7th wd.
1046 Sq Ft BRT#071224500 Improvements:
Residential Dwelling
SANTA GONZALEZ C.P. March Term,
2015 No. 02567 \$15,745.66 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1508-464

6518 North 9th Street 19126 49th wd. 2016
Sq Ft BRT#492149700 Improvements:
Residential Dwelling
AUDREY L. TOOLE C.P. March Term,
2012 No. 00130 \$164,605.51 Powers, Kirn
& Associates, LLC

1508-469

**511-19 North Broad Street, Unit 602 19123-
3234** 5th wd. Together with a proportionate
undivided interest in the Common Elements
(as defined in such Declaration) of 1.4010%;
737 Sq Ft OPA#888140076 Improvements:
Condominium Unit
BORIS KAGAN C.P. May Term, 2012
No. 02692 \$171,170.84 Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE

1508-480

2214 Emerson Street 19152 56th wd. 1025 Sq
Ft OPA#562089200;BRT#66-00-00760-00-2
Improvements: Residential Dwelling
MASOUD ASHRAPHIJO C.P. October
Term, 2014 No. 00176 \$82,805.75 Powers,
Kirn & Associates, LLC

1508-518

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

1508-522

5725 North 19th Street 19141-1203 17th wd.
1368 Sq Ft OPA#172338200 Improvements:
Residential Property
HAVEN V. HOILETT C.P. September Term,
2013 No. 01305 \$96,205.01 Phelan Hallinan
Diamond & Jones, LLP

1508-524

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

1508-532

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

1508-537

6037 Kershaw Street 19151-4424 34th wd.
958 Sq Ft OPA#342019100 Improvements:
Residential Property
DORIAN BRUNSON C.P. September Term,
2013 No. 00711 \$5,548.65 Phelan Hallinan
Diamond & Jones, LLP

1508-543

6508 East Wister Street 19138-2551 59th wd.
1064 Sq Ft OPA#591243800 Improvements:
Residential Property
EDWARD J. O'FLYNN C.P. May Term,
2013 No. 01399 \$45,651.48 Phelan Hallinan
Diamond & Jones, LLP

1508-559

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

1508-575

5640 Rosehill Street 19120-2509 61st wd.
1330 Sq Ft BRT#61-2519700 Subject to
Mortgage Improvements: Residential Property
KENNETH ATTAWAY AND LA TANYA
BYRD ATTAWAY, HUSBAND AND
WIFE C.P. February Term, 2014 No. 03211
\$104,670.82 Scott A. Dieterick, Esq.; Kimberly
A. Bonner, Esq.; Joel A. Ackerman, Esq.;
Ashleigh L. Marin, Esq.; Jaime R. Ackerman,
Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas,
Esq.; Denise Carlon, Esq.; Roger Fay, Esq.;
Zucker, Goldberg & Ackerman, LLC

1508-576

3224 Wellington Street 19149 55th wd. 1792
Sq Ft BRT#551459000 Improvements:
Residential Property
STEPHANIE BURKE C.P. September Term,
2014 No. 04747 \$180,797.28 KML Law
Group, P.C.

1508-580

7165 Montague Street 19135-1108 41st
wd. 1064 Sq Ft BRT#41-2263800 Subject to
Mortgage Improvements: Residential Property
MICHAEL KOSTELNY, AS SOLE OWNER
C.P. March Term, 2014 No. 01250 \$169,590.21
Scott A. Dieterick, Esq.; Kimberly A. Bonner,
Esq.; Joel A. Ackerman, Esq.; Ashleigh L.
Marin, Esq.; Jaime R. Ackerman, Esq.; Jana
Fridfinnsdottir, Esq.; Brian Nicholas, Esq.;
Denise Carlon, Esq.; Roger Fay, Esq.; Zucker,
Goldberg & Ackerman, LLC

1508-589

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

1508-621

4509 North Hicks Street 19144 13th wd.

SHERIFF'S SALE

689.85 Sq Ft OPA#132072700 Subject to
Mortgage Improvements: Residential Property
ALL KNOWN AND UNKNOWN HEIRS
OF HUGH O. VANHORN AND LISA G.
TIDWELL C.P. February Term, 2010 No.
002726 \$35,587.13 Brett A. Solomon, Esq.;
Michael C. Mazack, Esq.

1508-627

5701 Dunlap Street 19131-3411 4th wd. 1386
Sq Ft BRT#04-3-2392-00 Improvements:
Residential Dwelling
LAMONT C. WALKER AND CRYSTAL M.
WALKER C.P. October Term, 2014 No.
00181 \$81,838.33 Barbara A. Fein, Esq.

1508-637

5859 Upland Way 19131-3029 52nd wd.
1280 Sq Ft OPA#522007300 Improvements:
Residential Property
TARNISHE TUNSTALL C.P. February
Term, 2014 No. 00447 \$136,324.24 Phelan
Hallinan Diamond & Jones, LLP

1508-640

239 East Stella Street 19134-2811 7th wd.
840 Sq Ft OPA#071258400 Improvements:
Residential Property
MICHAEL KUDERS C.P. October Term,
2014 No. 00935 \$57,274.51 Phelan Hallinan
Diamond & Jones, LLP

1508-646

3158 Tulip Street 19134-3808 25th wd. 986
Sq Ft OPA#252377100 Improvements:
Residential Property
CHARLES KINSING A/K/A CHARLES B.
KINSING, SR. AND BARBARA J. KINSING
C.P. September Term, 2014 No. 01535
\$122,411.56 Phelan Hallinan Diamond &
Jones, LLP

1508-647

9111 Revere Street 19152-1523 57th wd.
1337 Sq Ft OPA#571222500 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER VINCENT
J. WASKIEWICZ, DECEASED C.P.
February Term, 2015 No. 01551 \$176,229.92
Phelan Hallinan Diamond & Jones, LLP

1508-652

4620 Hawthorne Street 19124-3318 23rd wd.
1142 Sq Ft OPA#232281600 Improvements:
Residential Property
LUKE ANDREW HONER A/K/A LUKE
HONER; JEFFREY WILLIAM CONRAD
A/K/A JEFFREY WILLIAM CONRAD C.P.
December Term, 2014 No. 03087 \$47,702.96
Phelan Hallinan Diamond & Jones, LLP

1508-655

12612 Ramer Road 19154-1422 66th wd.
1360 Sq Ft OPA#663292300 Improvements:
Residential Property
THOMAS A. NEELY AND CHRISTINA M.
NEELY C.P. June Term, 2012 No. 03305
\$190,855.72 Phelan Hallinan Diamond &
Jones, LLP

1508-656A-J

**8712 Frankford Avenue, Unit 2 A&B; on
the Northwesterly side of Frankford Avenue
- Premises A - 19136** 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367803
Improvements: Apt 2-4 Units 2 Sty Frame
**8712 Frankford Avenue, Unit 3 A&B; on the
Northwesterly side of Frankford Avenue -
Premises B - 19136** 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367805
Improvements: Apt 2-4 Units 2 Sty Frame
**8712 Frankford Avenue, Unit 4 A&B; on the
Northwesterly side of Frankford Avenue -
Premises C - 19136** 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367807
Improvements: Apt 2-4 Units 2 Sty Frame
**8712 Frankford Avenue, Unit 5 A&B; on the
Northwesterly side of Frankford Avenue -
Premises D - 19136** 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367809
Improvements: Apt 2-4 Units 2 Sty Frame
**8712 Frankford Avenue, Unit 6 A&B; on the
Northwesterly side of Frankford Avenue -
Premises E - 19136** 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367811
Improvements: Apt 2-4 Units 2 Sty Frame
**8712 Frankford Avenue, Unit 14 A&B; on
the Northwesterly side of Frankford Avenue
- Premises F - 19136** 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367827
Improvements: Apt 2-4 Units 2 Sty Frame
**8712 Frankford Avenue, Unit 15 A&B; on
the Northwesterly side of Frankford Avenue
- Premises G - 19136** 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367829
Improvements: Apt 2-4 Units 2 Sty Frame
**8712 Frankford Avenue, Unit 16 A&B; on
the Northwesterly side of Frankford Avenue**

SHERIFF'S SALE

- Premises H - 19136 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367831
Improvements: Apt 2-4 Units 2 Sty Frame
**8712 Frankford Avenue, Unit 17 A&B; on
the Northwesterly side of Frankford Avenue
- Premises I - 19136** 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367833
Improvements: Apt 2-4 Units 2 Sty Frame
**8712 Frankford Avenue, Unit 18 A&B; on
the Northwesterly side of Frankford Avenue
- Premises J - 19136** 57th wd. 1540 Sq Ft;
Front: 22' x Depth: 42.41' BRT#572367835
Improvements: Apt 2-4 Units 2 Sty Frame
PENNY LANCASTER C.P. February Term,
2014 No. 02081 \$1,075,234.49 Justin L.
Krik, Esq.; Lipsky and Brandt

The following property, sale of which was postponed from the September 1, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1509-302

4571-73 Torresdale Avenue 19124 23rd wd.
7700 Sq Ft +/- 7600 Sq Ft OPA#884507630
Subject to Mortgage Improvements:
Commercial Building
LEODORO ROSARIO AND MILAGROS
ARIAS SANTOS C.P. February Term,
2015 No. 03191 \$34,499.20 Richard J.
Weitzman, Esq.

1509-308

5026 Master Street 19131-4523 44th wd.
2320 Sq Ft OPA#442155000 Improvements:
Residential Property
CARL R. FREELAND C.P. August Term,
2010 No. 02267 \$111,787.14 Phelan
Hallinan Diamond & Jones, LLP

1509-310

6141 Marsden Street 19135 41st wd. 1260
Sq Ft BRT#411263600 Improvements:
Residential Dwelling
ROBIN DUAIME F/K/A ROBIN
WHITTINGTON; RAYMOND MCATEER;
RICHARD MCATEER, RUTH FETOUHI;
ROBERT MCATEER; SHIRLEY WICHERT
AND THOMAS MCATEER, JR. IN THEIR
CAPACITY AS HEIRS OF THOMAS
MCATEER, SR. DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER THOMAS MCATEER,
DECEASED C.P. October Term, 2014
No. 02550 \$62,072.90 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1509-311

2443 East Clearfield Street 19134-4438
25th wd. 1530 Sq Ft OPA#251121700
Improvements: Residential Property
ANTHONY PIZZARO C.P. June Term, 2012
No. 02626 \$169,464.16 Phelan Hallinan
Diamond & Jones, LLP

1509-314A-U

**1319 Bainbridge Street - Premises A - 19147-
1826** 2nd wd. 2589 Sq Ft OPA#023196105
Improvements: Commercial Real Estate
**1321 Bainbridge Street - Premises B - 19147-
1826** 2nd wd. 1974 Sq Ft OPA#023196205
Improvements: Commercial Real Estate
**1323 Bainbridge Street - Premises C - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023196305
Improvements: Commercial Real Estate
**1325 Bainbridge Street - Premises D - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023196405
Improvements: Commercial Real Estate
**1327 Bainbridge Street - Premises E - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023196505
Improvements: Commercial Real Estate
**1329 Bainbridge Street - Premises F - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023196605
Improvements: Commercial Real Estate
**1331 Bainbridge Street - Premises G - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023196705
Improvements: Commercial Real Estate
**1333 Bainbridge Street - Premises H - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023196805
Improvements: Commercial Real Estate
**1337 Bainbridge Street - Premises I - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023197005
Improvements: Commercial Real Estate
**1318 Kater Street - Premises J - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023184605
Improvements: Commercial Real Estate
**1320 Kater Street - Premises K - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023184705
Improvements: Commercial Real Estate
**1322 Kater Street - Premises L - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023184805
Improvements: Commercial Real Estate
**1324 Kater Street - Premises M - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023184905
Improvements: Commercial Real Estate
1326 Kater Street - Premises N - 19147-

SHERIFF'S SALE

1826 2nd wd. 1155 Sq Ft OPA#023185005
Improvements: Commercial Real Estate
**1328 Kater Street - Premises O - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023185105
Improvements: Commercial Real Estate
**1330 Kater Street - Premises P - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023185205
Improvements: Commercial Real Estate
**1332 Kater Street - Premises Q - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023185305
Improvements: Commercial Real Estate
**1334 Kater Street - Premises R - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023185405
Improvements: Commercial Real Estate
**1336 Kater Street - Premises S - 19147-
1826** 2nd wd. 1155 Sq Ft OPA#023185505
Improvements: Commercial Real Estate
**1338 Kater Street - Premises T - 19147-
1826** 2nd wd. 1930 Sq Ft OPA#023185605
Improvements: Commercial Real Estate
**618 South Clarion Street - Premises U -
19147-1826** 2nd wd. 565 Sq Ft OPA#023291100
Improvements: Commercial Real Estate
CLARKE REAL ESTATE DEVELOPMENT,
LLC AND DONOVAN W. CLARKE C.P.
March Term, 2015 No. 02259 \$10,104,809.06
Bruce S. Luckman, Esq.

1509-318

4020 Unruh Avenue 19135 55th wd. 1800
Sq Ft BRT#55-2-1489-00 Improvements:
Residential Property
ALICIA C. MACDONALD C.P. November
Term, 2014 No. 001013 \$263,176.67 Shapiro
& DeNardo, LLC

1509-320

2159 Homer Street 19138 10th wd. 1188
Sq Ft BRT#102140100 Improvements:
Residential Real Estate
NAIPHESA HILLIARD C.P. December
Term, 2013 No. 001486 \$159,936.17 Stern
& Eisenberg, P.C.

1509-321

2044 South Hemberger Street 19145 48th wd.
1052 Sq Ft BRT#482240200 Improvements:
Residential Real Estate
AMINA MAYAZI-SAUNDERS A/K/A AMINA
SAUNDERS AND SCOTT SAUNDERS C.P.
February Term, 2015 No. 02483 \$80,905.75
Stern & Eisenberg, P.C.

1509-322

3527 Vinton Road 19154 66th wd. 1360 Sq Ft
BRT#66-3130400 Improvements: Residential
Dwelling
TIMOTHY ANDREW WEST (MORTGAGOR
AND REAL OWNER) C.P. April Term,
2010 No. 01343 \$178,413.57 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1509-330

4516 Weymouth Street 19120 42nd wd.
Land Area: 800 Sq Ft BRT#421588000
Improvements: Row 2 Story Masonry
MARK E. WILLIAMS C.P. January Term,
2015 No. 02174 \$65,600.00 Milstead &
Associates, LLC

1509-331

940 Daly Street 19148 39th wd. Land Area:
1040 Sq Ft BRT#393339100 Improvements:
Row 2 Story Masonry
NATALIE TROUT C.P. May Term, 2013 No.
01716 \$156,090.00 Milstead & Associates,
LLC

1509-332

1812 East Thayer Street 19134 45th wd.
Land Area: 1299 Sq Ft BRT#452062400
Improvements: Row 2 Story Masonry
RAYMOND VANDEGRIFT C.P. January
Term, 2015 No. 02653 \$52,800.00 Milstead
& Associates, LLC

1509-334

351 Claremont Road 19120 61st wd.
Land Area: 1152 Sq Ft BRT#61-1-3521-00;
PRCL#28N14-244 Improvements: Row B/
gar 2sty Masonry
BABS L. PARLER C.P. June Term, 2014 No.
03614 \$136,350.00 Milstead & Associates,
LLC

1509-338

3331 Bleigh Avenue 19136 64th

SHERIFF'S SALE

1509-342
7532 Woodcrest Avenue 19151 34th wd. Land Area: 1266 Sq Ft BRT#34-3-1851-00 Improvements: Row B/garage 2 Story Masonry TAJINDER SINGH, KNOWN HEIR OF TRACEY SMITH, DECEASED MORTGAGOR AND REAL OWNER; BRITTNEY SMITH, KNOWN HEIR OF TRACEY SMITH, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TRACEY SMITH C.P. July Term, 2014 No. 00806 \$72,250.00 Milstead & Associates, LLC

1509-352
6605 Martins Mill Road 19111 35th wd. 1750 Sq Ft BRT#353304500 Improvements: Residential Property ELIZABETH VERA AND FERNANDO L. VERA, JR. C.P. December Term, 2013 No. 03446 \$215,423.82 KML Law Group, P.C.

1509-355
4311 Elsinore Street 19124-4305 33rd wd. 720 Sq Ft OPA#33222200 Improvements: Residential Property ASGHAR KHAN C.P. September Term, 2013 No. 00900 \$107,294.40 Phelan Hallinan Diamond & Jones, LLP

1509-357
5317 Laurens Street 19144-4615 12th wd. 1880 Sq Ft OPA#124149600 Improvements: Residential Property NICOLE BRISCOE C.P. October Term, 2011 No. 03839 \$159,612.77 Phelan Hallinan Diamond & Jones, LLP

1509-360
7852 Saturn Place 19153-1212 40th wd. 1296 Sq Ft OPA#405880500 Improvements: Residential Property ELEANOR L. GROSS C.P. March Term, 2014 No. 03945 \$117,967.20 Phelan Hallinan Diamond & Jones, LLP

1509-363
1503 North Redfield Street 19151 34th wd. 840 Sq Ft BRT#342165200 Improvements: Residential Property ALIYA S. SMALL C.P. December Term, 2008 No. 00510 \$51,907.45 KML Law Group, P.C.

1509-366
2635 South 68th Street 19142-2724 40th wd. 1056 Sq Ft OPA#406093300 Improvements: Residential Property ANTHONY R. WILLIAMS C.P. December Term, 2011 No. 02954 \$86,488.11 Phelan Hallinan Diamond & Jones, LLP

1509-368
5917 Turner Street 19151 34th wd. 1080 Sq Ft BRT#342104100 Improvements: Residential Property CARLOS G. BAUTISTA C.P. September Term, 2012 No. 003294 \$75,789.92 Shapiro & DeNardo, LLC

1509-375
1349 Crease Street 19125 18th wd. 1944 Sq Ft BRT#18-1050360 Improvements: Residential Dwelling PATRICIA MOEBIUS C.P. July Term, 2014 No. 02783 \$342,213.77 Powers, Kirn & Associates, LLC

1509-376
6819 Jackson Street 19135 41st wd. 1350 Sq Ft BRT#41-2317200 Improvements: Residential Dwelling KAREN STEINER AND DAVID STEINER C.P. July Term, 2013 No. 00405 \$180,992.85 Powers, Kirn & Associates, LLC

1509-377
5907 Carpenter Street 19143 3rd wd. 2093 Sq Ft; Beginning Point: Situate on the northerly side of Carpenter Street at the distance of fifty-six feet, four inches westwardly from the westerly side of Fifty-Ninth Street OPA#033080800 Improvements: Apt 2-4 Units 2sty Masonry LESLIE BLAND C.P. January Term, 2015 No. 00938 \$228,573.40 Richard J. Nalbandian, III

1509-379
3210 North Etting Street 19129 38th wd. 1291 Sq Ft BRT#381251900 Improvements: Residential Dwelling LAURA WILLIAMS C.P. April Term, 2014 No. 01767 \$83,481.62 Law Offices of Gregory Javardian

1509-381
3321 Guilford Street 19136 64th wd. 1408 Sq Ft BRT#642094000 Improvements: Residential Real Estate ALFRED FACCHIANO AND SUSAN FACCHIANO C.P. May Term, 2012 No. 00347 \$98,102.47 Stern & Eisenberg, P.C.

1509-384
6315 Crafton Street 19149-2934 62nd wd. 1176 Sq Ft OPA#621544800 Improvements: Residential Property ANGELA J. SMITH C.P. September Term,

SHERIFF'S SALE

2011 No. 01103 \$123,952.45 Phelan Hallinan Diamond & Jones, LLP

1509-398
814 Moore Street 19148 1st wd. 1272 Sq Ft BRT#012352300 Improvements: Residential Dwelling KIEN NGOC LY AND OOI HA CHONG C.P. November Term, 2014 No. 02265 \$152,147.13 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

1509-406
4844 A Street 19120 42nd wd. 1668 Sq Ft OPA#421293300 Improvements: Residential Property SAMNANG MEAS C.P. February Term, 2015 No. 02659 \$57,778.99 Phelan Hallinan Diamond & Jones, LLP

1509-410
727 Sherrie Road 19115 63rd wd. 8450 Sq Ft BRT#632139200 Subject to Mortgage Improvements: Residential Property EDWARD VESCIO, JR. AND BERNADETTE VESCIO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES C.P. March Term, 2012 No. 1524 \$277,476.75 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1509-417
2749 South Marshall Street 19148 39th wd. Land Area: 920 Sq Ft; Improvement Area: 1472 Sq Ft OPA#395169000 Subject to Mortgage Improvements: Residential Real Estate - Single Family Dwelling ORTELIN ZAHAIRAGUNN F/K/A ORTELIN L. BOWSER C.P. December Term, 2014 No. 03504 \$102,083.82 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm

1509-418
1 Wissahickon Lane a/k/a 6904 Wissahickon Avenue 19119-3733 21st wd. 12257 Sq Ft BRT#213116045 Improvements: Residential Dwelling DELORES HENDERSON C.P. September Term, 2013 No. 01571 \$262,316.93 Powers, Kirn & Associates, LLC

1509-419
2002 McKean Street 19145 48th wd. 811 Sq Ft BRT#481108100 Improvements: Residential Dwelling LEONARD J. BENTLEY C.P. March Term, 2014 No. 00160 \$110,676.84 Powers, Kirn & Associates, LLC

1509-423
2535 South 10th Street 19148-4424 39th wd. 870 Sq Ft; Front: 15'4" Depth: 58' OPA#393492800 Improvements: Single Family Dwelling GENEVIEVE MARTINO C.P. January Term, 2015 No. 002882 \$114,155.36 Jerome R. Balka, Esq., Reger Rizzo Darnall LLP

1509-431
4119 Barnett Street 19135-3011 55th wd. Land Area: 1245 BRT#552066200 Improvements: Row B/gar 2 Story Masonry ARTHUR W. MARNIEN C.P. August Term, 2014 No. 01291 \$110,416.00 Milstead & Associates, LLC

1509-438
822 Brighton Street 19111-4127 53rd wd. 2680 Sq Ft OPA#532245800 Improvements: Residential Property GINA FREDERIQUE AND KEVIN COMPTON C.P. April Term, 2013 No. 04335 \$157,839.77 Phelan Hallinan Diamond & Jones, LLP

1509-439
4525 Ashburner Street 19136-2808 65th wd. 2800 Sq Ft BRT#652040813 Improvements: Residential Property EDWARD L. ADAMS AND JENNIFER L. RENZI C.P. February Term, 2013 No. 01769 \$129,279.76 Zucker, Goldberg & Ackerman, LLC

1509-441
1915 McClellan Street 19145-2024 48th wd. 652 Sq Ft BRT#481017000 Subject to Mortgage Improvements: Residential Property CHRISTOPHER KING C.P. November Term, 2011 No. 0269 \$102,199.16 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Jaime R. Ackerman, Esq.; Jana Fridfinnsdottir, Esq.; Brian Nicholas, Esq.; Denise Carlon, Esq.; Roger Fay, Esq.; Zucker, Goldberg & Ackerman, LLC

1509-442
1102 Haworth Street, a/k/a 1102 Hayworth Street 19124-2506 23rd wd. 2604 Sq Ft OPA#234160800 Improvements: Residential Property ROBIN A. LEWIS A/K/A ROBIN LEWIS C.P. April Term, 2013 No. 00438 \$143,668.85 Phelan Hallinan Diamond & Jones, LLP

1509-451
633 West Olney Avenue 19120 61st wd.

SHERIFF'S SALE

2475 Sq Ft BRT#612009100 Improvements: Residential Property ANTHONY COBB C.P. May Term, 2013 No. 002365 \$113,433.38 Shapiro & DeNardo, LLC

1509-453
4417 McKinley Street 19135-3216 55th wd. 1980 Sq Ft OPA#552034500 Improvements: Residential Property LISA M. GALLO C.P. September Term, 2013 No. 00126 \$68,742.54 Phelan Hallinan Diamond & Jones, LLP

1509-464
8104 Terry Street 19136-2622 64th wd. 1210.62 Sq Ft BRT#642028700 Improvements: Residential Real Estate MARK JUSZCZUK AND PATRICIA JUSZCZUK C.P. November Term, 2013 No. 01582 \$59,273.35 Stern & Eisenberg, P.C.

1509-465
6634 Boyer Street 19119 22nd wd. 5200 Sq Ft BRT#221275700 Improvements: Residential Real Estate JAMAHL A. SIMMONS C.P. September Term, 2014 No. 02016 \$233,005.02 Stern & Eisenberg, P.C.

1509-468
228 South 49th Street 19139 60th wd. SEMI/DET 3 STY MASONRY; 1799 Sq Ft BRT#601091800 Subject to Mortgage Improvements: Residential Dwelling MARY ELLEN JONES A/K/A MARY E. JONES C.P. December Term, 2013 No. 00691 \$177,012.38 McCabe, Weisberg, & Conway, P.C.

1509-477
226 North Robinson Street 19139-1122 34th wd. 795 Sq Ft OPA#341185800 Improvements: Residential Property SHARON FORTUNE C.P. March Term, 2015 No. 00475 \$45,912.92 Phelan Hallinan Diamond & Jones, LLP

1509-478
923 North St. Bernard Street 19131 44th wd. ROW 2STY MASONRY; 825 Sq Ft BRT#442213800 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF WILLIE JETER, DECEASED MORTGAGOR AND REAL OWNER; OMAR J. JETER KNOWN SURVIVING HEIR OF WILLIE JETER, DECEASED MORTGAGOR AND REAL OWNER; TRACEE J. JETER KNOWN SURVIVING HEIRS OF WILLIE JETER, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2014 No. 01434 \$29,660.72 McCabe, Weisberg, & Conway, P.C.

1509-480
3137 Longshore Avenue 19149-2023 55th wd. 1640 Sq Ft OPA#551277800 Improvements: Residential Property TOMMY NGUYEN C.P. March Term, 2015 No. 00753 \$161,140.70 Phelan Hallinan Diamond & Jones, LLP

1509-481
2528 Cedar Street 19125 31st wd. ROW 3 STY MASONRY; 868 Sq Ft BRT#312035600 Improvements: Residential Dwelling JAMES BIDWELL C.P. October Term, 2013 No. 01819 \$214,496.37 McCabe, Weisberg, & Conway, P.C.

1509-487
4043 Ormond Street 19124 33rd wd. ROW B/GAR 2STY MASONRY; 975 Sq Ft BRT#332539100 Improvements: Residential Dwelling CHARMELL D. EDWARDS A/K/A CHARMELL EDWARDS C.P. November Term, 2014 No. 00121 \$55,827.82 McCabe, Weisberg, & Conway, P.C.

1509-491
219 South Farragut Street 19139 46th wd. APT 2-4 UNITS 2STY MASONRY; 2062 Sq Ft BRT#461183200 Improvements: Residential Dwelling HANEEF NELSON C.P. September Term, 2013 No. 00467 \$273,833.05 McCabe, Weisberg, & Conway, P.C.

1509-492
5333 Wingohocking Terrace 19144 12th wd. SEMI/DET 3STY STONE; 2274 Sq Ft BRT#122188000 Improvements: Residential Dwelling HRISTO DIMITROV C.P. January Term, 2015 No. 00457 \$111,506.64 McCabe, Weisberg, & Conway, P.C.

1509-502
6615 North 13th Street 19126 61st wd. S/D W DET GAR 3S STONE; 5990 Sq Ft BRT#611194000 Improvements: Residential Dwelling CLARENCE BUTLER, JR., CO-ADMINISTRATOR OF THE ESTATE OF ELIZABETH MCCORMICK, DECEASED MORTGAGOR AND REAL OWNER; SARAH B. JOHNSON, CO-ADMINISTRATRIX OF THE ESTATE OF ELIZABETH MCCORMICK, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term,

SHERIFF'S SALE

2015 No. 01262 \$92,569.41 McCabe, Weisberg, & Conway, P.C.

1509-504
7657 Brookhaven Road 19151 34th wd. ROW B/GAR 2STY MASONRY; 1293.60 Sq Ft BRT#343219500 Improvements: Residential Dwelling DWAYNE DUNHAM C.P. October Term, 2014 No. 00681 \$166,713.19 McCabe, Weisberg, & Conway, P.C.

1509-506
7707 Jason Place 19153 40th wd. ROW B/GAR 2STY MASONRY; 1800 Sq Ft BRT#405852000 Improvements: Residential Dwelling SAMUEL LEE VAUGHAN, KNOWN SURVIVING HEIR OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER; CHRISTINE A. CHAMBLISS, KNOWN SURVIVING HEIR OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER; CYNTHIA V. RUSSELL, KNOWN SURVIVING HEIR OF CELESTINE DOWNES, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2014 No. 02714 \$48,348.36 McCabe, Weisberg, & Conway, P.C.

1509-507
246 Slocum Street 19119 22nd wd. ROW 2 STY MASONRY; 1464 Sq Ft BRT#222045900 Improvements: Residential Dwelling ANTHONY E. HANEY AND LISA P. HANEY C.P. December Term, 2014 No. 01967 \$68,731.34 McCabe, Weisberg, & Conway, P.C.

1509-517
125 West Mount Pleasant Avenue 19119 9th wd. 3904.7 Sq Ft BRT#092001900 Improvements: Residential Property ZUBAIR ABDUSSHAHEED C.P. June Term, 2009 No. 04383 \$575,309.59 Zucker, Goldberg & Ackerman, LLC

1509-520
6310 Guyer Avenue 19142-3013 40th wd. 1435.20 Sq Ft OPA#402274135 Improvements: Residential Property MELISSA MIGLIAZZA-HUNT A/K/A MELISSA MIGLIAZZA AND ONDRE HUNT C.P. September Term, 2012 No. 02496 \$158,191.20 Phelan Hallinan Diamond & Jones, LLP

1509-526
6336 North 8th Street 19126-3703 49th wd. 3895 Sq Ft; on the Northwesterly side of 8th St at a distance of 176 feet Northeastwardly from the Northeastly side of Chelten Ave; Front: Irregular x Depth: Irregular OPA#49213500 Subject to Mortgage Improvements: Single Family Residence CASSANDRA PHILLIPS C.P. September Term, 2014 03547 \$209,828.19 Stephen M. Hladik, Esq.

1509-530
1922 Medary Avenue 19141-1410 17th wd. 1455 Sq Ft; on the Southerly side of Medary Ave at a distance of 168 feet Westwardly from the Westerly side of Ogontz Avenue; Front: 15 ft x Depth: 97 ft OPA#171306500 Subject to Mortgage Improvements: Single Family Residence KEITH CHESTER C.P. January Term, 2015 03508 \$98,874.34 Stephen M. Hladik, Esq.

1509-531
230 Higbee Street 19111 35th wd. 1296 Sq Ft BRT#352151900 Improvements: Residential Property SHARON HOLLIDAY AND RUBEN FEAGINS C.P. October Term, 2014 No. 001252 \$122,944.75 Shapiro & DeNardo, LLC

1509-540
3118 Barnett Street 19149-3101 55th wd. 1012 Sq Ft OPA#551008500 Improvements: Residential Property ERNEST LAWRENCE AMD SOPHIA JOHNSON C.P. September Term, 2012 No. 02960 \$42,174.39 Phelan Hallinan Diamond & Jones, LLP

1509-548A-B
4946 North Broad Street - Premises A — 19141-2216 13th wd. 1640 Sq Ft BRT#871083350
4944 North Broad Street - Premises B — 19141-2216 13th wd. 1653 Sq Ft BRT#871083300

1509-555
5365 Charles Street 19124-1403 62nd wd. 2325 Sq Ft OPA#622291900 Improvements: Residential Property CARLIN H. BELL C.P. March Term, 2010 No. 04791 \$73,056.70 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

The following property, sale of which was postponed from the October 6, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, November 10, 2015.

1510-301
5826 Vine Street 19139 4th wd. 1152 Sq Ft BRT#042160100 Improvements: Residential Dwelling DARIUS GERALD C.P. March Term, 2015 No. 01894 \$41,249.52 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1510-306
917-919 South 20th Street 19146 30th wd. 2112 Sq Ft OPA#871540120 Subject To Mortgage Yes; \$70,000.00 Improvements: Row W-off/str 3 Sty Masonry Exterior Condition New/rehabbed KIMBERLY SAIDI AND HASSOUNA SAIDI C.P. December Term, 2007 No. 4085 \$182,946.91 Ben van Steenburgh, Esq.

1510-356
6828 North 9th Street 19126 61st wd. 2689 Sq Ft BRT#611175500 Improvements: Residential Property DAWN S. HUGHES C.P. September Term, 2013 No. 01530 \$51,423.76 KML Law Group, P.C.

1510-361
5716 Tackawanna Street 19135-3920 62nd wd. 1381 Sq Ft OPA#622308500 Improvements: Residential Property CHANEYA FARRIOR, IN HER CAPACITY AS HEIR OF ANTHONY SMITH, DECEASED; JALEN FARRIOR, IN HIS CAPACITY AS HEIR OF ANTHONY SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY SMITH, DECEASED C.P. November Term, 2014 No. 00118 \$53,423.05 Phelan Hallinan Diamond & Jones, LLP

1510-365
6230 Clearview Street 19138-1010 59th wd. 907 Sq Ft OPA#592306900 Improvements: Residential Property KIMBERLY K. HASKINS, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF NATHANIEL H. HASKINS; JUANITA R. MALCOM, IN HER CAPACITY AS HEIR OF THE ESTATE OF NATHANIEL H. HASKINS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NATHANIEL H. HASKINS, DECEASED C.P. May Term, 2013 No. 00297 \$44,007.19 Phelan Hallinan Diamond & Jones, LLP

1510-375
405 West Stafford Street 19144-4407 59th wd. 2717 Sq Ft OPA#593007400 Improvements: Residential Property PHILIP DAVIDSON AND GABRIELLE E. DAVIDSON C.P. March Term, 2003 No. 01288 \$186,879.35 Phelan Hallinan Diamond & Jones, LLP

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

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

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

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

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

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

SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

SHERIFF'S SALE

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

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

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

1510-505
3352 North Smedley Street 19140 11th wd. 859 Sq Ft BRT#11-2-2179-00 Improvements: Residential Dwelling
 DIANE R. BRIDGES C.P. December Term, 2014 No. 01747 \$52,228.65 Powers, Kirm & Associates, LLC
 6335 Langdon Street 19111 53rd wd. 1460 Sq Ft BRT#531228200 Improvements: Row B/gar 2sty Masonry
 JOHNSON MARTINEZ AND MARIA MARTINEZ C.P. February Term, 2015 No. 00868 \$223,103.86 Milstead & Associates, LLC

1510-545
9208 Cambridge Street 19114 65th wd. 3290 Sq Ft OPA#652421905 Improvements: Residential Property
 DANIELLE WALSH, SOLELY IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JOAN A. MENICHELLA C.P. February Term, 2015 No. 3179 \$165,701.66 Lauren Berschler Karl, Esq.

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

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

1510-571
2831 Cantrell Street 19145 48th wd. 840 Sq Ft OPA#482083400 Improvements: Residential Property
 DOMENICO CENTOFANTI C.P. June Term, 2010 No. 01513 \$115,886.97 Phelan Hallinan Diamond & Jones, LLP

1510-578
6065 Frankford Avenue 19135-4406 62nd wd. 1400 Sq Ft OPA#622220900 Improvements: Residential Property
 MELODI-MARI ARROYO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JANICE Y. SERRANO; UNKNOWN HEIRS, SUCCESSORS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANICE Y. SERRANO, DECEASED C.P. March Term, 2015 No. 02059 \$89,131.21 Phelan Hallinan Diamond & Jones, LLP

1510-620
4000 Gypsy Lane, Unit 550 19129 21st wd. on Gypsy Lane Condominium Side of Gypsy Lane; Front: Irregular, Depth: Irregular BRT#888210300 Subject to Mortgage Improvements: Res. Condo 3 Sty Masonry
 ESTATE OF ERLENE BASS NELSON C.P. January Term, 2015 No. 001892 \$18,553.66 Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.

1510-626
5713 Ashland Avenue 19143 51st wd. SEMI DET 2 STY MASONRY; 1900 Sq Ft BRT#513079500 Improvements: Residential Dwelling
 GREGORY BANKS AND TINEKA WILLIAMS C.P. May Term, 2014 No. 03384 \$106,956.48 McCabe, Weisberg & Conway P.C.

1510-627
5632 Morton Street 19144-1330 12th wd. 1730 Sq Ft OPA#122175300 Improvements: Residential Property
 ELIJAH MCCANTS, IN HIS CAPACITY AS HEIR OF ANNIE L. MCCANTS A/K/A ANNIE MCCANTS, DECEASED; BLAINE MCCANTS, IN HIS CAPACITY AS HEIR OF ANNIE L. MCCANTS A/K/A ANNIE MCCANTS, DECEASED; SYBILL T. MILLER, IN HER CAPACITY AS HEIR

SHERIFF'S SALE

OF ANNIE L. MCCANTS A/K/A ANNIE MCCANTS, DECEASED; ANTHONY T. MCCANTS, IN HIS CAPACITY AS HEIR OF ANNIE L. MCCANTS A/K/A ANNIE MCCANTS, DECEASED; CARLOTTA MCCANTS, IN HER CAPACITY AS HEIR OF ANNIE L. MCCANTS A/K/A ANNIE MCCANTS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNIE MCCANTS, DECEASED C.P. February Term, 2014 No. 02494 \$106,547.73 Phelan Hallinan Diamond & Jones, LLP

1510-640
424 North Horton Street a/k/a 424 Horton Street 19151 34th wd. 965 Sq Ft BRT#341205000 Improvements: Residential Property
 SHERMELL HOWARD A/K/A SHERMELL P. HOWARD C.P. March Term, 2015 No. 03639 \$51,067.11 KML Law Group, P.C.

1510-651
7033-7049 Frankford Avenue 19135-1605 55th wd. 21813 Sq Ft OPA#88-2064475 Subject to Mortgage Improvements: Unknown
 7049 FRANKFORD AVE LP AND TRENDY STAR REALTY, INC. C.P. January Term, 2015 No. 002210 \$692,514.03 + \$16,829.56 (interest until 7/10/15 - continuing to accrue at \$182.93 per diem) Michael J. Shavel, Esq., Hill Wallack LLP

SHERIFF'S SALE OF TUESDAY, NOVEMBER 10, 2015

1511-301
10806 Rayland Road 19154 66th wd. 3266 Sq Ft OPA#662092700 Improvements: Residential Dwelling
 THOMAS J. LAWLER AND ROBIN T. LAWLER C.P. December Term, 2013 No. 01796 \$145,804.64 Joseph R. Loverdi, Esq.

1511-302
2012 South 23rd Street 19145-2602 48th wd. 798 Sq Ft; Situate on the Westerly side of Twenty-third Street at a distance of eighty-six feet Southwardly from the Southerly side of McKean Street BRT#482260400 Improvements: ROW 2STY MASONRY
 THOMAS N. COOPER, JR., F/K/A THOMAS N. COOPER, SR. C.P. December Term, 2010 No. 00277 \$111,082.56 Richard J. Nalbandian, III

1511-303
172 East Mayland Street a/k/a 172 East Maryland Street 19144 59th wd. 1791 Sq Ft; Situate on the Southeast side of Mayland Street at the distance of 154 feet Southwestward from the Southwest side of Morton Street BRT#592126300 Improvements: ROW 2 STY MASONRY
 LATOYA EDWARDS C.P. April Term, 2015 No. 00155 \$142,929.70 Richard J. Nalbandian, III

1511-304
1335 Faunce Street 19111 56th wd. 3228 Sq Ft BRT#561403500 Improvements: Residential Property
 FRANK A. CASTALDI C.P. November Term, 2012 No. 00633 \$185,257.80 KML Law Group, P.C.

1511-305
5422 Willows Avenue 19143 51st wd. 1222 Sq Ft BRT#513213400 Improvements: Residential Property
 SONYA RIGGS C.P. October Term, 2011 No. 00038 \$92,674.94 KML Law Group, P.C.

1511-306
4823 Unruh Avenue 19135 41st wd. 1121 Sq Ft BRT#412003600 Improvements: Residential Property
 ALEXANDER RAMOS C.P. November Term, 2014 No. 01315 \$87,152.95 KML Law Group, P.C.

1511-307
2135 Pratt Street 19124 62nd wd. 982 Sq Ft BRT#622070800 Improvements: Residential Property
 MARTA M. ROSADO C.P. May Term, 2014 No. 02577 \$84,356.83 KML Law Group, P.C.

1511-308
181 West 65th Avenue, Unit A 19120 61st wd. 4360 Sq Ft BRT#611397900 Improvements: Residential Property
 KATHY CONNORS C.P. April Term, 2015 No. 02530 \$284,841.93 KML Law Group, P.C.

1511-309
4737 Meridian Street 19136 65th wd. 1055 Sq Ft BRT#651163000 Improvements: Residential Property

SHERIFF'S SALE

JERRY HODGES C.P. June Term, 2014 No. 04502 \$92,161.54 KML Law Group, P.C.

1511-310
4304 Comly Street 19135-3906 55th wd. 1365 Sq Ft BRT#552002300 Improvements: Residential Property
 BETZAIDA CARTAGENA C.P. August Term, 2014 No. 01783 \$67,627.86 KML Law Group, P.C.

1511-311
6321 North 13th Street 19141 49th wd. 2197 Sq Ft BRT#493208500 Improvements: Residential Property
 AMIRATARIQA WILLIAMS C.P. March Term, 2015 No. 02115 \$153,771.17 KML Law Group, P.C.

1511-312
1801 West Champlost Street 19141 17th wd. 3844 Sq Ft BRT#871522550 Improvements: Residential Property
 WYKITA S. ROBINSON, INDIVIDUALLY AND AS A GUARDIAN AD LITEM FOR AMARIS J. WARREN-ROBINSON AND NAISER H. WARREN-ROBINSON; JOHN MASON, SOLELY IN HIS CAPACITY AS HEIR OF THE ESTATE OF EDDIE MAE MASON, DECEASED; TRUDIE MASON, SOLELY IN HER CAPACITY AS HEIR OF THE ESTATE OF EDDIE MAE MASON, DECEASED; THE UNKNOWN HEIRS OF EDDIE MAE MASON; KIARA J. ROBINSON; NAISER H. WARREN-ROBINSON; AMARIS J. WARREN-ROBINSON C.P. July Term, 2013 No. 01732 \$46,149.79 KML Law Group, P.C.

1511-313
48 East Sharpnack Street 19119 22nd wd. 3600 Sq Ft BRT#221106300 Improvements: DET 2.5 Sty Masonry
 DOROTHY MILLER (DECEASED) C.P. June Term, 2014 No. 03130 \$93,942.71 Michael F.J. Romano, Esq.

1511-314
2221 South Darien Street 19148 39th wd. 705 Sq Ft BRT#393385100 Improvements: Row 2 Sty Masonry
 DOROTHY SCAVETTI (DECEASED) C.P. November Term, 2014 No. 01637 \$141,447.18 Michael F.J. Romano, Esq.

1511-315
6519 North Woodstock Street 19138 10th wd. 1184 Sq Ft BRT#102075900 Improvements: Residential Real Estate
 NOVA TUCKER C.P. July Term, 2014 No. 03005 \$102,736.71 Stern & Eisenberg P.C.

1511-316
3122 Boudinot Street 19134 7th wd. 700 Sq Ft BRT#071472200 Improvements: Residential Property
 TROY GRANT A/K/A TROY K. GRANT C.P. September Term, 2014 No. 03199 \$38,347.04 KML Law Group, P.C.

1511-317
415 Friendship Street 19111 35th wd. 2647 Sq Ft BRT#353177200 Improvements: Residential Property
 RICHARD J. HERBERT C.P. March Term, 2015 No. 03025 \$160,858.99 KML Law Group, P.C.

1511-318
2423 North Bancroft Street 19132 16th wd. 661 Sq Ft BRT#161095100 Improvements: Residential Property
 PATRICIA BERRY MANIGAUULT AS ADMINISTRATRIX OF THE ESTATE OF MAURICE MANIGAUULT, DECEASED C.P. March Term, 2015 No. 01054 \$41,249.74 KML Law Group, P.C.

1511-319
4250 Neilson Street 19124 33rd wd. 930 Sq Ft BRT#332524900 Improvements: Residential Property
 VIVIAN CAMACHO C.P. February Term, 2011 No. 01193 \$100,681.96 KML Law Group, P.C.

1511-320
222 East Price Street 19144 59th wd. 6262 Sq Ft BRT#591057500 Improvements: Residential Property
 INEZ LOVE C.P. December Term, 2012 No. 02671 \$267,623.53 KML Law Group, P.C.

1511-321
9574 State Road Unit 39A 19114 65th wd. 1056 Sq Ft; Together with a proportionate undivided interest in the Common Elements of 5.5342% BRT#888651250 Improvements: Residential Property
 KATHY CONNORS C.P. April Term, 2015 No. 02530 \$284,841.93 KML Law Group, P.C.

1511-322
20 North 51st Street 19139 44th wd. 1792 Sq Ft BRT#441097600 Improvements: Residential Property
 MYRTICE SERMONS C.P. April Term,

SHERIFF'S SALE

2015 No. 01533 \$28,551.69 Shapiro & DeNardo, LLC

1511-323
4298 Parkside Avenue 19104 11th District 1702 Sq Ft BRT#062227700 Improvements: Residential Property
 VICTOR BAILEY C.P. July Term, 2014 No. 3315 \$80,651.28 Shapiro & DeNardo, LLC

1511-324
3825 North 8th Street 19140 43rd wd. 1057 Sq Ft BRT#432301800 Improvements: Residential Property
 NATHAN J. BROWN, CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON A/K/A DELORES M. CLAYTON, DECEASED; DARLENE G. CARTER, AS CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON A/K/A DELORES M. CLAYTON, DECEASED; ALPHONSO B. CLAYTON AS CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON A/K/A DELORES M. CLAYTON, DECEASED C.P. July Term, 2005 No. 00686 \$40,190.29 KML Law Group, P.C.

1511-325
5407 Irving Street 19139 60th wd. 1226.4 Sq Ft BRT#603054600 Improvements: Residential Property
 GILBERT A. RICHARDSON C.P. February Term, 2015 No. 00693 \$90,704.35 Shapiro & DeNardo, LLC

1511-326
6511 North 3rd Street 19126-3913 61st wd. 5250 Sq Ft OPA#611054800 Improvements: Residential Property
 GARY MASON C.P. December Term, 2011 No. 01319 \$370,788.94 Phelan Hallinan Diamond & Jones, LLP

1511-327
6954 East Wister Street 19138 10th wd. 1462.5 Sq Ft BRT#102128000 Improvements: Residential Property
 WILLIAM JOHNSON C.P. July Term, 2013 No. 000562 \$161,489.81 Shapiro & DeNardo, LLC

1511-328
155 Roosevelt Boulevard 19120 42nd wd. 2442 Sq Ft OPA#421136000 Improvements: Residential Property
 DAISY HURTADO C.P. June Term, 2008 No. 02380 \$92,795.16 Phelan Hallinan Diamond & Jones, LLP

1511-329
3023 Disston Street 19149-1902 55th wd. 1800 Sq Ft OPA#55-1-3084-00 Improvements: Residential Property
 BADR ALAMERI C.P. April Term, 2015 No. 01168 \$137,112.77 Phelan Hallinan Diamond & Jones, LLP

1511-330
1712 Wolf Street 19145-4326 26th wd. 1207 Sq Ft OPA#262246900 Improvements: Residential Property
 LIDIA RICCOBENE, IN HER CAPACITY AS CO-ADMINISTRATOR DBN OF THE ESTATE OF ROCCO A. MANISCALCO; NADINE M. RICCOBENE, IN HER CAPACITY AS CO-ADMINISTRATOR DBN OF THE ESTATE OF ROCCO A. MANISCALCO; JENNA SKY MANISCALCO, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROCCO A. MANISCALCO; GIANNA STAR MANISCALCO, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROCCO A. MANISCALCO; ROCCO ANTHONY MANISCALCO, III, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROCCO A. MANISCALCO; DANIELLE ROMANOFF, IN HER CAPACITY AS HEIR OF ROCCO A. MANISCALCO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROCCO A. MANISCALCO, DECEASED C.P. May Term, 2014 No. 01324 \$149,787.87 Phelan Hallinan Diamond & Jones, LLP

1511-331
182 Gay Street, Apt 1201 19128-4846 21st wd. 718 Sq Ft OPA#888211638 Improvements: Residential Property
 GRACE MEE PARK A/K/A GRACE M. PARK; JEA CHUL LEE C.P. March Term, 2015 No. 04113 \$147,104.81 Phelan Hallinan Diamond & Jones, LLP

1511-332
5120 North Marvne Street 19141-2815 49th wd. 2100 Sq Ft OPA#493097700 Improvements: Residential Property
 RICHARD NEWSOME, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF LERVE NEWSOME, DECEASED; THE UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVE LERVE NEWSOME; DWIGHT NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; JAMIE NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; SHEILA

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; JUANITA NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; LATHASA NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME; CHERYL NEWSOME, AS POTENTIAL HEIR OF LERVE NEWSOME C.P. March Term, 2011 No. 01898 \$89,635.71 Phelan Hallinan Diamond & Jones, LLP	\$76,927.83 Phelan Hallinan Diamond & Jones, LLP	May Term, 2015 No. 00493 \$201,630.06 KML Law Group, P.C.	1511-372 1306 South Carlisle Street 19146-4811 36th wd. 1184 Sq Ft OPA#365028500 Improvements: Residential Property ANDRE MURRAY; DELORES MURRAY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LILLIE BROWN, DECEASED C.P. October Term, 2007 No. 02516 \$43,468.69 Phelan Hallinan Diamond & Jones, LLP	2033 15th wd. 677 Sq Ft OPA#888154168 Improvements: Commercial Real Estate 863 North Uber Street, Unit B 19130-2033 15th wd. 1118 Sq Ft OPA#888154170 Improvements: Commercial Real Estate THE THOMAS COLE GROUP, INC. C.P. January Term, 2015 No. 01894 \$627,208.47 Bruce S. Luckman, Esq.
1511-333 815 North 63rd Street 19151 34th wd. 1872 Sq Ft BRT#34-2-3608-01 Improvements: Residential Property STEPHANIE BUTLER C.P. January Term, 2015 No. 002468 \$122,463.75 Shapiro & DeNardo, LLC	1511-346 431 South 51st Street 19143 46th wd. 1616 Sq Ft BRT#602164600 Improvements: Residential Property ANDREW M. SCHWALM C.P. March Term, 2015 No. 003938 \$67,332.11 Shapiro & DeNardo, LLC	1511-359 3330 Gurley Road 19154 66th wd. 2000 Sq Ft BRT#663116300 Improvements: Residential Property KATHLEEN A. JORDAN C.P. January Term, 2013 No. 00948 \$115,675.21 KML Law Group, P.C.	1511-360 5023 North 12th Street 19141 49th wd. 1978 Sq Ft BRT#491453700 Improvements: Residential Property FRANKIE B. WILSON A/K/A FRANKIE B. STARKS WILSON AND DELIA L. COLLINS C.P. June Term, 2015 No. 01506 \$13,581.05 Shapiro & DeNardo, LLC	1511-385 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.
1511-334 1630 Murdoch Road 19150 50th wd. 2180 Sq Ft BRT#501504800 Improvements: Residential Property EUGENE ADDERLY C.P. March Term, 2015 No. 003443 \$197,112.77 Shapiro & DeNardo, LLC	1511-347 3446 Emerald Street 19134-2011 45th wd. 1106 Sq Ft OPA#452339000 Improvements: Residential Property ANTONIO SERRANO, JR. C.P. October Term, 2013 No. 02437 \$55,388.77 Phelan Hallinan Diamond & Jones, LLP	1511-361 2606 North 18th Street 19132-3813 16th wd. 1560 Sq Ft OPA#162013500 Improvements: Residential Property CHARLES PEOPLES C.P. April Term, 2015 No. 00086 \$33,221.93 Phelan Hallinan Diamond & Jones, LLP	1511-373 1116 West Moyamensing Avenue 19148-3616 39th wd. 1053 Sq Ft OPA#394110200 Improvements: Residential Property FRANK L. CASILLO C.P. September Term, 2012 No. 03270 \$189,297.53 Phelan Hallinan Diamond & Jones, LLP	1511-386 829 McClellan Street 19148 1st wd. 700 Sq Ft BRT#012357400 Improvements: Residential Property NELSON MARTINEZ C.P. September Term, 2009 No. 02893 \$40,447.84 KML Law Group, P.C.
1511-335 3131 North 28th Street 19132 38th wd. 611 Sq Ft BRT#381258500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT T. ENSLEY, DECEASED C.P. November Term, 2014 No. 000510 \$37,159.78 Shapiro & DeNardo, LLC	1511-348 555 North Wanamaker Street 19131 52nd wd. 1220 Sq Ft BRT#043142700 Improvements: Residential Property SHARIFF R. STAGGS C.P. April Term, 2014 No. 003652 \$96,438.73 Shapiro & DeNardo, LLC	1511-362 4754 Marple Street 19136 65th wd. 989 Sq Ft BRT#651101600 Improvements: Residential Property LUZ WILLIAMS A/K/A LUZ RODRIGUEZ WILLIAMS A/K/A LUZ Y. RODRIGUEZ C.P. September Term, 2012 No. 0850 \$64,747.56 Shapiro & DeNardo, LLC	1511-374 5921 North 10th Street 19141-3711 49th wd. 3410 Sq Ft OPA#492173300 Improvements: Residential Property ALTERMEASE HOLMES C.P. January Term, 2015 No. 01425 \$20,525.98 Phelan Hallinan Diamond & Jones, LLP	1511-387 332 West Berkley Street 19144 13th wd. .0294AC; 1280 Sq Ft BRT#13-3011000 Improvements: Row B/Gar 2 Sty Masonry J&F FAMILY INVESTING, LLC C.P. February Term, 2015 No. 001269 \$64,854.73 Jenifer G. Fowler, Esq.
1511-336 4329 Tackawanna Street 19124 10th wd. 2000 Sq Ft BRT#232346300 Improvements: Residential Property NANCY ORTIZ C.P. March Term, 2015 No. 000683 \$35,893.43 Shapiro & DeNardo, LLC	1511-349 6305 Woodbine Avenue 19151 34th wd. 13200 Sq Ft BRT#344133100 Improvements: Residential Property GREGORY THORNTON AND THERESA THORNTON C.P. September Term, 2013 No. 003489 \$824,215.48 Shapiro & DeNardo, LLC	1511-363 6824 North 7th Street 19126 61st wd. 1433.75 Sq Ft BRT#611156700 Improvements: ROW 2 STY MASONRY BERTHA M. HUDSON, ADMINISTRATRIX OF THE ESTATE OF CRAIG A. HUDSON, DECEASED AND BERTHA M. HUDSON, ADMINISTRATRIX OF THE ESTATE OF CRAIG A. HUDSON, DECEASED C.P. December Term, 2014 No. 01375 \$43,717.71 Milstead & Associates, LLC	1511-375 923 Gilham Street 19111-5417 53rd wd. 4932 Sq Ft OPA#531166500 Improvements: Residential Property MARK HUDGENS C.P. May Term, 2009 No. 03615 \$133,226.30 Phelan Hallinan Diamond & Jones, LLP	1511-388 802 Federal Street 19147 2nd wd. ROW 2STY MASONRY; 900 Sq Ft BRT#021267300 Improvements: Residential Dwelling EDWARD J. DIBIASE, KNOWN SURVIVING HEIR OF JENNIE DIBIASE, POTENTIALLY DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF JENNIE DIBIASE, POTENTIALLY DECEASED MORTGAGOR AND REAL OWNER AND JENNIE DIBIASE C.P. December Term, 2013 No. 00587 \$329,342.20 McCabe, Weisberg & Conway, P.C.
1511-337 1827 East Wensley Street 19134 45th wd. 1015.56 Sq Ft BRT#45-2-0576-00 Improvements: Residential Property IVETTE NATER C.P. September Term, 2014 No. 0395 \$75,328.37 Shapiro & DeNardo, LLC	1511-350 2547 South Massey Street 19142 40th wd. 1108 Sq Ft BRT#406114900 Improvements: Attached, Two Story Single Family Row with Garage MICHAEL MCIVER AND WILBURN CARRINGTON C.P. April Term, 2015 No. 02197 \$65,055.03 Stern & Eisenberg P.C.	1511-364 2717 Dudley Street 19145 48th wd. 1606.5 Sq Ft BRT#482046200 Improvements: ROW B/GAR 2STY MASONRY ROSE MARIE RAO, ROSE MARIE RAO AND ROSE MARIE RAO C.P. January Term, 2015 No. 00335 \$227,357.18 Milstead & Associates, LLC	1511-376 4615 Hurley Street 19124 42nd wd. ROW 2STY MASONRY; 1200 Sq Ft BRT#421445500 Improvements: Residential Dwelling JAMAL REYNOLDS C.P. October Term, 2008 No. 03984 \$45,973.13 McCabe, Weisberg & Conway, P.C.	1511-389 2514 North Chadwick Street 19132 16th wd. 720 Sq Ft BRT#16-1141100 Improvements: Row 2 Sty Masonry JC FRI, LLC C.P. February Term, 2015 No. 001139 \$50,140.01 Jenifer G. Fowler, Esq.
1511-338 12004 Tyrone Road 19154-1829 66th wd. 2098 Sq Ft OPA#663269300 Improvements: Residential Property VICTOR S. KORNICKI A/K/A VICTOR KORNICKI C.P. August Term, 2014 No. 00072 \$106,608.06 Phelan Hallinan Diamond & Jones, LLP	1511-351 6157 Haverford Avenue 19146 34th wd. 1433 Sq Ft BRT#342003600 Improvements: Row 2 Sty Masonry ROOSEVELT AUSTIN (DECEASED) C.P. March Term, 2014 No. 03450 \$111,839.55 Michael F.J. Romano, Esq.	1511-365 1015 Mercy Street 19148 39th wd. 619.84 Sq Ft BRT#39-4-0192-00 Improvements: ROW 2 STY MASONRY GENEVA CARR A/K/A GENEVA M. CARR, ADMINISTRATRIX OF THE ESTATE OF KEVIN CARR AND GENEVA CARR A/K/A GENEVA M. CARR, REAL OWNER AND ORIGINAL MORTGAGOR C.P. April Term, 2015 No. 02124 \$147,366.57 Milstead & Associates, LLC	1511-377 1620 Allengrove Street 19124 23rd wd. ROW 2 STY MASONRY; 1499 Sq Ft BRT#232214200 Improvements: Residential Dwelling RICARDO MELENDEZ A/K/A RICARDO L. MELENDEZ; ANEL MELENDEZ A/K/A ANEL R. MELENDEZ AND THE UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. January Term, 2015 No. 02658 \$72,782.94 McCabe, Weisberg & Conway, P.C.	1511-390 4305 Teesdale Street 19136-3902 41st wd. 1039 Sq Ft OPA#412100700 Improvements: Residential Property LUISE M. TATE C.P. February Term, 2015 No. 00086 \$92,299.07 Phelan Hallinan Diamond & Jones, LLP
1511-339 2064 East Fletcher Street 19125-1540 31st wd. 1158 Sq Ft OPA#313049500 Improvements: Residential Property CORRINE MCFARLAND C.P. October Term, 2014 No. 02929 \$55,318.84 Phelan Hallinan Diamond & Jones, LLP	1511-352 1674 North Wilton Street 19131 52nd wd. 806 Sq Ft BRT#521311900 Improvements: Row 2 Sty Masonry JANICE BROWN (DECEASED) C.P. September Term, 2014 No. 00356 \$64,331.78 Michael F.J. Romano, Esq.	1511-366 2726 North Dover Street 19132 28th wd. 761.25 Sq Ft BRT#281158000 Improvements: Residential Real Estate BEVERLY THOMISON-SADIA A/K/A BEVERLY SADIA AND MICHELLE SPEISER AS ATTORNEY IN FACT FOR BEVERLY THOMISON-SADIA C.P. June Term, 2015 No. 00103 \$42,947.87 Stern & Eisenberg P.C.	1511-378 1923 Reed Street 19146 36th wd. ROW 2 STY MASONRY; 900 Sq Ft BRT#361135400 Improvements: Residential Dwelling LUCAS CHENGULA MWAGALA C.P. October Term, 2013 No. 00841 \$137,633.56 McCabe, Weisberg & Conway, P.C.	1511-391 5520 Matthews Street 19138 12th wd. 800 Sq Ft BRT#12-2287600 Improvements: Row 2 Sty Masonry JC FRI, LLC C.P. February Term, 2015 No. 001140 \$57,313.83 Jenifer G. Fowler, Esq.
1511-340 6507 Guyer Avenue 19142-2807 40th wd. 1183 Sq Ft OPA#40-6-3064-00 Improvements: Residential Property DEGUSIA P. SOEH C.P. April Term, 2015 No. 01163 \$44,002.78 Phelan Hallinan Diamond & Jones, LLP	1511-353 2227 South 68th Street 19142 40th wd. 1162 Sq Ft BRT#403071700 Improvements: Residential Property DEON TILLERY C.P. December Term, 2014 No. 02009 \$50,611.13 KML Law Group, P.C.	1511-367 7535 Brentwood Road 19151-2104 34th wd. 2076 Sq Ft OPA#343229500 Improvements: Residential Property TARA GIBBS A/K/A TARA N. GIBBS C.P. April Term, 2013 No. 00855 \$119,661.67 Phelan Hallinan Diamond & Jones, LLP	1511-379 1801 68th Avenue 19126 10th wd. 1861 Sq Ft BRT#101259400 Improvements: Residential Dwelling EARLIE SEGARS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBBIE LEE BENNETT C.P. January Term, 2014 No. 03331 \$113,853.37 Powers, Kirn & Associates, LLC	1511-392 153 East 64th Avenue 19120-1022 61st wd. 2464 Sq Ft OPA#611337900 Improvements: Residential Property STACEY DOWLING C.P. June Term, 2014 No. 01813 \$137,372.05 Phelan Hallinan Diamond & Jones, LLP
1511-341 704 Kenilworth Avenue 19126-3715 49th wd. 10500 Sq Ft OPA#492075900 Improvements: Residential Property BARBARA GREGG AND SHALEEM GILL C.P. August Term, 2014 No. 00559 \$40,504.83 Phelan Hallinan Diamond & Jones, LLP	1511-354 5814 North Howard Street 19120 61st wd. 1240 Sq Ft BRT#612451000 Improvements: Residential Property DONALD J. YOUNG, JR., AS ADMINISTRATOR OF THE ESTATE OF ANNA STRICKLAND, DECEASED C.P. July Term, 2014 No. 02779 \$46,369.09 KML Law Group, P.C.	1511-368 3027 Janney Street 19134-3715 25th wd. 1430 Sq Ft OPA#252404900 Improvements: Residential Property ANGELIQUE O'DONNELL C.P. June Term, 2014 No. 02061 \$154,709.51 Phelan Hallinan Diamond & Jones, LLP	1511-380 5402 Akron Street 19124 62nd wd. 1215 Sq Ft BRT#621421400 Improvements: Residential Property AVIS CARR C.P. November Term, 2014 No. 00885 \$93,124.93 KML Law Group, P.C.	1511-393 4839 Walnut Street 19139-4337 60th wd. 1926 Sq Ft OPA#601046000 Improvements: Residential Property CHARLETTE M. PARNIS C.P. September Term, 2013 No. 02296 \$96,666.78 Phelan Hallinan Diamond & Jones, LLP
1511-342 5132 North 11th Street 19141-2843 49th wd. 2162 Sq Ft OPA#493067600 Improvements: Residential Property WAYNE G. BUTLER C.P. March Term, 2015 No. 03224 \$123,845.24 Phelan Hallinan Diamond & Jones, LLP	1511-355 5316 Ogden Street 19139 44th wd. 708 Sq Ft BRT#442018200 Improvements: Residential Property THE UNKNOWN HEIRS OF SAMUEL SIMMONS, DECEASED; ALEXANDER SIMMONS, SOLELY IN HIS CAPACITY SAMUEL SIMMONS, DECEASED; ERIC SIMMONS, SOLELY IN HIS CAPACITY AS HEIR OF SAMUEL SIMMONS, DECEASED; ERICA SIMMONS, SOLELY IN HER CAPACITY AS HEIR OF SAMUEL SIMMONS, DECEASED; GEORGIA SIMMONS, SOLELY IN HER CAPACITY AS HEIR OF SAMUEL SIMMONS, DECEASED C.P. January Term, 2013 No. 03759 \$36,331.43 KML Law Group, P.C.	1511-369 5230 Diamond Street 19131-2304 52nd wd. 1750 Sq Ft OPA#521146500 Improvements: Residential Property WINNIE ELDER C.P. June Term, 2015 No. 00712 \$97,867.17 Phelan Hallinan Diamond & Jones, LLP	1511-381 2702 Folsom Street 19130 15th wd. ROW 2STY MASONRY; 624 Sq Ft BRT#152172600 Improvements: Residential Dwelling ANGELA FORMICOLA, KNOWN SURVIVING HEIR OF JEANNE FORMICOLA, DECEASED MORTGAGOR AND REAL OWNER; GINA MARIE BASS, KNOWN SURVIVING HEIR OF JEANNE FORMICOLA, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF JEANNE FORMICOLA, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2014 No. 01870 \$185,837.28 McCabe, Weisberg & Conway, P.C.	1511-394 828 South 56th Street 19143 46th wd. 1266.40 Sq Ft BRT#463224300 Improvements: Residential Real Estate WILLIAM LOVETT C.P. June Term, 2015 No. 02903 \$89,117.57 Stern & Eisenberg P.C.
1511-343 5242 Larchwood Avenue 19143 46th wd. 1302 Sq Ft BRT#46-20097-00 Improvements: Residential Property ANTOINETTE CHILDS, ADMINISTRATRIX OF THE ESTATE OF CURTIS L. WITHERSPOON, DECEASED C.P. April Term, 2015 No. 000472 \$90,948.48 Shapiro & DeNardo, LLC	1511-356 938 East Sedgwick Street 19150 50th wd. 2772 Sq Ft BRT#502427800 Improvements: Residential Property LAURA C. FORREST C.P. August Term, 2009 No. 03903 \$249,692.54 KML Law Group, P.C.	1511-370 2339 South Carlisle Street 19145-4419 26th wd. 690 Sq Ft OPA#261117300 Improvements: Residential Property KATHLEEN A. SERGI A/K/A KATHLEEN SERGI C.P. November Term, 2014 No. 00021 \$110,375.00 Phelan Hallinan Diamond & Jones, LLP	1511-382 2920 North 24th Street 19132 38th wd. 1140 Sq Ft BRT#381003700 Improvements: Residential Property SHEMIKA S. ROBERTS C.P. July Term, 2014 No. 03568 \$39,409.51 KML Law Group, P.C.	1511-395 7368 Wheeler Street 19153-1421 40th wd. 1056 Sq Ft OPA#404214900 Improvements: Residential Property VERNINA LESLIE JOHNSON C.P. May Term, 2014 No. 03413 \$114,355.85 Phelan Hallinan Diamond & Jones, LLP
1511-344 3838 North Marshall Street 19140 43rd wd. 1360 Sq Ft BRT#43-2-2744-00 Improvements: Residential Property EDWIN LATORRE A/K/A EDWIN LATORRE AND JASMINE RODRIGUEZ C.P. December Term, 2014 No. 003241 \$73,533.09 Shapiro & DeNardo, LLC	1511-357 7528 Woodcrest Avenue 19151 34th wd. 1634 Sq Ft BRT#343184900 Subject to Mortgage Improvements: Residential Property HISHAM HIMMET C.P. March Term, 2015 No. 01056 \$31,692.08 KML Law Group, P.C.	1511-371 6526 Harlan Street 19151 34th wd. 2105 Sq Ft OPA#344013000 Improvements: Residential Property KISHA PRINCE AND TYRONE PRINCE C.P. February Term, 2008 No. 03953 \$118,403.31 Phelan Hallinan Diamond & Jones, LLP	1511-383 6540 Guyer Avenue 19142 40th wd. 1061 Sq Ft BRT#406322000 Improvements: Residential Property KORKOP KAMARA AND MORRIS A. KEITA C.P. December Term, 2013 No. 03607 \$92,818.60 KML Law Group, P.C.	1511-396 228 Stevens Street 19111-5917 35th wd. 2665 Sq Ft OPA#352181000 Improvements: Residential Property AMINTA MILAGROS RIVERA C.P. October Term, 2009 No. 03594 \$218,413.64 Phelan Hallinan Diamond & Jones, LLP
1511-345 4645 North 16th Street 19140-1112 13th wd. 1213 Sq Ft OPA#132113200 Improvements: Residential Property VADIM MAYZEL AND INARA MAYZEL C.P. August Term, 2014 No. 00908	1511-358 9947 Alicia Street 19115 58th wd. 2904 Sq Ft BRT#581225400 Improvements: Residential Property HELEN A. SCHNEIDERMAN AND LEONARD J.F.P. SCHNEIDERMAN C.P.		1511-384 863 North Uber Street, Unit A 19130-	1511-397 12209 Aster Road 19154-1703 66th wd. 2236 Sq Ft PRCL#663202500 Improvements: Residential Property GERMAN YAKUBOV C.P. November Term, 2011 No. 01389 \$246,313.04 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

C.P. September Term, 2014 No. 03253
\$114,827.85 Phelan Hallinan Diamond &
Jones, LLP

1511-399

5016 Hazel Avenue 19143 46th wd. 2200
Sq Ft BRT#46205700 Improvements:
Residential Real Estate

MOSHIN ALTUFAYLI AND ABDUL
MALIK C.P. February Term, 2015 No.
00583 \$165,484.83 Stern & Eisenberg P.C.

1511-400

4200 Passmore Street 19135-3104 55th wd.
1948 Sq Ft OPA#552095500 Improvements:
Residential Property
STANLEY BORDES AND ELYSE L.
BORDES C.P. April Term, 2015 No. 02494
\$130,898.23 Phelan Hallinan Diamond &
Jones, LLP

1511-401

5103 Brown Street 19139 44th wd. 1175
Sq Ft BRT#441278600 Improvements:
Residential Property
SHIRL I. WILLIAMS C.P. April Term,
2015 No. 02816 \$39,856.55 Shapiro &
DeNardo, LLC

1511-402

3647 Chesterfield Road 19114 66th wd.
6022 Sq Ft OPA#661042900 Improvements:
Residential Dwelling
ESTATE OF ROSE MARIE A. CALLAGHAN,
DECEASED C.P. April Term, 2015 No.
001233 \$152,712.64 Joseph R. Loverdi,
Esq.

1511-403

2508 South 11th Street 19148 39th wd. 889
Sq Ft BRT#394198010 Improvements:
Residential Property
JOHN ZIRILLI C.P. March Term, 2015
No. 003932 \$182,107.18 Shapiro &
DeNardo, LLC

1511-404

4417 Shelmire Avenue 19136 65th
wd. 1283.42 Sq Ft BRT#65-1-0483-
00 Improvements: ROW B/GAR 2STY
MASONRY
LISA SODA C.P. January Term, 2015
No. 03188 \$150,926.88 Milstead &
Associates, LLC

1511-405

9736 Chapel Road 19115 58th wd. 6600
Sq Ft BRT#581291200 Improvements:
Residential Real Estate
RICHARD DEANE AND ILEENE
CARLETTINI C.P. January Term, 2014
No. 00379 \$310,859.73 Stern & Eisenberg
P.C.

1511-406

6128 Lensen Street 19144 59th wd. 1357
Sq Ft BRT#592276500 Improvements:
Residential Property
SHELLY K. CHAPPELL C.P. December
Term, 2013 No. 00975 \$141,186.02
Shapiro & DeNardo, LLC

1511-407

1230 North 42nd Street 19104 6th wd. 1454
Sq Ft BRT#062293900 Improvements:
Residential Real Estate
JULIUS THIGPEN AND SABRINA
THIGPEN C.P. March Term, 2014 No.
00496 \$153,610.03 Stern & Eisenberg P.C.

1511-408

1738 Georges Lane 19131 52nd wd.
(formerly part of the 35th wd.) 1357 Sq Ft
BRT#52-1-353300 Improvements: ROW
CONV/APT 2STY MASONRY
PHILLIP L. TRAMEL, JR A/K/A PHILLIP
L. TRAMEL C.P. November Term, 2014
No. 02116 \$120,820.17 Milstead &
Associates, LLC

1511-409

404 North Daggett Street 19151 34th wd.
1500 Sq Ft BRT#343128300 Improvements:
Residential Real Estate
AUDLEY MITCHELL C.P. May Term,
2015 No. 01734 \$94,030.67 Stern &
Eisenberg P.C.

1511-410

2500 Bonaffon Street 19142 40th wd. 1135.05
Sq Ft BRT#871562430 Improvements:
Residential Real Estate
MAURICE HEARD C.P. June Term,
2015 No. 00557 \$136,891.02 Stern &
Eisenberg P.C.

1511-411

826 North Newkirk Street 19130 15th wd.
1125 Sq Ft BRT#151329260 Improvements:
Residential Property
KENNETH H. LEVITT C.P. February
Term, 2015 No. 01380 \$349,364.19 KML
Law Group, P.C.

1511-412

1939 South Warnock Street 19148
39th wd. 672 Sq Ft BRT#39-4-1448-00
Improvements: ROW 2STY MASONRY
CREED D. BURLESON, JR. C.P.
October Term, 2003 No. 000862 \$55,929.84
Milstead & Associates, LLC

SHERIFF'S SALE

1511-413

2826 Hellerman Street 19149 55th wd. 1480
Sq Ft BRT#551034800 Improvements:
Residential Property
RITA V. TORRES A/K/A RITA V. OQUENDO
C.P. February Term, 2014 No. 03166
\$92,104.55 KML Law Group, P.C.

1511-414

6434 North 15th Street 19126 17th wd.
ROW B/GAR 2STY MASONRY; 1496 Sq Ft
BRT#172072400 Improvements: Residential
Dwelling
JACQUELYN PROCTOR A/K/A
JACQUELYN LILLIAN PROCTOR C.P.
October Term, 2014 No. 02234 \$69,036.52
McCabe, Weisberg & Conway, P.C.

1511-415

9001 Ridge Avenue 4 19128 21st wd. 1001
Sq Ft BRT#214146904 Improvements:
Residential Property
BETTY VILLARREAL C.P. January Term,
2015 No. 03407 \$131,857.48 KML Law
Group, P.C.

1511-416

2241 West Somerset Street 19132 11th wd.
1231 Sq Ft BRT#111039600 Improvements:
Residential Property
WILLIAM JAMES DAVIS C.P. March
Term, 2015 No. 00666 \$59,313.08 KML
Law Group, P.C.

1511-417

901 South 54th Street 19143 51st wd. 1368
Sq Ft BRT#511064500 Improvements:
Residential Property
SANDRA MCALLISTER C.P. April Term,
2014 No. 01847 \$129,560.08 KML Law
Group, P.C.

1511-418

2002 66th Avenue 19138 10th wd. ROW
B/GAR 2STY MASONRY; 1132 Sq Ft
BRT#102362800 Improvements: Residential
Dwelling
SANDRA HEGGS C.P. January Term,
2012 No. 05088 \$94,905.42 McCabe,
Weisberg & Conway, P.C.

1511-419

1717 Bridge Street 19124 62nd wd. 1188
Sq Ft BRT#622112200 Improvements:
Residential Property
TROY JEFFERIES, JR. C.P. March Term,
2015 No. 03014 \$54,906.09 KML Law
Group, P.C.

1511-420

1610 North 30th Street 19121 32nd
wd. ROW 3 STY MASONRY; 1048 Sq Ft
BRT#324190200 Improvements: Residential
Dwelling
ADRIANNE L. GRANT, KNOWN
SURVIVING HEIR OF ADA CRAWFORD,
DECEASED MORTGAGOR AND REAL
OWNER AND UNKNOWN SURVIVING
HEIRS OF ADA CRAWFORD, DECEASED
MORTGAGOR AND REAL OWNER C.P.
August Term, 2014 No. 03836 \$117,360.17
McCabe, Weisberg & Conway, P.C.

1511-421

8133 Lindbergh Boulevard 19153 40th
wd. ROW B/GAR 2STY MASONRY; 2049
Sq Ft BRT#405846017 Improvements:
Residential Dwelling
PATRICIA PAIGE C.P. September Term,
2014 No. 03361 \$131,514.11 McCabe,
Weisberg & Conway, P.C.

1511-422

902 McPherson Street 19150 50th wd.
S/D W B/G 2S MASONRY; 2589 Sq Ft
BRT#502505000 Improvements: Residential
Dwelling
DENISE WALKER C.P. November Term,
2014 No. 01329 \$160,903.86 McCabe,
Weisberg & Conway, P.C.

1511-423

3007 Longshore Avenue 19149 55th wd.
ROW B/GAR 2STY MASONRY; 1874 Sq Ft
BRT#551274500 Improvements: Residential
Dwelling
ELIZABETH M. CARR C.P. February
Term, 2015 No. 01392 \$129,402.68
McCabe, Weisberg & Conway, P.C.

1511-424

6133 Nassau Road 19151 34th wd. 3108.02
Sq Ft BRT#342086300 Improvements:
Residential Dwelling
MARY GRAVES A/K/A MARY E. GRAVES;
JOHN GRAVES A/K/A JOHN H. GRAVES
A/K/A JOHN H. GRAVES, JR. A/K/A JOHN
GRAVES, JR. C.P. August Term, 2014
No. 00894 \$175,188.33 Udren Law
Offices, P.C.

1511-425

3414 Water Street 19134 7th wd. ROW 2STY
MASONRY; 938 Sq Ft BRT#073036400
Improvements: Residential Dwelling
GLORIA TIRADO AND UNKNOWN
SURVIVING HEIRS OF DIEGO TIRADO,
DECEASED MORTGAGOR AND REAL
OWNER C.P. July Term, 2013 No. 03220
\$54,473.57 McCabe, Weisberg & Conway,
P.C.

SHERIFF'S SALE

1511-426

2820 Guilford Street 19152 64th wd.
S/D W B/G 2S MASONRY; 2319 Sq Ft
BRT#641169500 Improvements: Residential
Dwelling
VIRGINIA FIORDIMONDO AND
ANNETTE R. PLATI C.P. May Term, 2014
No. 01128 \$40,244.27 McCabe, Weisberg
& Conway, P.C.

1511-427

8663 Rugby Street 19150 50th wd. ROW
B/GAR 2STY MASONRY; 1440 Sq Ft
BRT#502108200 Improvements: Residential
Dwelling
ROXANE H. TAYLOR C.P. February Term,
2014 No. 02271 \$133,375.24 McCabe,
Weisberg & Conway, P.C.

1511-428

406 North 58th Street 19131 52nd wd.
1372.5 Sq Ft BRT#04-2-219200 Subject To
Mortgage Reverse Mortgage Solutions, Inc.
Improvements: Residential Dwelling
DONALD W. TEAL, JR., KNOWN HEIR OF
ALONZA MAE TEAL; JAMES E. TEAL,
KNOWN HEIR OF ALONZA MAE TEAL;
LINDA GREE, KNOWN HEIR OF ALONZA
MAE TEAL; KAREN L. TEAL, KNOWN
HEIR OF ALONZA MAE TEAL; TERRI T.
TEAL, KNOWN HEIR OF ALONZA MAE
TEAL; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
ALONZA MAE TEAL, LAST RECORD
OWNER C.P. June Term, 2014 No. 01012
\$63,597.55 Udren Law Offices, P.C.

1511-429

715 Daly Street 19148 39th wd. 707
Sq Ft BRT#393096900 Improvements:
Residential Dwelling
POV MUTH C.P. April Term, 2015 No.
00070 \$47,234.71 Law Offices of Gregory
Javardian, LLC

1511-430

5853 North Howard Street 19120 61st
wd. 2633.25 Sq Ft BRT#612457700
Improvements: Residential Dwelling
ROUSSEL DESLOUCHES C.P. November
Term, 2014 No. 01716 \$103,699.40 Martha
E. Von Rosenstiel, Esq.; Heather Riloff,
Esq.; Jeniece D. Davis, Esq.

1511-431

1031 Faunce Street 19111 56th wd. 3050
Sq Ft BRT#561399700 Improvements:
Residential Dwelling
IRIS M. BLANCO C.P. December Term,
2014 No. 03582 \$206,975.36 Law Offices
of Gregory Javardian, LLC

1511-432

3168 Memphis Street 19134 25th wd. 707
Sq Ft BRT#252325000 Improvements:
Residential Dwelling
YURI KUSHNIRSKY C.P. April Term,
2013 No. 00164 \$78,353.46 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.;
Jeniece D. Davis, Esq.

1511-433

1633 East Lewis Street 19124 33rd wd. 1040
Sq Ft BRT#332036000 Improvements:
Residential Dwelling
WILLIAM PUGH AND SUSAN PUGH C.P.
January Term, 2015 No. 00680 \$77,202.60
Martha E. Von Rosenstiel, Esq.; Heather
Riloff, Esq.; Jeniece D. Davis, Esq.

1511-434

317 Leverington Avenue 19128 21st
wd. 1259.2 Sq Ft BRT#211401000
Improvements: Residential Dwelling
JACLYN J. STRITTMATTER, IN HER
CAPACITY AS ADMINISTRATRIX OF THE
ESTATE OF JOHN J. STRITTMATTER,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR
INTEREST FROM OR UNDER JOHN J.
STRITTMATTER, DECEASED C.P.
December Term, 2014 No. 00604 \$128,796.39
Martha E. Von Rosenstiel, Esq.; Heather
Riloff, Esq.; Jeniece D. Davis, Esq.

1511-435

4211 North 8th Street 19140-2212 43rd wd.
1045 Sq Ft OPA#433350800 Improvements:
Residential Property
WILLIAM CASANAS C.P. June Term,
2014 No. 04582 \$61,084.55 Phelan
Hallinan Diamond & Jones, LLP

1511-436

2341 South Franklin Street 19148-3820
39th wd. 679 Sq Ft OPA#393217100
Improvements: Residential Property
ROSE BRETT C.P. February Term, 2013
No. 01256 \$33,949.66 Phelan Hallinan
Diamond & Jones, LLP

1511-437

2715 North 16th Street 19132-2204 11th wd.
924 Sq Ft OPA#111187925 Improvements:
Residential Property
BENNY THOMAS, IN HIS CAPACITY
AS EXECUTOR AND DEVISEE OF THE

SHERIFF'S SALE

ESTATE OF GLORIA THOMAS C.P.
December Term, 2014 No. 03574 \$93,034.80
Phelan Hallinan Diamond & Jones, LLP

1511-438

5405 Rutland Street 19124-1127 62nd wd.
1476 Sq Ft OPA#621328200 Improvements:
Residential Property
TANYA D. KENNEDY, IN HER CAPACITY
AS CO-ADMINISTRATOR AND HEIR
OF THE ESTATE OF MICHAEL CRAIG
KENNEDY A/K/A MICHAEL C. KENNEDY,
DECEASED DEVISEE OF THE ESTATE OF
MELVINA KENNEDY A/K/A MELVINIA
KENNEDY; JOHN C. ALBERT A/K/A
JOHN ALBERT, IN HIS CAPACITY AS
CO-ADMINISTRATOR OF THE ESTATE
OF MICHAEL CRAIG KENNEDY A/K/A
MICHAEL C. KENNEDY, DECEASED
DEVISEE OF THE ESTATE OF MELVINA
KENNEDY A/K/A MELVINIA KENNEDY;
JOHN F. KENNEDY, IN HIS CAPACITY
AS HEIR OF THE ESTATE OF MICHAEL
CRAIG KENNEDY A/K/A MICHAEL C.
KENNEDY, DECEASED DEVISEE OF
THE ESTATE OF MELVINA KENNEDY
A/K/A MELVINIA KENNEDY; UNKNOWN
SUCCESSOR EXECUTOR OF THE ESTATE
OF MELVINA KENNEDY A/K/A MELVINIA
KENNEDY, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER MICHAEL CRAIG
KENNEDY, DECEASED C.P. February
Term, 2015 No. 01177 \$100,300.25 Phelan
Hallinan Diamond & Jones, LLP

1511-439

3576 Edgemont Street 19134-5408 45th wd.
1532 Sq Ft OPA#451223785 Improvements:
Residential Property
RHYS T. LEGGE AND KRISTINA P.
LEGGE C.P. October Term, 2013 No.
01451 \$150,231.73 Phelan Hallinan
Diamond & Jones, LLP

1511-440

2417 South 73rd Street 19142-1507 40th wd.
3375 Sq Ft OPA#404069300 Improvements:
Residential Property
CLIFFORD OWENS, JR. C.P. November
Term, 2014 No. 01031 \$125,931.32 Phelan
Hallinan Diamond & Jones, LLP

1511-441

556 Alcott Street 19120-1236 35th wd. 1020
Sq Ft OPA#352054700 Improvements:
Residential Property
EBONY GRAHAM C.P. May Term, 2014
No. 02161 \$130,866.36 Phelan Hallinan
Diamond & Jones, LLP

1511-442

7639 Woodcrest Avenue 19151-2703
34th wd. 1120 Sq Ft OPA#343195700
Improvements: Residential Property
SHEILA BRIGGS A/K/A SHEILA M.
BRIGGS C.P. January Term, 2015 No.
01467 \$75,387.46 Phelan Hallinan
Diamond & Jones, LLP

1511-443

12514 Medford Place 19154 66th wd.
2455.08 Sq Ft; on the Southwest side of
Medford Place (50 feet wide) which point
is measured North 29 degrees 39 minutes
27 seconds West 89 feet 4-5/8 inches from
a point. OPA#663240000 Improvements:
ROW B/GAR 2STY MASONRY
COLLEEN A. STONE AND ROBERT S.
STONE C.P. April Term, 2015 No. 01607
\$216,713.69 Richard J. Nalbandian, III

1511-444

438 Mercy Street 19148 39th wd. 658
Sq Ft BRT#392060400 Improvements:
Residential Property
JOHN DOE OR ANY UNKNOWN PERSONS
HAVING OR CLAIMING AN INTEREST OR
TITLE TO THE SUBJECTED PREMISES
C.P. November Term, 2014 No. 00195
\$120,584.06 KML Law Group, P.C.

1511-445

256 West Zeralda Street 19144-4213
13th wd. 1394 Sq Ft OPA#133020500
Improvements: Residential Property
WALLACE E. TAYLOR C.P. April Term,
2015 No. 02337 \$66,938.51 Phelan
Hallinan Diamond & Jones, LLP

1511-446

1829 South 65th Street 19142 40th wd. 1729
Sq Ft BRT#401199800 Improvements:
Residential Property
TILEE DOLO C.P. September Term,
2014 No. 02350 \$103,504.76 KML Law
Group, P.C.

1511-447

5539 Miriam Road 19124-1715 35th wd.
1277 Sq Ft OPA#351413900 Improvements:
Residential Property
ANDREA L. HILLHOUSE C.P. January
Term, 2014 No. 01732 \$155,724.03 Phelan
Hallinan Diamond & Jones, LLP

1511-448

2004 Tyson Avenue 19149-1809 54th wd.
1543 Sq Ft OPA#542076100 Improvements:

SHERIFF'S SALE

Residential Property
DEBBIE BUTLER C.P. December Term,
2014 No. 01012 \$97,546.17 Phelan
Hallinan Diamond & Jones, LLP

1511-449

1911 West Sparks Street 19141-1303
17th wd. 1272 Sq Ft PRCL#171279600
Improvements: Residential Property
PEARL M. SPEAKS C.P. November
Term, 2014 No. 02232 \$31,513.22 Phelan
Hallinan Diamond & Jones, LLP

1511-450

5636 Elmwood Avenue 19143 40th wd. 1136
Sq Ft BRT#402229500 Improvements:
Residential Property
BERNIE BROGDEN C.P. September
Term, 2014 No. 02963 \$70,801.62 KML
Law Group, P.C.

1511-451

5220 Pulaski Avenue 19144-4006 12th wd.
1950 Sq Ft OPA#123229800 Improvements:
Residential Property
ANANIY BURSHTEYN C.P. March Term,
2015 No. 03037 \$131,870.84 Phelan
Hallinan Diamond & Jones, LLP

1511-452

5252 Delancey Street 19143 60th wd. 892
Sq Ft BRT#602123100 Improvements:
SIDNEY V. HARTAGE (DECEASED) C.P.
November Term, 2014 No. 02449 \$95,015.34
Michael F.J. Romano, Esq.

1511-453

628 North 63rd Street 19151 34th wd. 1920
Sq Ft BRT#344192500 Improvements:
EDWARD WILLIAMS C.P. February Term,
2015 No. 02807 \$121,738.45 Michael F.J.
Romano, Esq.

1511-454

1413 North 57th Street 19131 4th wd. 984
Sq Ft BRT#043092000 Improvements:
Residential Property
ARLENA E. DAVIS C.P. July Term,
2014 No. 03251 \$101,636.48 KML Law
Group, P.C.

1511-455

1847 Lott Street 19115 58th wd. 5962
Sq Ft BRT#581049200 Improvements:
Residential Property
CASEY HUNTER AND OLGA VILOVCHIK
C.P. September Term, 2014 No. 00388
\$268,065.00 KML Law Group, P.C.

1511-456

2823 Castor Avenue 19134 45th wd. 1074
Sq Ft BRT#451111600 Improvements:
Residential Property
KAREN STOCKER C.P. February Term,
2011 No. 02239 \$136,390.92 KML Law
Group, P.C.

1511-457

SHERIFF'S SALE

ROACH, JR. C.P. October Term, 2014 No. 03224 \$271,194.34 KML Law Group, P.C.

1511-464

1432 West Grange Avenue a/k/a 1432 West Grange Street 19141 17th wd. 1480 Sq Ft BRT#171116600 Improvements: Residential Property
MADELINE MILITO SOLELY IN HER CAPACITY AS HEIR OF LAWRENCE S. MILITO, DECEASED; RAYMOND J. PENOT C.P. November Term, 2014 No. 00680 \$113,721.29 KML Law Group, P.C.

1511-465

932 East Haines Street 19138 59th wd. 4106 Sq Ft BRT#591162700 Improvements: Residential Property
CASSANDRA DUDLEY C.P. January Term, 2012 No. 02470 \$157,915.37 KML Law Group, P.C.

1511-466

7117 Horrocks Street 19149 54th wd. 1364 Sq Ft BRT#542353900 Improvements: Residential Property
ISMAEL CENTENO AND EDNA I. MORALES C.P. November Term, 2014 No. 01211 \$153,685.95 KML Law Group, P.C.

1511-467

5409 West Girard Avenue 19131 52nd wd. 1363 Sq Ft BRT#041087400 Improvements: Residential Property
C.P. January Term, 2015 No. 01411 \$29,011.28 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esq.

1511-468

521 East Brinton Street 19144-1004 59th wd. 2927 Sq Ft OPA#592172800 Improvements: Residential Property
KEMAL MOISE C.P. June Term, 2013 No. 00565 \$181,889.04 Phelan Hallinan Diamond & Jones, LLP

1511-469

1349 Dyre Street 19124 62nd wd. 1510.32 Sq Ft OPA#621007900 Improvements: ROW 2STY MASONRY
LASHAUNA ROSEBOROUGH C.P. March Term, 2015 No. 00539 \$124,292.04 Richard M. Squire & Associates, LLC

1511-470

725A Stratford Drive 19115-2819 63rd wd. 10500 Sq Ft PRCL#632187520 Improvements: Residential Property
SATISH KUMAR SURI AND RAMA RANI SURI C.P. August Term, 2012 No. 02509 \$454,545.31 Phelan Hallinan Diamond & Jones, LLP

1511-471

312 West Hortter Street 19119-3105 22nd wd. 3682 Sq Ft OPA#223057600 Improvements: Residential Property
MICHAEL D. CARTER, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF MARY L. CARTER C.P. November Term, 2014 No. 02729 \$368,709.53 Phelan Hallinan Diamond & Jones, LLP

1511-472

2927 South 67th Street 19142-2613 40th wd. 1798 Sq Ft PRCL#406616400 Improvements: Residential Property
HAYWOOD RUFFIN AND WENDY BLACKWELL C.P. August Term, 2012 No. 00380 \$171,768.09 Phelan Hallinan Diamond & Jones, LLP

1511-473

4556 Tackawanna Street 19124 23rd wd. 1173 Sq Ft OPA#232336600 Improvements: Residential Property
SCOTT W. FIADINO A/K/A SCOTT FIADINO C.P. March Term, 2015 No. 02835 \$52,223.23 Phelan Hallinan Diamond & Jones, LLP

1511-474

5849 North Marshall Street 19120-1314 61st wd. 1237 Sq Ft OPA#612267700 Improvements: Residential Property
TROY JONES C.P. February Term, 2013 No. 01447 \$108,778.38 Phelan Hallinan Diamond & Jones, LLP

1511-475

4232 North 8th Street 19140 43rd wd. 803 Sq Ft BRT#433364100 Improvements: ROW 2STY MASONRY
RENEE MARIA VARQUEZ C.P. April Term, 2015 No. 02189 \$53,084.69 Milstead & Associates, LLC

1511-476

8011-8013 Rowland Avenue 19136 64th wd. 10108.5 Sq Ft BRT#642006000 Improvements: DET W/D GAR 2.5 STY STONE
SAFAA DEEB C.P. October Term, 2014 No. 00424 \$274,598.65 Milstead & Associates, LLC

1511-477

1264 Alcott Street 19149-3710 35th wd. 1093 Sq Ft OPA#352069700 Improvements: Residential Property
MAUVALYN O. TOMLIN A/K/A

SHERIFF'S SALE

MAUVALYN TOMLIN C.P. December Term, 2012 No. 03784 \$54,336.16 Phelan Hallinan Diamond & Jones, LLP

1511-478

1552 East Upsal Street 19150 50th wd. 1591 Sq Ft BRT#501465600 Improvements: ROW 2STY MASONRY
DIANE HOWARD C.P. January Term, 2015 No. 03145 \$126,203.79 Milstead & Associates, LLC

1511-479

9323 Rising Sun Avenue 19115 63rd wd. 4860 Sq Ft BRT#632298000 Improvements: Residential Real Estate
RICHARD CARLETTINI AND JENNIFER CARLETTINI C.P. April Term, 2014 No. 02234 \$238,100.52 Stern & Eisenberg P.C.

1511-480

7606 Woodbine Avenue 19151 34th wd. 1673 Sq Ft BRT#343201400 Improvements: Residential Real Estate
DORETHA A. JOHNSON AND IRA L. JOHNSON C.P. December Term, 2014 No. 03180 \$203,732.99 Stern & Eisenberg P.C.

1511-481

4424 Saint Davids Street 19127 21st wd. 1088 Sq Ft BRT#211230300 Improvements: Residential Dwelling
SANDRA J. CANNON C.P. June Term, 2013 No. 01507 \$160,965.81 Law Offices of Gregory Javardian, LLC

1511-482

3858 Salina Road 19154 66th wd. 2666 Sq Ft BRT#662557800 Improvements: Residential Dwelling
PATRICK J. VETTER C.P. December Term, 2014 No. 03585 \$159,447.47 Law Offices of Gregory Javardian, LLC

1511-483

4725 A Street 19120 42nd wd. 1152 Sq Ft BRT#42-1-2976-00 Improvements: Residential Property
KIMSAN KEO C.P. March Term, 2015 No. 001427 \$93,980.49 Shapiro & DeNardo, LLC

1511-484

3324 Fairdale Road 19154 66th wd. 1800 Sq Ft BRT#663023100 Improvements: Residential Dwelling
WILLIAM G. MCGREEVY, JR. C.P. April Term, 2015 No. 03675 \$165,142.24 Udren Law Offices, P.C.

1511-485

6067 Cedarhurst Street 19143 3rd wd. 1320 Sq Ft BRT#034012100 Improvements: Residential Dwelling
TANYA GROWELLS A/K/A TANYA L. GROWELLS C.P. October Term, 2014 No. 01504 \$164,432.39 Udren Law Offices, P.C.

1511-486

2002 Brown Street 19130-2615 15th wd. 1426.86 Sq Ft BRT#152239620 Improvements: Residential Dwelling
VICTOR ROZIER A/K/A VICTOR S. ROZIER C.P. May Term, 2015 No. 00124 \$244,556.70 Udren Law Offices, P.C.

1511-487

4624 Regent Street 19143 46th wd. 1460 Sq Ft BRT#461136500 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARLENA SETTLES, LAST RECORD OWNER; MICHELLE SETTLES, KNOWN HEIR OF MARLENA SETTLES; RODNEY SETTLES, KNOWN HEIR OF MARLENA SETTLES; SHARON SETTLES, KNOWN HEIR OF MARLENA SETTLES; MARLENA SETTLES, LAST RECORD OWNER C.P. December Term, 2011 No. 00323 \$83,751.84 Udren Law Offices, P.C.

1511-488

1206 South Millick Street 19143 3rd wd. 984 Sq Ft BRT#033221000 Improvements: Residential Property
ACY WYNN, SOLELY IN HIS CAPACITY AS HEIR OF CATHERINE WYNN, DECEASED; CATHY WILLIAMS, SOLELY IN HER CAPACITY AS HEIR OF CATHERINE WYNN, DECEASED; DELILAH WYNN, SOLELY IN HER CAPACITY AS HEIR OF CATHERINE WYNN, DECEASED; KIRK WYNN, SOLELY IN HIS CAPACITY AS HEIR OF CATHERINE WYNN, DECEASED; THE UNKNOWN HEIRS OF CATHERINE WYNN, DECEASED C.P. May Term, 2014 No. 03785 \$33,460.74 KML Law Group, P.C.

1511-489

4739 Lansing Street 19136 65th wd. 1208.42 Sq Ft BRT#65-1181400 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER

SHERIFF'S SALE

MARGUERITE WEISS ROBIN BYOUK, KNOWN HEIR OF MARGUERITE WEISS; HEATHER SHARAR, KNOWN HEIR OF MARGUERITE WEISS; TIMOTHY HARY, KNOWN HEIR OF MARGUERITE WEISS C.P. October Term, 2014 No. 02472 \$135,556.80 Udren Law Offices, P.C.

1511-490

2144 South Lambert Street 19145 48th wd. 897 Sq Ft BRT#481356000 Improvements: Residential Property
ADRIANE PAUL C.P. January Term, 2015 No. 01728 \$138,228.56 KML Law Group, P.C.

1511-491

5110 Duffield Street 19124 62nd wd. 1964.7 Sq Ft BRT#622238700 Improvements: Residential Dwelling
ESTATE OF GEORGE DOUGHTY A/K/A GEORGE DOUGHTY, JR. C/O FRED DOUGHTY, EXECUTOR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RODINE DOUGHTY; FRED DOUGHTY, EXECUTOR OF THE ESTATE OF GEORGE DOUGHTY A/K/A GEORGE DOUGHTY, JR.; SHERRELL DOUGHTY, KNOWN HEIR OF GEORGE DOUGHTY A/K/A GEORGE DOUGHTY, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGE DOUGHTY A/K/A GEORGE DOUGHTY, JR., DECEASED; RODINE DOUGHTY, LAST RECORD OWNER C.P. March Term, 2014 No. 00643 \$165,601.02 Udren Law Offices, P.C.

1511-492

5829 Woodbine Avenue 19131 52nd wd. 15592 Sq Ft BRT#522181400 Improvements: Residential Property
THE UNKNOWN HEIRS OF SUSAN E. ROBINSON, DECEASED; TERRENCE ROBINSON II, SOLELY IN HIS CAPACITY AS HEIR OF SUSAN E. ROBINSON, DECEASED; SIANI DIOR, SOLELY IN HER CAPACITY AS HEIR OF SUSAN E. ROBINSON, DECEASED AND TERRENCE ROBINSON, JR., SOLELY IN HIS CAPACITY AS HEIR OF SUSAN E. ROBINSON, DECEASED C.P. January Term, 2014 No. 02813 \$381,884.35 KML Law Group, P.C.

1511-493

4216 O Street 19124 33rd wd. 1133.36 Sq Ft BRT#33-2546000 Improvements: Residential Dwelling
ESTATE OF JEAN E. JONES A/K/A JEAN C. JONES A/K/A JEAN CHASE JONES C/O ANN BETH IALONGO, EXECUTRIX; ANN BETH IALONGO, EXECUTRIX FOR THE ESTATE OF JEAN E. JONES A/K/A JEAN C. JONES A/K/A JEAN CHASE JONES; MARIA RANDAZZO, KNOWN HEIR OF JEAN E. JONES A/K/A JEAN C. JONES A/K/A JEAN CHASE JONES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JEAN E. JONES A/K/A JEAN C. JONES A/K/A JEAN CHASE JONES C.P. June Term, 2014 No. 01011 \$56,061.06 Udren Law Offices, P.C.

1511-494

1518 Arrott Street a/k/a 1518 East Arrott Street 19124 23rd wd. 2000 Sq Ft BRT#232140200 Improvements: Residential Real Estate
BORIS TANSKY AND GARY SHEKHTMAN C.P. February Term, 2015 No. 01124 \$94,133.31 Stern & Eisenberg P.C.

1511-495

2425 West 78th Avenue 19150 50th wd. 1920 Sq Ft BRT#501444800 Improvements: Residential Real Estate
PHYLLIS HYLTON AND BARRINGTON U. HYLTON C.P. June Term 2015 \$101,335.42 Stern & Eisenberg P.C.

1511-496

531 Carpenter Street 19147 2nd wd. 541 Sq Ft BRT#021066400 Improvements: Residential Real Estate
MICHAEL V. COLAIZZO AND THERESA M. COLAIZZO C.P. April Term, 2015 No. 02110 \$275,841.17 Stern & Eisenberg P.C.

1511-497

2032 Federal Street 19146 36th wd. 3972 Sq Ft BRT#36-1043400 Improvements: ROW 2 STY MASONRY
ANGELA D. MADISON, ORIGINAL MORTGAGOR AND REAL OWNER AND TYRONE L. MADISON, ORIGINAL MORTGAGOR C.P. July Term, 2012 No. 04352 \$61,029.01 Milstead & Associates, LLC

1511-498

2525 South 2nd Street 19148 39th wd. Land Area: 736.32 Sq Ft; Improvement Area: 1077

SHERIFF'S SALE

sq ft BRT#39-1-2750-00 Improvements: JAMES N. BORELLI C.P. September Term, 2013 No. 2278 \$141,168.35 David Banks, Esq., Banks & Banks

1511-499

1353 Sellers Street 23rd wd. 2500 Sq Ft BRT#234050200 Improvements: DET 2.5 STY MASONRY
CARMEN FERUGEAN C.P. April Term, 2015 No. 03396 \$90,578.40 Milstead & Associates, LLC

1511-500

121 North Felton Street 19139 34th wd. S/D W DET GAR 2 STY MASONRY; 2100 Sq Ft 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.

1511-501

1923 Benton Avenue 19152 56th wd. (f/k/a 35th wd.) S/D W B/G 1STY MASONRY; 3500 Sq Ft BRT#562263500 Improvements: Residential Dwelling
SCOTT L. ROONEY, EXECUTOR OF THE ESTATE OF JOHN J. ROONEY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2014 No. 04166 \$302,023.27 McCabe, Weisberg & Conway, P.C.

1511-502

4025 Mitchell Street 19128 21st wd. ROW 2STY MASONRY; 1503 Sq Ft BRT#212201700 Improvements: Residential Dwelling
RITA KANANAVICIUS C.P. November Term, 2009 No. 00510 \$230,904.33 McCabe, Weisberg & Conway, P.C.

1511-503

3336 Aldine Street 19136 64th wd. ROW B/OFF-STR 2STY MASONRY; 1947 Sq Ft BRT#642108900 Improvements: Residential Dwelling
EMERITA T. GUESON C.P. November Term, 2014 No. 02454 \$160,765.92 McCabe, Weisberg & Conway, P.C.

1511-504

1617 East Gowen Avenue 19150 50th wd. APT 2-4 UNITS 2STY MASONRY; 2517 Sq Ft BRT#501492200 Improvements: Residential Dwelling
SHANITA OUTING, ADMINSTRATRIX OF THE ESTATE OF PEGGY E. COVINGTON A/K/A PEGGY E. OUTING, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 00839 \$104,189.37 McCabe, Weisberg & Conway, P.C.

1511-505

7709 Brous Avenue 19152 64th wd. DET W/BAS GAR 1STY MASONRY; 5910 Sq Ft BRT#641070900 Improvements: Residential Dwelling
JOHN L. ERICKSON AND JOANN ERICKSON C.P. January Term, 2015 No. 02464 \$274,157.71 McCabe, Weisberg & Conway, P.C.

1511-506

3045 North 4th Street 19133 19th wd. ROW 2 STY MASONRY; 826 Sq Ft BRT#193094300 Improvements: Residential Dwelling
JOSEPH F. LORENTI A/K/A JOSEPH F. LORENT C.P. March Term, 2014 No. 00585 \$36,299.21 McCabe, Weisberg & Conway, P.C.

1511-507

445 West Wellen Street 19120 42nd wd. ROW 2 STY MASONRY; 903 Sq Ft BRT#422240100 Improvements: Residential Dwelling
HARRIET ROBINSON C.P. October Term, 2014 No. 00427 \$69,894.23 McCabe, Weisberg & Conway, P.C.

1511-508

7103 Dorel Street 19151 40th wd. ROW 2STY MASONRY; 1138 Sq Ft BRT#404361000 Improvements: Residential Dwelling
CURTIS CHESSON C.P. September Term, 2013 No. 01620 \$56,599.22 McCabe, Weisberg & Conway, P.C.

1511-509

5222 Schuyler Street 19144 12th wd. APT 2-4 UNITS 2STY MASONRY; 2357 Sq Ft BRT#123242100 Improvements: Residential Dwelling
LISA MARIE BARON, ADMINSTRATRIX OF THE ESTATE OF MICHAEL E. SHIELDS, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 03335 \$267,136.79 McCabe, Weisberg & Conway, P.C.

1511-510

4834 Larchwood Avenue 19143 46th wd. ROW B/GAR 2STY MASONRY; 1440 Sq Ft BRT#461057200 Improvements: Residential Dwelling
ETHEL LAWRENCE C.P. January Term, 2015 No. 02217 \$279,500.45 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

1511-511

3528 Nottingham Lane 19114 66th wd. ROW B/GAR 2STY MAS + OTHER; 3353 Sq Ft BRT#661236400 Improvements: Residential Dwelling
BRIAN KRAVITZ AND TAMARA KRAVITZ C.P. January Term, 2014 No. 01427 \$261,243.61 McCabe, Weisberg & Conway, P.C.

1511-512

533 Glenview Street 19111 35th wd. APT 2-4 UNITS 2STY MASONRY; 2750 Sq Ft BRT#353150800 Improvements: Residential Dwelling
533 GLENVIEW LLC AND BELARMINO R. COSTA C.P. January Term, 2015 No. 02463 \$181,253.96 McCabe, Weisberg & Conway, P.C.

1511-513

2453 79th Avenue 19150 50th wd. ROW B/GAR 2STY MASONRY; 1882 Sq Ft BRT#501459200 Improvements: Residential Dwelling
EMMA J. BRYANT C.P. September Term, 2010 No. 00501 \$175,515.43 McCabe, Weisberg & Conway, P.C.

1511-514

802 West Fisher Avenue 19141 42nd wd. ROW 2STY MASONRY; 1152 Sq Ft BRT#492041200 Improvements: Residential Dwelling
DELORES L. HARRIS, ADMINSTRATRIX OF THE ESTATE OF DOROTHY M. HARRIS, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2013 No. 03202 \$67,418.67 McCabe, Weisberg & Conway, P.C.

1511-515

2006 Medary Street 19138 17th wd. ROW 2STY MASONRY; 1242 Sq Ft BRT#171310000 Improvements: Residential Dwelling
VADIM MAYZEL AND INARA MAYZEL C.P. April Term, 2015 No. 00078 \$84,477.80 McCabe, Weisberg & Conway, P.C.

1511-516

5956 North Beechwood Street 19138 17th wd. ROW 2STY MASONRY; 1040 Sq Ft BRT#172514500 Improvements: Residential Dwelling
JERILYN Y. MCGILL A/K/A JERILYN Y. MCGILL-ANTHONY, CO-EXECUTRIX OF THE ESTATE OF ELOISE B. DAVIDSON, A/K/A ELOISE L. FORD, A/K/A ELOISE B. DAVIDSON, A/K/A ELOISE L. DAVIDSON-FORD, A/K/A ELOISE L. DAVIDSON FORD, DECEASED MORTGAGOR AND REAL OWNER; ROSEMARY B. OWENS, CO-EXECUTRIX OF THE ESTATE OF ELOISE B. DAVIDSON, A/K/A ELOISE L. FORD, A/K/A ELOISE B. DAVIDSON, A/K/A ELOISE L. DAVIDSON-FORD, A/K/A ELOISE L. DAVIDSON FORD, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01330 \$51,531.44 McCabe, Weisberg & Conway, P.C.

1511-517

208 West Manheim Street 19144 13th wd. DET W/DET GAR 2STY MASONRY; 1416 Sq Ft BRT#133077100 Improvements: Residential Dwelling
DELORES MITCHELL, ADMINSTRATRIX OF THE ESTATE OF CHARLES LEROY MITCHELL, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2011 No. 00693 \$46,330.80 McCabe, Weisberg & Conway, P.C.

1511-518

3257 Cottman Avenue 19149 35th wd. ROW B/GAR 2STY MASONRY; 1416 Sq Ft BRT#641151400 Improvements: Residential Dwelling
MARY ROSE BREINER, KNOWN SURVIVING HEIR OF JAMES J. MIDDLETON, A/K/A JAMES J. MIDDLETONE, A/K/A JAMES J. MIDDLETON, JR., DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JAMES J. MIDDLETON, A/K/A JAMES J. MIDDLETONE, A/K/A JAMES J. MIDDLETON, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 01314 \$68,511.94 McCabe, Weisberg & Conway, P.C.

1511-519

1923 67th Avenue 19138 50th wd. ROW B/GAR 2STY MASONRY; 1146 Sq Ft BRT#102432200 Improvements: Residential Dwelling
UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA; KENNETH IRICK AND SYREETA S. SCOTT A/K/A SYREETA SCOTT C.P. September Term, 2013 No. 02380 \$48,639.92 McCabe, Weisberg & Conway, P.C.

1511-520

4700 Convent Place 19114-3754 65th wd. 5000 Sq Ft OPA#652172319 Improvements: Residential Property
MAUREEN HARRISON AND JASON HARRISON C.P. May Term, 2015 No.

SHERIFF'S SALE

00195 \$75,584.78 Phelan Hallinan
Diamond & Jones, LLP

1511-521

937 East Tioga Street 19134-1340 33rd wd.
1402 Sq Ft OPA#331214600 Improvements:
Residential Property
CANDIDA RIOS, DECEASED C.P.
September Term, 2004 No. 02736 \$65,277.20
Phelan Hallinan Diamond & Jones, LLP

1511-522

3412 Chippendale Street 19136 64th wd.
1591 Sq Ft OPA#642200700 Improvements:
Residential Property
ROBERT F. PRESNER, JR. C.P. March
Term, 2015 No. 02113 \$150,657.73 Phelan
Hallinan Diamond & Jones, LLP

1511-523

**1832 East Sanger Street, a/k/a 1832 Sanger
Street 19124-1436** 62nd wd. 1200 Sq
Ft OPA#622158800 Improvements:
Residential Property
MAMOUSE CHERY A/K/A CHERY
MAMOUSE C.P. April Term, 2015 No.
00736 \$69,448.31 Phelan Hallinan
Diamond & Jones, LLP

1511-524

2529 South Jessup Street 19148-4411
39th wd. 665 Sq Ft OPA#394198980
Improvements: Residential Property
TIMOTHY CARLIDGE C.P. January
Term, 2015 No. 00346 \$89,052.87 Phelan
Hallinan Diamond & Jones, LLP

1511-525

3928 North Percy Street 19140-3119
43rd wd. 720 Sq Ft OPA#433148500
Improvements: Residential Property
LINDA TYLER C.P. May Term, 2015
No. 00198 \$47,135.28 Phelan Hallinan
Diamond & Jones, LLP

1511-526

3345 Argyle Street 19134-1903 33rd wd.
602 Sq Ft OPA#331368900 Improvements:
Residential Property
MARISOL SANTIAGO C.P. September
Term, 2014 No. 04394 \$33,005.32 Phelan
Hallinan Diamond & Jones, LLP

1511-527

**2036 Glenwood Avenue, a/k/a 2036 East
Glenwood Avenue 19134** 45th wd. 1144
Sq Ft OPA#452192800 Improvements:
Residential Property
DANIEL DAEHLING C.P. April Term,
2015 No. 02342 \$52,724.99 Phelan
Hallinan Diamond & Jones, LLP

1511-528

2809 Shipley Road 19152-1616 57th wd.
2933 Sq Ft OPA#571049900 Improvements:
Residential Property
CHRISTOPHER K. BOYER C.P. October
Term, 2014 No. 03550 \$177,661.82 Phelan
Hallinan Diamond & Jones, LLP

1511-529

6031 Hegerman Street 19135 41st
wd. 2388.6 Sq Ft; on Southeast side of
Hegerman Street 150 ft. 1-1/2 inches
Southwestward from the Southwest side of
Benner Street; Front: 21 ft. 61/2 in.; Depth:
90 ft. OPA#411376900 Improvements:
Single Family Residence
TERRYLEE E. FORD C.P. January Term,
2015 No. 02867 \$110,174.81 Stephen M.
Hladik, Esq.

1511-530

**592 East Carver Street a/k/a 592 Carver
Street 19120** 35th wd. 1065 Sq Ft
BRT#351235800 Improvements: Residential
Dwelling
JAVIER CORTES C.P. April Term, 2015
No. 01621 \$58,263.34 Law Offices of
Gregory Javardian, LLC

1511-531

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

1511-532

9313 Germania Street 19114 65th wd. 2800
Sq Ft BRT#65-2-433310 Improvements:
Residential Dwelling
DANIEL PALUCIS; TAMARA PALUCIS
A/K/A TAMARA M. PALUCIS C.P. April
Term, 2014 No. 01322 \$138,952.37 Udren
Law Offices, P.C.

1511-533

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

SHERIFF'S SALE

1511-534

1721 Wharton Street 19146 36th wd. 1617.04
Sq Ft BRT#365338700 Improvements:
Residential Dwelling
RONALD CONEY, KNOWN HEIR OF
LULUA MAE CONEY; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER LULUA MAE CONEY,
LAST RECORD OWNER C.P. July Term,
2014 No. 02386 \$135,116.69 Udren Law
Offices, P.C.

1511-535

3354 Salmon Street 19134 45th wd. 1120
Sq Ft BRT#451182200 Improvements:
Residential Property
BRANDON WEIZER C.P. March Term,
2015 No. 002813 \$154,462.49 Shapiro &
DeNardo, LLC

1511-536

146-150 West Queen Lane 19144 12th wd.
3077 Sq Ft BRT#123117210 Improvements:
Residential Property
MICHAEL F. COATES C.P. April Term,
2015 No. 001265 \$218,963.88 Shapiro &
DeNardo, LLC

1511-537

**5642 Marvine Street assessed as 5642 North
Marvine Street 19141** 49th wd. 1275
Sq Ft BRT#493105100 Improvements:
Residential Property
ERNEST GREENWOOD, JR. C.P.
March Term, 2015 No. 002806 \$40,079.99
Shapiro & DeNardo, LLC

1511-538

7037 Crease Lane 19128 21st wd. 4949
Sq Ft BRT#214235600 Improvements:
Residential Property
DARLENE M. PIERCE, AS
ADMINISTRATRIX OF THE ESTATE OF
EMMA DURKIN A/K/A EMMA F. DURKIN,
DECEASED C.P. February Term, 2015 No.
03188 \$235,483.37 KML Law Group, P.C.

1511-539

4220 Penn Street 19124 23rd wd. 1160
Sq Ft BRT#234278200 Improvements:
Residential Property
FRANCISCO JOSE MENDEZ, A/K/A
FRANCISCO MENDEZ C.P. December
Term, 2014 No. 01548 \$24,723.32 KML
Law Group, P.C.

1511-540

6538 Reedland Street 19142 40th wd. 1134
Sq Ft BRT#406214500 Improvements:
Residential Property
ABOU SOW C.P. March Term, 2015 No.
00676 \$69,283.65 KML Law Group, P.C.

1511-541

1332 Saint Vincent Street 19111 53rd wd.
2806 Sq Ft BRT#532321400 Improvements:
Residential Property
JEAN W. MERCERON C.P. July Term,
2014 No. 00903 \$181,292.49 KML Law
Group, P.C.

1511-542

6614 Revere Street 19149 55th wd. 1458
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.

1511-543

889 North 42nd Street 19104 6th wd. 1650
Sq Ft OPA#062278200 Subject to Mortgage
Improvements: Residential Property
DARYL WESTON C.P. September Term,
2014 No. 03349 \$16,980.60 Brett A.
Solomon, Michael C. Mazack

1511-544

8606 Colony Dr 19152 57th wd. 4421
Sq Ft BRT#571284004 Improvements:
Residential Property
JOSEPH M. MCLAUGHLIN C.P. March
Term, 2015 No. 00243 \$186,455.54 KML
Law Group, P.C.

1511-545

6551 North Lambert Street 19138 10th wd.
1209 Sq Ft BRT#102083700 Improvements:
Residential Property
BOBBIE E. WILLIAMS C.P. January
Term, 2013 No. 03303 \$61,031.15 KML
Law Group, P.C.

1511-546

622 Elkins Avenue 19120 61st wd. 2150
Sq Ft BRT#612026500 Improvements:
Residential Property
BERNICE MCNEIL C.P. February Term,
2013 No. 01376 \$97,026.69 KML Law
Group, P.C.

1511-547

65 East Clapier Street 19144-5932 12th wd.
1580 Sq Ft OPA#121028200 Improvements:
Residential Property
ROY SMITH AND BRANDY HOLDEN
C.P. November Term, 2011 No. 01034

SHERIFF'S SALE

\$245,954.05 Phelan Hallinan Diamond &
Jones, LLP

1511-548

7050 Wheeler Street 19142 40th wd. 1110
Sq Ft BRT#40-6-2056-00 Improvements:
Residential Dwelling
JOSEPH DEREFF A/K/A JOSEPH A.
DEREFF A/K/A JOSEPH A. DEREFF, JR.
C.P. June Term, 2014 No. 03343 \$16,489.97
Udren Law Offices, P.C.

1511-549

2435 South 8th Street 19148 39th wd. 854
Sq Ft BRT#39-3-244800 Improvements:
Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
ARTHUR YOUNG; MEI D. YOUNG,
INDIVIDUALLY AND AS KNOWN HEIR
OF ARTHUR YOUNG C.P. April Term,
2015 No. 02105 \$99,806.55 Udren Law
Offices, P.C.

1511-550

2934 West Allegheny Avenue 19132 38th wd.
1260 Sq Ft BRT#381351000 Improvements:
GRACE M. TURNER (DECEASED) C.P.
October Term, 2013 No. 00903 \$82,784.95
Michael F.J. Romano, Esq.

1511-551

323 East Cliveden Street 19119 22nd wd.
2635 Sq Ft BRT#221048600 Improvements:
Residential Property
WILLENE JOHNSON C.P. November
Term, 2014 No. 003084 \$73,585.95
Shapiro & DeNardo, LLC

1511-552

1331 South Mole Street 19146 36th wd.
553 Sq Ft BRT#365094700 Improvements:
CAROLYN MOORE C.P. August Term,
2014 No. 01829 \$142,632.01 Michael F.J.
Romano, Esq.

1511-553

5646 Matthews Street 19138 12th wd. 900
Sq Ft BRT#122290400 Improvements:
Residential Property
CHARLES E. BURKS A/K/A CHARLES
BURKS C.P. February Term, 2015 No.
002991 \$32,091.91 Shapiro & DeNardo,
LLC

1511-554

3877 Frankford Avenue 19124 45th wd.
7714 Sq Ft; all that certain lot or piece of
ground with the buildings and improvements
thereon erected, being known as 3877
Frankford Avenue, Philadelphia, Pennsylvania
19124. BRT#88-2-9714-00; City Registry: 77
N 15 S/O Improvements: Commercial Real
Estate (zoned Industrial/Industrial Mixed Use)
LOUIS PAVONI C.P. June Term, 2015
No. 00593 \$214,737.14 together with interst
from May 27, 2015 forward at a rate equal to
the weekly average yield on U.S. Treasury
securities adjusted to a constant maturity of
five (5) years plus 3.5% per annum, adjusted
every 60th month (currently 6.125% per annu
Charles N. Shurr, Jr., Esq.; Kozloff Stoudt

1511-555

253 South 53rd Street 19139 60th wd. 1600
Sq Ft BRT#602194150 Improvements:
Residential Property
STEVEN MOORE A/K/A STEVEN J.
MOORE C.P. March Term, 2014 No.
003191 \$148,414.08 Shapiro & DeNardo,
LLC

1511-556

418 Wolf Street 19148-5711 39th wd. 877
Sq Ft OPA#392162500 Improvements:
Residential Property
FRANK C. FOSTER AND FRANCES A.
FERLAINO C.P. May Term, 2015 No.
00707 \$213,523.36 Phelan Hallinan
Diamond & Jones, LLP

1511-557

6827 Souder Street 19149-2226 54th wd.
1242 Sq Ft OPA#542319000 Improvements:
Residential Property
BARRY CAPLAN C.P. August Term, 2013
No. 02484 \$64,097.22 Phelan Hallinan
Diamond & Jones, LLP

1511-558

1440 South 17th Street 19146-4715 36th wd.
992 Sq Ft OPA#365206900 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
CO MAJOR, DECEASED C.P. April
Term, 2015 No. 02335 \$75,066.17 Phelan
Hallinan Diamond & Jones, LLP

1511-559

7932 Fayette Street 19150 50th wd. 1595
Sq Ft BRT#502283900 Improvements:
Residential Property
LYNDA M. WILSON, AS THE

SHERIFF'S SALE

ADMINSTRATRIX OF THE ESTATE OF
FLORENCE CUPIT C.P. November Term,
2014 No. 001020 \$126,356.74 Shapiro &
DeNardo, LLC

1511-560

2363 Orthodox Street 19137-1129 45th wd.
2000 Sq Ft OPA#453353900 Improvements:
Residential Property
ANTHONY CANCELLIERE C.P. June
Term, 2015 No. 00040 \$105,708.08 Phelan
Hallinan Diamond & Jones, LLP

1511-561

**1469 North Wannamaker Street 19131-
3825** 4th wd. 780 Sq Ft OPA#043148500
Improvements: Residential Property
SYLVIA WATSON, IN HER CAPACITY
AS ADMINISTRATRIX AND HEIR OF
THE ESTATE OF IDA BLOODWORTH;
BERNARD TYLER, IN HIS CAPACITY
AS HEIR OF THE ESTATE OF IDA
BLOODWORTH; ODELL TYLER, IN HIS
CAPACITY AS HEIR OF THE ESTATE
OF IDA BLOODWORTH; CYNTHIA
TYLER, IN HER CAPACITY AS HEIR OF
THE ESTATE OF IDA BLOODWORTH;
JUANITA BLOODWORTH, IN HER
CAPACITY AS HEIR OF THE ESTATE OF
LOUIS BLOODWORTH; A/K/A LEWIS
BLOODWORTH; UNKNOWN SUCCESSOR
ADMINISTRATOR OF THE ESTATE OF
LOUIS BLOODWORTH A/K/A LEWIS
BLOODWORTH; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER LOUIS BLOODWORTH,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER LOUIS BLOODWORTH,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER JUNIUS TYLER,
DECEASED C.P. May Term, 2009 No.
02683 \$74,932.62 Phelan Hallinan
Diamond & Jones, LLP

1511-562

3330 Guilford Street 19136 64th wd. 1996
Sq Ft BRT#642092200 Improvements:
Residential Property
FREDERICK W. BRUESTLE AND RUTH A.
BRUESTLE C.P. April Term, 2015 No.
01118 \$128,880.86 Shapiro & DeNardo,
LLC

1511-563

2861 Memphis Street 19134-4225 25th wd.
926 Sq Ft OPA#251486800 Improvements:
Residential Property
JAMES BUSK A/K/A JIM BUSK C.P.
November Term, 2013 No. 01727 \$71,815.44
Phelan Hallinan Diamond & Jones, LLP

1511-564

5537 Catharine Street 19143-2511 46th wd.
1065 Sq Ft OPA#463094000 Improvements:
Residential Property
JOSEPH BROWN, IN HIS CAPACITY
AS HEIR OF CATHERINE BROWN,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER CATHERINE BROWN,
DECEASED C.P. May Term, 2015 No.
03335 \$70,098.99 Phelan Hallinan
Diamond & Jones, LLP

1511-565

1034 Levick Street 19111 53rd wd. 1611
Sq Ft BRT#531068000 Improvements:
Residential Property
ROBERT ODER AND KATHLEEN ODER
C.P. April Term, 2015 No. 01119 \$97,670.53
Shapiro & DeNardo, LLC

1511-566

2737 South Muhlfeld Street 19153-2408
40th wd. 1152 Sq Ft OPA#406158200
Improvements: Residential Property
ALIMAMY SACCOH; MOUSSA SACKO
C.P. April Term, 2013 No. 03268 \$75,190.74
Phelan Hallinan Diamond & Jones, LLP

1511-567

1320 Orthodox Street 19124-3623 23rd wd.
3630 Sq Ft OPA#234058600 Improvements:
Residential Property
MICHELE E. JACKSON C.P. March Term,
2015 No. 03118 \$140,533.97 Phelan
Hallinan Diamond & Jones, LLP

1511-568

1986 Ambassador Street 19115 56th wd.
2754 Sq Ft BRT#562272627 Improvements:
Residential Property
CHARLES JOSEPH FUSCELLARO AND
DORIS A. FUSCELLARO C.P. April Term,
2015 No. 02815 \$195,460.85 Shapiro &
DeNardo, LLC

SHERIFF'S SALE

1511-569

1136 Overington Street 19124 23rd wd.
1449 Sq Ft OPA#234075000 Improvements:
Residential Property
DE'ERIC A. FEREBEE C.P. March Term,
2015 No. 04117 \$47,682.85 Phelan
Hallinan Diamond & Jones, LLP

1511-570

1029 North 46th Street 19131 6th wd. 1038
Sq Ft BRT#062371100 Improvements:
WILLIE J. JOHNSON, JR. C.P. February
Term, 2012 No. 00068 \$81,579.66 Michael
F.J. Romano, Esq.

1511-571

4846 A Street 19120 42nd wd. 1668 Sq Ft
OPA#421293400 Improvements: Residential
Property
YAMILA NATALIA MAROL C.P. April
Term, 2015 No. 03404 \$94,880.83 Phelan
Hallinan Diamond & Jones, LLP

1511-572

1337 North Marshall Street 19122-4314
14th wd. 1460 Sq Ft OPA#141021900
Improvements: Residential Property
KENNETH E. THOMAS, IN HIS CAPACITY
AS HEIR OF CHRISTINE THOMAS,
DECEASED; RONAD MCCRAY, IN HIS
CAPACITY AS HEIR OF CHRISTINE
THOMAS, DECEASED; FLORENCE
THOMAS, IN HER CAPACITY AS HEIR
OF CHRISTINE THOMAS, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
CHRISTINE THOMAS, DECEASED;
LATANYA THOMAS, IN HER CAPACITY AS
HEIR OF CHRISTINE THOMAS, DECEASED;
VERNELL THOMAS, IN HIS CAPACITY
AS HEIR OF CHRISTINE THOMAS,
DECEASED; LAKEISHA THOMAS, IN
HER CAPACITY AS HEIR OF CHRISTINE
THOMAS, DECEASED; SHAREEDA
THOMAS, IN HER CAPACITY AS HEIR OF
CHRISTINE THOMAS, DECEASED C.P.
January Term, 2015 No. 03417 \$34,644.25
Phelan Hallinan Diamond & Jones, LLP

1511-573

2630 Ash Street 19137-1705 45th wd. 980
Sq Ft OPA#453111000 Improvements:
Residential Property
GREGORY DILLON C.P. March Term,
2015 No. 01450 \$143,181.37 Phelan
Hallinan Diamond & Jones, LLP

1511-574

2929 Ruth Street 19134-3534 25th wd. 684
Sq Ft OPA#252550400 Improvements:
Residential Property
LEONARDO PADILLA C.P. April Term,
2015 No. 01917 \$45,510.55 Phelan
Hallinan Diamond & Jones, LLP

1511-575

6538 Allman Street 19142-1924 40th wd.
828 Sq Ft OPA#403106200 Improvements:
Residential Property
CHARLES BEVAN C.P. April Term, 2015
No. 01103 \$61,407.24 Phelan Hallinan
Diamond & Jones, LLP

1511-576

2853 North Marvine Street 19133 37th wd.
1125 Sq Ft BRT#372241000 Improvements:
Residential Real Estate
ROSLYN TURPIN C.P. May Term, 2015 No.
01736 \$25,544.64 Stern & Eisenberg P.C.

1511-577

5031 Gransback Street 19120-4008
42nd wd. 1016 Sq Ft OPA#421518300
Improvements: Residential Property
WILFREDO VEGA C.P. June Term, 2014
No. 00865 \$93,055.19 Phelan Hallinan
Diamond & Jones, LLP

1511-578

3013 West Sedgley Avenue 19121-1814
32nd wd. 1207 Sq Ft OPA#323060500
Improvements: Residential Property
ZEBBIE D. MCMILLER C.P.

SHERIFF'S SALE

1511-581
1159 East Stafford Street 19138 59th wd. 1265.6 Sq Ft BRT#59-1-0526-00; PRCL#108N2-105 Improvements: Residential Dwelling
 MICHELLE WILSON C.P. March Term, 2015 No. 00248 \$105,383.56 Powers, Kim & Associates, LLC

1511-582
5634 Arch Street 19139 4th wd. 1458 Sq Ft; on Southeast side of Arch and Frazier Street; Front: 18 ft. Depth: 81 ft. BRT#042024700 Improvements: Single Family Residence
 WILBUR L. VANCE C.P. January Term, 2014 No. 02911 \$82,593.59 Stephen M. Hladik, Esq.

1511-583
315 Tasker Street 19148-1326 1st wd. 960 Sq Ft BRT#011293900 Improvements: Residential Real Estate
 GARY J. WILSON C.P. January Term, 2015 No. 00918 \$95,943.54 Stern & Eisenberg P.C.

1511-584
2851 Lardner Street 19149-3517 62nd wd. 929 Sq Ft OPA#621191100 Improvements: Residential Property
 DONNA SIDNEY C.P. June Term, 2015 No. 00548 \$101,338.68 Phelan Hallinan Diamond & Jones, LLP

1511-585
3900 Ford Road, Unit 17D 19131 52nd wd. 1526 Sq Ft BRT#888520246 Improvements: Residential Real Estate
 VIVIAN STRONG C.P. April Term, 2015 No. 03734 \$247,444.53 Stern & Eisenberg P.C.

1511-586
2555 South Dewey Street 19142-3517 40th wd. 1384 Sq Ft OPA#402074000 Improvements: Residential Property
 ARNELL J. MAXWELL C.P. February Term, 2006 No. 00244 \$87,707.85 Phelan Hallinan Diamond & Jones, LLP

1511-587
1123 West Porter Street 19148 39th wd. 855 Sq Ft BRT#394111700 Improvements: Residential Real Estate
 ILENE GOLDMAN, ADMINISTRATRIX OF THE ESTATE OF CAROL KODAK,

DECEASED C.P. June Term, 2015 No. 01245 \$169,592.56 Stern & Eisenberg P.C.

1511-588
4348 Potter Street 19124-4428 33rd wd. 1600 Sq Ft OPA#332560700 Improvements: Residential Property
 DAMARYD VERA C.P. March Term, 2015 No. 03446 \$106,403.50 Phelan Hallinan Diamond & Jones, LLP

1511-589
1435 Magee Avenue 19111-4917 53rd wd. 1743 Sq Ft OPA#532015000 Improvements: Residential Property
 IBRAHIM M. UTQI C.P. September Term, 2014 No. 01694 \$133,742.29 Phelan Hallinan Diamond & Jones, LLP

1511-590
525 Foster Street 19116-3307 58th wd. 3300 Sq Ft BRT#582170400; Lot&Blk#153N21-161 Improvements: Residential Dwelling
 CHARLES A.J. HALPIN, III, ESQUIRE, AS ADMINISTRATOR OF THE ESTATE OF ALPHONSE J. MILANO, DECEASED C.P. January Term, 2015 No. 03295 \$32,039.35 Powers, Kim & Associates, LLC

1511-591
1533 South Garnet Street 19146-4627 36th wd. 672 Sq Ft BRT#363219000; Lot&Blk#011S180150 Improvements: Residential Dwelling
 XIAO MING ZHU C.P. November Term, 2014 No. 00371 \$32,347.60 Powers, Kim & Associates, LLC

1511-592
4744 North Marvne Street 19141 49th wd. 1730 Sq Ft BRT#491435400; Lot&Blk#124N080037 Improvements: Residential Dwelling
 JASMINE BUSH, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MELVIN R. PRYOR A/K/A MELVIN PRYOR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN MILES, DECEASED C.P. April Term, 2014 No. 04370 \$74,856.86 Powers, Kim & Associates, LLC

1511-593
1908 Stanwood Street 19152 56th wd. 2848

SHERIFF'S SALE

Sq Ft BRT#56-2044700; Lot&Blk#84 N 23-140 Improvements: Residential Dwelling
 EDNA SANDINE C.P. July Term, 2012 No. 02451 \$184,536.41 Powers, Kim & Associates, LLC

1511-594
5600 Crowson Street 19144 12th wd. 1319.04 Sq Ft BRT#12-2212200; Lot&Blk# 53 N 18-204 Improvements: Residential Dwelling
 CYNTHIA T. BAPTISTE, AS EXECUTRIX OF THE ESTATE OF ANNETTE MCINTOSH, DECEASED C.P. August Term, 2012 No. 01627 \$67,954.61 Powers, Kim & Associates, LLC

1511-595
1972 Sterling Street 19138 10th wd. 1235 Sq Ft OPA#101395600 Improvements: Residential Property
 NAIMAH DEVINE C.P. September Term, 2014 No. 03078 \$97,646.11 Phelan Hallinan Diamond & Jones, LLP

1511-596
3333 Elliston Circle 19114-1205 66th wd. 5559 Sq Ft OPA#661160300 Improvements: Residential Property
 YOUNG JA WOO AND KIL CHANG WOO C.P. November Term, 2010 No. 01048 \$92,533.40 Phelan Hallinan Diamond & Jones, LLP

1511-597
436 East Phil Ellena Street 19119-1943 22nd wd. 1849 Sq Ft OPA#221202100 Improvements: Residential Property
 ROSA M. MERCER A/K/A ROSA MERCER C.P. January Term, 2013 No. 03604 \$161,557.32 Phelan Hallinan Diamond & Jones, LLP

1511-598
4736 Large Street 19124-2947 23rd wd. 1979 Sq Ft OPA#234202300 Improvements: Residential Property
 DOMINICK GIBBS C.P. April Term, 2013 No. 01049 \$192,476.35 Phelan Hallinan Diamond & Jones, LLP

1511-599
3520 Avalon Street 19114-1502 66th wd. 6000 Sq Ft OPA#661082920 Improvements: Residential Property
 RAMONA SANTINI C.P. September

SHERIFF'S SALE

Term, 2012 No. 03392 \$140,196.79 Phelan Hallinan Diamond & Jones, LLP

1511-600
6142 Morton Street 19144-1043 59th wd. 2133 Sq Ft OPA#592201300 Improvements: Residential Property
 TERRENCE EVANS A/K/A TERRENCE E. EVANS C.P. September Term, 2012 No. 03480 \$152,551.54 Phelan Hallinan Diamond & Jones, LLP

1511-601
6745 Horrocks Street 19120-2211 54th wd. 1340 Sq Ft OPA#542346800 Improvements: Residential Property
 ANTHONY J. KIRCHNER, JR. A/K/A ANTHONY KIRCHNER C.P. August Term, 2013 No. 03396 \$67,097.64 Phelan Hallinan Diamond & Jones, LLP

1511-602
226 Devereaux Avenue 19111-5920 35th wd. 2520 Sq Ft OPA#352191300 Improvements: Residential Property
 JOSETT M. DAVIS A/K/A JOSETT DAVIS C.P. April Term, 2014 No. 03923 \$104,009.29 Phelan Hallinan Diamond & Jones, LLP

1511-603
1943 West Spencer Street, a/k/a 1943 Spencer Street 19141-1305 17th wd. 1320 Sq Ft OPA#171261200 Improvements: Residential Property
 DESMOND G. SPENCER C.P. September Term, 2014 No. 00936 \$51,928.86 Phelan Hallinan Diamond & Jones, LLP

1511-604
3149 North Hancock Street 19133-3920 7th wd. 1330 Sq Ft PRCL#071139300 Improvements: Residential Property
 ROGELIO MARTINEZ AND ANTONIO RIVERA C.P. August Term, 2012 No. 02654 \$37,248.90 Phelan Hallinan Diamond & Jones, LLP

1511-605
907 Carver Street 19124-1025 35th wd. 942 Sq Ft OPA#351255600 Improvements: Residential Property
 JAMES VARGHESE AND MARY JAMES C.P. December Term, 2014 No. 03385 \$99,014.04 Phelan Hallinan Diamond & Jones, LLP

1511-606
2418 South 19th Street 19145-4226 26th wd.

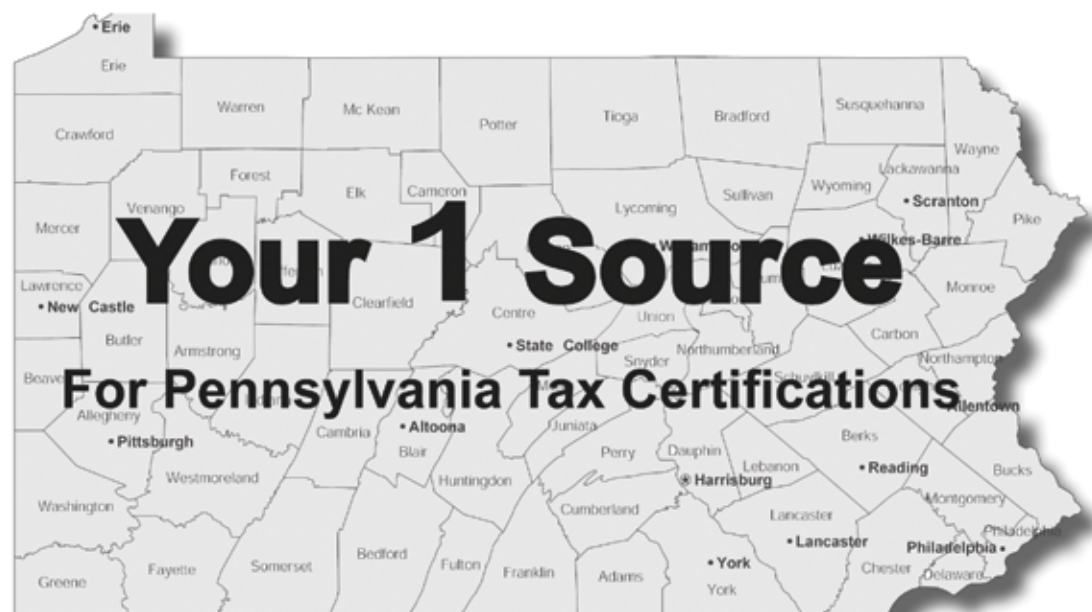
SHERIFF'S SALE

818 Sq Ft OPA#262120300 Improvements: Residential Property
 FRANK L. GULINO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARIO J. GULINO; CHRISTOPHER GULINO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARIO J. GULINO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIO J. GULINO, DECEASED C.P. August Term, 2012 No. 00038 \$109,320.77 Phelan Hallinan Diamond & Jones, LLP

1511-607A-B
7240 Revere Street - Premises A - 19149 64th wd. Land Area: 1260 Sq Ft; Improvement Area: 0 sq ft BRT#88-2154102 Subject to Mortgage Improvements: Store 1 Sty Masonry and Parking Lot Commercial
7231-49 East Roosevelt Boulevard - Premises B - 19149 64th wd. Land Area: 63022 Sq Ft; Improvement Area: 22176 sq ft BRT#88-2154101 Subject to Mortgage Improvements: Store 1 Sty Masonry and Parking Lot Commercial
 7231 ROOSEVELT, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP C.P. December Term, 2014 No. 02883 \$5,914,642.87 Mark Pfeiffer, Esq.; Buchanan, Ingersoll, & Rooney, PC

1511-608A-B
3601-05 Decatur Street - Premises A - 19136-3010 64th wd. 2849 Sq Ft OPA#882004630 Improvements: Commercial Real Estate
3607-11 Decatur Street - Premises B - 19136-3010 64th wd. 2449 Sq Ft OPA#882928640 Improvements: Commercial Real Estate
 DANIEL S. GALLAGHER C.P. March Term, 2015 No. 02572 \$183,691.64 Kristofer B. Chiesa, Esq.

1511-609A-B
1001 Livezey Lane - Premises A - 19119 9th wd. (formerly the 21st wd.) 27443 Sq Ft OPA#092122110 Subject to Mortgage Improvements: Residential Building
1011 Livezey Lane - Premises B - 19119 9th wd. (formerly the 21st wd.) 26025 Sq Ft OPA#092122120 Subject to Mortgage Improvements: Residential Building
 ANDREW COOLEY C.P. December Term, 2013 No. 01055 \$749,172.12 James M. Rodgers, Esq.



**67 Counties -
 2,562 Municipalities**
1 company with nearly 20 years
 of PA Tax experience

More than just tax data:

- ✓ **Complete Property Assessment Information**
 - Assessed values
 - Millage rates
 - Lot size
 - Property codes
- ✓ **Municipal, County and School level information**
 - Billing amounts, status and payment requirements
 - Collector name and contact information
- ✓ **Prior year data**
 - Tax claim information (where applicable)
- ✓ **Philadelphia Special Improvement District information**
- ✓ **Local occupancy requirement data and contact information**

- 1** certification that includes more than just tax information
- 1** consistent format for all of your tax certifications
- 1** payment per month to Signature for all of your statewide searches
- 1** place to call for status and questions
- 1** solid guarantee - we certify our findings

Contact us for more information

800-792-8888

www.signatureinfo.com



SIGNATURE
 INFORMATION SOLUTIONS®

Home of Charles Jones® and Data Trace® NJ/PA
 Products and Services