

Sheriff's Sale Notices for December 1, 2015

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, December 1, 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, at Room 154 City Hall, 215-686-1483 and to its web-

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site at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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 December 1, 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, December 1, 2015.

502-588 A-C

51st Wd. (5403 Chester Ave. - Premises A - 19143) On northwest side of Chester Avenue, 16 ft Southwestly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Prophehtry

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, December 1, 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 June 3, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, December 1, 2015.

1406-516

7400 Ruskin Road 19151 34th wd. BRT#343160900

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BASIL A. SCOTT AND JANICE V. SCOTT
C.P. December Term, 2012 No. 01157
\$312,069.48 Nicholas A. Didomenico, Esq.

The following property, sale of which was postponed from the October 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, December 1, 2015.

1410-498

4621 Mulberry Street 19124-3305 23rd wd. 1800 Sq Ft OPA#232317100 Improvements: Residential Property
MENACHEM SAMPSON A/K/A MENACHEM M. SAMPSON A/K/A M. SAMPSON AGMS, LLC C.P. November Term, 2013 No. 00913 \$46,000.91 Phelan Hallinan, LLP

1410-680

811 Arnold Street 19111 63rd wd. S/D W B/G 2S Masonry; 1572 Sq Ft BRT#632015700 Subject to Mortgage Improvements: Residential Dwelling
SONIA LIPTON C.P. December Term, 2012 No. 04150 \$239,12

The following property, sale of which was postponed from the February 3, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, December 1, 2015.

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 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, December 1, 2015.

1503-445

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

1503-495

5012 North Smedley Street 19141 17th wd. 1548 Sq Ft BRT#172166700 Improvements: Residential Property
LINDA Y. SIMPKSON C.P. November Term, 2013 No. 01406 \$55,301.28 KML Law Group, P.C.

1503-550

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

The following property, sale of which was postponed from the April 7, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, December 1, 2015.

1504-303

2402 South Percy Street 19148-3730 39th wd. 990 Sq Ft BRT#393454400 Subject to Mortgage Improvements: Residential Dwelling
RAYMOND A. MEIRINO III A/K/A RAYMOND MEIRINO, III AND LISA A. HOCHSTUHL C.P. January Term, 2014

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No. 02713 \$136,805.05 Powers, Kirn & Associates, LLC

1504-467

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

1504-503

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

1504-565

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

The following property, sale of which was postponed from the May 5, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, December 1, 2015

1505-348

2514 Dickinson Street 19146 36th wd. Land Area: 750 Sq Ft; Improvement Area: 1320 Sq Ft BRT#364037714 Subject To Mortgage Yes; Plaintiff's is 1st mortgage -- 2nd mortgage of record belongs to EPIC Mortgage and Funding, LLC. Improvements: Residential/residential Mixed-use
EPIC MORTGAGE AND FUNDING LLC C.P. July Term, 2014 No. 01307 \$141,473.91 Scott A. Dietterick, Esq., Kathryn L. Mason, Esq., James D. Young, Esq.

1505-515

3037 D Street 19134-2923 7th wd. 840 Sq Ft OPA#071508400 Improvements: Residential Property
EDWARD DANIELS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CATHLEEN THOMAS; CURT THOMAS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CATHLEEN THOMAS; TERRANCE THOMAS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CATHLEEN THOMAS; QUDINA ANDERSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF CATHLEEN THOMAS; THOMAS DANIELS, IN HIS CAPACITY HEIR OF THE ESTATE OF CATHLEEN THOMAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATHLEEN THOMAS, DECEASED C.P. April Term, 2014 No. 04240 \$49,678.51 Phelan Hallinan Diamond & Jones, LLP

1505-532

147 North 62nd Street 19139 34th wd. 1120 Sq Ft BRT#341210700 Improvements: Residential Dwelling
ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY, C/O

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VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE; VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE OF THE ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; YVONNE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; BERNADETTE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; CELESTE TABB, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY C.P. August Term, 2013 No. 03169 \$68,158.82 Udren Law Offices, P.C.

1505-602

2731 Elbridge Street 19149-2936 62nd wd. 1200 Sq Ft OPA#621304600 Improvements: Residential Property
GUS BOGIATZIS, IN HIS CAPACITY AS HEIR OF ANGELIKI BOGIATZIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELIKI BOGIATZIS, DECEASED C.P. September Term, 2014 No. 01445 \$129,879.99 Phelan Hallinan Diamond & Jones, LLP

1505-630

7915 Buist Avenue 19153-1205 40th wd. 1360 Sq Ft OPA#405755908 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUANITA UNDERWOOD, DECEASED C.P. February Term, 2006 No. 03377 \$90,159.44 Phelan Hallinan, LLP

1505-652

1816 West Girard Avenue 19130-1516 47th wd. 2595 Sq Ft OPA#471023200 Improvements: Residential Property
ADAM J. RODGERS C.P. July Term, 2013 No. 02226 \$345,497.07 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, December 1, 2015.

1506-362

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

1506-489

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

1506-540

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

1506-557

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

1506-573

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

1506-631

2321 West Cumberland Street 19132 16th

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wd. ROW 2 STY MASONRY; 1440 Sq Ft OPA#162293400 Improvements: A Residential Dwelling
DAMIAN BAGLEY C.P. August Term, 2014 No. 02010 \$80,228.16 Federman & Associates, LLC

1506-633

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

1506-635

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

1506-644

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

1506-664

1425 Sellers Street 19124-3629 23rd wd. 1940 Sq Ft OPA#234052200 Improvements: Residential Property
SONIA FLORES, IN HER CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; MELISSA MELENDEZ, IN HER CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; ALEXIS MELENDEZ, IN HIS CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; JUAN MELENDEZ, IN HIS CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; ENID MELENDEZ, IN HER CAPACITY AS HEIR OF JOSE M. OTERO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSE M. OTERO, DECEASED C.P. June Term, 2014 No. 00868 \$39,318.41 Phelan Hallinan Diamond & Jones, LLP

1506-668

3245 North Marston Street 19129 38th wd. ROW 2 STY MASONRY; 1157 Sq Ft
All that certain lot or piece of ground with the message or tenement thereon erected described according to a survey and plan thereof made by W.F. Wingate Esq. Surveyor and Regulator of the 13th District on the 30th day of September A.D. 1922 as follows to wit:
Situate on the East side of Marston Street at the distance of 326 feet 6 inches Northward from the North side of Allegheny Avenue in the 38th Ward of the City of Philadelphia.
Containing in front or breadth on the said Marston Street 14 feet 3 inches and extending of that width in length or depth Eastward between parallel lines at right angles to the said Marston Street 62 feet 6 inches to a certain 3 feet wide alley which extends Northward into Marston Street and Southward it communicates with a 10 feet wide driveway which leads Eastward into Etting Street and Westward into the said Marston Street.
Being known as 3245 North Marston Street. BRT#381230200 Improvements: Residential Dwelling
DAVID STANSON, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER; CHARLOTTE W. STANSON A/K/A CHARLOTTE J. WHEELER A/K/A CHARLOTTE J. WHEELER A/K/A LYDIA DELGADO, KNOWN SURVIVING HEIR OF EARL M. STANSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EARL STANSON, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2038 No. 30200 \$48,676.08 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the July 7, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, December 1, 2015.

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

1507-423

823 Marlyn Road 19151 34th wd. 1500 Sq Ft BRT#344265300 Improvements: Residential Dwelling
ADIL MOHAMMED C.P. September Term, 2014

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No. 02925 \$128,483.03 Udren Law Offices, P.C.

1507-432

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

1507-443

1124 South 22nd Street 19146 36th wd. Approximate Size: Land Area - 12240 sq ft; Improvement Area - 2016 Sq Ft BRT#871548350 Improvements: Commercial Property

C.P. July Term, 2014 No. 01307 \$234,271.35 Scott A. Dieterick, Esq.; Kathryn L. Mason, Esq.; James D. Young, Esq.

1507-460

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

1507-583

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

1507-594

6222 Belfield Avenue 19144 59th wd. ROW 2 STY MASONRY; 1600 Sq Ft BRT#592288800 Improvements: Residential Dwelling
JEFFREY K. KNIGHT A/K/A J. KNIGHT A/K/A JEFFREY KNIGHT, KNOWN SURVIVING HEIR OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER; ROBIN C. ROBINSON, KNOWN SURVIVING HEIR OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF CHARLIE MAE ROBINSON A/K/A CHARLIE M. KNIGHT, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 03042 \$52,630.78 McCabe, Weisberg & Conway, P.C.

1507-598

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

1507-606

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

1507-618

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

1507-659

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

1507-688

511 West Ruscomb Street 19120 49th wd. 4180 Sq Ft BRT#49-1-1353-00 LOUIS STEVENS C.P. October Term, 2012 No. 004396 \$483,652.02 Jason Rabinovich, Esq.

1507-696

6512 Linmore Avenue 19142 40th wd. 1160 Sq Ft; ROW CONV/APT 2STY MASONRY BRT#40-3-1809-00; PRCL#35S19-51 Improvements: Residential Dwelling
PAUL NJOKU C.P. May Term, 2012 No. 001155 \$47,632.21 Federman & Associates, LLC

1507-697

1861 Sanford Street 19116 58th wd. 1696 Sq Ft; DET W/B GAR 2STY MAS+OTHER

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OPA#58-2-0721-00 Improvements: Residential Dwelling
AWILDA CASTRO A/K/A AWILDA T. CASTRO, UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. October Term, 2014 No. 002910 \$275,641.92 Federman & Associates, LLC

1507-698

879 North Brooklyn Street 19104 6th wd. 1182 Sq Ft BRT#062299400 Improvements: Residential Dwelling
MICKEY R. DAVIS A/K/A MICKEY DAVIS C.P. April Term, 2013 No. 05159 \$85,213.48 Federman & Associates, LLC

1507-702

2082 East Victoria Street 19134 45th wd. 961 Sq Ft; ROW 2 STY MASONRY OPA#452158600 Improvements: Residential Dwelling
MARY OSENDOWSKI C.P. November Term, 2014 No. 01213 \$99,594.95 Federman & Associates, LLC

1507-704

4231 Frost Street 19136-3125 65th wd. 1152 Sq Ft BRT#651222500 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry
GREGGORY G. GINTER C.P. February Term, 2013 No. 01338 \$104,700.06 Brett L. Messinger, Esq.; Ryan A. Gower, Esq.

The following property, sale of which was postponed from the August 4, 2015 Sheriff's Sale, will be offered for sale on TUESDAY, December 1, 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

1508-304

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

1508-305

4280 Paul Street 19124-4629 23rd wd. 2466 Sq Ft OPA#232515500 Improvements: Residential Property
RODNEY A. FISHER A/K/A RODNEY FISHER C.P. August Term, 2013 No. 00280 \$168,417.67 Phelan Hallinan Diamond & Jones, LLP

1508-321

1134 South 19th Street 19146 36th wd. 1752 Sq Ft BRT#361170800 Improvements: Residential Property
MOHAMMAD ARSHAD CHUGHTAI C.P. August Term, 2013 No. 00899 \$79,662.84 KML Law Group, P.C.

1508-336

267 South Ithan Street 19139-3916 60th wd. 1320 Sq Ft BRT#60-4-2235-00 Improvements: Row 2sty Masonry
KEVIN ROBINSON C.P. August Term, 2014 No. 02580 \$137,180.87 Milstead & Associates, LLC

1508-340

1860 Mohican Street 19138 10th wd. 1420 Sq Ft BRT#102241900 Improvements: Residential Property
DENNIS BELL C.P. January Term, 2015 No. 00926 \$133,352.40 Shapiro & DeNardo, LLC

1508-348

4309 Bennington Street 19124 33rd wd. 720 Sq Ft BRT#332305400 Improvements: Residential Property
DARLENE V. CHAPMAN, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF SARAH CHAPMAN C.P. June Term, 2012 No. 1225 \$80,824.83 Shapiro & DeNardo, LLC

1508-352

Unit 8-A, a/k/a Unit 801, Rittenhouse Plaza Cooperative, 1901-05 Walnut Street 19103 8th wd. 279109 Sq Ft BRT#88-1-0255-00 (Covers Entire Cooperative) Improvements: Condominium Unit
SLAVKO S. BRKICH AND VICTORIA Z. BRKICH C.P. April Term, 2015 No. 001546 \$501,089.64 Steven J. Adams, Esq.; Stevens & Lee

1508-356

6838 Grebe Pl 19142 40th wd. 1296 Sq Ft BRT#406574800 Improvements: Residential Real Estate
DAVID ELLIOTT, CO-ADMINISTRATOR OF THE ESTATE OF BETTY GORDON-ELLIOTT,

SHERIFF'S SALE

DECEASED/AS REAL OWNER AND DAVITA ELLIOTT, CO-ADMINISTRATOR TO THE ESTATE OF BETTY GORDON-ELLIOTT, DECEASED C.P. August Term, 2014 No. 02443 \$145,092.84 Stern & Eisenberg, P.C.

1508-357

527 West Clapier Street 19144 13th wd. 1280 Sq Ft BRT#133067800 Improvements: Residential Dwelling
STEPHANIE R. WICKS C.P. August Term, 2014 No. 01403 \$70,253.87 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1508-358

6337 Morton Street 19144 59th wd. 1760 Sq Ft BRT#592213037 Improvements: Residential Dwelling
ALONZO PICKRON C.P. November Term, 2013 No. 00474 \$94,993.54 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1508-360

513 Vernon Rd 19119 22nd wd. 1238 Sq Ft BRT#222038500 Improvements: Residential Property
JEFFREY STITT C.P. July Term, 2013 No. 02548 \$164,246.14 KML Law Group, P.C.

1508-377

1721 East Mayland Street 19138 10th wd. (formerly part of the 15th wd.) 1382 Sq Ft BRT#102266200 Improvements: Residential Real Estate
DEBORAH R. SUMPTER C.P. February Term, 2012 No. 00032 \$48,610.24 Stern & Eisenberg, P.C.

1508-382

5139 Locust Street 19139 60th wd. (formerly part of the 46th wd.) 1650 Sq Ft BRT#602076400 Improvements: Residential Real Estate
JAMES TYSON C.P. January Term, 2015 No. 00162 \$125,026.54 Stern & Eisenberg, P.C.

1508-385

2827 Overington Street 19137 45th wd. 958 Sq Ft BRT#453086500 Improvements: Residential Dwelling
DEIDRE ALLEN C.P. July Term, 2014 No. 03842 \$46,393.85 Powers, Kim & Associates, LLC

1508-387

3923 Brown Street 19104 24th wd. 1864 Sq Ft BRT#243122500 Improvements: Row 3 Sty Masonry
RICHARD WILSON C.P. June Term, 2014 No. 00246 \$46,750.00 Milstead & Associates, LLC

1508-388

1999 73rd Avenue 19138 10th wd. (Formerly 50th wd.) 1092 Sq Ft BRT#10-1356400 Improvements: Row B/gar 2sty Masonry
PAMELA ALLEN C.P. July Term, 2014 No. 00796 \$91,617.75 Milstead & Associates, LLC

1508-401

3549 North 7th Street 19140-4401 43rd wd. 950 Sq Ft OPA#432089600 Improvements: Residential Property
DIANE CAIN C.P. February Term, 2010 No. 00047 \$78,693.15 Phelan Hallinan Diamond & Jones, LLP

1508-403

8525 Mansfield Avenue 19150-3207 50th wd. 1318 Sq Ft OPA#502027000 Improvements: Residential Property
NICOLE JAMES AND AMINAH JAMES C.P. February Term, 2012 No. 00508 \$66,390.25 Phelan Hallinan Diamond & Jones, LLP

1508-412

4028 Powelton Avenue 19104-2260 6th wd. 1740 Sq Ft OPA#061011400 Improvements: Residential Property
ANEESHA E. SHABAZZ C.P. August Term, 2011 No. 01209 \$201,847.15 Phelan Hallinan Diamond & Jones, LLP

1508-413

7455 Ruskin Road 19151-2925 34th wd. 1152 Sq Ft OPA#343166900 Improvements: Residential Property
CARETHA TARVER C.P. May Term, 2010 No. 04265 \$152,371.77 Phelan Hallinan Diamond & Jones, LLP

1508-414

1145 Herbert Street 19124-2932 23rd wd. 1288 Sq Ft OPA#234088700 Improvements: Residential Property
VALENTINA CROSS C.P. June Term, 2014 No. 00009 \$86,484.41 Phelan Hallinan Diamond & Jones, LLP

1508-415

3218 Kip Street 19134 7th wd. 1020 Sq Ft BRT#073083500 Improvements: Residential Dwelling

SHERIFF'S SALE

CARMEN JIMENEZ C.P. October Term, 2014 No. 02547 \$27,520.72 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1508-418

1713 Wakeling Street 19124-2756 62nd wd. 1396 Sq Ft OPA#622003900 Improvements: Residential Property
OMAR NEGRON C.P. June Term, 2012 No. 01481 \$73,237.92 Phelan Hallinan Diamond & Jones, LLP

1508-421

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

1508-431

12127 Ranier Road 19154-1826 66th wd. 1360 Sq Ft OPA#663268300 Improvements: Residential Property
JOHN MCCAMLEY C.P. March Term, 2015 No. 00195 \$199,792.16 Phelan Hallinan Diamond & Jones, LLP

1508-434

1930 Wilder Street 19146-4641 36th wd. 980 Sq Ft OPA#363035500 Improvements: Residential Property
DOROTHY R. FERGUSON C.P. January Term, 2015 No. 00349 \$57,105.54 Phelan Hallinan Diamond & Jones, LLP

1508-436

1016 South 5th Street 19147-4010 2nd wd. 1182 Sq Ft BRT#021423210 Improvements: Residential Dwelling
SHEILA DIXON C.P. December Term, 2012 No. 02659 \$271,892.67 Udren Law Offices, P.C.

1508-438

3910 Claridge Street 19124-5502 33rd wd. 800 Sq Ft OPA#332334500 Improvements: Residential Property
DIANILDA GONZALEZ A/K/A DINILDA GONZALEZ C.P. October Term, 2013 No. 01593 \$16,728.92 Phelan Hallinan Diamond & Jones, LLP

1508-444

7134 Cottage Street 19135-1202 41st wd. 1536 Sq Ft BRT#412285700 Improvements: Residential Property
RICHARD P. HOEPLF, JR. AND CHRISTINA FORD, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. February Term, 2013 No. 00766 \$96,609.68 Zucker, Goldberg & Ackerman, LLC

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

1508-452

3017 Disston Street 19149-1902 55th wd. 1174 Sq Ft BRT#551308100 Improvements: Residential Dwelling
ALICIA BIENER A/K/A ALICIA M. WENDOWSKI AND PHILIP M. BIENER C.P. December Term, 2014 No. 03510 \$101,293.04 Law Offices of Gregory Javardian

1508-464

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, Kim & Associates, LLC

1508-466

6434 Montour Street 19111 35th wd. 1280 Sq Ft BRT#353293300 Improvements: Residential Property
KAREN FRIEL AND MICHAEL FRIEL, AS

SHERIFF'S SALE

TENANTS BY THE ENTIRETIES C.P. June Term, 2014 No. 02537 \$148,946.91 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

1508-474

30 West Chestnut Hill Avenue 19118-3744 9th wd. 3138 Sq Ft OPA#092224100 Improvements: Residential Property
DAVID BUTEN AND JUDITH E. BUTEN C.P. February Term, 2012 No. 00027 \$385,960.50 Phelan Hallinan Diamond & Jones, LLP

1508-476

3037 North 15th Street 19132-2305 11th wd. 2502 Sq Ft BRT#11-1-1548-00 Improvements: Residential Dwelling
HAROLD HAWKINS AND BESSIE LUFFBOROUGH C.P. July Term, 2012 No. 02409 \$30,460.32 Pressman & Doyle, LLC

1508-484

7670 Woodcrest Avenue 19151 34th wd. 1120 Sq Ft BRT#343190200 Improvements: Residential Property
YOLANDA JOHNSON C.P. January Term, 2015 No. 00673 \$138,122.81 Shapiro & DeNardo, LLC

1508-485

6406 Everett Street 19149 54th wd. 1842 Sq Ft BRT#54-1-2262-05 Improvements: Residential Property
ISFA U. ISLAM C.P. February Term, 2015 No. 002650 \$269,774.17 Shapiro & DeNardo, LLC

1508-488

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

1508-489

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

1508-490

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

1508-497

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

1508-498

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

1508-507

6823 Lynford Street 19149 54th wd. 1206 Sq Ft BRT#542206900 Subject to Mortgage Improvements: Residential Dwelling
OMAIR RODRIGUEZ AND ELVIN PAGAN C.P. December Term, 2012 No. 02933 \$177,906.67 William T. Dudeck, Esq.; Eastburn and Gray P.C.

1508-516

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

SHERIFF'S SALE

HEIR OF MARGARET JONES, REAL OWNER AND MORTGAGOR; UNKNOWN SURVIVING HEIRS OF MARGARET JONES, REAL OWNER AND MORTGAGOR C.P. September Term, 2014 No. 04441 \$159,565.03 McCabe, Weisberg & Conway, P.C.

1508-520

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

1508-522

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

1508-525

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

1508-529

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

1508-535

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

1508-542

3878 Kipling Place 19154-4204 66th wd. 1332 Sq Ft BRT#662288000 Improvements: Residential Dwelling
DAVID CLEARY AND PATRICIA CLEARY C.P. October Term, 2007 No. 03220 \$152,759.31 Law Offices of Gregory Javardian

1508-547

1320 Harrison Street 19124-2602 23rd wd. ROW 3STY MASONRY; 2062 Sq Ft BRT#234130500 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; CARLOS R. DIAZ, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; FELISHIA J. GREEN, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; GLADYS E. GARCIA, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED REAL OWNER AND MORTGAGOR; CRYSTAL J. TEXTER, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; CASSANDRA MARIA DIAZ, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER; BOBBY A. GREEN, KNOWN SURVIVING HEIR OF MARIA GREEN, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2014 No. 03029 \$43,412.53 McCabe, Weisberg & Conway, P.C.

1508-551

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

1508-554

5125 Valley Street 19124 62nd wd. ROW B/GAR 1STY MASONRY; 732 Sq Ft BRT#622331700 Improvements: Residential Dwelling
DORIS ANN DUNN, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JOHN A. DUNN C.P. August Term, 2013 No. 50469 \$24,596.69 McCabe, Weisberg & Conway, P.C.

1508-554

5125 Valley Street 19124 62nd wd. ROW B/GAR 1STY MASONRY; 732 Sq Ft BRT#622331700 Improvements: Residential Dwelling
DORIS ANN DUNN, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JOHN A. DUNN C.P. August Term, 2013 No. 50469 \$24,596.69 McCabe, Weisberg & Conway, P.C.

1508-563

6015 West Columbia Avenue 19151 34th wd. ROW B/GAR 2STY MASONRY; 1568 Sq Ft BRT#342113100 Improvements: Residential Dwelling
JOHNSON L. HALL, KNOWN SURVIVING HEIR OF ORIE LEE HALL, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ORIE LEE HALL, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013

SHERIFF'S SALE

No. 00457 \$161,526.06 McCabe, Weisberg & Conway, P.C.

1508-573

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

1508-574

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

1508-575

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

1508-580

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

1508-581

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

1508-582

1116 Bleigh Avenue 19111-3620 56th wd. 1350 Sq Ft OPA#561292500 Improvements: Residential Property
STACEY A. BOYLE C.P. July Term, 2014 No. 03130 \$161,709.14 Phelan Hallinan Diamond & Jones, LLP

1508-590

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

1508-596

5731 Woodland Avenue 19143-5928 40th wd. 1938 Sq Ft OPA#401135200 Improvements: Residential Property
HASSAN WEST C.P. October Term, 2014 No. 03704 \$151,627.08 Phelan Hallinan Diamond & Jones, LLP

1508-597

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

1508-598

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

1508-599

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

1508-604

1712 Doughton Street 19140 13th wd. ROW 2 STY MASONRY; 1224 Sq Ft BRT#131311130 Subject to Mortgage Improvements: Residential Dwelling
BARBARA BENNETT NEWTON, ADMINISTRATORS OF THE ESTATE OF MARIE SHIELDS, DECEASED

SHERIFF'S SALE

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

1508-607

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

1508-608

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

1508-609

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

1508-617

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

1508-622

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

1508-625

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

1508-627

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.

1508-633

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

1508-634

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

1508-640

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

1508-641

5937 Irving Street 19139-3829 3rd wd. 934 Sq Ft OPA#031100500 Improvements: Residential Property
THOMAS L. BLACK C.P. August Term, 2010 No. 03722 \$57,805.80 Phelan Hallinan Diamond & Jones, LLP

1508-644

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

1508-649

4238 North Franklin Street 19140-2223 43rd wd. 1222 Sq Ft PRCL#433339800 Improvements: Residential Property
ROBIN M. BROWN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF AUDREY G. BROWN; MELONY BROWN, IN HER CAPACITY AS HEIR OF THE ESTATE OF AUDREY BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER AUDREY G. BROWN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

SHERIFF'S SALE

CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TIM W. BROWN, DECEASED; SANDRA ANN AUSTIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF AUDREY G. BROWN C.P. February Term, 2013 No. 00027 \$47,011.23 Phelan Hallinan Diamond & Jones, LLP

1508-653

502 Murdoch Road, a/k/a 502 East Murdoch Road 19119-1026 9th wd. 2458 Sq Ft OPA#091060400 Improvements: Residential Property
WILLIAM JAMES MARTINER A/K/A WILLIAM J. MARTINER; AMY CRAIG MARTINER A/K/A CRAIG MARTINER C.P. December Term, 2013 No. 03078 \$159,960.90 Phelan Hallinan Diamond & Jones, LLP

1508-654

4138 Fairdale Road 19154-3612 66th wd. 1260 Sq Ft OPA#66-2-5683-00 Improvements: Residential Property
CHRISTOPHER M. SOMERS AND VICTORIA N. ARTEAGA C.P. February Term, 2015 No. 00992 \$99,267.53 Phelan Hallinan Diamond & Jones, LLP

1508-658

255 South Hirst Street 19139-3727 3rd wd. 960 Sq Ft OPA#031196000 Improvements: Residential Property
DEBORAH M. BAKER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF COLIN BROWN A/K/A COLIN K. BROWN; LINDA CLARK BROWN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF COLIN BROWN A/K/A COLIN K. BROWN C.P. April Term, 2014 No. 03222 \$49,609.35 Phelan Hallinan Diamond & Jones, LLP

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.

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

1509-303

5001 North Sydenham Street 19141-2209 17th wd. 1600 Sq Ft BRT#172076900 Improvements: Residential Property
ENTRUST CAMA, FBO JANETTE LEE CURRY, IRA AND BRUCE D. RYAN C.P. January Term, 2015 No. 03193 \$48,293.62 KML Law Group, P.C.

1509-306

2751 Pennsylvania Avenue, Unit# B109 19130-1743 15th wd. 1325 Sq Ft; Together with all right, title and interest to a 0.747% undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration. OPA#888151733 Improvements: Residential Property
JOSEPH A. CANUSO C.P. May Term, 2009 No. 01765 \$235,861.76 Phelan Hallinan Diamond & Jones, LLP

1509-338

3331 Bleigh Avenue 19136 64th wd. Land Area: 1188 Sq Ft BRT#642146900 Improvements: Row B/gar 2 Story Masonry
JAMES EWING A/K/A JAMES E. EWING AND PAMELA LLOYD A/K/A PAMELA T. LLOYD C.P. January Term, 2015 No. 02198 \$69,000.00 Milstead & Associates, LLC

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

1509-345

848 North Bambrey Street 19130 15th wd. 820 Sq Ft BRT#151275800 Subject to Rent Improvements: Residential Property
WENDY DECOU A/K/A WENDY S. DECOU; ROLF F. DECOU C.P. June Term, 2012 No. 3295 \$195,656

SHERIFF'S SALE

Term, 2014 No. 01963 \$16,038.01 Phelan Hallinan Diamond & Jones, LLP

1509-362

363 Stevens Street 19111-6024 35th wd. 1054 Sq Ft OPA#352189100 Improvements: Residential Property
HEATHER R. MULLER A/K/A HEATHER KNUF, IN HER CAPACITY AS ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF DONNA M. MULLER A/K/A DONNA MULLER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RIC MULLER, DECEASED C.P. February Term, 2015 No. 00728 \$94,522.83 Phelan Hallinan Diamond & Jones, LLP

1509-364

4832 Longshore Avenue 19135-2334 41st wd. 2625 Sq Ft BRT#871563410 Subject to Mortgage Improvements: Row W-off/str 2sty Masonry
MU MING ZHENG AND MEIYUN LIN C.P. December Term, 2013 No. 02833 \$102,616.84 Brett L. Messinger, Esq.

1509-371

1222 Master Street a/k/a 1222 West Master Street 19122 14th wd. 1152 Sq Ft BRT#141464200 Improvements: Residential Dwelling
KAREN E. GRANT AND MARGUERITE GRANT C.P. January Term, 2006 No. 02670 \$86,886.23 Law Offices of Gregory Javardian

1509-373

6856 Dicks Avenue 19142-2516 40th wd. 992 Sq Ft OPA#406296300 Improvements: Residential Property
LYNDA M. WILSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FLORENCE M. CUPIT A/K/A FLORENCE MAY CUPIT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FLORENCE M. CUPIT A/K/A FLORENCE MAY CUPIT, DECEASED C.P. February Term, 2015 No. 01179 \$67,516.83 Phelan Hallinan Diamond & Jones, LLP

1509-386

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

1509-387

1911 East Wensley Street 19134-2515 45th wd. 1276 Sq Ft OPA#452060100 Improvements: Residential Property
MARIA C. TORRES AND CARLOS ANDRES LOAIZA C.P. February Term, 2011 No. 02896 \$77,335.00 Phelan Hallinan Diamond & Jones, LLP

1509-389

517 West Clapier Street 19144-4835 13th wd. 2303 Sq Ft OPA#133067300 Improvements: Residential Property
DARRIN MOLLETTA A/K/A DARREN MOLLETTA C.P. September Term, 2008 No. 01316 \$69,919.09 Phelan Hallinan Diamond & Jones, LLP

1509-395

8139 Crispin Street 19136-2613 64th wd. 1188 Sq Ft OPA#642025000 Improvements: Residential Property
PRISCILLA C. CLARKE; OSMAN KANU C.P. April Term, 2014 No. 03922 \$148,707.78 Phelan Hallinan Diamond & Jones, LLP

1509-402

1015 East Rittenhouse Street 19138 59th wd. 1609 Sq Ft BRT#591136100 Improvements: Residential Dwelling
AISHA RAYE A/K/A AISHA N. RAYE C.P. May Term, 2014 No. 01709 \$164,459.57 Udren Law Offices, P.C.

1509-408

6142 Tackawanna Street 19135-3416 55th wd. 1785 Sq Ft OPA#552239800 Improvements: Residential Property
BRYAN J. GALIE C.P. August Term, 2012 No. 00036 \$38,853.30 Phelan Hallinan Diamond & Jones, LLP

1509-411

3922 Lankenau Avenue 19131-2809 52nd wd. 2171 Sq Ft OPA#521427000 Improvements: Residential Property
FRED T. CRAWFORD A/K/A FRED CRAWFORD A/K/A FREDERICK L. CRAWFORD C.P. January Term, 2015 No. 03421 \$27,924.03 Phelan Hallinan Diamond & Jones, LLP

1509-420

7447 North 21st Street 19138 10th wd. 1740 Sq Ft BRT#101183200
JORGE FAGUNDES C.P. January Term, 2015 No. 00930 \$113,746.83 Emmanuel J. Argentiari, Esq.

SHERIFF'S SALE**1509-422**

10165 Haldeman Avenue 19116 58th wd. 7920 Sq Ft OPA#582606400 Improvements: Residential Dwelling
CATHERINE L. SOMERS C.P. August Term, 2014 No. 01596 \$204,276.04 Joseph R. Loverdi, Esq.

1509-434

8415 Provident Street 19115-1613 50th wd. 1448 Sq Ft OPA#501192000 Improvements: Residential Property
CHARLES WARDLAW, INDIVIDUALLY AND IN CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CYNTHIA WARDLAW C.P. October Term, 2008 No. 00324 \$117,926.23 Phelan Hallinan Diamond & Jones, LLP

1509-440

426 East Wildey Street 19125-4231 18th wd. 1200 Sq Ft OPA#181320100 Improvements: Residential Property
ROBERT H. GUNDAKER, II, IN HIS CAPACITY AS HEIR OF TEUILA GUNDAKER, DECEASED; HARRISON P. GUNDAKER, IN HIS CAPACITY AS HEIR OF TEUILA GUNDAKER, DECEASED; ROBERT H. GUNDAKER, IN HIS CAPACITY AS HEIR OF TEUILA GUNDAKER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TEUILA GUNDAKER, DECEASED C.P. September Term, 2012 No. 03361 \$116,288.76 Phelan Hallinan Diamond & Jones, LLP

1509-443

6005 Reach Street 19111-5910 35th wd. 1723 Sq Ft OPA#352243500 Improvements: Residential Property
DIANE K. FRASER-BROWN A/K/A DIANE K. FRASER BROWN C.P. October Term, 2014 No. 00295 \$93,871.40 Phelan Hallinan Diamond & Jones, LLP

1509-447

6230 Bingham Street 19111-5755 35th wd. 6216 Sq Ft OPA#353268010 Improvements: Residential Property
SAMUEL K. TIGAH; ESTHER NATOGMA C.P. February Term, 2015 No. 01548 \$138,623.83 Phelan Hallinan Diamond & Jones, LLP

1509-463

3650 Richmond Street 19134-6224 45th wd. 15257 Sq Ft BRT#884841300 Subject to Mortgage
JOSEPH J. RAGSDALE C.P. December Term, 2013 No. 003653 \$451,658.36 Preston D. Jaquish, Esq.

1509-471

2244 South 9th Street 19148 39th wd. 965.56 Sq Ft BRT#393430500 Improvements: Residential Dwelling
ALLEN E. WINDRIM, III C.P. April Term, 2013 No. 0633 \$182,429.46 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq; Jeniece D. Davis, Esq

1509-503

3629 North Bouvier Street 19140 13th wd. ROW 2 STY MASONRY; 910 Sq Ft BRT#131231300 Improvements: Residential Dwelling
KIA D. SWINTON C.P. April Term, 2014 No. 02317 \$90,392.85 McCabe, Weisberg, & Conway, P.C.

1509-513

6936 Forrest Avenue 19138 10th wd. (formerly part of the 50th wd.) 1500 Sq Ft; on the West side of Forrest Avenue (formerly 20th St) at the distance of 274 feet 6 inches Northwardly from the North side of 69th Avenue in the 10th Ward (formerly part of the 50th Ward) in the City of Philadelphia, County of Philadelphia and State of Pennsylvania. OPA#102517700
CLAYTON LOGAN C.P. August Term, 2014 No. 02842 \$131,959.08 Hill Wallack, LLP

1509-526

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 Cheltenham 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.

1509-542

238 South Hutchinson Street 19107-5703 5th wd. 497 Sq Ft OPA#054247400 Improvements: Residential Property
SCOTT E. ROBINSON C.P. February Term, 2015 No. 01546 \$292,450.42 Phelan Hallinan Diamond & Jones, LLP

1509-545A-B

5024 Griscom Street - Premises A - 19124-2624 62nd wd. 2205 Sq Ft BRT#62-1496400
5026 Griscom Street - Premises B - 19124-2624 62nd wd. 5754 Sq Ft BRT#62-1496500
GRISCOM ST. LLC C.P. July Term, 2014 No. 001988 \$329,196.67 Andrew J. Flame, Esq.

SHERIFF'S SALE**1509-553**

6510 Keystone Street 19135 41st wd. 1817 Sq Ft OPA#411464000 Improvements: Residential Property
FRANCES CRIST C.P. February Term, 2015 No. 00592 \$74,983.16 Phelan Hallinan Diamond & Jones, LLP

1509-557

11990 Audubon Place 19116-2318 58th wd. 9806 Sq Ft OPA#582422800 Improvements: Residential Property
GEORGE J. PRINOS AND SHERRI M. PRINOS C.P. April Term, 2012 No. 01664 \$230,250.79 Phelan Hallinan Diamond & Jones, LLP

The following property, sale of which was postponed from the October 6, 2015, Sheriff's Sale, will be offered for sale on TUESDAY, December 1, 2015.

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.

1510-311

3035 North Lawrence Street 19133 19th wd. 711 Sq Ft OPA#193105901; BRT#37N18-115 Improvements: Residential Dwelling
ANGEL PEREZ AND ANASTACIO GOMEZ C.P. September Term, 2014 No. 02495 \$45,499.23 Powers, Kim & Associates, LLC

1510-312

6924 Greenway Avenue 19142 40th wd. 7684 Sq Ft BRT#40-3-2726-00; BRT#30 S 3-3 Improvements: Residential Dwelling
LISTERVELT RITTER, ADMINISTRATOR OF THE ESTATE OF CLARA R. HELM A/K/A CLARA HELM C.P. March Term, 2015 No. 02431 \$123,469.34 Powers, Kim & Associates, LLC

1510-317

3943 North 7th Street 19140 43rd wd. 1110 Sq Ft BRT#433090000 Improvements: Residential Property
JESUS M. DIAZ C.P. March Term, 2012 No. 03491 \$32,281.43 KML Law Group, P.C.

1510-325

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

1510-327

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

1510-333

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

1510-334

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

1510-340

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

1510-350

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

1510-357

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

1510-359

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

SHERIFF'S SALE**1510-363**

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

1510-369

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

1510-373

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

1510-374

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

1510-382

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

1510-384

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

1510-385

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

1510-387

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

1510-388

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

1510-389

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

1510-392

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

1510-393

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

1510-394

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

1510-396

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

SHERIFF'S SALE

Hallinan Diamond & Jones, LLP

1510-405

55 East Montana Street 19119 22nd wd. 1015.78 Sq Ft BRT#221149900 Improvements: Residential Property
ELAINE BOLDEN C.P. April Term, 2013 No. 03333 \$68,301.17 KML Law Group, P.C.

1510-410

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

1510-411

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

1510-412

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

1510-418

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

1510-419

1029 Camas Drive 19115-4507 63rd wd. 6666 Sq Ft OPA#632087600 Improvements: Residential Property
DARRELL W. TINDALL C.P. September Term, 2013 No. 00172 \$232,959.46 Phelan Hallinan Diamond & Jones, LLP

1510-421

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

1510-426

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

SHERIFF'S SALE

CIRE DIANE AND MUSTAPHA SACCOH
C.P. April Term, 2012 No. 00031 \$159,649.13
Phelan Hallinan Diamond & Jones, LLP

1510-456

8528 Tolbut Street 19152-1211 56th wd.
4528 Sq Ft OPA#562417700 Improvements:
Residential Property

IMRE KIRALY; MAGDA KIRALY AND
RICHARD T. KIRALY A/K/A RICHARD
THOMAS KIRALY C.P. February Term,
2012 No. 01250 \$185,330.08
Phelan Hallinan Diamond & Jones, LLP

1510-460

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

1510-468

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

1510-471

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

1510-472

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

1510-474

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

1510-485

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

1510-490

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

1510-510

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

1510-513

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

1510-517

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

1510-518

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

SHERIFF'S SALE

1510-519

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

1510-520

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

1510-525

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

1510-527

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

1510-532

3539 Old York Road 19140-4227 43rd wd.
1699 Sq Ft OPA#432156800 Improvements:
Residential Property
LENWOOD COOPER, JR., IN HIS CAPACITY
AS ADMINISTRATOR AND HEIR OF THE
ESTATE OF ESTHER COOPER; JEANENE
COOPER, IN HER CAPACITY AS HEIR
OF THE ESTATE OF ESTHER COOPER;
NICOLE COOPER, IN HER CAPACITY
AS HEIR OF THE ESTATE OF ESTHER
COOPER; UNKNOWN SUCCESSOR
ADMINISTRATOR OF THE ESTATE OF
LILLIE BURNET A/K/A LILLE BURNETT
A/K/A LILLIE M. MAITHE, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
ESTHER COOPER; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER LILLIE BURNET
A/K/A LILLE BURNETT A/K/A LILLIE M.
MAITHE, DECEASED C.P. May Term,
2014 No. 03125 \$22,443.26 Phelan Hallinan
Diamond & Jones, LLP

1510-533

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

1510-537

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

1510-546

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

1510-547

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

1510-550

300 East Allens Lane 19119-1101 9th wd.
2327 Sq Ft OPA#091007500 Improvements:
Residential Property
KIM M. JONES C.P. May Term, 2012
No. 00030 \$127,314.69 Phelan Hallinan
Diamond & Jones, LLP

1510-554

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

1510-562

**9035 Lykens Lane, a/k/a 9037 Lykens
Lane 19128-1015** 21st wd. 7564 Sq Ft

SHERIFF'S SALE

OPA#214263140 Improvements: Residential
Property
NICHOLAS CLEMENTE, IN HIS CAPACITY
AS EXECUTOR AND DEVISEE OF THE
ESTATE OF CHRISTIAN H. CLEMENTE
A/K/A CHRISTIAN CLEMENTE; CAROL
ANNE CLEMENTE, IN HER CAPACITY AS
DEVISEE OF THE ESTATE OF CHRISTIAN
H. CLEMENTE A/K/A CHRISTIAN
CLEMENTE C.P. January Term, 2015
No. 01471 \$304,140.00 Phelan Hallinan
Diamond & Jones, LLP

1510-563

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

1510-574

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

1510-576

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

1510-581

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

1510-589

5307 North 12th Street 19141 49th wd. S/D
CONV. APT 3STY MASONRY; 2105 Sq Ft
BRT#493115500 Improvements: Residential
Dwelling
FLOYD WILLIAMS C.P. December Term,
2010 No. 00442 \$83,886.84 McCabe,
Weisberg & Conway P.C.

1510-601

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

1510-603

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

1510-605

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

1510-606

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

1510-607

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

1510-609

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

1510-612

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

SHERIFF'S SALE

1510-615

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

1510-620

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 ERLINE BASS NELSON C.P.
January Term, 2015 No. 001892 \$18,553.66
Elliot H. Berton, Esq.; Benjamin F. Dill, Esq.

1510-624

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

1510-629

3042 Gilham Street 19149 55th wd. ROW
B/GAR 2STY MASONRY; 1898 Sq Ft
BRT#551062200 Improvements: Residential
Dwelling
MARK W. PEIFFER AND MARIE F. PEIFFER
A/K/A MARIE T. PEIFFER C.P. January
Term, 2015 No. 02631 \$144,327.63 McCabe,
Weisberg & Conway P.C.

1510-631

4651-53 Torresdale Avenue 19124-3415 23rd
wd. ROW 2 STY MASONRY; 3721 Sq Ft
BRT#232382700 Improvements: Residential
Dwelling
WILLIAM WEST AND BATIYAH
WEST C.P. January Term, 2010 No. 03407
\$222,424.39 McCabe, Weisberg & Conway
P.C.

1510-633

7508 Briar Road 19138 50th wd. 1600 Sq Ft
BRT#501340500 Improvements: Residential
Property
MELVITA MITCHELL C.P. February Term,
2012 No. 01739 \$105,289.34 KML Law
Group, P.C.

1510-636

828 North Preston Street 19104-4839 6th
wd. ROW 3STY MASONRY; 1479 Sq Ft
BRT#062240600 Improvements: Residential
Dwelling
DARIUS K. GERALD C.P. December Term,
2014 No. 01298 \$108,408.23 McCabe,
Weisberg & Conway P.C.

1510-637

3131 Edgemont Street 19134 25th wd. ROW
W-OFF/STR 2STY MASONRY; 714 Sq Ft
BRT#871531930 Improvements: Residential
Dwelling
CORINA MERRIGAN AND ANTHONY M.
ZUCCARINI C.P. December Term, 2014
No. 01965 \$123,531.93 McCabe, Weisberg
& Conway P.C.

1510-640

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

1510-641

6422 North Beechwood Street 19138 17th
wd. ROW 2 STY MASONRY; 1040 Sq Ft
BRT#172523900 Improvements: Residential
Dwelling
SHEMIAH K. JACKSON AND WILLIAM T.
JACKSON C.P. August Term, 2008 No.
003722 \$89,657.82 McCabe, Weisberg &
Conway P.C.

1510-642

1205 Stirling Street 19111 53rd wd. (formerly
part of the 35th wd.) ROW B/GAR 2STY
MASONRY; 1744 Sq Ft BRT#531054300
Improvements: Residential Dwelling
DAUNOUN DUBUISSON A/K/A DAUDOUIN
DUBUISSON; NATIVITA DUBUISSON
AND GERALDINE BERNADIN C.P.
February Term, 2015 No. 02366 \$161,958.16
McCabe, Weisberg & Conway P.C.

1510-645

**2113-2115 West Hunting Park 19140-
2815** 13th wd. APT. BOARDING HOME
MASONRY; 5040 Sq Ft BRT#881425600
Improvements: Residential Dwelling
STANLEY H. TAYLOR, CO-EXECUTOR
OF THE ESTATE OF MARY TAYLOR,
DECEASED MORTGAGOR AND REAL
OWNER AND TRACY Y. TAYLOR,
CO-EXECUTOR OF THE ESTATE OF MARY
TAYLOR, DECEASED MORTGAGOR AND
REAL OWNER C.P. June Term, 2014 No.
00128 \$160,459.75 McCabe, Weisberg &
Conway P.C.

1510-647

609 East Wishart Street 19134-2309 33rd
wd. ROW 2STY MASONRY; 700 Sq Ft

SHERIFF'S SALE

BRT#331027900 Improvements: Residential
Dwelling
GREGORY STANISLAUS C.P. June Term,
2013 No. 01488 \$52,707.83 McCabe,
Weisberg & Conway P.C.

1510-649A-D

**40th wd. (2535 South Ashford Street -
Premises A - 19153)** 1024 Sq Ft; Northeast
Side of Ashford St. 272-1/2 ft Southeast of
Elmwood Ave. Front: 16 ft; Depth: 70 ft
OPA#404136400 Improvements: Row B/gar
2sty Masonry

**44th wd. (716 North 48th Street - Premises
B - 19139-2122)** 1305 Sq Ft; West side
of 48th St.; 15 feet South of Olive St.; Front
15 feet; Depth: 87 feet OPA#441324800
Improvements: Row Conv/apt 3sty Masonry
**6th wd (752 North 43rd Street - Premises C -
19104-1464)** 1450 Sq Ft; West side of 43rd St.;
116 feet 7.5 inches South of Brown St.; Front 16
feet 1/2 inch; Depth: 90 feet OPA#061287800
Improvements: Row 2sty Masonry

1510-650A-K

**35th wd. (434 East Cheltenham Avenue
- Premises A - 19120-1605)** 3016 Sq Ft
BRT#351292900 Subject to Mortgage Subject
to Rent Improvements: 2 Story Converted
Apartments

**41st wd. (7127 Montague Street - Premises
B - 19135-1108)** 1241 Sq Ft BRT#412261900
Subject to Mortgage Subject to Rent
Improvements: 2 Story Rowhome

**35th wd. (344 Van Kirk Street - Premises C
- 19120-1140)** 4218 Sq Ft BRT#881130120
Subject to Mortgage Subject to Rent
Improvements: Multi-unit Apartment Building

**53rd wd. (6902 Castor Avenue - Premises
D - 19149-1701)** 3850 Sq Ft
BRT#882925520 Subject to Mortgage Subject
to Rent Improvements: Masonry Building;
Miscellaneous Use

**53rd wd. (1326 Greeby Street - Premises
E - 19111-5527)** 1271 Sq Ft BRT#531141900
Subject to Mortgage Subject to Rent
Improvements: 2 Story Rowhouse

**54th wd. (2239 Brighton Street - Premises
F - 19149-1914)** 1796 Sq Ft BRT#542102600
Subject to Mortgage Subject to Rent
Improvements: 2 Story Rowhouse

**53rd wd. (1232 Greeby Street - Premises G
- 19111-5525)** 1121 Sq Ft BRT#531139000
Subject to Mortgage Subject to Rent
Improvements: 2 Story Rowhouse

**35th wd. (355 Gilham Street - Premises H
- 19111-5238)** 2500 Sq Ft BRT#353090190
Subject to Mortgage Subject to Rent 1 Story
Building

**35th wd. (588 East Godfrey Avenue
- Premises I - 19120-2121)** 1242 Sq Ft
BRT#3510948

SHERIFF'S SALE

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

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

1511-339

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

1511-360

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

1511-362

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

1511-367

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

1511-382

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.

1511-385

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.

1511-400

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

1511-419

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.

1511-442

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

1511-455

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.

1511-464

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.

1511-475

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

SHERIFF'S SALE

Milstead & Associates, LLC

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.

1511-493

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.

1511-498

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

1511-533

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.

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.

1511-541

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.

1511-545

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.

1511-550

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.

1511-553

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

SHERIFF'S SALE

\$32,091.91 Shapiro & DeNardo, LLC

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

1511-577

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

1511-591

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, Kirn & Associates, LLC

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

1511-607A-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

SHERIFF'S SALE OF TUESDAY, DECEMBER 1, 2015

1512-301

1227 Glenview Street 19111 53rd wd. 2720 Sq Ft OPA#532161900 Improvements: Single Family Residential Property ACTIVE REALTY COMPANY PROFIT SHARING PLAN C.P. December Term, 2012 No. 04117 \$138,605.40 Robert S. Esposito, Esq.

1512-302

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

1512-303

1818 Dallas Street 19126 10th wd. 1205 Sq Ft OPA#101283000 Improvements: Residential Property DANATAY JONES-GREEN AND KAREEM GREEN C.P. October Term, 2010 No. 03257 \$166,919.02 Richard M. Squire & Associates, LLC

1512-304

11891 Academy Road Unit J5 19154 66th wd. 1326 Sq Ft BRT#888660468 Subject to Mortgage Improvements: Residential JENIFER E. AND SANDRA SHOREY C.P. February Term, 2008 No. 03544 \$30,395.46 Hal A. Barrow, Esq.

1512-305

5541 Pine Street 19143 60th wd. 1126 Sq

SHERIFF'S SALE

Ft BRT#604090400 Improvements: Row 2 Sty Masonry ALGERNON NUTTER (DECEASED) AND YVONNE NUTTER (DECEASED) C.P. March Term, 2015 No. 03017 \$96,717.30 Michael F.J. Romano, Esq.

1512-306

6144 West Columbia Avenue 19151 34th wd. 3750 Sq Ft BRT#34-2-1110-00 Improvements: Residential Dwelling JOSEPH DEREFF A/K/A JOSEPH A. DEREFF, JR. C.P. September Term, 2014 No. 03938 \$154,016.39 Udren Law Offices, P.C.

1512-307

221 Spencer Street a/k/a 221 West Spencer Street 19120 61st wd. 1050 Sq Ft BRT#61-1-2189-00 Improvements: Residential Dwelling WORTH WHILE REALTY INVESTMENTS, LLC AND HARRIS SCOTT A/K/A HARRIS SCOTT, JR. C.P. April Term, 2015 No. 00103 \$46,110.23 Udren Law Offices, P.C.

1512-308

7887 Provident Road 19150 50th wd. 1980 Sq Ft BRT#501186400 Improvements: Residential Dwelling CATINA PITT; TRANESSA PITT A/K/A TRANESSA L. PITT AND RAYMOND PITT A/K/A RAYMOND L. PITT II C.P. March Term, 2014 No. 04530 \$130,371.55 Udren Law Offices, P.C.

1512-309

5912 Elsinore Street 19120 35th wd. 960 Sq Ft BRT#352298700 Improvements: Residential Property CORONICA A. SHERROD AS ADMINISTRATRIX OF THE ESTATE OF JAMES T. SHERROD, JR., DECEASED; CIERRA R. SHERROD AND LISA R. SHERROD C.P. January Term, 2014 No. 00686 \$61,647.99 KML Law Group, P.C.

1512-310

5440 Hermit Terrace 19128 21st wd. Beginning Point: at a point on the Southwesterly side of Hermit Terrace (100 feet wide) measured South 28 degrees 34 minutes 15 seconds East along the said southwesterly side of Hermit Terrace; 2002 Sq Ft OPA#213221840 Improvements: Apt 2-4 Units 2sty Masonry BRUCE IZZI C.P. November Term, 2014 No. 0095 \$264,320.70 Richard J. Nalbandian, III, Esq.

1512-311

945 Pratt Street 19124 35th wd. 930 Sq Ft BRT#351120000 Improvements: Residential Property GARY S. THOMPSON C.P. June Term, 2013 No. 00114 \$38,680.25 KML Law Group, P.C.

1512-312

5211 Marwood Road 19120 42nd wd. 1539 Sq Ft BRT#42-1-5480-00 Improvements: Residential Dwelling JORGE FAGUNDES C.P. March Term, 2014 No. 02958 \$115,315.33 Powers, Kirn & Associates, LLC

1512-313

1447 North 52nd Street 19131 44th wd. 924 Sq Ft BRT#442282600 Improvements: Residential Property ANDRAY MCNAIR AND TARA MCNAIR C.P. December Term, 2013 No. 03857 \$67,952.27 KML Law Group, P.C.

1512-314

5829 Crittenden Street 19138 59th wd. 1240 Sq Ft BRT#591238200 Improvements: Row Conv/apt 3 Sty Masonry MAKSIM GORMAKH C.P. August Term, 2014 No. 02375 \$95,431.68 Emmanuel J. Argentieri, Esq.

1512-315

1508 Marcy Place Unit B 19115 56th wd. 1664 Sq Ft BRT#888560518 Improvements: Residential Property VADIM FLESHLER C.P. December Term, 2014 No. 02607 \$156,470.24 KML Law Group, P.C.

1512-316

8533 Forrest Avenue 19150 50th wd. 3287.81 Sq Ft OPA#502232300 Improvements: Residential Dwelling SAUNDRA WHITE C.P. April Term, 2015 No. 002451 \$120,205.60 Joseph R. Loverdi, Esq.

1512-317

2752 Plum Street 19137 45th wd. 798 Sq Ft BRT#453078600 Improvements: Residential Property ROBERT J. MITCHELL, JR. C.P. February Term, 2014 No. 01620 \$111,154.99 KML Law Group, P.C.

1512-318

2824 North 20th Street 19132 11th wd. 1200 Sq Ft BRT#111259200 Improvements: Residential Property KENITA GREEN C.P. November Term, 2013 No. 02466 \$62,501.10 KML Law

SHERIFF'S SALE

Group, P.C.

1512-319

209 Robat Street 19120 42nd wd. 1100 Sq Ft BRT#421184900 Improvements: Row 2 Story Masonry CLARA STALLWORTH C.P. August Term, 2013 No. 01095 \$82,699.19 Milstead & Associates, LLC

1512-320

419 West Earlharm Terrace 19144 12th wd. 995 Sq Ft BRT#124054200 Improvements: Residential Property ANGELA ANCRUM AND VERNON R. ANCRUM C.P. July Term, 2014 No. 02125 \$78,872.97 KML Law Group, P.C.

1512-321

1814 Wynnewood Road 19151 34th wd. 2000 Sq Ft BRT#344233900 Improvements: Residential Property RENEE NORMAN C.P. February Term, 2009 No. 00849 \$95,644.04 KML Law Group, P.C.

1512-322

2617 East Norris Street 19125 31st wd. 1654.06 Sq Ft BRT#313011900 Improvements: Row 3 Story Masonry SIMONE CESARINI AND LIDIA CESARINI C.P. July Term, 2014 No. 01563 \$397,209.02 Milstead & Associates, LLC

1512-323

5841 North 3rd Street 19120 61st wd. 1294 Sq Ft BRT#612387200 Improvements: Residential Property VENEL V. CLARKE C.P. January Term, 2015 No. 01443 \$52,215.83 KML Law Group, P.C.

1512-324

2435 South Garnet Street 19145 26th wd. 665 Sq Ft BRT#262133400 Improvements: Residential Property SAMANTHA RICCI C.P. February Term, 2015 No. 02038 \$247,612.60 KML Law Group, P.C.

1512-325

6530 Chester Avenue 19142 40th wd. 941 Sq Ft BRT#403098900 Improvements: Residential Property MAMADOU BAH C.P. September Term, 2014 No. 02716 \$44,001.07 KML Law Group, P.C.

1512-326

2340 Cross Street 19146 36th wd. 686 Sq Ft BRT#364060000 Improvements: Residential Property RICHARD IRWIN C.P. January Term, 2014 No. 02623 \$117,377.11 KML Law Group, P.C.

1512-327

2216 West Cheltenham Avenue 19138 50th wd. 1938 Sq Ft BRT#501267700 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ROSITA C. WARBURTON C.P. September Term, 2013 No. 01902 \$127,958.87 KML Law Group, P.C.

1512-328

1420 Higbee Street 19149-3221 54th wd. 1168 Sq Ft BRT#54-1-0113-00 Improvements: Row B/gar 2sty Masonry ROSALYN V. MCDUFFIE C.P. April Term, 2014 No. 03632 \$121,212.43 Milstead & Associates, LLC

1512-329

948 East Price Street 19138-1720 59th wd. 1202 Sq Ft BRT#591069000 Improvements: Row B/gar 2sty Masonry KARL GAMBLE, EXECUTOR TO THE ESTATE OF MARY J. MARSHALL, DECEASED ORIGINAL MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 01436 \$37,407.05 Milstead & Associates, LLC

1512-330

3234 Emerald Street 19134-2551 45th wd. 1501 Sq Ft BRT#871571020 Improvements: Str/off+apts 3sty Masonry JUAN F. VALDEZ C.P. April Term, 2015 No. 02122 \$82,871.67 Milstead & Associates, LLC

1512-331

420 North 59th Street 19151-4301 4th wd. 1560 Sq Ft BRT#04-2246800 Improvements: Semi Det 2sty Masonry SANDRA A. MCPHAUL A/K/A SANDRA A. NESBITT, REAL OWNER AND ORIGINAL MORTGAGOR; ALLEN MCPHAUL, ORIGINAL MORTGAGOR C.P. July Term, 2014 No. 00187 \$84,864.31 Milstead & Associates, LLC

1512-332

SHERIFF'S SALE

1512-333
4127 Robbins Avenue 19135-3021 55th wd. 1504.44 Sq Ft BRT#55-2-041700 Improvements: Row B/gar 2sty Masonry FAYNELL S. LINDSEY C.P. February Term, 2015 No. 02647 \$145,217.53 Milstead & Associates, LLC

1512-334
1351 East Weaver Street 19150 50th wd. 1304 Sq Ft BRT#502321100 Improvements: Residential Property HARRY H. REDD C.P. July Term, 2013 No. 01198 \$103,801.60 KML Law Group, P.C.

1512-335
5743 North 13th Street 19141-4119 49th wd. 1501 Sq Ft BRT#49-3-2011-00 Improvements: Row B/gar 2sty Masonry NATALIE J. MONTEIL C.P. March Term, 2015 No. 02560 \$140,108.06 Milstead & Associates, LLC

1512-336
2300 West Huntingdon Street 19132 16th wd. 2070 Sq Ft BRT#871522460 Improvements: Residential Property CARL C. BEY A/K/A CARL BEY C.P. January Term, 2015 No. 00160 \$63,301.53 KML Law Group, P.C.

1512-337
7436 Medrick Street 19153-2319 40th wd. 6641 Sq Ft BRT#406679900 Improvements: Row B/gar 1sty Masonry RASHAN BROWN C.P. June Term, 2014 No. 00271 \$179,785.22 Milstead & Associates, LLC

1512-338
3131 North Marston Street 19132-1237 38th wd. 609 Sq Ft BRT#381226700 Improvements: Row 2 Story Masonry DIANE JAMES C.P. March Term, 2015 No. 01923 \$21,469.00 Milstead & Associates, LLC

1512-339
171 West Nedro Avenue 19120 61st wd. 1014 Sq Ft BRT#612104000 Improvements: Residential Property KATHY L. RICE AND LIONEL W. RICE C.P. September Term, 2014 No. 00596 \$38,582.19 KML Law Group, P.C.

1512-340
5932 A Street a/k/a 5932 North A Street 19120 61st wd. 1381 Sq Ft BRT#612493100 Improvements: Residential Property DAVID C. SMITH AND CAROLYN S. SMITH C.P. April Term, 2015 No. 03707 \$38,790.49 KML Law Group, P.C.

1512-341
1426 Van Kirk Street 19149 62nd wd. 1331 Sq Ft BRT#621109100 Improvements: Residential Property MARIA M. ULLOA AND VICTOR M. ULLOA, JR. C.P. December Term, 2014 No. 02936 \$112,121.94 KML Law Group, P.C.

1512-342
1830 North 54th Street 19131 52nd wd. 1720 Sq Ft OPA#522206000; BRT#110N2-39 Improvements: Residential Dwelling MELVAREEN MYERS C.P. October Term, 2013 No. 01418 \$58,097.88 Udren Law Offices, P.C.

1512-343
5254 Pennway Street 19124 23rd wd. 1568 Sq Ft BRT#233104900 Improvements: Residential Property MILDRED RODRIGUEZ C.P. November Term, 2014 No. 01441 \$72,709.02 KML Law Group, P.C.

1512-344
2238 Simon Street 19137 45th wd. 1099 Sq Ft BRT#453392900 Improvements: Residential Property PEDRO PAGAN C.P. November Term, 2014 No. 01443 \$61,015.80 KML Law Group, P.C.

1512-345
881 Perkiomen Street 19130 15th wd. 884 Sq Ft BRT#151374700 Improvements: Residential Property JANET FRIEL, AS ADMINISTRATRIX OF THE ESTATE OF ALEXANDER FRIEL, DECEASED C.P. June Term, 2014 No. 00153 \$220,877.45 KML Law Group, P.C.

1512-346
4013 Claridge Street 19124 33rd wd. 1040 Sq Ft BRT#33-2-3498-00 Subject to Mortgage Improvements: Residential Dwelling MARLON SMITH C.P. May Term, 2015 No. 01911 \$97,482.38 Udren Law Offices, P.C.

1512-347
2634 Almond Street 19125 31st wd. 900 Sq Ft BRT#312081700 Improvements: Residential Property THE UNKNOWN HEIRS OF TIMOTHY L. CARROLL, DECEASED; PATRICIA GREMMEL, SOLELY IN HER CAPACITY AS HEIR OF TIMOTHY L. CARROLL, DECEASED; SARAH CARROLL A/K/A SALLY CARROLL, SOLELY IN HER

SHERIFF'S SALE

CAPACITY AS HEIR OF TIMOTHY L. CARROLL, DECEASED C.P. November Term, 2014 No. 01310 \$114,670.69 KML Law Group, P.C.

1512-348
5338 Spruce Street 19139 60th wd. 1501 Sq Ft BRT#60-3066500 Improvements: Residential Dwelling LEON B. DAVIS; BETTIE A. THOMAS, LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BETTIE A. THOMAS, LAST RECORD OWNER C.P. February Term, 2015 No. 00874 \$95,557.96 Udren Law Offices, P.C.

1512-349
1821 North Gratz Street 19121 32nd wd. 2017 Sq Ft BRT#321237701 Improvements: Residential Property BELINDA LAWRENCE C.P. February Term, 2013 No. 03134 \$44,839.09 KML Law Group, P.C.

1512-350
6121 Shisler Street 19149 53rd wd. 1592 Sq Ft BRT#531290500 Improvements: Residential Property MARITZA SANTOS C.P. March Term, 2015 No. 00229 \$72,053.76 KML Law Group, P.C.

1512-351
1230 North Frazier Street 19131 4th wd. 1190.73 Sq Ft BRT#04-3-077500 Improvements: Residential Dwelling JOHN PRICE AND MARLA PRICE C.P. September Term, 2009 No. 01290 \$48,324.13 Udren Law Offices, P.C.

1512-352
3944 Dungan Street 19124 33rd wd. 1125 Sq Ft BRT#332409000 Improvements: Residential Property VERONICA MADRIGAL C.P. January Term, 2015 No. 01721 \$70,490.89 KML Law Group, P.C.

1512-353
5345 Irving Street 19139 60th wd. 1200 Sq Ft BRT#603053800 Improvements: Residential Property THE UNKNOWN HEIRS OF OLLIE MCCOLLEY, DECEASED AND RUDOLPH MCCOLLEY, JR., SOLELY IN HIS CAPACITY AS HEIR OF OLLIE MCCOLLEY, DECEASED C.P. February Term, 2014 No. 02028 \$97,556.74 KML Law Group, P.C.

1512-354
1927 North Uber Street 19121 32nd wd. 1167 Sq Ft BRT#321272800 Improvements: Row 2 Sty Masonry SARAH E. MCCULLOUGH (DECEASED) C.P. July Term, 2014 No. 01895 \$99,435.48 Michael F.J. Romano, Esq.

1512-355
2047 East Victoria Street 19134 45th wd. 727.70 Sq Ft BRT#452159400 Improvements: Residential Dwelling DOLORES N BLAKER C.P. August Term, 2014 No. 00005 \$93,587.92 Udren Law Offices, P.C.

1512-356
11809 Academy Road, Unit E5 19154 66th wd. 1326 Sq Ft OPA#888660388 Improvements: Res.condo.2sty Mas. + Other ROBERTA WILLIAMS AND WALTER G. WILLIAMS C.P. January Term, 2015 No. 00376 \$170,270.45 Richard M. Squire & Associates, LLC

1512-357
249 East Haines Street 19144 59th wd. 1702.68 Sq Ft BRT#59-2003400 Improvements: Residential Dwelling JEFFREY DULDULAO AND JOHN SANSEVERINO C.P. June Term, 2015 No. 03993 \$137,852.42 Udren Law Offices, P.C.

1512-358
7221 Charles Street 19135 41st wd. 1920 Sq Ft OPA#412242400 Improvements: Row B/gar 2sty Masonry MITCHELL J. SILVA AND GAIL S. SILVA C.P. March Term, 2015 No. 02814 \$74,848.83 Richard M. Squire & Associates, LLC

1512-359
2213 North Salford Street 19131 52nd wd. 1972.74 Sq Ft BRT#52-2-2645-00 Improvements: Residential Dwelling ROBERT I. THOMPSON C.P. April Term, 2015 No. 02106 \$154,620.57 Udren Law Offices, P.C.

1512-360
4447 North Franklin Street 19140 43rd wd. 960 Sq Ft BRT#433334100 Improvements: Residential Property KENNETH HAGINS A/K/A KENNETH HAGINS, JR. C.P. September Term, 2014 No. 01200 \$68,548.28 KML Law Group, P.C.

1512-361
6713 Torresdale Avenue 19135 41st wd.

SHERIFF'S SALE

2137 Sq Ft BRT#412410400 Improvements: Residential Property PAUL BERNARD AND ANDREA BRYAN C.P. February Term, 2012 No. 02204 \$140,838.84 KML Law Group, P.C.

1512-362
141 East Walnut Lane 19144-2004 59th wd. 3723 Sq Ft OPA#592072000 Improvements: Residential Property BARBARA FRANCOIS C.P. March Term, 2015 No. 00222 \$131,793.78 Phelan Hallinan Diamond & Jones, LLP

1512-363
4810 Knox Street 19144-3616 12th wd. 1687 Sq Ft OPA#123184000 Improvements: Residential Property ALESHIA PATE C.P. May Term, 2015 No. 00192 \$100,826.84 Phelan Hallinan Diamond & Jones, LLP

1512-364
2140 Titan Street 19146-4319 36th wd. 630 Sq Ft OPA#361105300 Improvements: Residential Property KIRSHNA A. HILLYARD A/K/A KIRSHNA HILLYARD C.P. April Term, 2014 No. 04238 \$92,670.47 Phelan Hallinan Diamond & Jones, LLP

1512-365
3410 Braddock Street a/k/a 3410 Braddock Street 19134-2620 45th wd. 973 Sq Ft OPA#452310800 Improvements: Residential Property RICHARD SANTIAGO C.P. November Term, 2012 No. 02185 \$35,555.09 Phelan Hallinan Diamond & Jones, LLP

1512-366
6733 North Broad Street 19126-2837 61st wd. 2000 Sq Ft OPA#61-1-2074-00 Improvements: Residential Property MARTAY DAVIS AND SIDNEY DAVIS C.P. April Term, 2015 No. 03417 \$137,246.07 Phelan Hallinan Diamond & Jones, LLP

1512-367
3436 Almond Street 19134-5313 45th wd. 954 Sq Ft OPA#451299200 Improvements: Residential Property ZBIGNIEW SULIK C.P. September Term, 2012 No. 02840 \$117,822.46 Phelan Hallinan Diamond & Jones, LLP

1512-368
2054 West Glenwood Avenue 19132 16th wd. 1395 Sq Ft BRT#162343700 Improvements: Row 2 Sty Masonry JAMES L. TAYLOR C.P. March Term, 2015 No. 03022 \$116,174.34 Michael F.J. Romano, Esq.

1512-369
4370 Richmond Street 19137 45th wd. 2188 Sq Ft BRT#453302800 Improvements: Row 2 Sty Masonry ROBIN D. HAINES AND JUDITH HAINES C.P. November Term, 2014 No. 02450 \$83,442.54 Emmanuel J. Argentieri, Esq.

1512-370
1851 Roseberry Street 19145-3721 26th wd. 714 Sq Ft OPA#262284800 Improvements: Residential Property JAMES DREW DEMARCO A/K/A JAMES D. DEMARCO A/K/A JAMES DRU DEMARCO C.P. April Term, 2015 No. 01273 \$52,764.58 Phelan Hallinan Diamond & Jones, LLP

1512-371
1033 East Haines Street 19138 59th wd. Beginning Point: At the intersection of the south-west line or Ardleigh Street (70' wide) with the northwest line of Haines Street (60 wide); 4183 Sq Ft BRT#592016300 Improvements: S/d W Det Gar 2 Sty Mason JAMES B. JOHNSON C.P. May Term, 2013 No. 00705 \$202,527.75 Richard J. Nalbandian, III, Esq.

1512-372
1723 Dorrance Street 19145 36th wd. Beginning Point: Situate on the east side of Dorrance Street at a distance of 158 feet southward from south side of Morris Street; 630 Sq Ft BRT#363191300 Improvements: Row 2 Sty Masonry NOVELLA J. HARRIS AND ELIJAH HARRIS C.P. August Term, 2012 No. 3573 \$98,025.80 Richard J. Nalbandian, III, Esq.

1512-373
1114 West Tioga Street 19140 43rd wd. 1212 Sq Ft BRT#431104600 Improvements: Row 2 Sty Masonry ROMELLA HOLMES (DECEASED) C.P. June Term, 2014 No. 04052 \$71,946.48 Michael F.J. Romano, Esq.

1512-374
551 Marwood Road 19120 42nd wd. 1839 Sq Ft BRT#421225500 Improvements: Residential Property CARLOS ORTIZ C.P. March Term, 2015 No. 01552 \$134,591.16 KML Law Group, P.C.

1512-375
4742 Bingham Street 19120 42nd wd. 1795 Sq Ft BRT#421487000 Improvements:

SHERIFF'S SALE

Residential Property YOLANDA NEWMAN C.P. January Term, 2014 No. 00523 \$44,894.98 KML Law Group, P.C.

1512-376
5352 Akron Street 19124 62nd wd. 1348 Sq Ft BRT#621420900 Improvements: Residential Property MELISSA SCOTT C.P. March Term, 2015 No. 00670 \$123,645.15 KML Law Group, P.C.

1512-377
1914 South 23rd Street 19145-2601 48th wd. Beginning Point: situate on the West side of 23rd Street at the distance of 286 feet Northward from the North side of McKean Street; 910 Sq Ft OPA#482257600 Improvements: Row 2sty Masonry TIA KING-WALLACE A/K/A TIA KING C.P. June Term, 2013 No. 01386 \$81,191.08 Richard J. Nalbandian, III, Esq.

1512-378
6491 Woodcrest Avenue 19151 34th wd. 2398 Sq Ft BRT#344122000 Improvements: Residential Dwelling JEFFREY A. GAMMON C.P. September Term, 2014 No. 03958 \$62,601.76 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1512-379
1917 Chew Avenue 19141 17th wd. 2674 Sq Ft BRT#171104900 Improvements: Residential Dwelling H. LEONARD GREEN C.P. June Term, 2014 No. 01584 \$61,419.25 Powers, Kirn & Associates, LLC

1512-380
5951 Market Street 19139 4th wd. 1320 Sq Ft OPA#871507670 Improvements: Commercial Building DE YOUNG HAN C.P. November Term, 2014 No. 02770 \$165,083.00 Dante J. Bradley, Esq.

1512-381
1028 Herbert Street 19124 23rd wd. 1725 Sq Ft BRT#234081000 Improvements: Residential Real Estate NAIDA J. QUIROS C.P. April Term, 2015 No. 03639 \$64,862.98 Stern & Eisenberg P.C.

1512-382
4247 Ogdan Street 19104 6th wd. 1149 Sq Ft BRT#062080700 Improvements: Residential Real Estate KIMBERLY POOLE A/K/A KIMBERLY SPELLER C.P. May Term, 2013 No. 00023 \$165,484.83 Stern & Eisenberg P.C.

1512-383
545 North Allison Street 19131-4902 4th wd. 949 Sq Ft OPA#041197000 Improvements: Residential Property JACQUELINE C. ROBINSON AND GWENDOLYN SMITH C.P. September Term, 2011 No. 03824 \$56,463.75 Phelan Hallinan Diamond & Jones, LLP

1512-384
5921 Race Street 19139 4th wd. 1050 Sq Ft BRT#042142800 Improvements: Residential Property BONNIE A. BACON C.P. April Term, 2015 No. 02446 \$97,898.83 KML Law Group, P.C.

1512-385
127 West Wyneva Street a/k/a 127 Wyneva Street 19144-3631 12th wd. 1511 Sq Ft OPA#123029500 Improvements: Residential Property GREGORY R. FULLER, IN HIS CAPACITY AS HEIR OF HENRIETTA FULLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRIETTA FULLER, DECEASED C.P. March Term, 2014 No. 05391 \$69,801.80 Phelan Hallinan Diamond & Jones, LLP

1512-386
6017 Frontenac Street 19149-3238 53rd wd. 1508 Sq Ft OPA#531270200 Improvements: Residential Property ROBERT S. O'DONNELL AND KATHRYN J. O'DONNELL C.P. December Term, 2014 No. 01964 \$55,322.57 Phelan Hallinan Diamond & Jones, LLP

1512-387
615 Brighton Street 19111-4020 53rd wd. (i/k/a 35th wd.) 2232 Sq Ft OPA#532256500 Improvements: Residential Property MOLIERE JOSEPH C.P. March Term, 2015 No. 03212 \$212,995.55 Phelan Hallinan Diamond & Jones, LLP

1512-388
1614 West Godfrey Avenue 19141 17th wd. 1480 Sq Ft BRT#171284000 Improvements: Residential Property CHAMELLE JEFFERSON C.P. December Term, 2012 No. 02211 \$134,501.94 KML Law Group, P.C.

1512-389
182 East Cheltenham Avenue 19120-

SHERIFF'S SALE

1001 61st wd. 1632 Sq Ft OPA#611469700 Improvements: Residential Property DENISE WATERS C.P. October Term, 2014 No. 03553 \$173,591.18 Phelan Hallinan Diamond & Jones, LLP

1512-390
2718 North Bonsall Street 19132 11th wd. 652 Sq Ft BRT#111396300 Improvements: Residential Property NICKEYA JAMES C.P. September Term, 2014 No. 02919 \$44,108.21 KML Law Group, P.C.

1512-391
6739 Gillespie Street 19135-2205 55th wd. 1440 Sq Ft OPA#552452000 Improvements: Residential Property OLENA MALAYDAKH C.P. June Term, 2010 No. 03251 \$151,655.40 Phelan Hallinan Diamond & Jones, LLP

1512-392
1026 Knorr Street 19111 53rd wd. 2937 Sq Ft BRT#532118200 Improvements: Residential Property ROXANNE STUART, AS EXECUTRIX OF THE ESTATE OF PHYLLIS FELDMAN, DECEASED C.P. April Term, 2014 No. 01865 \$90,491.05 KML Law Group, P.C.

1512-393
5846 Cedar Avenue 19143-1934 3rd wd. 1201 Sq Ft OPA#032141600 Improvements: Residential Property OLIVER A. FRANCIS C.P. June Term, 2014 No. 00536 \$132,777.71 Phelan Hallinan Diamond & Jones, LLP

1512-394
7618 Burholme Avenue 19111-2411 63rd wd. 2716 Sq Ft OPA#631010100 Improvements: Residential Property JOHN J. WRIGHT C.P. April Term, 2015 No. 00088 \$166,792.50 Phelan Hallinan Diamond & Jones, LLP

1512-395
3124 Ruth Street 19134-3133 25th wd. 665 Sq Ft OPA#252569200 Improvements: Residential Property JACQUELINE HUNT C.P. August Term, 2010 No. 01610 \$69,610.72 Phelan Hallinan Diamond & Jones, LLP

1512-396
4924 Boudinot Street 19120 42nd wd. 1320 Sq Ft BRT#421419700 Improvements: Residential Property VERONICA TELLES C.P. April Term, 2015 No. 01206 \$96,850.91 KML Law Group, P.C.

1512-397
2101 South 18th Street 19145-3826 48th wd. 1040 Sq Ft OPA#871573910 Improvements: Residential Property HUNG N. HUYNH A/K/A HUNG HUYNH AND YAN NAN A/K/A NAN YAN C.P. July Term, 2014 No. 00982 \$224,944.41 Phelan Hallinan Diamond & Jones, LLP

1512-398
523 West Roosevelt Boulevard 19120-3703 49th wd. 1432 Sq Ft OPA#491079700 Improvements: Residential Property J-C JAVIER CORTES A/K/A JAVIER CORTES C.P. March Term, 2015 No. 03213 \$33,981.81 Phelan Hallinan Diamond & Jones, LLP

1512-399
3341 Englewood Street 19149-1609 55th wd. 1491 Sq Ft OPA#551501300 Improvements: Residential Property DOLORES M. KRAMER C.P. December Term, 2014 No. 03545 \$194,738.69 Phelan Hallinan Diamond & Jones, LLP

1512-400
8603 Alicia Street 19115-4101 63rd wd. 2970 Sq Ft OPA#632229600 Improvements: Residential Property DANIEL P. CASHMAN AND LYNN A. CASHMAN A/K/A LYNN ANN CASHMAN A/K/A LYNN E. CASHMAN C.P. May Term, 2014 No. 00548 \$163,156.67 Phelan Hallinan Diamond & Jones, LLP

1512-401
3426 Emerald Street 19134 45th wd. 1106 Sq Ft OPA#452338000 Improvements: Residential Property DONNA M. DAEHLING AND DANIEL DAEHLING C.P. January Term, 2015 No. 03418 \$40,820.04 Phelan Hallinan Diamond & Jones, LLP

1512-402
7227 Lindbergh Boulevard 19153-2705 40th wd. 1651 Sq Ft OPA#406559414 Improvements: Residential Property PATRICIA M. COCLEA A/K/A PATRICIA COCLEA AND GHEORGHE COCLEA A/K/A COCLEA GHEORGHE CRISTIAN C.P. February Term, 2013 No. 00670 \$137,681.03 Phelan Hallinan Diamond & Jones, LLP

1512-403
2001 Hamilton Street, Apt 1516 19130-4215 8th wd. 0 Sq Ft OPA#888091296 Improvements: Residential Property

SHERIFF'S SALE

ANTHONY ANDREOLI C.P. March Term,
2015 No. 02065 \$141,061.18 Phelan
Hallinan Diamond & Jones, LLP

1512-404

**1142 Shel mire Street a/k/a 1142 Shel mire
Avenue 19111-2763** 56th wd. 2680 Sq Ft
OPA#561336600 Improvements: Residential
Property

NINFA ALBA C.P. April Term, 2015
No. 02498 \$155,177.72 Phelan Hallinan
Diamond & Jones, LLP

1512-405

613 East Willard Street 19134 33rd wd.
780 Sq Ft BRT#331084600 Improvements:
Residential Property

JERMAL M. BRYANT C.P. April Term,
2013 No. 02523 \$34,012.94 KML Law
Group, P.C.

1512-406

6626 Woodland Avenue 19142-2223 40th wd.
2400 Sq Ft OPA#403150700 Improvements:
Residential Property

HASSAN MUHAMMAD C.P. July Term,
2015 No. 00190 \$26,955.10 Phelan Hallinan
Diamond & Jones, LLP

1512-407

1017 Mollbore Terrace 19148-4922 39th wd.
1035 Sq Ft OPA#395025300 Improvements:
Residential Property

LOUIS T. MENNA, IV C.P. March Term,
2015 No. 00241 \$210,847.35 Phelan
Hallinan Diamond & Jones, LLP

1512-408

1832 Beverly Road 19138-1202 10th wd.
1680 Sq Ft OPA#102165200 Improvements:
Residential Property

JOEL P. CAIN A/K/A JOEL CAIN C.P.
January Term, 2015 No. 00348 \$139,410.36
Phelan Hallinan Diamond & Jones, LLP

1512-409

**1717 West Wingohocking Street 19140-
1146** 13th wd. 826 Sq Ft OPA#132369000
Improvements: Residential Property

JEROME ROBINSON, IN HIS CAPACITY
AS HEIR OF THE ESTATE OF CARLENE
ROBINSON C.P. October Term, 2005 No.
00471 \$70,936.70 Phelan Hallinan Diamond
& Jones, LLP

1512-410

3414 Hurley Street 19134-1115 7th wd.
924 Sq Ft OPA#073137500 Improvements:
Residential Property

JOSE ANTONIA MASSA, IN HIS
CAPACITY AS HEIR OF ALBERTINA
SERRANO, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER ALBERTINA SERRANO,
DECEASED C.P. October Term, 2014 No.
00284 \$8,124.10 Phelan Hallinan Diamond
& Jones, LLP

1512-411

5030 Larchwood Avenue 19143 46th wd.
2145 Sq Ft OPA#462004300 Improvements:
Residential Property

GLADSTONE C. RICHARDSON C.P. April
Term, 2015 No. 01736 \$164,199.24 Phelan
Hallinan Diamond & Jones, LLP

1512-412

**315 West Manheim Street a/k/a 315 Manheim
Street 19144-4121** 12th wd. 5024 Sq Ft
OPA#123080400 Improvements: Residential
Property

JAMES COLEMAN A/K/A JAMES G.
COLEMAN C.P. June Term, 2014 No. 04315
\$121,748.31 Phelan Hallinan Diamond &
Jones, LLP

1512-413

6712 Souder Street 19149-2208 54th wd.
1383 Sq Ft OPA#542296100 Improvements:
Residential Property

YIN QUN LUN C.P. June Term, 2012
No. 01534 \$135,490.71 Phelan Hallinan
Diamond & Jones, LLP

1512-414

12742 Kenny Road 19154-1412 66th wd.
(f/k/a 58th wd.) 2000 Sq Ft OPA#663317100
Improvements: Residential Property

NEAL H. SHOEMAKER AND SUSAN
SHOEMAKER C.P. April Term, 2015
No. 02333 \$224,543.31 Phelan Hallinan
Diamond & Jones, LLP

1512-415

1636 Pennington Road 19151 34th wd. 1525
Sq Ft BRT#343330900 Improvements:
Residential Property

ROBERT L. JENKINS C.P. April Term,
2015 No. 02671 \$118,787.97 KML Law
Group, P.C.

1512-416

6553 Ditman Street 19135-2704 41st wd.
1182 Sq Ft OPA#411241900 Improvements:
Residential Property

CATHERINE GAMBLE C.P. January Term,
2015 No. 01429 \$60,828.88 Phelan Hallinan
Diamond & Jones, LLP

1512-417

1722 West Norris Street 19121 32nd wd.
1095 Sq Ft OPA#321148500 Improvements:

SHERIFF'S SALE

Residential Property
JASON COHEN C.P. May Term, 2015
No. 02253 \$257,134.61 Phelan Hallinan
Diamond & Jones, LLP

1512-418

5442 Irving Street 19139-4054 60th wd.
1245 Sq Ft OPA#603059900 Improvements:
Residential Property

ROBERT E. DAVID C.P. February Term,
2015 No. 01665 \$99,292.61 Phelan Hallinan
Diamond & Jones, LLP

1512-419

1606 Stanwood Street 19152-2219 56th wd.
2945 Sq Ft OPA#562040900 Improvements:
Residential Property

MARVIN A. BROOKS C.P. January Term,
2015 No. 01427 \$234,602.82 Phelan
Hallinan Diamond & Jones, LLP

1512-420

**3507 Bleigh Avenue a/k/a 3507 Bleigh
Street 19136-3807** 64th wd. (formerly part
of the 35th wd.) 1604 Sq Ft OPA#642149800
Improvements: Residential Property

CARLOS J. DESARDEN AND JESSICA O.
PINERO C.P. January Term, 2015 No. 01414
\$135,044.41 Phelan Hallinan Diamond &
Jones, LLP

1512-421

**2540 South Rosewood Street 19145-
4631** 26th wd. 720 Sq Ft OPA#261109500
Improvements: Residential Property

RITA DEMARCO AND JAMES DREW
DEMARCO C.P. October Term, 2014
No. 01688 \$157,925.95 Phelan Hallinan
Diamond & Jones, LLP

1512-422

1806 Arnold Street 19152-1825 56th wd.
2519 Sq Ft OPA#562185800 Improvements:
Residential Property

MARK SIERS AND CATHY CIANFRANI
C.P. May Term, 2015 No. 02546 \$232,864.37
Phelan Hallinan Diamond & Jones, LLP

1512-423

7237 Brous Avenue 19149-1403 64th wd.
1648 Sq Ft OPA#641065100 Improvements:
Residential Property

JOHN T. CONCANNON, JR. AND LINDA L.
CONCANNON C.P. September Term, 2012
No. 00979 \$161,668.11 Phelan Hallinan
Diamond & Jones, LLP

1512-424

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

1512-425

12600 Biscayne Drive 19154 66th wd. 4854
Sq Ft BRT#663414300 Improvements:
Residential Property

TARA HETTEL, AS ADMINISTRATRIX
OF THE ESTATE OF SHARON GITTEL,
DECEASED C.P. April Term, 2015 No.
02117 \$153,019.61 KML Law Group, P.C.

1512-426

52 East Walnut Lane 19144 59th wd. 1086
Sq Ft BRT#592055700 Improvements:
Residential Dwelling

ARON GERSHKOVICH A/K/A
GERSHKOVICH ARON AND LYUBA
GERSHKOVICH A/K/A GERSHKOVICH
LYUBA AND STELLA GERSHKOVICH
A/K/A GERSHKOVICH STELLA C.P. June
Term, 2015 No. 04500 \$83,319.81 Martha
E. Von Rosenstiel, Esq.; Heather Riloff, Esq.;
Jeniece D. Davis, Esq.

1512-427

5418 Sansom Street 19139 60th wd. 1360
Sq Ft BRT#603020900 Improvements:
Residential Property

SUSAN WASHINGTON C.P. April Term,
2015 No. 02696 \$102,439.31 KML Law
Group, P.C.

1512-428

3829 Fairdale Road 19154-3433 66th wd.
(f/k/a 58th wd.) 2016 Sq Ft OPA#662573200
Improvements: Residential Property

WILLIAM J. PHILLIPS, JR. AND PATRICIA
PHILLIPS C.P. October Term, 2014 No.
00673 \$207,889.50 Phelan Hallinan
Diamond & Jones, LLP

1512-429

4502 Unruh Avenue 19135-2703 41st wd.
1760 Sq Ft OPA#411184900 Improvements:
Residential Property

ROSEMARY VELAZQUEZ C.P. February
Term, 2015 No. 01276 \$88,547.55 Phelan
Hallinan Diamond & Jones, LLP

1512-430

6217 Homer Street 19144-1620 59th wd.
1679 Sq Ft OPA#592261000 Improvements:
Residential Property

KRYSTINA BRAND-CHESTER A/K/A
KRYSTINA BRAND-CHESTER C.P. March
Term, 2015 No. 03218 \$97,369.88 Phelan
Hallinan Diamond & Jones, LLP

1512-431

7367 Theodore Street 19153 40th wd. 1120
Sq Ft BRT#404254800 Improvements:

SHERIFF'S SALE

Residential Property
KAREEM ALI C.P. December Term, 2014
No. 02095 \$118,893.91 KML Law Group,
P.C.

1512-432

6038 Bingham Street 19111 35th wd. 1286
Sq Ft BRT#352308300 Improvements:
Residential Property

SUNG HAK LEE C.P. September Term,
2014 No. 02903 \$151,440.96 KML Law
Group, P.C.

1512-433

7401 Perergrine Place 19153 40th wd. 2718
Sq Ft OPA#406665400 Improvements:
Residential Property

TYRENA R. ADAMS A/K/A TYRENA
ADAMS C.P. November Term, 2014 No.
02129 \$90,629.16 Phelan Hallinan Diamond
& Jones, LLP

1512-434

4916 C Street 19120 42nd wd. 1280 Sq Ft
BRT#421359700 Improvements: Residential
Property

TRACY ANDREWS A/K/A TRACEY
ANDREWS C.P. May Term, 2015 No. 00541
\$27,093.86 KML Law Group, P.C.

1512-435

1132 Rosalie Street 19149 35th wd. 904 Sq Ft
BRT#352034100 Improvements: Residential
Property

P.A.C. RENTALS, LLC AND DAVID
RODRIGUEZ C.P. April Term, 2015 No.
00297 \$28,673.92 KML Law Group, P.C.

1512-436

7705 Overbrook Avenue 19151-2016 34th wd.
1766 Sq Ft OPA#343260800 Improvements:
Residential Property

MICHELLE RESPASS C.P. April Term,
2015 No. 01928 \$114,874.44 Phelan
Hallinan Diamond & Jones, LLP

1512-437

1413 Jackson Street 19145 26th wd. 900 Sq Ft
BRT#261007500 Improvements: Residential
Property

ROBERT WILSON AND THERESA A.
WILSON C.P. April Term, 2014 No. 02517
\$202,002.69 KML Law Group, P.C.

1512-438

6426 Bingham Street 19111-5308 35th wd.
2100 Sq Ft OPA#353269300 Improvements:
Residential Property

OLIVIA TULISZEWSKI C.P. December
Term, 2014 No. 02947 \$109,188.48 Phelan
Hallinan Diamond & Jones, LLP

1512-439

4633 Emery Street 19137-2116 45th wd.
970 Sq Ft OPA#453294800 Improvements:
Residential Property

KATHLEEN A. GLATTS C.P. April Term,
2014 No. 04226 \$143,894.45 Phelan
Hallinan Diamond & Jones, LLP

1512-440

1314 North Allison Street 19131 4th wd.
1575 Sq Ft BRT#041334800 Improvements:
Residential Real Estate

UNKNOWN HEIRS, EXECUTORS AND
DEVEISEES OF THE ESTATE OF PHYLLIS
LINDSAY AND CHRISTOPHER AIKEN
C.P. October Term, 2014 No. 00418 \$20,267.93
Stern & Eisenberg P.C.

1512-441

4659 Edmund Street 19124 23rd wd. 816
Sq Ft BRT#232391100 Improvements:
Residential Dwelling

HENRY NARVAEZ C.P. June Term, 2015
No. 01004 \$54,477.38 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece
D. Davis, Esq.

1512-442

3531 Frankford Avenue 19134 45th wd.
1416 Sq Ft BRT#452261400 Improvements:
Residential Property

SYED L. ALISHA AND LAWRENCE
GALLAGHER C.P. April Term, 2012 No.
01952 \$173,285.76 KML Law Group, P.C.

1512-443

1739 South 13th Street 19148 39th wd. 742
Sq Ft BRT#394619400 Improvements:
Residential Property

LUCKY CONSTRUCTION CO., INC.;
MICHAEL MITTELMAN AND DOE, JOHN
OR ANY UNKNOWN PERSONS HAVING
OR CLAIMING AN INTEREST OR TITLE TO
THE SUBJECTED PREMISES C.P. May
Term, 2014 No. 00111 \$251,515.19 KML
Law Group, P.C.

1512-444

1211 Bridge Street 19124 62nd wd. 1620
Sq Ft (land area); 1088 Sq Ft (improvement
area) BRT#621030500 Subject to Mortgage
Improvements: Row B/gar 2sty Masonry

DONALD R. RINEAR C.P. January Term,
2015 No. 00863 \$84,928.45 Keri P. Ebeck,
Esq.

1512-445

5815 Montrose Street 19143 3rd wd. 930
Sq Ft (land area); 998 Sq Ft (improvement
area) BRT#033072600 Subject to Mortgage
Improvements: Row 2 Sty Masonry

MICHAEL LEE KISER C.P. December

SHERIFF'S SALE

Term, 2010 No. 00283 \$80,033.51 Keri P.
Ebeck, Esq.

1512-446

1112 South 56th Street 19143 51st wd. 1161
Sq Ft BRT#513022200 Improvements:
Residential Property

KETLEEN DORMEUS C.P. January Term,
2014 No. 000909 \$56,097.44 Shapiro &
DeNardo, LLC

1512-447

6016 Tackawanna Street 19135 62nd wd.
1267 Sq Ft BRT#622313300 Improvements:
Residential Property

MICHAEL PETER BELLIDO-RAMOS C.P.
May Term, 2015 No. 00264 \$102,544.75
KML Law Group, P.C.

1512-448

530 Hart Lane 19134 7th wd. 560 Sq Ft
BRT#071230700 Improvements: Residential
Property

DYEISHA COLBERT C.P. November Term,
2014 No. 02508 \$45,505.69 KML Law
Group, P.C.

1512-449

2128 Pratt Street 19124 62nd wd. 2193 Sq Ft
BRT#622058400 Improvements: Residential
Property

JUAN CARRION A/K/A JUAN O. CARRION
C.P. August Term, 2014 No. 01079 \$87,496.49
KML Law Group, P.C.

1512-450

6021 North Camac Street 19141 49th wd.
1330 Sq Ft BRT#493168100 Improvements:
Residential Property

ALAN JOHNSON C.P. September Term,
2012 No. 03474 \$91,614.14 KML Law
Group, P.C.

1512-451

419 East Godfrey Avenue 19120 35th wd.
3113 Sq Ft BRT#351101900 Improvements:
Residential Property

ALBERT VINCENT C.P. June Term, 2015
No. 00656 \$107,736.90 KML Law Group,
P.C.

1512-452

509 East Queen Lane 19144 12th wd. 733
Sq Ft BRT#121132600 Improvements:
Residential Property

LURIA J. HALL-MCCALLOUGH C.P.
September Term, 2014 No. 02163 \$54,498.29
KML Law Group, P.C.

1512-453

1300 Devereaux Avenue 19111 53rd wd.
2339 Sq Ft BRT#531007900 Improvements:
Residential Property

FU LIN C.P. December Term, 2014 No.
02148 \$117,256.76 KML Law Group, P.C.

1512-454

1817 West Eleanor Street 19141 17th wd.
1121 Sq Ft BRT#171013200 Improvements:
Residential Property

THE UNKNOWN HEIRS OF GLOSSIE
M. WILLIAMS, DECEASED; DENISE
WILLIAMS, SOLELY IN HER CAPACITY
AS HEIR OF GLOSSIE M. WILLIAMS,
DECEASED; CHARLES WILLIAMS,
SOLELY IN HIS CAPACITY AS HEIR OF
GLOSSIE M. WILLIAMS, DECEASED C.P.
October Term, 2014 No. 00684 \$47,989.90
KML Law Group, P.C.

1512-455

323 South 3rd Street 19106 5th wd. 896 Sq Ft
BRT#051058020 Improvements: Residential
Property

LISA G. COLTON A/K/A LISA COLTON
C.P. December Term, 2014 No. 01645
\$654,866.15 KML Law Group, P.C.

1512-456

1248 South 15th Street 19146-3133 36th wd.

SHERIFF'S SALE

Sq Ft BRT#252140400 Improvements:
Residential Property
NICIE DUDLEY C.P. May Term, 2015 No.
01297 \$45,426.44 Shapiro & DeNardo, LLC

1512-474

1129 West Jefferson Street a/k/a 1129 Jefferson Street 19122-3441 20th wd. 1800 Sq Ft OPA#201017000 Improvements:
Residential Property
STANLEY INGRAM C.P. September Term, 2012 No. 02646 \$142,911.64 Phelan Hallinan Diamond & Jones, LLP

1512-475

452 East Pleasant Street a/k/a 452 Pleasant Street 19119-1937 22nd wd. 1600 Sq Ft OPA#222069000 Improvements: Residential Property
EVANESE TUCKER C.P. May Term, 2015 No. 02245 \$156,574.80 Phelan Hallinan Diamond & Jones, LLP

1512-476

4535 Aldine Street 19136 41st wd. 1052 Sq Ft BRT#412126500 Improvements: Residential Property
MEGAN BOYLE C.P. May Term, 2015 No. 01299 \$116,276.00 Shapiro & DeNardo, LLC

1512-477

1611 South Marston Street 19145 36th wd. 756 Sq Ft BRT#364325300 Improvements: Residential Property
GEORGE RECHNER C.P. April Term, 2015 No. 01112 \$45,288.41 Shapiro & DeNardo, LLC

1512-478

2140 North 58th Street 19131-3009 52nd wd. 1357 Sq Ft OPA#522224700 Improvements: Residential Property
J.D. ROSS C.P. May Term, 2015 No. 01856 \$62,067.04 Phelan Hallinan Diamond & Jones, LLP

1512-479

275 West Wellens Avenue 19120 42nd wd. 903 Sq Ft BRT#422236000 Improvements: Residential Property
MICHELLE S. GRIFFIN C.P. September Term, 2013 No. 000239 \$38,171.98 Shapiro & DeNardo, LLC

1512-480

7435 Elmwood Avenue 19153 40th wd. 1296 Sq Ft BRT#404225100 Improvements: Residential Property
MAURICIO MUNOZ AND KRISTY MUNOZ C.P. July Term, 2014 No. 1801 \$128,112.17 Shapiro & DeNardo, LLC

1512-481

1347 Downs Place 19116 58th wd. 2813 Sq Ft BRT#58-3079600 Improvements: Residential Property
MICHAEL J. KATES C.P. March Term, 2015 No. 002810 \$156,686.29 Shapiro & DeNardo, LLC

1512-482

3718 North 9th Street 19140-3121 43rd wd. 816 Sq Ft OPA#432327300 Improvements: Residential Property
DALE E. CROY A/K/A DALE CROY C.P. June Term, 2015 No. 03794 \$54,662.08 Phelan Hallinan Diamond & Jones, LLP

1512-483

6623 North 8th Street 19126 61st wd. 8731 Sq Ft BRT#611167500 Improvements: Residential Property
EMMA COX-WATSON AND RODERICK WATSON C.P. May Term, 2013 No. 002721 \$265,486.82 Shapiro & DeNardo, LLC

1512-485

1729 Faunce Street 19111 56th wd. 2437 Sq Ft BRT#56-1-4088-00; BRT#138 N 12-270 Improvements: Residential Dwelling
LISSETTE DUTERVIL C.P. September Term, 2014 No. 01613 \$162,424.44 Powers, Kim & Associates, LLC

1512-486

5261 Pennway Street 19124 23rd wd. 1664 Sq Ft BRT#233121300 Improvements: Residential Property
DIMAS MARTINEZ AND CARMEN LEBRON C.P. May Term, 2015 No. 02119 \$13,745.14 Shapiro & DeNardo, LLC

1512-487

5439 Angora Terrace 19143 51st wd. 1887 Sq Ft BRT#513060400 Improvements: Residential Property
KEVIN L. JONES C.P. May Term, 2015 No. 01631 \$117,391.54 Shapiro & DeNardo, LLC

1512-488

60 West Manheim Street 19144 12th wd. 1315 Sq Ft BRT#12-3-0688-00 Improvements: Residential Dwelling
PAULA JACKSON C.P. August Term, 2012 No. 03139 \$261,837.13 Powers, Kim & Associates, LLC

1512-489

1015 West Rockland Street 19141 49th wd. 1934.76 Sq Ft BRT#491125100 Improvements: Residential Property
JARRYEL BERRY C.P. May Term, 2015

SHERIFF'S SALE

No. 00060 \$107,537.73 Shapiro & DeNardo, LLC

1512-490

1500 South Taylor Street 19146 36th wd. 705.05 Sq Ft BRT#36-4-1882-15 Improvements: Residential Dwelling
SHAMINA S. UPSHUR C.P. August Term, 2007 No. 003767 \$79,906.91 Udren Law Offices, P.C.

1512-491

1449 McKinley Street 19149 54th wd. 2336 Sq Ft BRT#541078500 Improvements: Residential Property
MYUNG H. CHO C.P. September Term, 2009 No. 03158 \$234,656.89 KML Law Group, P.C.

1512-492

6117 Torresdale Avenue 19135 41st wd. 1207 Sq Ft BRT#411313500 Improvements: Residential Property
VERA S. KUVELINA AND DMITIRIY MAKAROV C.P. December Term, 2014 No. 01291 \$111,661.11 KML Law Group, P.C.

1512-493

6619 Malvern Avenue 19151-2346 34th wd. 1309 Sq Ft OPA#344085800 Improvements: Residential Property
KYSHA DAVIS AND MICHAEL DAVIS C.P. June Term, 2008 No. 04930 \$185,855.88 Phelan Hallinan Diamond & Jones, LLP

1512-494

941 North 48th Street 19131 6th wd. 1872 Sq Ft BRT#062431600 Improvements: Residential Property
INDRICK ANTHONY C.P. November Term, 2014 No. 00013 \$150,522.39 KML Law Group, P.C.

1512-495

8415 Fayette Street 19150 50th wd. 1611.9 Sq Ft BRT#501048800 Improvements: Residential Dwelling
GILBERT J. BACKERS AND VIRGINIA R. BACKERS C.P. June Term, 2015 No. 01290 \$97,642.67 Udren Law Offices, P.C.

1512-496

5415 Spring Street 19139 4th wd. 675 Sq Ft BRT#041020000 Improvements: Residential Property
TYRONE L. BUTLER C.P. April Term, 2015 No. 00687 \$34,620.36 KML Law Group, P.C.

1512-497

245 Hansberry Street 19144-4017 12th wd. 5182 Sq Ft OPA#123104100 Improvements: Residential Property
EDWARD MACK C.P. January Term, 2012 No. 04913 \$80,548.05 Phelan Hallinan Diamond & Jones, LLP

1512-498

4429 East Wingochocking Street 19124-3634 23rd wd. 2544 Sq Ft OPA#234210200 Improvements: Residential Property
JOHANNA PRATTS AND OSCAR R. SALECDO C.P. June Term, 2014 No. 02726 \$26,160.78 Phelan Hallinan Diamond & Jones, LLP

1512-499

1417 Devereaux Avenue 19149 54th wd. 2131 Sq Ft BRT#541061500 Improvements: Residential Property
PATRICK MICHAEL TYSON C.P. October Term, 2014 No. 03682 \$56,133.06 KML Law Group, P.C.

1512-500

3117 North 17th Street 19132-2358 11th wd. 861 Sq Ft OPA#111206100 Improvements: Residential Property
BEATRICE HAWKINS C.P. November Term, 2014 No. 00567 \$20,180.02 Phelan Hallinan Diamond & Jones, LLP

1512-501

606 Walnut Lane 19128 21st wd. 4440 Sq Ft OPA#213085900 Improvements: Residential Property
JOHN J. KLINE AND TAISA R. KLINE C.P. January Term, 2015 No. 00944 \$314,261.15 Richard M. Squire & Associates, LLC

1512-502

6532 Marsden Street 19135 41st wd. 1260 Sq Ft OPA#411257700 Improvements: Residential Property
YISCHOR D. FRIEDMAN C.P. December Term, 2013 No. 01715 \$67,939.30 Richard M. Squire & Associates, LLC

1512-503

226 East Roosevelt Boulevard 19120-3935 42nd wd. 2314 Sq Ft BRT#421128000 Subject To Mortgage No (Mortgage in favor of judgment holder) Improvements: Residential Property
NORMAN BEY C.P. November Term, 2010 No. 743 as confirmed at C.P. March Term, 2011 No. 2003 \$66855.04, plus interest and costs Andrew L. Miller, Esq.; Andrew L. Miller & Associate, P.C.

1512-504

1455 North 57th Street 19131 4th wd. 984.45 Sq Ft BRT#04-3-094100 Improvements: Residential Dwelling

SHERIFF'S SALE

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MOSES COOK A/K/A MOSES JOSEPH COOK; GEORGE COOK, KNOWN HEIR OF MOSES COOK A/K/A MOSES JOSEPH COOK; BARBARA JEAN FRAZIER, KNOWN HEIR OF MOSES COOK A/K/A MOSES JOSEPH COOK; ANTHONY M. COOK, KNOWN HEIR OF MOSES COOK A/K/A MOSES JOSEPH COOK C.P. March Term, 2015 No. 00766 \$46,809.92 Udren Law Offices, P.C.

1512-505

846 North Marshall Street 19123 14th wd. 1605 Sq Ft BRT#141025140 Improvements: Residential Real Estate
GWENDOLYN ARMSTRONG A/K/A GWENDOLYN ARMSTRONG-BROWN C.P. March Term, 2015 No. 03936 \$54,625.80 Stern & Eisenberg P.C.

1512-506

539 Penny Lane, C71 19111-1201 63rd wd. 0 Sq Ft BRT#888630214 Improvements: Residential Real Estate
DONG JIN CHOI C.P. April Term, 2015 No. 03809 \$334,450.20 Stern & Eisenberg P.C.

1512-507

3849 Terrace Street, Unit H 19128 21st wd. 0 Sq Ft BRT#888211166 Improvements: Residential Real Estate
HEATHER CIPRIOTTI C.P. February Term, 2015 No. 02996 \$448,772.02 Stern & Eisenberg P.C.

1512-508

4801 A Street 19120 42nd wd. 1761 Sq Ft BRT#421298700 Improvements: Residential Real Estate
EDMUND PLUMMER C.P. July Term, 2015 No. 00407 \$104,636.83 Stern & Eisenberg P.C.

1512-509

3811 North 7th Street 19140 43rd wd. 1360.35 Sq Ft BRT#43-2-278600 Improvements: Row 2sty Masonry
SAGRARIO JIMENEZ C.P. March Term, 2015 No. 00547 \$58,204.85 Milstead & Associates, LLC

1512-510

3607 Miller Street 19134 45th wd. 898.12 Sq Ft BRT#451349000 Improvements: Row 2 Sty Masonry
ROBERT G. SHIRLEY C.P. August Term, 2014 No. 02582 \$122,339.38 Milstead & Associates, LLC

1512-511

1523 Van Kirk Street 19149 62nd wd. 2681.77 Sq Ft BRT#621117400 Improvements: Row 2 Sty Masonry
SOFIA RUBAKH C.P. December Term, 2014 No. 01056 \$89,068.47 Milstead & Associates, LLC

1512-512

6822 Marsden Street 19135 41st wd. 1282.5 Sq Ft BRT#41-2-3736-00 Improvements: Row B/gar 2sty Masonry
LEVONZA G. THOMPSON C.P. April Term, 2015 No. 01028 \$89,807.38 Milstead & Associates, LLC

1512-513

3923 Donath Street 19140-2804 13th wd. 1005 Sq Ft BRT#13-1-3068-00; PRCL#102N7-89 Improvements: Residential Dwelling
CLARA THOMAS, ADMINISTRATRIX OF THE ESTATE OF EARL MONTAGUE A/K/A EARLIE JEFF MONTAGUE, DECEASED C.P. October Term, 2014 No. 02304 \$108,007.75 Powers, Kim & Associates, LLC

1512-514

1921 West Carey Street 19140-3520 13th wd. 1040 Sq Ft BRT#13-1-0748-00; BRT#101 N 5-136 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELIZABETH JETTER, DECEASED C.P. December Term, 2014 No. 01092 \$51,597.62 Powers, Kim & Associates, LLC

1512-515

5123 D Street 19120 42nd wd. 1688.4 Sq Ft BRT#42-1-4812-00 Improvements: Row B/gar 2sty Masonry
LISA ANTOINETTE SUMMERS A/K/A LISA A. SUMMERS A/K/A LISA TAYLOR C.P. May Term, 2015 No. 02802 \$112,476.83 Milstead & Associates, LLC

1512-516

421 East Rittenhouse Street a/k/a 421-423 East Rittenhouse Street 19144-5743 59th wd. 3112 Sq Ft BRT#59-1127000 Improvements: Residential Dwelling
TAMARA GUILMOUTDINOV AND ARTOUR GUILMOUTDINOV C.P. February Term, 2015 No. 02373 \$138,549.56 Powers, Kim & Associates, LLC

1512-517

1365 Fanshawe Street 19111-4911 53rd wd. 1200.83 Sq Ft BRT#532050000 Improvements: Residential Dwelling

SHERIFF'S SALE

KAREN DEVITT-LIND C.P. July Term, 2014 No. 02104 \$109,702.37 Powers, Kim & Associates, LLC

1512-518

1757 North 27th Street 19121-2824 32nd wd. 937 Sq Ft BRT#32-4-1320-00 Improvements: Residential Dwelling
JUNE EZEKIEL, IN HER CAPACITY AS HEIR OF GEORGE E. EZEKIEL, DECEASED; VINEL COOPER, IN HER CAPACITY AS HEIR OF GEORGE E. EZEKIEL, DECEASED; ELVIN EZEKIEL, IN HIS CAPACITY AS HEIR OF GEORGE E. EZEKIEL, DECEASED; AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGE E. EZEKIEL, DECEASED C.P. September Term, 2014 No. 00396 \$81,890.66 Powers, Kim & Associates, LLC

1512-519

8233 Pickering Street 19150 50th wd. 5145 Sq Ft BRT#501239500 Improvements: Det W/b Gar 2sty Mas+other
THOMAS STERLING A/K/A THOMAS E. STERLING, ORIGINAL MORTGAGOR; WANDA B. DESSES A/K/A WANDA DESSES, ORIGINAL MORTGAGOR AND REAL OWNER AND BETTY ANNE STERLING, ORIGINAL MORTGAGOR C.P. February Term, 2015 No. 00444 \$226,922.83 Milstead & Associates, LLC

1512-520

1239 North 54th Street 19131-4337 44th wd. 1440 Sq Ft BRT#44-2-3565-00 Improvements: Residential Dwelling
LULA P. BUTLER A/K/A LULA P. BUTTLER C.P. November Term, 2014 No. 02502 \$59,020.16 Powers, Kim & Associates, LLC

1512-521

7419 Woodbine Avenue 19151 34th wd. 1557 Sq Ft BRT#34-3-2074-00; PRCL#66N15-52 Improvements: Residential Dwelling
ILYASHA MURPHY AND HASHIM A. MURPHY C.P. July Term, 2010 No. 01931 \$218,000.00 Jessica N. Manis; Powers, Kim & Associates, LLC

1512-522

4525 Milnor Street 19124-4119 23rd wd. 2183 Sq Ft BRT#231045700 Improvements: Residential Dwelling
STEPHEN M. GAGAJEWSKI C.P. March Term, 2015 No. 01163 \$89,814.72 Law Offices of Gregory Javardian, LLC

1512-523

6544 Torresdale Avenue 19135 41st wd. 1072 Sq Ft (land area); 1600 Sq Ft (improvement area) BRT#87-1-1918-00 Subject to Mortgage Subject to Rent Improvements: Str/off + Apt 2sty Masonry
CUN YU WEI AND MEI YING LIN C.P. July Term, 2015 No. 0185 \$111,599.18 Jennifer Hiller Nimeroff, Esq.; Weir & Partners LLP

1512-524

5902 North 7th Street 19120 61st wd. 1402 Sq Ft BRT#612240600 Improvements: Residential Property
MAURICE BOWSER C.P. April Term, 2013 No. 03614 \$70,085.08 KML Law Group, P.C.

1512-525

2243 South Bonsall Street 19145 48th wd. 708 Sq Ft BRT#482278700 Improvements: Residential Property
TYESHA TILGHMAN C.P. August Term, 2013 No. 01964 \$35,648.69 KML Law Group, P.C.

1512-526

2441 South Alder Street 19148 39th wd. 714 Sq Ft BRT#394122500 Improvements: Residential Property
JAMIE DEVITO AND JOHN M. DEVITO C.P. March Term, 2008 No. 01030 \$55,972.93 KML Law Group, P.C.

1512-527

5918 Larchwood Avenue 19143 3rd wd. 1424 Sq Ft BRT#032095900 Improvements: Residential Property
LEE AUDREY WILLIAMS (REMAINDER) AND GEORGE E. WILLIAMS (REMAINDER) C.P. July Term, 2013 No. 04566 \$121,696.33 KML Law Group, P.C.

1512-528

4326 Wain Street 19124 23rd wd. 835 Sq Ft BRT#23-2301600 Improvements: Residential Property
MARLO HOPKINS C.P. April Term, 2015 No. 01528 \$58,654.15 Shapiro & DeNardo, LLC

1512-529

2128 North Melvin Street 19131 52nd wd. 1297 Sq Ft BRT#52-2-2511-00 Improvements: Residential Property
ANDREW REED C.P. August Term, 2014 No. 00102 \$59,399.22 Pressman & Doyle, LLC

1512-530

851 South 57th Street 19143 46th wd. 1320 Sq Ft BRT#463242100 Improvements: Residential Real Estate

SHERIFF'S SALE

KATHERINE COLEMAN C.P. April Term, 2015 No. 02201 \$98,463.17 Stern & Eisenberg P.C.

1512-531

646 Alcott Street 19120 35th wd. 1224 Sq Ft BRT#352060600 Improvements: Residential Property
DORLEATHA M. JOHNSON A/K/A DORLEATHA JOHNSON C.P. May Term, 2015 No. 00542 \$76,797.66 Shapiro & DeNardo, LLC

1512-532

203 West Clapier Street 19144 13th wd. (formerly part of the 22nd wd.) 1185 Sq Ft BRT#133063000 Improvements: Residential Real Estate
ANN HENDERSON A/K/A ANN COOPER C.P. May Term, 2015 No. 002122 \$109,159.39 Stern & Eisenberg P.C.

1512-533

1521 West Lindley Avenue 19141 17th wd. 2554 Sq Ft BRT#171069200 Improvements: Residential Property
RUSSELL R. VIALVA A/K/A ROBERT R. VIALVA AND CLOTHILDA VIALVA C.P. February Term, 2015 No. 02301 \$210,885.82 Shapiro & DeNardo, LLC

1512-534

6150 Lebanon Avenue 19151 34th wd. 4003 Sq Ft BRT#342126900 Improvements: Residential Real Estate
ADRIAN B. WASHINGTON A/K/A ADRIAN WASHINGTON C.P. February Term, 2015 No. 01799 \$176,478.12 Stern & Eisenberg P.C.

1512-535

2110-12 East Clementine Street 19134 25th wd. 1475 Sq Ft BRT#252257300 Improvements: Residential Property
JOSE N. PEREZ C.P. March Term, 2014 No. 005816 \$46,666.80 Shapiro & DeNardo, LLC

1512-536

1342 South 46th Street 19143-3804 27th wd. 1088 Sq Ft BRT#273004400 Improvements: Residential Real Estate
MARK BROWN, ADMINISTRATOR OF THE ESTATE OF LOUISE ROBINSON, DECEASED C.P. December Term, 2014 No. 01308 \$65,360.77 Stern & Eisenberg P.C.

1512-537

5334 James Street 19137 45th wd. 2400 Sq Ft BRT#453413400 Improvements: Residential Real Estate
MICHAEL SABATO A/K/A MICHAEL J. SABATO C.P. July Term, 2015 No. 02225 \$40,551.25 Stern & Eisenberg P.C.

SHERIFF'S SALE

BRT#622044500 Improvements: Residential Dwelling
VINCENT GRIMES AND MAUREEN GRIMES C.P. November Term, 2014 No. 01390 \$45,570.74 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1512-546

3107 North 32nd Street 19132 38th wd. 1159 Sq Ft BRT#382176300 Improvements: Residential Dwelling
FRANKLIN D. HART, SR. AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JESSIE MAE NATHAN A/K/A JESSIE M. NATHAN, DECEASED C.P. May Term, 2015 No. 00486 \$8,675.56 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1512-547

6207 Harley Avenue 19142 40th wd. 2232.50 Sq Ft BRT#40-S-22-111; OPA/BRT#402289100 Improvements: Residential Dwelling
DIANA PEZZETTI A/K/A DIANA AUTERI AND JOSEPH A. AUTERI C.P. May Term, 2015 No. 00499 \$117,704.55 Udren Law Offices, P.C.

1512-548

325 Jackson Street 19148 39th wd. 1007.5 Sq Ft BRT#392107800 Improvements: Residential Dwelling
WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER; ROSEMARY COOK, INDIVIDUALLY AND AS KNOWN HEIR OF WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER; WALTER T. COOK, JR., AS KNOWN HEIR OF WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER; JOHN M. COOK, AS KNOWN HEIR OF WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WALTER COOK A/K/A WALTER T. COOK, SR., LAST RECORD OWNER C.P. December Term, 2010 No. 00179 \$133,584.11 Udren Law Offices, P.C.

1512-549

7119 Keystone Street 19135-1426 65th wd. 2200 Sq Ft OPA#651306800 Improvements: Residential Property
JANETTE G. LOCKE C.P. February Term, 2015 No. 02796 \$54,537.53 Phelan Hallinan Diamond & Jones, LLP

1512-550

330 North Simpson Street 19139-1024 34th wd. 1306 Sq Ft OPA#343105308 Improvements: Residential Property
TYRONE BUTLER C.P. September Term, 2014 No. 04413 \$68,810.91 Phelan Hallinan Diamond & Jones, LLP

1512-551

2001 Hamilton Street, Unit 915 19130-4220 8th wd. 0 Sq Ft OPA#888091134 Improvements: Condominium Unit
ERIC MAISTER C.P. August Term, 2014 No. 00701 \$236,453.70 Phelan Hallinan Diamond & Jones, LLP

1512-552

6215 Marsden Street 19135-3207 41st wd. 2000 Sq Ft OPA#411264400 Improvements: Residential Property
SARAH A. MICHALCZYK A/K/A SARAH MICHALCZYK C.P. April Term, 2015 No. 01451 \$107,740.98 Phelan Hallinan Diamond & Jones, LLP

1512-553

709 Byberry Road 19116-2111 58th wd. 8940 Sq Ft OPA#583003000 Improvements: Residential Property
RICHARD RUTENBERG C.P. January Term, 2015 No. 03806 \$460,215.14 Phelan Hallinan Diamond & Jones, LLP

1512-554

7101 Wayne Avenue 19119-3347 9th wd. 56662 Sq Ft OPA#092113500 Improvements: Residential Property
VINCE BAKER AND MARCIA SHEPHERD BAKER A/K/A MARCIA BAKER C.P. May Term, 2015 No. 01674 \$862,919.94 Phelan Hallinan Diamond & Jones, LLP

1512-555

2343 East Boston Street 19125-3014 31st wd. 983 Sq Ft OPA#313184000 Improvements: Residential Property
WILLIAM J. MCELROY AND DOLORES F. MCELROY C.P. October Term, 2013 No. 01433 \$214,492.25 Phelan Hallinan Diamond & Jones, LLP

1512-556

6116 Kingsessing Avenue 19142 40th wd. 1125 Sq Ft; on Southeasterly Side of Kingsessing Avenue. 375 ft Northeastwardly from the Northeastly side of 62nd St; Front: 15 ft, Depth: 75 ft OPA#40-1-2634-00 Improvements: Row 2 Sty Masonry
CHARLES P. DONATO C.P. January Term,

SHERIFF'S SALE

2015 No. 02865 \$90,785.64 Louis P. Vitti, Esq.

1512-557

6264 Cottage Street 19135 55th wd. (formerly 41st wd.) 1440 Sq Ft BRT#552387000 Improvements: Residential Property
LATASHA HALLEY AND COREY L. VINSON C.P. January Term, 2014 No. 00521 \$76,628.72 KML Law Group, P.C.

1512-558

7380 Rugby Street 19138 10th wd. 1280 Sq Ft BRT#102456600 Improvements: Residential Property
DEKAR L. BENEDICT C.P. April Term, 2014 No. 00606 \$181,230.59 KML Law Group, P.C.

1512-559

2502 North 29th Street 19132 28th wd. 1016 Sq Ft BRT#282008000 Improvements: Residential Property
TROY CHARVES PEARSALL AND YVETTE L. PEARSALL C.P. April Term, 2014 No. 01606 \$5,616.21 KML Law Group, P.C.

1512-560

5233 Roosevelt Boulevard 19124 23rd wd. 1911 Sq Ft BRT#233026600 Improvements: Residential Property
CLARK E. MCCAULEY C.P. December Term, 2008 No. 03210 \$45,155.94 KML Law Group, P.C.

1512-561

1324 Locust Street Unit 312 19107 5th wd. 342 Sq Ft OPA#888115264 Improvements: Residential Property
JOHN P. KEALEY C.P. October Term, 2011 No. 02057 \$152,912.19 Kimberly A. Bonner, Esq.; Scott A. Diatterick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-562

4036 Neilson Street 19124 33rd wd. 975 Sq Ft BRT#332521600 Improvements: Residential Property
BIANCA M. HERNANDEZ C.P. December Term, 2014 No. 01554 \$109,947.04 KML Law Group, P.C.

1512-563A-B

5503 Lansdowne Avenue - Premises A - 19131 4th wd. 1568 Sq Ft BRT#871053150 Improvements: Commercial Property
5507 Lansdowne Avenue - Premises B - 19131 4th wd. 1568 Sq Ft BRT#871053200 Improvements: Commercial Property
MARK I. DAVIS C.P. January Term, 2013 No. 02273 \$307,886.95 Scott A. Diatterick, Esq., and/or Kathryn L. Mason, Esq.

1512-564

3824 Manayunk Avenue 19128 21st wd. 1175 Sq Ft BRT#211338000 Improvements: Residential Property
DEBORAH ANN CONWAY A/K/A DEBORAH ANNE CONWAY C.P. May Term, 2015 No. 01957 \$26,045.78 KML Law Group, P.C.

1512-565

4000 Gypsy Lane, Unit 405 19129 21st wd. 1054 Sq Ft (no land area) BRT#888210231 Improvements: Residential Condominium Unit
JANE M. HEANEY, DECEASED C.P. January Term, 2015 No. 002678 \$36,731.58 Elliot H. Berton, Esq. - Benjamin F. Dill, Esquire

1512-566

2909 Disston Street 19149 55th wd. 1788 Sq Ft BRT#551305100 Improvements: Residential Property
SANDRA BURNS C.P. September Term, 2014 No. 02351 \$159,476.92 KML Law Group, P.C.

1512-567

112 South 54th Street 19139 60th wd. APT 2-4 UNITS 2STY MASONRY; 1946 Sq Ft BRT#603148000 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF JEAN D. CLARK, DECEASED MORTGAGOR AND REAL OWNER AND BRUCE AVERY BELL, KNOWN SURVIVING HEIR OF JEAN D. CLARK, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2015 No. 00100 \$108,803.07 McCabe, Weisberg, & Conway, P.C.

1512-568

914 Clinton Street 19107 5th wd. 1920 Sq Ft BRT#053011120 Improvements: Residential Dwelling
MICHAEL T. CONNOR C.P. February Term, 2013 No. 01666 \$959,607.68 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1512-569

7834 Argus Road 19150 50th wd. 3547 Sq Ft BRT#501243700 Improvements: Residential Real Estate
MAMIE N. JACOBS C.P. September Term, 2012 No. 01558 \$76,281.14 Stern & Eisenberg P.C.

1512-570

920 Tyson Avenue 19111-4406 53rd wd. 1596 Sq Ft BRT#53-2-2177-00 Improvements: Residential Dwelling
MARINA WILLIAMS AND ANTON ONOSOV C.P. September Term, 2014

SHERIFF'S SALE

No. 00391 \$122,271.60 Powers, Kirn & Associates, LLC

1512-571

2246 Fraley Street 19137 45th wd. 924 Sq Ft BRT#453396400 Improvements: Residential Property
SANDRA M. JONES C.P. June Term, 2015 No. 01618 \$24,298.77 KML Law Group, P.C.

1512-572

1539 South Marston Street 19146 36th wd. 744 Sq Ft BRT#364323800 Improvements: Residential Property
MARKEY MILLS C.P. January Term, 2012 No. 02758 \$72,873.22 KML Law Group, P.C.

1512-573

8329 Gilbert Street 19150 50th wd. 1523 Sq Ft BRT#502137600 Improvements: Residential Property
CHIKILRA K. BLOW INGRAM C.P. June Term, 2015 No. 02340 \$191,134.58 KML Law Group, P.C.

1512-574

1644 Dyre Street 19124 62nd wd. (formerly part of the 23rd wd.) SEMI DET 2STY MASONRY; 2190 Sq Ft BRT#622037700 Improvements: Residential Dwelling
JUNIOR A. HARRIS C.P. February Term, 2014 No. 00895 \$74,682.95 McCabe, Weisberg, & Conway, P.C.

1512-575

1615 Worrell Street 19124-4425 33rd wd. 1245 Sq Ft BRT#33-2-0399-00 Improvements: Row 2 Sty Masonry
JUAN A. OLIVERAS C.P. January Term, 2015 No. 02870 \$115,049.13 Milstead & Associates, LLC

1512-576

2650 South Shields Street 19142 40th wd. 1472 Sq Ft BRT#406033800 Improvements: Residential Property
JACQUELINE CARTER C.P. April Term, 2015 No. 01220 \$86,653.89 KML Law Group, P.C.

1512-577

7265 Pitville Avenue 19126 10th wd. 1353 Sq Ft BRT#101058300 Improvements: Residential Property
INGRID M. RANSOM C.P. February Term, 2015 No. 00347 \$354,320.39 KML Law Group, P.C.

1512-578

6323 Morton Street 19144 59th wd. APT 2-4 UNITS 2STY MASONRY; 1317 Sq Ft BRT#592213023 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF FREDDIE L. FORD, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2015 No. 01729 \$116,077.38 McCabe, Weisberg, & Conway, P.C.

1512-579

9024 Ashton Road 19136-1008 57th wd. 4600 Sq Ft BRT#57-1-311400 Improvements: S/d W B/g 2s Mas + Other
TIMOTHY MORRIS, SR. A/K/A TIM MORRIS, SR. A/K/A TIM MORRIS C.P. June Term, 2014 No. 03198 \$237,247.41 Milstead & Associates, LLC

1512-580

8525 Fayette Street 19150 50th wd. 1440 Sq Ft BRT#501051800 Improvements: Residential Property
JACQUELINE SWIFT C.P. February Term, 2012 No. 00529 \$123,017.16 KML Law Group, P.C.

1512-581

1448 South Newkirk Street 19143-3737 36th wd. Beginning Point: Situate on the North side of Titan Street, beginning at the distance of 75 feet Westward from the West side of 19th Street; 679 Sq Ft BRT#364367000 Improvements: Row 2 Sty Masonry
DONALD J. SIMMINS C.P. May Term, 2015 No. 01153 \$71,537.08 Richard J. Nalbandian, III, Esq.

1512-582

4200 Orchard Street 19124 23rd wd. 1766 Sq Ft BRT#232249300 Improvements: Residential Property
MARIXA HERNANDEZ AND CARMELO HERNANDEZ C.P. February Term, 2012 No. 02532 \$62,476.51 Shapiro & DeNardo, LLC

1512-583

4641 Salmon Street 19137 45th wd. 1195 Sq Ft BRT#453288820 Improvements: Residential Property
RUTHANNE A. KANE C.P. May Term, 2015 No. 01162 \$120,753.00 KML Law Group, P.C.

1512-584

2142 North 58th Street 19131 52nd wd. 1357 Sq Ft BRT#522224800 Improvements: Residential Property
ANNIS HOLMES C.P. January Term, 2010 No. 000667 \$77,102.61 Shapiro & DeNardo, LLC

1512-585

2842 West Huntingdon Street 19132-3553

SHERIFF'S SALE

28th wd. Beginning Point: Situate on the South side of Huntingdon Street at the distance of Twenty feet Westward from the West side of Dover Street; 810 Sq Ft BRT#281307100 Improvements: Row 2 Sty Masonry
MARY R. FISHER-MCKNIGHT C.P. July Term, 2015 No. 02048 \$25,787.34 Richard J. Nalbandian, III, Esq.

1512-586

5701 Belmar Terrace 19143-5230 51st wd. 936 Sq Ft BRT#514096300 Improvements: Residential Property
PATRICIA MCNEIL A/K/A PATRICIA C. MCNEIL-HICKS C.P. May Term, 2015 No. 03002 \$69,660.53 Michael F.J. Romano, Esq.

1512-587

5427 Belmar Terrace 19143 51st wd. 1072 Sq Ft BRT#51-4-0893-00 Improvements: Residential Property
AARON PORTER C.P. February Term, 2010 No. 01520 \$59,982.64 Shapiro & DeNardo, LLC

1512-588

8739 Gillespie Street 19136 65th wd. 2860 Sq Ft BRT#652242825 Improvements: Residential Property
LAWRENCE E. KUSCIN AND PATRICIA M. HARTE-KUSCIN C.P. November Term, 2013 No. 910 \$128,658.87 Shapiro & DeNardo, LLC

1512-589

3020 Robbins Avenue 19149 55th wd. 1050 Sq Ft BRT#551002207 Improvements: Residential Property
DARNELL DICKERSON C.P. September Term, 2014 No. 002708 \$80,589.79 Shapiro & DeNardo, LLC

1512-590

248-250 Market Street 19106-2817 5th wd. 2602 Sq Ft OPA#881007027 Subject to Rent Improvements: Apts 5-50 Units; Masonry
GIULIANO PROPERTIES, INC. C.P. June Term, 2013 No. 01502 \$1983955.15 together with interest accruing at the per annum rate of 6.00% after July 29, 2013. Total amount due as of December 1, 2015 is \$2264159.62 Duane Morris LLP c/o Louise Melchor, Esq.

1512-591

5519 Saybrook Avenue 19143 51st wd. 1072 Sq Ft BRT#514277000 Improvements: Residential Property
SHEILA LANDERS C.P. April Term, 2015 No. 03710 \$33,820.83 Shapiro & DeNardo, LLC

1512-592

4537 North Carlisle Street 19140 13th wd. 1599 Sq Ft BRT#132018400 Improvements: Residential Property
JUSTINE A. WILSON C.P. November Term, 2009 No. 04239 \$75,832.54 KML Law Group, P.C.

1512-593

4736 Benner Street 19135 41st wd. 1230 Sq Ft BRT#411138000 Improvements: Residential Property
IOSLAV STARIKOV AND SVETLANA STARIKOVA C.P. May Term, 2015 No. 02124 \$78,464.46 Shapiro & DeNardo, LLC

1512-594

1229 Alcott Street 19149 35th wd. 1149 Sq Ft BRT#352088100 Improvements: Residential Property
ELIZABETH WADE C.P. May Term, 2015 No. 03376 \$59,005.32 Shapiro & DeNardo, LLC

1512-595

5045 Tulip Street 19124 88th wd. 1308 Sq Ft BRT#881164460 Improvements: Residential Property
RAY WALL C.P. October Term, 2014 No. 02546 \$159,521.07 KML Law Group, P.C.

1512-596

6230 North Mascher Street 19120 61st wd. 1800 Sq Ft BRT#611025200 Improvements: Residential Property
RICHARD K. OHLIGER C.P. June Term, 2012 No. 3076 \$37,937.71 Shapiro & DeNardo, LLC

1512-597

1605 Faunce Street 19111 56th wd. 2160 Sq Ft BRT#561406000 Improvements: Residential Property
ANNA GALARZA C.P. January Term, 2015 No. 03502 \$67,164.37 KML Law Group, P.C.

1512-598

4938 Lancaster Avenue 19131-4535 44th wd. ROW 2STY MASONRY; 921 Sq Ft BRT#442189300 Subject to Mortgage Improvements: Residential Dwelling
ANTONIO WATSON A/K/A ANTONIO R. WATSON C.P. September Term, 2013 No. 03796 \$142,681.82 McCabe, Weisberg, & Conway, P.C.

1512-599

273 Nandina Place 19116 58th wd. 3540 Sq Ft BRT#582158600 Improvements: Residential Property
YELENA KUSHEL C.P. September Term, 2014 No. 004568 \$362,309.41 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1512-600

2148 Magee Avenue 19149 54th wd. ROW B/GAR 2STY MASONRY; 1308 Sq Ft BRT#541134700 Improvements: Residential Dwelling
ALOYSIUS BENJAMIN AND JAYTAY NUKAH C.P. July Term, 2014 No. 02394 \$109,040.46 McCabe, Weisberg, & Conway, P.C.

1512-601

532 Turner Street 19122 18th wd. 784 Sq Ft BRT#183009900 Improvements: Residential Property
LAMONTE OWENS, III C.P. September Term, 2011 No. 0955 \$93,435.59 Shapiro & DeNardo, LLC

1512-602

4101 Levick Street 19135 55th wd. ROW B/GAR 2STY MASONRY; 2209 Sq Ft BRT#552077000 Improvements: Residential Dwelling
APRYL DENISE JONES C.P. January Term, 2015 No. 00531 \$157,189.04 McCabe, Weisberg, & Conway, P.C.

1512-603

2757 Axe Factory Road 19152-2114 57th wd. 2917 Sq Ft OPA#571092300 Improvements: Residential Property
TIMOTHY A. JAMES AND ROSEMARY JAMES C.P. November Term, 2010 No. 01547 \$331,821.31 Phelan Hallinan Diamond & Jones, LLP

1512-604

5810 Delancey Street 19143 60th wd. 930 Sq Ft BRT#604172800 Improvements: Residential Property
DEVIN CRYOR C.P. December Term, 2014 No. 00578 \$102,517.83 KML Law Group, P.C.

1512-605

3737 North Bouvier Street 19140 13th wd. ROW 3 STY MASONRY; 1273 Sq Ft BRT#131232800 Improvements: Residential Dwelling
HAKIM ABDUL ALI, KNOWN SURVIVING HEIR OF AUSTIN MITCHELL, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF AUSTIN MITCHELL, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2014 No. 04184 \$78,394.00 McCabe, Weisberg, & Conway, P.C.

1512-606

1837 Sulis Street 19141-1020 17th wd. 1067 Sq Ft OPA#171035700 Improvements: Residential Property
MONICA L. MITCHELL C.P. November Term, 2010 No. 03832 \$58,443.65 Phelan Hallinan Diamond & Jones, LLP

1512-607

1629 East Tulpehocken Street 19138 10th wd. ROW B/GAR 2STY MASONRY; 1684 Sq Ft BRT#102214400 Improvements: Residential Dwelling
MARQUETA SMITH C.P. July Term, 2012 No. 03200 \$148,715.57 McCabe, Weisberg, & Conway, P.C.

1512-608

SHERIFF'S SALE

December Term, 2014 No. 03920 \$143,465.30
KML Law Group, P.C.

1512-614

7000 Roosevelt Boulevard 19149 54th wd. ROW B/GAR 2STY MASONRY; 2995 Sq Ft BRT#542517100 Improvements: Residential Dwelling
CONSTANTINE AGOSTAROLA C.P. April Term, 2015 No. 02199 \$142,064.25 McCabe, Weisberg, & Conway, P.C.

1512-615

3100 North 25th Street 19132-1318 38th wd. 961 Sq Ft OPA#381068800 Improvements: Residential Property
SAMANTHA LOMAX C.P. January Term, 2015 No. 00156 \$34,014.54 Phelan Hallinan Diamond & Jones, LLP

1512-616

2341 Duncan Street 19124 23rd wd. 1600 Sq Ft BRT#231010700 Improvements: Residential Property
LORETTA KULAS A/K/A LORETTA M. KULAS A/K/A LORETTA M. SEDIVI C.P. May Term, 2015 No. 02065 \$90,171.04 KML Law Group, P.C.

1512-617

1737 North Lindenwood Street 19131-3617 52nd wd. 750 Sq Ft OPA#521317200 Improvements: Residential Property
KIMBERLY BARKLEY AND JAMES BARKLEY C.P. June Term, 2009 No. 00162 \$65,984.97 Phelan Hallinan Diamond & Jones, LLP

1512-618

12649 Dunksferry Road 19154 66th wd. 1992 Sq Ft BRT#663151100 Improvements: Residential Property
ROBERT FISHER AND ALLISON Y. FISHER A/K/A ALLISON Y. KELCH-FISHER C.P. October Term, 2014 No. 00444 \$171,275.67 KML Law Group, P.C.

1512-619

6127 Morton Street 19144 59th wd. ROW 2STY MASONRY; 1578 Sq Ft BRT#592207500 Improvements: Residential Dwelling
CHARMINA JOHNSON C.P. April Term, 2015 No. 03683 \$55,831.78 McCabe, Weisberg, & Conway, P.C.

1512-620

7039 Elmwood Avenue 19142 40th wd. 1386 Sq Ft BRT#406224900 Improvements: Residential Property
THE UNKNOWN HEIRS OF DOREEN WILLIAMS A/K/A DOREEN M. WILLIAMS, DECEASED; ANTHONY WILLIAMS, SOLELY IN HIS CAPACITY AS HEIR OF DOREEN WILLIAMS A/K/A DOREEN M. WILLIAMS, DECEASED AND MAZIE L. YOUNG C.P. December Term, 2014 No. 03233 \$121,431.49 KML Law Group, P.C.

1512-621

9985A Sandy Road 19115 58th wd. S/D W B/G 2S MAS.+OTHER; 2900 Sq Ft BRT#581398522 Improvements: Residential Dwelling
JOSEPH E. SKINIS AND PATRICIA ANN SKINIS A/K/A PATRICIA ANN C.P. January Term, 2015 No. 01449 \$202,271.90 McCabe, Weisberg, & Conway, P.C.

1512-622

7202 Gillespie Street 19135 41st wd. 1440 Sq Ft BRT#412299800 Improvements: Residential Property
THE UNKNOWN HEIRS OF ROBERT WOLFE; BRIGITTE WOLFE, SOLELY IN HER CAPACITY AS HEIR OF ROBERT WOLFE, DECEASED; DAVID WOLFE, SOLELY IN HIS CAPACITY AS HEIR OF ROBERT WOLFE, DECEASED; PHILLIP WOLFE, SOLELY IN HIS CAPACITY AS HEIR OF ROBERT WOLFE, DECEASED; ROBERT WOLFE, JR., IN HIS CAPACITY AS HEIR OF ROBERT WOLFE, DECEASED C.P. December Term, 2014 No. 02939 \$215,230.31 KML Law Group, P.C.

1512-623

5634 Girard Avenue 19131 4th wd. 1290 Sq Ft BRT#043021900; BRT#61 N 20-96; PRCL#37040-05634 Improvements: Residential Dwelling
ROSEMARIE MCNEIL C.P. May Term, 2009 No. 00538 \$157,631.17 Jessica N. Manis; Powers, Kim & Associates, LLC

1512-624

4216 Paul Street 19124 23rd wd. SEMI/DET 2.5 STY FRAME; 1091 Sq Ft BRT#232513000 Improvements: Residential Dwelling
TARAL HOUGH, A/K/A TARAL SCOLLON, KNOWN SURVIVING HEIR OF GEORGE HOUGH, DECEASED MORTGAGOR AND REAL OWNER; MICHAEL WEISS, KNOWN SURVIVING HEIR OF GEORGE HOUGH, DECEASED MORTGAGOR AND REAL OWNER; JODY WEISS, KNOWN SURVIVING HEIR OF GEORGE HOUGH, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF GEORGE HOUGH, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2014 No. 00464 \$66,831.20 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1512-625

845 Atwood Road 19151 34th wd. 1679 Sq Ft BRT#344323000 Improvements: Residential Dwelling
MICHAEL A. MINERVA, JR. C.P. December Term, 2013 No. 00899 \$97,859.73 Powers, Kim & Associates, LLC

1512-626

2204 North Hancock Street 19133 19th wd. ROW 3STY MASONRY; 1698 Sq Ft BRT#191091800 Improvements: Residential Dwelling
JUANA RIVERA A/K/A JENNY RIVERA DELGADO C.P. January Term, 2015 No. 00923 \$56,468.04 McCabe, Weisberg, & Conway, P.C.

1512-627

506 Independence Avenue 19126 61st wd. SEMI/DET 3STY STONE; 6061 Sq Ft BRT#611420000 Improvements: Residential Dwelling
BENJAMIN FOLK AND TANYA FOLK C.P. November Term, 2014 No. 01452 \$199,200.27 McCabe, Weisberg, & Conway, P.C.

1512-628

5137 Spruce Street 19139-4122 60th wd. APT 2-4 UNITS 2STY MASONRY; 1721 Sq Ft BRT#602104800 Improvements: Residential Dwelling
SABRINA THIGPEN AND JULIUS W. THIGPEN C.P. October Term, 2013 No. 03024 \$249,857.15 McCabe, Weisberg, & Conway, P.C.

1512-629

1832 Afton Street 19111 56th wd. S/D W B/G 2S MASONRY; 2861 Sq Ft BRT#561423200 Improvements: Residential Dwelling
NICHOLAS M. GAROFALO C.P. October Term, 2014 No. 02188 \$297,599.14 McCabe, Weisberg, & Conway, P.C.

1512-630

1204 Adams Avenue 19124 23rd wd. 2400 Sq Ft OPA#234009500 Improvements: Residential Property
BENJAMIN BIRCH, A/K/A BENJAMIN D. BIRCH AND UNITED STATES OF AMERICA C.P. January Term, 2011 No. 1433 \$97,243.43 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-631

2433 East Indiana Avenue 19134 25th wd. 1014 Sq Ft BRT#25-1094700 Subject to Mortgage Improvements: Residential Property
LYNN POTTER C.P. December Term, 2013 No. 01873 \$149,431.08 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-632

2555 South Hobson Street 19142 40th wd. 1108 Sq Ft OPA#406082400 Improvements: Residential Property
FREDDIE M. HARRIS A/K/A FREDDIE M. HARRIS, JR. C.P. November Term, 2010 No. 4125 \$95,626.60 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-633

301 Byberry Road E7 19116 58th wd. 1074 Sq Ft OPA#88-8-582007 Improvements: Residential Property
PATRICIA CHEFFER C.P. April Term, 2012 No. 3318 \$129,207.50 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-634

1725 South 55th Street 19143 51st wd. 975 Sq Ft OPA#51-4197500 Improvements: Residential Property
CRYSTAL BINNS, INDIVIDUALLY AND AS CO-ADMINISTRATRIX OF THE ESTATE OF DOROTHY O. MILLER; TRACEY COLLIER, INDIVIDUALLY AND AS CO-ADMINISTRATRIX OF THE ESTATE OF DOROTHY O. MILLER C.P. November Term, 2014 No. 001946 \$47,081.38 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-635

13037 Stevens Road 19116 58th wd. 3989 Sq Ft OPA#583146900 Improvements: Residential Property
DEBORAH LORENTI AND JOSEPH LORENTI C.P. March Term, 2011 No. 2818 \$278,997.55 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-636

1622 Benner Street 19149 62nd wd. ROW B/GAR 2STY MASONRY; 1791 Sq Ft BRT#621146400 Improvements: Residential Dwelling
EMMANUEL CESAR C.P. September Term, 2014 No. 02946 \$132,232.28 McCabe, Weisberg, & Conway, P.C.

1512-637

8525 Agusta Street 19152 56th wd. 3701 Sq Ft OPA#562355500 Improvements: Residential Property
TODD MILLER C.P. January Term, 2014 No. 002167 \$157,689.98 Kimberly A.

SHERIFF'S SALE

Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-638

2916 South 61st Street 19142 47th wd. 1357 Sq Ft OPA#402069600 Improvements: Residential Property
REBECCA ROGERS C.P. September Term, 2013 No. 00090 \$76,184.58 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-639

5373 Gainor Road 19131 52nd wd. 9800 Sq Ft OPA#521166900 Improvements: Residential Property
RAHEEM A. BEY AND NASHID ABDUL-RAHMAN A/K/A NASHID Q. ABDUL-RAHMAN C.P. May Term, 2014 No. 02361 \$298,998.18 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-640

6408 Marsden Street 19135 41st wd. On the Northwesterly side of Marsden Street 40 feet wide at a distance of 87 ft 5-1/2 in Northeastwardly from the Northeasterly side of Levick Street; Front 19 ft 10-1/2 in, Depth: 90 ft; 1788.3 Sq Ft OPA#411254600 Improvements: Single Family Residence
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC.; ALTERNATIVE LOAN TRUST 2005-9CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9CB C.P. January Term, 2015 \$137,549.13 Stephen M. Hladik, Esq.

1512-641

824 South 60th Street 19143 3rd wd. ROW 2 STY MASONRY; 1566 Sq Ft BRT#033209700 Improvements: Residential Dwelling
JEAN J. GUILLAUME C.P. May Term, 2015 No. 02127 \$104,941.57 McCabe, Weisberg, & Conway, P.C.

1512-642

3219 West Montgomery Avenue 19121 32nd wd. 1600 Sq Ft BRT#323006300 Improvements: Residential Property
CALVIN SNOWDEN C.P. April Term, 2014 No. 04079 \$69,577.46 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-643

748 Charette Road 19115 63rd wd. S/D W B/G 1STY MASONRY; 3788 Sq Ft BRT#632131700 Improvements: Residential Dwelling
KATIE KIPPLE, KNOWN SURVIVING HEIR OF FRANK C. KIPPLE, DECEASED MORTGAGOR AND REAL OWNER; ASHLEY N. KIPPLE, KNOWN SURVIVING HEIR OF FRANK C. KIPPLE, DECEASED MORTGAGOR AND REAL OWNER; AMANDA M. KIPPLE, KNOWN SURVIVING HEIR OF FRANK C. KIPPLE, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2015 No. 00272 \$206,037.96 McCabe, Weisberg, & Conway, P.C.

1512-644

989 North 66th Street 19151-3102 34th wd. 1005 Sq Ft BRT#344366200 Subject To Mortgage Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10 Improvements: Residential Dwelling
THE ESTATE OF GLORIA A. NESBITT C/O CHARLES NESBITT A/K/A CHARLES NESBITT, ADMINISTRATOR; CHARLES NESBITT A/K/A CHARLES NESBITT, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF GLORIA A. NESBITT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLORIA A. NESBITT, LAST RECORD OWNER; SHANELL JONES, KNOWN HEIR OF GLORIA A. NESBITT; CHAREEF NESBITT, KNOWN HEIR OF GLORIA A. NESBITT; TAISHA SCOTT, KNOWN HEIR OF GLORIA A. NESBITT C.P. August Term, 2013 No. 03003 \$87,147.90 Udren Law Offices, P.C.

1512-645

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

1512-646

352 Stevens Street 19111 35th wd. 1575 Sq Ft BRT#352183800 Improvements: Residential Dwelling
KHALIL FARAH C.P. November Term, 2014 No. 02981 \$148,808.23 Law Offices of Gregory Javardian, LLC

1512-647

3136 North Patton Street 19132-1124 38th wd. 1140 Sq Ft BRT#382175100 Improvements: Residential Dwelling
ETHEL MAE PAYTON AND ROBERT L.

SHERIFF'S SALE

PAYTON A/K/A ROBERT L. PAYTON, SR. C.P. March Term, 2007 No. 00881 \$26,095.16 Udren Law Offices, P.C.

1512-648

6405 Paschall Avenue 19142 40th wd. SEMI DET 2STY MASONRY; 1920 Sq Ft BRT#401353100 Improvements: Residential Dwelling
KISHA SMITH C.P. July Term, 2014 No. 03044 \$126,845.71 McCabe, Weisberg, & Conway, P.C.

1512-649

6409 North 6th Street 19126-3806 61st wd. 8330 Sq Ft BRT#611127800 Improvements: Residential Dwelling
BRENDA J. COPELAND; VAN A. COPELAND, JR. AND VAN A. COPELAND, SR. C.P. August Term, 2011 No. 03323 \$232,965.15 Udren Law Offices, P.C.

1512-650

2217 West Berks Street 19121 48th wd. ROW 3 STY MASONRY; 936 Sq Ft BRT#322231600 Improvements: Residential Dwelling
ARIEL CHRISTINA PENNICK C.P. January Term, 2015 No. 01965 \$110,063.45 McCabe, Weisberg, & Conway, P.C.

1512-651

4731 North 13th Street 19141 49th wd. 1351 Sq Ft BRT#491501700 Improvements: Single Family Row Home
JOHN SAUNDERS, III, DECEASED C.P. March Term, 2014 No. 001671 \$71,927.39 Craig H. Fox, Esq

1512-652

8015 Gilbert Street 19150 50th wd. S/D W B/G 2S MASONRY; 2457 Sq Ft BRT#502133700 Improvements: Residential Dwelling
STANLEY A. MCDANIEL C.P. April Term, 2014 No. 0462 \$190,800.41 McCabe, Weisberg, & Conway, P.C.

1512-653

4200-60 Woodhaven Road 19154 66th wd. 87845 Sq Ft BRT#88-6-7616-52 Subject to Mortgage Improvements: Multi-unit Apartment Building
THE CHARLES SIMON TRUST UNDER TRUST AGREEMENT DATED 2/28/1985 AS AMENDED AND RESTATED ON 09/20/1985, AS AMENDED ON 10/14/1985 AS AMENDED ON 4/30/1986 AS AMENDED ON 1/5/1989, AS AMENDED AND RESTATED ON 6/14/1986, AS AMENDED AND RESTATED ON 2/25/1992, AS AMENDED AND RESTATED ON 3/2/1998 AND AS AMENDED AND RESTATED ON 6/5/2009 C.P. May Term, 2015 No. 003506 \$293,700.00 Craig H. Fox, Esq

1512-654

927 Clyde Lane 19128 21st wd. DET W/GAR 1 STY FRAME; 14693 Sq Ft BRT#214115209 Improvements: Residential Dwelling
JOHN MCMAHON, ADMINISTRATOR OF THE ESTATE OF KATHLEEN MCMAHON, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2013 No. 03892 \$405,409.51 McCabe, Weisberg, & Conway, P.C.

1512-655

2339 Benson Street 19152-2503 57th wd. 3107.5 Sq Ft BRT#56-2-1497-00 Improvements: Residential Dwelling
JAMES COLE, ADMINISTRATOR OF THE ESTATE OF THERESA MARIE LONDON; JUSTIN LONDON, KNOWN HEIR OF THERESA MARIE LONDON; CHRISTOPHER LONDON, KNOWN HEIR OF THERESA MARIE LONDON; RYAN LONDON, KNOWN HEIR OF THERESA MARIE LONDON; SHANE COLE, KNOWN HEIR OF THERESA MARIE LONDON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THERESA MARIE LONDON C.P. December Term, 2014 No. 03916 \$140,080.04 Udren Law Offices, P.C.

1512-656

1212 North Redfield Street 19151 34th wd. SEMI DET 2STY MASONRY; 1800 Sq Ft BRT#342173100 Improvements: Residential Dwelling
LATASHA A. MARTIN, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; LATOYA D. MARTIN, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; CRYSTAL TANN SPELLER, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; WILLIAM L. SIMMS, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER; WILLIAM L. SIMMS, KNOWN SURVIVING HEIR OF GLADYS E. RAINNEY, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2014 No. 00010 \$74,674.24 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1512-657

4424 Devereaux Avenue 19135-3642 55th wd. 1288 Sq Ft OPA#552025100 Improvements: Residential Property
DONNA M. COSTELLO F/K/A DONNA M. HOLZSHU C.P. January Term, 2015 No. 03419 \$98,616.85 Phelan Hallinan Diamond & Jones, LLP

1512-658

1745 South Avondale Street 19142 40th wd. ROW 2STY MASONRY; 920 Sq Ft BRT#401180100 Improvements: Residential Dwelling
MARLENE BROCKINGTON AND DARNELL BROCKINGTON C.P. November Term, 2012 No. 01039 \$44,191.60 McCabe, Weisberg, & Conway, P.C.

1512-659

5844 Montrose Street 19143-3020 3rd wd. 952 Sq Ft OPA#033076900 Improvements: Residential Property
VANESSA MYERS, IN HER CAPACITY AS HEIR OF MAYBELLE MYERS A/K/A MAYBELL MYERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MAYBELLE MYERS A/K/A MAYBELL MYERS, DECEASED C.P. February Term, 2015 No. 02300 \$50,629.62 Phelan Hallinan Diamond & Jones, LLP

1512-660

1151 East Rittenhouse Street 19138-1804 59th wd. 2760 Sq Ft OPA#591139700 Improvements: Residential Property
ERNESTINE SPADY C.P. September Term, 2014 No. 03203 \$20,683.43 Phelan Hallinan Diamond & Jones, LLP

1512-661

1737 Naudain Street 19146-1522 30th wd. 640 Sq Ft OPA#303021600 Improvements: Residential Property
ALLISON WHITTENBERG C.P. September Term, 2013 No. 00698 \$79,098.71 Phelan Hallinan Diamond & Jones, LLP

1512-662

1326 Jackson Street 19148-2930 39th wd. 1037 Sq Ft OPA#394283600 Improvements: Residential Property
DEBRA LACAVA C.P. October Term, 2011 No. 03437 \$147,011.06 Phelan Hallinan Diamond & Jones, LLP

1512-663

5239 Westford Road 19120 42nd wd. ROW B/GAR 2STY MASONRY; 1527 Sq Ft BRT#421408500 Improvements: Residential Dwelling
JEAN J. RENARD C.P. January Term, 2012 No. 03411 \$132,014.68 McCabe, Weisberg, & Conway, P.C.

1512-664

1930 South Juniper Street 19148-2218 39th wd. 712 Sq Ft OPA#394640000 Improvements: Residential Property
STEPHEN MCDONALD C.P. July Term, 2013 No. 04266 \$147,381.65 Phelan Hallinan Diamond & Jones, LLP

1512-665

4532 Whitaker Avenue 19120 42nd wd. ROW B/GAR 2STY MASONRY; 975 Sq Ft BRT#421553000 Improvements: Residential Dwelling
HON V. TRAN C.P. April Term, 2014 No. 00780 \$103,520.44 McCabe, Weisberg, & Conway, P.C.

1512-666

2442 North Bouvier Street 19132-4305 16th wd. 675 Sq Ft OPA#161236300 Improvements: Residential Property
MICHAEL D. KELLY AND RHINO INVESTMENT PROPERTIES, LLC C.P. May Term, 2014 No. 01291 \$50,500.07 Phelan Hallinan Diamond & Jones, LLP

1512-667

521 West Cambria Street 19133 19th wd. ROW 3 STY MASONRY; 928 Sq Ft BRT#192340600 Improvements: Residential Dwelling
NERAIDA ZAYAS A/K/A NEREIDA ZAYAS C.P. November Term, 2014 No. 00604 \$47,034.07 McCabe, Weisberg, & Conway, P.C.

1512-668

4819 North Warnock Street 19141-3940 49th wd. 1309 Sq Ft OPA#491368400 Improvements: Residential Property
DWIGHT E. PARKER C.P. October Term, 2014 No. 00416 \$52,017.74 Phelan Hallinan Diamond & Jones, LLP

1512-669

SHERIFF'S SALE

1512-670

3918 North Delhi Street 19140-3113 43rd wd. 723 Sq Ft OPA#433154400 Improvements: Residential Property
EDRIS RAYMOND AND MARIE RAYMOND C.P. April Term, 2014 No. 04087 \$48,118.18 Phelan Hallinan Diamond & Jones, LLP

1512-671

5229 Wissahickon Avenue, FL 1, a/k/a 5229 Wissahickon Avenue 19144-4013 12th wd. 3128 Sq Ft OPA#123244400 Improvements: Residential Property
TONY BAYLOR C.P. August Term, 2014 No. 01737 \$132,279.02 Phelan Hallinan Diamond & Jones, LLP

1512-672

1626 North 6th Street 19122 20th wd. 1246 Sq Ft BRT#201108000 Improvements: Residential Property
ELIOT B. KAROL C.P. February Term, 2012 No. 001969 \$126,371.73 Shapiro & DeNardo, LLC

1512-673

1341 Disston Street 19111-4501 53rd wd. 2500 Sq Ft OPA#532210500 Improvements: Residential Property
KRISTEN G. RICHARDSON AND STEPHEN F. MOLESKI C.P. August Term, 2013 No. 01628 \$177,670.26 Phelan Hallinan Diamond & Jones, LLP

1512-674

1841 Master Street 19121-4907 47th wd. 1666 Sq Ft OPA#471114800 Improvements: Residential Property
FREDA D. EBBA A/K/A FREDA EBBA C.P. March Term, 2007 No. 00158 \$125,371.36 Phelan Hallinan Diamond & Jones, LLP

1512-675

236 East Collom Street 19144 12th wd. 1485 Sq Ft BRT#121064100 Improvements: Residential Property
DANYIELL N. WRIGHT C.P. October Term, 2014 No. 000174 \$96,982.60 Shapiro & DeNardo, LLC

1512-676

1436 South 28th Street 19146 36th wd. ROW 2STY MASONRY; 800 Sq Ft BRT#364344600 Improvements: Residential Dwelling
DONALD STURGIS C.P. November Term, 2014 No. 02451 \$60,449.72 McCabe, Weisberg, & Conway, P.C.

1512-677

6926 Garman Street 19142 40th wd. 1040 Sq Ft BRT#406267900 Improvements: Residential Property
APRIL BROWN C.P. January Term, 2015 No. 003273 \$89,089.31 Shapiro & DeNardo, LLC

1512-678

266 Linton Street 19120 61st wd. 1027 Sq Ft BRT#612129300 Improvements: Residential Property
THOMAS CARR AND DOREEN ANDREWS-CARR C.P. December Term, 2014 No. 003402 \$55,944.36 Shapiro & DeNardo, LLC

1512-679

3861 North Delhi Street 19140 43rd wd. 720 Sq Ft OPA#432349200; BRT#100N9-315 Improvements: Residential Property
TRACY E. TOLLERSON, ADMINISTRATRIX OF THE ESTATE OF ANTONY TOLLERSON A/K/A ANTHONY TOLLERSON, DECEASED C.P. May Term, 2015 No. 02550 \$44,907.18 Shapiro & DeNardo, LLC

1512-680

3652 Jasper Street 19134 45th wd. 798 Sq Ft BRT#452389300 Improvements: Residential Property
RAY S. GRACIA C.P. December Term, 2014 No. 001306 \$44,344.22 Shapiro & DeNardo, LLC

1512-681

264 South Frazier Street 19139 60th wd. ROW 2STY MASONRY; 1040 Sq Ft BRT#604237200 Improvements: Residential Dwelling
WILLIAM J. THOMAS C.P. June Term, 2014 No. 02418 \$62,644.04 McCabe, Weisberg, & Conway, P.C.

1512-682

2944 Passmore Street 19149-3032 55th wd. ROW B/GAR 2STY MASONRY; 850 Sq Ft BRT#551031000 Improvements: Residential Dwelling
LISA GARCIA C.P. November Term, 2014 No. 00511 \$86,510.29 McCabe, Weisberg, & Conway, P.C.

1512-683

6825 Edmund Street 19135-2301 41st wd. 1282 Sq Ft OPA#412443500 Improvements: Residential Property
JOAN MEISSLER C.P. November Term, 2014 No. 00023 \$88,459.64 Phelan Hallinan Diamond & Jones, LLP

1512-684

1343 East Weaver Street 19150-2230 50th wd. 1304 Sq Ft OPA#502320700 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

SHERIFF'S SALE

ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNIE ROBERT, DECEASED C.P. March Term, 2015 No. 01451 \$92,790.66 Phelan Hallinan Diamond & Jones, LLP

1512-685

4831 Lawrence Street, a/k/a 4831 North Lawrence Street 19120-4126 42nd wd. 1128 Sq Ft OPA#422473300 Improvements: Residential Property
VANESSA MOORE C.P. November Term, 2012 No. 02291 \$54,286.65 Phelan Hallinan Diamond & Jones, LLP

1512-686

7335 Central Avenue 19111-3001 63rd wd. 2778 Sq Ft OPA#631062100 Improvements: Residential Property
PATRICK JOSEPH C.P. March Term, 2015 No. 01159 \$203,867.73 Phelan Hallinan Diamond & Jones, LLP

1512-687

1223 Atwood Road 19151-3110 34th wd. 1488 Sq Ft OPA#344329700 Improvements: Residential Property
SEBASTIAN R. REMBERT AND FRANCINE M. REMBERT C.P. August Term, 2012 No. 01882 \$57,550.63 Phelan Hallinan Diamond & Jones, LLP

1512-688

6023 Tackawanna Street 19135-4414 62nd wd. 1901 Sq Ft OPA#622323800 Improvements: Residential Property
JOSEPH L. JEAN-PIERRE, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARIANNE JEAN-PIERRE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIANNE JEAN-PIERRE, DECEASED C.P. February Term, 2015 No. 00588 \$108,029.41 Phelan Hallinan Diamond & Jones, LLP

1512-689

5646 Haddington Street 19131 4th wd. Approximate Size: South Side of Haddington St 30 ft 4 in East of 57th St; Front: 15 ft, Depth: 75 ft; 1125 Sq Ft OPA#043222200 Improvements: Row 2sty Masonry
BARBARA JOHNSON C.P. February Term, 2015 No. 02583 \$65,500.00 Denise A. Kuestner, Esq.

1512-690

1305 West Wingohocking Street 19140-1213 49th wd. 1699 Sq Ft OPA#491014700 Improvements: Residential Property
DOMINIC GIBBS, IN HIS CAPACITY AS HEIR OF BRENDA GIBBS, DECEASED; ZELDA GIBBS, IN HER CAPACITY AS HEIR OF BRENDA GIBBS, DECEASED; LYNAYE GIBBS, IN HER CAPACITY AS HEIR OF BRENDA GIBBS, DECEASED; KEVIN GIBBS, IN HIS CAPACITY AS HEIR OF BRENDA GIBBS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRENDA GIBBS, DECEASED C.P. May Term, 2014 No. 03549 \$59,042.86 Phelan Hallinan Diamond & Jones, LLP

1512-691

946 Wagner Avenue 19141-2941 49th wd. 2440 Sq Ft OPA#492009300 Improvements: Residential Property
BARBARA M. ATKINSON A/K/A BARBARA ATKINSON C.P. August Term, 2014 No. 02909 \$83,032.19 Phelan Hallinan Diamond & Jones, LLP

1512-692

1234 North Alden Street 19131 4th wd. 915 Sq Ft BRT#043116900 Improvements: Residential Real Estate
TYRONE MILLER C.P. August Term, 2015 No. 00567 \$72,412.22 Stern & Eisenberg P.C.

1512-693

4844 North 15th Street 19141-2104 13th wd. 1236 Sq Ft OPA#132066600 Improvements: Residential Property
TROY W. DULA AND BRIDGET EDMONDS A/K/A BRIDGET DULA C.P. October Term, 2014 No. 00291 \$31,702.86 Phelan Hallinan Diamond & Jones, LLP

1512-694

2318 East Letterly Street 19125-2112 31st wd. 1124 Sq Ft OPA#313222200 Improvements: Residential Property
LINDA E. MCNALLY C.P. April Term, 2015 No. 01323 \$50,863.47 Phelan Hallinan Diamond & Jones, LLP

1512-695

2328 77th Avenue 19150-1810 50th wd. 1876 Sq Ft OPA#501416700 Improvements: Residential Property
BRENDA BERRIAN C.P. July Term, 2015 No. 03693 \$71,666.35 Phelan Hallinan Diamond & Jones, LLP

1512-696

1165 South 12th Street 19147 2nd wd. 1080 Sq Ft BRT#021589500 Improvements: Residential Property

SHERIFF'S SALE

ANTHONY MOLINERO, JR. C.P. June Term, 2012 No. 01257 \$375,256.07 Shapiro & DeNardo, LLC

1512-697

5211 Webster Street 19143-2626 46th wd. 1856 Sq Ft OPA#462110600 Improvements: Residential Property
DAISY GUNBY A/K/A DAISY MILLER GUNBY C.P. April Term, 2015 No. 00118 \$85,615.16 Phelan Hallinan Diamond & Jones, LLP

1512-698

4604 Decatur Street 19136-3236 65th wd. (f/k/a 41st wd.) 1087 Sq Ft OPA#651212800 Improvements: Residential Property
EVELYN GRAESER SCULL C.P. May Term, 2015 No. 02700 \$115,537.92 Phelan Hallinan Diamond & Jones, LLP

1512-699

2327 East Somerset Street 19134-4227 25th wd. 1152 Sq Ft OPA#252032500 Improvements: Residential Property
HECTOR O. ORTIZ C.P. September Term, 2013 No. 02617 \$54,510.65 Phelan Hallinan Diamond & Jones, LLP

1512-700

8137 Brous Avenue 19152-3101 64th wd. 2978 Sq Ft OPA#641076800 Improvements: Residential Property
JAMES E. TAYLOR C.P. January Term, 2015 No. 00700 \$239,530.82 Phelan Hallinan Diamond & Jones, LLP

1512-701

4028 Lansing Street 19136-3116 65th 2623 sq ft OPA# 651168200 Improvements: Residential Property
NICOLE WEBB C.P. August Term, 2014 No. 02137 \$90,613.07 Phelan Hallinan Diamond & Jones, LLP

1512-702

135 West Nedro Street 19120-2423 61st wd. 1037 Sq Ft OPA#612105900 Improvements: Residential Property
THELMA R. GOODE AND CHRISTINA C. BROWN C.P. May Term, 2015 No. 02925 \$81,047.97 Phelan Hallinan Diamond & Jones, LLP

1512-703

4319 Glendale Street 19124-4317 33rd wd. 1300 Sq Ft OPA#332451200 Improvements: Residential Property
JULIO CESAR RODRIGUEZ C.P. January Term, 2012 No. 00880 \$76,806.48 Phelan Hallinan Diamond & Jones, LLP

1512-704

2039 Haworth Street 19124-2209 62nd wd. 1078 Sq Ft OPA#622034500 Improvements: Residential Property
BARBARA ASHLEY-SHAH A/K/A BARBARA ASHLEY SHAH C.P. June Term, 2014 No. 03192 \$70,299.49 Phelan Hallinan Diamond & Jones, LLP

1512-705

1633 North 59th Street 19151-3939 4th wd. 2030 Sq Ft OPA#043307200 Improvements: Residential Property
TERESA M. MILLER C.P. July Term, 2012 No. 02851 \$36,589.92 Phelan Hallinan Diamond & Jones, LLP

1512-706

4241 North Hicks Street 19140-1915 13th wd. 674 Sq Ft OPA#132070100 Improvements: Residential Property
VINSON FLOWERS C.P. January Term, 2015 No. 03579 \$23,859.02 Phelan Hallinan Diamond & Jones, LLP

1512-707

1640 South Newkirk Street 19145-1208 36th wd. 679 Sq Ft OPA#364372400 Improvements: Residential Property
SAGE BUYERS, LLC C.P. April Term, 2015 No. 03100 \$19,702.24 Phelan Hallinan Diamond & Jones, LLP

1512-708

13494 Proctor Road 19116-1724 58th wd. 7800 sq ft OPA# 583130160 Improvements: Residential Property
MARY HRUZA AND MARYANN KENNEDY C.P. May Term, 2014 No. 00937 \$693,020.60 Phelan Hallinan Diamond & Jones, LLP

1512-709

7433 Andrews Avenue 19138 10th wd. ROW B/GAR 2STY MASONRY; 1212 Sq Ft BRT#101142300 Improvements: Residential Dwelling
DESIRAE E. DAVIS C.P. April Term, 2015 No. 01899 \$201,387.90 McCabe, Weisberg, & Conway, P.C.

1512-710

1211 Faunce Street 19111-2720 56th wd. 2616 Sq Ft OPA#561401200 Improvements: Residential Property
DONNA MARIE GARVIN AND DANIEL GARVIN C.P. March Term, 2015 No. 00480 \$113,847.05 Phelan Hallinan Diamond & Jones, LLP

1512-711

1236 Kerper Street 19111-4928 53rd wd. 1681 Sq Ft OPA#532089900 Improvements:

SHERIFF'S SALE

Residential Property
VICTORIA V. SAYERS A/K/A VICTORIA SAYERS C.P. June Term, 2014 No. 03360 \$78,949.74 Phelan Hallinan Diamond & Jones, LLP

1512-712

920 Moore Street 19148 1st wd. ROW 2STY MASONRY; 1120 Sq Ft BRT#012354600 Improvements: Residential Dwelling
ANGELA LERRO C.P. October Term, 2012 No. 4157 \$209,424.68 McCabe, Weisberg, & Conway, P.C.

1512-713

1814 Farrington Road 19151-2011 34th wd. 1530 Sq Ft OPA#343350800 Improvements: Residential Property
RICARDO ROSA A/K/A RICARDO A. ROSA C.P. October Term, 2012 No. 00218 \$165,380.60 Phelan Hallinan Diamond & Jones, LLP

1512-714

6727 Akron Street 19149-2329 54th wd. 2433 Sq Ft OPA#542432000 Improvements: Residential Property
RONALD H. ROSEMAN, IN HIS CAPACITY AS HEIR OF DARRYL ROSEMAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DARRYL ROSEMAN, DECEASED C.P. December Term, 2014 No. 00194 \$102,262.85 Phelan Hallinan Diamond & Jones, LLP

1512-715

5313 Walnut Street 19139 60th wd. 1186 Sq Ft BRT#603023300 Improvements: Residential Dwelling
ARNETT ARTHUR WOODALL C.P. February Term, 2015 No. 02186 \$96,440.43 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1512-716

6916 Oakland Street 19149 54th wd. (formerly part of the 35th wd.) 1625 Sq Ft BRT#542380200 Improvements: Residential Property
JOSE B. FERREIRA C.P. January Term, 2009 No. 02438 \$195,173.36 KML Law Group, P.C.

1512-717

646 East Godfrey Avenue 19120-2108 35th wd. 1305 Sq Ft OPA#351097900 Improvements: Residential Property
AMOUSSOU J. SAHOU C.P. April Term, 2015 No. 03414 \$88,639.39 Phelan Hallinan Diamond & Jones, LLP

1512-718

11733 Millbrook Road 19154-3617 66th wd. 1997 Sq Ft OPA#662235000 Improvements: Residential Property
AMY CROMPTON AND KURT LEWIS SMITH C.P. December Term, 2014 No. 03639 \$147,853.81 Phelan Hallinan Diamond & Jones, LLP

1512-719

3626 Essex Lane 19114 66th wd. 3313 Sq Ft BRT#661274000 Improvements: Residential Property
THOMAS FITZMAURICE C.P. September Term, 2014 No. 04170 \$166,424.71 KML Law Group, P.C.

1512-720

1145 North 63rd Street 19151 34th wd. SEMI/DET 3STY MAS+OTHER; 7143 Sq Ft BRT#342365100 Improvements: Residential Dwelling
ELIZABETH DOLAN C.P. August Term, 2014 No. 02437 \$154,118.44 McCabe, Weisberg, & Conway, P.C.

1512-721

6254 Crafton Street 19149-3509 62nd wd. 2052 Sq Ft OPA#621538200 Improvements: Residential Property
LUKE F. STAKELBECK, SR C.P. December Term, 2011 No. 01906 \$85,362.34 Phelan Hallinan Diamond & Jones, LLP

1512-722

1024 South 22nd Street 19146-2544 30th wd. 754 Sq Ft BRT#30-2296800 Improvements: Residential Property
NICHOLAS A. OFFENBACHER C.P. December Term, 2013 No. 00110 \$308,921.71 Kimberly A. Bonner, Esq.; Scott A. Dietherick, Esq.; Jana Fridfinnsdottir, Esq.; Michael E. Carleton, Esq.

1512-723

1229 Parrish Street 19123-1814 14th wd. 2652 Sq Ft OPA#141383110 Improvements: Residential Property
CLAYBOURNE WATKINS IN HIS CAPACITY AS HEIR OF JOCELYN CLICK, DECEASED; TASHANDA WATKINS, IN HER CAPACITY AS HEIR OF JOCELYN CLICK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOCELYN CLICK, DECEASED C.P. January Term, 2015 No. 00931 \$205,163.09 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1512-724

846 East Haines Street 19138 59th wd. 5850 Sq Ft BRT#591161600; PRCL#85N23 70 Improvements: Residential Dwelling
ROBYN M. DAVIS-MCLAURIN, AS ADMINISTRATRIX OF THE ESTATE OF MELVIN F. MORAGNE, DECEASED C.P. October Term, 2014 No. 01065 \$137,616.80 Powers, Kim & Associates, LLC

1512-725

2644 Gerritt Street 19146 36th wd. ROW 2STY MASONRY; 672 Sq Ft BRT#364228300 Improvements: Residential Dwelling
MOSHE KOPS C.P. June Term, 2015 No. 02772 \$48,210.11 McCabe, Weisberg, & Conway, P.C.

1512-726

239 West Abbottsford Avenue 19144-4214 13th wd. 2254 Sq Ft OPA#133039400 Improvements: Residential Property
RASHAAN LAWRENCE A/K/A RASHAN LAWRENCE; CASSANDRA P. LAWRENCE A/K/A CASSANDRA LAWRENCE C.P. March Term, 2013 No. 01761 \$172,455.98 Phelan Hallinan Diamond & Jones, LLP

1512-727

227 Elbridge Street 19111 35th wd. APT 2-4 UNITS 2STY MASONRY; 2407 Sq Ft BRT#353048762 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF ANNA E. CHORNEIKO, DECEASED MORTGAGOR AND REAL OWNER AND MICHAEL J. CHORNEIKO, SR., KNOWN SURVIVING HEIR OF ANNA E. CHORNEIKO, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 03885 \$157,853.75 McCabe, Weisberg, & Conway, P.C.

1512-728

5454 Warrington Avenue 19143-4810 51st wd. 1098 Sq Ft BRT#51-4-0582-00; PRCL#28 S 3-45 Improvements: Residential Dwelling
CYNTHIA H. ROBINSON C.P. December Term, 2014 No. 01748 \$48,914.12 Jessica N. Manis; Powers, Kim & Associates, LLC

1512-729

1412 Wharton Street 19146-4824 36th wd. 960 Sq Ft OPA#365340100 Improvements: Residential Property
THELMA WRIGHT C.P. May Term, 2015 No. 02236 \$290,479.85 Phelan Hallinan Diamond & Jones, LLP

1512-730

214 North Gross Street 19139 34th wd. ROW 2 STY MASONRY; 840 Sq Ft BRT#343062100 Improvements: Residential Dwelling
DELROSE IRVING C.P. July Term, 2015 No. 02890 \$57,064.86 McCabe, Weisberg, & Conway, P.C.

1512-731

521 North 63rd Street 19151 34th wd. ROW CONV/APT 2STY MASONRY; 1650 Sq Ft BRT#341273800 Improvements: Residential Dwelling
CAROLYN A. DEANS, A/K/A CAROLYN A. BURTON C.P. January Term, 2015 No. 00921 \$132,78

SHERIFF'S SALE

ROW W/GAR 2STY MASONRY; 892 Sq Ft BRT#481354400 Improvements: Residential Dwelling
HOANG T. NGO A/K/A HOANG TU NGO C.P. April Term, 2014 No. 02120 \$87,615.93 McCabe, Weisberg, & Conway, P.C.

1512-738

2652 East Clearfield Street 19134-5026 25th wd. 1193 Sq Ft OPA#251114600 Improvements: Residential Property
THOMAS MULLEN A/K/A THOMAS MULLEN, JR. C.P. March Term, 2013 No. 03005 \$130,816.93 Phelan Hallinan Diamond & Jones, LLP

1512-739

3333 Comly Road, Unit 30 19154-3306 30th wd. 0 Sq Ft BRT#88-8660659 Improvements: Residential Dwelling
ANATOLI BEGOUN AND OLGA BARANNIK C.P. May Term, 2012 No. 02736 \$134,458.94 Powers, Kim & Associates, LLC

1512-740

4224 Neilson Street 19124-4922 33rd wd. 930 Sq Ft OPA#332523600 Improvements: Residential Property
JOHN M. THOMAS A/K/A JOHN MICHAEL THOMAS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF HERTA W. THOMAS C.P. September Term, 2014 No. 03555 \$27,313.36 Phelan Hallinan Diamond & Jones, LLP

1512-741

5110 Gainor Road 19131 52nd wd. 1400 Sq Ft BRT#521160000 Improvements: Residential Real Estate
MO BANGS CORPORATION C.P. December Term, 2014 No. 01746 \$102,216.20 Stern & Eisenberg P.C.

1512-742

5010 North 4th Street 19120-3802 42nd wd. 1200 Sq Ft OPA#422462500 Improvements: Residential Property
GLORIA B. CARRILLO C.P. January Term, 2013 No. 03660 \$84,648.37 Phelan Hallinan Diamond & Jones, LLP

1512-743

41 North Edgewood Street 19139-2350 34th wd. 937 Sq Ft OPA#341089300 Improvements: Residential Property
VERONICA REDWOOD C.P. January Term, 2014 No. 02453 \$65,464.70 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1512-744

4019 Greeby Street 19135-2514 55th wd. 975 Sq Ft OPA#552121500 Improvements: Residential Property
DONALD A. FRANKENBERGER AND GS HOMES, INC. C.P. September Term, 2014 No. 03556 \$130,071.34 Phelan Hallinan Diamond & Jones, LLP

1512-745

4101 Stirling Street 19135-3025 55th wd. 1307 Sq Ft OPA#552052500 Improvements: Residential Property
WILLIAM VY C.P. March Term, 2015 No. 03950 \$94,392.12 Phelan Hallinan Diamond & Jones, LLP

1512-746A-H

1727 North 33rd Street - Premises A - 19121 32nd wd. On the Northeast corner of 33rd Street and Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324208700 Improvements: Commercial Property

1731 North 33rd Street - Premises B - 19121 32nd wd. (formerly part of the 29th wd.) On the East side of 33rd Street, 32 ft North side of Clifford St; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324208900 Improvements: Commercial Property

1733 North 33rd Street - Premises C - 19121 32nd wd. On the East Side of 33rd Street, 48 ft North Side of Clifford Street; Front: 16 ft, Depth 86 ft; 1376 Sq Ft OPA#324209000 Improvements: Commercial Property

1741 North 33rd Street - Premises D - 19121 32nd wd. On the East Side of 33rd Street, 110 ft North Side of Clifford Street; Front: 15 ft, Depth: 86 ft; 1290 Sq Ft OPA#324209400 Improvements: Commercial Property

1747 North 33rd Street - Premises E - 19121 32nd wd. (formerly part of the 29th wd.) On the East Side of 33rd Street, 156 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324209700 Improvements: Commercial Property

1749 North 33rd Street - Premises F - 19121 32nd wd. (formerly part of the 29th wd.) On the East Side of 33rd Street, 172 ft North side of Clifford Street; Front: 16 ft, Depth: 88 ft; 1376 Sq Ft OPA#324209800 Improvements: Commercial Property

1751 North 33rd Street - Premises G - 19121 32nd wd. (formerly part of the 29th wd.) On the East Side of 33rd Street, 188 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324209900 Improvements: Commercial Property

SHERIFF'S SALE

1753 North 33rd Street - Premises H - 19121 32nd wd. (formerly part of the 29th wd.) On the Southeast corner of 33rd Street and Montgomery Avenue 204 ft North side of Clifford Street; Front: 16 ft, Depth: 86 ft; 1376 Sq Ft OPA#324210000 Improvements: Commercial Property
INFINITY ONE, LP, A PENNSYLVANIA LIMITED PARTNERSHIP C.P. July Term, 2015 No. 00953 \$217,759.73 plus legal interest in the amount of \$4881.83 and costs to date of \$5446.35 for a subtotal of \$228087.91 Leona Mogavero, Esq.

1512-747A-B

3519-3525 North Front Street - Premises A - 19140 7th wd. 3840 Sq Ft OPA#073010600 Improvements: Commercial Real Estate

3517 North Front Street - Premises B - 19140 7th wd. 960 Sq Ft OPA#073010500 Improvements: Commercial Real Estate
WILLIAM J. O'DRISCOLL, JR. C.P. April Term, 2013 No. 00350 \$86,544.74 Kristofer B. Chiesa, Esq.

1512-748

609 Laramie Place 19115-1810 58th wd. 12752 Sq Ft OPA/BRT#581109100; OPA#151N21-0290 Improvements: Residential Property
JAMES MCGURN AND PATRICIA MCGURN C.P. February Term, 2013 No. 02169 \$425,712.81 Phelan Hallinan Diamond & Jones, LLP

1512-749A-B

4007 Lancaster Avenue - Premises A - 19104-1711 6th wd. 1617.1 Sq Ft (4007) BRT#774211010 Improvements: Hse Worship All 1 Sty Mas

4009-4011 Lancaster Avenue - Premises B - 19104-1711 6th wd. 2288 Sq Ft (4009-11) BRT#774212010 Improvements: Hse Worship All 1 Sty Mas
RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC

1512-750

7848 Bayard Street 19150 50th wd. On the Southwesterly side of Bayard Street 60 ft wide at a distance of 125 ft 5 in Southwestwardly from the Southeastly side of Phil-Ellena Street; Front: 15 ft 11 in, Depth: 128 ft; 2036.48 Sq Ft OPA/BRT#501199200 Subject to Mortgage Improvements: Single Family Residence
U.S. BANK NATIONAL ASSOCIATION AS

SHERIFF'S SALE

TRUSTEE FOR WAMU MORTGAGE PASS THROUGH CERTIFICATE WMALT SERIES 2007-OA3 C.P. February Term, 2015 No. 02196 \$133,424.76 Stephen M. Hladik, Esq.

1512-751

4152 Castor Avenue 19124-5356 33rd wd. 1110 Sq Ft BRT#332510100 Improvements: Residential Dwelling
LISA AMATUCCI C.P. November Term, 2014 No. 00690 \$126,256.68 Law Offices of Gregory Javardian, LLC

1512-752

3024 East Thompson Street 19134-5041 25th wd. 918 Sq Ft BRT#251259800 Subject to Mortgage Improvements: Residential Dwelling
JAMES GAWRONSKI AND JACQUELINE C. HALE C.P. April Term, 2014 No. 03656 \$153,227.23 Law Offices of Gregory Javardian, LLC

1512-753

7673 Brookhaven Road 19151-2023 34th wd. 2183 Sq Ft BRT#343220300 Improvements: Residential Dwelling
JACQUELINE J. ROBLES C.P. August Term, 2014 No. 02815 \$177,532.58 Law Offices of Gregory Javardian, LLC

1512-754

2531 West Sergeant Street a/k/a 2531 West Seargent Street 19132-4137 28th wd. 1125 Sq Ft BRT#281298100 Improvements: Residential Dwelling
JEROME LAWHORN AND PEGGY PATTON C.P. November Term, 2013 No. 00660 \$34,921.44 Law Offices of Gregory Javardian, LLC

1512-755

4323 Shelmire Avenue 19135 65th wd. Land Area: 1282.6 Sq Ft, Improvement Area: 1090 Sq Ft OPA#651046300 Improvements: Row B/ gar 2sty Masonry
RUBY MARCONI C.P. June Term, 2015 No. 03827 \$15,367.13 Kenneth S. Shapiro

1512-756A-B

4723 Belgrade Street - Premises A - 19137-1706 45th wd. 1095 Sq Ft OPA#453184700 Improvements: Residential Property
4730 Almond Street - Premises B - 19137-1706 45th wd. 1095 Sq Ft OPA#453199500 Improvements: Residential Property
THOMAS P. DEVLIN C.P. October Term, 2014 No. 03547 \$93,476.03 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1512-757A-B

1928-1930 South 20th Street - Premises A - 19145-2820 48th wd. 3532 Sq Ft; All those two certain lots or pieces of ground, with the buildings and improvements thereon erected, situate in the 48th Ward of the City of Philadelphia BRT#882970200; PRCL#015S14-0026 Improvements: Auto Body Shop Masonry

1932-34 South 20th Street - Premises B - 19145-2820 48th wd. Land Area: 4709 Sq Ft; Improvement Area: 4692 Sq Ft; All that certain lot or pieces of ground, with the buildings and improvements thereon erected, situate in the 48th Ward of the City of Philadelphia BRT#884350520; PRCL#015S14-0366 Improvements: Auto Shop Masonry
TIFFANY GALATI C.P. January Term, 2015 No. 011870 \$159,455.40 Joseph P. Kerrigan

1512-758

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

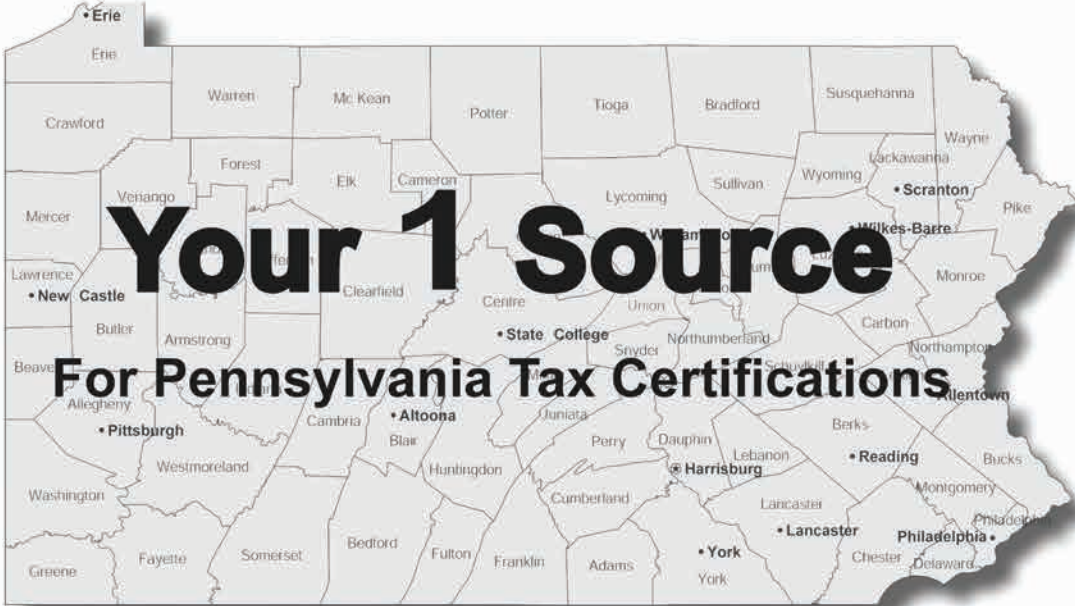
1512-759

3512 Frankford Avenue 45th wd. Beginning Point: Situate on the Northwest side of Frankford Avenue at the distance of 100 feet 7 inches Northeastwardly from the Northeastly side of Tioga Street OPA#452280600 Improvements: Row Conv/apt 2sty Masonry
GREGORY FARRELL C.P. August Term, 2014 No. 02579 \$185,195.76 Richard J. Nalbadian, III, Esq.



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