

Sheriff's Sale Notices for November 13, 2012

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, November 13, 2012 at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET
10:00 A.M. (DST).

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in cash, 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 cash, certified check, attorney's check or money order with the Sheriff

The balance of the purchase money must be deposited in cash, 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 cash, certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

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

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

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

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

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NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on November 13, 2012 .

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

The following property, sale of which was postponed from the July 10, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

271-697A-B

16th Wd (2532-2534 N. Broad St. - Premise A 19132-4013) on W side of Broad St. 400 ft. 0 in. Northward of Cumberland St. Frt: 50 ft. 0 in. Depth: 175 ft. 10 in. BRT# 882919390

16th Wd (2536-2538 N. Broad St. - Premise B 19132-4013) on SW side of Broad and Huntingdon Sts Frt: 50 ft. 0 in. Depth: 177 ft. 10 in. BRT# 882919395

2536-2538 NORTH BROAD STREET ASSOCIATES, L.P. C.P. April Term, 2010 No. 002206 \$4,389,576.30 Michael J. Cordone, Esq./Stradley Ronon Stevens & Young, LLP

The following property, sale of which was postponed from the November 2, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

275-521

4240 Powelton Ave. 19104 24th Wd Frt: Approx. 16 ft. Depth: Approx. 101.76 ft. Improvements: 2 Story, 2,220 sq. ft. Single Family Residential BRT# 061016900 HATIM MUKHEF C.P. September Term, 2008 No. 04446 \$165,743.78 Axel A. Shield, II, Esq.

The following property, sale of which was postponed from the December 7, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

276-941

1544 S. Wilton St. 19143 51st Wd Front - Approx. 15 ft. Depth: Approx. 55 ft. BRT# 512058100 Improvements: 2 Story inside row 1,431 sq. ft. Residential Building SHAWN SIMS C.P. November Term, 2007 No. 001490 \$108,365.13 Axel A. Shield, II, Esq.

276-942

5612 Catharine St. 19143 46th Wd Front - Approx. 15.45 ft. Depth: Approx. 80 ft. BRT# 463107300 Improvements: 2 Story inside row 2,366 sq. ft. Residential Building SHAWN SIMS C.P. November Term, 2007 No. 001492 \$108,365.13 Axel A. Shield, II, Esq.

The following property, sale of which was postponed from the February 8, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

278-430

3614 Olive St. 19104 24th Wd Row Conv/Apt 2 Sty Masonry; Improvements: 2,006.10 sq. ft.

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BRT# 243019000 Improvements: Residential Dwelling
ATHEEM STEPHENS C.P. August Term, 2010 No. 04391 \$84,893.73 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the May 3, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

1-425

2053 S. 68th St. 19142 40th Wd. Situate on the Northeasterly side of 68th St. at a distance of 45 ft. Northwestwardly from the Northwesterly side of Greenway Ave.; 1170 sq. ft. OPA# 403068900 Subject to Mortgage Improvements: Row B/Gar 2 Sty Masonry ANITA PATTERSON AND ANNIE M. FRIPPS, BORROWERS; PHILADELPHIA DISTRICT ATTORNEY'S OFFICE BY FORFEITURE ORDER ENTERED MARCH 12, 2010 AND CHANTELL ALSTON, AS SUCCESSFUL BIDDER OF PHILADELPHIA DISTRICT ATTORNEY OFFICE FORFEITURE ACTION. C.P. October Term, 2009 No. 04705 \$105,888.99 Christine A. Pinto, Esq.

The following property, sale of which was postponed from the July 12, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

3-633

718 Chestnut St. 19106 5th Wd. Land Area: 3301.80 sq. ft.; Improvement Area: 10970 sq. ft. BRT# 882490600 Subject to Mortgage: Bank of America, N.A., DelVal Improvements: Commercial Property - Store 3 Sty Masonry TOMMY@718, LLC C.P. January Term, 2011 No. 03495 \$1,008,376.33 Jennifer D. Gould, Esq.

The following property, sale of which was postponed from the August 2, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

4-486

8624 Pickering Ave. 19150 50th Wd. 1,434.56 sq. ft. BRT# 501232000 Subject to Mortgage Improvements: Residential Property PATRICIA A. SOBERS C.P. August Term, 2009 No. 03746 \$34,254.98 Brett A. Solomon Michael C. Mazack

The following property, sale of which was postponed from the September 13, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

5-529

2224 Melvin St. 19131 52nd Wd. Row B/Gar 2 Sty Masonry; 1297.60 Sq.Ft./1366 Sq.Ft. Sq.ft. BRT# 522252900 Improvements: Residential Dwelling ANWAR PASHA C.P. November Term, 2009 No. 05366 \$100,634.42 McCabe, Weisberg & Conway, P.C.

5-534

731 Longshore Ave. 19111-4324 53rd Wd. 3323.03 sq. ft. BRT# 532176600 Improvements: Residential Property KENNETH H. ANAPOL C.P. May Term, 2010 No. 02141 \$229,996.94 Phelan Hallinan & Schmieg, LLP

The following property, sale of which was postponed from the October 4, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

6-393

7508 Beverly Rd. 19138 50th Wd. 1,500 sq. ft. BRT# 501364900 Improvements: Residential Dwelling KEVIN J. MALONE C.P. January Term, 2010 No. 02812 \$103,283.29 Mark J. Udren, Esq.

6-407

1726 S. 21st St. 19145-1947 36th Wd. 1188 sq. ft. BRT# 363277000 Improvements: Residential Property STEVEN JONES C.P. February Term, 2010 No. 03358 \$333,342.63 Phelan Hallinan & Schmieg, LLP

6-462

4600-02-04 Walnut St. 19139 46th Wd. Land: 5806.38 sq. ft.; BRT# 881145005; 461001200 Improvements: Residential -

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Apartment Building
NOEL KARASANYI C.P. April Term, 2011 No. 0306 \$589,486.89 Dana S. Plon, Esq.

The following property, sale of which was postponed from the November 1, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

7-426

223-27 Chestnut St. 19106 6th Wd. Front: 45.00'ft x Depth: 60.10'ft; 3064.50 sq. ft. BRT#883002920

223-27 CHESTNUT STREET, LP C.P. May Term, 2011 No. 02922 \$4,152,654.80 Justin L. Krik, Esq. and Louis I. Lipsky, Esq.; Lipsky and Brandt

7-507

5702 Media St. 19131 4th Wd. 1,800 sq. ft. OPA#043043100 Improvements: 3 story row home, 1,800 sq. ft. Residential Building FIRST CHARTER PROPERTIES, LLC C.P. April Term, 2011 No. 01299 \$74,515.79 Axel A. Shield, II, Esq.

7-508

3904 "J" St. 19124 33rd Wd. 1,188 sq. ft. OPA#332226200 Improvements: 3 story row home, 1,188 sq. ft. Residential Building FIRST CHARTER PROPERTIES, LLC C.P. May Term, 2011 No. 02998 \$96,743.81 Axel A. Shield, II, Esq.

7-531

2521 Webb St. 19125-4018 31st Wd. 678.47 sq. ft. BRT#312154300 Improvements: Residential Property JOAN FIDLER GEORGE FIDLER C.P. March Term, 2010 No. 05283 \$99,020.38 Phelan Hallinan & Schmieg, LLP

7-539

1018 N. 4th St. 19123-1502 5th Wd. 1266.30 sq. ft. BRT#057103800 Improvements: Residential Property JESSE GARDNER AND YU HONG CHEN C.P. March Term, 2010 No. 04789 \$164,251.42 Phelan Hallinan & Schmieg, LLP

The following property, sale of which was postponed from the December 6, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

8-440

2840 Holme Ave. 19152 64th Wd. 33962.49 sq. ft. BRT#882938215 Improvements: 0 Square Feet PHOENIX HORIZONS INC. D/B/A NORTHEAST COMMUNITY CENTER C.P. April Term, 2011 No. 002576 \$1,168,839.20 Sherry Lowe Johnson, Esq.; Lamm Rubenstone LLC

The following property, sale of which was postponed from the January 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

9-452

2309 Mifflin St. 19145-1802 48th Wd. 975 sq. ft. BRT#482031400 Improvements: Residential Property CHARLES P. DONATO C.P. March Term, 2010 No. 03709 \$90,457.02 Phelan Hallinan & Schmieg, LLP

9-575

810 N. Hancock St., Unit 3 19123 5th Wd. 1,958 sq. ft. BRT#888037836 Improvements: Residential Condominium Unit SCOTT FIEL C.P. September Term, 2011 No. 789 \$376,747.62 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

The following property, sale of which was postponed from the February 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

10-425

6141 Wheeler St. 19143 40th Wd. 1,072 Sq. Ft. BRT#402171000 Improvements: Residential Dwelling LAMONT JONES C.P. August Term, 2011 No. 004860 \$36,142.65 Jacqueline F. McNally, Esq.

10-426

812 W. Moyamensing Ave. 19148 39th Wd.

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2415 Sq. Ft. BRT#393326200 Improvements: Residential Property KSM INVESTMENTS, LLC C.P. June Term, 2011 No. 2634 \$115,407.56 Dean E. Weisgold, Esq.

10-543

2734 S Fairhill St. 19148 39th Wd. 920 Sq. Ft. BRT#395163200 Improvements: Residential Dwelling RAYMOND R. LENHART AND ASSUNTA MARINO C.P. March Term, 2011 No.00458 \$53,269.04 Udren Law Offices, P.C.

10-625

11744 Dimarco Dr 19154-4316 58th Wd. 2182.69 Sq. Ft. BRT#662252100 Improvements: Residential Property STEPHEN D. METAS C.P. September Term, 2010 No. 01899 \$207,874.42 Phelan Hallinan & Schmieg, LLP

10-641

7644 Forrest Ave. 19150-2204 50th Wd. 3125 Sq. Ft. BRT#502191000 Improvements: Residential Property IESIAH O. PATTERSON C.P. November Term, 2010 No. 01881 \$300,228.56 Phelan Hallinan & Schmieg, LLP

10-697

6655 Edmund St. 19135 41st Wd. Row 2 Sty Masonry; 2,912.50 Sq. Ft. BRT#411416300 Improvements: Residential Dwelling MICHAEL HIGGINS, III, KNOWN HEIR OF MICHAEL HIGGINS JR., DECEASED MORTGAGOR AND REAL OWNER; MARY HIGGINS, HEIR OF MICHAEL HIGGINS JR., DECEASED MORTGAGOR AND REAL OWNER; MEAGHAN HIGGINS, KNOWN HEIR OF MICHAEL HIGGINS JR., DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2010 No. 01556 \$73,271.77 McCabe, Weisberg, & Conway, P.C.

10-740

6012 Morton St. 19146 59th Wd. On Southwest Side Of Morton St. 110 Ft. 0 In. Northwest Of High St.; 20 Ft. 3 In. Depth: 119 Ft. 1/8 In. BRT#592199300 FRED A. CARTER AND KAREN D. CARTER C.P. July Term, 2005 No. 000071 \$46,492.06 Gary W. Darr, Esq

The following property, sale of which was postponed from the March 6, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

11-382

5920 Malvern Ave. 19131 52nd wd. Row B/ Gar 2Sty Masonry; 2680 sq. ft. BRT#522116800 Improvements: Residential Dwelling AVISZELEMA MCKENZIE C.P. September Term, 2009 No. 03204 \$132,997.53 McCabe, Weisberg, & Conway, P.C.

11-403

1250 S 24th St. 19146 36th Wd. Approximately 900 sq. ft. more or less BRT# 361372900 Improvements: Residential Dwelling BRENDA BURTON C.P. August Term, 2007 No. 00882 \$49,046.32 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP

11-490

2012 Larry St. 19142 40th Wd. Row 2 Sty Masonry; 1870.51 sq. ft. BRT# 403196700 Improvements: Residential Dwelling WILLIAM H. CHAPMAN AND CAROLYN CHAPMAN C.P. November Term, 2010 No. 04337 \$43,866.69 McCabe, Weisberg, & Conway, P.C.

11-511

2029 S 66th St. 19142 40th Wd. Row Conv/Apt 2Sty Masonry; 1897 sq. ft. BRT# 403026600 Improvements: Residential Dwelling MADAN L. PURI AND SHEELA R. PURI C.P. August Term, 2011 No. 01501 \$34,589.80 McCabe, Weisberg, & Conway, P.

The following property, sale of which was postponed from the April 3, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

501-337

4601 Ashville St. 19136 65th Wd. 2144 Sq. Ft. BRT# 651203800 Subject to Mortgage Residential Dwelling NO AGENT PROPERTIES LLC C.P.

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November Term, 2011 No. 0924 \$153,130.49
McCabe, Weisberg

501-427A-B

35th Wd. (4878 Roosevelt Blvd. a/k/a 4878 E. Roosevelt Blvd. – Premise A - 19124-2469) 7525 Sq. Ft. BRT# 351026900 Residential Property

35th Wd. (4876 E. Roosevelt Blvd. – Premise B - 19124-2469) 3280 Sq. Ft. BRT# 351026800 Residential Property

JOHN R. LINDER C.P. May Term, 2011 No. 3320 \$193,970.17 Phelan Hallinan

501-473

729 W. Fisher Ave. 19120 49th Wd. 1687.50 Sq. Ft. BRT# 492049000 Residential Dwelling

CHARLS GREGG C.P. January Term, 2010 No. 0075 \$78,211.69 Udren Law Offices

501-483

416 Van Kirk St. 19149 35th Wd. 1924.80 Sq. Ft. BRT# 352092200 Residential Dwelling

ALRICK G. WRIGHT C.P. August Term, 2006 No. 2436 \$160,922.19 Martha E. Von Rosenstiel, Esq.

501-514

117 S. 55th St. 19139 60th Wd. 4317.26 Sq. Ft. BRT# 603163800 Subject to Rent Residential Dwelling

VICTOR MILBOURNE A/K/A VICTOR A. MILBOURNE JR. AND CYNTHIA T. CASSETT MILBOURNE C.P. March Term, 2010 No. 2064 \$103,894.75 McCabe, Weisberg

501-580

1627 E. Barringer St. 19150 10th Wd. 4100.25 Sq. Ft. BRT# 102311800 Residential Dwelling

KIM FRENCH C.P. November Term, 2010 No. 3866 \$160,879.54 Mitchell B. Klein, Esq.

501-618

2449 S. Woodstock St 19145-4221 48th Wd. 729.24 Sq. Ft. BRT# 262172300 Residential Property

CARMEN ACCARDO C.P. September Term, 2011 No. 2422 \$138,127.37 Phelan Hallinan

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

502-313

1902 S Hollywood St. 19145 Two-story masonry with garage; 1122 Sq. Ft. BRT#482391900 Improvements: A Residential Dwelling

RAYMONE MANN, SARY YIP, AND ROUN DOUNG BY DEED DATED 1/31/07 AND RECORDED 2/7/07 IN INSTRUMENT NO. 516274640 C.P. May Term, 2010 No. 004086 \$142,760.17 Federman & Associates, LLC

502-336

870 N 28th St., Unit 116 19130 88th wd. 840 Sq. Ft. BRT#888152800 Subject to Mortgage

Subject to Rent DEFENDANT, STATE TRUSTEE SERVICES, LLC AS TRUSTEE OF 28TH ST. SILVER APPLE LAND TRUST C.P. October Term, 2011 No. 04026 \$48,267.16 Evan R. Bachove, Esq.

502-345

604 E. Clementine St. 19134-2324 33rd wd. 712.50 Sq. Ft. BRT#331009900 Improvements: Residential Dwelling

EDICTO PIERALA C.P. October Term, 2011 No. 01178 \$12,431.25 Barbara A. Fein, Esq.

502-388

6518 Windsor St. 19142-1320 40th wd. 1600 Sq. Ft. BRT#403081700 Improvements: Residential Property

VERNON JACKSON C.P. September Term, 2010 No. 01377 \$51,592.71 Phelan Hallinan & Schmiegl, LLP

502-392

2662 S. 65th St. 19142-2813 40th wd. 1462.50 Sq. Ft. BRT#406004900 Improvements: Residential Property

KAI BROWN C.P. November Term, 2011 No. 00305 \$59,079.35 Phelan Hallinan & Schmiegl, LLP

502-406

6157 Catharine St. AKA 6157 Catherine St. 19143 46th wd. 1758.89 Sq. Ft. BRT#032194200 Improvements: Residential Dwelling

SAUNDRA E. JONES, ESTATE OF JOHNNIE HOWARD C/O JOHN D. DOUGLAS, AS ADMINISTRATOR OF THE ESTATE OF JOHNNIE HOWARD C.P. February Term, 2010 No. 02989 \$72,115.49 Mark J. Udren, Esq.

502-433

971 N. 45th St. 19104-1265 6th wd. 840 Sq. Ft. BRT#062356800 Improvements: Residential Property

ROBERTA ROBINSON C.P. May Term, 2010 No. 04398 \$54,067.19 Phelan Hallinan & Schmiegl, LLP

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0 No. 00754 \$48,516.86 Phelan Hallinan & Schmiegl, LLP

502-538

1114 S. Wilton St. 19143-4207 51st wd. 1892.47 Sq. Ft. BRT#511211400 Improvements: Residential Property

GRANT L. PALMER C.P. February Term, 2009 No. 02439 \$69,444.64 Phelan Hallinan & Schmiegl, LLP

502-588 A-D

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

51st Wd. (5405 Chester Ave. – Premises B – 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property

40th Wd. (5349 Chester Ave. – Premises C – 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property

51st Wd. (5403 Chester Ave. - Premises D - 19143). 51st wd. On northwest side of Chester Ave. 16 ft, Southwesterly of 54th St, Front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Property

FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.

502-591

5033 Schuyler St. 19144 13th wd. S/D w det gar 3 sty masonry; 6888 Sq. Ft. BRT#133158300 Improvements: Residential Dwelling

CHERISE NICOLE WALL, ANTHONY WALL, AND UNITED STATES OF AMERICA C.P. July Term, 2008 No. 02738 \$167,156.68 McCabe, Weisberg, & Conway, P.C.

502-610

3513 N. 8th St. 19140 43rd wd. Row 2 sty masonry; 2928.42 Sq. Ft. BRT#432098500 Improvements: Residential Dwelling

GEARD MADDREY AKA GERARD R. MADDREY C.P. February Term, 2010 No. 00969 \$53,605.60 McCabe, Weisberg, & Conway, P.C.

502-612

6029 Webster St. 19143 3rd wd. Row 2 STY MASONRY; 3260.1 Sq. Ft. BRT#033019500 Improvements: Residential Dwelling

PENDORIS WILLIAMS AND KENDRA WILLIAMS C.P. September Term, 2010 No. 02751 \$117,240.50 McCabe, Weisberg, & Conway, P.C.

502-612

328 Robbins St. 19111 35th wd. Row B/GAR 2-sty, masonry; 2543.5 Sq. Ft. BRT#353017200 Improvements: Residential Dwelling

RAUSHANAH JENKINS C.P. February Term, 2010 No. 01384 \$128,068.75 McCabe, Weisberg, & Conway, P.C.

502-652

218 S. 24th St. 19103 8th wd. Res. Condo, 4STY MASONRY & CONDO PARKING SPACE; 1778 Sq. Ft. and 190 Sq. Ft. BRT#888085577 and 888085706 Improvements: A Residential Dwelling

JOHN LANING AKA JOHN C. LANNING AND UNITES STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. July Term, 2009 No. 01375 \$664,038.57 McCabe, Weisberg, & Conway, P.C.

502-680

888 Scattergood St. 19124-1017 35th wd. 1038.10 Sq. Ft. BRT#351160900 Improvements: Residential Property

MICHELLE GUNTER C.P. November Term, 2009 No. 01707 \$92,303.70 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

1206-349

1310 N. 51st St. 19131-4402 44th wd. 1161.12 Sq. Ft. BRT#442253900 Improvements: Residential Property

SHAREEA M. TURNER C.P. August Term, 2009 No. 03843 \$91,202 Phelan Hallinan & Schmiegl, LLP

1206-375

7777 State Rd. 19136 65th wd. On Southeasterly side of State Rd. 1976.280 ft. from a tangent Northwardly of Bleigh Ave. OPA#884257530 Improvements: Commercial Property

INDEPENDENCE POINTE COMMERCIAL DEVELOPMENT, L.P. AKA CHURCHILL COMMERCIAL DEVELOPMENT LP C.P. February Term, 2012 No. 02216 \$1,682,171 Kerry S. Schuman, Esq.

1206-376A-B

51st wd. (5420-28 Paschall Ave. - Premises A

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– **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.

1206-385

2644 S. Robinson St. 19142-3524 40th wd. 1096 Sq. Ft. BRT#402097400 Improvements: Residential Property

STEPHEN T. LIBERTY C.P. October Term, 2007 No. 04076 \$76,005 Phelan Hallinan & Schmiegl, LLP

1206-403

356 E. Wister St. 19144 22nd wd. ROW B/GAR 2STY MASONRY; 2364 sq. ft. BRT#121051600 Improvements: Residential Dwelling

ROSALIND SHELTON C.P. February Term, 2010 No. 01386 \$108,032 McCabe, Weisberg, & Conway, P.C.

1206-407

4837 Morris St. 19144 12TH wd. APT 2-4 UNITS 3STY MASONRY; 5307.48 sq. ft. BRT#133141740 Subject to Rent

Improvements: Residential Dwelling SHIRLEY B. CHAPMAN C.P. August Term, 2009 No. 00361 \$181,571 McCabe, Weisberg, & Conway, P.C.

1206-408

1954 Beyer Ave. 19115 56th wd. S/D W B/G 1 STY MASONRY; 4860.37 sq. ft. BRT#562299500 Improvements: Residential Dwelling

TEDDY A. WILLIAMS AND JAENT D. WILLIAMS AKA JANET WILLIAMS C.P. November Term, 2010 No. 03640 \$223,368 McCabe, Weisberg, & Conway, P.C.

1206-422

144 N. Robinson St. 19134 34th wd. Row 2 Sty Masonry; 2266 Sq. Ft. BRT#342283800 Subject to Mortgage

Improvements: Residential Dwelling CALVIN W. AKERS C.P. August Term, 2009 No. 01074 \$67,386 McCabe, Weisberg, & Conway, P.C.

1206-464

979 N. 6th St. 19123-1405 5th wd. 1266.5 Sq. Ft. BRT#057158500 Improvements: Residential Property

ADAM H. KONIGSBERG C.P. March Term, 2009 No. 00898 \$591,433 Phelan Hallinan & Schmiegl, LLP

1206-468

248 E. Mayfield St. 19134-2810 70th wd. 609 Sq. Ft. BRT#071252400 Improvements: Residential Property

MORRIS CLARK C.P. April Term, 2010 No. 02499 \$52,403 Phelan Hallinan & Schmiegl, LLP

1206-494

1622 Brill St. 19124 62nd wd. Row 2 sty, masonry; 2411 Sq. Ft. BRT#622141200 Improvements: Residential Dwelling

KATRINA GOLDEN C.P. November Term, 2010 No. 04334 \$89,568 McCabe, Weisberg, & Conway, P.C.

1206-552

4223 Pechin St. 19128 21st wd. Semi/Det 2.5 Sty Mason; 3626.30 Sq. Ft. BRT#212175600 Improvements: Residential Dwelling

WILLIAM PETITTI C.P. June Term, 2009 No. 02245 \$145,469 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the July 10 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

1207-301

6647 Crowson St. 19119 22nd wd. 1665 sq. ft. BRT#221241000 Improvements: Residential Property

EDWARD W. JONES, JR. C.P. August Term, 2010 No. 04198 \$122,241.74 KML Law Group, P.C.

1207-307

5306 Cedar Ave 19143 46th wd. Row 2 sty, masonry; 3030 sq. ft. BRT#462058801 Improvements: Residential Dwelling

DENISE WHITE C.P. June Term, 2011 No. 01938 \$107,356.77 McCabe, Weisberg, & Conway, PC

1207-321

163 N. 51st St. 44th wd. Beginning point: Situate on the east side of 51st St at the distance of 470 ft, northward from the north side of Arch st in the 44th Ward of the city of Philadelphia, row 2 sty masonry Subject to Mortgage

JACOB HASIS C.P. January Term, 2012 No. 03448 \$48,297.78 Katherine E. Knowlton, Esq.

SHERIFF'S SALE

1207-329 **2328 N Opal St. aka 2328 N. Opal St. 19132** 16th wd. 712.50 sq. ft. BRT#162124900 Improvements: Residential Dwelling

ALEXANDER GALYUZAKA ALEKSANDER GALYUZ C.P. January Term, 2012 No. 003480 \$48,726.25 Martha E. Von Rosenstiel, Esq.

1207-331

1829 N. 28th St. 32nd wd. Beginning Point: 218'10" N MNTGMRY AV, row 2 sty masonry, 1,062 sq. ft. BRT#323202100 Subject to Mortgage

CHARLES WELLS AND TANYA WELLS C.P. December Term, 2011 No. 02109 \$90,924.46 Patrick J. Wesner, Esq.

1207-333

5900 Woodbine Ave. 52nd wd. 13414.29 sq. ft., det w/det gar 3 sty mason BRT#522175000 Subject to Mortgage

CHARLISA EDELIN AKA CHARLISA H. EDELIN AND KENNETH EDELIN C.P. March Term, 2011 No. 03313 \$533,067.24 Patrick J. Wesner, Esq.

1207-336

5424 Harbison Ave. 19124 62nd f/k/a part of the 23rd wd. 1237.27 sq. ft. BRT#622470300 Improvements: Residential Property

RICHARD BARAG C.P. January Term, 2012 No. 01552 \$59,573.66 KML Law Group, P.C.

1207-347

7324 Ogontz Ave. 50th f/k/a part of the 42nd wd. Beginning Point: 700 ft 8 in on the westerly side of Ogontz Ave; semi/det 2.5 sty masonr

Subject to Mortgage SUSIE A. TWEEDY C.P. November Term, 2011 No. 01502 \$200,535.24 Chandra M. Arkema, Esq.

1207-349

1300 E. Columbia Ave. 18th wd. Beginning Point: S W C Thompson St; Row 3 sty, masonry Subject to Mortgage

JOSEPH M. MCNICHOLS C.P. August Term, 2011 No. 03688 \$268,333.90 Katherine E. Knowlton, Esq.

1207-354

1340 E. Steiner St. 19124 33rd wd. 877.50 sq. ft. BRT#331244000 Improvements: Residential Property

WILLIE L. JOHNSON C.P. April Term, 2011 No. 02675 \$95,577.11 KML Law Group, P.C.

1207-357

1235 Fillmore St. 19124 23rd wd. 1830.27 sq. ft. BRT#234119100 Improvements: Residential Dwelling

LACEENIS FORDHAM-WASHINGTON C.P. May Term, 2011 No. 001794 \$186,947.68 Martha E. Von Rosenstiel, Esq.

1207-359

3322 Primrose Rd. 19114 57th wd. 4885.51 sq. ft., APT 2-4 unts, 2sty, masonr BRT#572125331 Improvements: Residential Dwelling

YAKOV KANTAROVICH C.P. January Term, 2012 No. 01140 \$154,965.67 McCabe, Weisberg, & Conway, PC

1207-368

1635 W. End Dr. 19151 34th wd. 2060.65 sq. ft. BRT#344435600 Improvements: Residential Dwelling

ANTHONY P. VIOLI C.P. December Term, 2011 No. 00189 \$35,705.98 Gregory Javardian, Esq.

1207-377

5036 Glenloch St. 19124-2111 62nd wd. 770 sq. ft. BRT#622412900 Improvements: Residential Property

MICHAEL J. MARINO, ANN MARIE MARINO C.P. July Term, 2009 No. 01769 \$65,285.38 Phelan Hallinan & Schmiegl, LLP

1207-380

7242 Algon Ave. 19111-4115 52nd wd. 2821.05 sq. ft. BRT#532434300 Improvements: Residential Property

LEE ANN SCHILLER C.P. May Term, 2010 No. 02140 \$126,389.40 Phelan Hallinan & Schmiegl, LLP

1207-382

338 W. Seymour St. 19144-4114 13th wd. 1900 sq. ft. BRT#133073700 Improvements: Residential Property

HELEN TURNAGE C.P. March Term, 2010 No. 02065 \$155,720.30 Phelan Hallinan & Schmiegl, LLP

1207-386

107 Arch St,

SHERIFF'S SALE

1207-417
1125 S. 60th St. 19143 3rd wd. 2000 sq. ft. BRT#033204200 Improvements: Residential Property
 JACOB HASIS C.P. May Term, 2009 No. 02592 \$90,294.63 Kristine M. Anthou, Esq

1207-440
417 E. Penn St. 19144-5803 12th wd. 1297.60 sq. ft. BRT#122004100 Improvements: Residential Property
 KARL MITCHELL C.P. February Term, 2010 No. 03379 \$37,969.19 Phelan Hallinan & Schmiegl, LLP

1207-450
8500 Temple Rd. 19150-1909 50th wd. 2362.50 sq. ft. BRT#501080300 Improvements: Residential Property
 DAWN M. EVANS, AKA DAWN EVANS, AKA DAWN M. WARREN AND ORRIN EVANS AKA ORRIN M. EVANS C.P. October Term, 2010 No. 01675 \$110,459.48 Phelan Hallinan & Schmiegl, LLP

1207-453
127 Watkins St. 19148-1911 1st wd. 705.57 sq. ft. BRT#011117200 Improvements: Residential Property
 RAYMOND DIRMAUSKAS C.P. December Term, 2011 No. 02543 \$86,305.17 Phelan Hallinan & Schmiegl, LLP

1207-460
313 W. Earlham St. 19144 22nd wd. 2429 sq. ft. BRT#124052500 Improvements: Residential Property
 PATRICIA ANN CRABBE AND RHODA L. WILSON C.P. October Term, 2010 No. 00230 \$87,437.08 Richard M. Squire & Associates, LLC

1207-465
6530 N. 6th St. 19126 61st wd. Det 2 sty stone, 9990 sq. ft. BRT#611136800 Improvements: Residential Dwelling
 NATHANIEL ARRINGTON C.P. December Term, 2011 No. 01588 \$294,828.36 McCabe, Weisberg, & Conway, PC

1207-469
6822-24 Old York Rd 19126 61st wd. wd 2 sty masonry, 2818 sq. ft. OPA#611202301 Improvements: Commercial Property
 LITTLE KINGDOM LAND, INC C.P. December Term, 2006 No. 1881 \$199,079.99 Matthew A. Lipman, Esq.

1207-471
115-123 S. 46th St. 19139 46th wd. On northeast corner of 46th & Sansom Streets, 104' of northerly Sansom St, front: 46'4" OPA#601073600 Improvements: Commercial Property
 2ND CHANCE REALTY LLC C.P. April Term, 2008 No. 02727 \$1,066,672.09 Kerry S. Schuman, Esq.

1207-473
4303 Teesdale St. 19136 41st wd. Row b/gar 2 sty masonry; 1953.5 sq. ft. BRT#412100600 Improvements: Residential Dwelling
 WILLIAM FURRY C.P. September Term, 2010 No. 02433 \$121,271.64 McCabe, Weisberg, & Conway, PC

1207-494
2018 N. Palethorp St. 19122 18th wd. 792 sq. ft. BRT#183275100 Improvements: Residential Dwelling
 BRUNILDA RIVERA C.P. May Term, 2010 No. 02857 \$86,367.53 Mark J. Udren, Esq

1207-497
4436 Pennypack St. 19136 65th wd. 1786.02 sq. ft. BRT#652074420 Improvements: Residential Dwelling
 HARRY S. BLUM, LORRAINE BLUM C.P. January Term, 2010 No. 00906 \$189,547.90 Mark J. Udren, Esq.

1207-500
6602 Cottage St. 19135 55th f/k/a part of the 41st wd. 1423.55 sq. ft. BRT#552394000 Improvements: Residential Dwelling
 JENNIFER FOLEY C.P. January Term, 2012 No. 00870 \$159,067.92 Udren Law Offices, PC

1207-502
34 N. Dewey St. 19138 34 wd. 930 sq. ft. BRT#341159100 Improvements: Residential Dwelling
 RAMONA HUGHES C.P. October Term, 2009 No. 03003 \$88,876.92 Mark J. Udren, Esq.

1207-506
941 E. Dorset St. 19150-3601 50th wd. 2448 sq. ft. BRT#502374600 Improvements: Residential Property
 ELIZABETH M. CHILDS C.P. October Term, 2011 No. 01048 \$129,479.08 Phelan Hallinan & Schmiegl, LLP

1207-511
530 E. Johnson St. 19144-1001 59 wd. 2950.57 sq. ft. BRT#592179900 Improvements: Residential Property
 FRED A. DENNISON C.P. November Term, 2011 No. 01217 \$85,175.96 Phelan Hallinan

SHERIFF'S SALE

& Schmiegl, LLP
1207-512
2418 N. Garnet St. 19132 28 wd. Row 2 sty, masonry, 1749.84 sq. ft. BRT#162107500 Improvements: Residential Dwelling
 PAULA E. BROTHERS AND GREGORY BROTHERS C.P. February Term, 2012 No. 02592 \$32,406.07 McCabe, Weisberg, & Conway, PC

1207-516
5947 Reach St. 19120-1114 35th wd. 1575 sq. ft. BRT#3522423000 Improvements: Residential Property
 PHILIP STEVEN APPENZELLER AND TAMMY MICHELLE LOWE C.P. January Term, 2012 No. 00447 \$107,142.38 Phelan Hallinan & Schmiegl, LLP

1207-517
3011 N. Swanson St. 19134-2813 7th wd. 637 sq. ft. BRT#071358100 Improvements: Residential Property
 EDER E. REALES C.P. December Term, 2011 No. 01737 \$53,214.76 Phelan Hallinan & Schmiegl, LLP

1207-518
1018 Foster St. 19116-3408 58th wd. 3410.77 sq. ft. BRT#582164300 Improvements: Residential Property
 VICTOR YAKUBETS AND MARINA KOULAEVA C.P. October Term, 2010 No. 02481 \$213,758.42 Phelan Hallinan & Schmiegl, LLP

1207-523
3966 Reno St. 19104-4848 24th wd. 1039.50 sq. ft. BRT#243130100 Improvements: Residential Property
 JAMES-BRIAN A. MILLER C.P. November Term, 2011 No. 01587 \$72,420.50 Phelan Hallinan & Schmiegl, LLP

1207-541
7526 Brockston Rd. 19151-2825 34th wd. 1760 sq. ft. BRT#343147700 Improvements: Residential Property
 WILLIE B. FORD C.P. November Term, 2009 No. 02163 \$115,821.70 Phelan Hallinan & Schmiegl, LLP

1207-543
2524 W. Master St. AKA 2524 Master St 19121-4722 29th wd. 945 sq. ft. BRT#291105700 Improvements: Residential Property
 DANELLE S. COOPER-FRINK AND CHARLES A. WALKER C.P. October Term, 2011 No. 04264 \$74,939.56 Phelan Hallinan & Schmiegl, LLP

1207-547
1906 Fontain St. 19121-1510 32nd wd. 900 sq. ft. BRT#321168700 Improvements: Residential Property
 JAMES GARDINER, JOANNE GARDINER C.P. January Term, 2012 No. 02567 \$144,417.80 Phelan Hallinan & Schmiegl, LLP

1207-549
1521 Clearview St. 19141-2303 17th wd. 1318.12 sq. ft. BRT#171110700 Improvements: Residential Property
 ROBIN JOHNSON AKA R JOHNSON, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF LEROY JOHNSON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEROY JOHNSON, DECEASED C.P. January Term, 2012 No. 00408 \$69,655.07 Phelan Hallinan & Schmiegl, LLP

1207-553
6622 Walker St. 19135 55th wd. 1289.43 sq. ft. BRT#552314500 Improvements: Residential Property
 WILLIAM J. DEARDEN, MARY ANN DEARDEN C.P. January Term, 2008 No. 00536 \$74,069.04 Phelan Hallinan & Schmiegl, LLP

1207-556
1854 Mohican St. 19138-1206 10th wd. 1256 sq. ft. BRT#102241600 Improvements: Residential Property
 THOMAS J. GREEN, PAULA Y. PRUITT C.P. September Term, 2008 No. 01971 \$48,175.37 Phelan Hallinan & Schmiegl, LLP

1207-558
4023 N. 12th St. 19140-2101 43rd wd. 1305 sq. ft. BRT#433161600 Improvements: Residential Property
 CAMERON SCALES C.P. January Term, 2012 No. 03281 \$31,299.92 Phelan Hallinan & Schmiegl, LLP

1207-559
2700 Plover St. 19153-2218 40th wd. 3152.70 sq. ft. BRT#406710101 Improvements: Residential Property
 HUY QUANG TRUONG C.P. August Term, 2010 No. 04692 \$147,743.39 Phelan Hallinan & Schmiegl, LLP

1207-566
2521 S. 73rd St. 19142-1509 40th wd. 1120

SHERIFF'S SALE

sq. ft. BRT#404070600 Improvements: Residential Property
 ROBIN TUCKER C.P. September Term, 2011 No. 02771 \$72,025.58 Phelan Hallinan & Schmiegl, LLP

1207-567
5236 Walnut St. 19139 16th wd. 1800 sq. ft. BRT#602056700 Improvements: Residential Property
 HENRY JACKSON C.P. June Term, 2009 No. 000097 \$55,430.59 Christopher A. DeNardo, Esq.

1207-572
5025 Lancaster Ave 19131 52nd wd. 1488 sq. ft. BRT#521005100 Improvements: Residential Property
 TASHUA TAVARES C.P. November Term, 2009 No. 003534 \$85,217.53 Christopher A. DeNardo, Esq.

1207-573
2182 E. Cumberland St. 19125 31st wd. 2291 sq. ft. BRT#314012200 Improvements: Residential Property
 SAMANTHA MAGUIRE C.P. January Term, 2010 No. 002935 \$129,380.94 Christopher A. DeNardo, Esq.

1207-578
217 E. Eleanor St. 19120-3907 42nd wd. 1980 sq. ft. BRT#421103100 Improvements: Residential Property
 HOWARD T. BOZICH C.P. January Term, 2012 No. 00456 \$49,349.74 Phelan Hallinan & Schmiegl, LLP

1207-581
8616 Rugby St. 19150-2706 50th wd. 1534.40 sq. ft. BRT#502089500 Improvements: Residential Property
 LEONARD M. WAKEFIELD AKA LEONARD WAKEFIELD C.P. January Term, 2012 No. 04366 \$157,843.37 Phelan Hallinan & Schmiegl, LLP

1207-583
65 E. Clapier St. 19144-5932 12th wd. 1580 sq. ft. BRT#121028200 Improvements: Residential Property
 ROY SMITH, BRANDY HOLDEN C.P. November Term, 2011 No. 01034 \$176,269.50 Phelan Hallinan & Schmiegl, LLP

1207-587
5925 N. 3rd St. 19120-1842 61st wd. 1232.80 sq. ft. BRT#612388800 Improvements: Residential Property
 JOHN A P SCHMIDS, DIANE M. SCHMIDS C.P. January Term, 2012 No. 01852 \$54,345.34 Phelan Hallinan & Schmiegl, LLP

1207-593
5852 Brush Rd. 19138-1904 59th wd. 1292.80 sq. ft. BRT#591227500 Improvements: Residential Property
 LORRAINE EVANS C.P. November Term, 2011 No. 01769 \$94,416.94 Phelan Hallinan & Schmiegl, LLP

1207-595
7781 Hasbrook Ave. 19111-2407 63rd wd. 3756 sq. ft. BRT#631092300 Improvements: Residential Property
 PATRICK O'BRIEN C.P. October Term, 2009 No. 01519 \$232,270.75 Phelan Hallinan & Schmiegl, LLP

1207-600
2124 S. Daggett St. 19142 40th wd. 14x50 BRT#403018300 Improvements: Residential Property
 DLORES J. BUTLER, TITLE TO SAID PREMISES IS VESTED IN DOLORES J. BUTLER BY DEED FROM DOLORES FAHY AND JOSEPH FAHY, WIFE AND HUSBAND, DATED DECEMBER 28, 2000 AND RECORDED JANUARY 2, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AT INSTRUMENT NUMBER 50192791 C.P. September Term, 2011 No. 01538 \$129,020.43 Martin S. Weisberg, Esq.

1207-602
1737 N. Lindenwood St. 19131-3617 52nd wd. 750 sq. ft. BRT#521317200 Improvements: Residential Property
 KIMBERLY BARKLEY, JAMES BARKLEY C.P. June Term, 2009 No. 00162 \$65,984.97 Phelan Hallinan & Schmiegl, LLP

1207-604
5320 Webster St. 19143 46th wd. 1552 sq. ft. BRT#462120700 Improvements: Residential Dwelling
 SYNDEY ANN GIDDINGS AKA SIDNEY DUGAN, INDIVIDUALLY AND IN HER CAPACITY AS HEIR TO RAMONA DUGAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAMONA DUGAN, DECEASED C.P. May Term, 2010 No. 03932 \$54,900.31 Udren Law Offices, PC

1207-608
6678 Lincoln Dr. 19119-3118 22nd wd. 11375

SHERIFF'S SALE

sq. ft. BRT#223276200 Improvements: Residential Dwelling
 RENEE M R JENKINS, IN HER CAPACITY AS HEIR OF JAMES A. JENKINS, JR, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES A. JENKINS, JR, DECEASED; ALEXIS POINDEXTER IN HER CAPACITY AS HEIR OF JAMES A. JENKINS, JR., DECEASED C.P. July Term, 2010 No. 01281 \$412,479.64 Udren Law Offices, PC

1207-609
7805 Buist Ave. 19153 40th wd. 1792.80 sq. ft. BRT#405755878 Improvements: Residential Dwelling
 DAWN S. BROWN C.P. July Term, 2010 No. 02774 \$76,659.65 Udren Law Offices, PC

1207-610
5026 Cedar Ave. 19153 46th wd. 2090 sq. ft. BRT#462052000 Improvements: Residential Dwelling
 DIABATE MAMADOU AKA MAMADOU DIABATE MARIAM KOITA C.P. May Term, 2010 No. 02372 \$80,410.66 Udren Law Offices, PC

1207-612
3054 Salmon St. 19134 25th wd. 756 sq. ft. BRT#251193600 Improvements: Residential Dwelling
 Kelly Shama, in her capacity as heir of Mahamed Shama AKA Mahamed Shameh, deceased, unknown heirs, successors, assigns, and all persons, firms, or association claiming right, title, or interest from or under Mohamed Shama AKA Mohamed Shameh, Deceased C.P. August Term, 2010 No. 00224 \$73,896.76 Udren Law Offices, PC

1207-616
267 S. Cecil St. 19139 60th wd. 900 sq. ft. BRT#604274100 Improvements: Residential Dwelling
 KUMBA JANGA C.P. February Term, 2012 No. 02480 \$92,913.21 Stern & Eisenberg, PC

1207-621
244 W. Somerville Ave. 19120 42nd wd. Sem det, 2 sty, masonry 3553.3 sq. ft. BRT#422272600 Improvements: Residential Dwelling
 QASIM EDWARDS AND TOREY EDWARDS C.P. November Term, 2010 No. 04365 \$140,611.37 McCabe, Weisberg, & Conway, PC

1207-625
644 E. Courtland St. 19120 42nd wd. 1131.20 Sq Ft BRT#421025000 Improvements: Residential Dwelling
 FRANCELEEN A. RESTO C.P. February Term, 2012 No. 02743 \$90,901.12 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

1207-626
4801 A St.reet 19120 42nd wd. s/d w det gar 2 sty, masonry+, 2921.3 Sq Ft BRT#421298700 Subject to Mortgage Improvements: Residential Dwelling
 EDMUND PLUMMER C.P. June Term, 2010 No. 02851 \$107,527.46 McCabe, Weisberg, & Conway, P.C.

1208-308
1554 S. Bailey St. 19146 36th wd. 1467 Sq Ft BRT#364275400 Improvements: Commercial Real Estate
 GREGORY K. LOGAN C.P. March Term, 2012 No. 001772 \$71,265.44 Stern & Eisenberg, P.C.

1208-309
2221 S. Broad St. 39th wd. Located on East side of Broad St, 250 '0" south of Jackson St, 26'0", depth 125 '0"
 DAMAR JOINT VENTURE C.P. January Term, 2012 No. 04214 \$555,051.89 Phillip D. Berger, Esq

1208-310
220 Locust St., PH #2S 19106 5th wd. 1253 Sq Ft BRT#888051852 DEFENDANT, CLIFFORD LEE VAN SYOC C.P. November Term, 2011 No. 155032 \$8,996.00 Evan R. Bachove, Esq.

1208-311
416 Markle St. 19128-3605 21st wd. 749.76 Sq Ft BRT#212022500 Improvements: Residential Property
 FRANK W. KENNEDY C.P. June Term, 2010 No. 03935 \$51,958.20 Phelan Hallinan & Schmiegl, LLP

1208-321
2751 Pennsylvania Ave., Unit #B109 19130-1743 88th wd. Together with a proportionate undivided interest in the Common Elements as defined in such Declaration of 2.870%. BRT#888151733 Improvements: Condominium
 JOSEPH A. CANUSO C.P. May Term, 2009 No. 01765 \$221,368.15 Phelan Hallinan & Schmiegl, LLP

1208-324
2410 E. Boston St. 19125-3000 31st wd. 928 Sq Ft BRT#313175010 Improvements: Residential Property
 DANIELLE ANDRE AND HAROLD T. BOOKER C.P. September Term, 2010 No. 03378 \$323,116.40 Phelan Hallinan & Schmiegl, LLP

1208-353
1028 E. Durham St. 19150 50th wd. 8437.50 Sq Ft BRT#502452400 Improvements:

SHERIFF'S SALE

Residential Property
 ANGELIA CURTIS C.P. February Term, 2012 No. 02239 \$116,147.54 KML Law Group, P.C.

1208-355
8249 Forrest Ave. 19150 50th wd. 2035.31 Sq Ft BRT#502226400 Improvements: Residential Dwelling
 TRACEY D. JACKSON C.P. May Term, 2009 No. 002557 \$62,037.62 Jacqueline F. McNally, Esq.

1208-366
403 S. 17th St. 19146 8th wd. 229.50 Sq Ft BRT#081167400 Improvements: Residential Property
 JOHN A. CORTESE, JR. C.P. June Term, 2010 No. 03464 \$312,188.18 KML Law Group, PC

1208-371
463 E. Cheltenham Ave. 19120 35th wd. 2749.68 Sq Ft BRT#352004600 Improvements: Residential Property
 DOREEN GREENIDGE C.P. January Term, 2012 No. 03682 \$173,930.29 KML Law Group, PC

1208-374
1313 S. Fairhill St. 19147 1st wd. 731.25 Sq Ft BRT#011340000 Improvements: Residential Property
 KEVIN M. PRICE C.P. May Term, 2010 No. 04495 \$178,859.71 KML Law Group, PC

1208-402
850 Independence Ct. 2nd wd. 1917.22 Sq Ft BRT#022109445 Improvements: Residential Dwelling
 JOAN F. HARRISON C.P. June Term, 2011 No. 1212 \$562,477.04 Gregory Javardian, Esq.

1208-404
4725 Shel mire Ave. 19136 65th wd. 1280 Sq Ft BRT#651054600 Improvements: Residential Property
 SUZANNE N. BROWN C.P. September Term, 2011 No. 2336 \$84,278.76 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1208-409
644 E. Courtland St. 19120 42nd wd. 1131.20 Sq Ft BRT#421025000 Improvements: Residential Dwelling
 FRANCELEEN A. RESTO C.P. February Term, 2012 No. 02743 \$90,901.12 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

1208-417
4801 A St.reet 19120 42nd wd. s/d w det gar 2 sty, masonry+, 2921.3 Sq Ft BRT#421298700 Subject to Mortgage Improvements: Residential Dwelling
 EDMUND PLUMMER C.P. June Term, 2010 No. 02851 \$107,527.46 McCabe, Weisberg, & Conway, P.C.

1208-425
4722 Upland St. 19143 27th wd. 930 Sq Ft BRT#273135300 Improvements: Residential Dwelling
 CELAL KAYA C.P. January Term, 2012 No. 04894 \$79,110.68 Udren Law Offices, P.C.

1208-442
1835 S. 12th St. 19148 39th wd. 960 Sq Ft BRT#394591300 Improvements: Residential Dwelling
 ROSEMARIE SCRENCI AKA ROSA MARIE SCRENCI AND CARLO V. SCRENCI C.P. August Term, 2010 No. 000872 \$125,544.66 Jacqueline F. McNally, Esq.

1208-443
9456 Fairgreen Ln 19114 apartment 2-4 units, 2 story OPA#572197388 Improvements: Residential Dwelling
 CHARLES FRANK AND LORETTA FRANK, HIS WIFE \$105,218.91 Kenneth E. West, Esq.

1208-451
938 Brill St. 19124 35th wd. 1057 Sq Ft BRT#351178300 Improvements: Residential Property
 TERESA DOUGLAS C.P. November Term, 2011 No. 01514 \$39,808.23 KML Law Group, PC

1208-458
4010 Marple St. 19136 65th wd. Situate on the southwest side of Marple St (40' wide) at the distance of 155' 1/4" northwest from the northwest side of Erdrick St (50' wide) in the 65th ward of the City of Philadelphia; 2847.8 Sq Ft BRT#651087200
 PAVITTAR SINGH C.P. March Term, 2012 No. 2287 \$97,165.62 Alan C. Gershenson, Esq.

1208-461
5824 Brush Rd. 19138 22nd wd. Row b/gar 2 sty, masonry; 2512.8 Sq Ft BRT#591226100 Subject to Mortgage Improvements: Residential Dwelling
 MARY ANN FARRELL, EXECUTRIX OF

SHERIFF'S SALE

THE ESTATE OF ALBERTA M. RANTON, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2012 No. 02274 \$61,685.92 McCabe, Weisberg, & Conway, P.C.

1208-462

2532 S. Claymont St. 19153 40th wd. Row b/gar, 2 sty, masonry; 2392.91 Sq Ft BRT#404156254 Improvements: Residential Dwelling
JARMAL ARTHUR AKA JAMAL D. ARTHUR C.P. September Term, 2009 No. 02721 \$117,944.57 McCabe, Weisberg, & Conway, P.C.

1208-465

1610 W. Wingohocking St. 19140 13th wd. 941.28 Sq Ft BRT#132360400 Improvements: Residential Property
TAWANDA ROACH C.P. August Term, 2009 No. 04011 \$88,025.33 KML Law Group, PC

1208-472

6140 Lebanon Ave. 19151 34th wd. 2090 Sq Ft BRT#342126400 Improvements: Residential Property
JAMES P. BROWN, JR. C.P. April Term, 2010 No. 000541 \$149,173.84 Christopher A. DeNardo, Esq.

1208-472

6140 Lebanon Ave. 19151 34th wd. 2090 Sq Ft BRT#342126400 Improvements: Residential Property
JAMES P. BROWN, JR. C.P. April Term, 2010 No. 000541 \$149,173.84 Christopher A. DeNardo, Esq.

1208-478

3052 Aramingo Ave. 19134 25th wd. 1027.5 Sq Ft BRT#251477100 Improvements: Residential Dwelling
JUAN RIVERA C.P. February Term, 2012 No. 03811 \$100,296.77 Udren Law Offices, P.C.

1208-480

1044 Camas Dr. 19115 63rd wd. 7488 Sq Ft BRT#632086700 Improvements: Residential Dwelling
MOHAMMAD YAGHNAM AND NIMEH YAGHNAM C.P. August Term, 2010 No. 03784 \$336,785.53 Udren Law Offices, P.C.

1208-490

4351 Pearce St. 19124 23rd wd. 2587.65 Sq Ft BRT#231062800 Improvements: Residential Property
KEITH JELLEYMAN AND CHRISTI M. STRUNK C.P. February Term, 2012 No. 03344 \$134,705.23 KML Law Group, PC

1208-504

5807 Fernwood St. 19143-3920 3rd wd. 1266.40 Sq Ft BRT#034032600 Improvements: Residential Property
BARBARA MORRIS IN HER CAPACITY AS EXECUTRIX AS DEVISEE OF THE ESTATE OF PRISCILLA MCCASKILL AKA PRICILLA MCGASKILL AKA PRISILLA MCGASKILL C.P. February Term, 2012 No. 03688 \$33,568.86 Phelan Hallinan & Schmiegl, LLP

1208-510

158 Fountain St. 19127-1932 21st wd. 2184.97 Sq Ft BRT#212288510 Improvements: Residential Property
DANIELLE P. LEHMAN C.P. December Term, 2009 No. 01097 \$428,570.60 Phelan Hallinan & Schmiegl, LLP

1208-511

7112 Cottage St. 19135-1202 41st wd. 1440 Sq Ft BRT#412284600 Improvements: Residential Property
MARYELLEN R. LEARY AND DOUGLAS LEARY, JR. C.P. January Term, 2012 No. 04900 \$139,704.85 Phelan Hallinan & Schmiegl, LLP

1208-526

1822 S. Newkirk St. 19145-1629 48th wd. 836.07 Sq. Ft. BRT#482367700 Improvements: Residential Property
NANCY VONGBANDITH C.P. October Term, 2011 No. 00046 \$132,971.44 Phelan Hallinan & Schmiegl, LLP

1208-527

6213 Ogontz Ave. 19141-1412 17th wd. 2208 Sq Ft BRT#172242800 Improvements: Residential Property
KARLA M. KITCHEN, AKA KARLA KITCHEN IN HER CAPACITY AS EXECUTRIX, TRUSTEE, AND DEVISEE OF THE ESTATE OF DEANNA KITCHEN AKA DEANNA L. KITCHEN. RODNEY C. KITCHEN, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF DEANNA KITCHEN, AKA DEANNA L. KITCHEN. JOSEPH A. KITCHEN IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF DEANNA KITCHEN AKA DEANNA L. KITCHEN C.P. August Term, 2011 No. 01744 \$81,795.48 Phelan Hallinan & Schmiegl, LLP

1208-539

854 N. 21st St. 19130-1431 15th wd. 1042.50 Sq Ft. BRT#151128700 Improvements:

SHERIFF'S SALE

Residential Property
EDWARD J. FURLONG, JR. AKA EDWARD J. FURLONG C.P. August Term, 2009 No. 03149 \$67,531.33 Phelan Hallinan & Schmiegl, LLP

1208-542

6651 Erdrick St. 19135-2601 55th wd. 1292.68 Sq Ft BRT#552277900 Improvements: Residential Property
SCOTT WENDEL AND ELIZABETH P. WENDEL C.P. November Term, 2009 No. 03981 \$64,525.26 Phelan Hallinan & Schmiegl, LLP

1208-544

5007 Woodland Ave. 19143 27th wd. 2220 Sq Ft BRT#273146200 Improvements: Residential Property
JACOB HASIS C.P. January Term, 2012 No. 002936 \$164,505.54 Christopher A. DeNardo, Esq.

1208-545

1421 S. 20th St. 19146 36th wd. 1352 Sq Ft BRT#363228600 Improvements: Residential Property
ROBERT LOSS C.P. February Term, 2012 No. 001404 \$143,555.37 Christopher A. DeNardo, Esq.

1208-560

803 N. 66th St. 19151 34th wd. 1076.02 Sq Ft BRT#344356900 Improvements: Residential Property
MELODY SHERLOCK C.P. January Term, 2010 No. 02523 \$73,907.37 KML Law Group, P.C.

1208-573

1309 S. 17th St. 19146 36th wd. 1674 Sq Ft BRT#365190000 Improvements: Residential Dwelling
ANTHONY M. BUONOMO C.P. January Term, 2012 No. 03282 \$170,362.54 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

1208-576

2130 S. Lambert St. 19145 48th wd. 1316 Sq Ft BRT#481355300 Improvements: Residential Property
ERIC LE C.P. September Term, 2011 No. 000472 \$164,821.42 Christopher A. DeNardo, Esq.

1208-580

377 E. Cliveden St. 19119-2321 22nd wd. 1287.72 Sq Ft BRT#221051400 Improvements: Residential Property
STOCKTON T. DUPONT C.P. October Term, 2010 No. 03307 \$30,508.40 Phelan Hallinan & Schmiegl, LLP

1208-595

3604 Genessee Pl 66th wd. Southwesterly side of Genessee Pl 69' 9-3/8" northwestwardly from the southwesterly side of Genessee Dr. front Irregular, deputy: irregular Improvements: Single Family Residence
JESSICA KNAUSS C.P. November Term, 2010 No. 00443 \$212,118.79 Stephen M. Hladik, Esq.

1208-608

6356 Jackson St. 19135-3225 55th wd. 1627.20 Sq Ft BRT#552463800 Improvements: Residential Property
DANIEL HUNTER C.P. July Term, 2010 No. 00866 \$91,492.82 Phelan Hallinan & Schmiegl, LLP

1208-619

915 Flanders Rd. 19151-3011 34th wd. 2819 Sq Ft BRT#344410800 Improvements: Residential Property
GAIL CASTRO AND HIRAM CASTRO C.P. April Term, 2010 No. 04209 \$77,040.58 Phelan Hallinan & Schmiegl, LLP

1208-625

1811 N. 17th St. 19121-3307 32nd wd. 1683 Sq Ft BRT#321110000 Improvements: Residential Property
RAY WALKER C.P. June Term, 2010 No. 02039 \$294,142.26 Phelan Hallinan & Schmiegl, LLP

1208-633

1550 Beverly Rd. 19138-1615 10th wd. 1566.40 Sq Ft BRT#102163200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SADIE LUCILLE EDWARDS, DECEASED. CORNELIUS EARL EDWARDS IN HIS CAPACITY AS HEIR OF SADIE LUCILLE EDWARDS, DECEASED C.P. December Term, 2011 No. 03310 \$77,881.53 Phelan Hallinan & Schmiegl, LLP

1208-653

926 Tustin St. 19111-1431 63rd wd. 4100 Sq Ft BRT#632033189 Improvements: Residential Property
ANDREW YAREMCHUK C.P. March Term, 2012 No. 01732 \$163,218.53 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

1208-661
324 Devereaux Ave. 19111 35th wd. 1430.10 Sq Ft BRT#352192700 Improvements: Residential Property
ESTATE OF ROBERT LARRY, JR. DECEASED, RHONDA K. LARRY, KETURAH LARRY AND ROBERT LARRY, III C.P. November Term, 2000 No. 00159 \$83,643.89 Phelan Hallinan & Schmiegl, LLP

1208-666

3243 Rawle St. 19149 55th wd. Row b/gar 2sty masonry; 3242.62 Sq Ft BRT#551186200 Improvements: Residential Dwelling
ELIZABETH KILGALLEN C.P. August Term, 2010 No. 03961 \$182,424.29 McCabe, Weisberg, & Conway, P.C.

1208-671

3415 Morrell Ave. 19114 19th wd. Apartment 2-4 units sty, mas+O; 3936.83 Sq Ft BRT#661139100 Improvements: Residential Dwelling
YAKOV KANTAROVICH C.P. March Term, 2012 No. 00080 \$142,523.16 McCabe, Weisberg, & Conway, P.C.

1208-676

6620 Malvern Ave. 19151 34th wd. Row 2sty, mas + other; 2606 Sq Ft BRT#344075700 Improvements: Residential Dwelling
MICHAEL O. TUNSTALL C.P. March Term, 2012 No. 00272 \$105,456.45 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the September 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, November 13, 2012.

1209-301

5329 Wakefield St. 19144 12th wd. 2550 Sq Ft BRT#122144700 Improvements: Residential Property
BOSTON ROBERTSON C.P. January Term, 2011 No. 000787 \$123,426.97 Christopher A. DeNardo, Esq.

1209-302

5231 Horrocks St. 19124 62nd wd. 1401 Sq Ft BRT#621327100 Improvements: Residential Property
JOHN HARPER III C.P. September Term, 2009 No. 000378 \$108,792.72 Christopher A. DeNardo, Esq.

1209-303

6478 Anderson St. 19119 22nd wd. 1888 Sq Ft BRT#221313500 Improvements: Residential Property
GINA M. WALTON AND DEVON M. WALTON C.P. April Term, 2009 No. 003994 \$221,937.35 Christopher A. DeNardo, Esq.

1209-308

235 W. Rockland St. 19120 42nd wd. 1438 Sq Ft BRT#422118100 Improvements: Residential Property
NDUBUISI OKORO C.P. April Term, 2009 No. 01108 \$65,507.92 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1209-310

313 S. Frazier St. 19143 60th wd. 2 sty masonry, 1410 Sq ft BRT#604233300 Improvements: Residential Dwelling
GARFIELD G VASSELL C.P. March Term, 2012 No. 00070 \$104,625.78 Federman & Associates, LLC

1209-314

8408 Fayette St. 19150 50th wd. 1284 Sq Ft BRT#502298100 Improvements: Residential Property
MARY H COOK C.P. November Term, 2008 No. 002618 \$49,337.21 Christopher A. DeNardo, Esq.

1209-316

1930 S. Redfield St. 19143 40th wd. 889 Sq Ft BRT#401067700 Improvements: Residential Dwelling
JOHN MUHLANGA C.P. April Term, 2012 No. 00316 \$51,248.83 Udren Law Offices, P.C.

1209-317

6338 Martin Mills Rd. 35th wd. Row 2 sty, masonry; Premises A Situate on the southwest side of Martin Mills Rd at the distance of 259'3/4" southeastwardly from the southeast side of Montour St. Premises B beginning at a point in the northwesterly side of a certain 20 ft wide proposed driveway extending Northeastwardly into Martin Mills Road (50 feet wide) Subject to Mortgage
COLEEN MCDONNELL C.P. August Term, 2010 No. 02334 \$164,064.97 Katherine E. Knowlton, Esq.

1209-322

439 E. Somerset St. 19134 33rd wd. 784 Sq Ft BRT#071206900 Improvements: Residential Dwelling
DAISY RIVERA C.P. April Term, 2012 No. 001981 \$42,102.04 Heather Riloff, Esq.

SHERIFF'S SALE

1209-324
6241 Trotter St. 53rd wd. on the southeast side of Trotter St 372 ft 6 in, northeast from the northeast side of Devereaux Ave, front 18 ft 0 in, depth 81 ft, 5.5 in; rear 18 ft 1.25 in, depth 83 ft 4.5 in BRT#531235500 Improvements: Single Family Residence
SHAMELLE L ROBERSON AKA SHAMELLE ALEXANDER BAZLEY AKA SHAMELLE LYNETTE ALEXANDER BAZLEY AKA SHAMELLE LYNETTE BAZLEY AKA SHAMELLE LYNETTE ALEXANDER C.P. April Term, 2012 No. 00535 \$162,702.33 William E Miller, Esq.

1209-325

270 S. Cecil St. 19139 60th wd. 900 Sq Ft BRT#604280700 Improvements: Residential Dwelling
KIM BURTON C.P. March Term, 2012 No. 000075 \$58,348.73 Heather Riloff, Esq.

1209-331

5344 Baltimore Ave. 19143 51st wd. 2290.26 Sq Ft BRT#511080300 Improvements: Residential Property
LEROY IRVIN JR AND CATHERINE BOLTON IRVIN C.P. July Term, 2010 No. 00248 \$45,599.40 KML Law Group, PC

1209-332

9236 Andover Rd. 19114 57th wd. (formerly part of the 35th) 6000 Sq Ft BRT#572277100 Improvements: Residential Property
MARC FERRIS AND EMILY ROSE JEWELL-FERRIS C.P. January Term, 2009 No. 03643 \$185,925.21 KML Law Group, P.C..

1209-334

644 N. Frazier St. 19131 4th wd. 1184.54 Sq Ft BRT#043075000 Improvements: Residential Property
PATRICIA S ABDULLAH AKA SHAKIRA ABDULLAH C.P. October Term, 2009 No. 01204 \$41,063.28 KML Law Group, P.C.

1209-335

7923-31 Ridge Ave. Unit #39, A/K/A 7925 Ridge Ave. Unit #39 19128 21st wd. PRCL#888210839 Improvements: Condominium Unit
POLA M. YU C.P. February Term, 2012 No. 03874 \$186,010.77 Phelan Hallinan & Schmiegl, LLP

1209-339

567 E. Carver St. 19120 35th wd. 1057.50 Sq Ft BRT#351248200 Improvements: Residential Dwelling
APRIL K YOUNG C.P. July Term, 2010 No. 01445 \$115,642.43 Mark J. Udren, Esq.

1209-340

3426 Rosehill St. 19134-1641 7th wd. 574 Sq Ft PRCL#073123800 Improvements: Residential Property
MARIA T LUGARDO, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; CANDIDO LUGARDO IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; MARGARITA LUGARDO, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; EVELYN PEREZ, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TERESA CORDERO, DECEASED. C.P. January Term, 2008 No. 00477 \$37,855.59 Phelan Hallinan & Schmiegl, LLP

209-349

1850 Farrington Rd. 19151 34th wd. 2550 Sq Ft BRT#343352600 Improvements: Residential Property
PAUL G SHUEBROOK C.P. February Term, 2012 No. 03368 \$109,683.78 KML Law Group, P.C.

1209-351

3183 Memphis St. 19134 25th wd. 798 Sq Ft BRT#251501000 Improvements: Residential Property
JAMES MEINTEL AKA JAMES C MEINTEL C.P. March Term, 2012 No. 03550 \$47,585.65 KML Law Group, P.C.

1209-352

1946 S. Iseminger St. 19148-2207 39th wd. 644 Sq Ft PRCL#394408000 Improvements: Residential Property
KIMMARIE S SANTOSUSSO C.P. March Term, 2012 No. 02386 \$37,258.94 Phelan Hallinan & Schmiegl, LLP

1209-361

5945 Frontenac St. 19149-3632 53rd wd. 1695.16 Sq Ft BRT#531268900 Improvements: Residential Property
ZOLLIE SWAIN C.P. January Term, 2012 No. 0136 \$122,805.66 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1209-362

3943 N. 7th St. 19140 43rd wd. 1110 Sq Ft BRT#433090000 Improvements: Residential Property

SHERIFF'S SALE

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

1209-364

2329 S. Bucknell St. 48th wd. Easterly side of Bucknell St 200 ft 2 in south from the south side of Wolf St front 14 ft 2 in, depth 48 ft, 6 in Subject to Mortgage
KENNETH J CASTAGNA C.P. August Term, 2008 No. 002754 \$58,002.90 Vincent T Cieslik, Esq.

1209-367

2138 E. Clearfield St. 19134-3747 25th wd. 1531.80 Sq Ft PRCL#252232600 Improvements: Residential Property
DONALD ORLEN AND LESLIE ORLEN C.P. March Term, 2010 No. 01173 \$79,821.81 Phelan Hallinan & Schmiegl, LLP

1209-369

2041 Lansing St. 19152-3609 56th wd. 2519.95 Sq Ft PRCL#561482000 Improvements: Residential Property
BHUMIBEN T PATEL AKA BHUMIBEN PATEL AKA BHUMIBENT PATEL AND TUSHAR R. PATEL AKA TUSHAR PATEL C.P. October Term, 2011 No. 01483 \$146,106.00 Phelan Hallinan & Schmiegl, LLP

1209-370

3158 Aramingo Ave. 19134-4422 25th wd. 1110.34 Sq Ft PRCL#251482200 Improvements: Residential Property
NEPTALI INTRIAGO C.P. March Term, 2012 No. 00757 \$106,112.33 Phelan Hallinan & Schmiegl, LLP

1209-371

4442 Loring St. 19136 41st wd. Row b/gar 2sty masonry; 2159.81 Sq ft BRT#412171600 Subject to Mortgage Improvements: Residential Dwelling
LAURIE HORN C.P. August Term, 2009 No. 01572 \$116,924.57 McCabe, Weisberg, & Conway, P.C.

1209-372

126 W. Ashdale St. 19120 42nd wd. Row b/gar 2sty masonry; 2398.23 Sq Ft BRT#422170300 Improvements: Residential Dwelling
NILSA GONZALEZ C.P. December Term, 2011 No. 03520 \$56,651.84 McCabe, Weisberg, & Conway, P.C.

1209-374

3056 Magee Ave. 19149-2532 55th wd. 1622.82 Sq Ft PRCL#551087300 Improvements: Residential Property
NICOLE F. BUFFINGTON C.P. November Term, 2011 No. 00362 \$112,136.03 Phelan Hallinan & Schmiegl, LLP

1209-378

4317 Bleigh Ave. AKA 4317 Bleigh St. 19136-3926 41st wd. 1219.95 Sq Ft PRCL#412155500 Improvements: Residential Property
ALEXANDRA BLITMAN C.P. February Term, 2012 No. 02698 \$132,985.19 Phelan Hallinan & Schmiegl, LLP

1209-382

6840 Gorsten St. 19119 22nd wd. 5400 Sq Ft BRT#222260500 Improvements: Residential Dwelling
INEZ A DUSSARD AKA INEZ DUSSARD AND SHIRLEY JOHNSON C.P. July Term, 2010 No. 02160 \$347,097.06 Udren Law Offices, P.C.

1209-384

SHERIFF'S SALE

BRT#394172800 Improvements: Residential Property
ANNETTE M OAKLEY C.P. April Term, 2010 No. 004355 \$312,769.00 Christopher A. DeNardo, Esq.

1209-393

4150-4152 Paul St. 19124 23rd wd. 847 Sq Ft & 826 Sq Ft BRT#232510900 & BRT#232511000 Improvements: Residential Property
RICHARD SCHLESINGER AND EVAN SCHLESINGER C.P. March Term, 2012 No. 3947 \$106,316.34 Christopher A. DeNardo, Esq.

1209-394

2021 Carpenter St. 19146 30th wd. 1220 Sq Ft BRT#301235800 Improvements: Residential Property
FRANCIS SANTANGELO AKA FRANK SANTANGELO C.P. March Term, 2012 No. 000964 \$307,874.57 Christopher A. DeNardo, Esq.

1209-395

131 N. Paxon St. 19139 44th wd. 1476 Sq Ft BRT#441109700 Improvements: Residential Property
LINDA KIDD C.P. February Term, 2012 No. 2673 \$73,467.60 Christopher A. DeNardo, Esq.

1209-396

2900 S. Smedley St. 19145 26th wd. 1216 Sq Ft BRT#261349700 Improvements: Residential Property
JOHN MCDEVITT C.P. March Term, 2009 No. 000942 \$206,841.65 Christopher A. DeNardo, Esq.

1209-397

140 W. Ashdale St. 19120 42nd wd. 1152 Sq Ft BRT#422171000 Improvements: Residential Property
LEONARD HILL C.P. December Term, 2011 No. 001822 \$115,688.39 Christopher A. DeNardo, Esq.

1209-398

5123 Cottage St. 19124 1165 Sq Ft BRT#622382400 Improvements: Residential Property
HECTOR M. ORTIZ, SR C.P. January Term, 2012 No. 002670 \$30,406.28 Christopher A. DeNardo, Esq.

1209-400

8525 Marsden St. 19136 65th wd. 1088 Sq Ft BRT#652312100 Improvements: Residential Property
JAMES A. STEVENS AND ERMA LATHROP C.P. January Term, 2012 No. 004594 \$62,394.25 Christopher A. DeNardo, Esq.

1209-404

112 S. 58 St. 60th wd. Situate on the west side of 58 St at the distance of 40 ft northward from the north side of Sansom St in the 60th Ward of the city of Philadelphia. Containing in front or breadth on the said 58th St, 20 ft and extending of that width in length or depth Westward between parallel lines at right angles to the said 58th Street 83 feet 3 inches to a certain 3 feet wide alley leading Southward into Sansom Street. BRT#604291400 Subject to Mortgage Improvements: Semi det 2 sty masonry
AMINA MASSAQUOI C.P. October Term, 2010 No. 02436 \$60,235.59 Patrick J. Wesner, Esq.

1209-409

2315 S. 11th St. 19148 39th wd. Row 2 sty masonry; 2320 Sq Ft BRT#394177700 Improvements: Residential Dwelling
ANTHONY GRANATO III AND ELIZABETH GRANATO C.P. April Term, 2011 No. 01053 \$47,772.98 McCabe, Weisberg, & Conway, P.C.

1209-410

7150 Jackson St. 19135 41st wd. row b/gar 2sty, masonry; 2778.40 sq ft BRT#412310300 Improvements: Residential Dwelling
ANDRE JEAN SIMON C.P. February Term, 2012 No. 02121 \$105,296.32 McCabe, Weisberg, & Conway, P.C.

1209-411

644 E. Tabor Rd. 19120 42nd wd. 1443.6 Sq Ft BRT#421201200 Subject to Mortgage Improvements: Residential Dwelling
TROY BUDD C.P. March Term, 2010 No. 02211 \$133,438.63 Mark J. Udren, Esq.

1209-418

4841 Pulaski Ave. 19144-4128 13rd wd. 5815.31 Sq Ft PRCL#133110400 Improvements: Residential Property
KENNETH GILLIARD, SR. AND LATONYA M. GILLIARD C.P. March Term, 2010 No. 01741 \$193,850.83 Phelan Hallinan & Schmieg, LLP

1209-432

2130 N. Front St. 19124 19th wd. 1050 Sq Ft BRT#191001300 Improvements: Vacant Land
JC GENERAL CONSTRUCTION CORPORATION C.P. April Term, 2012 No. 1399 \$345,473.22 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1209-435

1614 N. 60 St. 19151 34th wd. 21 ft frontage x

SHERIFF'S SALE

90 ft depth BRT#342212600 Improvements: Residential Property
ALBERT GEIGER C.P. December Term, 2011 No. 03110 \$124,200.03 Richard M. Squire & Associates, LLC

1209-439

2815 Normandy Dr 19154 66th wd. Det 1-1/2 sty frame, 7100 Sq Ft BRT#662495900 Subject to Mortgage Improvements: Residential Dwelling
JORGE L OYOLA C.P. September Term, 2009 No. 02910 \$331,501.59 McCabe, Weisberg, & Conway, P.C.

1209-442

3210 Fanshawe St. 19119 57th wd. 1648.50 Sq Ft BRT#551116600 Subject to Mortgage Improvements: Residential Dwelling
GERI ALLMOND C.P. March Term, 2012 No. 3503 \$52,887.74 Gregory Javardian, Esq.

1209-444

5239 Westford Rd. 19120 42nd wd. Row B/gar, 2sty, masonry; 3007.6 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.

1209-447

6644 Boyer St. 19119 22nd wd. BRT#221276200 Improvements: Residential Dwelling
THE PROPERTY OF CHARLES AJ HALPIN, III ESQUIRE AND ADMINISTRATOR OF THE ESTATE OF JAMES A FINNEY, DECEASED C.P. February Term, 2012 No. 02588 \$253,807.55 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

1209-453

1030 Wagner Ave. 19141 49th wd. Row b/gar, 2sty, masonry; 3731.1 Sq Ft BRT#492012300 Improvements: Residential Dwelling
MARRAE G DARGAN C.P. February Term, 2010 No. 00970 \$99,187.40 McCabe, Weisberg, & Conway, P.C.

1209-456

1103 Tree St. 19148 39th wd. Row 2 sty, masonry; 1834 Sq Ft BRT#394069700 Subject to Mortgage Improvements: Residential Dwelling
ROXANN M MUNI AKA ROXANN M COLANGELO C.P. March Term, 2011 No. 02089 \$35,180.01 McCabe, Weisberg, & Conway, P.C.

1209-457

6708 N. 12 St. 19126 61st wd. 4200 Sq Ft BRT#611191900 Improvements: Residential Property
RUTH MILES AND KENNETH MILES C.P. January Term, 2012 No. 000837 \$415,673.58 Christopher A. DeNardo, Esq.

1209-458

8101 Large St. 19152 56th wd. Det w/d gar 1.5 sty mas+0; 6914.42 Sq Ft BRT#562439100 Improvements: Residential Dwelling
GILBERT SOARES AND UNITED STATES OF AMERICA C.P. October Term, 2011 No. 03994 \$320,788.62 McCabe, Weisberg, & Conway, P.C.

1209-466

2200 N. 2St. 19th wd. 3330 Sq Ft BRT#191135000 Subject to Mortgage Improvements: Mixed use property
JC GENERAL CONSTRUCTION CORPORATION C.P. April Term, 2012 No. 1419 \$345,473.22 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1209-468

233 S. 6th St., Unit 211D 19106 5th wd. 1001 Sq Ft BRT#888054525 Subject to Mortgage Subject to Rent Improvements: residential condominium unit
DANYELLE BLACKWELL-NOTIN C.P. July Term, 2010 No. 000334 \$15,780.00 W. Christian Moffitt, Esq.

1209-470

3902 Howland St. 19124 33rd wd. Row b/gar, 2sty, masonry; 2046.25 Sq Ft BRT#332360300 Subject to Rent Improvements: Residential Dwelling
DMITRY KIPERVAS C.P. March Term, 2012 No. 01094 \$79,713.12 McCabe, Weisberg, & Conway, P.C.

1209-473

5854 Oakland St. 19149-3414 62nd wd. 4816.52 Sq Ft PRCL#621396900 Improvements: Residential Property
EUGENE TAYLOR C.P. February Term, 2012 No. 03885 \$56,402.89 Phelan Hallinan & Schmieg, LLP

1209-484

362 W. Milne St. AKA 362 Milne St. 19144-4206 13rd wd. 1364.16 Sq Ft PRCL#133003400 Improvements: Residential Property
BRENDA ESPINOSA C.P. February Term, 2012 No. 03456 \$88,471.87 Phelan Hallinan & Schmieg, LLP

1209-485

803 N. 63 St. 19151-3437 34th wd. 5125 Sq Ft

SHERIFF'S SALE

PRCL#342360200 Improvements: Residential Property
JOSEPH A. DEREEF, SR. AKA JOSEPH DEREEF, SR, AKA JOSEPH A. DEREEF, LESLIE DEREEF AND JOSEPH A. DEREEF, JR C.P. December Term, 2011 No. 02311 \$117,908.56 Phelan Hallinan & Schmieg, LLP

1209-487

6014 Ogontz Ave. 19141-1312 17th wd. 1744 Sq Ft PRCL#172253800 Improvements: Residential Property
BELLA WILSON, ADMINISTRATRIX AND HEIR OF THE ESTATE OF DAMIAN WILSON AKA DAMIAN CHRISTOPHER WILSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAMIAN WILSON AKA DAMIAN CHRISTOPHER WILSON, DECEASED C.P. May Term, 2009 No. 02851 \$139,808.87 Phelan Hallinan & Schmieg, LLP

1209-489

1016 S. Chadwick St. 19146-2008 13rd wd. 800 Sq Ft PRCL#301321100 Improvements: Residential Property
PERRY M JACKSON C.P. March Term, 2010 No. 06069 \$253,296.91 Phelan Hallinan & Schmieg, LLP

1209-492

1322 Robbins St. 19111-5822 53rd wd. 1254.40 Sq Ft PRCL#531040800 Improvements: Residential Property
OMAYRA SANCHEZ AND ANDRES SANCHEZ C.P. July Term, 2011 No. 02369 \$72,060.42 Phelan Hallinan & Schmieg, LLP

1209-504

2859 S. Sydenham St. 19145-4920 26th wd. 712.50 Sq Ft PRCL#261232400 Improvements: Residential Property
GEORGE CALLE C.P. March Term, 2012 No. 03386 \$174,381.93 Phelan Hallinan & Schmieg, LLP

1209-505

5334 Willows Ave. 19143-4128 51st wd. 1232 Sq Ft PRCL#511120400 Improvements: Residential Property
MUZAMIL ELHAG C.P. March Term, 2012 No. 02139 \$81,603.37 Phelan Hallinan & Schmieg, LLP

1209-506

1724 Watkins St. 19145-2119 36th wd. 665 Sq Ft PRCL#365396200 Improvements: Residential Property
RICHARD RHODOMOYER C.P. November Term, 2011 No. 02954 \$44,770.68 Phelan Hallinan & Schmieg, LLP

1209-507

2131 Montrose St. 19146-2527 13rd wd. 700 Sq Ft PRCL#302194300 Improvements: Residential Property
TYNETTA S FAUST C.P. March Term, 2012 No. 00217 \$62,156.73 Phelan Hallinan & Schmieg, LLP

1209-516

4108 J Street 19124-5214 33rd wd. 2119.56 Sq Ft PRCL#332232600 Improvements: Residential Property
HENRY E CRUZ C.P. February Term, 2012 No. 03622 \$96,107.10 Phelan Hallinan & Schmieg, LLP

1209-517

2716 Kirkbride St. 19137-2122 45th wd. 997.8 Sq Ft PRCL#453121000 Improvements: Residential Property
DANIEL A HAWTHORNE AND ANDREA D. HAWTHORNE C.P. February Term, 2012 No. 03407 \$76,347.87 Phelan Hallinan & Schmieg, LLP

1209-519

2414 E. Allegheny Ave. 19134-4403 25th wd. 2437.26 Sq Ft PRCL#251137300 Improvements: Residential Property
JOHN M KOKA C.P. March Term, 2012 No. 02906 \$123,438.31 Phelan Hallinan & Schmieg, LLP

1209-520

3412 Crystal St. 19134-1207 33rd wd. 598.26 Sq Ft PRCL#331256200 Improvements: Residential Property
JOEL W. RILEY JR C.P. March Term, 2012 No. 01875 \$60,757.04 Phelan Hallinan & Schmieg, LLP

1209-521

2716 N. 23rd St. 19132-3218 11st wd. 878.99 Sq Ft PRCL#111370200 Improvements: Residential Property
FRANK W BROOKS, III INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF LISA Y BROOKS; CAROLE LIVELY IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LISA Y BROOKS; FAKIRA A. BROOKS IN HER CAPACITY AS HEIR OF THE ESTATE OF LISA Y BROOKS; MIKELL F LIVELY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LISA Y BROOKS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

SHERIFF'S SALE

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA Y BROOKS, DECEASED C.P. January Term, 2012 No. 04659 \$21,262.64 Phelan Hallinan & Schmieg, LLP

1209-524

222 W. Coulter St. 19144-3916 22nd wd. 2992.80 Sq Ft PRCL#124036200 Improvements: Residential Property
ANTONIO W ZACHARY AND JOANN ZACHARY C.P. February Term, 2012 No. 03119 \$156,909.98 Phelan Hallinan & Schmieg, LLP

1209-532

3424 Brighton St. 19149-2006 55th wd. (formerly 35) 1648 Sq Ft PRCL#551360500 Improvements: Residential Property
KIMYATTA N CHANEY C.P. January Term, 2012 No. 04618 \$162,373.26 Phelan Hallinan & Schmieg, LLP

1209-535

1118 N. Union St. 19104-1122 24th wd. 534.87 Sq Ft PRCL#243229200 Improvements: Residential Property
LEGITIME BRUNOT C.P. March Term, 2012 No. 04103 \$42,544.14 Phelan Hallinan & Schmieg, LLP

1209-545

8622 Dicks Pl. 19153-1530 40th wd. 4680 Sq Ft PRCL#405124411 Improvements: Residential Property
FRANCIS NELSON C.P. August Term, 2009 No. 00792 \$215,636.79 Phelan Hallinan & Schmieg, LLP

1209-547

5120 N. Marvne St. 49th wd. Beginning at a point on the westerly side of Marvne St at the distance of 267 east six inches southwardly from the southerly side of Duncannon Ave Subject to Mortgage Improvements: Semi det 2 sty masonry
RICHARD NEWSOME C.P. March Term, 2011 No. 01898 \$89,635.71 Chandra M. Arkema, Esq.

1209-553

6215 Washington Ave. 19143 3rd wd. 2152.50 Sq Ft BRT#033111500 Improvements: Residential Dwelling
DANA MYERS; DAVID MYERS; DAVID C. MYERS; PATRICIA MYERS C.P. December Term, 2011 No. 03784 \$49,638.24 Udren Law Offices, P.C.

1209-555

1318 Reese St. 19147 1st wd. 731.25 Sq Ft BRT#01137900 Subject to Mortgage Improvements: row 2 story masonry
JOHN TORRES C.P. June Term, 2011 No. 01168 \$50,333.75 Thomas D Kenny, Esq.

1209-557

4325 Tackawanna St. 19124 23rd wd. 2604 Sq Ft BRT#232346100 Improvements: Residential Property
KENNETH J. HAINES, SR C.P. September Term, 2011 No. 2245 \$44,069.76 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1209-558

6355 Theodore St. 19142 40th wd. 888 Sq Ft BRT#402247500 Improvements: Residential Property
UNKONWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF CLARENCE T CARR C.P. November Term, 2010 No. 2519 \$36,175.80 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1209-561

3900 Brown St. 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, PC

1209-562

1142 Anchor St. 19124 62nd wd. 1209.60 Sq Ft BRT#621063700 Improvements: Residential Real Estate
LUCHY ADONIS C.P. March Term, 2012 No. 01295 \$91,798.62 Stern & Eisenberg, PC

1209-564

6834 Ogontz Ave. 19138 10th wd. 5382 Sq Ft BRT#102009300 Improvements: Residential Dwelling
TO BE SOLD AS THE PROPERTY OF DERRICK WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF AARON WILLIAMS, DECEASED. C.P. December Term, 2011 No. 00211 \$129,917.72 Gregory Javardian, Esq

1209-566

402 Parlin St. 19116 58th wd. 2841 Sq Ft BRT#582048300 Improvements: Residential Property
MARIAMMA ABRAHAM AND BIJU ABRAHAM C.P. December Term, 2011 No.

SHERIFF'S SALE

3304 \$171,883.52 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1209-569

7016 Jackson St. 19135 55th wd. 2243.7 Sq Ft BRT#552470400 Improvements: Residential Property
TIMOTHY LEACH C.P. August Term, 2011 No. 2826 \$132,415.55 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1209-572

173 Fern St. AKA W. Fern St. 19120 61st wd. 1027 Sq Ft BRT#612209000 Improvements: Residential Property
RICARDO KELLY JR C.P. January Term, 2012 No. 0692 \$66,316.37 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1209-576

1843 E. Washington Ln. 19138 10th wd. 1530.75 Sq Ft BRT#102282600 Subject to Mortgage Improvements: Residential Property
BYRON K ALSTON C.P. September Term, 2011 No. 3206 \$150,946.63 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1209-577

7342 Hasbrook Ave. 19111 63rd wd. 5924.32 Sq Ft BRT#631081900 Subject to Mortgage Improvements: Residential Dwelling
LOAN THI NGUYEN C.P. August Term, 2010 No. 02871 \$178,153.82 Mark J. Udren, Esq.

1209-580

2054 E. Haines St. 19138 10th wd. 2120.4 Sq Ft BRT#102119400 Improvements: Residential Dwelling
MARGARET E WEBB C.P. January Term, 2011 No. 04830 \$133,022.49 Udren Law Offices, P.C.

1209-585

4626 Tampa St. 19120-4636 42nd wd. 1353.6 Sq Ft PRCL#421571200 Improvements: Residential Property
CINDY MORALES C.P. February Term, 2012 No. 03877 \$72,821.82 Phelan Hallinan & Schmieg, LLP

1209-586

SHERIFF'S SALE

Residential Property
ROASHON SMITH C.P. July Term, 2009
No. 000851 \$59,498.01 Christopher A.
DeNardo, Esq.

1209-617

6350 Henry Ave. 19128 21st wd. 1771 Sq Ft
BRT#213247570 Improvements: Residential
Dwelling
PHILIP J. RUGGIERO JR AND ROSEMARY
A RUGGIERO C.P. March Term, 2012 No.
1261 \$141,152.44 Weber Gallagher Simpson
Stapleton Fires & Newby, LLP, James H. Curry,
III, Esq.

1209-618

1707 Belfield Ave. 19141-1506 17th wd. 2057
Sq Ft BRT#1710004210 Improvements:
Residential Property
TAMMY HAIRSTON; JEFFERY WARREN
C.P. December Term, 2011 No. 3596
\$130,457.92 Scott A. Dietterick, Esq.,
Kimberly A. Bonner, Esq., Joel A. Ackerman,
Esq., Ashleigh L. Marin, Esq., Ralph M.
Salvia, Esq., Jaime R. Ackerman, Esq., Zucker,
Goldberg & Ackerman, LLC

1209-622

401-405, 409 and 411 W. Norris St. 19122
18th wd. (FKA part of 19) PRCL#183207100,
PRCL#183207200, & PRCL#183207420
Improvements: Property
ERIC ORTIZ, TITLE TO SAID PREMISES IS
VESTED IN JOSE RODRIGUEZ AND ERIC
ORTIZ, FATHER AND SON, BY FEE SIMPLE
DEED DATED JANUARY 20, 2006 AND
RECORDED FEBRUARY 10, 2006 IN THE
OFFICE OF THE RECORDER OF DEEDS IN
AND FOR PHILADELPHIA COUNTY
AS INSTRUMENT NUMBER 51376972,
GRANTED AND CONVEYED UNTO ERIC
ORTIZ, IN FEE C.P. September Term, 2010 No.
01025 \$220,592.85 Martin S. Weisberg, Esq.

The following property, sale of which was postponed
from the October 2, 2012 Sheriff's Sale, will be offered
for sale on TUESDAY, November 13, 2012.

1210-305

725 Rhawn St. 19111 63rd wd. 2402 Sq Ft
BRT#631309100 Improvements: Residential
Property
ALTAGRACIA CABRERA C.P. June Term,
2010 No. 01348 \$177,429.21 Brian M.
Kile, Esq.

1210-312

6416 Vine St. 19139 34th wd. 1393 Sq Ft
BRT#343008000 Improvements: Residential
Property
CRAIG OVERTON C.P. November Term,
2009 No. 3803 \$125,706.55 Scott A.
Dietterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Marin, Esq.,
Ralph M. Salvia, Esq., Jaime R. Ackerman,
Esq., Zucker, Goldberg & Ackerman, LLC

1210-314

2500 Shelmire Ave. 19139 56th wd. On the southwest-
erly side of Shelmire Ave TXPRCL#148N823
Improvements: Single Family Residence
JASON GIMBEL AKA JASON RICHARD
GIMBEL, SR, AND SHIRLEY GIMBEL C.P.
April Term, 2012 No. 00536 \$241,303.54
Stephen M. Hladik, Esq.

1210-320

4926 Pulaski Ave. 19144 22nd wd. 1660 Sq Ft
BRT#133121400 Improvements: Residential
Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER PHILIP
WHITE, DECEASED C.P. November Term,
2011 No. 000634 \$51,490.52 Christopher A.
DeNardo, Esq.

1210-321

3635 N. 21 St. 19140 13th wd. 3034.36 Sq Ft
BRT#131294600 Improvements: Residential
Property
GARNER BANNISTER C.P. August Term,
2009 No. 02901 \$46,290.08 KML Law
Group, P.C.

1210-322

5411 N. Water St. 19120 42nd wd. 5113.92
Sq Ft BRT#421286300 Improvements:
Residential Property
TRIFRENA V ARMSTRONG, SYLVIA R.
JONES, AND CHARLES W JONES C.P.
January Term, 2012 No. 04559 \$129,204.36
KML Law Group, P.C.

1210-328

3903 K St. 19124 3rd wd. 1131.20 Sq Ft
BRT#332320900 Improvements: Residential
Property
ADELINE SAINT-CYR C.P. February Term,
2010 No. 03566 \$94,512.64 KML Law
Group, P.C.

1210-329

1003 S. 8th St. 19147 2nd wd. 640 Sq Ft
BRT#021499500 Improvements: Residential
Property
HOANG THAI NGUYEN C.P. January Term,

SHERIFF'S SALE

2012 No. 02723 \$297,566.79 KML Law
Group, P.C.

1210-341

**750 Gray St. AKA 750 E. Gray St. 19144-
1306** 12nd wd. 1507.74 Sq Ft BRT#122079800
Improvements: Residential Property
LORRAINE HARDING C.P. November
Term, 2011 No. 2665 \$66,128.98 Scott A.
Dietterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Marin, Esq.,
Ralph M. Salvia, Esq., Jaime R. Ackerman,
Esq., Zucker, Goldberg & Ackerman, LLC

1210-343

3450 Cottman Ave. 19149-1604 55th wd.
1600 Sq Ft BRT#551219200 Improvements:
Residential Property
WALTER MARCHOWSKY AKA WALTER
MARCHOWSKY, III AND JASON G
HARRISON C.P. January Term, 2012 No.
00708 \$136,830.94 Scott A. Dietterick, Esq.,
Kimberly A. Bonner, Esq., Joel A. Ackerman,
Esq., Ashleigh L. Marin, Esq., Ralph M.
Salvia, Esq., Jaime R. Ackerman, Esq., Zucker,
Goldberg & Ackerman, LLC

1210-356

1812 Beverly Rd. 19138-1202 10th wd.
1648.50 Sq Ft TXPRCL#102164200
Improvements: Residential Property
ANTHONY MIDDLETON C.P. April Term,
2009 No. 00183 \$100,779.44 Phelan
Hallinan & Schmiegl, LLP

1210-358

4718 Disston St. 19135-1919 41st wd. 3140.56
Sq Ft PRCL#412037000 Improvements:
Residential Property
WILLIAM BIRDSONG AKA WILLIAM R
BIRDSONG, JR., IN HIS CAPACITY AS
HEIR OF GERALDINE ANNE BIRDSONG-
FABER, DECEASED. UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER GERALDINE ANNE
BIRDSONG-FABER, DECEASED C.P.
November Term, 2010 No. 03875 \$138,882.99
Phelan Hallinan & Schmiegl, LLP

1210-360

4920 Princeton Ave. 19135-2029 41st
wd. 1162.50 Sq Ft PRCL#412052100
Improvements: Residential Property
TERESA NEVROTSKI AND THOMAS
NEVROTSKI C.P. October Term, 2011 No.
02846 \$66,797.87 Phelan Hallinan &
Schmiegl, LLP

1210-374

2016 Buckius St. 19124-5011 45th wd. 1078
Sq Ft TXPRCL#452210500 Improvements:
Residential Property
MANUEL RIVERA AND MARIA SANTIAGO
C.P. March Term, 2010 No. 04856 \$59,477.21
Phelan Hallinan & Schmiegl, LLP

1210-385

5816 Tulip St. 19135-4208 41st wd. 2000
Sq Ft PRCL#411420800 Improvements:
Residential Property
ANGELIC VIERA C.P. January Term, 2012
No. 00482 \$135,862.71 Phelan Hallinan &
Schmiegl, LLP

1210-397

2217 N. 33 St. 19132 28th wd. 1600 Sq Ft
BRT#282235300 Improvements: Residential
Property
TRACIE STOKES C.P. May Term, 2010 No.
02542 \$114,583.50 KML Law Group, P.C.

1210-398

9561B James St. #20B 19114 65th wd. 0 Sq Ft
BRT#888651450 Improvements: Residential
Property
KENNY YERETZIAN C.P. March Term,
2012 No. 02550 \$213,416.71 KML Law
Group, P.C.

1210-401

6129 Walton Ave. 19143 46th wd. 2250 Sq Ft
BRT#032168800 Improvements: Residential
Property
VENEDA SAMUEL C.P. July Term, 2010 No.
00740 \$52,966.21 KML Law Group, P.C.

1210-404

2846 Belgrade St. 19134 25th wd. 2720 Sq Ft
BRT#251346100 Improvements: Residential
Property
NO AGENT PROPERTIES, LLC C.P. January
Term, 2011 No. 01674 \$111,706.82 KML
Law Group, P.C.

1210-407

2518 S. Felton St. 19142 40th wd. 1038 Sq Ft
BRT#402119100 Improvements: Residential
Property
LISA M. PLUMMER C.P. November Term,
2011 No. 1174 \$25,366.32 Scott A.
Dietterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Marin, Esq.,
Ralph M. Salvia, Esq., Jaime R. Ackerman,
Esq., Zucker, Goldberg & Ackerman, LLC

1210-408

1517 E. Cheltenham Ave. 19124-1103
62nd wd. 1320.70 Sq Ft BRT#621083700
Improvements: Residential Property

SHERIFF'S SALE

FRENEIC YOUNG C.P. December Term,
2011 No. 3417 \$142,360.59 Scott A.
Dietterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Marin, Esq.,
Ralph M. Salvia, Esq., Jaime R. Ackerman,
Esq., Zucker, Goldberg & Ackerman, LLC

1210-414

1201 Konrad Pl 19116 58th wd. 4785.95 Sq Ft
BRT#582017446 Improvements: Residential
Property
CHRISTOPHER B COSTELLO C.P. April
Term, 2009 No. 02825 \$205,221.68 KML
Law Group, P.C.

1210-422

1362 Fanshawe St. 19111 53rd wd. (formerly
35th) 1203.53 Sq Ft BRT#532034900
Improvements: Residential Property
WAYNE M. CROZIER AKA WYANE M
CROZIER AKA WAYNE CROZIE SR C.P.
June Term, 2008 No. 04734 \$91,863.48
KML Law Group, P.C.

1210-425

1610 S. Ithan St. 19143 51st wd. 941.70 Sq Ft
BRT#514038400 Improvements: Residential
Property
LAWRENCE BRANTLEY C.P. April Term,
2009 No. 01844 \$39,176.14 KML Law
Group, P.C.

1210-427

2647 E. Toronto St. 19134 25th wd. 763 Sq Ft
BRT#251085600 Improvements: Residential
Property
MAUREEN P MCGOVERN C.P. October
Term, 2009 No. 00644 \$108,023.46 KML
Law Group, P.C.

1210-429

615 Washington Ave. 19147 2nd wd. 1632
Sq Ft BRT#021144400 Improvements:
Residential Property
LEE QUACH C.P. June Term, 2009 No.
000101 \$315,081.95 Christopher A.
DeNardo, Esq.

1210-432

162 W. Manheim St. 19144 12th wd. 3300
Sq Ft BRT#123071100 Improvements:
Residential Real Estate
YOLANDA EDWARDS C.P. August Term,
2011 No. 000566 \$197,188.06 Stern &
Eisenberg, P.C.

1210-441

7910 Temple Rd. 19150 50th wd. 1634.40
Sq Ft BRT#501063100 Improvements:
Residential Property
TOBY WHITE C.P. November Term, 2011
No. 01523 \$169,618.95 KML Law Group,
P.C.

1210-447

4921 C St. 19120 42nd wd. 1288.6 Sq Ft
BRT#421375100 Improvements: Residential
Dwelling
YEFIM YUSUPOV C.P. May Term, 2012 No.
01832 \$58,062.71 Udren Law Offices, P.C.

1210-451

4737 Loring St. 19136 65th wd. 1260 Sq Ft
BRT#651030000 Improvements: Residential
Property
SVETLANA YANKOVSKY C.P. January
Term, 2010 No. 2379 \$90,959.05 Scott A.
Dietterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Marin, Esq.,
Ralph M. Salvia, Esq., Jaime R. Ackerman,
Esq., Zucker, Goldberg & Ackerman, LLC

1210-455

1334 E. Columbia Ave. 19125 18th wd. 1584
Sq Ft BRT#181096200 Improvements:
Residential Real Estate
BERNADETTE J O'BRIEN C.P. May Term,
2012 No. 00697 \$185,724.48 Stern &
Eisenberg, P.C.

1210-457

6628 Dorel St. 19142 40th wd. 16'4" frontage
x 70' depth BRT#406347800 Improvements:
Residential Property
CHARLES V WHIPPLE AND WALTER
SPENCER, DECEASED C.P. August Term,
2011 No. 01308 \$82,804.23 Richard M.
Squire & Associates, LLC

1210-461

2923 Kip St. 19134 7th wd. 14 ft frontage x
70 ft depth BRT#071388900 Improvements:
Residential Property
ELIZABETH SANTIAGO C.P. October Term,
2011 No. 03927 \$34,901.59 Richard M.
Squire & Associates, LLC

1210-467

2812 Chase Rd. 19152-1602 57th wd. 1164
Sq Ft PRCL#571068400 Improvements:
Residential Property
LOUIS A. THOMAS AND CHRISTINE
DELLACROCE-THOMAS C.P. November
Term, 2009 No. 04340 \$166,998.11 Phelan
Hallinan & Schmiegl, LLP

1210-469

2819 Willits Rd. 19114-3405 57th wd. 3698
Sq Ft PRCL#572079719 Improvements:
Residential Property
TANKA ALEXANDER AND PAMELA

SHERIFF'S SALE

ALEXANDER C.P. April Term, 2010 No.
02284 \$219,496.23 Phelan Hallinan &
Schmiegl, LLP

1210-472

1209 S. 53rd St. 19143-4815 51st wd. 1941
Sq Ft PRCL#511222900 Improvements:
Residential Property
MARLENE E HALEY AND DEMORA
DOBSON C.P. February Term, 2012 No.
02702 \$64,909.52 Phelan Hallinan &
Schmiegl, LLP

1210-474

6311 Marsden St. 19135-3208 41st wd.
1104.48 Sq Ft TXPRCL#411267200
Improvements: Residential Property
JESUS SAUCEDO AND RACHEL SAUCEDO
C.P. June Term, 2011 No. 03212 \$100,809.57
Phelan Hallinan & Schmiegl, LLP

1210-479

1827 67th Ave. 19126-2625 50th wd. 1576.08
Sq Ft BRT#101245700 Improvements:
Residential Property
TAKISHA LEE C.P. February Term, 2012
No. 02164 \$146,287.95 Phelan Hallinan &
Schmiegl, LLP

1210-480

1918 Montrose St. 19146-2629 30th wd. 960
Sq Ft TXPRCL#301219500 Improvements:
Residential Property
HENRY WELCH, DECEASED; ISOLENE
WELCH, DECEASED C.P. May Term, 2010
No. 03329 \$41,658.37 Phelan Hallinan &
Schmiegl, LLP

1210-481

1259 Kerper St. 19111-4927 53rd wd. 1780.80
Sq Ft PRCL#532107400 Improvements:
Residential Property
JOSE DE LOS SANTOS C.P. May Term, 2009
No. 00121 \$204,771.25 Phelan Hallinan &
Schmiegl, LLP

1210-483

557 Anchor St. 19120-1705 35th wd. 1136
Sq Ft PRCL#351276200 Improvements:
Residential Property
SELENA POOLE C.P. January Term, 2012
No. 04908 \$115,929.07 Phelan Hallinan &
Schmiegl, LLP

1210-484

411 W. Ashdale St. 19120-3805 42nd
wd. 1067.76 Sq Ft PRCL#422184500
Improvements: Residential Property
MARY MARCIAL C.P. November Term,
2003 No. 02888 \$66,419.85 Phelan Hallinan
& Schmiegl, LLP

1210-488

13085 Bustleton Ave., Unit #608-A 19116 58th
wd. TXPRCL#888581710 Improvements:
Condominium
ANGELIQUE DELUISI AKA ANGELIQUE
M DELUSI C.P. May Term, 2009 No. 01044
\$165,019.09 Phelan Hallinan & Schmiegl,
LLP

1210-489

422 McClellan St. 19148-1817 1st wd. 762.45
Sq Ft PRCL#011397000 Improvements:
Residential Property
STEPHEN PETTIWAY C.P. March Term,
2012 No. 02619 \$95,694.22 Phelan Hallinan
& Schmiegl, LLP

1210-490

2254 N. Sydenham St. 19132-4429 16th
wd. 630 Sq Ft TXPRCL#161051400
Improvements: Residential Property
LORENZO ABREU C.P. April Term, 2012
No. 01463 \$59,701.92 Phelan Hallinan &
Schmiegl, LLP

1210-501

5916 N. 7th St. 61st wd. 1342 Sq Ft
BRT#612241300 Subject to Mortgage
Improvements: Residential Property
TRINA S. STERLING C.P. December Term,
2004 No. 00714 \$79,916.65 Pressman &
Doyle, LLC

1210-502

1737 McKean St. 48th wd. 960 Sq Ft
BRT#481094600 Improvements: Residential
Property
DHARMADI A. LIEM C.P. August Term,
2009 No. 01026 \$154,156.90 Pressman &
Doyle, LLC

1210-503

2244 Seybert St. 19128 29th wd. 870 Sq
Ft OPA#291057200 Subject to Mortgage
Improvements: Residential Property
JAMES JOHNSON C.P. December Term,
2011 No. 01607 \$436,694.59 Brett A.
Solomon, Esq. And Michael C. Mazack, Esq.

1210-504

6606 Paschall Ave. 40th wd. Situate on the
southeasterly side of Paschall Ave at the dis-
tance of Forty-five feet southwestwardly from
the southwestly side of Sixty-Sixth Street
Subject to Mortgage Improvements: row 2
sty masonry
BEATRICE E DAVIS (DECEASED) C.P.
December Term, 2011 No. 03411 \$74,293.56
Chandra M. Arkema, Esq.

SHERIFF'S SALE

1210-509

7122 Theodore St. 19142 40th wd. 1245.28
Sq Ft BRT#404257000 Improvements:
Residential Property
VICTOR WILSON C.P. February Term,
2009 No. 02960 \$82,468.32 Scott A.
Dietterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Marin, Esq.,
Ralph M. Salvia, Esq., Jaime R. Ackerman,
Esq., Zucker, Goldberg & Ackerman, LLC

1210-514

2749 Willits Rd. 19114 57th wd. 3150.03
Sq Ft BRT#571158206 Improvements:
Residential Property
LINDA L LATIMORE AKA LINDA
LATIMORE C.P. November Term, 2008 No.
03574 \$207,980.24 KML Law Group, P.C.

1210-516

2827 N. 12th St. 19133 37th wd. 1358 Sq Ft
BRT#372251200 Improvements: Residential
Property
PATRICIA A. LEWIS C.P. April Term, 2012
No. 01111 \$51,252.80 KML Law Group, P.C.

1210-518

**42nd wd. That certain lot, Situate on the
south side of Olney Ave, 14' 11 1/8" south-
wardly of Olney Ave, 100 ft and on the west line
along the East Side of Palethorp St. Front: 100'
1/2" Depth: including 12 ft driveway leading to
Palethorp St
JAE SUK KIM AND BO KIM, H/W C.P. April
Term, 2012 No. 03433 \$269,712.83 Max L.
Lieberman, Esq.**

1210-519

6816 Finch Pl 19142 40th wd. All that certain
lot or piece of ground. Situate in the 40th Ward
of the City of Philadelphia, described according
to a survey and Plan of Properties made for New
Eastwick Corporation by Maurice H. Goldich,
Surveyor and Regulator of the 10th District,
dated 05/10/1963 to wit: Beginning at a point
on the Southeasterly side of Finch Place (50 feet
wide) measured South 49 degrees 27 minutes
30 seconds West along the Southeasterly side of
Finch Place, the distance of One hundred ninety-
five and eight hundred eighty one-thousandths
feet from the Southwesterly side of 68th Street
(64 feet wide). Containing in front of or breadth
Southwestwardly along the said Southeasterly
side of Finch Place

SHERIFF'S SALE

Sq Ft TXPRCL#572039600 Improvements: Residential Property
DIANA P GARCIA C.P. March Term, 2012 No. 03562 \$175,221.45 Phelan Hallinan & Schmiegl, LLP

1210-552

2016 Watkins St. 19145 36th wd. Row 2sty, masonry; 1622 Sq Ft BRT#363142000 Subject to Mortgage Improvements: Residential Dwelling
SAMUEL ROZENBERG C.P. March Term, 2012 No. 03996 \$48,757.43 McCabe, Weisberg, & Conway, P.C.

1210-553

6319 Horrocks St. 19149 54th wd. Row B/Gar, 2sty, masonry; 2411.37 Sq Ft BRT#541234500 Improvements: Residential Dwelling
DAN MARINO C.P. August Term, 2011 No. 03458 \$35,416.92 McCabe, Weisberg, & Conway, P.C.

1210-554

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

1210-561

1858 Georges Lane 19131 52nd wd. Row 2 sty, masonry; 2248 Sq Ft BRT#521355300 Improvements: Residential Dwelling
ROSE A DUNHAM AND LONNIE DUNHAM C.P. March Term, 2012 No. 03681 \$78,745.10 McCabe, Weisberg, & Conway, P.C.

1210-566

2748 South Marshall St. 19148 39th wd. Row conv/apartment 2sty, masonry; 1880 Sq Ft BRT#39517400 Improvements: Residential Dwelling
TONY TSANG C.P. July Term, 2009 No. 02563 \$100,956.26 McCabe, Weisberg, & Conway, P.C.

1210-568

3850 Woodhaven Rd., Apartment 407 19154 66th wd. Res condo, 2sty, mas+othe; 1133 Sq Ft BRT#888660289 Improvements: Condominium
IGOR KUDRYAVTSEV C.P. April Term, 2012 No. 03614 \$132,006.32 McCabe, Weisberg, & Conway, P.C.

1210-571

1236 E. Price St. 19138 59th wd. Row b/gar, 2sty masonry; 2085 Sq Ft BRT#591075900 Improvements: Residential Dwelling
CYNTHIA T BAPTISTE, EXECUTRIX OF THE ESTATE OF ANNETTE C MCINTOSH, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2012 No. 01757 \$67,839.01 McCabe, Weisberg, & Conway, P.C.

1210-572

2035 S. 68th St. 19142 40th wd. Row b/gar, 2 sty, masonry; 1140 Sq Ft/1140 Sq Ft BRT#403068000 Improvements: Residential Dwelling
LILLIAN STRICKLAND C.P. December Term, 2010 No. 00437 \$67,671.91 McCabe, Weisberg, & Conway, P.C.

1210-573

3 North Columbus Boulevard 19106 88th wd. Res condo, 4sty masonry; 2000 Sq Ft BRT#888061064 Improvements: Condominium
ROBERT M RODGERS AND MICHELE W RODGERS C.P. January Term, 2010 No. 02800 \$308,309.67 McCabe, Weisberg, & Conway, P.C.

1210-576

130 North Edgewood St. 19139 34th wd. Row 2 sty, masonry; 2030.5 Sq Ft BRT#341104700 Subject to Rent Improvements: Residential Dwelling
GENNADIY GERSHANOVICH AKA GENNADY GERSHANOVICH C.P. January Term, 2012 No. 01889 \$79,622.25 McCabe, Weisberg, & Conway, P.C.

1210-592

1244 E. Colona St. 18th wd. Beginning at a point of intersection said point formed by the intersection of the northeasterly side of Susquehanna Avenue (50 feet wide) and the southeasterly side of Thompson Street (50 feet wide), thence extending from said point of beginning, North 67 degrees, 29 minutes, 38 seconds East along the Southeasterly side of said Thompson St, the distance of 108.083 feet to a point at the intersection of the Southeasterly side of said thompson St and the Southwesterly side of Colona St (15 feet wide); thence extending South 20 degrees, 50 minutes, 22 seconds East along the Southwesterly side of said Colona St, the distance of 36.000 feet to a point ; thence extending South 67 degrees, 29 minutes, 38 seconds West, the distance of 46.000 feet to a point; thence extending North 20 degrees, 50 minutes, 22 seconds West, the distance of 18.000 feet to a point ; thence extending South 67 degrees, 29 minutes, 38 seconds West

SHERIFF'S SALE

the distance of 62.083 feet to a point on the Northeasterly side of said Susquehanna Ave; thence extending north 20 degrees, 50 minutes, 22 seconds West along the Northeasterly side of Susquehanna Ave, the distance of 18.000 feet to the first mentioned point and place of beginning. BRT#181254605 Subject to Mortgage Improvements: Det 2 sty, masonry
MEHMET YILMAZ C.P. October Term, 2009 No. 02792 \$266,286.27 Patrick J. Wesner, Esq.

1210-600

9908 Crestmont Ave. 19114 66th wd. Row b/gar, 2sty, mason +other; 2862 Sq Ft BRT#661289504 Improvements: Residential Dwelling
ANDREA M. MCNICHOL AND WILLIAM J. MCNICHOL C.P. December Term, 2009 No. 02562 \$226,057.04 McCabe, Weisberg, & Conway, P.C.

1210-603

535 Arthur St. 19111 63rd wd. Row 2 sty masonry; 3148 Sq Ft BRT#63134390 Improvements: Residential Dwelling
FRANCIS ELLIOT AND PATRICIA ELLIOT AKA PATRICIA A MEREDITH C.P. June Term, 2009 No. 03161 \$163,244.76 McCabe, Weisberg, & Conway, P.C.

1210-604

5780 Dunlap St. 19131 52nd wd. Row b/gar 2sty, masonry; 2565 Sq Ft BRT#043238100 Improvements: Residential Dwelling
TERITA D MATHIS C.P. April Term, 2012 No. 00819 \$57,434.20 McCabe, Weisberg, & Conway, P.C.

1210-606

7915 Walker St. 19136 65th wd. S/D w det gar 2sty mason; 3351.06 Sq Ft BRT#651239100 Subject to Rent Improvements: Residential Dwelling
DANIEL STANGO C.P. April Term, 2012 No. 02235 \$151,835.83 McCabe, Weisberg, & Conway, P.C.

1210-610

656 W. Rittenhouse St. 19144 59th wd. Apt 2-4 units 2sty; mas+O; 5245.25 Sq Ft BRT#593028300 Subject to Rent Improvements: Residential Dwelling
RHONDA ALEXANDER C.P. September Term, 2009 No. 02838 \$193,126.30 McCabe, Weisberg, & Conway, P.C.

1210-612

6913 Garman St. 19142 40th wd. Row b/gar 2sty, masonry; 2098 Sq Ft BRT#406262600 Improvements: Residential Dwelling
BYRON JONES C.P. June Term, 2009 No. 00559 \$107,773.35 McCabe, Weisberg, & Conway, P.C.

1210-614

2546 Montrose St. 19146 30th wd. Row 2sty, masonry; 1662 Sq Ft BRT#302217100 Subject to Mortgage Subject to Rent Improvements: Residential Dwelling
LISA MULDER AKA LISA FOREMAN C.P. April Term, 2010 No. 03707 \$255,587.66 McCabe, Weisberg, & Conway, P.C.

1210-617

151 Sigel St. 19148 Row 2sty; masonry; 1387.5 Sq Ft BRT#011157300 Subject to Mortgage Improvements: Residential Dwelling
THERESA A. AFRICANO C.P. April Term, 2011 No. 00614 \$52,493.49 McCabe, Weisberg, & Conway, P.C.

1210-621

1531 Ellsworth St. 19146 26th wd. Row 3 sty, masonry; 3141 Sq Ft BRT#365264900 Subject to Rent Improvements: Residential Dwelling
DMITRY TROFIMOVA AKA DMITRY TROFIMOV AND MARIA TROFIMOVA C.P. February Term, 2012 No. 01491 \$305,795.78 McCabe, Weisberg, & Conway, P.C.

1210-623

572 Hermitage St. 19128 21st wd. 1334 Sq Ft BRT#213290200 Improvements: Residential Property
JAMES V. ELWELL AND LAUREN ELWELL C.P. March Term, 2012 No. 002562 \$78268.51 Christopher A. DeNardo, Esq.

SHERIFF'S SALE OF TUESDAY, NOVEMBER 13, 2012

1211-301

3842 J Street 19124 33rd wd. 1320 Sq Ft BRT#332225300 Improvements: Residential Property
SPARKLE L. PENDER AKA SPARKLE L. DOLIVIERA C.P. September Term, 2011 No. 1687 \$78,322.61 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker,

SHERIFF'S SALE

Goldberg & Ackerman, LLC
1211-302
2333 East Hagert Street 19125 31st wd. 1325 Sq Ft BRT#313211700 Improvements: Residential Property
THE UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE VIOLA F. HARTMAN C.P. September Term, 2008 No. 04164 \$76,117.19 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-303

3519 North 23rd Street 19125 11th wd. 25'x100' BRT#112314600 Improvements: single Family home
DAVID B. STEINER C.P. June Term, 2012 No. 03086 \$119,401.37 John J. Kelly, Jr.

1211-304

2848 South Simpson Street 19142-3320 40th wd. 1527.60 Sq Ft PRCL#406001282 Improvements: Residential Property
LOAN DOAN C.P. April Term, 2012 No. 00765 \$123,680.13 Phelan Hallinan & Schmiegl, LLP

1211-305

592 Alcott Street 19120 35th wd. 1020 Sq Ft PRCL#352057700 Improvements: Residential Property
MARCUS HARRIS C.P. March Term, 2011 No. 03130 \$42,369.77 Phelan Hallinan & Schmiegl, LLP

1211-306

3549 Tudor Street 19136-3814 64th wd. 1616 Sq Ft PRCL#642138300 Improvements: Residential Property
SCOTT FRIEDMAN C.P. August Term, 2011 No. 03114 \$123,569.65 Phelan Hallinan & Schmiegl, LLP

1211-307

3462 North Lee Street 19134-1638 7th wd. 960 Sq Ft PRCL#073020400 Improvements: Residential Property
KATHLEEN GALLELLI C.P. April Term, 2012 No. 00561 \$24,567.75 Phelan Hallinan & Schmiegl, LLP

1211-308

4451 Morris Street 19144-4207 13th wd. 1368.64 Sq Ft PRCL#133135700 Improvements: Residential Property
JANICE FRISBY C.P. March Term, 2012 No. 02144 \$116,026.09 Phelan Hallinan & Schmiegl, LLP

1211-309

4327 Cheltenham Avenue AKA 4327 East Cheltenham Avenue 19124-1415 23rd wd. 2116.80 Sq Ft PRCL#622162800 Improvements: Residential Property
LORRIE T. SHANK C.P. February Term, 2011 No. 03841 \$46,924.35 Phelan Hallinan & Schmiegl, LLP

1211-310

6631 North 3rd Street 19126-3121 61st wd. 8400 Sq Ft PRCL#611055900 Improvements: Residential Property
JEAN S. JEBOHAM C.P. March Term, 2012 No. 02128 \$251,471.12 Phelan Hallinan & Schmiegl, LLP

1211-311

109 East Phil Ellena Street 19119 22nd wd. 1401.84 Sq Ft BRT#222002400 Improvements: Residential Property
SANDRA WHITE C.P. December Term, 2011 No. 03159 \$76,205.46 KML Law Group, P.C.

1211-312

11740 Academy Place 19154-2533 66th wd. 2341.17 Sq Ft PRCL#662043100 Improvements: Residential Property
DANIEL C. OATES AND JOAN OATES C.P. April Term, 2012 No. 01455 \$183,902.49 Phelan Hallinan & Schmiegl, LLP

1211-313

6931 Ardleigh Street 19119-1315 22nd wd. 3255.25 Sq Ft PRCL#222249000 Improvements: Residential Property
DAWN MILLS C.P. May Term, 2012 No. 00778 \$195,651.28 Phelan Hallinan & Schmiegl, LLP

1211-314

936 Wolf Street 19148-3132 39th wd. 1017.76 Sq Ft PRCL#393343400 Improvements: Residential Property
MIN LIU C.P. April Term, 2012 No. 01147 \$141,354.95 Phelan Hallinan & Schmiegl, LLP

1211-315

7616 Rugby Street 19150-2610 10th wd. 1431.55 Sq Ft PRCL#102463300 Improvements: Residential Property
DAYNA PARKER C.P. April Term, 2012 No. 01451 \$99,428.79 Phelan Hallinan & Schmiegl, LLP

1211-316

6058 Loretto Avenue 19149-3209 53rd wd. 1402.50 Sq Ft PRCL#531313800

SHERIFF'S SALE

Improvements: Residential Property
MADILISE GEDEON C.P. April Term, 2012 No. 00026 \$124,163.20 Phelan Hallinan & Schmiegl, LLP

1211-317

2143 Ellsworth Street 19146-2827 36th wd. 1138.25 Sq Ft PRCL#361012700 Improvements: Residential Property
ANTHONY BROWN, SR. C.P. December Term, 2011 No. 00028 \$199,657.98 Phelan Hallinan & Schmiegl, LLP

1211-318

201 North 8th Street Unit 503 19106-1013 88th wd. Together with all right, title, and interest to a 0.735% undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration. PRCL#888037060 Improvements: Condominium
MATTHEW CAMPBELL C.P. May Term, 2012 No. 03503 \$348,132.29 Phelan Hallinan & Schmiegl, LLP

1211-319

3419 North Hope Street AKA 3419 Hope Street 19140-4616 7th wd. 800 Sq Ft PRCL#072015700 Improvements: Residential Property
JOSE A. DOMENECH C.P. August Term, 2011 No. 01951 \$36,652.78 Phelan Hallinan & Schmiegl, LLP

1211-320

7337 Woodcrest Avenue 19151-2214 34th wd. 1477.22 Sq Ft PRCL#344124200 Improvements: Residential Property
RASHEEDA TILLMAN AKA RASHEEDA F. TILLMAN C.P. February Term, 2012 No. 02894 \$115,911.40 Phelan Hallinan & Schmiegl, LLP

1211-321

6330 Baynton Street 19144-1920 22nd wd. 5315.20 Sq Ft PRCL#592190100 Improvements: Residential Property
CHRISTOPHER ATKINSON, IN HIS CAPACITY AS ADMINSTRATOR AND HEIR OF THE ESTATE OF ISADORA C. WAYSOME ATKINSON C.P. January Term, 2012 No. 00445 \$66,575.48 Phelan Hallinan & Schmiegl, LLP

1211-322

12139 Ranier Rorad 19154-1826 58th wd. 2400 Sq Ft PRCL#663268900 Improvements: Residential Property
JAMES HULME, JR. AND WENDY HULME C.P. April Term, 2012 No. 01942 \$216,439.62 Phelan Hallinan & Schmiegl, LLP

1211-323

5527 North Marshall Street 19120-2714 61st wd. 1790 Sq Ft PRCL#612261900 Improvements: Residential Property
ROSEMARIE E. AMBRIS C.P. March Term, 2012 No. 03104 \$24,595.53 Phelan Hallinan & Schmiegl, LLP

1211-324

10840 Lockart Court 19116 58th wd. 3630 Sq Ft BRT#582403100 Improvements: Residential Dwelling
ROMAN KHOLYAVKA C.P. May Term, 2006 No. 003911 \$260,258.37 Mark J. Udren, Esq.

1211-325

8418 Forrest Avenue 19150 50th wd. 2148 Sq Ft BRT#5020208300 Subject to Mortgage Improvements: Residential Dwelling
HAZELENE DESHIELDS C.P. November Term, 2007 No. 003198 \$96,135.04 Mark J. Udren, Esq.

1211-326

926 Race Street #3B AKA 926-928 Race Street Unit 3B 19107 5th wd. 840 Sq Ft BRT#888038134 Improvements: Residential Dwelling
PAUL BAC CHEN AND WAI KUEN PANG C.P. June Term, 2012 No. 02208 \$186,029.86 Udren Law Offices, P.C.

1211-327

2130 South Street 19146 30th wd. 1200 Sq Ft BRT#302001900 Improvements: Residential Dwelling
JOSEPH C. DEPIANO AND JOSEPH J. DEPIANO C.P. April Term, 2010 No. 02078 \$132,609.60 Udren Law Offices, P.C.

1211-328

1925 West Hunting Park Avenue 19140 38th wd. 1065.00 Sq Ft BRT#131111300 Improvements: Residential Dwelling
EUGENE BRIGGS AKA EUGENE D. LOGAN BRIGGS C.P. December Term, 2011 No. 02688 \$65,072.72 Udren Law Offices, P.C.

1211-329

5417 Vine Street 19139 04th wd. 2400 Sq Ft BRT#041034200 Subject to Mortgage Improvements: Residential Dwelling
ICILDA E. BRISSETT C.P. September Term, 2007 No. 002707 \$16,920.40 Mark J. Udren, Esq.

1211-330

5939 North Franklin Street 19120 61st wd. 1360 Sq Ft BRT#612227900 Improvements:

SHERIFF'S SALE

Residential Dwelling
CHRISTOPHER NELLONS C.P. April Term, 2012 No. 01080 \$77,971.31 Udren Law Offices, P.C.

1211-331

1700 Reed Street 19146 36th wd. 1044 Sq Ft BRT#365355600 Improvements: Residential Dwelling
DAMON K. ROBERTS AND ARLINE R. ROBERTS C.P. April Term, 2008 No. 004001 \$213,653.44 Mark J. Udren, Esq.

1211-332

2962 Jasper Street 19134 25th wd. 702 Sq Ft BRT#252537500 Improvements: Residential Property
JOSE VILELLA C.P. March Term, 2011 No. 02564 \$49,909.64 KML Law Group, P.C.

1211-333

310 West Wellens Avenue 19120 42nd wd. 924.28 Sq Ft BRT#422229400 Improvements: Residential Property
GARFIELD L. GAINES C.P. December Term, 2011 No. 03352 \$35,969.88 KML Law Group, P.C.

1211-334

4305 H Street 19124 33rd wd. 1722.15 Sq Ft BRT#332125300 Improvements: Residential Property
SINIA E. RIVERA C.P. May Term, 2011 No. 03880 \$137,282.01 KML Law Group, P.C.

1211-335

2047 South Bucknell Street 19145 48th wd. 818.50 Sq Ft BRT#482294500 Improvements: Residential Property
HONG TU LIU AND XIAOYING ZENG C.P. February Term, 2012 No. 03653 \$91,689.69 KML Law Group, P.C.

1211-336

5223 North Mascher Street 19120 42nd wd. 1322.73 Sq Ft BRT#422358800 Improvements: Residential Property
EFRAIN BERRIOS AND MARITZA BERRIOS C.P. August Term, 2011 No. 00042 \$39,298.98 KML Law Group, P.C.

1211-337

404 Walter Street 19111 35th wd. 2500 Sq Ft BRT#353181200 Improvements: Residential Property
MARLENE KAPETULA C.P. October Term, 2011 No. 00030 \$170,291.56 KML Law Group, P.C.

1211-338

1133 Pierce Street 19148 39th wd. 682.50 Sq Ft BRT#394544500 Improvements: Residential Property
JOANNA LAMBERTI C.P. January Term, 2012 No. 01614 \$152,139.85 KML Law Group, P.C.

1211-339

6610 Vandike Street 19135 41st wd. 1518.75 Sq Ft BRT#413374

SHERIFF'S SALE

134 North Paxon Street 19139 44th wd. 1616 Sq Ft BRT#441117000 Improvements: Residential Dwelling
CATHERINE W. SAUNDERS C.P. April Term, 2012 No. 02189 \$43,514.72 Gregory Javardian, Powers, Kim & Javardian, LLC

1211-346

7508 Lawn Street 19128 21st wd. 2688 Sq Ft BRT#212438440 Improvements: Residential Dwelling
EUGENE KENNY AND LINDA M. ROBERT C.P. April Term, 2012 No. 02232 \$53,280.36 Gregory Javardian, Powers, Kim & Javardian, LLC

1211-347

6516 Dorcas Street 19111 53rd wd. 2653.56 Sq Ft BRT#531201600 Improvements: Residential Property
LUZ CONCEPCION C.P. January Term, 2012 No. 02335 \$163,847.83 KML Law Group, P.C.

1211-348

2014 East Ontario Street 19134 45th wd. 1206 Sq Ft BRT#452075800 Improvements: Residential Property
ROBERT DERR C.P. June Term, 2012 No. 00607 \$71,390.02 KML Law Group, P.C.

1211-349

6742 Tulip Street 19135 41st wd. 3750 Sq Ft BRT#412448000 Improvements: Residential Property
MARGO L. HUDSON AKA MARGO L. GRADY C.P. May Term, 2012 No. 02765 \$122,741.91 KML Law Group, P.C.

1211-350

7969 Temple Road 19150 50th wd. 1620 Sq Ft BRT#501095700 Improvements: Residential Property
GORDON WILLIAMS AND JACQUELINE WILLIAMS C.P. September Term, 2009 No. 01283 \$97,471.50 KML Law Group, P.C.

1211-351

2226 South Shields Street 19142 40th wd. 1720.50 Sq Ft BRT#403042200 Improvements: Residential Property
EDLINA THOMAS C.P. January Term, 2012 No. 01581 \$88,599.78 KML Law Group, P.C.

1211-352

712 Mollbore Terrace 19148 39th wd. 1053.36 Sq Ft BRT#395028100 Improvements: Residential Dwelling
CHRISTOPHER M. QUIGLEY C.P. February Term, 2012 No. 000937 \$170,747.72 Martha E. Von Rosenstiel, Esq.

1211-353

2170 Cumberland Street 19152 31st wd. Row 3 story, masonry, approx 1908 Sq Ft BRT#314011500 Improvements: Residential Dwelling
MICHAEL BRINSON AND KAREN BRINSON C.P. May Term, 2012 No. 001244 \$143,938.53 Federman & Associates, LLC

1211-354

4523 Magee Street 19135 41st wd. Semi det 2 story masonry, approx 1500 Sq Ft BRT#411182300 Improvements: Residential Dwelling
KELLY G. PIERRON AND DAVID PIERRON C.P. July Term, 2011 No. 002195 \$108,875.94 Federman & Associates, LLC

1211-355

2705 S. 16th Street 19145 26th wd. 780 Sq Ft OPA#261258900 Improvements: Residential Dwelling
DOMINIQUE M. PULEIO C.P. March Term, 2012 No. 0986 \$160,417.30 Mitchell B. Klein, Esq.

1211-356

10848 Modena Drive 19154 66th wd. 2486.55 Sq Ft OPA#662054800 Improvements: Residential Dwelling
PATRICK J. RICCA AND KIMBERLY A. RICCA AKA KIMBERLY A. WAGNER C.P. February Term, 2012 No. 00455 \$84,169.75 Mitchell B. Klein, Esq.

1211-357

6258 North Lawrence Street 19120 61st wd. on Westerly side of Lawrence Street 64'10" southwardly of the southerly side of Chelton Street, front 16'0", depth 96'0" BRT#611086600
BRYAN WATSON C.P. December Term, 2011 No. 0104424 \$211,288.06 Louis P. Vitti, Esq.

1211-358

2037 South Garnet Street 19145 48th wd. 684 Sq Ft BRT#481295000 Improvements: Residential Dwelling
AIMEE M. SKALAMERA C.P. April Term, 2012 No. 02478 \$70,417.60 Udren Law Offices, P.C.

1211-359

5217 West Clark Avenue 19144 12th wd. 1380.16 Sq Ft BRT#121204800 Improvements: Residential Dwelling
MIKE RAMLOGAN C.P. September Term, 2011 No. 01938 \$78,622.67 Udren Law

SHERIFF'S SALE

Offices, P.C.

1211-360

6739 Marsden Street 19135 41st wd. 980.53 Sq Ft BRT#412384500 Improvements: Residential Dwelling
LAWRENCE GREENE AND ROSE SYLVESTER C.P. May Term, 2010 No. 04023 \$128,305.79 Mark J. Udren, Esq.

1211-361

936 E. Roumfort Road 19150 50th wd. 1436 Sq Ft BRT#502511300 Improvements: Residential Property
C.P. January Term, 2011 No. 01391 \$80,065.81 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq.,

1211-362

2010 East Somerset Street 19134 25th wd. 890.97 Sq Ft BRT#252018500 Improvements: Residential Property
KELVIN D. BROWN, SR. C.P. June Term, 2011 No. 02722 \$55,415.91 KML Law Group, P.C.

1211-363

3511 North 22nd Street 19140 38th wd. 2925 Sq Ft BRT#112307100 Improvements: Residential Property
SHALIMAR BLAKELY C.P. March Term, 2010 No. 00870 \$89,402.55 KML Law Group, P.C.

1211-364

2007 East Firth Street 19125 31st wd. 845.25 Sq Ft BRT#314057700 Improvements: Residential Property
HOWARD RUFFIN C.P. January Term, 2010 No. 01747 \$36,974.98 KML Law Group, P.C.

1211-365

1510 East Mohican Street 19138 10th wd. (formerly 50th) 1440 Sq Ft BRT#102230100 Improvements: Residential Property
KIA HANDY C.P. May Term, 2010 No. 01682 \$127,328.49 KML Law Group, P.C.

1211-366

2008 Hart Lane 19134 25th wd. 818.33 Sq Ft BRT#252048100 Subject to Mortgage Improvements: Residential Property
NO AGENT PROPERTIES LLC AND ANTONIO SERRANO JR. C.P. July Term, 2010 No. 01275 \$13,939.56 KML Law Group, P.C.

1211-367

1335 Dyre Street 19124 62nd wd. 1510.32 Sq Ft BRT#621007200 Improvements: Residential Property
ELWOOD G. THOMAS C.P. March Term, 2010 No. 05118 \$99,885.06 KML Law Group, P.C.

1211-368

509 West Tabor Road 19120 61st wd. (formerly part of the 42nd) on North side of Tabor Road 85 ft 0" westwardly from the westerly side of Fifth Street front 25'0", depth 0'0" BRT#612006500
FREDRICK D. HAMIEL AND JOHNAY S. GREENE C.P. September Term, 2010 No. 03926 \$107,234.60 Louis P. Vitti, Esq.

1211-369

5248 Castor Avenue 19124 23rd wd. 1350.65 Sq Ft BRT#533132400 Improvements: Residential Dwelling
HELEN E. REID AKA HELEN REID C.P. December Term, 2011 No. 00496 \$65,404.70 Udren Law Offices, P.C.

1211-370

2650 South 62nd Street 19142 40th wd. 1141.85 Sq Ft BRT#402112300 Improvements: Residential Dwelling
JACK JANES AKA JACK L. JANES C.P. March Term, 2012 No. 01130 \$65,076.56 Udren Law Offices, P.C.

1211-371

6359 Cottage Street 19135 55th wd. 1458 Sq Ft BRT#552410100 Improvements: Residential Dwelling
ALL UNKNOWN HEIRS OF THE ESTATE OF RICHARD WRIGHT C.P. July Term, 2010 No. 01647 \$164,140.48 Mark J. Udren, Esq.

1211-372

6710 Cornelius Street 19138 10th wd. 1304 Sq Ft BRT#102374300 Improvements: Residential Dwelling
RANDOLPH WAITHE C.P. February Term, 2012 No. 01635 \$81,253.35 Udren Law Offices, P.C.

1211-373

2647 South Felton Street 19142 40th wd. 1144 Sq Ft BRT#402116200 Improvements: Residential Dwelling
JACK JANES AKA JACK L. JANES C.P. February Term, 2012 No. 02098 \$63,619.15 Udren Law Offices, P.C.

1211-374

1323 West Porter Street AKA 1323 Porter Street 19148 39th wd. 1024 Sq Ft

SHERIFF'S SALE

BRT#394322700 Improvements: Residential Dwelling
VERONICA BRANCO C.P. August Term, 2010 No. 03706 \$205,094.17 Mark J. Udren, Esq.

1211-375

5016 D Street 19120 42nd wd. 1160 Sq Ft BRT#421461300 Improvements: Residential Dwelling
JUAN C. CARMONA AND SONIA R. CARMONA C.P. February Term, 2012 No. 02248 \$86,036.61 Udren Law Offices, P.C.

1211-376

3082 Aramingo Avenue 19134 25th wd. 998.73 Sq Ft BRT#251478600 Improvements: Residential Dwelling
MARCELINO CUADRA, JR. AKA MARCELINO CAUDRA, JR. AND KATHLEEN A. CUADRA AKA KATHLEEN A. CAUDRA C.P. December Term, 2009 No. 02988 \$76,853.91 Mark J. Udren, Esq.

1211-377

4221 Marple Street 19136 65th wd. 979.80 Sq Ft BRT#651104400 Improvements: Residential Property
KIMBERLY A. PIERRON C.P. February Term, 2012 No. 03825 \$49,835.05 KML Law Group, P.C.

1211-378

4642 Greene Street 19144 12th wd. 2412.58 Sq Ft BRT#123158700 Improvements: Residential Property
ANTHONY ROSS C.P. January Term, 2012 No. 01107 \$236,633.68 KML Law Group, P.C.

1211-379

2532 West Montgomery Avenue 19121 32nd wd. (formerly part of the 29th) 960 Sq Ft BRT#324076400 Improvements: Residential Property
ANDREW DOIRIN C.P. April Term, 2012 No. 01828 \$99,566.54 KML Law Group, P.C.

1211-380

5621 North 11th Street 19141 49th wd. (formerly part of the 42nd) 1440 Sq Ft BRT#492238100 Improvements: Residential Property
KARMA WATSON C.P. May Term, 2010 No. 02313 \$100,938.14 KML Law Group, P.C.

1211-381

232 North Wanamaker Street 19139 4th wd. 994 Sq Ft BRT#042225100 Improvements: Residential Property
HIKEEM STEED C.P. February Term, 2012 No. 01752 \$52,677.41 KML Law Group, P.C.

1211-382

6621 Leeds Street 19151 34th wd. 907.50 Sq Ft BRT#344036000 Improvements: Residential Property
ERIC HARRISON C.P. January Term, 2012 No. 00740 \$104,545.87 KML Law Group, P.C.

1211-383

2020 South 65th Street 19142 40th wd. 1168 Sq Ft BRT#403009400 Improvements: Residential Property
WELDE A. MABRAT C.P. June Term, 2012 No. 00597 \$117,806.43 KML Law Group, P.C.

1211-384

1535 South Woodstock Street 19146 36th wd. 672 Sq Ft BRT#363246200 Improvements: Residential Property
GOLOVER WOODFORD C.P. April Term, 2012 No. 03872 \$69,637.68 KML Law Group, P.C.

1211-385

1902 East Firth Street 19125 31st wd. 618 Sq Ft BRT#314044200 Improvements: Residential Property
VIVIAN D. DOELUE AND JATINDER SINGH C.P. February Term, 2012 No. 04075 \$141,288.35 KML Law Group, P.C.

1211-386

7417 Georgian Road 19138 10th wd. 1464.27 Sq Ft BRT#10112990 Improvements: Residential Property
MILDRED C. FERGUSON C.P. January Term, 2010 No. 02769 \$106,485.97 KML Law Group, P.C.

1211-387

1527 South 26th Street 19146 36th wd. 896 Sq Ft BRT#364210200 Improvements: Residential Property
JOHN DOE, OWNER OR ANY UNKNOWN PERSONS HAVING OR CLAIMING AN INTEREST OR TITLE TO THE SUBJECT PREMISES. C.P. April Term, 2005 No. 03085 \$115,101.78 KML Law Group, P.C.

1211-388

9552 James Street 19114 65th wd. 0 Sq Ft BRT#888651365 Improvements: Residential Property
RIVER'S BEND CONDOMINIUM ASSOCIATION, GERALDINE C. NAGLE AND GERALDINE RODRIGUEZ C.P. June

SHERIFF'S SALE

Term, 2012 No. 01255 \$205,538.04 KML Law Group, P.C.

1211-389

5241 Lebanon Avenue 19131 34th wd. 2190 Sq Ft BRT#521140700 Improvements: Residential Property
LORNA Y BROWNE-ROWE AND ANDRE ROWE C.P. March Term, 2010 No. 03509 \$85,768.43 KML Law Group, P.C.

1211-390

2429 Locust Street, Apartment 216 AKA 2429 Locust Street Unit 216 19103 8th wd. Together with a proportionate undivided interest in the common elements of 0.83%, 707 Sq Ft BRT#888049580 Improvements: Residential Property
KENNETH L. TRIBOLETTI C.P. May Term, 2008 No. 01868 \$284,777.40 KML Law Group, P.C.

1211-391

5714 Harbison Avenue 19135 62nd wd. 1246.08 Sq Ft BRT#622402200 Improvements: Residential Property
KOWANA MANLEY C.P. May Term, 2012 No. 02171 \$67,484.33 KML Law Group, P.C.

1211-392

6805 Guyer Avenue 19142 40th wd. 1088 Sq Ft BRT#406314600 Improvements: Residential Property
SHERENE HOPE C.P. March Term, 2012 No. 03536 \$42,396.97 KML Law Group, P.C.

1211-393

603 West Olney Avenue 19120 61st wd. (formerly part of the 52nd) 2475 Sq Ft BRT#612010600 Improvements: Residential Property
IMA MORRIS C.P. February Term, 2012 No. 04054 \$57,223.68 KML Law Group, P.C.

1211-394

6715 Emlen Street 19119 22nd wd. 8257.50 Sq Ft BRT#223219300 Improvements: Residential Property
LINDETTE THORNTON C.P. September Term, 2010 No. 04009 \$504,971.05 KML Law Group, P.C.

1211-395

2438 77th Avenue 19150 50th wd. 1894.80 Sq Ft BRT#501420200 Subject to Mortgage Improvements: Residential Property
RICHARD H JORDAN C.P. June Term, 2011 No. 01342 \$45,418.00 KML Law Group, P.C.

1211-396

309-313 Arch Street, Unit 202 19106 5th wd. Together with a proportionate undivided interest in the common elements of 0.87%, 408 Sq Ft BRT#888058702 Improvements: Residential Property
NICHOLAS S. PATAPIS C.P. April Term, 2012 No. 03771 \$151,793.61 KML Law Group, P.C.

1211-397

2838 Willits Road 19136 57th wd. 2355.21 Sq Ft BRT#572076364 Improvements: Residential Property
MAURICE WINKFIELD SR C.P. January Term, 2012 No. 02704 \$174,627.84 KML Law Group, P.C.

1211-398

3639 Haywood Street 19129 38th wd. 10674 Sq Ft BRT#382067920 Improvements: Residential Property
MAXINE RASHED AND MUSTAFA RASHED C.P. November Term, 2010 No. 01717 \$283,010.95 KML Law Group, P.C.

1211-399

1174 East Dorset Street 19150 50th wd. 1616 Sq Ft BRT#502371900 Improvements: Residential Property
CHARLES H. EMERY C.P. February Term, 2012 No. 03335 \$132,535.34 KML Law Group, P.C.

1211-400

1533 North 28th Street 19121 29th wd. 1044.67 Sq Ft BRT#292097000 Improvements: Residential Property
EDWARD J. O'FLYNN JR. C.P. May Term, 2012 No. 00157 \$72,479.40 KML Law Group, P.C.

1211-401

6905 Horrocks Street 19149 54th wd. 1473.69 Sq Ft BRT#542350300 Improvements: Residential Property
MOHAMMED ABDULLAH C.P. July Term, 2008 No. 00597 \$175,390.68 KML Law Group, P.C.

1211-402

2053 East Pacific Street 19134 45th wd. 661.76 Sq Ft BRT#452175500 Improvements: Residential Property
ROLANDO GONZALEZ C.P. February Term, 2012 No. 02597 \$50,011.62 KML Law Group, P.C.

1211-403

6731 North Sydenham Street 19126 10th

SHERIFF'S SALE

wd. (formerly part of the 50th) 1490 Sq Ft BRT#101022400 Improvements: Residential Property
LEMUEL SCOTT COLTER C.P. January Term, 2012 No. 04569 \$149,336.62 KML Law Group, P.C.

1211-404

1429 Rosalie Street 19149 62nd wd. (formerly part of the 55th) 1521.39 Sq Ft BRT#621095200 Improvements: Residential Property
JAWUAN D. BRUNSON C.P. August Term, 2005 No. 00503 \$72,089.29 KML Law Group, P.C.

1211-405

7108 Glenloch Street 19135 41st wd. 2298.60 Sq Ft BRT#412329200 Improvements: Residential Property
ESTANISLAO DIAZ QUINTANILLA C.P. April Term, 2012 No. 03605 \$210,210.23 KML Law Group, P.C.

1211-406

1741 Kendrick Street 19152 57th wd. 2159.76 Sq Ft BRT#562198000 Improvements: Residential Property
MARCO A. TORRES AND PALOMA P. WILLIAMS C.P. April Term, 2012 No. 00768 \$174,074.88 KML Law Group, P.C.

1211-407

5636 Pentridge Street 19143 51st wd. 1040 Sq Ft BRT#513237100 Improvements: Residential Property
TIFFINE NORMAN C.P. January Term, 2012 No. 04591 \$101,929.62 KML Law Group, P.C.

1211-408

110 East Hortter Street 19119 22nd wd. 1075.30 Sq Ft BRT#221163900 Improvements: Residential Property
EULEEN BARRON, SOLELY IN HER CAPACITY AS HEIR OF ALMETTA MCCLINTON, DECEASED, FRANCINA CARROLL, SOLELY IN HER CAPACITY AS HEIR OF ALMETTA MCCLINTON, DECEASED, SHARON JONES, SOLELY IN HER CAPACITY AS HEIR OF ALMETTA MCCLINTON, DECEASED, VIVIAN MCCLINTON, SOLELY IN HER CAPACITY AS HEIR OF ALMETTA MCCLINTON, DECEASED AND GIVEN MCCLINTON JR., SOLELY IN HIS CAPACITY AS HEIR OF ALMETTA MCCLINTON, DECEASED. C.P. March Term, 2012 No. 03512 \$124,632.91 KML Law Group, P.C.

1211-409

7178 North 19th Street 19126 10th wd. 1670.62 Sq Ft BRT#101123600 Improvements: Residential Property
CF 7178 REAL ESTATE, LLC AKA 7178 REAL ESTATE, LLC C.P. June Term, 2010 No. 03947 \$284,794.19 KML Law Group, P.C.

1211-410

1825 Belfield Avenue 19141 17th wd. 960 Sq Ft BRT#171007300 Improvements: Residential Property
TAMIKA CASSELLE C.P. March Term, 2012 No. 01938 \$114,203.68 KML Law Group, P.C.

SHERIFF'S SALE

2010 No. 000794 \$113,643.06 Louis P. Vitti, Esq.

1211-417

2913 Rorer Street 19134 33rd wd. 1010 Sq Ft BRT#071528300 Improvements: Residential Property

BORIS SKYLAR C.P. May Term, 2012 No. 000669 \$62,559.82 Christopher A. DeNardo, Esq.

1211-418

2103 East Ontario Street 19134 45th wd. 1430 Sq Ft BRT#452086800 Improvements: Residential Property

GENEVIEVE RYNKIEWICZ AND STANLEY A. RYNKIEWICZ, JR. C.P. May Term, 2012 No. 2365 \$89,420.91 Christopher A. DeNardo, Esq.

1211-419

441 Emily Street 19148 39th wd. 1120 Sq Ft BRT#392039300 Improvements: Residential Property

RICHARD J. SITES AKA RICHARD SITES C.P. May Term, 2012 No. 3455 \$102,827.37 Christopher A. DeNardo, Esq.

1211-420

2014 South Garnet Street 19145 48th wd. 962 Sq Ft BRT#481298800 Improvements: Residential Property

NAGHAMANA JAMAL AKA NAGHMANA JAMAL C.P. January Term, 2012 No. 4222 \$83,302.76 Christopher A. DeNardo, Esq.

1211-421

5246 N. 2nd Street 19120 42nd wd. Land area 3500 Sq Ft, improvement area 1200 Sq Ft BRT#422411400 Improvements: Residential Real Estate - Single Family Dwelling

BRIAN E. WALKER C.P. May Term, 2011 No. 01380 \$95,553.59 Robert J. Wilson, Esq., Wilson Law Firm

1211-422

125 W. Walnut Park Drive 61st wd. 2914.85 Sq Ft BRT#611372400 Improvements: Residential Dwelling

DOROTHY E. THOMPSON, ADMINISTRATRIX OF THE ESTATE OF MADELENE GREEN. C.P. September Term, 2011 No. 2822 \$113,092.37 Gregory Javardian, Esq.

1211-423

857 Glenn Street 58th wd. 3904 Sq Ft BRT#581174100 Improvements: Residential Dwelling

EDWARD M. MURT AND DONNA M. MURT C.P. March Term, 2011 No. 1475 \$211,939.69 Gregory Javardian, Esq.

1211-424

4100 Fairdale Road 66th wd. 3280.20 Sq Ft BRT#662566400 Subject to Mortgage Improvements: Residential Dwelling

WAYNE KECK AKA WAYNE T KECK AND JANET KECK AKA JANET L KECK C.P. May Term, 2012 No. 000504 \$17,218.27 Gregory Javardian, Esq.

1211-425

2767 Kirkbride Street 19137 45th wd. 1316 Sq Ft BRT#453127700 Improvements: Residential Dwelling

LAWRENCE J. LUDWIG AND CHARLEEN M. LUDWIG C.P. April Term, 2012 No. 02210 \$56,508.16 Gregory Javardian, Powers, Kirn & Javardian, LLC

1211-426

7556 Overbrook Avenue 19151 34th wd. Two story masonry; 1152 Sq Ft BRT#343253900 Improvements: Residential Dwelling

NO AGENT PROPERTIES, LLC AND DEAN ROSSI C.P. April Term, 2012 No. 003173 \$92,097.70 Federman & Associates, LLC

1211-427

527 Penny Lane, Unit C5-3 19111 Res Condo 3101 Sq Ft BRT#888630202 Subject to Mortgage Improvements: Residential Dwelling

KATHLEEN CHUNG AKA KATHLEEN BANGWHAN CHUNG AND EUGENE E CHUNG C.P. November Term, 2010 No. 03349 \$110,803.61 Federman & Associates, LLC

1211-428

418 HELLERMAN STREET 19111 35th wd. 2700 Sq Ft BRT#353061500 Improvements: Residential Property

ZAHRIUL CHOWDHURY C.P. December Term, 2009 No. 03366 \$265,729.59 KML Law Group, P.C.

1211-429

4324 Pilling Street 19124 23rd wd. 1406.50 Sq Ft BRT#234239900 Improvements: Residential Property

ANTONIO NEVAREZ AND JESSICA NEVAREZ C.P. February Term, 2010 No. 02186 \$65,581.72 KML Law Group, P.C.

1211-430

946 Kenwyn Street 19124 23rd wd. (formerly part of the 35th) 2625 Sq Ft BRT#233053700 Improvements: Residential Property

JONEL DEANS C.P. May Term, 2012 No. 02335 \$127,540.81 KML Law Group, P.C.

SHERIFF'S SALE**1211-431**

2652 East Tioga Street 19134 45th wd. 864 Sq Ft BRT#451059700 Improvements: Residential Property

QUINN C. KAZARNOWICZ C.P. April Term, 2012 No. 00769 \$113,659.59 KML Law Group, P.C.

1211-432

7464 Rhoads Street 19151 34th wd. 1626.90 Sq Ft BRT#343156200 Improvements: Residential Property

CARLA WATTS C.P. January Term, 2011 No. 02976 \$126,895.20 KML Law Group, P.C.

1211-433

664 Parlin Street 19116 58th wd. 2673.25 Sq Ft BRT#582054917 Improvements: Residential Property

ANDREW R. SMOLONSKY C.P. September Term, 2011 No. 01761 \$218,480.14 KML Law Group, P.C.

1211-434

242 West Abbottsford Avenue 19144 13th wd. (formerly 22nd) 1772.62 Sq Ft BRT#133036700 Improvements: Residential Property

MABLE TRIPPETT AND MARK A TRIPPETT C.P. March Term, 2008 No. 05725 \$115,747.52 KML Law Group, P.C.

1211-435

6258 Jackson Street 19135 55th wd. 1454.40 Sq Ft BRT#552460400 Improvements: Residential Property

JOSEPH N. PANTALONE AS ADMINSTRATOR OF THE ESTATE OF KATHLEEN PANTALONE, DECEASED C.P. November Term, 2011 No. 00880 \$57,775.47 KML Law Group, P.C.

1211-436

3624 North Percy Street 19140 43rd wd. 879.60 Sq Ft BRT#432120900 Improvements: Residential Property

LUVENIA L. BROWN C.P. October Term, 2010 No. 03823 \$67,208.69 KML Law Group, P.C.

1211-437

437 East Mount Pleasant Avenue 19119 22nd wd. 18,500 Sq Ft BRT#222148900 Improvements: Residential Property

KHADRI ABDUS-SABOOR AND RASHIDA PATIENCE C.P. August Term, 2009 No. 02451 \$766,346.11 KML Law Group, P.C.

1211-438

10882 Knights Road 19154 66th wd. 3873 Sq Ft BRT#662209035 Improvements: Residential Property

MUZAFAR AHMED MEHKRI AND MAHVISH MUZAFAR MEHKRI C.P. September Term, 2010 No. 03567 \$255,147.02 KML Law Group, P.C.

1211-439

3061 Martha Street 19134 25th wd. 1001.62 Sq Ft BRT#252423900 Improvements: Residential Property

DIONISIO ESPINAL C.P. July Term, 2009 No. 02776 \$75,300.60 KML Law Group, P.C.

1211-440

6116 Palmetto Street 19111 35th wd. 3691.32 Sq Ft BRT#352291300 Improvements: Residential Property

MANUEL A. ROMAN JR. AND MAXINE ROSARIO C.P. August Term, 2011 No. 03302 \$68,538.69 KML Law Group, P.C.

1211-441

2043 East Willard Street 45th wd. Northeast side of Willard Street and northwest side of Joyce Street, front 18', depth 85' Improvements: Residential Property

SHAUN MCGOWAN AKA SHAWN MCGOWAN C.P. February Term, 2012 No. 002223 \$66,880.82 Phillip D. Berger, Esq

1211-442

245 E. Sheldon Street 19120-3517 42nd wd. 14'6" frontage x 82'6" depth OPA#421169200 Improvements: Residential Property

FREDERICK KING C.P. November Term, 2011 No. 00515 \$30,326.46 Richard M. Squire & Associates, LLC

1211-443

7249 Souder Street 19149 35th wd. 16'1/2" frontage x 93' depth OPA#542330600 Improvements: Residential Property

DENNIS T. ANTHONY AKA DENNIS TIMOTHY ANTHONY C.P. December Term, 2011 No. 03328 \$92,604.12 Richard M. Squire & Associates, LLC

1211-444

4736 Lansing Street 19136 65th wd. 16'4" frontage x 70' depth OPA#651173300 Improvements: Residential Property

MICHAEL DIXON AND UNITED STATES OF AMERICA C.P. October Term, 2011 No. 01113 Richard M. Squire & Associates, LLC

1211-445

2114 East York Street 31st wd. 840 Sq Ft BRT#313141800 Improvements: Residential Property

DAVID B. STEINER C.P. May Term, 2011 No. 2645 \$162,303.58 Bruce M. Dolfman

SHERIFF'S SALE**1211-446**

2106 East Dauphin Street 31st wd. 795 Sq Ft BRT#313067300 Improvements: Residential Property

DAVID B STEINER C.P. May Term, 2011 No. 2597 \$158,108.65 Bruce M. Dolfman

1211-447

2310 East Thompson Street 31st wd. 840 Sq Ft BRT#312123200 Improvements: Residential Property

DAVID B. STEINER C.P. May Term, 2011 No. 2544 \$158,475.13 Bruce M. Dolfman

1211-448

6656 Edmund Street 19135 41st wd. 1280 Sq Ft BRT#411399600 Improvements: Residential Dwelling

TRACY WANINGER C.P. May Term, 2010 No. 00937 \$64,184.31 Benjamin E. Witmer, Esq.

1211-449

1257 South 22nd street 36th wd. Row 2 sty, masonry; Containing in front or breadth on the said twentey-second street, 18' and extending of that width in length or depth eastward, the north line thereof along the said south said of Titan Street, 74' to a certain 4' wide alley, which extends northward and southward from the said Titan Street to Wharton Street. Subject to Mortgage

PROPERTY OF 1257 SOUTH 22ND STREET, LLC C.P. March Term, 2012 No. 01029 \$205,940.05 Chandra M. Arkema, Esq.

1211-450

1555 N. Orkney Street 17th wd. Row 3 sty, masonry; situate no the eastside of Orkney Street (25 feet wide) at the distance of 28'7-3/8" southward from the south line of Oxford Street (50 ft wide). Subject to Mortgage

RAQUEL MANGUAL C.P. March Term, 2012 No. 01971 \$79,756.37 Chandra M. Arkema, Esq.

1211-451

2635 Elbridge Street 19149 35th wd. 2987.25 Sq Ft BRT#621301100 Improvements: Residential Property

CARLUS GRUNDY AND ANGELA S. HENDERSON C.P. January Term, 2010 No. 00789 \$195,511.23 KML Law Group, P.C.

1211-452

3137 W. Thompson Street 19121 29th wd. 1367 Sq Ft together with a proportionate undivided interest in the common elements of 0.694% BRT#888290036 Improvements: Residential Property

EDWARD AYZENBERG C.P. March Term, 2012 No. 01611 \$247,070.26 KML Law Group, P.C.

1211-453

10043 Ferndale Street 19116 58th wd. 2850 Sq Ft BRT#582479900 Improvements: Residential Property

VASYL FEDELESH C.P. March Term, 2012 No. 00444 \$147,998.24 KML Law Group, P.C.

1211-454

3302 Fairdale Rd 19154 66th wd. 1800 Sq Ft BRT#663022000 Improvements: Residential Property

BOHDAN CHAC AND LINDA RAUDENBUSH C.P. January Term, 2012 No. 02337 \$104,609.68 KML Law Group, P.C.

1211-455

3578 New Queen Street 19129 38th wd. 766.39 Sq Ft BRT#382153400 Improvements: Residential Property

HEATHER HILLANBRAND C.P. August Term, 2011 No. 02762 \$134,290.69 KML Law Group, P.C.

1211-456

4421 North 18th Street 19140 13th wd. 954.56 Sq Ft BRT#132168100 Improvements: Residential Property

ELIZABETH MCNAIR C.P. December Term, 2010 No. 00963 \$75,267.73 KML Law Group, P.C.

1211-457

4039 Neilson Street 19124 33rd wd. 900 Sq Ft BRT#332527500 Improvements: Residential Property

LANEESHIA CHASE AKA LENEESHIA CHASE C.P. October Term, 2010 No. 02538 \$44,526.97 KML Law Group, P.C.

1211-458

6306 Leonard Street 19149 62nd wd. 1510.52 Sq Ft BRT#621512800 Improvements: Residential Dwelling

MOON JEKARL AND HYE KYUNG BAXTER C.P. September Term, 2010 No. 04011 \$129,379.36 Mark J. Udren, Esq.

1211-459

4313 Ludlow Street 19104 27th wd. 1204 Sq Ft BRT#272006800 Improvements: Residential Dwelling

BASHISHA SHERRROD C.P. January Term, 2007 No. 001374 \$68,697.74 Mark J. Udren, Esq.

1211-460

5630 Hazel Avenue 19143 46th wd. 952.50

SHERIFF'S SALE

Sq Ft BRT#463020700 Improvements: Residential Dwelling
SYRETTA JEFFERSON AKA SYRETTA N. JEFFERSON C.P. April Term, 2012 No. 01083 \$49,094.19 Udren Law Offices, P.C.

1211-461

4829 Hazel Avenue 19143 46th wd. 2310 Sq Ft BRT#461063000 Improvements: Residential Dwelling

DAVID TIBBS AND DENISE E. TIBBS C.P. May Term, 2010 No. 04558 \$159,324.03 Udren Law Offices, P.C.

1211-462

4832 Tackawanna Street 19124 23rd wd. Front 16'1/4" x depth 80'7", 1290 Sq Ft OPA#23234200

NEUTRAL GUARDIAN, INC. C.P. January Term, 2011 No. 01621 \$11,765.00 Joshua B Ladov, Esq., Ladov Law Firm, PC

1211-463

2106 N. Marvne Street 19122 20th wd. 1839 Sq Ft more or less BRT#202246100 Improvements: Residential Dwelling

QUANDA N. GARRISON C.P. September Term, 2011 No. 01193 \$80,551.01 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg LLP

1211-464

2311 Loney Street 19152 56th wd. 1486 Sq Ft BRT#561566000 Improvements: Residential Property

JOSEPH K. KELLER AND MARGARET A. KELLER C.P. June Term, 2012 No. 0677 \$133,880.04 Christopher A. DeNardo, Esq.

1211-465

1427 Marlborough Street 19125 18th wd. 1329 Sq Ft BRT#181070600 Improvements: Residential Property

HECTOR O. RODRIGUEZ C.P. March Term, 2012 No. 00513 \$264,382.57 Christopher A. DeNardo, Esq.

1211-466

1010 West Ontario Street 19140 43rd wd. 1025 Sq Ft BRT#431057800 Improvements: Residential Real Estate

PHILLIP JAMAL WYNN C.P. April Term, 2012 No. 03508 \$38,846.23 Stern & Eisenberg, PC

1211-467

2335 Fuller Street 19152 56th wd. 2808 Sq Ft BRT#562030800 Improvements: Residential Real Estate

JOSEPH G. MARONSKI C.P. June Term, 2012 No. 00173 \$116,260.11 Stern & Eisenberg, PC

1211-468

149 East Wishart Street 19134 7th wd. 1120 Sq Ft BRT#071293700 Improvements: Residential Dwelling

ERICA MARIA C.P. April Term, 2012 No. 02409 \$67,085.64 Gregory Javardian, Powers, Kirn & Javardian, LLC

1211-469

6822 Paschall Street AKA 6822 Paschall Avenue 19142-1817 40th wd. 3772.80 Sq Ft PRCL#403320700 Improvements: Residential Property

LINDA WILLIAMS C.P. October Term, 2011 No. 04684 \$167,811.09 Phelan Hallinan & Schmiegl, LLP

1211-470

225 South Alden Street 19139-3819 60th wd. 900 Sq Ft PRCL#604260300 Improvements: Residential Property

GENEVA CHURCH C.P. January Term, 2012 No. 02571 \$51,825.77 Phelan Hallinan & Schmiegl, LLP

1211-471

2424 South 71st Street 19142-1500 40th wd. 1090 Sq Ft PRCL#404000900 Improvements: Residential Property

KRISTINA S. ARTHUR C.P. November Term, 2011 No. 01763 \$133,494.03 Phelan Hallinan

SHERIFF'S SALE

1211-489

2301 Cherry Street, Unit 3H AKA Apt 3H 19103-1041 88th wd. Being and designated as Unit No 3-H; together with a proportionate undivided interest in the common elements (as defined in such declaration) of .8603%. PRCL#888084028 Improvements: condominium unit
ANGELA V. CHANDLER C.P. March Term, 2012 No. 01350 \$245,896.94 Phelan Hallinan & Schmieg, LLP

1211-490

3543 North Marvane Street 19140-4201 43rd wd. 1204.75 Sq Ft PRCL#432147300 Improvements: Residential Property
NATIVIDAD DEL CARMEN GARCIA C.P. April Term, 2012 No. 01150 \$27,556.74 Phelan Hallinan & Schmieg, LLP

1211-491

6327 Dicks Avenue 19142-3008 40th wd. 1317.50 Sq Ft PRCL#402268700 Improvements: Residential Property
CODY CHOUNLAMOUNTRY C.P. February Term, 2012 No. 03246 \$88,884.34 Phelan Hallinan & Schmieg, LLP

1211-492

3901 Folsom Street 19104-1643 24th wd. 1046.09 Sq Ft PRCL#243060300 Improvements: Residential Property
HORACE L. SMITH AND JULIA M. SMITH C.P. May Term, 2010 No. 02525 \$45,846.58 Phelan Hallinan & Schmieg, LLP

1211-493

6615 Glenloch Street 19135-2718 41st wd. 2250 Sq Ft PRCL#411213800 Improvements: Residential Property
JOSE ABARCA C.P. April Term, 2012 No. 02923 \$118,455.28 Phelan Hallinan & Schmieg, LLP

1211-494

7217 Hanford Street 19149-1313 54th wd. 1620 Sq Ft PRCL#542474500 Improvements: Residential Property
JOVANNI MARTINEZ C.P. April Term, 2012 No. 00152 \$156,411.31 Phelan Hallinan & Schmieg, LLP

1211-495

648 East Lippincott Street 19134-2307 33rd wd. 712.50 Sq Ft PRCL#331019300 Improvements: Residential Property
ARACELY GARCIA AND ANGEL GARCIA C.P. December Term, 2009 No. 02088 \$34,279.44 Phelan Hallinan & Schmieg, LLP

1211-496

2335 South Hutchinson Street 19148-3704 39th wd. 672 Sq Ft PRCL#393465500 Improvements: Residential Property
STANLEY T. RUTKOWSKI C.P. January Term, 2011 No. 01427 \$100,996.38 Phelan Hallinan & Schmieg, LLP

1211-497

160A Fountain Street 19127-1924 21st wd. 2550 Sq Ft PRCL#212288800 Improvements: Residential Property
CHRISTOPHER CAMPBELL C.P. February Term, 2012 No. 03449 \$324,994.95 Phelan Hallinan & Schmieg, LLP

1211-498

5003 Irving Street 19139-4112 60th wd. 1230 Sq Ft PRCL#602087000 Improvements: Residential Property
YVONNE O. BROWN AKA YVONNE BOWLER C.P. March Term, 2012 No. 00758 \$72,368.33 Phelan Hallinan & Schmieg, LLP

1211-499

1224 Fitzgerald Street 19148-3516 29th wd. 700 Sq Ft PRCL#394310800 Improvements: Residential Property
VICTOR D'AGOSTINO C.P. May Term, 2010 No. 00465 \$176,706.54 Phelan Hallinan & Schmieg, LLP

1211-500

1444 North 53rd Street 19131-4038 44th wd. 1405.55 Sq Ft PRCL#442338800 Improvements: Residential Property
CHARLES CARTER C.P. April Term, 2012 No. 01661 \$115,945.68 Phelan Hallinan & Schmieg, LLP

1211-501

2212 North Salford Street 19131-2210 52nd wd. 1443.20 Sq Ft PRCL#522265800 Improvements: Residential Property
ZACHARY ROBINSON C.P. January Term, 2008 No. 01586 \$124,465.55 Phelan Hallinan & Schmieg, LLP

1211-502

6549 Ditman Street 19135-2704 41st wd. 1182.22 Sq Ft PRCL#411241700 Improvements: Residential Property
SERGEY MUSHEYEV AKA SERGY MUSHEYEV AND EDVARD MUSHEYEV C.P. March Term, 2012 No. 00554 \$87,295.29 Phelan Hallinan & Schmieg, LLP

1211-503

926 Borbeck Ave. 19111-2603 35th wd. 5562.50 Sq Ft PRCL#631251300 Improvements: Residential Property

SHERIFF'S SALE

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT R. KULLMAN AKA ROBERT R. KULLMANN, DECEASED C.P. October Term, 2010 No. 00936 \$158,983.30 Phelan Hallinan & Schmieg, LLP

1211-504

802 North 20th Street 19130-2006 15th wd. 1211.94 Sq Ft PRCL#151087000 Improvements: Residential Property
SYLVIA S. BEY AND WILLIAM S. BEY C.P. March Term, 2010 No. 00459 \$699,650.19 Phelan Hallinan & Schmieg, LLP

1211-505

5033 Akron Street 19124-2629 23rd wd. 1849.08 Sq Ft PRCL#621428100 Improvements: Residential Property
MONICA WILLIAMS C.P. March Term, 2010 No. 04857 \$172,214.11 Phelan Hallinan & Schmieg, LLP

1211-506

1148 Marlyn Road 19151-3123 34th wd. 1296 Sq Ft PRCL#344287700 Improvements: Residential Property
TYRONE KNIGHT AND CAROL KNIGHT C.P. May Term, 2011 No. 01531 \$121,684.12 Phelan Hallinan & Schmieg, LLP

1211-507

2519 Nicholas Street AKA 2519 West Nicholas Street 19121-2816 32nd wd. 751.54 Sq Ft PRCL#324030900 Improvements: Residential Property
JAMES RICE AND DENISE M. PATTERSON C.P. June Term, 2011 No. 00660 \$22,752.52 Phelan Hallinan & Schmieg, LLP

1211-508

3323 Wellington Street 19149-1615 55th wd. 1438.24 Sq Ft PRCL#551474500 Improvements: Residential Property
BETTY NICHOLSON AKA BETTYANN NICHOLSON C.P. December Term, 2011 No. 01729 \$105,352.23 Phelan Hallinan & Schmieg, LLP

1211-509

1117 Custis Place 19122-4141 20th wd. 1800 Sq Ft PRCL#141447100 Improvements: Residential Property
HELENE SLOAN C.P. November Term, 2011 No. 02554 \$46,304.26 Phelan Hallinan & Schmieg, LLP

1211-510

950 Belmont Avenue 19104-1261 6th wd. 1280 Sq Ft PRCL#062341700 Improvements: Residential Property
VANESSA ORTIZ C.P. March Term, 2012 No. 03758 \$131,872.82 Phelan Hallinan & Schmieg, LLP

1211-511

1926 North Patton Street 19121-1719 32nd wd. 679.68 Sq Ft PRCL#323310000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ERVIN TOLAND, DECEASED C.P. December Term, 2011 No. 02846 \$33,757.66 Phelan Hallinan & Schmieg, LLP

1211-512

1806 Titan Street 19146-2927 36th wd. 832 Sq Ft TXPRCL#361096600 Improvements: Residential Property
PERRY M. JACKSON C.P. April Term, 2012 No. 04287 \$177,106.26 Phelan Hallinan & Schmieg, LLP

1211-513

7627 Woodcrest Avenue 19151-2703 34th wd. 1422.61 Sq Ft PRCL#343195100 Improvements: Residential Property
HOWARD W. TUCKER C.P. April Term, 2010 No. 04373 \$47,652.77 Phelan Hallinan & Schmieg, LLP

1211-514

2243 Dickinson Street 19146-4204 36th wd. 868 Sq Ft PRCL#364028300 Improvements: Residential Property
BONNIE KUSHNER AND PETER DISSIN C.P. March Term, 2012 No. 02146 \$90,509.80 Phelan Hallinan & Schmieg, LLP

1211-515

810 North Uber Street 19130-2018 15th wd. 2840.80 Sq Ft PRCL#151067410 Improvements: Residential Property
MIGDALIA M RAMIREZ C.P. July Term, 2011 No. 00616 \$52,422.01 Phelan Hallinan & Schmieg, LLP

1211-516

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

1211-517

8061 Cresco Avenue 19136-2226 64th

SHERIFF'S SALE

wd. 4175.10 Sq Ft PRCL#642001000 Improvements: Residential Property
CHRISTOPHER HENNIGAR AND TIFFANY A. MARYANSKI AKA TIFFANY MARYANSKI C.P. November Term, 2010 No. 04614 \$271,419.13 Phelan Hallinan & Schmieg, LLP

1211-518

1431-35 Vista Street 19111-3723 56th wd. 8437.50 Sq Ft PRCL#561327200 Improvements: Residential Property
SEYED AHMAD ZIABARI AKA SEYAD AHMAD ZIABARI C.P. July Term, 2010 No. 02662 \$149,735.19 Phelan Hallinan & Schmieg, LLP

1211-519

3426 E. Street 19134-1102 7th wd. 735 Sq Ft PRCL#073197600 Improvements: Residential Property
GEORGE M. SOWDEN C.P. January Term, 2012 No. 04039 \$51,727.86 Phelan Hallinan & Schmieg, LLP

1211-520

516 E. Luray Street 19120-4504 42nd wd. 1037.40 Sq Ft PRCL#421037100 Improvements: Residential Property
FLORINA MATTHEWS-KONCE AKA FLORINA MATTHEWS AND JEFFREY KONCE C.P. April Term, 2012 No. 02917 \$89,286.83 Phelan Hallinan & Schmieg, LLP

1211-521

1408 South 27th Street 19146-3701 36th wd. 821.28 Sq Ft PRCL#364295200 Improvements: Residential Property
EDWARD B. ELLISON C.P. April Term, 2012 No. 00156 \$81,182.36 Phelan Hallinan & Schmieg, LLP

1211-522

1727 S. 16th Street 36th wd. 896 Sq Ft BRT#365126800 Improvements: Residential Property
MULJANTI LILIJAN C.P. August Term, 2011 No. 02661 \$124,822.04 Pressman & Doyle, LLC

1211-523

2211 North 52nd Street 19131 53rd wd. 11250 Sq Ft PRCL#521298300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BERTRAND, DECEASED ET AL C.P. July Term, 2009 No. 02028 \$195,744.77 Phelan Hallinan & Schmieg, LLP

1211-524

2036 Bridge Street 19124-2128 62nd wd. 1431.90 Sq Ft PRCL#622102800 Improvements: Residential Property
EMMA COLON C.P. February Term, 2012 No. 02696 \$80,543.37 Phelan Hallinan & Schmieg, LLP

1211-525

1337 Wells Street 19111-4921 53rd wd. 1170 Sq Ft PRCL#532020900 Improvements: Residential Property
MIKHAIL KHALAPOV C.P. August Term, 2011 No. 00977 \$134,460.34 Phelan Hallinan & Schmieg, LLP

1211-526

4428 Chestnut Street 19104-2914 27th wd. 2200 Sq Ft PRCL#272020000 Improvements: Residential Property
WILLIAM H. MAGILL C.P. February Term, 2012 No. 02257 \$293,884.71 Phelan Hallinan & Schmieg, LLP

1211-527

6144 Ludlow Street 19139-3019 3rd wd. 1424.70 Sq Ft PRCL#031015500 Improvements: Residential Property
GARNELL BELL, JR. C.P. January Term, 2010 No. 00771 \$103,791.45 Phelan Hallinan & Schmieg, LLP

1211-528

1708 N. Marshall Street 20th wd. On the west side of Marshall St., 72 ft-2-3/4" northward from the north side of Columbia Avenue front 17'6", depth 64'10" BRT#201144800
ROGEL S. SPENCER C.P. April Term, 2012 No. 02976 \$105,109.64 Louis P. Vitii, Esq.

1211-529

1234-40 Rising Sun Avenue 19140 43rd wd. Land Area 4894 Sq Ft, improvement Area 8656 Sq Ft BRT#881054630
RISING SUN REALTY CORP., LLC C.P. June Term, 2012 No. 01209 \$283,819.12 David Banks, Esq., Banks & Banks

1211-530

7118 Rising Sun Avenue 35th wd. Situate at the corner formed by the intersection of the northwesterly side of Friendship Street (50 ft wide) Subject to Mortgage Improvements: S/D w det gar 2 sty masonry
LINDA G. SMITH C.P. February Term, 2012 No. 00351 \$146,073.20 Chandra M. Arkema, Esq.

SHERIFF'S SALE

1211-531

2111 South Beechwood Street 19145-3407 48th wd. 712.50 Sq Ft PRCL#482167200 Improvements: Residential Property
ERNEST MOORE AND MARLO MOORE C.P. June Term, 2007 No. 00215 \$96,680.75 Phelan Hallinan & Schmieg, LLP

1211-532

20 West Harvey Street, 22 West Harvey Street 19144 59th wd. 2880 Sq Ft & 2480 Sq Ft PRCL#593046000 & PRCL#593046100 Improvements: Residential Property
TOVA M. DODGE AND JOSHUA C. TANGEMAN C.P. May Term, 2012 No. 01389 \$231,508.15 Phelan Hallinan & Schmieg, LLP

1211-533

1229 E. Fletcher Street 19125-3503 18th wd. 814.56 Sq Ft PRCL#181260100 Improvements: Residential Property
MICHAEL P. MEYERS C.P. April Term, 2012 No. 02278 \$106,361.89 Phelan Hallinan & Schmieg, LLP

1211-534

403 South 51st Street 19143-1607 60th wd. 2000 Sq Ft PRCL#602163400 Improvements: Residential Property
SELVA CENTURION C.P. May Term, 2012 No. 00586 \$233,611.82 Phelan Hallinan & Schmieg, LLP

1211-535

813 Knorr Street 19111-4825 53rd wd. 3328 Sq Ft PRCL#532131700 Improvements: Residential Property
FRANK R. DOYLE, III AND DEBORAH ANN DOYLE C.P. April Term, 2012 No. 03371 \$182,069.80 Phelan Hallinan & Schmieg, LLP

1211-536

6511 Walnut Park Drive 19120-1031 61st wd. 2048 Sq Ft PRCL#611029400 Improvements: Residential Property
TOSHIKA SALMONS-GREEN C.P. March Term, 2009 No. 03245 \$91,404.88 Phelan Hallinan & Schmieg, LLP

1211-537

1825 West Ashdale Street 19141-1006 17th wd. 900 Sq Ft PRCL#171054800 Improvements: Residential Property
GUY M. SCHOOLFIELD AND MELISSA V. SCHOOLFIELD C.P. March Term, 2012 No. 02611 \$32,439.42 Phelan Hallinan & Schmieg, LLP

1211-538

1916 East Wensley Street 19134-2516 45th wd. 2197.80 Sq Ft PRCL#452055300 Improvements: Residential Property
MAGALY GERENA C.P. April Term, 2012 No. 04291 \$136,707.61 Phelan Hallinan & Schmieg, LLP

1211-539

1428 69th Avenue 19126-1612 10th wd. 1536 Sq Ft PRCL#101264300 Improvements: Residential Property
YOLANDA S. RICHARDS C.P. March Term, 2012 No. 03103 \$137,051.48 Phelan Hallinan & Schmieg, LLP

1211-540

5407 Oakland Street 19124-1210 62nd wd. 1196 Sq Ft PRCL#621406800 Improvements: Residential Property
DARRYL LEONARD AND DORREEN LEONARD C.P. April Term, 2012 No. 03246 \$65,648.10 Phelan Hallinan & Schmieg, LLP

1211-541

2008 Carpenter Street 19146-2617 30th wd. 960 Sq Ft PRCL#301241800 Improvements: Residential Property
JOHN J. CHEATLEY C.P. May Term, 2012 No. 00588 \$227,126.32 Phelan Hallinan & Schmieg, LLP

1211-542

90 West Sharpnack Street 19119-2723 5th wd. 2000 Sq Ft PRCL#223035800 Improvements: Residential Property
YASMINE PERKINS, IN HER CAPACITY AS HEIR OF MARY H. PERKINS AKA MARY C PERKINS, DECEASED, YVETTE PERKINS IN HER CAPACITY AS HEIR OF MARY H. PERKINS AKA MARY C. PERKINS, DECEASED STEWART PERKINS, IN HIS CAPACITY AS HEIR OF MARY H. PERKINS AKA MARY C. PERKINS, DECEASED KARL PERKINS, IN HIS CAPACITY AS HEIR OF MARY H. PERKINS AKA MARY C. PERKINS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY H. PERKINS, DECEASED. C.P. June Term, 2010 No. 00963 \$130,586.25 Phelan Hallinan & Schmieg, LLP

1211-543

201 North 8th Street Unit 802 AKA 201-59 North 8th Street Unit 802 19106-1017 88th wd. 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. PRCL#888037280 Improvements: Condominium

SHERIFF'S SALE

MARC PALERMO C.P. March Term, 2012 No. 01035 \$368,087.81 Phelan Hallinan & Schmieg, LLP

1211-544

12516 Chilton Road 19154 66th wd. 2109.40 Sq Ft BRT#663204000 Improvements: Residential Property
ANNMARIE B. DELUCA C.P. November Term, 2009 No. 04772 \$239,786.66 KML Law Group, P.C.

1211-545

728 West Fisher Avenue 19120 49th wd. 1350 Sq Ft BRT#492040200 Improvements: Residential Property
PROPERTY OF SONYA COTTMAN PEARCE, KNOWN HEIR TO THE ESTATE OF JANICE WILSON, DECEASED AND UNKNOWN HEIRS OF THE ESTATE OF JANICE WILSON, DECEASED. C.P. May Term, 2009 No. 04234 \$99,086.51 KML Law Group, P.C.

1211-546

2005 Emily Street 19145 48th wd. (formerly part of the 36th) 672.60 Sq Ft BRT#481113600 Improvements: Residential Property
NADIRAH WESTBROOK C.P. November Term, 2011 No. 02985 \$29,991.18 KML Law Group, P.C.

1211-547

6309 Trotter Street 19111 35th wd. 2025.75 Sq Ft BRT#531236400 Improvements: Residential Property
AYESHIA PAYNE C.P. December Term, 2009 No. 01841 \$175,055.18 KML Law Group, P.C.

1211-548

6350 North 8th Street 19126 49th wd. 3140 Sq Ft BRT#492135200 Improvements: Residential Real Estate
MARIE HENRY AND GASPARD HENRY C.P. November Term, 2009 No. 05030 \$232,936.25 Stern & Eisenberg, PC

1211-549

1854 Hoffman Street 19145 48th wd. 752 Sq Ft BRT#481079700 Improvements: Residential Real Estate
DAVID LINGHAM C.P. May Term, 2012 No. 01759 \$134,730.83 Stern & Eisenberg, PC

1211-550

5115 Arch Street 19139 44th wd. 16' frontage x 74' depth OPA#441019200 Improvements: Residential Property
FRANKLIN W. BOGLIN C.P. May Term, 2011 No. 03252 \$26,421.38 Richard M. Squire & Associates, LLC

1211-551

616 North 64th Street 19151 34th wd. 2500 Sq Ft BRT#344245700 Improvements: Residential Dwelling
CHERYL L. STEPHENS C.P. February Term, 2012 No. 003830 \$238,838.46 Martha E. Von Rosenstiel, Esq.

1211-552

9955 Alicia Street 19115 58th wd. 2899.20 Sq Ft BRT#581225800 Improvements: Residential Dwelling
ERIC PAT

SHERIFF'S SALE

XIU MING LI C.P. May Term, 2012 No. 01834 \$84,521.01 Udren Law Offices, P.C.

1211-559

123 West Upsal Street 19119 22nd wd. 14060 Sq Ft BRT#2230217 Improvements: Residential Dwelling
STANLEY MCKENZIE, NEVILLE NICHOLAS AND OPAL YOUNG C.P. October Term, 2009 No. 03127 \$212,699.52 Mark J. Udren, Esq.

1211-560

7250 Calvert Street 19149 35th wd. 1435.50 Sq Ft BRT#542502900 Improvements: Residential Dwelling
JENNIFER FRANK AND JUSTIN FRANK C.P. August Term, 2011 No. 02529 \$106,154.95 Udren Law Offices, P.C.

1211-561

4528 Locust Street 19139 46th wd. 1552 Sq Ft BRT#461009300 Improvements: Residential Dwelling
TATIANA MILETIC C.P. March Term, 2010 No. 02988 \$233,771.18 Mark J. Udren, Esq.

1211-562

611 E. Courtland Street 19124 42nd wd. 1083.22 Sq Ft BRT#421028900 Improvements: Residential Dwelling
NATHANIEL HEAD AND SHARLENE HEAD AKA SHARLENE R HEAD (INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER A. SAUNDERS, JR.) C.P. August Term, 2011 No. 03300 \$28,198.74 Udren Law Offices, P.C.

1211-563

122 West Sharpnack Street 19119 22nd wd. 2002 Sq Ft BRT#223037400 Improvements: Residential Dwelling
MARCEL C. FRANKLIN C.P. May Term, 2010 No. 04319 \$212,340.53 Udren Law Offices, P.C.

1211-564

132 North 55th Street 19139 04th wd. 1844 Sq Ft BRT#041170002 Improvements: Residential Dwelling
KAREN LEMON C.P. May Term, 2007 No. 001043 \$68,965.15 Mark J. Udren, Esq.

1211-565

1431 Church Street 19124 23rd wd. 904.50 Sq Ft BRT#234032500 Improvements: Residential Dwelling
WILLIAM CLAUDIO AND ANGIE VALENTIN AKA ANGIE VALENTINE C.P. May Term, 2011 No. 03892 \$51,282.18 Udren Law Offices, P.C.

1211-566

6409 North 6th Street 19126 61st wd. 8330 Sq Ft BRT#611127800 Improvements: Residential Dwelling
VAN A. COPELAND JR. AND VAN A. COPELAND, SR. C.P. August Term, 2011 No. 03323 \$197,487.76 Udren Law Offices, P.C.

1211-567

2341 Christian Street 19146 13th wd. 952.20 Sq Ft BRT#302133100 Improvements: Residential Dwelling
DEBORAH A. HOPKINS C.P. June Term, 2008 No. 002934 \$212,378.42 Mark J. Udren, Esq.

1211-568

49 West Carpenter Lane 19119 22nd wd. 4324.92 Sq Ft BRT#223114600 Improvements: Residential Dwelling
CORINTHIA CALHOUN AND RONNIE CALHOUN C.P. September Term, 2011 No. 00670 \$244,668.07 Udren Law Offices, P.C.

1211-569

2220 South Chadwick Street 19145 26th wd. 658 Sq Ft BRT#261326000 Improvements: Residential Dwelling
CHRISTOPHER S. KNOTT C.P. May Term, 2012 No. 01066 \$149,281.02 Udren Law Offices, P.C.

1211-570

2133 South Chadwick Street 19145 26th wd. 745.16 Sq Ft BRT#261311600 Improvements: Residential Dwelling
ROBERT DELVISCIO C.P. February Term, 2011 No. 03103 \$103,459.81 Udren Law Offices, P.C.

1211-571

6412 Chelwynde Avenue 19143 40th wd. 1120 Sq Ft BRT#406273900 Subject to Mortgage Improvements: Residential Dwelling
EUGENE D. LOGAN BRIGGS C.P. January Term, 2011 No. 02936 \$146,475.54 Mark J. Udren, Esq.

1211-572

3470 Vinton Road 19154 58th wd. 2000 Sq Ft BRT#663125200 Improvements: Residential Dwelling
JEANNE K. CLAUSON AND ERIC J. CLAUSON C.P. January Term, 2007 No. 001095 \$235,235.69 Mark J. Udren, Esq.

1211-573

6447 North 12th Street FKA 6415 North 12th Street 19126 49th wd. BRT#493132400

SHERIFF'S SALE

Subject to Mortgage Improvements: Residential Dwelling
RENEE LIFE C.P. July Term, 2011 No. 03117 \$354,616.09 Udren Law Offices, P.C.

1211-574

1723 South Street AKA 1720 Rodman Street 19146 30th wd. 1360 Sq Ft BRT#303067400 Improvements: Residential Dwelling
RONALD J. PRESSLEY C.P. October Term, 2007 No. 00419 \$385,352.79 Udren Law Offices, P.C.

1211-575

337 Leverington Ave. 19128 21st wd. 1463.72 Sq Ft BRT#211402100 Improvements: Residential Dwelling
BRYAN FULGINITTI AND HEATHER MODRES C.P. October Term, 2007 No. 02148 \$120,078.95 Udren Law Offices, P.C.

1211-576

3206 Ancona Road 19154 66th wd. 2640 Sq Ft BRT#663075500 Improvements: Residential Dwelling
MARK J. MCNAMEE AND KRISTY MCNAMEE C.P. October Term, 2007 No. 02046 \$164,437.55 Udren Law Offices, P.C.

1211-577

5823 Malvern Avenue 19131 52nd wd. 1296 Sq Ft BRT#522120300 Improvements: Residential Dwelling
HOWARD WILKS AKA HOWARD WILKES C.P. February Term, 2006 No. 000077 \$123,000.35 Mark J. Udren, Esq.

1211-578

4160 Gilham Street 19135 55th wd. 975 Sq Ft BRT#552131800 Improvements: Residential Dwelling
GLORIA HALL-BRUITCHER C.P. May Term, 2012 No. 03323 \$90,376.40 Udren Law Offices, P.C.

1211-579

6755 Glenloch Street 19135 41st wd. 1348.50 Sq Ft BRT#412337000 Improvements: Residential Dwelling
MICHAEL AMERY C.P. October Term, 2008 No. 003036 \$166,951.73 Mark J. Udren, Esq.

1211-580

8022 Buist Avenue 19153 40th wd. 1290 Sq Ft BRT#405766700 Improvements: Residential Dwelling
PAULA A. CLARK AND GREGORY S. CLARK C.P. November Term, 2009 No. 02248 \$137,401.83 Mark J. Udren, Esq.

1211-581

5234 Irving Street 19139 60th wd. 1360 Sq Ft BRT#602101300 Improvements: Residential Dwelling
AMIN AMENRA C.P. January Term, 2012 No. 02031 \$101,284.28 Udren Law Offices, P.C.

1211-582

6246 North Camac Street 19141 49th wd. 3192 Sq Ft BRT#493190200 Improvements: Residential Dwelling
RAYMOND E. SMITH C.P. March Term, 2009 No. 001503 \$23,573.41 Mark J. Udren, Esq.

1211-583

6030 Edmund Street 19135 41st wd. 1935 Sq Ft BRT#411389100 Improvements: Residential Dwelling
RUSSELL COOPER AND DARNISE COOPER AKA DENISE COOPER C.P. August Term, 2006 No. 000236 \$96,722.37 Mark J. Udren, Esq.

1211-584

5753 Pemberton Street 19143 46th wd. 909.60 Sq Ft BRT#463064300 Improvements: Residential Dwelling
STEVEN SIMS C.P. March Term, 2010 No. 05145 \$62,998.54 Udren Law Offices, P.C.

1211-585

2019 Stanwood Street 19152 56th wd. 5400 Sq Ft BRT#562036800 Improvements: Residential Dwelling
FERNANDA C. DEFREITAS C.P. May Term, 2012 No. 03937 \$358,430.33 Udren Law Offices, P.C.

1211-586

1657 North Robinson Street 19151 34th wd. 1434.56 Sq Ft BRT#342277800 Subject to Mortgage Improvements: Residential Dwelling
WENDY STOWE C.P. September Term, 2003 No. 004389 \$55,923.47 Mark J. Udren, Esq.

1211-587

3002 Agate Street 19134 25th wd. 672 Sq Ft BRT#252340800 Improvements: Residential Dwelling
WILLIAM WING AKA WILLIAM O WING C.P. June Term, 2012 No. 02056 \$41,083.49 Udren Law Offices, P.C.

1211-588

4717 Unruh Avenue 19135 41st wd. 3350 Sq Ft BRT#412002000 Improvements: Residential Dwelling
FRANCIS HENDERSON AND JULIA HENDERSON C.P. March Term, 2010 No. 02295 \$156,334.71 Udren Law Offices, P.C.

SHERIFF'S SALE**1211-589**

5447 Osage Avenue 19143 60th wd. 961 Sq Ft BRT#60310000 Improvements: Residential Dwelling
CHARLES GREGG C.P. April Term, 2010 No. 04270 \$59,344.98 Mark J. Udren, Esq.

1211-590

6228 Cottage Street 19135 41st wd. 1440 Sq Ft BRT#552385200 Improvements: Residential Dwelling
TIMOTHY S. BRILL C.P. October Term, 2011 No. 00500 \$136,656.78 Udren Law Offices, P.C.

1211-591

7363 Garman Street 19153 40th wd. 1790 Sq Ft BRT#404306600 Improvements: Residential Dwelling
CUTHBERT PAYNTER C.P. January Term, 2012 No. 03744 \$31,202.10 Udren Law Offices, P.C.

1211-592

319 E. Claremont Avenue 19120 61st wd. 1600 Sq Ft BRT#611350500 Improvements: Residential Dwelling
JULIA R. BRIDGES C.P. June Term, 2008 No. 03854 \$143,592.36 Mark J. Udren, Esq.

1211-593

1938 74th Street 19138 10th wd. 1050 Sq Ft BRT#101386600 Improvements: Residential Dwelling
PEARL MOORE C.P. January Term, 2006 No. 001865 \$69,799.79 Mark J. Udren, Esq.

1211-594

4528 Sansom Street 19139 60th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected. Situate on the southerly side of Sansom Street at the distance of 252 ft eastwardly from the easterly side of 46th Street in the 60th Ward of the City of Philadelphia. TXPRCL#601030800 Udren Law Offices, P.C.

1211-595

6656 Blakemore Street 19119 22nd wd. 1517.23 Sq Ft BRT#221286100 Improvements: Residential Dwelling
SHERRI JEFFRIES AND CARL PRAY C.P. March Term, 2010 No. 05237 \$171,561.47 Udren Law Offices, P.C.

1211-596

6524 Bobolink Pl 19142 40th wd. on the Southeastly side of Bobolink Pl 135.17 ft 0" northeasterly side of 66th St, front 19.94 ft, depth 538.12 ft BRT#406567913
PATRICK TURRY C.P. September Term, 2009 No. 0441 \$206,088.11 Louis P. Vitti, Esq.

1211-597

2624 South 73rd Street 19153 40th wd. 1258.91 Sq Ft BRT#404076400 Improvements: Residential Dwelling
LASHON ROPER C.P. June Term, 2011 No. 01172 \$76,590.80 Udren Law Offices, P.C.

1211-598

3136 Wellington Street 19149-1507 55th wd. 1430 Sq Ft PRCL#551456700 Improvements: Residential Property
BRUCE SCHMITT AND NINA M. SCHMITT C.P. April Term, 2012 No. 00145 \$112,010.20 Phelan Hallinan & Schmiegl, LLP

1211-599

5420 Gainer Road 19131-3112 52nd wd. 3125 Sq Ft PRCL#522100600 Improvements: Residential Property
NIKOLE ADAMS AKA NIKOLE FRANKLIN AND CHRISTOPHER J. ADAMS C.P. April Term, 2012 No. 01143 \$166,941.25 Phelan Hallinan & Schmiegl, LLP

1211-600

2650 North Bancroft Street 19132-3933 28th wd. 672 Sq Ft PRCL#161115000 Improvements: Residential Property
BRANTLEY T. TAYLOR C.P. March Term, 2012 No. 01564 \$68,723.35 Phelan Hallinan & Schmiegl, LLP

1211-601

4349 Germantown Avenue 19140-1706 13th wd. 2411.25 Sq Ft PRCL#132259225 Improvements: Commercial Property
NELSON R. WYNDER, JR. C.P. January Term, 2012 No. 02056 \$102,073.87 Phelan Hallinan & Schmiegl, LLP

1211-602

1924 South Bouvier Street 19145-2908 26th wd. 605.41 Sq Ft PRCL#481243400 Improvements: Residential Property
JOHN CHEATLEY C.P. May Term, 2012 No. 00267 \$64,142.79 Phelan Hallinan & Schmiegl, LLP

1211-603

1335 Friendship Street 19111-4205 35th wd. 2713.50 Sq Ft PRCL#532308400 Improvements: Residential Property
NAZMUL I CHOWDHURY C.P. February Term, 2012 No. 03460 \$150,821.04 Phelan Hallinan & Schmiegl, LLP

1211-604

5110 W. Nevada Street 52nd wd. Beginning at a point on the southerly side Nevada Street (fifty

SHERIFF'S SALE

feet wide) at the distance of two hundred twenty-two and six hundred ninety one thousandths feet along the said southerly side of Nevada Street. Subject to Mortgage Improvements: S/D w det gar 2sty, stone
FRANCIS KILSON C.P. March Term, 2012 No. 02129 \$149,489.61 Chandra M. Arkema, Esq.

1211-605

2235 South Croskey Street 19145 48th wd. 679.68 Sq Ft BRT#482214800 Improvements: Residential Property
DENISE PINE C.P. May Term, 2012 No. 00663 \$94,490.09 KML Law Group, P.C.

1211-606

4617 Chester Ave. 19143 46th wd. 4544 Sq Ft BRT#461122900 Improvements: Residential Real Estate
SUI L. JONES AKA SUI LIN JONES C.P. May Term, 2012 No. 01763 \$423,430.81 Stern & Eisenberg, PC

1211-607

3339 Water Street AKA 3339 N. Water Street 19134 7th wd. 14'10" frontage x 72' depth OPA#073044200 Improvements: Residential Property
CARMEN SANTIAGO AND JULIO A. RODRIGUEZ C.P. May Term, 2011 No. 003827 \$12,739.48 Richard M. Squire & Associates, LLC

1211-608

7705 Lawnton Street 19128 21st wd. 5000 Sq Ft BRT#214161400 Improvements: Residential Dwelling
JOHN C. MCGRATH AND PATRICIA A MCGRATH C.P. November Term, 2010 No. 003833 \$313,049.01 Martha E. Von Rosenstiel, Esq.

1211-609

9197 Ryerson Road 57th wd. all that certain lot or piece of ground with buildings and improvements thereon erected, situate in the 57th ward of the City of Philadelphia, described in accordance with a survey and plan of property made for Ashton Park, Inc, by John J. McKeough, Jr. surveyor and regulator of the First district dated March 18, 1966, to wit: Beginning at a point on the Northeasterly side of Ryerson Road (50 feet wide) measured South 51 degrees, 3 minutes, 18 seconds East along the said northeasterly side of Ryerson Road the distance of 15 feet 3 and 1/2 inches, from a point of tangent is measured southwardly on the arc of a circle curving to the left connecting the said northeasterly side of Ryerson Road and the southeasterly side of ashton road (64 feet wide) having radius of 20 feet the arc distance of 31 feet 5 inches from a point of curve on the ssaid southeasterly side of Ashton Road. Containing in front or breadth along said Ryerson Road 18 feet and 1 inch and extending of that width in length or depth northeastwardly between parallel lines at right angles to the said Ryerson Road 90 feet. The southeasterly and northwesterly lines passing through the centers of party walls between the aid premises and the premisis adjoining on the southeast and northwest. BRT#572197200 Subject to Mortgage Improvements: Row b/gar 2sty masonry
MICHAEL J. MCSORLEY, JR. AND MARY E MCSORLEY C.P. March Term, 2012 No. 00959 \$172,284.03 Patrick J. Wesner, Esq.

1211-610

1514 Levick Street 54th wd. Beginning at a point on the southwesterly side of Levick street (seventy feet wide), which point is measured north 52 degrees, 18 minutes, 7 seconds west 104 feet 10-1/2 inches from a point of intersection of the southwesterly side of Levick St and the northwesterly side of Everett Ave (70 ft wide); thence extending south 37 degrees, 41 minutes, 53 seconds west partly passing through the center of the party wall between this premisis and the premisis adjoining on the southeast and crossing the bed of a certain 15 ft wide driveway which extends southeaswardly into Everett Ave and communicates at the Northwest end thereof with a certain other 15 ft wide driveway which extends northeastwardly into Levick St 207 ft 9-3/8 inches to a point; thence extending north 81 degrees, 4 minutes, 24 seconds west 20 ft 5-3/8 inches to a point; thence extending north 37 degrees, 41 minutes, 53 seconds east recessing the bed of said driveway and partly passing through the center of the party wall between this premisis and the premisis adjoining on the northwest 217 7-1/2 inches to a point on the southwesterly side of Levick St; thence extending along the side of Levick St south 52 degrees, 18 minutes, 7 seconds east 17 ft 11 inches to the first mentioned point and place of beginning. BRT#541098200 Subject to Mortgage Improvements: Row b/gar 2sty masonry
JOSE SANCHEZ C.P. July Term, 2011 No. 02350 \$63,047.85 Patrick J. Wesner, Esq.

1211-611

740 Susquehanna Road 63rd wd. containing in front or breadth on the said 66th Ave north 28 feet and extending of that width in length

SHERIFF'S SALE

or depth southward on the west line thereof 90 feet 8 and 3/4 inches and on the easterly line thereof, which extends along the westerly side of Park Ave 88 ft, 4-3/4 inches to a certain 16 ft wide driveway which extends eastwardly into Park Ave and west into broad St and containing in width along the rear line thereof 28 ft 1-3/16 inches. BRT#632040200 Subject to Mortgage Improvements: S/D w b/g 2s masonry
DANIEL CAMPBELL AKA DANIEL J CAMPBELL C.P. December Term, 2011 No. 02362 \$214,507.58 Patrick J. Wesner, Esq.

1211-612

6020 Greene Street 19144 59th wd. 21600 Sq Ft BRT#593172400 Subject to Mortgage
ARTIS T ORE AND VERLETTE Y ORE C.P. May Term, 2012 No. 002529 \$301,212.68 Daniel D. Haggerty, Esq.

1211-613

5233 Arbor Street 19120-3603 42nd wd. 1480 Sq Ft BRT#421392500 Improvements: Residential Dwelling
RAYMOND CESAR C.P. August Term, 2011 No. 03913 \$141,905.90 Udren Law Offices, P.C.

1211-614

3509 North 18th Street 19140 38th wd. 3426.96 Sq Ft BRT#112250800 Improvements: Residential Dwelling
CANDACE KOERBER C.P. August Term, 2008 No. 01112 \$206,075.23 Udren Law Offices, P.C.

1211-615

2013 Spruce Street 8th wd. Beginning at a point on the northerly side of Spruce Street (56 feet wide) measured westwardly along the said northerly side of Spruce Street. Subject to Mortgage Improvements: Row 4 sty masonry
MARVIN GALFAND AND MYRNA WEISS GALFAND C.P. March Term, 2010 No. 06387 \$1,178,260.20 Chandra M. Arkema, Esq.

1211-616

5400 Regent Street 19143-4919 51st wd. 1140 Sq Ft BRT#514144100 Improvements: Residential Property
DONNA M. COOPER AKA DONNA COOPER AND DONELL COOPER C.P. December Term, 2011 No. 3416 \$50,471.83 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-617

1235 Levick Street 19111 53rd wd. 1530 Sq Ft BRT#531082900 Improvements: Residential Property
KAMIKA L. SUDLER, ADMINSTRATRIX OF THE ESTATE OF CHARLES A. SUDLER, JR., AKA CHARLES ALLEN SUDLER, DECEASED. C.P. June Term, 2011 No. 3184 \$78,299.32 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-618

4912 North Smedley Street 19141 17th wd. Row b/gar 2 sty masonry; 1955 Sq Ft BRT

SHERIFF'S SALE

allel lines at right angles with the said Upland Way Eighty-eight feet, cr BRT#522001000 Subject to Mortgage Improvements: Row b/gar 2sty masonry
PROPERTY OF GREG CLARK, KNOWN HEIR OF EDWARD CLARK, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD, AND KAREN THORPE, ADMINISTRATRIX OF THE ESTATE OF EDWARD CLARK, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2009 No. 03282 \$49,744.69 Patrick J. Wesner, Esq.

1211-622

5118 James Street 19137-1209 45th wd. Land 1353.01 Sq Ft, improvements 1632 Sq Ft BRT#89N1953 & BRT#453412000 ELENA YAKOVLEV AKA ELENA SKYLAR, EXECUTRIX OF THE ESTATE OF KOSTYANTIN SKYLAR AKA KONSTANTIN SKYLAR, DECEASED AND ELENA YAKOVLEV AKA ELENA SKYLAR, INDIVIDUALLY C.P. March Term, 2012 No. 2086 \$72,203.32 Brian H. Smith, Esq.

1211-623

3418 Jasper Street 19134-2002 45th wd. Land 812.49 Sq Ft, improvements 1227 Sq Ft BRT#26N3160 & BRT#452382200 Subject to Rent ELENA YAKOVLEV AKA ELENA SKYLAR C.P. March Term, 2012 No. 02074 \$67,871.25 Brian H. Smith, Esq.

1211-624

6838 Gorsten Street 19119 22nd wd. 5400 Sq Ft BRT#222260400 Improvements: Residential Property FERNWOOD M JONES, III; EILEEN A JONES AKA EILEEN JONES C.P. May Term, 2010 No. 3552 \$82,965.27 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-625

5815 Bustleton Avenue 19149 35th wd. 18'x83' OPA#621506700 Improvements: one story masonry dwelling PARKER HOSGOOD PROPERTY GROUP, LP C.P. May Term, 2012 No. 01786 \$78,525.56 Robert S. Esposito, Esq.

1211-626

2647 Agate Street 19125 31st wd. 14'x49' OPA#312002200 Improvements: two story masonry dwelling PARKER HOSGOOD PRPERTY GROUP, LP C.P. May Term, 2012 No. 01786 \$82,632.03 Robert S. Esposito, Esq.

1211-627

6627 North Bouvier Street 19126 10th wd. (formerly part of the 50th, formerly part of the 42nd) 1264 Sq Ft BRT#101066200 Improvements: Residential Property THE UNKNOWN HEIRS OF ELOISE KNOWLES, DECEASED AND VALERIE HUNT, SOLELY IN HER CAPACITY AS HEIR OF ELOISE KNOWLES, DECEASED C.P. February Term, 2012 No. 04092 \$78,616.87 KML Law Group, P.C.

1211-628

921 Alburger Ave. 19115 57th wd. 49140 Sq Ft land, 1144 Sq Ft improvement OPA#632153100 Improvements: Residential Real Estate - Single Family Dwelling GOSS FAMILY TRUST C.P. June Term, 2012 No. 02779 \$220,669.28 Robert J. Wilson, Esq., Wilson Law Firm

1211-629

3302 Princeton Avenue 19149 55th wd. 1815 Sq Ft BRT#551383900 Improvements: Residential Property EDWARD S. NUGENT C.P. April Term, 2008 No. 01273 \$126,110.45 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-630

3628 Belgrade Street 19134 45th wd. Row 2 sty masonry; 1615.12 Sq Ft BRT#451340000 Improvements: Residential Dwelling MAUREEN M. ANGELUCCI C.P. September Term, 2007 No. 03075 \$73,876.83 McCabe, Weisberg, & Conway, P.C.

1211-631

349 East Albanus Street 19120 42nd wd. Row conv/apt 2sty, masonry; 2371.42 Sq Ft BRT#421157700 Improvements: Residential Dwelling HERTILYN CARTH Y C.P. April Term, 2011 No. 01280 \$98,560.14 McCabe, Weisberg, & Conway, P.C.

1211-632

5431 Sansom Street 19139 60th wd. Apt 2-4 units 2sty mason; 3546 Sq Ft BRT#603019000 Improvements: Residential Dwelling

SHERIFF'S SALE

PROPERTY OF RAVEN O'JOY LEIGERTWOOD, ADMINISTRATRIX OF THE ESTATE OF VENO E. LEIGERTWOOD, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2011 No. 00537 \$72,609.16 McCabe, Weisberg, & Conway, P.C.

1211-633

2205 North Bouvier Street 19132 16th wd. Row 2 sty, masonry; 1693.68 Sq Ft BRT#161210600 Improvements: Residential Dwelling PROPERTY OF GUY BROWN, ONLY KNOWN SURVIVING HEIR OF JOSEPHINE GREEN, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JOSEPHINE GREEN, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2010 No. 01884 \$57,145.52 McCabe, Weisberg, & Conway, P.C.

1211-634

2601 South Dewey Street 19142 40th wd. Row conv/apt 2sty masonry; 2660.6 Sq Ft BRT#402074400 Improvements: Residential Dwelling MOHAMMAD SHOKROLLAH C.P. February Term, 2011 No. 00662 \$57,640.54 McCabe, Weisberg, & Conway, P.C.

1211-635

5456 Chestnut Street 19139 60th wd. Str/off + Apts 2sty masonry; 4340 Sq Ft BRT#871255300 Subject to Mortgage Improvements: Commercial Dwelling STEPHEN J. HILL AKA STEPHEN HILL C.P. May Term, 2012 No. 03512 \$122,264.29 McCabe, Weisberg, & Conway, P.C.

1211-636

1245 South 20th Street 19146 36th wd. Row 2 sty masonry; 2346 Sq Ft BRT#361185500 Improvements: Residential Dwelling DAREN FINCH C.P. September Term, 2009 No. 02161 \$98,895.94 McCabe, Weisberg, & Conway, P.C.

1211-637

7102 Bustleton Avenue 19149 54th wd. Row b/gar 2sty masonry; 2064.70 Sq Ft BRT#542454500 Improvements: Residential Dwelling RAYMOND G BROWN AND PATRICIA A. BROWN C.P. February Term, 2012 No. 02988 \$81,739.86 McCabe, Weisberg, & Conway, P.C.

1211-638

2767 Island Avenue 19153 40th wd. Row b/gar 1sty masonry; 2655.50 Sq Ft BRT#406717400 Improvements: Residential Dwelling HUSSEIN O FASASI C.P. March Term, 2012 No. 00241 \$136,850.71 McCabe, Weisberg, & Conway, P.C.

1211-639

757 South 22nd Street 19146 30th wd. Row 3 sty masonry; 3096 Sq Ft BRT#302145700 Improvements: Residential Dwelling VALERIE L LIPFORD C.P. November Term, 2009 No. 04759 \$693,495.96 McCabe, Weisberg, & Conway, P.C.

1211-640

5933 Horrocks Street 19149 62nd wd. Row b/gar 2sty, masonry; 3138.35 Sq Ft BRT#621354600 Improvements: Residential Dwelling CAROLINA SELVA AND ROBERTO G. SELVA C.P. September Term, 2009 No. 00742 \$208,028.86 McCabe, Weisberg, & Conway, P.C.

1211-641

1816 Wilder St 19146 36th wd. Row 2 sty masonry; 1620 Sq Ft BRT#363032800 Subject to Mortgage Improvements: Residential Dwelling ANDREA M. SMITH, EXECUTRIX OF THE ESTATE OF ROSE SMITH, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2012 No. 00686 \$41,568.56 McCabe, Weisberg, & Conway, P.C.

1211-642

6144 Nassau Road 19151 34th wd. S/D w/b/g 3s masonry; 5248.75 Sq Ft BRT#342079300 Improvements: Residential Dwelling HAROLD E. PARKER AKA HAROLD PARKER AND BERNADETTE C. PARKER AKA BERNADETTE PARKER C.P. April Term, 2008 No. 03041 \$111,784.16 McCabe, Weisberg, & Conway, P.C.

1211-643

236 Roumfort Rd 19119 09th wd. Det 2.5 sty stone; 9751 Sq Ft BRT#091052300 Improvements: Residential Dwelling ARTHUR TANSKY C.P. October Term, 2011 No. 2943 \$55,450.06 McCabe, Weisberg, & Conway, P.C.

1211-644

6364 Marsden Street 19135 41st wd. Row 2 sty masonry; 2366.50 Sq Ft BRT#411253200 Improvements: Residential Dwelling MARIO STAGLIANO JR. C.P. June Term, 2012 No. 00188 \$85,481.35 McCabe, Weisberg, & Conway, P.C.

1211-645

4916 Hoopes Street 19139 44th wd.

SHERIFF'S SALE

Row conv/apt 2sty masonry; 1921.08 Sq Ft BRT#442032100 Improvements: Residential Dwelling JENNIFER A. MOLNAR Docket #51595423 \$30,121.32 McCabe, Weisberg, & Conway, P.C.

1211-646

2411 Kimball Street 19146 30th wd. Row 2 sty masonry; 2061 Sq Ft BRT#302246200 Improvements: Residential Dwelling JOHN J. CHEATLEY C.P. June Term, 2012 No. 02808 \$234,917.47 McCabe, Weisberg, & Conway, P.C.

1211-647

2651 South 7th Street 19148 39th wd. Row 2 sty, masonry; 1710 Sq Ft Subject to Mortgage Improvements: Residential Dwelling KATHLEEN LUDY C.P. April Term, 2008 No. 04545 \$33,586.09 McCabe, Weisberg, & Conway, P.C.

1211-648

30 North Preston Street 19104 06th wd. Row 3 sty masonry; 3256 Sq Ft BRT#061191400 Improvements: Residential Dwelling PURNIMA SOM C.P. June Term, 2012 No. 01688 \$166,646.76 McCabe, Weisberg, & Conway, P.C.

1211-649

1206 South Bonsall Street 19146 36th wd. Row 2 sty masonry; 1929 Sq Ft BRT#361349500 Improvements: Residential Dwelling PAMELA STROMAN-GIBSON, ADMINISTRATRIX OF THE ESTATE OF LEROY STROMAN, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2011 No. 04435 \$93,884.56 McCabe, Weisberg, & Conway, P.C.

1211-650

3100 Unruh Street 19149 55th wd. Row b/gar 2sty masonry; 3080 Sq Ft BRT#551140500 Improvements: Residential Dwelling TIFFANY MCCLINTOCK AND RYAN MCCLINTOCK C.P. January Term, 2012 No. 04921 \$179,969.63 McCabe, Weisberg, & Conway, P.C.

1211-651

6031 Webster Street 19143 3rd wd. Row 2 sty masonry; 3260.1 Sq Ft BRT#033019600 Improvements: Residential Dwelling TERESA WILLA BROOKS AKA TERESA ROSS BROOKS C.P. June Term, 2010 No. 01858 \$116,795.39 McCabe, Weisberg, & Conway, P.C.

1211-652

4650 Edmund Street 19124 23rd wd. Row 2 sty masonry; 2681.27 Sq Ft BRT#232386600 Improvements: Residential Dwelling FRANCIS X. DALEY C.P. January Term, 2010 No. 00744 \$64,164.67 McCabe, Weisberg, & Conway, P.C.

1211-653

1215 Foulkrod Street 19124 23rd wd. Det 3 sty masonry; 3999 Sq Ft BRT#234101800 Improvements: Residential Dwelling RUZHDI GURRA AND HAVA GURRA \$85,326.32 McCabe, Weisberg, & Conway, P.C.

1211-654

2900 Robinson Street 19142 40th wd. Row b/gar 2sty masonry; 2685.28 Sq Ft BRT#402098300 Subject to Mortgage Improvements: Residential Dwelling LAURA D. PUTT, KNOWN SURVIVING HEIR OF ANDREW PUTT, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ANDREW PUTT, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2011 No. 02015 \$74,259.15 McCabe, Weisberg, & Conway, P.C.

1211-655

1802 North 77th Street 19151 34th wd. Row b/gar 2sty masonry; 2816 Sq Ft BRT#343357900 Improvements: Residential Dwelling NICOLE F. MITCHELL C.P. May Term, 2012 No. 00709 \$110,998.01 McCabe, Weisberg, & Conway, P.C.

1211-656

1259 South Peach Street 19143 51st wd. Row 2 sty masonry; 1602 Sq Ft BRT#511237200 Subject to Rent Improvements: Residential Dwelling JACOB HASIS C.P. June Term, 2012 No. 01876 \$48,793.21 McCabe, Weisberg, & Conway, P.C.

1211-657

3612 North 17th Street 19140 13th wd. Row 2 sty masonry; 2250 Sq Ft BRT#131222700 Improvements: Residential Dwelling ALIA BONNER EL C.P. June Term, 2012 No. 01191 \$82,069.61 McCabe, Weisberg, & Conway, P.C.

1211-658

7122 Gillespie Street 19135 41st wd. Row b/gar 2sty masonry; 2528 Sq Ft BRT#412296400 Improvements: Residential Dwelling GREGORY B. CULLINAN AKA GREGORY M. CULLINAN AND KRISTY A. CULLINAN C.P. April Term, 2012 No. 03316 \$113,003.48 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1211-659

5306 Lebanon Avenue 19131 53rd wd. Row b/gar 2sty masonry; 3576 Sq Ft BRT#521134900 Subject to Mortgage Improvements: Residential Dwelling DENEANE HUGHES, ADMINISTRATRIX OF THE ESTATE OF EDNA T CURTIS, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2011 No. 01652 \$75,300.24 McCabe, Weisberg, & Conway, P.C.

1211-660

1311 Wakeling Street 19124 62nd wd. Semi/det 3 sty masonry; 5345 Sq Ft BRT#621000700 Improvements: Residential Dwelling SHAMAINE JONES C.P. June Term, 2012 No. 01269 \$177,268.67 McCabe, Weisberg, & Conway, P.C.

1211-661

324 North Edgewood Street 19139-1116 34th wd. S/D w det gar 2 sty mason; 3367 Sq Ft BRT#341109700 Improvements: Residential Dwelling SHEILA WALLER C.P. May Term, 2012 No. 00285 \$95,692.69 McCabe, Weisberg, & Conway, P.C.

1211-662

6309 Limekiln Pike 19138 17th wd. Row 2 sty masonry; 2907 Sq Ft BRT#172307600 Subject to Mortgage Improvements: Residential Dwelling PROPERTY OF HOPE HERBERT, ONLY SURVIVING HEIR OF VIVIAN HERBERT, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF VIVIAN HERBERT, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2010 No. 04511 \$72,442.14 McCabe, Weisberg, & Conway, P.C.

1211-663

2804 Sebring Rd 19152 57th wd. 2717 Sq Ft OPA#571056500 Subject to Mortgage Improvements: Residential Property ELIZABETH E WILDING C.P. April Term, 2012 No. 2830 \$28,523.56 Lauren Berschler Karl, Esq.

1211-664

7004 Lynford Street 19149 54th wd. 1274.94 Sq Ft OPA#542192200 Improvements: Residential Property THOMAS CHACKO AND DEEPA THOMAS C.P. December Term, 2009 No. 892 \$138,464.00 Lauren Berschler Karl, Esq.

1211-665

4023 J Street 19124-5211 33rd wd. 1260 Sq Ft BRT#332244900 Improvements: Residential Property JOSE A. PENA; MARIA I. PENA C.P. January Term, 2012 No. 0713 \$114,704.31 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-666

6332 Algon Ave. 19111 53rd wd. 1530 Sq Ft BRT#531210200 Improvements: Residential Property DEBORAH D. SMEDLEY C.P. November Term, 2010 No. 4660 \$82,888.69 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-667

1802 Webster Street 19146 13th wd. 546 Sq Ft BRT#301159900 Improvements: Residential Real Estate KEVIN BROOKS C.P. February Term, 2012 No. 02587 \$135,309.00 Stern & Eisenberg, PC

1211-668

236 Dorset Street AKA 236 E. Dorset Street 19119 22nd wd. 80 ft x 15 ft (1200 total Sq Ft) BRT#222017900 Improvements: Row 2 sty masonry SWEET HOME REAL ESTATE, LLC C.P. May Term, 2012 No. 02308 \$83,184.19 Janet L. Gold, Esq.

1211-669

1802 North 22nd Street 19121 32nd wd. 1360 Sq Ft BRT#322089300 Improvements: Residential Property WILL A. PITT, JR. C.P. May Term, 2010 No. 002716 \$141,173.01 Christopher A. DeNardo, Esq.

1211-670

1948 South 23rd Street 19124 48th wd. 1188 Sq Ft BRT#482259300 Improvements: Residential Property ROBERT D. WILSON C.P. October Term, 2009 No. 1636 \$78,890.39 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-671

5913 Upland Way 19131 52nd wd. 1398 Sq Ft BRT#522008700 Improvements: Residential Real Estate

SHERIFF'S SALE

THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF ESTELLE HAROLD. C.P. April Term, 2012 No. 03295 \$87,917.33 Stern & Eisenberg, PC

1211-672

5652 Montrose Street 19143 46th wd. 848.96 Sq Ft BRT#463144700 Improvements: Residential Property ETTA K. SMITH C.P. July Term, 2010 No. 00852 \$47,966.04 KML Law Group, P.C.

1211-673

1423 Lardner Street 19149 54th wd. 868.60 Sq Ft BRT#541033900 Improvements: Residential Property RICARDO JOHNSON C.P. March Term, 2012 No. 00466 \$124,889.56 KML Law Group, P.C.

1211-674

1930 West Sparks Street 19141 17th wd. (formerly part of the 49th, formerly party of the 42nd) 1470 Sq Ft BRT#171272500 Improvements: Residential Property THE UNKNOWN HEIRS OF HELEN BUNTING, DECEASED AND MICHAEL BUNTING, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF HELEN BUNTING, DECEASED C.P. January Term, 2012 No. 02435 \$125,394.79 KML Law Group, P.C.

1211-675

4706 Chestnut St 19139 46th wd. Front 25' 1-1/4"; depth 107' 2"; 6800 Sq Ft BRT#881145040 Improvements: 4 story, 10 unit apartment building ARIF H MALIK AND TERRE TENANT C.P. June Term, 2012 No. 00317 \$219,007.76 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esquire, O'Kelly Ernst Bielli & Wallen, LLC

1211-676

6709 Caster Ave. 54th wd. on the Southeast side of Castor Ave 83 ft 0 in of Unruh Ave front: 18 ft 0 in depth: 106 ft 1/4 in CUI MEI ZHEN AKA CUI MEI ZEHN C.P. June Term, 2012 No. 0126 \$24,729.30 McGrath Law Group

1211-677

724 Dudley Street 19148 39th wd. 700 Sq Ft BRT#393021500 Improvements: Residential Property HANH T. NGUYEN C.P. December Term, 2011 No. 02450 \$123,170.02 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-678

1502 Harrison Street 19148 39th wd. 3819.51 Sq Ft BRT#232196700 Improvements: S/D conv. apt 3sty frame DAVID STEINER C.P. May Term, 2011 No. 01158 \$289,663.03 William J. Levant, Esq.

1211-679

410 Dudley Street 19148 39th wd. 700 Sq Ft BRT#392018910 Improvements: Residential Property PYSETH DAO AND RITH DAO C.P. August Term, 2010 No. 02387 \$203,911.44 Brian M. Kile

1211-680

2307 South 22nd Street 19145 48th wd. 992 Sq Ft BRT#482195400 Improvements: Residential Dwelling MATTHEW E. PERRI C.P. March Term, 2011 No. 03030 \$182,315.31 Udren Law Offices, P.C.

1211-681

7516 Palmetto St 19111 56th wd. 2392.25 Sq Ft BRT#561010100 Improvements: Residential Dwelling WILLIAM R. BALDERSTON AND CHERYL BALDERSTON C.P. August Term, 2010 No. 03102 \$198,764.98 Mark J.

SHERIFF'S SALE

LOUISE E. PARKER AS ADMINSTRATIX OF THE ESTATE OF GEORGE J. HATTEN, DECEASED C.P. February Term, 2012 No. 03625 \$181,736.19 KML Law Group, P.C.

1211-686

4615-4621 N. Fifth Street 19140 42nd wd. 5,856 Sq Ft land area, 8880 Sq Ft improvement area - House of Worship. OPA#776196302 Mortgage Church Extension Services Inc, recorded in Mortgage Book 1051, pg 103 & Mortgage Modification Agreement recorded as Document #50596570

IGLESIA MENONITA COMUNIDAD DE AMOR, INC., OWNER C.P. December Term, 2011 No. 01682 Steven Maniloff, Esq. and Joanne Semeister, Esq., Montgomery McCracken Walker & Rhoads, LLP

1211-687

6451 Grays Ave. 19142 40th wd. All that certain lot or piece of ground. Situate on the northwest side of Grays Avenue (80 ft wide) and the northeast side of 65th St (70 ft wide) in the 40th Ward of the City of Philadelphia. Containing in front or breadth on the said Grays Avenue (16 ft) and extending of that width in length or depth Northwestward between lines parallel with and along the East side of the said 65th St (56 ft) to a certain 3 feet wide alley which extends Westward from 64th St to 65th St. Together with the free and common use, right, liberty and privilege of the said alleys as and for passageways and watercourses at all times hereafter, forever. Improvements: row w-off/ Str 2 sty masonr

O=LRANDO CHIARADONNA AND MOHAMED A. MOHAMED AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KOSAI A. BAROUKI 40-6184300 \$145,890.18 Anthony R. Distasio, Esq.

1211-688

7510 Sherwood Road 19151-2114 34th wd. 1381.40 Sq Ft BRT#343235700 Improvements: Residential Dwelling ALI SEIDLE C.P. December Term, 2011 No. 03679 \$90,403.56 Kristen D. Little, Esq.

1211-689

1539 E. Tulpehocken Street 19138-1626 50th wd. 1680.36 Sq Ft BRT#102211800 Improvements: Residential Dwelling DENISE M. HALL C.P. April Term, 2012 No. 03352 \$179,489.05 Kristen D. Little, Esq.

1211-690

5710 N. 16th Street 19141-1702 17th wd. 1760 Sq Ft BRT#172140400 Improvements: Residential Dwelling ROBERT PRYOR C.P. May Term, 2011 No. 02703 \$56,591.88 Kristen D. Little, Esq.

1211-691

1264 Levick Street 19111 53rd wd. 15' 11-1/2" frontage x 109' depth OPA#531072100 Improvements: Residential Property JOHN CAIRONE C.P. October Term, 2011 No. 03932 \$115,146.68 Richard M. Squire & Associates, LLC

1211-692

2126 65th Avenue 19138 17th wd. 1277 Sq Ft BRT#171357100 Improvements: Residential Property GERTRUDE HAMBY C.P. May Term, 2012 No. 02006 \$97,164.11 Kristine M. Anthou, Esq.

1211-693

6910 Henley Street 19119 22nd wd. 3500 Sq Ft BRT#223256600 Improvements: Residential Property C.P. December Term, 2007 No. 2971 \$95,011.77 Kristine M. Anthou, Esq.

1211-694

148 North 51st Street 19139 44th wd. 1705 Sq Ft BRT#441101400 Improvements: Residential Property SHALONDE DOZIER-CALHOUN AKA SHALONE DOZIER-CALHOUN C.P. June Term, 2009 No. 00752 \$106,533.86 Kristine M. Anthou, Esq.

1211-695

6046 North American Street 19120 61st wd. Row b/gar 2sty masonry; 990 Sq Ft BRT#612399500 Improvements: Residential Dwelling PROPERTY OF FRANKLIN JUNIOR BAYRON AKA FRANKLIN BAYRON, DECEASED, AND DESERIE L BOOS AKA DESERIE L. BAYRON C.P. September Term, 2009 No. 01237 \$80,756.97 McCabe, Weisberg, & Conway, P.C.

1211-696

2846 Disston Street 19149 55th wd. Row b/gar 2sty masonry; 2638.6 Sq Ft BRT#551287600 Improvements: Residential Dwelling SAMANTHA CLARK AND MICHAEL BAUSMAN C.P. January Term, 2011 No. 00284 \$173,818.38 McCabe, Weisberg, & Conway, P.C.

1211-697

831 North Beechwood St 19130 15th wd. row

SHERIFF'S SALE

2 sty masonry; 2317.50 Sq Ft BRT#151132400 Improvements: Residential Dwelling JAROSLAW A KRUPA C.P. August Term, 2011 No. 01317 \$157,251.14 McCabe, Weisberg, & Conway, P.C.

1211-698

9514 James Street, Apartment B 19114 88th wd. Res. Condo 2 sty masonry; 1056 Sq Ft BRT#888651328 Subject to Mortgage Improvements: Condominium WILLIAM J. BIGLER, JR. C.P. December Term, 2011 No. 02355 \$188,471.15 McCabe, Weisberg, & Conway, P.C.

1211-699

941 East Sanger Street 19124 35th wd. Row b/gar 2sty masonry; 2161.50 Sq Ft BRT#351224400 Improvements: Residential Dwelling OSBORNE G. BINGHAM, JR. C.P. December Term, 2011 No. 01089 \$67,418.08 McCabe, Weisberg, & Conway, P.C.

1211-700

5810 Master St 19131 34th wd. Row 2 sty masonry; 3007.5 Sq Ft BRT#043032900 Subject to Mortgage Subject to Rent Improvements: Residential Dwelling TALIBA FOSTER C.P. May Term, 2009 No. 02247 \$96,863.43 McCabe, Weisberg, & Conway, P.C.

1211-701

4801 Woodland Ave. 19143 27th wd. 2871 Sq Ft BRT#273143900 Improvements: Residential Property KENNETH HANKINS AND SHARIF HANKINS C.P. March Term, 2012 No. 00671 \$225,212.65 KML Law Group, P.C.

1211-702

1700 Roselyn St 19141 17th wd. (formerly the 49th) 2364.92 Sq Ft BRT#171217200 Improvements: Residential Property DEBRA DIGGS C.P. May Term, 2012 No. 02349 \$133,015.95 KML Law Group, P.C.

1211-703

5416 West Berks Street 19131 52nd wd. 1662.15 Sq Ft BRT#522039100 Improvements: Residential Property MALIKA S. WILLIAMS C.P. January Term, 2012 No. 03745 \$78,847.60 KML Law Group, P.C.

1211-704

1135 North 65th Street 19151 34th wd. 1360 Sq Ft BRT#344301300 Improvements: Residential Property THOMAS C. FORD C.P. March Term, 2010 No. 03664 \$120,646.80 KML Law Group, P.C.

1211-705

1251 South 21st Street 19146 36th wd. 934.80 Sq Ft BRT#361210200 Improvements: Residential Property HARVEY S. GOLDENBERG C.P. June Term, 2012 No. 01045 \$110,644.68 KML Law Group, P.C.

1211-706

2728 Pierce St 19145 36th wd. 757.50 Sq Ft BRT#364260500 Improvements: Residential Property MELISSA M HASTINGS C.P. June Term, 2012 No. 00510 \$70,269.14 KML Law Group, P.C.

1211-707

1812 Manton Street 19146 36th wd. Row 2 sty masonry; 2176 Sq Ft BRT#361056900 Subject to Mortgage Improvements: Residential Dwelling MANNIE COOK C.P. October Term, 2011 No. 01252 \$203,099.01 McCabe, Weisberg, & Conway, P.C.

1211-708

1852 Meribrook Rd 19151 34th wd. Row b/gar 2sty masonry; 3610 Sq Ft BRT#343370700 Improvements: Residential Dwelling CHARLES JACKSON, JR. C.P. September Term, 2011 No. 00565 \$136,693.86 McCabe, Weisberg, & Conway, P.C.

1211-709

156 West Wyoming Ave. 19140 42nd wd. Row conv/apt 2sty masonry; 2213.10 Sq Ft BRT#442064600 Improvements: Residential Dwelling EDILBERTO PRIETO C.P. December Term, 2011 No. 03510 \$76,280.36 McCabe, Weisberg, & Conway, P.C.

1211-710

7319 Valley Ave. 19128 21st wd. S/D w b/g 2s masonry; 4181 Sq Ft BRT#214173800 Subject to Mortgage Improvements: Residential Dwelling AYYAZ SAJID AKA AYYAZ M SAJID C.P. December Term, 2009 No. 00377 \$234,659.00 McCabe, Weisberg, & Conway, P.C.

1211-711

6015 Palmetto St 19111 35th wd. Semi det 2 sty masonry; 3650 Sq Ft BRT#352296000 Improvements: Residential Dwelling NANCY KANITA THIANG C.P. June Term, 2011 No. 02114 \$120,663.61 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE**1211-712**

617 Washington Ave. 19147 02nd wd. Row conv/apt 3 sty masonry; 3488 Sq Ft BRT#021144500 Improvements: Residential Dwelling LEE QUACH C.P. June Term, 2009 No. 03444 \$413,526.71 McCabe, Weisberg, & Conway, P.C.

1211-713

5501 North 5th Street 42nd wd. 1805.28 Sq Ft BRT#882923775 & BRT#422511800 Improvements: Brick Structure KENNY H. KANG AND JENNY J. KANG C.P. June Term, 2012 No. 01822 Jeffrey D. Kaiser, Esq.

1211-714

1234-40 Rising Sun Avenue 19140 43rd wd. Land area 4894 Sq Ft, improvement area 8656 Sq Ft BRT#881054630 RISING SUN REALTY CORP. LLC C.P. June Term, 2012 No. 01209 \$283,819.12 David Banks, Esq., Banks & Banks

1211-715

898 Sanger St. AKA 898 East Sanger St. 19124 35th wd. Corner of southwest side of Sanger Street and northwest side of Summerdale Avenue, front 17'-1-7/8", depth 70'-1/2" OPA#351126801 Improvements: Commercial Property EMILY MCKEE C.P. July Term, 2012 No. 02909 Kerry S. Schuman, Esq.

1211-716

6032 N. 19th Street 19141 17th wd. 1360 Sq Ft BRT#172351600 Improvements: Residential Property ELAINE COLLIER, ONLY KNOWN SURVIVING HEIR OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 3002 \$34,883.08 Matthew A. Lipman, Esq.

1211-717

419 E. Miller Street 19125 18th wd. 975 Sq Ft BRT#181445700 Improvements: Residential Dwelling WAYNE EDWARDS C.P. April Term, 2002 No. 4338 \$400,000.00 Lawrence Solomon, Esq.

1211-718

122 E Hortter Street 19119 22nd wd. 37900 Sq Ft BRT#884246080 122 E HORTTER ST., LLC C.P. June Term, 2012 No. 4027 \$699,856.76 Andrew J. Flame, Esq.

1211-719A-B

4th wd (32 N. Salford Street. - Premises A) 1188 Sq Ft OPA#042125400 Subject to Mortgage Improvements: Commercial Property **11th wd. (2727 N. Croskey Street - Premises B)** 1052 Sq Ft OPA#111326500 Subject to Mortgage Improvements: Commercial Property THIRD FEDERAL BANK C.P. February Term, 2012 No. 2996 \$102,375.38 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1211-720

2424 E. Firth Street 31st wd. 690 Sq Ft BRT#314055400 Improvements: Row 3 sty masonry DAVID STEINER C.P. June Term, 2011 No. 01246 \$188,653.42 William J. Levant, Esq.

1211-721A-B

36th wd. (2605 Gerritt Street - Premises A) 672 Sq Ft BRT#364220300 Improvements: row 2 sty masonry **36th wd. (1428 S. Marston Street - Premises B)** 708 Sq Ft BRT#364329300 Improvements: Row 2 sty masonry DAVID B. STEINER C.P. June Term, 2011 No. 01268 \$128,280.85 William J. Levant, Esq.

1211-722A-B

12th wd. (706 East Chelton Avenue - Premises A) 3,140.37 Sq Ft Improvements: 3 story semi-detached rental building **12th wd. (710 East Chelton Avenue - Premises B)** 8,120 Sq Ft Improvements: 2.5 story rental building with garage NICHOLSON HOLDINGS, INC. C.P. July Term, 2012 No. 00512 \$505,258.68 Elliot H. Berton, Esq.

1211-723

3463 Princeton Avenue 19149 55th wd. 1554.30 Sq Ft BRT#138N150410 Improvements: Residential Dwelling MARIAN C. MENOW C.P. May Term, 2010 No. 02021 \$181,977.68 Udren Law Offices, P.C.

1211-724

2650 Miller Street 19125 31st wd. on the Northwest side of Miller St 78' 4-1/4" south-westwardly from the southwesterly side of Oakdale St; front 58' 3/8", depth 16' 10-5/8" BRT#312072900 PRISCILLA KOCH AND NICHOLAS FATIGA C.P. December Term, 2011 No. 03558 \$192,132.94 Louis P. Vitti, Esq.

SHERIFF'S SALE**1211-725A-B**

5th wd. (526 South Front Street, AKA 105-107 South Street - Premises A) 70 ft east-west by 30 ft north-south BRT#882002100 Subject to Mortgage Improvements: Commercial Property

5th wd. (109-11 South Street - Premises B) 5th wd. 30 feet east-west by 30 feet north-south BRT#882884200 Subject to Mortgage Improvements: Commercial Property DOMENICO CENTOFANTI C.P. October Term, 2009 No. 04640 \$2,384,859.21 Robert J. Hoelscher and David B. Aaronson, McCarter & English, LLP

1211-726A-B

11th wd. (1729 North 24th Street - Premises A - 19121) 1700 Sq Ft OPA#472193500 Subject to Mortgage

11th wd. (1731 North 24th Street - Premises B - 19121) 1200 Sq Ft OPA#472193600 Subject to Mortgage YEROU JOHNSON C.P. June Term, 2011 No. 01427 \$167,208.74 Gary P. Lightman, Esq., Lightman & Manochi

1211-727

1401-25 North 5th Street 19122 18th wd. 50'x226' BRT#884589370 Instrument #51852986 LIBERTY PROPERTY ASSOCIATES, LLC C.P. March Term, 2012 No. 01173 \$4,619,350.20 William Jon Henry Taylor

1211-728

2719 Cambridge Street 29th wd. Subject to Mortgage Improvements: Single Family Dwelling ARCADIA BUILDERS, LLC C.P. July Term, 2012 No. 03662 John G Takacs, Esq

1211-729

4339 Boone Street 19128 21st wd. BRT#211270220 Improvements: Lot or piece of ground with buildings and improvements thereon. 4339 BOONE STREET, LP C.P. June Term, 2011 No. 01386 \$211,898.26 Ashley L. Lerch, Esq.

1211-730

3514 Mercer Street 19134 45th wd. 1040 Sq Ft BRT#451274400 Improvements: Residential Property SLAWOMIR KOLAKOWSKI C.P. May Term, 2012 No. 000575 \$84,459.43 Christopher A. DeNardo, Esq.

1211-731

1715 South 6th Street 19148 1st wd. 1470 Sq Ft BRT#011461900 Improvements: Residential Property ROBERT C. MUSE, JR. AND LAVONDAH L. MUSE C.P. March 2012 No. 001270 \$106,215.75 Christopher A. DeNardo, Esq.

1211-732

1516 West Duncannon Street 19141 17th wd. 1856 Sq Ft BRT#171071000 Improvements: Residential Property ERIC PONDER C.P. February 2012 No. 001917 \$101,519.85 Christopher A. DeNardo, Esq.

1211-733

762 E. Madison Street 19134 33rd wd. 465x50 BRT#331066600 Improvements: Residential Property ANGEL L. RIVERA. TITLE TO SAID PREMISES IS VESTED IN ANGEL L. RIVERA BY DEED FROM CHRISTIAN AND KATHLEEN WESTBERRY, DATED FEBRUARY 9, 1996 AND RECORDED MAY 16, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY IN DEED BOOK VCS 1138, PAGE 4. C.P. November Term, 2011 No. 00312 \$48,573.42 Martin S. Weisberg, Esq.

1211-734

1605 68th Avenue 10th wd. 1951.60 Sq ft (land), 1750.00 Sq Ft (improvement) BRT#101256400 Subject to Mortgage JOHN D. GREEN AKA JOHN D. GREEN, JR. C.P. January Term, 2012 No. 03843 \$38,235.58 William F. Colby, Jr., Esq.

1211-735A-B

36th wd. (2027 Wharton Street - Premises A) 14'x75' more or less BRT#361111900 **36th wd. (1906 Titan Street - Premises B)** 14'x55' more or less BRT#361098800 MONICA BRAND C.P. July Term, 2010 No. 2171 \$265,394.92 Jennifer G. Fowler, Esq.

1211-736

2546 East Birch Street 25th wd. 14'x41'8" BRT#251053700 Improvements: single Family Home DAVID B. STEINER C.P. July Term, 2011 No. 01057 \$58,126.54 John J. Kelly, Jr.

1211-737

2431 North Carlisle Street 28th wd. 60'x14'5-3/5" BRT#161014100 Improvements: Single Family Home DAVID B. STEINER C.P. July Term, 2011 No. 01059 \$70,079.33 John J. Kelly, Jr.

SHERIFF'S SALE**1211-738**

641 Mayfair Street 19120-2645 35th wd. 2567.25 Sq Ft PRCL#351071900 Improvements: Residential Property ESTHA JACQUE LO GRIFFITH AND MILORY MUZALIER C.P. April Term, 2012 No. 01459 \$63,248.39 Phelan Hallinan & Schmiege, LLP

1211-739

2049 E. Susquehanna Ave. 19125-1519 31st wd. 1629.72 Sq Ft PRCL#313039100 Improvements: Residential Property RONALD FAGGINS C.P. July Term, 2010 No. 00873 \$210,843.79 Phelan Hallinan & Schmiege, LLP

1211-740

1221 Robbins Street 19111 53rd wd. 1744 Sq Ft BRT#531043100 Improvements: Residential Real Estate MARJORIE GALE BECKHAM C.P. May Term, 2012 No. 02801 \$86,596.05 Stern & Eisenberg, PC

1211-741

2027 N. 16 Street 19121 32nd wd. 1965 Sq Ft BRT#321093400 Subject to Rent Improvements: Commercial Real Estate LEWIS C. NASH C.P. Term, 2008 No. 002751 \$178,665.90 Bruce S. Luckman, Esq.

1211-742

644 North 32nd Street 19104 24th wd. 2053.50 Sq Ft BRT#242135500 Improvements: Residential Dwelling KERA RITTER C.P. January Term, 2012 No. 003475 \$249,814.57 Heather Riloff, Esq.

1211-743

4909 Knorr Street 19135 41st wd. 2004.75 Sq Ft BRT#412023100 Improvements: Residential Dwelling WILLIAM WITSMAN AND CATHLEEN PRICE C.P. April Term, 2012 No. 003510 \$130,807.64 Heather Riloff, Esq.

1211-744

7905 Fox Run Lane 19111 63rd wd. 5749 Sq Ft BRT#631179803 Improvements: Residential Dwelling JOE L BARRETO & BETSEY D. DELGADO C.P. July Term, 2009 No. 003442 \$312,982.79 Martha E. Von Rosenstiel, Esq.

1211-745

1827 South 29th Street 48th wd. Front: 19 feet 11-1/2 inches; Depth: 55 feet OPA#482378400 Improvements: Single Family Dwelling JOSEPH N. REILLY C.P. January Term 2011 No. 002009 \$82,881.33 Jerome R. Balka, Esq.

1211-746