

# Sheriff's Sale Notices for February 5, 2013

## SHERIFF'S SALE

### THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, February 5, 2013 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

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BRT website. Effective Date: July 7, 2006  
NOTICE OF SCHEDULE  
OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on February 5, 2013.

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 December 7, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.

### 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.

The following property, sale of which was postponed from the August 2, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.

### 4-487A-B

43rd Wd. (3943 N. Reese St. - Premise A - 19140) 1,027.96 sq. ft. BRT# 433040900 Subject to Mortgage Improvements: Residential Property

43rd Wd. (3945 N. Reese St. - Premise B - 19140) 1,027.96 sq. ft. BRT# 433041000 Subject to Mortgage Improvements: Residential Property  
SAEL O. GONZALEZ C.P. March Term, 2007 No. 001790 \$91,331.42 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, February 5, 2013.

### 5-363

5045 N 16th St. 19141-2240 17th 1376 sq. ft. BRT# 172115400 Improvements: Residential Property  
RAYMOND T. BLUE AND VERONICA L. BLUE C.P. March Term, 2009 No. 02130 \$42,682.23 Phelan Hallinan & Schmiegl, LLP

### 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.

The following property, sale of which was postponed from the October 4, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.

### 6-327

5443 N. 11th St. 19141-3004 49th Wd. 1243.43 sq. ft. BRT# 492235900 Improvements: Residential Property  
FRED A. HUNTER C.P. September Term,

## SHERIFF'S SALE

2010 No. 03752 \$76,172.20 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the November 1, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.

### 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

### 7-539

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 & Schmiegl, LLP

The following property, sale of which was postponed from the January 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.

### 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 March 6, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.

### 11-359

3600 Conshohocken Ave., Unit 1402 19131 52nd wd. Res. Condo.5+Sty Masonry; 940 sq. ft. BRT#888520555 Subject to Mortgage Improvements: Condominium  
HARVEY LEVENTHAL, ADMINISTRATOR OF THE ESTATE OF SELMA POWELL, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2011 No. 04208 \$107,337.59 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the April 3, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.

### 501-443

130 Mallory St. 19127-2012 21st Wd. 2400 Sq. Ft. BRT# 211396400 Residential Property  
DIANE M.STEVENSON TADEO A/K/A DIANE M. TADEO AND FRANCIS J. TADEO A/K/A FRANK TADEO C.P. September Term, 2010 No. 1738 \$204,415.46 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, February 5, 2013.

### 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. 011178 \$12,431.25 Barbara A. Fein, Esq.

### 502-396

725 Marwood Rd, AKA 725 E Marwood Rd. 19120-2630 42nd wd. 1560 Sq. Ft. BRT#421228000 Improvements: Residential Property  
CAROL SPENCER C.P. June Term, 2011 No. 03195 \$58,425.27 Phelan Hallinan & Schmiegl, LLP

### 502-439

6362 W. Columbia Ave. 19151-3227 34th wd. 1760 Sq. Ft. BRT#344067000 Improvements: Residential Property  
ERIC JOHNSON C.P. September Term, 2011 No. 03830 \$110,538.68 Phelan Hallinan & Schmiegl, LLP

### 502-509

648 Allengrove St. 19120-2106 35th

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wd. 1343.20 Sq. Ft. BRT#351085700 Improvements: Residential Property  
SHARON BROADNAX C.P. August Term, 2010 No. 02617 \$86,427.53 Phelan Hallinan & Schmiegl, LLP

### 502-588 A-C

51<sup>st</sup> 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

51<sup>st</sup> 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

40<sup>th</sup> 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  
FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.

### 502-631

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.

### 502-680

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, February 5, 2013.

### 1206-315

3357 Brighton St. 19149 55th wd. 1668 Sq. Ft. BRT#551374900 Improvements: Residential Dwelling  
DERRICK LEWIS C.P. November Term, 2011 No. 00899 \$103,963 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg LLP

### 1206-326

8636 Bayard St. 19150 50th wd. Row b/gar, 2 sty, masonry; 2586.56 Sq. Ft. BRT#501208500 Improvements: Residential Dwelling  
UNITED STATES OF AMERICA, THEOLA THOMPSON AND THOMAS THOMPSON C.P. December Term, 2008 No. 00893 \$119,654 McCabe, Weisberg, & Conway, P.C.

### 1206-368

201 N. 8th St., Unit 508 19106 5th wd. Res condo, .5+ sty, masonry; 1738 Sq. Ft. BRT#888037085 Improvements: Residential Dwelling  
OMAR RUIZ AND GLADYS RUIZ C.P. August Term, 2011 No. 02945 \$460,685 McCabe, Weisberg, & Conway, P.C.

### 1206-439

2639 Aramingo Ave. 19125-2331 31st wd. 881.15 Sq. Ft. BRT#312146500 Improvements: Residential Property  
HASHEM HAMDALLAH C.P. February Term, 2010 No. 00705 \$115,489 Phelan Hallinan & Schmiegl, LLP

### 1206-469

1132 Unruh Ave. 19111-4938 53rd wd. 2585.06 Sq. Ft. BRT#532058600 Improvements: Residential Property  
DEMEA B. HUNTER, WILLIAM T. PERRY, JR. C.P. February Term, 2009 No. 02067 \$255,721 Phelan Hallinan & Schmiegl, LLP

### 1206-492

1726 A Bainbridge St. 19146 30th wd. Row w/gar, 2.5 sty, masonry; 2150.56 Sq. Ft. BRT#301058527 Improvements: Residential Dwelling  
CHARLENE M. HARTENSTINE AKA CHARLENE FALCON AKA CHARLENE M FALCONE AKA CHARLENE FALCONE AND DARYL LAWTON C.P. August Term, 2011 No. 02865 \$132,119 McCabe, Weisberg, & Conway, P.C.

### 1206-529

2027 McClellan St. 19145 48th wd. 611 Sq. Ft. BRT#481019700 Improvements: Residential Dwelling

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RICHARD CURRO C.P. January Term, 2012 No. 03511 \$53,570 Udren Law Offices, 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, February 5, 2013.

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

### 1207-374

430 Markle St. 19128-3605 21st wd. 954.97 sq. ft. BRT#212023300 Improvements: Residential Property  
JAMES GERALD ROLETTER, JR. C.P. December Term, 2011 No. 00030 \$199,019.45 Phelan Hallinan & Schmiegl, LLP

### 1207-407

1911 E. Wensley St. 19134-2515 45th wd. 1131.50 sq. ft. BRT#452060100 Improvements: Residential Property  
MARIA C. TORRES AND CARLOS ANDRES LOAIZA C.P. February Term, 2011 No. 02896 \$73,387.12 Phelan Hallinan & Schmiegl, LLP

### 1207-408

4228 Elbridge St. 19135-3102 55th wd. 1332 sq. ft. BRT#552086600 Improvements: Residential Property  
CLAUDIA TEJADA C.P. March Term, 2010 No. 04332 \$154,751.02 Phelan Hallinan & Schmiegl, LLP

### 1207-442

1601 Spring Garden St, Unit 516 19130 88th wd. 709 sq. ft. and 1.0809% undivided interest in the common elements, as more fully described in the Declaration of Condominium and Plats and Plans dated 12/14/1992 and recorded 12/31/1992 in Deed Book VCS 218 pg 336. BRT#888086328 Subject to Mortgage Improvements: Residential Condominium  
BENJAMIN HASSELL, JR., SUBJECT TO FIRST MORTGAGE C.P. March Term, 2011 No. 02860 \$27,542.75 Glenn M. Ross, Esq

### 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

### 1207-543

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

### 1207-553

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

### 1207-587

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

The following property, sale of which was postponed from the August 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.

### 1208-317

6511 Bobolink Pl 19142 40th wd. Row B/gar 2sty masonry; 3156.4 Sq Ft BRT#406568106 Improvements: Residential Dwelling  
DEBORAH FELICE STANCIL AKA DEBORAH F. STANCIL C.P. January Term, 2011 No. 04572 \$76,681.14 McCabe, Weisberg, & Conway, P.C.

### 1208-320

7317 N. 21st St. 19138-2107 10th wd. 1888 Sq Ft BRT#101179200 Improvements:



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Residential Property  
DANIEL B. KIZENGA AND HERMINA E. KIZENGA C.P. May Term, 2010 No. 02684 \$54,042.76 Phelan Hallinan & Schmiegl, LLP

## 1208-335

**2040 N. Hancock St. 19122-1608** 18th wd. 978.44 Sq Ft BRT#183267605 Improvements: Residential Property

JOSE A. CARRASQUILLO, AKA JOSE CARRASQUILLO AND ALEJANDRINA CARRASQUILLO AKA ALEJANDRINA SEPULVEDA C.P. January Term, 2012 No. 04661 \$130,644.72 Phelan Hallinan & Schmiegl, LLP

## 1208-343

**1316 N. Frazier St. 19131-4127** 4th wd. 1666.03 Sq Ft BRT#043080100 Improvements: Residential Property  
DAVID SINCERE AND SHERRIE SINCERE C.P. July Term, 2010 No. 02073 \$76,963.18 Phelan Hallinan & Schmiegl, LLP

## 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

## 1208-416

**1932 Kentwood Rd. 19116** 58th wd. S/D, w b/g 1 sty, masonry 5752.12 Sq Ft BRT#582036400 Improvements: Residential Dwelling  
LAURIE HORN C.P. July Term, 2009 No. 02567 \$185,209.98 McCabe, Weisberg, & Conway, P.C.

## 1208-421

**4649 James St. 19137** 45th wd. 1449.35 Sq Ft BRT#453416900 Improvements: Residential Property  
CLAUDE L. DAY C.P. March Term, 2010 No. 03184 \$42,185.75 KML Law Group, P.C.

## 1208-507

**3333 Elliston Circle 19114-1205** 66th wd. 6149 Sq Ft BRT#661160300 Improvements: Residential Property  
YOUNG JA WOO AND KIL CHANG WOO C.P. November Term, 2010 No. 01048 \$85,369.62 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

## 1208-521

**1524 S. 30th St. 19146-3504** 36th wd. 832 Sq Ft BRT#364418100 Improvements: Residential Property  
SCOTT FUIMAN AND PETER DISSIN C.P. February Term, 2010 No. 03561 \$55,328.36 Phelan Hallinan & Schmiegl, LLP

## 1208-532

**1540 s Garnett St. AKA 1540 S. Garnett Rd. 19146-4628** 36th wd. 672 Sq Ft BRT#363222200 Improvements: Residential Property  
JOSE M. PEREZ, JR. AKA JOSE W. PEREZ JR. C.P. November Term, 2010 No. 01512 \$71,910.11 Phelan Hallinan & Schmiegl, LLP

## 1208-558

**1434 Kerper St. 19111** 53rd wd. 1296 Sq Ft BRT#532096700 Improvements: Residential Property  
MICHAEL S. GILLIGAN C.P. February Term, 2012 No. 001784 \$158,822.83 Christopher A. DeNardo, Esq.

## 1208-578

**4927 Morris St. 19144-4713** 13th wd. 1675.95 Sq Ft BRT#133143300 Improvements: Residential Property  
YOLANDA R. WANSLEY, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARY R. WANSLEY AKA MARY RUTH WANSLEY C.P. September Term, 2009 No. 00699 \$60,725.41 Phelan Hallinan & Schmiegl, LLP

## 1208-583

**102 Sigel St. 19148-1906** 1st wd. 675 Sq. Ft. BRT#011161200 Improvements: Residential Property  
THERESA ESPOSITO C.P. December Term, 2009 No. 00474 \$241,189.09 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.

## 1208-621

**2152 W. 74th Ave. AKA 2152 74th Ave. 19138-1417** 50th wd. 1736 Sq Ft BRT#501397300 Improvements: Residential Property

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JOEREL BESSON C.P. March Term, 2010 No. 01842 \$145,549.90 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

## 1208-664

**8042 Mars Pl 19153** 40th wd. row b gar 2sty, masonry; 1617.30 Sq Ft/38.030 SWS of 80th Sq Ft BRT#405890061 Improvements: Residential Dwelling  
KENTIA WATERS C.P. May Term, 2010 No. 00715 \$150,093.96 McCabe, Weisberg, & Conway, P.C.

## 1208-677

**3705 Morrell Ave. 19114** 66th wd. Row b/gar 2sty masonry; 2916 Sq Ft BRT#661146230 Improvements: Residential Dwelling  
CHARLES K. LEE AKA CHARLES KENNETH LEE AND EILEEN LEE C.P. September Term, 2009 No. 00826 \$180,381.14 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, February 5, 2013.**

## 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 \$5132,985.19 Phelan Hallinan & Schmiegl, LLP

## 1209-379

**1516 Devereaux Ave. 19149** 54th wd. row b/gar ssty masonry; 2604 Sq Ft BRT#541058200 Improvements: Residential Dwelling  
MOISES A HORNA C.P. February Term, 2012 No. 04042 \$5146,997.84 McCabe, Weisberg, & Conway, P.C.

## 1209-389

**7628 Rugby St. 19150** 10th wd. 1224 Sq Ft BRT#102463900 Improvements: Residential Property  
KENNETH O MCPHERSON C.P. October Term, 2011 No. 003413 \$887,236.68 Christopher A. DeNardo, Esq.

## 1209-540

**9015 Buttonwood Pl. 19128-1056** 21st wd. 6685 Sq Ft PRCL#212502470 Improvements: Residential Property  
MADELINE DAVIS, ANETTA L. DANIELS AND ANDRE L. DANIELS C.P. February Term, 2012 No. 03882 \$5425,793.91 Phelan Hallinan & Schmiegl, LLP

## 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

## 1209-590

**2016 N. 57 St. 19131** 52nd wd. 926.70 Sq Ft PRCL#522216700 Improvements: Residential Property  
ROBERT G. GLENN C.P. February Term, 2012 No. 03821 \$555,100.80 Phelan Hallinan & Schmiegl, LLP

## 1209-598

**219 Widener St. 19120-1840** 61st wd. 1027.5 Sq Ft PRCL#612122800 Improvements: Residential Property  
ERICA SHUBERT C.P. February Term, 2012 No. 03591 \$869,522.86 Phelan Hallinan & Schmiegl, LLP

## 1209-615

**6628 Chew Ave. 19119-2003** 22nd wd. 1449.54 Sq Ft PRCL#221255200 Improvements: Residential Property  
SHARON E SMITH C.P. November Term, 2011 No. 01592 \$564,780.61 Phelan Hallinan & Schmiegl, LLP

**The following property, sale of which was postponed from the October 2, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.**

## 1210-301

**8653 Williams Ave.** 50th wd. 1454.40 Sq Ft BRT#502281800 Improvements: Row b/gar 2sty, masonry  
JAMES H JACKSON, DECEASED C.P. August Term, 2010 No. 04723 \$78,755.72 William J. Levant, Esq.

## 1210-303

**1322 Orthodox St. 19124** 23rd wd. 3635 Sq Ft BRT#234058700 Improvements: Residential Property  
MAHIR CENANOVIC C.P. August Term, 2010 No. 04099 \$135,936.48 Brian M. Kile, Esq.

## SHERIFF'S SALE

## 1210-310

**2926 S. Broad St. 19145** 26th wd. 1552.50 Sq Ft BRT#261086500 Improvements: Residential Property  
JOHN WHITING AKA JOHN L. WHITING C.P. November Term, 2009 No. 3390 \$247,725.57 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

## 1210-313

**6326 Cherokee St. 19144** 59th wd. 2000 Sq Ft BRT#593138100 Improvements: Residential Property  
JOANNE D ALLMAN C.P. November Term, 2011 No. 1960 \$183,926.82 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

## 1210-320

**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.

## 1210-325

**129-01 E. Walnut Ln 19144** 22nd wd. Two story row, masonry; approx 1152 Sq Ft BRT#592071710 Subject to Mortgage Improvements: Residential Dwelling  
JAMESCINA WHITAKER: TITLE IS VESTED IN JAMESCINA WHITAKER BY DEED DATED 5/21/96 AND RECORDED 11/25/96 IN BOOK 159, PG 134. C.P. June Term, 2011 No. 002200 \$93,027.68 Federman & Associates, LLC.

## 1210-327

**2115 N. Lambert St. 19121** 32nd wd. 883.50 Sq Ft BRT#322032600 Improvements: Residential Property  
SYLVIA GANZ C.P. May Term, 2010 No. 00677 \$54,728.59 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, 2012 No. 02723 \$297,566.79 KML Law Group, P.C.

## 1210-334

**5011 Worth St. 19124** 23rd wd. 1004 Sq Ft BRT#622464200 Improvements: Residential Property  
ROSE D KERSAINT C.P. February Term, 2012 No. 001412 \$63,024.46 Christopher A. DeNardo, Esq.

## 1210-361

**6028 Belden St. 19149-3232** 53rd wd. 1421.88 Sq Ft PRCL#531295900 Improvements: Residential Property  
LORI S JONES C.P. April Term, 2012 No. 00148 \$108,414.77 Phelan Hallinan & Schmiegl, LLP

## 1210-365

**2215 N. Hobart St. 19131-2204** 52nd wd. 1282.77 Sq Ft PRCL#522241400 Improvements: Residential Property  
KEITH P GIVENS C.P. August Term, 2009 No. 02509 \$94,372.27 Phelan Hallinan & Schmiegl, LLP

## 1210-366

**5937 Irving St. 19139-3829** 3rd wd. 734.14 Sq Ft TXPRCL#031100500 Improvements: Residential Property  
THOMAS L BLACK C.P. August Term, 2010 No. 03722 \$51,935.15 Phelan Hallinan & Schmiegl, LLP

## 1210-368

**619 E. Chelton Ave. 19144-1204** 59th wd. 3526.25 Sq Ft PRCL#591008000 Improvements: Residential Property  
MICHAEL WILLIAMS C.P. March Term, 2012 No. 02905 \$102,452.32 Phelan Hallinan & Schmiegl, LLP

## 1210-373

**2127 W. Reserve Dr AKA 2127 Reserve Dr 19145-5748** 21st wd. 5213 Sq Ft TXPRCL#262388000 Improvements: Residential Property  
NDEYE A. LO AND FARA DIOUF C.P. November Term, 2011 No. 02627 \$434,867.07 Phelan Hallinan & Schmiegl, LLP

## 1210-375

**4633 Hartel Ave. 19136-3242** 41st wd. 1142.85 Sq Ft PRCL#651196000 Improvements: Residential Property  
DENISE BELL C.P. December Term, 2009 No. 00998 \$162,945.24 Phelan Hallinan & Schmiegl, LLP

## 1210-376

**2432 S. Opal St. 19145-4216** 48th wd. 1068

## SHERIFF'S SALE

Sq Ft TXPRCL#262147500 Improvements: Residential Property  
TRACY ANN GILANI AKA TRACY A. GILANI C.P. October Term, 2011 No. 01695 \$177,825.81 Phelan Hallinan & Schmiegl, LLP

## 1210-377

**471 Green Ln 19128-3306** 21st wd. 2160 Sq Ft TXPRCL#212122900 Improvements: Residential Property  
BRENDA J. HOPKINS AKA BRENDA HOPKINS C.P. March Term, 2012 No. 02886 \$316,349.35 Phelan Hallinan & Schmiegl, LLP

## 1210-382

**326 Ripka St. 19128-4606** 21st wd. 1831.53 Sq Ft PRCL#211421844 Improvements: Residential Property  
PATRICK G. HART AKA PATRICK C. HART AND CHERYL A. HART C.P. September Term, 2011 No. 03046 \$167,586.80 Phelan Hallinan & Schmiegl, LLP

## 1210-383

**10915 Carey Pl 19154-4024** 66th wd. 1360 Sq Ft TXPRCL#662087400 Improvements: Residential Property  
CHARLES W. MCGINNIS, JR. C.P. February Term, 2010 No. 02481 \$174,387.76 Phelan Hallinan & Schmiegl, LLP

## 1210-384

**2119 Vista St. 19152-4214** 56th wd. 1344 Sq Ft TXPRCL#561329100 Improvements: Residential Property  
MAN YING LIAO C.P. June Term, 2010 No. 00578 \$90,270.37 Phelan Hallinan & Schmiegl, LLP

## 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.

## 1210-405

**903 E. McPherson St.** 50th wd. Situate on the northwest side of the McPherson St (fifty feet wide) at the distance of thirty-five feet eleven inches northeast from the northeast side of Stenton Ave (Seventy feet wide). Subject to Mortgage Improvements: S/D w B/G 2s, masonry  
DAISY J JONES C.P. April Term, 2012 No. 01242 \$57,540.16 Chandra M. Arkema, Esq

## 1210-417

**3530 Carey Rd. 19154** 66th wd. 1815.45 Sq Ft BRT#662413600 Improvements: Residential Dwelling  
ANTHONY A. PASCIULLO C.P. January Term, 2011 No. 04828 \$208,692.14 Udren Law Offices, P.C.

## 1210-419

**52 W. Pomona St. 19144** 22nd wd. 1692.81 Sq Ft BRT#593092300 Improvements: Residential Property  
NATHANIEL STEWART C.P. July Term, 2009 No. 00247 \$240,964.76 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.

## 1210-431

**5420 Willows Ave. 19143** 51st wd. 1308 Sq Ft BRT#513213300 Improvements: Residential Property  
VERNON BROWN C.P. April Term, 2010 No. 004563 \$87,553.30 Christopher A. DeNardo, Esq.

## 1210-434

**667 E. Clearfield St.** 33rd wd. 4292 Sq Ft BRT#331008000 Improvements: Residential Dwelling  
CEFFON THORNTON AKA CEFFRON THORNTON AKA C THORNTON C.P. March Term, 2011 No. 000510 \$50,076.98 Gregory Javardian, Esq.

## 1210-438

**104 W. Courtland St. 19140** 42nd wd. 680 Sq Ft BRT#422033300 Improvements: Residential Property  
JAMIL WILLIAMS C.P. March Term, 2012 No. 02565 \$40,349.22 KML Law Group, P.C

## 1210-443

**815 Stanwood St. 19111** 63rd wd. 3090 Sq Ft BRT#631333300 Improvements: Residential Property  
BETHANNE HARKINS C.P. April Term, 2012 No. 02082 \$183,345.84 KML Law Group, P.C

## 1210-449

**1927 Fountain St. 19121** 32nd wd. 1140 Sq Ft BRT#321174700 Subject to Mortgage Improvements: Residential Dwelling  
CINDY R MOSES STONE AND KEVIN STONE C.P. December Term, 2009 No. 01880 \$24,421.20 Udren Law Offices, P.C.

## SHERIFF'S SALE

## 1210-452

**3004 Magee Ave.** 55th wd. 1622.82 Sq Ft BRT#551084700 Improvements: Residential Dwelling  
THOMAS P SMITH SR AND THERESA M SMITH C.P. November Term, 2011 No. 000778 \$114,339.39 Gregory Javardian, Esq

## 1210-453

**1532 Mount Vernon St. 19130** 8th wd. 1357.38 Sq Ft BRT#084076500 Improvements: Residential Dwelling  
DANIELLE P LEHMAN (MORTGAGOR AND REAL OWNER) AND DAVID LEHMAN (REAL OWNER) C.P. October Term, 2010 No. 001444 \$510,785.71 Martha E. Von Rosenstiel, Esq. And Heather Riloff, Esq.

## 1210-454

**845 N. Stillman St. 19130** 15th wd. 700 Sq Ft BRT#151262200 Improvements: Residential Dwelling  
FRANK JUMPP AND TAMARA SCOTT C.P. February Term, 2010 No. 001115 \$441,742.19 Martha E. Von Rosenstiel, Esq. And Heather Riloff, Esq.

## 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.

## 1210-460

**1836 N. Bucknell St. 19121** 32nd wd. 15'8" frontage x 46 ft depth BRT#322138600 Improvements: Residential Property  
CATRICIA L HUGHSTON AKA CATRICIA HUGHSTON C.P. July Term, 2010 No. 00998 \$60,803.53 Richard M. Squire & Associates, LLC

## 1210-462

**2516 S. Rosewood St. 19145** 26th wd. 720 Sq Ft BRT#261108300 Improvements: Residential Dwelling  
PATRICIA L. MOYTA AND ROBERT MOYTA C.P. September Term, 2011 No. 01483 \$39,907.68 Udren Law Offices, P.C.

## 1210-463

**7913 Lawndale Ave. 19111** 4373 Sq Ft BRT#631176933 Improvements: Residential Dwelling  
LISA KAPLAN, SCOTT KAPLAN AND WILLIAM KAPLAN C.P. January Term, 2012 No. 03699 \$497,324.83 Udren Law Offices, P.C.

## 1210-465



**SHERIFF'S SALE**

C.P. January Term, 2011 No. 03519 \$96,313.63  
Phelan Hallinan & Schmieg, 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  
& Schmieg, LLP

**1210-491**

**902 Emily St. 19148-2304** 39th wd. 768 Sq  
Ft TXPRCL#393288700 Improvements:  
Residential Property  
AZHAR JAMAL C.P. March Term, 2012  
No. 02606 \$75,603.14 Phelan Hallinan &  
Schmieg, LLP

**1210-492**

**227 Delmar St. 19128-4502** 21st wd. 1591  
Sq Ft TXPRCL#212296050 Improvements:  
Residential Property  
MATTHEW K WATTS AND THOMAS D  
GRYSKIEWICZ C.P. April Term, 2012 No.  
02287 \$315,316.36 Phelan Hallinan &  
Schmieg, LLP

**1210-500**

**2623 Germantown Ave. 19133** 37th wd.  
1762.17 Sq Ft BRT#882922226 Subject to  
Mortgage Improvements: Commercial Property  
DONGYEUL LEE C.P. March Term, 2012 No.  
03643 \$83,815.27 Rachel C Heinrich, Esq.

**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.

**1210-505**

**1019 Tomlinson Rd. 19116** 58th wd. 7200  
Sq Ft BRT#582204100 Improvements:  
Residential Dwelling  
KHITAM MOHAMAD (MORTGAGOR) AND  
MURSHED HAJ (REAL OWNER) C.P.  
October Term, 2010 No. 002137 \$256,004.19  
Martha E. Von Rosenstiel, Esq.

**1210-517**

**3765 S. Hereford Ln 19114** 65th wd. 1260  
Sq Ft BRT#661271700 Improvements:  
Residential Dwelling  
ORLANDO RIVERA AND MARILYN  
RODRIGUEZ C.P. August Term, 2011 No.  
01125 \$93,133.98 Udren Law Offices, P.C.

**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 Southeastly side of Finch Place (50 feet  
wide) measured South 49 degrees 27 minutes  
30 seconds West along the Southeastly side of  
Finch Place, the distance of One hundred ninety-  
five and eight hundred eighty one-thousandths  
feet from the Southwestly side of 68th Street  
(64 feet wide). Containing in front of or breadth  
Southwestwardly along the said Southeastly  
side of Finch Place Eighteen and forty one-  
thousandths feet and extending of that width in  
length or depth Southeastwardly between paral-  
lel lines at right angles to said Finch Place 90  
feet. The Northeastly and Southwestly lines  
passing through party walls between Northeast  
and Southwest.

BOBBIE GIVENS C.P. September Term, 2011  
No. 01969 \$116,232.72 Anthony R. Distasio,  
Esquire, Linton, Distasio & Edwards, P.C.

**1210-520**

**125 E. Louen St. 19120** 42nd wd. All that  
certain lot or piece of ground. Situate on the  
north side of Loudon Street, at the distance of  
252 ft westward from the west side of "A" Street  
in the 42nd Ward of the City of Philadelphia.  
Containing in front or breadth on said Loudon  
Street, 18 feet and extending of that width in  
length or depth Northward between parallel  
lines at right angles with said Loudon Street,  
112 feet, 6 inches.

WILLIAM WALKER, JR. C.P. September  
Term, 2011 No. 03754 \$68,016.47 Anthony  
R. Distasio, Esquire, Linton, Distasio &  
Edwards, P.C.

**1210-522**

**217 Grape St. 19128-4928** 21st wd. 1336.79  
Sq Ft PRCL#211113200 Improvements:  
Residential Property  
MAUREEN COSSEY C.P. August Term, 2010  
No. 01481 \$158,343.14 Phelan Hallinan &  
Schmieg, LLP

**1210-526**

**13070 Townsend Rd., Unit #E3 19154-1001**  
66th wd. PRCL#888660151 Improvements:  
Condominium  
JASON BRABAZON AND NICOLE  
CARMAN-BRABAZON C.P. March Term,  
2012 No. 02141 \$70,785.23 Phelan Hallinan  
& Schmieg, LLP

**SHERIFF'S SALE****1210-530**

**1516 East Duval St. 19138-1104** 10th wd.  
2250 Sq Ft PRCL#102286200 Improvements:  
Residential Property  
TAMARA A. ROSS AKA TAMARA A. ROSS-  
GRANT AND BILLY L. GRANT AKA BILLY  
GRANT C.P. December Term, 2008 No.  
01129 \$228,494.15 Phelan Hallinan &  
Schmieg, LLP

**1210-531**

**8705 Autumn Rd. 19115-4806** 63rd wd. 6600  
Sq Ft PRCL#632320100 Improvements:  
Residential Property  
MARIA M. CASTRILLON AND GUILLERMO  
ESCOBAR C.P. December Term, 2009 No.  
00238 \$376,780.97 Phelan Hallinan &  
Schmieg, LLP

**1210-535**

**2614 S. 70th St. 19142-1703** 40th wd. 1157.28  
Sq Ft PRCL#406141200 Improvements:  
Residential Property  
JAMES B KUGBEH C.P. April Term, 2012  
No. 00147 \$61,672.81 Phelan Hallinan &  
Schmieg, LLP

**1210-549**

**1515 Arrott St. 19124** 1512 Sq Ft  
OPA#232141300 Improvements: residential  
ELENA SKYLAR, 19 CARMELITA DR,  
RICHBORO PA 18954 C.P. September Term,  
2011 No. 01503 \$40,985.75 Dana S. Plon, Esq.

**1210-551**

**469 East Pleasant St. 19119** 22nd wd. Row b/  
gar, 2sty, masonry; 1406 Sq Ft BRT#222078800  
Improvements: Residential Dwelling  
FILBERT FRANCOIS C.P. February Term,  
2009 No. 02202 \$144,295.97 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.

**1210-560**

**725 East Rittenhouse St. 19144** 22nd  
wd. Row b/gar 2sty, masonry; 2971.2 Sq Ft  
BRT#591129200 Improvements: Residential  
Dwelling  
BEVERLY SCHAFFER, EXECUTRIX  
OF THE ESTATE OF IDELLA KITCHEN,  
DECEASED MORTGAGOR AND REAL  
OWNER AND MARY E LEE C.P. January  
Term, 2012 No. 00670 \$89,885.65 McCabe,  
Weisberg, & Conway, P.C.

**1210-580**

**4436 Strahle St. 41st wd.** Beginning at a  
point on the southwestly side of Strahle Street  
(60 feet wide) measured north 42 degrees 06  
minutes 35 seconds west along the said south-  
westerly side of Strahle Street, the distance of  
296 feet 10-1/2 inches from the Northwestly  
side of Jackson Street (60 feet wide); thence  
extending South 47 degrees 53 minutes 25  
seconds West crossing an existing 15 feet wide  
driveway which extends Northwestwardly from  
said Jackson Street and connects with another  
existing 15 feet wide driveway which extends  
Northeastwardly to said Strahle, the distance of  
102 feet 9-1/2 inches to a point; thence North  
42 degrees 19 minutes 52 seconds West 16  
feet 0-1/2 inches to a point; thence North 47  
degrees 53 minutes 25 seconds East, recross-  
ing said first mentioned existing 15 feet wide  
driveway 102 feet 10-1/4 inches to a point on  
the said Southwestly side of Strahle Street  
16 feet 0-1/2 inches to a point, being the first  
mentioned point an place of beginning. The  
Southeasterly and Northwestly line passing  
through the center of party walls between the  
said premises and the premises adjoining on  
the Southeast and Northwest. BRT#652058600  
Subject to Mortgage Improvements: Apt 2-4  
units, 2sty, masonry  
PROPERTY OF SELICIA M. RUSSO C.P.  
June Term, 2011 No. 00554 \$130,003.48  
Patrick J. Wesner, Esq.

**1210-581**

**2451 East Letterly St. 31st wd.** Row 2  
sty, masonry; Situate on the northerly side of  
Letterly Street at the distance of 351 feet east-  
wardly from the easterly side of Cedar Street  
in the 31st Ward of the City of Philadelphia.  
Containing in front or breadth on the said  
Letterly Street 14 feet and extending in length  
or depth Northwardly of that width at right  
angles to the said Letterly Street 60 feet 3  
inches to a 5 feet wide alley. BRT#313242300  
Subject to Mortgage  
PROPERTY OF MARK CHRISTOPHER  
GORMAN C.P. October Term, 2011 No.  
02864 \$142,127.59 Patrick J. Wesner, Esq.

**1210-583**

**6420 Garman St. 40th wd.** Row b/gar, 2sty,  
masonry; Situate on the southeasterly side of  
Garmon St at the distance of One hundred sixty  
feet (160 ft) southwestly from the southwest-  
erly side of 64th Street in the 40th Ward of

**SHERIFF'S SALE**

the city of Philadelphia. Containing in front  
or breadth on the said garmon street sixteen  
feet (16 feet) and extending of that width in  
length or depth southeastwardly between paral-  
lel lines at right angles to the said garmon street  
seventy feet (70 feet) to the center of a certain  
twelve feet (12 feet) wide driveway extending  
northeastwardly and southwestwardly from 64th  
street to 65th street. BRT#406265100 Subject  
to Mortgage  
PROPERTY OF DOLORES FAHY AND  
JOSEPH P FAHY JR C.P. October Term,  
2011 No. 00339 \$105,376.02 Patrick J.  
Wesner, Esq.

**1210-584**

**1252 South 22nd St. AKA 1252 S. 22nd St.**  
36th wd.(formerly 26th) Row 2 sty masonry;  
Situate on the west side of 22nd St commencing  
at the distance of 64 feet southward from the  
south side of Latona St in the 36th Ward of the  
City of Philadelphia (formerly 26th Ward).  
Containing in front or breadth on the said 22nd  
St 16 feet and extending of that width in length  
or depth westward between parallel lines at right  
angles with the said 22nd Street 74 feet to a cer-  
tain 4 feet wide alley which extends Northward  
and Southward from said Latona Street to Titan  
Street. Being Lot 399, Block 179. Together as  
to respects to premises "HHH" with the free  
and common use, right, liberty and privilege  
of the aforesaid alleys as and for a passageway  
and watercourse at all times hereafter, forever.  
BRT#361327300 Subject to Mortgage  
PRISCILLA HOPE AKA PRISCILLA  
DOWNING C.P. December Term, 2011 No.  
00916 \$24,173.43 Patrick J. Wesner, Esq.

**1210-586**

**119 Fern St. 61st wd.** All that certain lot or  
piece of ground with buildings and improve-  
ments thereon erected, described according to  
a survey and plan thereof made on the 14th  
day of December 1937, by Joseph F. Delany,  
Esquire, Surveyor and Regulator of the 5th  
Survey District as follows to wit: Beginning at  
a point on the Northeastly side of Fern Street  
(40 feet wide) at the distance of 176 feet 1 inch  
Southeastwardly from the Southeastly side of  
Mascher Street (60 feet wide) in the 61st  
Ward of the City of Philadelphia. Containing in  
front or breadth on the said Fern Street 18 feet  
and extending of that width in length or depth  
Northeastwardly between parallel lines at right  
angles to the said Fern Street 65 feet to the  
center of a certain 12 feet wide driveway which  
extends Northwestwardly into a certain 4 feet  
wide alley which said alley extends from Fern  
Street to Spencer Street and Southeastwardly  
into Front Street. BRT#612211400 Subject  
to Mortgage Improvements: Row b/gar, 2sty,  
masonry  
PROPERTY OF LATOYA A. LEWIS AKA  
LATOYA A LEWIS C.P. June Term, 2010 No.  
01058 \$92,202.11 Patrick J. Wesner, Esq.

**1210-587**

**8005 Large St. 56th wd.** All that certain  
lot or piece of ground with the buildings and  
improvements thereon erected, situate in the  
56th Ward of the City of Philadelphia and  
described according to an "AS Built" plan,  
Drawing No. 95007-03 made for Borys L.  
Pawluk by VPH Associates, Land Surveyors,  
dated 2/9/1998, as follows, to wit: Beginning at  
a point on the Southeastly side of Large Street  
(70 feet wide), said point also being a point in  
the bed of a driveway between the premises  
described herein and the premises adjoining on  
the Southwest, said point being measured North  
37 degrees 40 minutes 53 seconds East along  
the said side of Large Street, the distance of 74  
feet 8-3/4 inches from a point of intersection  
formed the said side of Large Street and the  
Northeastly side of Rhawn Street (70 feet  
wide), thence extending North 37 degrees 40  
minutes 53 seconds East along the said side of  
Large Street, the distance of 61 feet 3-1/4 inches  
to a point, thence extending South 37 degrees  
40 minutes 53 seconds West, the distance of  
61 feet 3-1/4 inches to a point, thence extend-  
ing North 52 degrees 19 minutes 07 seconds  
West partly through the bed of the aforesaid  
driveway, the distance of 100 feet to a point  
of the Southeastly side of Large Street (70  
feet wide), said point being the first mentioned  
point and place of beginning. Being Lot A as  
shown on said Plan BRT#562438400 Subject  
to Mortgage Improvements: det w/det gar 2  
sty, mason  
TONYA L. STROUD C.P. August Term,  
2010 No. 01985 \$279,704.97 Patrick J.  
Wesner, Esq.

**1210-591**

**2079 Kingston St. 45th wd.** Situate in the  
northeast side of Kingston Street at the distance  
of 236 feet 5-7/8 inches southeastward from  
the southeast side of Frankford Ave in the 45th  
ward of the City of Philadelphia. Containing  
in front or breadth, on said Kingston Street  
15 feet extending of that width in length or  
depth Northeastward between parallel lines at  
right angles to the said Kingston St 71 feet,

**SHERIFF'S SALE**

5-3/8inches to a certain 4 feet wide alley, which  
extends eastward into Amber St and Westward  
communicating with to other alleys one which  
is 3 feet 3 inches wide and extends Northward  
into Venango St the other 3 feet, 4 inches  
wide and extends Southward into Kingston  
St. BRT#452141700 Subject to Mortgage  
Improvements: Row 2 sty, masonry  
CHRISTINE SMALL FKA CHRISTINE  
MAJOR AKA CHRISTINE MAJOR FKA  
CHRISTINE SMALL C.P. October Term,  
2011 No. 01976 \$75,615.65 Patrick J.  
Wesner, Esq.

**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 Southeastly side of  
said Thompson St, the distance of 108.083 feet  
to a point at the intersection of the Southeastly  
side of said thompson St and the Southwesterly  
side of Colona St (15 feet wide); thence extend-  
ing South 20 degrees, 50 minutes, 22 sec-  
onds 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  
the distance of 62.083 feet to a point on the  
Northeastly side of said Susquehanna Ave;  
thence extending north 20 degrees, 50 minutes,  
22 seconds West along the Northeastly side of  
Susquehanna Ave, the distance of 18.000 feet  
to the first mentioned point and place of begin-  
ning. 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.

**1210-594**

**5260 E. Roosevelt Blvd. AKA 5260 Roosevelt  
Blvd. 35th wd.** Situate on the northwest  
side of Roosevelt Blvd at the distance of 464  
feet 7-1/8 inches northeast from the northeast  
side of Pratt St in the 35th Ward of the City of  
Philadelphia. Containing in front or breadth,  
on the said Roosevelt Boulevard, 15 feet 10 inches  
and extending of that width in length or depth  
Northwest between parallel lines at right angles  
to the said Roosevelt Boulevard, 100 feet to a  
certain 16 feet wide driveway which extends  
Northeast into Bridge Street and Southwest into  
the said Pratt Street. BRT#351032000 Subject  
to Mortgage Improvements: Row b/gar, 2sty,  
masonry  
MARIE LAPORTE C.P. December Term,  
2011 No. 02373 \$99,561.57 Patrick J.  
Wesner, Esq.

**1210-595**

**4232 Chippendale St. 65th wd.** Beginning  
at a point on the southwestly side of the  
Chippendale Ave (forty feet wide) at the dis-  
tance of two hundred seventy-three feet six  
inches southeastwardly from the southeasterly  
side of Erdrick St (fifty feet wide). Containing  
in front of breadth on said Chippendale Ave six-  
teen feet four and one-half inches and extend-  
ing of that width in length or depth southwestwardly  
between parallel lines at right angles to said  
Chippendale Avenue sixty feet to the middle of  
a certain fifteen feet wide driveway, which extends  
northwestwardly into Erdrick St and south-  
eastwardly into Walker St. BRT#651119700  
Subject to Mortgage Improvements: Row b/  
gar, 2sty, masonry  
EDGAR H HARWOOD, II AND MICHELE L  
HARWOOD C.P. December Term, 2011 No.  
02887 \$114,981.06 Patrick J. Wesner, Esq.

**1210-597**

**908 S. 60th St. 3rd wd.** (formerly part of  
the 46th) Situate on the westerly side of 60th  
St at the distance of 63 ft southwardly from  
the southerly side of Carpenter St in the 3rd  
(formerly part of the 46th) Ward of the city of  
Philadelphia. Containing in front or breadth  
on the said 60th St 15 ft 8 inches and extend-  
ing of that width in length or depth westwardly  
between parallel lines at right angles to the said  
60th St one hundred feet to a certain 3 feet wide  
alley running northwardly and southwardly  
from the said Carpenter Street to Washington  
Avenue BRT#033210300 Subject to Mortgage  
Improvements: row 2 sty masonry  
VALARIE SMITH C.P. November Term,  
2010 No. 03581 \$100,160.89 Patrick J.  
Wesner, Esq.

**1210-598**

**5760 Colgate St. 35th wd.** Situate on the  
northwestly side of Colgate St at the distance  
of one hundred eighty-three feet six and seven-  
eighths inches northeastward from the north-  
easterly side of Sentner St in the 35th Ward of  
the City of Philadelphia. Containing in front or  
breadth on the said Colgate St, fifteen feet one

**SHERIFF'S SALE**

inch and extending of that width in length or  
depth northwestwardly between parallel lines  
at right angles to the said Colgate St, eighty  
feet, including the rear end thereof of a certain  
proposed ten feet wide driveway extending from  
Sentner St to Cheltenham Ave. BRT#35139900  
Subject to Mortgage Improvements: row b/gar  
2sty masonry  
EARL CARTER C.P. April Term, 2009 No.  
01026 \$103,453.03 Patrick J. Wesner, Esq.

**1210-608**

**1212 East Susquehanna Ave. 19125** 18th wd.  
Ro2 sty frame; 4995 Sq Ft BRT#181237500  
Improvements: Residential Dwelling  
CHRISTIE MOORE C.P. May Term, 2009  
No. 00672 \$324,918.32 McCabe, Weisberg,  
& Conway, P.C.

**1210-613**

**1243 East Oxford St. 19125** 18th wd. Row  
2sty, masonry; 1905 Sq Ft BRT#181082900  
Improvements: Residential Dwelling  
MICAHEL P DIXON AND UNITED STATES  
OF AMERICA C/O UNITED STATES  
ATTORNEY FOR THE EASTERN DISTRICT  
OF PENNSYLVANIA C.P. March Term, 2012  
No. 00187 \$180,561.64 McCabe, Weisberg,  
& Conway, P.C.

**1210-615**

**1129 South 55th St. 19143** 51st wd. Row conv/  
apt 2sty, masonry; 2400 Sq Ft BRT#513131700  
Improvements: Residential Dwelling  
CATHRYN E ANYUMBA C.P. March Term,  
2012 No. 00570 \$62,176.70 McCabe,  
Weisberg, & Conway, P.C.

**1210-622**

**549 North 64th St. 19151** 34th wd. Row  
2sty, masonry; 2600.71 Sq Ft BRT#343077100  
Improvements: Residential Dwelling  
MARIAN J. LANCASTER C.P. October  
Term, 2011 No. 00741 \$98,308.07 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.

**1210-625**

**638-672 N. 31st St.; 1300-1340 Fairmount  
Ave.; 1381-1385 Ridge Ave.; 1363-1377 Ridge  
Ave.; 1306-1326 Melon St. 19130** 14th wd.  
165041 Sq Ft  
LORRAINE LAND, LP C.P. March Term,  
2012 No. 004052 \$10,547,481.01 David R.  
Augustin, Esq.

The following property, sale of which was postponed  
from the November 13, 2012 Sheriff's Sale, will be  
offered for sale on TUESDAY, February 5, 2013.

**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 &  
Schmieg, 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 &  
Schmieg, 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  
& Schmieg, LLP

**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.

**1211-347**

**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.

**1211-356**

**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.

**1211-363**

**3511 North 22nd Street 19140** 38th wd.



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
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.	Residential Property CARLUS GRUNDY AND ANGELA S. HENDERSON C.P. January Term, 2010 No. 00789 \$195,511.23 KML Law Group, P.C.	<b>1211-550</b> <b>5115 Arch Street 19139</b> 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	<b>1211-668</b> <b>236 Dorset Street AKA 236 E. Dorset Street 19119</b> 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.	<b>1212-303</b> <b>4571 G Street 19120-4633</b> 42nd wd. 1125 Sq Ft TXPRCL#421606200 Improvements: Residential Property GARY HOLMES C.P. July Term, 2007 No. 04409 \$75,991.68 Phelan Hallinan & Schmiegl, LLP
<b>1211-377</b> <b>4221 Marple Street 19136</b> 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.	<b>1211-478</b> <b>4300 Greenmount Road 19154-3708</b> 58th wd. 2212.50 Sq Ft PRCL#662456600 Improvements: Residential Property NANCY C. LODISE C.P. April Term, 2012 No. 03603 \$187,958.16 Phelan Hallinan & Schmiegl, LLP	<b>1211-562</b> <b>611 E. Courtland Street 19124</b> 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.	<b>1211-683</b> <b>6018 Latona St</b> 46th wd. Situate on the southerly side of Latona Street at the distance of One hundred and thirty-four feet nine inches westwardly from the westerly side of Sixtieth Street. Subject to Mortgage Improvements: row 2 sty masonry WAYNE BISHOP C.P. April Term, 2012 No. 03271 \$104,599.32 Chandra M. Arkema, Esq.	<b>1212-304</b> <b>7023 Ogontz Avenue 19138</b> 10th wd. 1600 Sq Ft TXPRCL#101217000 Improvements: Residential Property WALTER BUTLER C.P. April Term, 2008 No. 04507 \$74,143.47 Phelan Hallinan & Schmiegl, LLP
<b>1211-378</b> <b>4642 Greene Street 19144</b> 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.	<b>1211-487</b> <b>1242 Alcott Street 19149-3710</b> 35th wd. 1102.50 Sq Ft PRCL#352068600 Improvements: Residential Property ENOCH GEORGE BUTLER C.P. December Term, 2011 No. 01544 \$79,989.58 Phelan Hallinan & Schmiegl, LLP	<b>1211-568</b> <b>49 West Carpenter Lane 19119</b> 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.	<b>1211-684</b> <b>6834 Roosevelt Boulevard 19149</b> 54th wd. 1773.69 Sq Ft BRT#542514200 Improvements: Residential Property WAYNE BLASSINGAME AND ANNETTE BLASSINGAME C.P. June Term, 2008 No. 3841 \$116,092.08 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq.	<b>1212-305</b> <b>895 North Fallon Street 19139</b> 44th wd. 2346 Sq Ft TXPRCL#442199822 Improvements: Residential Property DWAYNE REESE C.P. April Term, 2011 No. 02256 \$53,614.92 Phelan Hallinan & Schmiegl, LLP
<b>1211-382</b> <b>6621 Leeds Street 19151</b> 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.	<b>1211-492</b> <b>3901 Folsom Street 19104-1643</b> 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 & Schmiegl, LLP	<b>1211-582</b> <b>6246 North Camac Street 19141</b> 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.	<b>1211-701</b> <b>4801 Woodland Ave. 19143</b> 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.	<b>1212-306</b> <b>1319 Narragansett Street 19138-1911</b> 59th wd. 1106.30 Sq Ft TXPRCL#591149200 Improvements: Residential Property SANDRA L. DOWLING C.P. November Term, 2009 No. 00881 \$44,700.02 Phelan Hallinan & Schmiegl, LLP
<b>1211-385</b> <b>1902 East Firth Street 19125</b> 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.	<b>1211-495</b> <b>648 East Lippincott Street 19134-2307</b> 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 & Schmiegl, LLP	<b>1211-588</b> <b>3136 Wellington Street 19149-1507</b> 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	<b>1211-703</b> <b>5416 West Berks Street 19131</b> 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.	<b>1212-307</b> <b>3021 South 70th Street 19142-2531</b> 40th wd. 1728.96 Sq Ft TXPRCL#406628600 Improvements: Residential Property MONA LISA HAMILTON AND ROSEMARIE HAMILTON C.P. October Term, 2011 No. 03843 \$158,835.19 Phelan Hallinan & Schmiegl, LLP
<b>1211-403</b> <b>6731 North Sydenham Street 19126</b> 10th 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.	<b>1211-498</b> <b>5003 Irving Street 19139-4112</b> 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 & Schmiegl, LLP	<b>1211-598</b> <b>5420 Gainer Road 19131-3112</b> 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	<b>1211-703</b> <b>2728 Pierce St 19145</b> 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.	<b>1212-309</b> <b>3187 Tulip Street 19134-3807</b> 25th wd. 772.24 Sq Ft TXPRCL#252364300 Improvements: Residential Property ANIBAL CRUZ SANTIAGO C.P. August Term, 2010 No. 02606 \$49,416.22 Phelan Hallinan & Schmiegl, LLP
<b>1211-404</b> <b>1429 Rosalie Street 19149</b> 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.	<b>1211-508</b> <b>3323 Wellington Street 19149-1615</b> 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 & Schmiegl, LLP	<b>1211-599</b> <b>4249 Germantown Avenue 19140-1706</b> 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	<b>1211-706</b> <b>1852 Meribrook Rd 19151</b> 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.	<b>1212-310</b> <b>8441 Cedarbrook Avenue 19150-1001</b> 50th wd. 1584.59 Sq Ft TXPRCL#501264800 Improvements: Residential Property KYLE E. SPAULDING C.P. May Term, 2012 No. 01647 \$126,767.86 Phelan Hallinan & Schmiegl, LLP
<b>1211-407</b> <b>5636 Pentridge Street 19143</b> 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.	<b>1211-511</b> <b>1926 North Patton Street 19121-1719</b> 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 & Schmiegl, LLP	<b>1211-601</b> <b>4617 Chester Ave. 19143</b> 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	<b>1211-708</b> <b>3463 Princeton Avenue 19149</b> 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.	<b>1212-311</b> <b>5705 Wyndale Avenue 19131-2226</b> 52nd wd. 2113.99 Sq Ft TXPRCL#522135400 Improvements: Residential Property RODERICK L. FOXWORTH C.P. July Term, 2008 No. 03298 \$93,473.95 Phelan Hallinan & Schmiegl, LLP
<b>1211-414</b> <b>1764 South 65th Street</b> 40th wd. 1379 Sq Ft BRT#403002300 Improvements: Residential Property BRIAN C. AUSTIN C.P. July Term, 2011 No. 02262 \$79,849.11 Pressman & Doyle, LLC	<b>1211-512</b> <b>1806 Titan Street 19146-2927</b> 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 & Schmiegl, LLP	<b>1211-606</b> <b>4650 Edmund Street 19124</b> 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.	<b>1211-711</b> <b>762 E. Madison Street 19134</b> 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.	<b>1212-312</b> <b>5800 North 15th Street 19141-2537</b> 17th wd. 1344 Sq Ft PRCL#172066400 Improvements: Residential Property BERNICE SAMUELS C.P. February Term, 2012 No. 03692 \$117,998.33 Phelan Hallinan & Schmiegl, LLP
<b>1211-415</b> <b>1764 S. 65th St. 19146</b> 3rd Wd. 1,320 sq. ft. BRT#403002300 Improvements: Residential Property BRIAN C. AUSTIN, C.P. July Term, 2011 No. 02262 \$79,849.11 Michael S. Bloom, Esq.	<b>1211-513</b> <b>7627 Woodcrest Avenue 19151-2703</b> 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 & Schmiegl, LLP	<b>1211-606</b> <b>1311 Waking Street 19124</b> 62nd wd. Semi/det 3 sty masonry; 5345 Sq Ft BRT#621000700 Improvements: Residential Dwelling SHAMAINA JONES C.P. June Term, 2012 No. 01269 \$177,268.67 McCabe, Weisberg, & Conway, P.C.	<b>1211-713</b> <b>1715 South 6th Street 19148</b> 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.	<b>1212-313</b> <b>3742 South Hereford Lane 19114-1911</b> 66th wd. 1818 Sq Ft TXPRCL#661267900 Improvements: Residential Property RICHARD L. STRUBLE AKA RICAHRD L. STUBLE, JR. AND DENISE M. STRUBLE AKA DENISE M. MCLAUGHLIN C.P. June Term, 2008 No. 00777 \$138,198.89 Phelan Hallinan & Schmiegl, LLP
<b>1211-421</b> <b>5246 N. 2nd Street 19120</b> 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	<b>1211-516</b> <b>7104 Woolston Avenue 19138-2034</b> 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 & Schmiegl, LLP	<b>1211-606</b> <b>2804 Sebring Rd 19152</b> 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.	<b>1211-713</b> <b>3901-3903 Kensington Avenue Premises "A &amp; B" 19134</b> All That certain tract, piece or parcel of land, situate in the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania BRT#882932030 Improvements: JANET M DUNPHY AND MICHAEL B DUNPHY, JR. C.P. April Term, 2010 No. 01278	<b>1212-314</b> <b>309 Daly Street 19148-3306</b> 39th wd. 812 Sq Ft TXPRCL#392139900 Improvements: Residential Property PATRICIA ZYSK FKA PATRICIA WEIHE AND SHAUN ZYSK C.P. July Term, 2010 No. 01458 \$144,383.09 Phelan Hallinan & Schmiegl, LLP
<b>1211-427</b> <b>527 Penny Lane, Unit C5-3 19111</b> 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	<b>1211-520</b> <b>516 E. Luray Street 19120-4504</b> 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 & Schmiegl, LLP	<b>1211-606</b> <b>7004 Lynford Street 19149</b> 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.	<b>1211-713</b> <b>5961 Kemble Avenue 19138-2933</b> 49th wd. 975 Sq Ft TXPRCL#172324400 Improvements: Residential Property RITTA MORGAN C.P. March Term, 2008 No. 00198 \$73,823.40 Phelan Hallinan & Schmiegl, LLP	<b>1212-315</b> <b>3729 Westhampton Avenue AKA 3729 Westhampton Drive 19154-2014</b> 66th wd. 1995 Sq Ft TXPRCL#663371600 Improvements: Residential Property MICHELE C. NARDONE C.P. May Term, 2012 No. 00025 \$172,610.69 Phelan Hallinan & Schmiegl, LLP
<b>1211-432</b> <b>7464 Rhoads Street 19151</b> 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.	<b>1211-523</b> <b>2211 North 52nd Street 19131</b> 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 & Schmiegl, LLP	<b>1211-606</b> <b>6332 Algon Ave. 19111</b> 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. 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	<b>1212-301</b> <b>340 North 61st Street 19139-1107</b> 34th wd. 1057.50 Sq Ft TXPRCL#341147900 Improvements: Residential Property DENISE F. CLARK C.P. March Term, 2012 No. 00206 \$18,713.47 Phelan Hallinan & Schmiegl, LLP	<b>1212-316</b> <b>7824 Williams Avenue 19150-2112</b> 50th wd. 2005.81 Sq Ft TXPRCL#502241600 Improvements: Residential Property ALONDA BLEVINS PALMER AKA ALONDA BLEVINS, IN HER CAPACITY AS ADMINSTRATRIX CTA AND DEVISEE OF THE ESTATE OF ELIZABETH C. COLEMAN C.P. December Term, 2011 No. 02315 \$72,567.75 Phelan Hallinan & Schmiegl, LLP
<b>1211-435</b> <b>6258 Jackson Street 19135</b> 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.	<b>1211-525</b> <b>1337 Wells Street 19111-4921</b> 53rd wd. 1170 Sq Ft PRCL#532020900 Improvements: Residential Property MIKHAIL KHALAPOV C.P. August Term, 2011 No. 00977 \$134,460.34 Phelan Hallinan & Schmiegl, LLP	<b>1211-606</b> <b>7004 Lynford Street 19149</b> 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.	<b>1212-302</b> <b>5961 Kemble Avenue 19138-2933</b> 49th wd. 975 Sq Ft TXPRCL#172324400 Improvements: Residential Property RITTA MORGAN C.P. March Term, 2008 No. 00198 \$73,823.40 Phelan Hallinan & Schmiegl, LLP	<b>1212-317</b> <b>7824 Williams Avenue 19150-2112</b> 50th wd. 2005.81 Sq Ft TXPRCL#502241600 Improvements: Residential Property ALONDA BLEVINS PALMER AKA ALONDA BLEVINS, IN HER CAPACITY AS ADMINSTRATRIX CTA AND DEVISEE OF THE ESTATE OF ELIZABETH C. COLEMAN C.P. December Term, 2011 No. 02315 \$72,567.75 Phelan Hallinan & Schmiegl, LLP
<b>1211-443</b> <b>7249 Souder Street 19149</b> 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	<b>1211-451</b> <b>2635 Elbridge Street 19149</b> 35th wd. 2987.25 Sq Ft BRT#621301100 Improvements:	<b>1211-606</b> <b>7004 Lynford Street 19149</b> 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.	<b>1212-302</b> <b>5961 Kemble Avenue 19138-2933</b> 49th wd. 975 Sq Ft TXPRCL#172324400 Improvements: Residential Property RITTA MORGAN C.P. March Term, 2008 No. 00198 \$73,823.40 Phelan Hallinan & Schmiegl, LLP	<b>1212-318</b> <b>7824 Williams Avenue 19150-2112</b> 50th wd. 2005.81 Sq Ft TXPRCL#502241600 Improvements: Residential Property ALONDA BLEVINS PALMER AKA ALONDA BLEVINS, IN HER CAPACITY AS ADMINSTRATRIX CTA AND DEVISEE OF THE ESTATE OF ELIZABETH C. COLEMAN C.P. December Term, 2011 No. 02315 \$72,567.75 Phelan Hallinan & Schmiegl, LLP
<b>1211-451</b> <b>2635 Elbridge Street 19149</b> 35th wd. 2987.25 Sq Ft BRT#621301100 Improvements:		<b>1211-606</b> <b>7004 Lynford Street 19149</b> 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.	<b>1212-302</b> <b>5961 Kemble Avenue 19138-2933</b> 49th wd. 975 Sq Ft TXPRCL#172324400 Improvements: Residential Property RITTA MORGAN C.P. March Term, 2008 No. 00198 \$73,823.40 Phelan Hallinan & Schmiegl, LLP	<b>1212-319</b> <b>7824 Williams Avenue 19150-2112</b> 50th wd. 2005.81 Sq Ft TXPRCL#502241600 Improvements: Residential Property ALONDA BLEVINS PALMER AKA ALONDA BLEVINS, IN HER CAPACITY AS ADMINSTRATRIX CTA AND DEVISEE OF THE ESTATE OF ELIZABETH C. COLEMAN C.P. December Term, 2011 No. 02315 \$72,567.75 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.



**SHERIFF'S SALE****1212-329**

**611 North 44th Street 19104-1313** 6th wd. 1490.93 Sq Ft PRCL#061293450 Improvements: Residential Property JULIA WEATHERS C.P. December Term, 2011 No. 01905 \$174,850.41 Phelan Hallinan & Schmiegl, LLP

**1212-330**

**6337 East Fariston Drive 19120-1009** 50th wd. 1800 Sq Ft TXPRCL#611006300 Improvements: Residential Property MICHAEL P. DIXON AND ANGELA L. DIXON C.P. December Term, 2011 No. 02529 \$95,080.15 Phelan Hallinan & Schmiegl, LLP

**1212-331**

**2333 South Carlisle Street 26th** wd. Situate on the east side of Carlisle Street at the distance of 169' northward from the north side of Ritner Street. Subject to Mortgage Improvements: Row 2 Sty Masonry ORLANDO J. DILAURO (DECEASED) C.P. November Term, 2011 No. 01491 \$167,926.88 Chandra M. Arkema, Esq.

**1212-337**

**9236 State Road AKA 9236 Tacony Street** 65th wd. on northwest side of Tacony AKA State Rd 357'-7/8" northeast of Linden Avenue, front 75' depth 100' BRT#884351410;BRT#652405900 Improvements: Industrial Shop With 11375 Square Feet Of Improvement Area SPECIALTY ALUMINUM CASTINGS, INC. C.P. March Term, 2011 No. 02797 \$385,780.58 James W. Hennessey, Esq.; Dilworth Paxson LLP

**1212-344**

**1625 Haworth Street 19124** 62nd wd. 2058 Sq Ft BRT#622026100 Improvements: Residential Dwelling CRESENTIA CHARLES AKA CRISSENTIA CHARLES MARSHA CHARLES C.P. April Term, 2011 No. 01160 \$138,054.32 Udren Law Offices, P.C.

**1212-349**

**914 Asbury Terrace 19126** 61st wd. All that certain lot or piece of ground situate in the 61st ward of the City of Philadelphia described according to a plan made for H. Mark Solomon by Joseph F. Delany, surveyor and regulator of the 5th survey District dated June 8, 1954, as follows to wit: Beginning at a point on the southeasterly side of Asbury Terrace (40 ft wide) at the distance of 131 ft 11-3/8 inches measured northeastwardly along the said Asbury Terrace with the southeasterly side of Lawnton Avenue (60 ft wide). Thence extending in an easterly direction along the southerly side of Asbury terrace on the arc of a circle on a line curving to the right having a radius of 360 ft the arc distance of 60'4-3/8" to a point; thence extending south 3 degrees 49 minutes 40 seconds west 144'4-5/8" to a point, thence extending north 85 degrees 25 minutes 8 seconds west 60 ft to a point, thence extending north 3 degrees 49 minutes 40 second east 137 feet 8 inches to a point on the southerly side of Asbury Terrace the first mentioned point and place of beginning. Being the same premises which Joseph R. Glancey and Mary K. Glancey, his wife by deed dated 9/20/1974 and recorded in Philadelphia County in deed book D715 pg 541 granted and conveyed until Preston E. Baldwin and Lexie Baldwin, his wife. PRCL#611440600 Subject to Mortgage Improvements: Residential Dwelling LEXIE BALDWIN; TITLE IS VESTED IN LEXIE BALDWIN BY DEED DATED 9/20/74 AND RECORDED 9/25/74 IN BOOK 715, PG 541 AND DOCUMENT #365. C.P. May Term, 2012 No. 001928 \$218,161.50 Federman & Associates, LLC

**1212-350**

**6336 Eastwood Street 19149** 35th wd. Row b/gar 2sty masonry; approx 1107.01 Sq Ft BRT#541266900 Improvements: Residential Dwelling IRENE I. GASKINS C.P. December Term, 2009 No. 03503 Federman & Associates, LLC

**1212-354**

**4759 Loring Street 19136-4106** 65th wd. 900 sq Ft PRCL#651031100 Improvements: Residential Property ENIOLA O. AKINBO AKA ENIOLA AKINBO C.P. April Term, 2012 No. 01945 \$55,450.36 Phelan Hallinan & Schmiegl, LLP

**1212-356**

**5318 Ogden Street 19139-1437** 44th wd. 708 Sq Ft TXPRCL#442018300 Improvements: Residential Property SADAKAT CHOUDHURY AND FARIDA CHOUDHURY C.P. June Term, 2012 No. 00746 \$25,063.78 Phelan Hallinan & Schmiegl, LLP

**1212-357**

**1730 Lombard Street 19146-1519** 30th wd. 1341.22 Sq Ft TXPRCL#303004304 Improvements: Residential Property STEVEN J. ROSENBERG C.P. June Term, 2012 No. 00561 \$662,490.36 Phelan Hallinan & Schmiegl, LLP

**SHERIFF'S SALE****1212-358**

**1127 Unruh Avenue 19111-4937** 53rd wd. 3060.62 Sq Ft TXPRCL#532071900 Improvements: Residential Property MOHAMMED N. HAQUE C.P. May Term, 2012 No. 02254 \$202,583.05 Phelan Hallinan & Schmiegl, LLP

**1212-359**

**1006 South Frazier Street 19143-3904** 51st wd. 912 Sq Ft TXPRCL#513033100 Improvements: Residential Property IRMA ALCANTARO C.P. April Term, 2012 No. 03768 \$63,022.56 Phelan Hallinan & Schmiegl, LLP

**1212-361**

**4156 North 8th Street 19140** 43rd wd. 787.50 sq Ft TXPRCL#433362000 Improvements: Residential Property PAULA WILLIAMS C.P. August Term, 2003 No. 00837 \$44,542.45 Phelan Hallinan & Schmiegl, LLP

**1212-362**

**4625 Fernhill Road 19144** 13th wd. 1184 Sq Ft TXPRCL#133127500 Improvements: Residential Property LESTER BUSSEY C.P. February Term, 2008 No. 04136 \$64,681.29 Phelan Hallinan & Schmiegl, LLP

**1212-363**

**3917 North 7th Street 19140-3205** 43rd wd. 1110 Sq Ft PRCL#433088700 Improvements: Residential Property MIRIAN PENA C.P. June Term, 2012 No. 02875 \$47,754.80 Phelan Hallinan & Schmiegl, LLP

**1212-366**

**8528 Tolbut Street 19152-1211** 35th wd. 4528 Sq Ft TXPRCL#562417700 Improvements: Residential Property IMRE KIRALY, MAGDA KIRALY AND RICHARD T. KIRALY AKA RICHARD THOMAS KIRALY C.P. February Term, 2012 No. 01250 \$163,609.87 Phelan Hallinan & Schmiegl, LLP

**1212-370**

**4567 G Street 19120-4633** 42nd wd. 1125 Sq Ft TXPRCL#421606000 Improvements: Residential Property TYRONE THOMAS AND GLORIA THOMAS C.P. March Term, 2012 No. 03868 \$108,634.13 Phelan Hallinan & Schmiegl, LLP

**1212-371**

**1832 Faunce Street 19111-3414** 56th wd. 2138.47 Sq Ft PRCL#561390800 Improvements: Residential Property GARY WOOLERTON C.P. May Term, 2012 No. 03762 \$191,701.44 Phelan Hallinan & Schmiegl, LLP

**1212-372**

**2016 Barlow Street 19116-3908** 58th wd. 3196 Sq ft TXPRCL#582210400 Improvements: Residential Property JOHN MARCELLINO C.P. November Term, 2011 No. 02955 \$66,246.70 Phelan Hallinan & Schmiegl, LLP

**1212-373**

**1370 North 75th Street 19151-2935** 34th wd. 1682.10 Sq Ft TXPRCL#343280500 Improvements: Residential Property MICHAEL D. RUSSELL C.P. February Term, 2012 No. 00028 \$64,593.45 Phelan Hallinan & Schmiegl, LLP

**1212-374**

**2367 East Cumberland Street 19125-3126** 31st wd. 1140 Sq Ft TXPRCL#314037300 Improvements: Residential Property JAMES ACKLEY C.P. December Term, 2011 No. 00889 \$135,131.86 Phelan Hallinan & Schmiegl, LLP

**1212-375**

**3937 Elsinore Street 19124** 33rd wd. 938.97 Sq Ft TXPRCL#332218100 Improvements: Residential Property RONYELL GINDRAW C.P. December Term, 2007 No. 00334 \$153,460.71 Phelan Hallinan & Schmiegl, LLP

**1212-379**

**216 East Fisher Avenue 19120-3226** 42nd wd. 2250 Sq Ft PRCL#421195300 Improvements: Residential Property LATANYA A. BYRD-ATTAWAY AND KENNETH ATTAWAY C.P. September Term, 2008 No. 03238 \$88,770.13 Phelan Hallinan & Schmiegl, LLP

**1212-382**

**1512 Manton Street 19146** 36th wd. 751.24 Sq Ft TXPRCL#365308900 Improvements: Residential Property WILLIE J. SMITH C.P. January Term, 2008 No. 04118 \$61,531.01 Phelan Hallinan & Schmiegl, LLP

**1212-385**

**2131 South Woodstock Street 19145-3508** 48th wd. 783.75 Sq Ft TXPRCL#481334000 Improvements: Residential Property MARIA FOKTAVIANA C.P. November Term, 2011 No. 01398 \$77,905.67 Phelan Hallinan

**SHERIFF'S SALE**

& Schmiegl, LLP

**1212-386**

**9603 Dedaker Street 19115-3112** 58th wd. 7640.25 Sq Ft TXPRCL#581327600 Improvements: Residential Property MONICA MEITZLER AKA MONICA ASIMOS AND EARL N ASIMOS III AKA EARL ASIMOS C.P. January Term, 2012 No. 03295 \$182,675.34 Phelan Hallinan & Schmiegl, LLP

**1212-387**

**865 Scattergood Street 19124** 35th wd. 1038.10 Sq Ft PRCL#351165500 Improvements: Residential Property DANA M PORTER C.P. February Term, 2012 No. 03685 \$81,893.23 Phelan Hallinan & Schmiegl, LLP

**1212-391**

**3712 President Street 19114** 66th wd. 6000 Sq Ft BRT#661078600 Improvements: Residential Property KEVIN CROSS; STEPHEN CROSS C.P. September Term, 2011 No. 3189 \$197,392.03 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

**1212-396**

**2946 Richmond Street 19134** 25th wd. 3975 Sq Ft BRT#251163300 Improvements: Commercial Real Estate MARGARET R. PETACCIO C.P. July 2012 Term, No. 001870 \$130,906.10 Stern & Eisenberg, PC

**1212-398**

**6140 Algard Street 19135** 55th wd. 1140 Sq Ft BRT#552340800 Improvements: Residential Dwelling MICHAEL GRIMES C.P. May Term, 2012 No. 02615 \$78,483.06 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

**1212-402**

**3919 Richmond Street 19137** 45th wd. 1370 Sq Ft BRT#453314830 Improvements: Residential Property MARK MCMULLIN C.P. February Term, 2012 No. 1139 \$154,277.30 Christopher A. DeNardo, Esq.

**1212-404**

**1830 South 9th Street 19148** 1st wd. 1015 Sq Ft BRT#012389000 Improvements: Residential Property JOSEPH MAURIO C.P. November Term, 2009 No. 005546 \$211,481.65 Christopher A. DeNardo, Esq.

**1212-405**

**2615 South Titan Street 19148** 36th wd. 766 Sq Ft BRT#362063300 Improvements: Residential Property CHARMAINE JOHNSON AKA CHARMINE JOHNSON C.P. February Term, 2012 No. 2681 \$82,526.25 Christopher A. DeNardo, Esq.

**1212-406**

**3242 Jasper Street AKA 1885 East Madison Street 19134** 45th wd. 3420 Sq Ft BRT#452017100 Improvements: Residential Property GEORGE CAPEWELL C.P. September Term, 2008 No. 003504 \$20,185.38 Christopher A. DeNardo, Esq.

**1212-407**

**3716 North Bouvier Street 19140** 13th wd. 1182.48 Sq Ft OPA#131238300 Improvements: Residential Property MEICHELENE A. GREER, CHRISTOPHER A. GREER, ADMINISTRATOR OF THE ESTATE OF GAISELE YVETTE GREER AKA GAISELE Y. GREER, DECEASED AND LA SHOND RUCKER, ADMINSTRATRIX OF THE ESTATE OF GAISELE YVETTE GREER AKA GAISELE Y GREER, DECEASED C.P. July Term, 2006 No. 002369 \$28,034.32 Christopher A. DeNardo, Esq.

**1212-409**

**2318 Rhawn Street 19152-3316** 53rd wd. 2947.04 sq ft TXPRCL#561593400 Improvements: Residential Property ROBERT COLL AND CHERRIE COLL C.P. February Term, 2010 No. 02435 \$119,440.10 Phelan Hallinan & Schmiegl, LLP

**1212-410**

**7101 North 19th Street 19126-1508** 10th wd. 3161.48 Sq Ft TXPRCL#101114400 Improvements: Residential Property JOHN D. IVEY AND MATTIE L. IVEY C.P. August Term, 2007 No. 01614 \$110,614.06 Phelan Hallinan & Schmiegl, LLP

**1212-414**

**6312 North 21st Street 19138-3006** 17th wd. 2304 Sq Ft PRCL#172462500 Improvements: Residential Property PATRICK M. SARBENG AKA PAT K. SARBENG AKA PATRICK MARFO SARBENG AND EMILIA A. MARFO-SARBENG AKA EMILIA MARFO-SARBENG C.P. April Term, 2012 No. 04294

**SHERIFF'S SALE**

\$87,546.12 Phelan Hallinan & Schmiegl, LLP

**1212-416**

**601 Renz Street 19128-1418** 21st wd. 8000 sq Ft PRCL#214041500 Improvements: Residential Property JAMES R. HAWN AKA JAMES HAWN C.P. May Term, 2012 No. 02455 \$222,822.59 Phelan Hallinan & Schmiegl, LLP

**1212-417**

**1240 Fanshawe Street 19111-4924** 53rd wd. 1890 Sq Ft TXPRCL#532030900 Improvements: Residential Property LORNA A. WALKER C.P. May Term, 2012 No. 03165 \$142,269.06 Phelan Hallinan & Schmiegl, LLP

**1212-418**

**507 Brown Street AKA 507 West Brown Street 19123-2107** 12th wd. 1620 Sq Ft TXPRCL#056154800 Improvements: Residential Property LISA SALTERS C.P. October Term, 2011 No. 03327 \$213,399.92 Phelan Hallinan & Schmiegl, LLP

**1212-419**

**7408 Georgian Road 19138-2224** 10th wd. 1240 Sq Ft TXPRCL#101134500 Improvements: Residential Property VALARIE STEADMAN C.P. May Term, 2012 No. 01888 \$49,504.12 Phelan Hallinan & Schmiegl, LLP

**1212-422**

**1011 Griffith Street 19111-2616** 63rd wd. 2916.12 Sq Ft TXPRCL#631270200 Improvements: Residential Property STEVEN DROHOMIRECKI C.P. July Term, 2010 No. 01078 \$202,742.95 Phelan Hallinan & Schmiegl, LLP

**1212-423**

**1333 E. Sedwick Avenue AKA 1333 E. Sedgwick Street 19150** 50th wd. 1741.25 Sq Ft TXPRCL#502432220 Improvements: Residential Property ANTHONY CLARKE AND CAROLL CLARKE C.P. January Term, 2012 No. 02575 \$69,415.93 Phelan Hallinan & Schmiegl, LLP

**1212-436**

**2002 Bridge Street 19124-2102** 23rd wd. 937.70 Sq Ft PRCL#622100800 Improvements: Residential Property MIRELA ARGHIROPOL AND CONSTANTINE GLYPTIS C.P. January Term, 2012 No. 00911 \$66,240.51 Phelan Hallinan & Schmiegl, LLP

**1212-438**

**1907 Elston Street 19138-2702** 10th wd. 1120 Sq Ft TXPRCL#101336200 Improvements: Residential Property CYNTHIA MILLER-CHENERY C.P. February Term, 2012 No. 00974 \$49,680.98 Phelan Hallinan & Schmiegl, LLP

**1212-439**

**1831 East Orleans Street 19134-3543** 25th wd. 1353.24 Sq Ft TXPRCL#252167300 Improvements: Residential Property RONALD J. HALL C.P. August Term, 2010 No. 04416 \$64,810.13 Phelan Hallinan & Schmiegl, LLP

**1212-440**

**5917 Summerdale Avenue 19149-3626** 53rd wd. 1418.57 Sq Ft TXPRCL#531239300 Improvements: Residential Property RUTH M. BEY AKA RUTH BEY C.P. December Term, 2011 No. 00456 \$78,060.12 Phelan Hallinan & Schmiegl, LLP

**1212-442**

**5250 Saul Street 19124** 62nd wd. 1400.40 Sq Ft BRT#621450200 Improvements: Residential Property NOEMI RAMIREZ C.P. June Term, 2012 No. 00699 \$63,449.98 KML Law Group, P.C.

**1212-445**

**4744 Melvale St 19137** 45th wd. 833.61 Sq Ft BRT#453326400 Improvements: Residential Property CARLO QUATTRONE C.P. March Term, 2012 No. 02879 \$68,332.25 KML Law Group, P.C.

**1212-452**

**421 Winton Street 19148** 39th wd. 637 Sq Ft BRT#392095800 Improvements: Residential Property ROBIN PICKRON C.P. June Term, 2012 No. 00796 \$80,935.83 KML Law Group, P.C.

**1212-454**

**1955 Ashley Street 19138** 10th wd. 1246 Sq Ft BRT#101368400 Improvements: Residential Property MONIQUE TUGGLE RIDDICK, SOLELY IN HER CAPACITY AS HEIR TO MARY C. TUGGLE, DECEASED, AND CAROLYN TUGGLE COLLINS, SOLELY IN HER CAPACITY AS HEIR OF MARY C. TUGGLE, DECEASED. C.P. January Term, 2012 No. 01945 \$100,386.52 KML Law Group, P.C.

**1212-455**

**513 East Thelma Street 19120** 42nd wd. 1027.42 Sq Ft BRT#421033600 Improvements:

**SHERIFF'S SALE**

Residential Property STUART COHEN AND ANNA MARIE POTALIVO COHEN C.P. February Term, 2012 No. 03723 \$75,781.59 KML Law Group, P.C.

**1212-456**

**265 South 9th Street, Unit 1R 19107** 5th wd. 810 Sq Ft, together with a proportionate undivided interest in the common elements of 16.59%. BRT#888049366 Improvements: Residential Property MELANIE YOUNG C.P. June Term, 2012 No. 01531 \$254,668.51 KML Law Group, P.C.

**1212-459**

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

**1212-460**

**105 West Walnut Lane 19144** 22nd wd. 9205.86 Sq Ft BRT#593065400 Improvements: Residential Property MICHELLE JOSEPH C.P. March Term, 2011 No. 03565 \$357,872.40 KML Law Group, P.C.

**1212-462**

**14004 Barcalow Street 19116** 58th wd. 10300 Sq Ft BRT#583104610 Improvements: Residential Property GREGORY M. MCGINLEY C.P. August Term, 2007 No. 03511 \$170,132.69 KML Law Group, P.C.

**1212-466**

**1056 Wagner Avenue 19140** 49th wd. 2059.50 Sq Ft BRT#492013600 Improvements: Residential Property LESTER B GOSS C.P. May Term, 2011 No. 01180 \$51,495.06 KML Law Group, P.C.

**1212-468**

**10 Catharine Street AKA 10 Catherine Street 19147-4312** 2nd wd. 1234.15 Sq Ft TXPRCL#022040710 Improvements: Residential Property TARA L. MCFILLIN C.P. February Term, 2012 No. 03878 \$838,755.71 Phelan Hallinan & Schmiegl, LLP

**1212-473**

**6539 Marsden Street 19135-2708** 41st wd. 1050 Sq Ft TXPRCL#411275600 Improvements: Residential Property DARLITA LEE C.P. May Term, 2012 No. 01646 \$104,085.81 Phelan Hallinan & Schmiegl, LLP

**1212-477**

**631 Alcott Street 19120** 35th wd. 1224 Sq Ft TXPRCL#352081100 Improvements: Residential Property GILBERT WHALEY C.P. December Term, 2007 No. 03088 \$69,048.57 Phelan Hallinan & Schmiegl, LLP

**1212-479**



## SHERIFF'S SALE

SHARMAINE MICKENS C.P. December Term, 2010 No. 01767 \$121,564.82 Phelan Hallinan & Schmiege, LLP

## 1212-498

**607 East Hortter Place AKA 607 Hortter Place 19119** 22nd wd. 6993.18 Sq Ft TXPRCL#221185600 Improvements:

Residential Property  
THELMA BROOKS C.P. August Term, 2005 No. 03071 \$194,932.23 Phelan Hallinan & Schmiege, LLP

## 1212-505

**8309 Dorcas Street 19152-2259** 56th wd. 3640 Sq Ft TXPRCL#562314830 Improvements:

Residential Property  
LORIANNE A. GERAGHTY AKA LORRAINE A. GERAGHTY C.P. March Term, 2010 No. 01674 \$209,477.40 Phelan Hallinan & Schmiege, LLP

## 1212-506

**613 West Mayfield Street 19133-2439** 37th wd. 674.62 Sq Ft TXPRCL#372432800 Improvements: Residential Property  
YVETTE DUDLEY C.P. December Term, 2011 No. 02738 \$39,125.93 Phelan Hallinan & Schmiege, LLP

## 1212-508

**364 Gardner Street 19116-2734** 58th wd. 3348.66 Sq Ft PRCL#582229300 Improvements: Residential Property  
LYUBOV SHVARTS C.P. May Term, 2010 No. 03900 \$209,397.43 Phelan Hallinan & Schmiege, LLP

## 1212-510A-B

**56th Wd. (7309 Bingham Street - Premises A - 19111)** 3166.50 Sq Ft TXPRCL#561019100 Improvements: Residential Property  
**56th Wd. (7311 Bingham Street - Premises B - 19111)** 3166.50 Sq Ft TXPRCL#561019200 Improvements: Residential Property  
MADELINE M. CASELLA C.P. October Term, 2007 No. 03722 \$214,796.39 Phelan Hallinan & Schmiege, LLP

## 1212-515

**1332 South 31st Street 19146** 36th wd. Row 2 sty masonry; 2277.12 Sq Ft BRT#362274900 Improvements: Residential Dwelling  
HENRY R. YARBROUGH C.P. May Term, 2009 No. 01477 \$71,016.41 McCabe, Weisberg, & Conway, P.C.

## 1212-518

**2662 Almond Street 19125** 31st wd. Row 2 sty, masonry; 3646 Sq Ft BRT#312083100 Improvements: Residential Dwelling  
STEPHEN CANNIZZARO JR. AND DANIELLE CANNIZZARO C.P. January Term, 2012 No. 02793 \$140,712.71 McCabe, Weisberg, & Conway, P.C.

## 1212-522

**2070 East Allegheny Avenue 19134** 25th wd. Row 2 sty, masonry; 2303.79 Sq Ft BRT#252308200 Improvements: Residential Dwelling  
ANNAMARIA FOGLIA C.P. January Term, 2012 No. 00316 \$90,711.32 McCabe, Weisberg, & Conway, P.C.

## 1212-525

**8002 Thouron Avenue 19150** 50th wd. S/D w b/g 2S masonry; 4154.51 Sq Ft BRT#502150100 Subject to Mortgage Improvements: Residential Dwelling  
DESMOND SPENCER C.P. July Term, 2009 No. 03198 \$75,264.89 McCabe, Weisberg, & Conway, P.C.

## 1212-527

**2027 South Bancroft Street 19145** 48th wd. Row conv/apartment 2 sty masonry; 2240 Sq Ft BRT#481203100 Improvements: Residential Dwelling  
KIRK N. PAVONI AND ALBERT R. PAVONI, III C.P. June Term, 2011 No. 02109 \$138,335.71 McCabe, Weisberg, & Conway, P.C.

## 1212-528

**2327 Catherine Street 19146** 30th wd. Row conv/apartment 3 sty, masonry; 2678 Sq Ft BRT#302086100 Improvements: Residential Dwelling  
JAMILAH WASHINGTON AND JOHN WASHINGTON C.P. July Term, 2012 No. 00319 \$246,741.53 McCabe, Weisberg, & Conway, P.C.

## 1212-531

**11 West Walnut Lane 19144** 59th wd. Det 3 sty stone; 6986.21 Sq Ft BRT#593064100 Improvements: Residential Dwelling  
DUANE S. HORNE C.P. March Term, 2012 No. 01120 \$294,958.48 McCabe, Weisberg, & Conway, P.C.

## 1212-532

**3173 Belgrade Street 19134** 25th wd. Row 2 sty masonry; 2420 Sq Ft BRT#251343500 Subject to Rent Improvements: Residential Dwelling  
MATHEW MCCABE AND UNITED STATES OF AMERICA C.P. March Term, 2012 No. 01415 \$182,475.35 McCabe, Weisberg, & Conway, P.C.

## SHERIFF'S SALE

## 1212-537

**1530 W. 68th Avenue 19126** 10th wd. 1440 Sq Ft BRT#101248900 Improvements: Residential Property  
DEIDRE JONES-MOORE C.P. November Term, 2008 No. 002046 \$79,779.69 Christopher A. DeNardo, Esq.

## 1212-538

**5916 North 13th Street 19141** 49th wd. 4736.40 Sq Ft BRT#493217100 Improvements: Residential Property  
CALVIN V. DIGGS AND ROSE MARY DIGGS C.P. June Term, 2010 No. 003166 \$107,911.54 Christopher A. DeNardo, Esq.

## 1212-539

**5630 Sprague Street 19138** 22nd wd. 1554 Sq Ft BRT#122270000 Improvements: Residential Property  
RHONDA Y SPEARMAN C.P. June Term, 2012 No. 1232 \$53,907.49 Christopher A. DeNardo, Esq.

## 1212-541

**2818 Ryerson Place 19114** 57th wd. 1800 Sq Ft BRT#572094609 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OLEG KANTAROVICH, DECEASED. C.P. March Term, 2010 No. 004190 \$188,131.78 Christopher A. DeNardo, Esq.

## 1212-542

**5249 Hutchinson Street AKA 5249 North Hutchinson Street 19141** 49th wd. 1270 Sq Ft BRT#492154600 Improvements: Residential Property  
EARL THORNTON C.P. July Term, 2012 No. 001594 \$85,642.81 Christopher A. DeNardo, Esq.

## 1212-544

**2217 North 52nd Street 19131** 52nd wd. 3050 Sq Ft BRT#521298400 Improvements: Residential Property  
DELORES JONES AND GENNARO RAUSO, INTERVENOR DEFENDANT C.P. September Term, 2008 No. 003690 \$334,433.48 Christopher A. DeNardo, Esq.

## 1212-548

**6424 North 20th Street 19138** 10th wd. (formerly part of the 17th) 1279.46 Sq Ft BRT#10203900 Improvements: Residential Property  
DIEDRA E. HERBERT AKA DIEDRA E. JOHNSON, INDIVIDUALLY IN HER CAPACITY AS REMAINDERMAN AND AS CO-ADMINISTRATRIX OF THE ESTATE OF VICTORIA JOHNSON AKA ULYSSIA VICTORIA JOHNSON, DECEASED AND LIONEL E. JOHNSON INDIVIDUALLY IN HER CAPACITY AS REMAINDERMAN, AND AS CO-ADMINISTRATRIX OF THE ESTATE OF VICTORIA JOHNSON AKA ULYSSIA VICTORIA JOHNSON, DECEASED. C.P. April Term, 2012 No. 00771 \$57,316.43 KML Law Group, P.C.

## 1212-549

**556 Geneva Avenue 19120** 42nd wd. 1500 Sq Ft BRT#421215100 Improvements: Residential Property  
EVELYN L. CAMPBELL C.P. January Term, 2012 No. 01938 \$129,034.98 KML Law Group, P.C.

## 1212-551

**2845 Benner Street 19149** 62nd wd. 1114.37 Sq Ft BRT#621154800 Improvements: Residential Property  
FAUSTO ABREU C.P. July Term, 2012 No. 00178 \$124,470.21 KML Law Group, P.C.

## 1212-554

**4104 I Street 19124** 33rd wd. 1083.38 Sq Ft BRT#332150900 Improvements: Residential Property  
ALEXANDER RAMOS-ECHEVARRIA C.P. May Term, 2012 No. 01097 \$121,440.48 KML Law Group, P.C.

## 1212-558

**31 West Sharpnack Street 19119** 22nd wd. 1316.16 Sq Ft; This property is being sold subject to the four-fifths ownership interest of the Security Title Guarantee Corporation of Baltimore, A Maryland Corporation, whose interest is recorded as instrument #52242557, July 30, 2010, Philadelphia, PA. Pursuant to order of court at No 004479, July Term, 2007, Philadelphia, PA. BRT#223041500 Improvements: Residential Dwelling  
TO BE SOLD AS PROPERTY OF: WENDY LEE MILLER AKA WENDY WILLIAMS, LAST RECORD OWNER OF 1/5TH INTEREST AND MORTGAGOR OF 1/5 INTEREST, LARON D WILLIAMS KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS, LAILITAS M WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS, VIOLA WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS, DEVOSHIA WILLIAMS KNOWN HEIR

## SHERIFF'S SALE

OF WENDY LEE MILLER AKA WENDY WILLIAMS, VIRGINIA WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS

-WENDY LEE MILLER, AKA WENDY WILLIAMS, LAST RECORD OWNER OF 1/5TH INTEREST AND MORTGAGOR OF 1/5 INTEREST

-LARON D. WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS

-LAILITAS M. WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER C.P. October Term, 2005 No. 000390 \$78,736.95 Mark J. Udren, Esq.

## 1212-561

**115 S. 61st Street 19139** 46th wd. 1326.75 Sq Ft BRT#031170200 Improvements: Residential Dwelling  
ANGELIQUE PRESSLEY AND SAMUEL PRESSLEY C.P. March Term, 2012 No. 00532 \$45,631.91 Udren Law Offices, P.C.

## 1212-565

**549 East Sanger Street 19120** 35th wd. 1082.75 Sq Ft BRT#351213400 Improvements: Residential Dwelling  
BOBBIE CARDWELL AND BRIAN CARDWELL C.P. October Term, 2010 No. 03147 \$114,852.86 Udren Law Offices, P.C.

## 1212-568

**6806 Sprague Street 19119** 22nd wd. 1322.25 Sq Ft BRT#222228200 Improvements: Residential Dwelling  
VANESSA CARTER C.P. January Term, 2012 No. 02033 \$194,980.73 Udren Law Offices, P.C.

## 1212-570

**661 East Wensley Street 19134** 33rd wd. 637 Sq Ft BRT#331134300 Subject to Mortgage Improvements: Residential Dwelling  
JOSE A. TORRES C.P. May Term, 2012 No. 00462 \$29,835.71 Udren Law Offices, P.C.

## 1212-571

**2660 Emerald Street 19125** 31st wd. 1000 Sq Ft BRT#311075800 Improvements: Residential Dwelling  
ANNA MARIE NOLAN C.P. February Term, 2011 No. 00665 \$83,746.82 Mark J. Udren, Esq.

## 1212-575

**4248 I Street 19124** 33rd wd. 1746.87 Sq Ft BRT#332156100 Improvements: Residential Dwelling  
HECTOR L. COLON AND MARIA M. HERNANDEZ C.P. November Term, 2011 No. 00780 \$101,075.28 Udren Law Offices, P.C.

## 1212-576

**2214 Latona Street 19146** 36th wd. 693.75 Sq Ft BRT#361287700 Improvements: Residential Dwelling  
JOHN J. CHEATLEY C.P. July Term, 2012 No. 03248 \$79,664.29 Udren Law Offices, P.C.

## 1212-579

**6118 Glenloch Street 19135-3613** 41st wd. 1760 Sq Ft BRT#411201400 Improvements: Residential Dwelling  
MARGARET BARTLETT C.P. May Term, 2012 No. 01999 \$136,130.37 Barbara A. Fein, Esq.

## 1212-585

**532 Ashmead Street** 12th wd. Situate on the southeast side of Asmead Street at the distance of 240 feet northeast from the northeast side of Magnolia Street, Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry  
GREGORY K. BURRIS C.P. June Term, 2012 No. 02309 \$48,774.56 Chandra M. Arkema, Esq.

## 1212-586

**316 West Chew Avenue** 61st wd. Beginning point: Situate on the south side of Chew Avenue at the distance of thirty feet two inches eastward from the east side of Fourth Street Subject to Mortgage Improvements: Semi Det 2 Sty Masonry  
CYNTHIA L. HARRIS [ESTATE OF] C.P. September Term, 2011 No. 01108 \$103,979.62 Chandra M. Arkema, Esq.

## 1212-593

**3615 Prince Circle 19114** 66th wd. 2477.45 Sq Ft BRT#661202700 Improvements: Residential Dwelling  
WILLIAM A. FARRIS AND LUCINDA FARRIS C.P. July Term, 2012 No. 00396 \$127,088.96 Martha E. Von Rosenstiel, Esq.

## 1212-594

**2943 Jenny Place 19136** 57th wd. 1953.55 Sq Ft BRT#572040690 Improvements: Residential Dwelling  
MICHAEL J. BERNSTEIN AND CATHERINE BERNSTEIN C.P. October Term, 2011 No. 004405 \$238,356.31 Martha E. Von Rosenstiel, Esq.

## 1212-597

**231 E. Albanus Street 19120** 42nd wd. 1068 Sq Ft BRT#421153900 Improvements: Residential Real Estate

## SHERIFF'S SALE

RONNELL R. ROBINSON C.P. September Term, 2009 No. 001002 \$32,315.61 Stern & Eisenberg, PC

## 1212-599

**1721 East Maryland Street 19138** 10th wd. (formerly part of the 15th) 1232 Sq Ft BRT#102266200 Improvements: Residential Real Estate  
DEBORAH R. SUMPTER C.P. February Term, 2012 No. 00032 \$48,610.24 Stern & Eisenberg, PC

## 1212-600

**6142 Locust Street 19139** 46th wd. 2522 Sq Ft BRT#031097800 Improvements: Residential Real Estate  
ANTHONY LYNN AND LYNN REAL ESTATE HOLDINGS, LLC C.P. April Term, 2012 No. 02657 \$69,994.79 Stern & Eisenberg, PC

## 1212-601

**1434 Benner Street 19149** 54th wd. 1434.43 Sq Ft BRT#541018400 Improvements: Residential Real Estate  
KEYNA D. BARKSDALE AND ANTHONY A. BARKSDALE C.P. December Term, 2011 No. 00849 \$72,571.32 Stern & Eisenberg, P

## 1212-604

**2128 Manton Street 19146** 36th wd. 1048 Sq Ft BRT#361063900 Improvements: Residential Real Estate  
NANCY WOODS C.P. February Term, 2012 No. 02428 \$6,191.78 Stern & Eisenberg, PC

## 1212-608

**318 East Hortter Street** 22nd wd. Containing in front or breadth on the said Hortter Street 20' and extending southeasterly between parallel lines at right angles to Hortter Street in length or depth 92'5-7/8" to a 15' wide driveway, leading northeastwardly and southwestwardly and communicating at both ends with two other certain 15' wide driveways leading northwestwardly into Hortter St and southeastwardly into Montana street. BRT#221168600 Subject to Mortgage Improvements: Row B/gar 2sty Masonry.  
RENEE COLEMAN C.P. January Term, 2009 No. 03204 \$80,816.20 Patrick J. Wesner, Esq.

## 1212-609

**8506 Marsden Street** 65th wd. BEGINNING at a point on the northeasterly side of Blakiston Street (70 feet wide) at the distance of 130' more or less southeastwardly from the southeasterly side of Ditman Street (60 feet wide) thence extending northeastwardly 180' 1/8" more or less to a point; thence extending southeastwardly 9' 4-3/4" more or less to a point on the northwesterly side of Marsden Street (50 feet wide); thence extending southwestwardly along the northwesterly side of marsden Street 190'6-7/8" to a point on the said Blakiston St; thence extending northwestwardly along the northeasterly side of Blakiston Street 91'3-7/8" more or less to a point, beginning the first mentioned point and place of BEGINNING. BRT#652310815 Subject to Mortgage Improvements: S/d W/gar 2sty Frame  
AARON L. VINCENT AND RASHEENA K. VINCENT C.P. May Term, 2007 No. 01721 \$276,992.13 Patrick J. Wesner, Esq.

## 1212-611

**4244 North American Street AKA 4244 N. American Street** 5th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected described according to a plan and survey thereof made by Joseph F. Delaney, Esquire, surveyor and regulator of the Fifth District of the City of Philadelphia on the 11th day of September A.D. 1941 as follows, to wit: BEGINNING at a point on the northwest side of American Street (60 feet wide) at the distance of 132'9" southwest from the southwest side of Bristol Street (60 feet wide). CONTAINING in front or breadth on the said American Street southwest 15'11" and extending of that width in length or depth northwest between lines parallel with Bristol Street and passing through the party walls between this premises and the premises adjoining on the northeast and southwest 60' to the center line of a ceratin 4' wide alley, which extends northeast and southwest from Bristol Street to Hunting Park Avenue (100' wide) parallel with American Street. BRT#072103600 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
CHARLES V. LEIGH C.P. March Term, 2011 No. 01759 \$55,950.90 Patrick J. Wesner, Esq.

## 1212-612

**6718 North Sydenham Street** 10th wd. Situate on the west side of Sydenham Street at the distance of 282' southward from the south side of 68th Avenue north in the 10th ward of the City of Philadelphia. Containing in front or breadth on the said side of Sydenham Street 20' and extending of that width in length or depth westwardly between parallel lines at right angles to Sydenham Street 74'6" to a certain 12' wide driveway leading southward into a

## SHERIFF'S SALE

certain 10' wide driveway which leads eastward into Sydenham St. BRT#101024300 Subject to Mortgage Improvements: S/d W B/g 3s Masonry

HARRY WATSON, ADMINISTRATOR OF THE ESTATE OF JOHN WATSON AKA JOHN T. WATSON, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2010 No. 02521 \$62,635.14 Patrick J. Wesner, Esq.

## 1212-615

**10774 Lockart Road** 58th wd. Beginning at a point on the northerly side of Lockart Road 64' wide, measured along the same, south 89 degrees, 20 minutes, 10 seconds east, 102'8-1/4" from a point of tangent, which said point is measured along the arc of a circle curving to the right, with a radius of 15', the arc distance of 23' 0-3/4" from a point of curve on the easterly side of Lockart Plaza 50' wide, thence extending from said point of beginning along the northerly side of Lockart Road, south 89 degrees, 20 minutes, 10 seconds east 28'5-3/4" to a point; thence extending north 0 degrees, 39 minutes, 50 seconds east, along a line at right angles to said Lockart Road, 100'0" to a point in line of area for public purposes; thence extending along the same, north 89 degrees, 20 minutes, 10 seconds, west 28'5-3/4" to a point; and thence, extending south 0 degrees, 39 minutes, 50 seconds west, partly passing through the center of the party wall between this premises and the premises adjoining to the west, and along a line at right angles to said Lockart Road, 100'0" to a point on the said northerly side of Lockart Road, the first mentioned point and place of beginning. BRT#582406400 Subject to Mortgage Improvements: Apartment 2-4 Units, 2sty Masonry  
GLADYS DEITCH AKA GLADYS DENENBERG AND STEPHEN DEITCH C.P. September Term, 2008 No. 04916 \$263,112.84 Patrick J. Wesner, Esq.

## 1212-616

**1320 Tyson Avenue** 35th wd. Beginning at a point on the southerly side of Tyson Avenue at the distance of 326'6" westwardly from the westly side of Loretto Avenue; containing in front or breadth on the said Tyson Avenue 50 ft (being two lots of 24' frontage each) and extending of that width in length or depth southwardly between parallel lines at right angles to the said Tyson Ave 102'6". BRT#532224900 Subject to Mortgage Improvements: S/d W B/g 3s Masonry  
MICHAEL S. BEAVER C.P. February Term, 2011 No. 00288 \$83,654.50 Patrick J. Wesner, Esq.

## 1212-618

**2711 Parrish Street** 15th wd. Containing in front or breadth on the said Parrish Street 15 ft and extending of that width in length or depth northward between parallel lines at right angles with the said Parrish Street 67 ft to a certain 3 ft wide alley leading westward into Pennock Street and eastward into a ceratin other 3 ft wide alley leading southward into the said Parrish Street. BRT#152300200 Subject to Mortgage Improvements: Row 2 Sty Masonry  
ANTHONY L. TIDD AND TRACEY M. TIDD C.P. October Term, 2008 No. 01145 \$365,851.57 Patrick J. Wesner, Esq.

## 1212-620

**6517 North 5th Street 19126** 61st wd. easterly side of fifth st, 80'0" southerly side of Acker St, front 26'6", depth 101' 6-1/2" OPA#611094100 Subject to Mortgage  
JAMAR DANIELS C.P. May Term, 2012 No. 02273 \$153,536.65 Louis P. Vitti, Esq.

## 1212-626

**11924 Alberta Drive 19154** 66th wd. 50x64 BRT#62173200 Improvements: Residential Property  
JOSHUA J. TRIESTMAN; TITLE TO SAID PREMISES IS VESTED IN JOSHUA J. TRIESTMAN BY FIDUCIARY DEED FROM MITCHELL SAUL TRIESTMAN, ACTING AS EXECUTOR OF SYLVIA TRIESTMAN AND BENJAMIN TRIESTMAN, DANIEL J. TRIESTMAN, JOSHUA J. TRIESTMAN AND BETHANY J. TRIESTMAN SURVIVING CHILDREN OF MITCHEL SAUL TRIESTMAN, DATED JUNE 14, 2003 AND RECORDED OCTOBER 14, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51035424. C.P. April Term, 2009 No. 02379 \$189,980.33 Martin S. Weisberg, Esq.

## 1212-639A-B

**41st Wd. (6114 Jackson Street - Premises A - 19135)** 2481 Sq Ft BRT#552457700 Subject to Mortgage Improvements: Residential Dwelling  
**41st Wd. (6113 Gillespie Street - Premises B - 19135)** 1984.80 Sq Ft BRT#552440900 Subject to Mortgage Improvements: Residential Dwelling  
REBECCA A. MCGEEHAN AKA REBECCA MCGEEHAN C.P. June Term, 2009 No. 04016 \$12,585.10 Mark J. Udren, Esq.



**SHERIFF'S SALE**

**1212-645**  
**78 W. Godfrey Avenue** 61st wd. 1290 Sq Ft BRT#611284300 Subject to Mortgage Improvements: Residential  
 DIONNE N. JACKSON AKA DIONNE N. SINGLETON C.P. January Term, 2012 No. 00819 \$97,780.90 Thomas A Capehart, Esq.

**1212-651**  
**5357 Charles Street 19124** 23rd wd. 2325 Sq Ft BRT#622291500 Improvements: Residential Dwelling  
 KEITH BENNETT C.P. July Term, 2012 No. 03112 \$73,152.27 Udren Law Offices, P.C.

**The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 5, 2013.**

**1301-307**  
**4921 Walnut Street 19139** 46th wd. 924 Sq. Ft. BRT#364431100 Improvements: Residential Property  
 HEAVYWEIGHT MANAGEMENT LLC AND NOEL P. COHEN, III INDIVIDUALLY AND AS VICE PRESIDENT OF HEAVYWEIGHT MANAGEMENT LLC C.P. May Term, 2010 No. 02810 \$232,293.38 KML Law Group, P.C.

**1301-312**  
**3904 Pulaski Avenue 19140** 13th wd. 1002.82 Sq. Ft. BRT#131209000 Improvements: Residential Property  
 MICHAEL WILLIAMS C.P. July Term, 2012 No. 03046 \$60,477.45 KML Law Group, P.C.

**1301-315**  
**6955 Pawling Street 19128** 21st wd. 5000 Sq. Ft. BRT#212453200 Improvements: Residential Property  
 STUART M. SCOTT AND CAROLYN T SCOTT C.P. September Term, 2008 No. 01164 \$257,771.91 KML Law Group, P.C.

**1301-320**  
**2522 N. 18th Street 19132** 16th wd. 1038.50 Sq. Ft. BRT#1620111000 Improvements: Residential Property  
 EUGENE D. DAVIS C.P. October Term, 2007 No. 00451 \$63,544.26 KML Law Group, P.C.

**1301-326**  
**4010 Gilham Street 19135** 55th wd. (formerly part of the 41st wd.) 975 Sq. Ft. BRT#552128200 Improvements: Residential Property  
 RICHARD D. HARWATH AND MARIA L. HARWATH C.P. July Term, 2012 No. 02745 \$121,778.89 KML Law Group, P.C.

**1301-328**  
**2930 Mckinley Street 19149** 62nd wd. 991.25 Sq. Ft. BRT#621250000 Improvements: Residential Property  
 FRANK E BATCHELOR III C.P. January Term, 2012 No. 01573 \$95,477.14 KML Law Group, P.C.

**1301-330**  
**7712 Summerdale Avenue 19111** 56th wd. 3291.54 Sq. Ft. BRT#561144100 Improvements: Residential Property  
 KAREN FULLER C.P. June Term, 2012 No. 00864 \$260,890.31 KML Law Group, P.C.

**1301-339**  
**5904 N Park Avenue 19141** 49th wd. 1935 Sq. Ft. BRT#493238100 Improvements: Residential Property  
 ROBERT J LEE AND LINDA POWERS-LEE C.P. April Term, 2012 No. 01798 \$115,636.50 KML Law Group, P.C.

**1301-350**  
**1618 W. Westmoreland Street 19140** 11th wd. 2522 Sq. Ft. BRT#112018800 Subject To Mortgage Improvements: Residential Property  
 UNITED REAL ESTATE INVESTMENT GROUP, LLC A DEFENDANT IN THE REFERENCED CONFESSION OF JUDGMENT IS THE PRIOR OWNER OF 1618 W. WESTMORELAND STREET, PHILADELPHIA PA 19140 C.P. May Term, 2012 No. 2995 \$64,078.03 Susan M. Heimbecker, Esq.

**1301-358**  
**1902 Conlyn Street 19141** 17th wd. 1695.11 Sq. Ft. BRT#171134100 Improvements: Residential Dwelling  
 ROSLYN A. WILLIAMS C.P. July Term, 2012 No. 002960 \$36,617.04 Heather Riloff, Esq.

**1301-360**  
**709-717 North Penn Street** 11th wd. 92,640 Sq. Ft. or 2,12673 acres BRT#884018923 & BRT#055003620 Subject To Mortgage  
 VTE PHILADELPHIA, LP C.P. September Term, 2011 No. 00298 \$16,876,972.36 Gregory L. Taddonio, Esq.

**1301-362**  
**4840 Unruh Avenue 19135** 41st wd. 1072 Sq. Ft. BRT#411187900 Improvements:

**SHERIFF'S SALE**

Residential Real Estate  
 WAYNE WILDONGER C.P. June Term, 2012 No. 03127 \$90,320.52 Stern & Eisenberg, PC

**1301-366**  
**4614 Greene Street 19144** 22nd wd. 1926.92 Sq. Ft. BRT#123157300 Improvements: Residential Property  
 UNKNOWN HEIRS OF MORRIS FERRELL, DECEASED AND LATOYA WILLOGHBY, SOLELY IN HER CAPACITY AS HEIR OF MORRIS FERRELL, DECEASED. C.P. November Term, 2008 No. 00380 \$168,090.48 KML Law Group, P.C.

**1301-371**  
**4622 Pilling Street 19124** 23rd wd. 3750 Sq. Ft. BRT#234240800 Improvements: Residential Property  
 GLENN A. HUTCHINSON C.P. December Term, 2009 No. 03461 \$60,082.67 KML Law Group, P.C.

**1301-376**  
**3408 Arthur Street** 64th wd. Containing in front or breadth on the said Arthur Street, 20 feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to the said Arthur Street. Subject to Mortgage Improvements: Semi/det 2sty Frame  
 JOSEPH J. BRETT AND ROCHELLE BRETT C.P. May Term, 2011 No. 00526 \$131,095.41 Chandra M. Arkema, Esq.

**1301-385**  
**8130 Leon Street 19136** 35th wd. 1132 Sq. Ft. BRT#642041300 Improvements: Residential Property  
 PROPERTY OF UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NELLIE MCGINN, DECEASED AND ANNE KINNEY, INDIVIDUALLY AND AS HEIR OF NELLIE MCGINN, DECEASED. C.P. July Term, 2012 No. 728 \$136,317.32 Christopher A. DeNardo, Esq.

**1301-386**  
**4320 North Hicks Street 19140** 13th wd. 944 Sq. Ft. BRT#132078700 Subject To Mortgage: Bank of America, N.A. Improvements: Residential Property  
 BANK OF AMERICA, N.A. C.P. December Term, 2011 No. 11201380 \$55,691.75 David J. Demers, Esq.

**1301-388**  
**5843 Florence Avenue 19143** 40th wd. BRT#034068300 Improvements: Residential Dwelling  
 ETHEL E EDWARDS BY DEED DATED 11/6/00 AND RECORDED 1/30/03 IN INSTRUMENT #50605243. C.P. October Term, 2010 No. 00464 \$52,676.23 Federman & Associates, LLC

**1301-396**  
**1716 Widener Place 19141** 17th wd. 1536 Sq. Ft. TXPRCL#171183400 Improvements: Residential Property  
 STEPHEN V. JOHNSON C.P. September Term, 2005 No. 02224 \$66,062.52 Phelan Hallinan & Schmiegl, LLP

**1301-404**  
**3724 North 8th Street 19140** 43rd wd. 736 Sq. Ft. BRT#432304700 Improvements: Residential Real Estate  
 THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF RUTH JACKSON. C.P. November Term, 2011 No. 001411 \$51,566.01 Stern & Eisenberg, PC

**1301-405**  
**2322 South Franklin Street 19148** 39th wd. 672 Sq. Ft. BRT#393225800 Improvements: Residential Real Estate  
 JAMES A. PATRICK C.P. July Term, 2012 No. 01037 \$49,171.57 Stern & Eisenberg, PC

**1301-430**  
**3618 North Gratz Street 19140** 13th wd. 1280 Sq. Ft. BRT#131264200 Improvements: Residential Property  
 FAYETTA ADAMS AKA FAYETTA PORTER ADAMS C.P. February Term, 2009 No. 03261 \$77,027.81 KML Law Group, P.C.

**1301-435**  
**2309 South Hemberger Street 19145** 48th wd. 696.43 Sq. Ft. BRT#482235300 Improvements: Residential Property  
 MARGARITA RASING AND NARCISO RASING C.P. July Term, 2012 No. 03824 \$147,272.36 KML Law Group, P.C.

**1301-438**  
**5927 Bingham Street 19120** 35th wd. 990 Sq. Ft. BRT#352310600 Improvements: Residential Property  
 MIRTA I. ANGLERO AND LUIS R. ANGLERO C.P. August Term, 2012 No. 02060 \$126,604.26 KML Law Group, P.C.

**1301-444**  
**960 Allengrove Street 19124** 23rd wd. 2892.62 Sq. Ft. BRT#233042400 Improvements: Residential Property

**SHERIFF'S SALE**

WILLIAM D. CROWTHERS, JR. C.P. February Term, 2007 No. 01276 \$163,110.23 KML Law Group, P.C.

**1301-449**  
**7533 Tulehocken Street 19138** 50th wd. 1500 Sq. Ft. BRT#501372800 Improvements: Residential Property  
 SHANTE ANTRONM-GOWANS C.P. July Term, 2012 No. 03845 \$110,901.11 KML Law Group, P.C.

**1301-454**  
**5930 Drexel Road 19131** 52nd wd. (formerly parth of the 34th wd.) 32106.06 Sq. Ft. BRT#522192500 Improvements: Residential Property  
 JUDITH STEVENSON AND PETER STEVENSON C.P. June Term, 2012 No. 03419 \$542,751.11 KML Law Group, P.C.

**1301-458**  
**5231 Pine Street 19143** 60th wd. Row 2sty, masonry; 2666.40 Sq. Ft. BRT#602128800 Subject to Mortgage Improvements: Residential Dwelling  
 ABDELLATIF CHAKRANE C.P. March Term, 2010 No. 00259 \$51,692.00 McCabe, Weisberg, & Conway, P.C.

**1301-461**  
**2913 South Felton Street 19142** 40th wd. Row b/gar 2sty; masonry; residential 2365.80 Sq. Ft. BRT#402117600 Improvements: Residential Dwelling  
 KONTHEA BO AND VISITH OUM C.P. January Term, 2010 No. 01639 \$97,727.31 McCabe, Weisberg, & Conway, P.C.

**1301-462**  
**1436 South 16th Street 19146** 36th wd. Row 2 sty masonry; 2176 Sq. Ft. BRT#365135500 Improvements: Residential Dwelling  
 UNITED STATES OF AMERICA, YAMIN SABREE AND CASSANDRA HAYES C.P. April Term, 2012 No. 02393 \$122,137.70 McCabe, Weisberg, & Conway, P.C.

**1301-464**  
**2303 East Clearfield Street 19134** 25th wd. Row 2 sty masonry; 2046.72 Sq. Ft. BRT#252247200 Improvements: Residential Dwelling  
 RICARDO RAMIREZ AND ROSA RAMIREZ C.P. July Term, 2012 No. 02218 \$77,645.82 McCabe, Weisberg, & Conway, P.C.

**1301-465**  
**5204 Rorer Street 19120** 42nd wd. Row b/gar 2 sty, masonry; 2445.77 Sq. Ft. BRT#421530800 Improvements: Residential Dwelling  
 CHARMING BOONYAPISIT, PHONGSAVAT PITAKANON AND CHARINTHORN AIMVILAI C.P. November Term, 2010 No. 01010 \$83,897.21 McCabe, Weisberg, & Conway, P.C.

**1301-468**  
**3152 E Street 19134** 7th wd. Row 2 sty masonry; 960 Sq. Ft. BRT#071561000 Improvements: Residential Dwelling  
 NDUBUISI OKORO AND BRENDA OKORO C.P. April Term, 2009 No. 00042 \$68,496.31 McCabe, Weisberg, & Conway, P.C.

**1301-472**  
**5730 Poplar Street 19131** 04th wd. Row conv/apt 2 sty masonry; 1987.50 Sq. Ft. BRT#043016200 Subject to Mortgage Improvements: Residential Dwelling  
 RUTH MURPHY AND MARVIN THOMAS C.P. June Term, 2009 No. 03905 \$117,571.93 McCabe, Weisberg, & Conway, P.C.

**1301-483**  
**5001 North 11th Street 19141** 2400.00 Sq. Ft. BRT#491401900 Subject to Mortgage Improvements: Residential Dwelling  
 MICHELLE T. FRAZIER C.P. July Term, 2012 No. 03487 \$99,304.33 Udren Law Offices, P.C.

**1301-487**  
**6608 Oakland Street 19149** 54th wd. 1247.02 Sq. Ft. OPA#541256500 Improvements: Residential Property  
 SOON POK YUN AND JUNG KEUM YUN C.P. August Term, 2011 No. 1491 \$106,937.39 Lauren Berschler Karl, Esq.

**1301-488A-B**  
**5th Wd. (100 Market Street – Premises A)** 1405 Sq. Ft. or .032254 acres BRT#882497600;BRT#052122300 Subject To Mortgage  
**5th Wd. (102 Market Street – Premises B)** 1405 Sq. Ft. or .032254 acres BRT#882497700;BRT#052122400 Subject To Mortgage  
 PRIMEROCK REAL ESTATE FUND, LP C.P. March Term, 2012 No. 01868 \$780,800.00 Gregory L. Taddonio, Esq.

**1301-510**  
**6503 Theodore Street 19142-2821** 40th wd. 1020.50 Sq. Ft. TXPRCL#406237500 Improvements: Residential Property  
 NATALIE ELLIS C.P. May Term, 2012 No. 02953 \$60,014.62 Phelan Hallinan & Schmiegl, LLP

**SHERIFF'S SALE**

**1301-522**  
**119 East Allen Street 19125-4101** 18th wd. 785 Sq. Ft. TXPRCL#181285200 Improvements: Residential Property  
 DE A HOANG C.P. June Term, 2012 No. 00918 \$206,683.43 Phelan Hallinan & Schmiegl, LLP

**1301-538**  
**3062 North Water Street 19134-2828** 7th wd. 659.75 Sq. Ft. TXPRCL#071341600 Improvements: Residential Property  
 ROY T. NAGEL AND PATRICIA R. NAGEL AKA PATRICIA NAGEL C.P. May Term, 2012 No. 00584 \$40,742.34 Phelan Hallinan & Schmiegl, LLP

**1301-556**  
**1021 Levick Street 19111-5409** 53rd wd. (formerly the 35th wd.) 1956.55 Sq. Ft. TXPRCL#531075800 Improvements: Residential Property  
 HAMEED M. GILL C.P. February Term, 2010 No. 03072 \$171,843.11 Phelan Hallinan & Schmiegl, LLP

**1301-557**  
**1732 South 65th Street 19142** 40th wd. 1379.70 Sq. Ft. PRCL#403000700 Improvements: Residential Property  
 JEROME T. CLEMENTS C.P. January Term, 2008 No. 00725 \$53,892.64 Phelan Hallinan & Schmiegl, LLP

**1301-562**  
**3900 Ford Road, Unit 14-G 19131-2039** 55th wd. PRCL#888520197 Improvements: Condominium  
 LEE CHAPMAN AND EMILY CHAPMAN C.P. April Term, 2012 No. 04293 \$91,092.78 Phelan Hallinan & Schmiegl, LLP

**1301-563**  
**2910 North 24th Street 19132-1901** 38th wd. 1147 Sq. Ft. TXPRCL#381003200 Improvements: Residential Property  
 ABDUR RAHYM-NEEQUAYE C.P. May Term, 2012 No. 00964 \$54,341.12 Phelan Hallinan & Schmiegl, LLP

**1301-565**  
**708 East Thayer Street AKA 708 Thayer Street 19134-1814** 33rd wd. 859.80 Sq. Ft. TXPRCL#331138900 Improvements: Residential Property  
 KENNETH HAINES C.P. February Term, 2012 No. 03104 \$41,607.88 Phelan Hallinan & Schmiegl, LLP

**1301-570**  
**9713 Berea Street 19114-1723** 66th wd. 10250 Sq. Ft. TXPRCL#661012616 Improvements: Residential Property  
 LAWRENCE V. HERMAN C.P. December Term, 2011 No. 01545 \$156,854.50 Phelan Hallinan & Schmiegl, LLP

**1301-582**  
**4318 Bennington Street 19124-4312** 33rd wd. 1366.87 Sq. Ft. PRCL#332292400 Improvements: Residential Property  
 EVELYN LUNA AND CARLOS COLON C.P. November Term, 2011 No. 01579 \$98,070.61 Phelan Hallinan & Schmiegl, LLP

**1301-595**  
**1831 South 20th Street** 48th wd. East side of 20th Street, 64 feet northward from the north side of Mifflin Street; front 16 ft 0 in, depth 66 ft, 0 in Improvements: Single Family Residence  
 UNITED STATES BANK NATIONAL ASSOCIATION, ET AL C.P. June Term, 2011 No. 01122 \$50,355.13 Stephen M. Hladik, Esq.

**1301-596**  
**4127 North Franklin Street 19140** 43rd wd. 960 Sq. Ft. BRT#433323400 Improvements: Residential Property  
 JOHN J. MORRONE AKA JOHN J. MORRONE, JR. C.P. February Term, 2010 No. 001114 \$45,669.23 Christopher A. DeNardo, Esq.

**1301-603**  
**1304 North 56th Street 19131** 34th wd. 1845 Sq. Ft. BRT#043051700 Improvements: Residential Dwelling  
 BEVERLY STUART C.P. February Term, 2010 No. 01677 \$41,124.05 Mark J. Udren, Esq.

**1301-605**  
**1627 South 8th Street 19148** 1st wd. 1024 Sq. Ft. BRT#012189600 Improvements: Residential Dwelling  
 TONU VUONG C.P. April Term, 2010 No. 00208 \$346,742.01 Udren Law Offices, P.C.

**1301-608**  
**928 South 49th Street 19143** 46th wd. 2750 Sq. Ft. BRT#511004100 Improvements: Residential Dwelling  
 NICOLE D. MCEWAN C.P. August Term, 2010 No. 00764 \$248,318.17 Udren Law Offices, P.C.

**1301-611**  
**1864 Sanford Street** 58th wd. 4240 Sq. Ft. BRT#582066000 Subject to Mortgage Improvements: Residential Property

**SHERIFF'S SALE**

WILLIAM M. JENNINGS AND TERRI ANN JENNINGS C.P. July Term, 2012 No. 01952 \$28,521.92 Pressman & Doyle, LLC

**SHERIFF'S SALE OF TUESDAY, FEBRUARY 5, 2013**

**1302-301**  
**171 West Chew Avenue 19120-2454** 61st wd. 1377.21 Sq Ft PRCL#612051200 Improvements: Residential Property  
 KWI RYE PARK C.P. May Term, 2012 No. 00416 \$106,313.45 Phelan Hallinan & Schmiegl, LLP

**1302-302**  
**2357 Montrose Street 19146-2531** 30th wd. 504 Sq Ft PRCL#302202100 Improvements: Residential Property  
 DARRYL V. MILLER C.P. January Term, 2012 No. 01384 \$325,906.41 Phelan Hallinan & Schmiegl, LLP

**1302-303**  
**5002 Penn Street 19124-2694** 23rd wd. 2527.25 Sq Ft TXPRCL#621478400 Improvements: Residential Property  
 DANIEL LUFFMAN C.P. July Term, 2009 No. 04137 \$272,061.32 Phelan Hallinan & Schmiegl, LLP

**1302-304**  
**2418 Federal Street 19146-2432** 36th wd. 900 Sq Ft TXPRCL#361261700 Improvements: Residential Property  
 ELLIOT B. KAROL AND JOEL W. RILEY C.P. March Term, 2010 No. 01350 \$130,588.80 Phelan Hallinan & Schmiegl, LLP

**1302-305**  
**609 Sigel Street 19148** 1st wd. 696.50 Sq Ft TXPRCL#012154200 Improvements: Residential Property  
 DANIEL A. MURRAY C.P. December Term, 2007 No. 00804 \$82,588.80 Phelan Hallinan & Schmiegl, LLP

**1302-306**  
**7229 Bingham Street 19111-4031** 53rd wd. 3162.50 Sq Ft TXPRCL#532383800 Improvements: Residential Property  
 LYNNETTE M SYKES C.P. November Term, 2008 No. 02933 \$90,274.11 Phelan Hallinan & Schmiegl, LLP

**1302-307**  
**915 Marcella Street 19124** 35th wd. 1050 Sq Ft TXPRCL#351127600 Improvements: Residential Property  
 RAMONA A. GUIZARRI AKA RAMONA C. FERMIN C.P. October Term, 2006 No. 01658 \$120,973.19 Phelan Hallinan & Schmiegl, LLP

**1302-308**  
**2739 South 10th Street 19148-5006** 39th wd. 1053.36 Sq ft PRCL#395245400 Improvements: Residential Property  
 DONNA M. COMOROTE C.P. April Term, 2012 No. 01308 \$165,876.22 Phelan Hallinan & Schmiegl, LLP

**1302-309**  
**14 South 61st Street 19139-3007** 3rd wd. 1350.5 Sq Ft PRCL#031174300 Improvements: Residential Property  
 MAUREEN CRUICKSHANK AND KENROY CRUICKSHANK C.P. July Term, 2012 No. 03184 \$62,330.96 Phelan Hallinan & Schmiegl, LLP

**1302-310**  
**1551 Lardner Street 19149-3301** 54th wd. 1135 Sq Ft TXPRCL#541039400 Improvements: Residential Property  
 TRINA THOMAS C.P. October Term, 2011 No. 04685 \$114,267.42 Phelan Hallinan & Schmiegl, LLP

**1302-311**  
**6230 Hasbrook Avenue 19111-5602** 35th wd. 1271.70 Sq Ft TXPRCL#353189800 Improvements: Residential Property  
 MODESTO A. INFANTE C.P. December Term, 2011 No. 01126 \$114,000.29 Phelan Hallinan & Schmiegl, LLP

**1302-312**  
**9511 Tulip Street 19114-3011** 65th wd. 10,000 Sq Ft PRCL#652395700 Improvements: Residential Property  
 MICHAEL LECOMPTE C.P. January Term, 2012 No. 04201 \$283,260.44 Phelan Hallinan & Schmiegl, LLP

**1302-313**  
**7263 Mansfield Avenue 19138-1620** 10th wd. 1623.60 Sq Ft PRCL#102360700 Improvements: Residential Property  
 HENRY HODGE, JR. AKA HENRY HODGE AND MILDRED J. HODGE C.P. July Term, 2012 No. 01980 \$68,268.00 Phelan Hallinan & Schmiegl, LLP



## SHERIFF'S SALE

## 1302-314

**1815 East Tulphocken Street 19138-1210**  
10th wd. 2451.69 Sq Ft PRCL#102219200  
Improvements: Residential Property  
TAMARA L. WILLIAMS C.P. April Term,  
2012 No. 03763 \$24,401.44 Phelan Hallinan  
& Schmieg, LLP

## 1302-315

**3192 Almond Street 19134-5125** 25th wd. 840  
Sq Ft TXPRCL#251310700 Improvements:  
Residential Property  
SUSAN BOWERS C.P. January Term, 2012  
No. 03051 \$140,461.89 Phelan Hallinan &  
Schmieg, LLP

## 1302-316

**6908 Grosbeak Place 19142-2507** 40th  
wd. 2792.70 Sq Ft PRCL#406587600  
Improvements: Residential Property  
DEVON S. GRANT AKA DEVON GRANT  
C.P. October Term, 2011 No. 01944  
\$171,315.55 Phelan Hallinan & Schmieg, LLP

## 1302-317

**3325 Kip Street 19134-1611** 7th wd. 862.20  
Sq Ft PRCL#073094700 Improvements:  
Residential Property  
LUIS E. OCASIO C.P. June Term, 2012  
No. 02065 \$22,794.85 Phelan Hallinan &  
Schmieg, LLP

## 1302-318

**9217 Andover Road 19114-3818** 57th wd.  
6000 Sq Ft PRCL#572281100 Improvements:  
Residential Property  
PATRICK C. PARKINSON AND ANNA  
MARIE PARKINSON AKA ANNA M.  
ROSSELLI C.P. October Term, 2006 No.  
04233 \$152,700.38 Phelan Hallinan &  
Schmieg, LLP

## 1302-319

**334 North Holly Street 19104-2247** 6th wd.  
602 Sq Ft PRCL#061235300 Improvements:  
Residential Property  
MARK C. JONES AKA MARK JONES C.P.  
October Term, 2011 No. 02615 \$68,096.70  
Phelan Hallinan & Schmieg, LLP

## 1302-320

**2425 South Millick Street 19142-3209**  
40th wd. 975 Sq Ft PRCL#402041100  
Improvements: Residential Property  
RASHEEDAH AHMAD C.P. August Term,  
2010 No. 03383 \$69,935.80 Phelan Hallinan  
& Schmieg, LLP

## 1302-321

**13009 Townsend Road, Unit L-2 19154-  
1001** 66th wd. Together with the propor-  
tionate undivided interest in the Common  
Elements (as defined in such Declaration) of  
1.159%. PRCL#888660489 Improvements:  
Condominium Unit  
RANDI S. HORN C.P. April Term, 2012  
No. 02543 \$139,291.14 Phelan Hallinan &  
Schmieg, LLP

## 1302-322

**10867 Harrow Road 19154-3913** 66th  
wd. 1616.40 Sq Ft TXPRCL#662074800  
Improvements: Residential Property  
LAURIE HORN C.P. May Term, 2012 No.  
03675 \$235,668.34 Phelan Hallinan &  
Schmieg, LLP

## 1302-323

**6437 North Norwood Street 19138-2507**  
17th wd. 1005.28 Sq Ft PRCL#172478500  
Improvements: Residential Property  
CRYSTAL L. THOMAS AKA CRYSTAL  
THOMAS C.P. March Term, 2012 No. 00542  
\$101,839.62 Phelan Hallinan & Schmieg,  
LLP

## 1302-324

**3006 McKinley Street 19149** 62nd  
wd. (formally the 35th wd.) 991.25 Sq Ft  
TXPRCL#621252000 Improvements:  
Residential Property  
GARRETT C. GIRD C.P. April Term, 2010  
No. 00035 \$149,423.89 Phelan Hallinan &  
Schmieg, LLP

## 1302-325

**12612 Ramer Road 19154** 66th wd. 2000  
Sq Ft TXPRCL#663292300 Improvements:  
Residential Property  
THOMAS A. NEELY AND CHRISTINA M.  
NEELY C.P. June Term, 2012 No. 03305  
\$178,449.18 Phelan Hallinan & Schmieg, LLP

## 1302-326

**10871 Parlin Terrace 19116-3525** 58th  
wd. 2347.84 Sq Ft TXPRCL#582509900  
Improvements: Residential Property  
TARAS TKACHOV C.P. January Term, 2012  
No. 02562 \$165,491.17 Phelan Hallinan &  
Schmieg, LLP

## 1302-327

**1939 South 20th Street 19145-2834** 48th  
wd. 950.46 Sq Ft TXPRCL#481318800  
Improvements: Residential Property  
MEI TIEN LAUW C.P. November Term, 2011  
No. 02951 \$68,683.03 Phelan Hallinan &  
Schmieg, LLP

## 1302-328

**616 Fountain Street 19128-2404** 21st wd. 4128

## SHERIFF'S SALE

Sq Ft TXPRCL#213327528 Improvements:  
Residential Property  
VERNAL R. VADEN C.P. April Term, 2012  
No. 00154 \$173,769.56 Phelan Hallinan &  
Schmieg, LLP

## 1302-329

**5539 Hazel Avenue 19143-1905** 46th wd. 1665  
Sq Ft TXPRCL#463012400 Improvements:  
Residential Property  
CATHRYN ANYUMBA C.P. November  
Term, 2011 No. 00781 \$94,872.51 Phelan  
Hallinan & Schmieg, LLP

## 1302-330

**3454 Tampa Street 19134** 33rd wd. 601.80  
Sq Ft TXPRCL#331265500 Improvements:  
Residential Property  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
ANGELO M. JORDAN, DECEASED; MINA  
GANNON AKA MINA D. GANNON IN HER  
CAPACITY AS ADMINISTRATRIX AND  
HEIR OF THE ESTATE OF ANGELO M.  
JORDAN C.P. April Term, 2010 No. 02478  
\$47,947.56 Phelan Hallinan & Schmieg, LLP

## 1302-331

**863 Brill Street 19124-1005** 35th wd. 1067.50  
Sq Ft TXPRCL#351183500 Improvements:  
Residential Property  
KIMEKA S. CREARY C.P. June Term, 2012  
No. 03011 \$66,762.74 Phelan Hallinan &  
Schmieg, LLP

## 1302-332

**2721 Cranston Road 19131-2803** 52nd  
wd. 5145 Sq Ft TXPRCL#521387700  
Improvements: Residential Property  
JOHN L. MOBLEY AKA JOHNEE L.  
MOBLEY C.P. July Term, 2012 No. 04312  
\$176,183.21 Phelan Hallinan & Schmieg,  
LLP

## 1302-333

**3514 Tudor Street 19136-3815** 64th wd. 1616  
Sq Ft TXPRCL#642129900 Improvements:  
Residential Property  
ANGELINA DONATO AND JOSEPH  
ROUGHTON C.P. February Term, 2012 No.  
02486 \$182,910.00 Phelan Hallinan &  
Schmieg, LLP

## 1302-334

**6415 Clearview Street 19119-2041** 22nd  
wd. 1050 Sq Ft TXPRCL#221271100  
Improvements: Residential Property  
GLORIA DAVIE C.P. January Term, 2012  
No. 02412 \$138,813.11 Phelan Hallinan &  
Schmieg, LLP

## 1302-335

**6134 Morton Street 19144-1043** 59th  
wd. 2064.74 Sq Ft TXPRCL#592200900  
Improvements: Residential Property  
SARAH K. FRANKLIN C.P. July Term, 2012  
No. 00782 \$56,814.06 Phelan Hallinan &  
Schmieg, LLP

## 1302-336

**1330 Gilham Street 19111-5524** 53rd  
wd. 1068.53 Sq Ft TXPRCL#531161300  
Improvements: Residential Property  
ABDELHAMID MOUHOUC C.P. March  
Term, 2010 No. 03198 \$123,766.83 Phelan  
Hallinan & Schmieg, LLP

## 1302-337

**6298 Kindred Street 19149-2805** 54th  
wd. 2256 Sq Ft TXPRCL#541199500  
Improvements: Residential Property  
PEDRO BENCOSME C.P. October Term,  
2011 No. 04347 \$222,150.08 Phelan  
Hallinan & Schmieg, LLP

## 1302-338

**5722 Hunter Street 19131-3422** 4th wd. 971.52  
Sq Ft TXPRCL#043194500 Improvements:  
Residential Property  
KEENAN GORDON C.P. May Term, 2012  
No. 00259 \$50,222.27 Phelan Hallinan &  
Schmieg, LLP

## 1302-339

**2981 Mercer Street 19134-4906** 25th wd. 997  
Sq Ft TXPRCL#251266500 Improvements:  
Residential Property  
MEGAN A. DUNBAR C.P. July Term, 2012  
No. 01655 \$58,055.82 Phelan Hallinan &  
Schmieg, LLP

## 1302-340

**9656 Dungan Road 19115-3222** 58th wd. 6250  
Sq Ft TXPRCL#581373409 Improvements:  
Residential Property  
LAURA D'ANGELO AKA LAURA L.  
D'ANGELO C.P. January Term, 2012 No.  
02236 \$231,674.54 Phelan Hallinan &  
Schmieg, LLP

## 1302-341

**3321 North Bailey Street 19129-1307** 38th  
wd. 1683.29 Sq Ft TXPRCL#381171700  
Improvements: Residential Property  
DELCINE GILBERT C.P. March Term, 2012  
No. 03385 \$98,979.49 Phelan Hallinan &  
Schmieg, LLP

## SHERIFF'S SALE

## 1302-342

**7011 Montague Street 19135-1703** 55th  
wd. 2283.30 Sq Ft TXPRCL#552304300  
Improvements: Residential Property  
PATRICIA A. BERGEY C.P. December  
Term, 2011 No. 00034 \$129,831.82 Phelan  
Hallinan & Schmieg, LLP

## 1302-343

**7222 Hegerman Street 19135-1311** 65th  
wd. 1493.89 Sq Ft TXPRCL#651280000  
Improvements: Residential Property  
HUBERT L. ADCOX AND GLADYS G.  
ADCOX C.P. November Term, 2011 No.  
02676 \$73,098.52 Phelan Hallinan &  
Schmieg, LLP

## 1302-344

**2442 West Turner Street AKA 2442 Turner  
Street 19121-2922** 29th wd. 790.87 Sq  
Ft TXPRCL#291238300 Improvements:  
Residential Property  
CECIL GORDON AND SYLVIA GORDON  
C.P. November Term, 2011 No. 00772  
\$63,560.84 Phelan Hallinan & Schmieg, LLP

## 1302-345

**110 W. Chew Avenue 19120** 61st wd. 16'2"  
frontage x 102' depth OPA#612044100  
Improvements: Residential Property  
WAHABIT EDWARDS C.P. December Term,  
2003 No. 002181 \$89,329.97 Richard M.  
Squire & Associates, LLC

## 1302-346

**6641 Greenway Avenue 19142** 40th wd.  
16' frontage x 62' depth OPA#403129600  
Improvements: Residential Property  
HA T. LUU AKA HA THI LUU AND  
SOKHOM RITH C.P. October Term, 2009  
No. 01011 \$68,974.80 Richard M. Squire &  
Associates, LLC

## 1302-347

**4219 Whiting Road 19154** 66th wd. Irregular  
dimensions OPA#662599300 Improvements:  
Residential Property  
ANTHONY SOLE AND KAREN L. PATTON  
C.P. April Term, 2012 No. 00780 \$169,200.59  
Richard M. Squire & Associates, LLC

## 1302-348

**6022 Duffield Street 19135** 62nd wd. 1755  
Sq Ft BRT#622243400 Improvements:  
Residential Property  
HECTOR SANTIAGO C.P. November Term,  
2010 No. 0420 \$97,050.58 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

## 1302-349

**2129 South 19th Street 19145** 48th wd. 1140  
Sq Ft BRT#481282800 Improvements:  
Residential Property  
CAROLYN HUMPHRIES C.P. September  
Term, 2011 No. 0931 \$130,700.03 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

## 1302-350

**4327 Tackawanna Street 19124** 23rd  
wd. 2863.80 Sq Ft BRT#232346200  
Improvements: Residential Property  
KENNETH J. HAINES, SR. C.P. February  
Term, 2012 No. 2864 \$42,519.97 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

## 1302-351

**424 E. Walnut Lane 19144** 59th wd. All  
that certain lot or piece of ground with the  
three story brick and stone messuage there-  
on erected. Situate in the 59th ward of the  
City of Philadelphia. BRT#592063300/  
PRCL#52N23-272 Improvements: S/d Conv  
Apt 3sty Stone  
MARY MONTGOMERY C.P. December  
Term, 2010 No. 01588 \$177,699.38 Federman  
& Associates, LLC

## 1302-352

**5124 Woodbine Avenue 19131** 52nd wd.  
2870 Sq Ft BRT#521182400 Improvements:  
Residential Property  
NAEEMAH SULUKI (MORTGAGOR) AND  
NAEEMAH T. SULUKI 2005 REVOCABLE  
AGREEMENT OF TRUST (REAL OWNER)  
C.P. August Term, 2012 No. 0180 \$362,118.48  
Christopher A. DeNardo, Esq.

## 1302-353

**530 E. Ashmead Street 19144** 12th wd. 825  
Sq Ft BRT#12-1-089000 Subject To Rent  
Improvements: Residential Dwelling  
JEFFREY A. KEHLER C.P. July Term, 2010  
No. 03278 \$41,673.07 Udren Law Offices, P.C.

## 1302-354

**6545 Ditman Street 19135** 41st wd. 1155 Sq  
Ft BRT#111-N-19-350/411241500 Subject To  
Rent Improvements: Residential Dwelling  
CINDY AGOSTO AND FELIX AGOSTO AKA  
FELIX E. AGOSTO C.P. July Term, 2012 No.  
01885 \$69,063.03 Udren Law Offices, P.C.

## SHERIFF'S SALE

## 1302-355

**2514 South Garnet Street 19145** 26th wd.  
2640.44 Sq Ft BRT#26-2-140300 Subject  
To Mortgage Subject To Rent Improvements:  
Residential Dwelling  
MARIA C. POTITO C.P. June Term, 2012 No.  
02600 \$51,532.55 Udren Law Offices, P.C.

## 1302-356

**2615 Almond Street 19125** 31st wd. (formerly  
part of the 18th wd.) 624 Sq Ft BRT#312090400  
Subject To Rent Improvements: Residential  
Dwelling  
ROCHELLE PORTER C.P. February Term,  
2012 No. 03813 \$157,823.49 Udren Law  
Offices, P.C.

## 1302-357

**4726 Wellington Street 19135** 65th wd. 1652  
Sq Ft BRT#65-1-012902 Subject To Rent  
Improvements: Residential Dwelling  
SEUNG HEH JEONG C.P. September Term,  
2012 No. 01604 \$96,429.23 Udren Law  
Offices, P.C.

## 1302-358

**7241 Kindred Street 19149** 54th wd. 1534.72  
Sq Ft BRT#54-2-294200 Subject To Rent  
Improvements: Residential Dwelling  
DEBRA RUTIZER AND JEFFREY RUTIZER  
AKA JEFFREY S. RUTIZER C.P. September  
Term, 2012 No. 01569 \$154,590.42 Udren  
Law Offices, P.C.

## 1302-359

**5618 Diamond Street 19131-0000** 52nd  
wd. (formerly the 34th wd.) 1833 Sq Ft  
BRT#522089400 (110N08-0051) Subject To  
Rent Improvements: Residential Dwelling  
MARY LEE WASHINGTON AND WILLIE  
WASHINGTON C.P. March Term, 2010 No.  
02962 \$95,740.45 Udren Law Offices, P.C.

## 1302-360

**4222 Levick Street 19135** 55th wd. 1279.03  
Sq Ft BRT#55-2-075200 Subject To Rent  
Improvements: Residential Dwelling  
THERESA E. AUSTIN C.P. August Term,  
2012 No. 02125 \$120,096.68 Udren Law  
Offices, P.C.

## 1302-361

**816 South Cecil Street 19143** 46th wd.  
1207.08 Sq Ft BRT#46-3-276800 Subject To  
Rent Improvements: Residential Dwelling  
HELENE LAZARUS C.P. September Term,  
2010 No. 00454 \$38,417.97 Udren Law  
Offices, P.C.

## 1302-362

**3154 Friendship Street 19149** 55th wd.  
1714.65 Sq Ft BRT#551405000 Subject To  
Rent Improvements: Residential Dwelling  
J. SCOTT CUMMINGS AND VICKI J.  
CUMMINGS C.P. December Term, 2009 No.  
03358 \$171,709.97 Mark J. Udren, Esq.

## 1302-363

**2923 Weikel Street 19134** 25th wd. 866.96  
Sq Ft BRT#25-2380600 Subject To Rent  
Improvements: Residential Dwelling  
JILL DUNCAN C.P. August Term, 2012 No.  
02343 \$55,860.17 Udren Law Offices, P.C.

## 1302-364

**2543 South Millick Street 19142-3507** 40th  
wd. 752 Sq Ft BRT#40-2-044600 Subject To  
Rent Improvements: Residential Dwelling  
MARJHE CHANG AKA MARJHE D. CHANG  
C.P. January Term, 2012 No. 00344 \$72,429.86  
Udren Law Offices, P.C.

## 1302-365

**3767 South Hereford Lane 19114** 58th wd.  
1894.36 Sq Ft BRT#661271800 Subject To  
Rent Improvements: Residential Dwelling  
DAVID H. ADAMS C.P. April Term, 2012 No.  
00348 \$134,589.43 Udren Law Offices, P.C.

## 1302-366

**548 West Clapier Street 19144** 13th wd.  
2534.40 Sq Ft BRT#13-3-061000 Subject  
To Mortgage Subject To Rent Improvements:  
Residential Dwelling  
MICHAEL B. CASE C.P. September Term,  
2012 No. 00482 \$63,871.56 Udren Law  
Offices, P.C.

## 1302-367

**2822 Narcissus Road 19154** 66th wd. 6000  
Sq Ft BRT#66-2-513100 Subject To Rent  
Improvements: Residential Dwelling  
JENNIFER A. ABBAMONDI C.P. March  
Term, 2012 No. 01320 \$331,794.08 Udren  
Law Offices, P.C.

## 1302-368

**638 West Park Lane 19144** 21st wd. 4095  
Sq Ft BRT#21-3-0998-00 Subject To Rent  
Improvements: Residential Dwelling  
MERVIN CONNER, JR. C.P. September  
Term, 2012 No. 00838 \$242,387.68 Udren  
Law Offices, P.C.

## 1302-369

**5327 Kershaw Street 19131** 44th wd. 1131  
Sq Ft BRT#73 N7-185 Subject To Rent  
Improvements: Residential Dwelling  
MICHAEL WHITE AKA MICHAEL T.  
WHITE C.P. September Term, 2012 No.  
00845 \$77,374.84 Udren Law Offices, P.C.

## SHERIFF'S SALE

## 1302-370

**1431 Church Street 19124** 23rd wd. 904.50  
Sq Ft BRT#234032500 Subject To Rent  
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.

## 1302-371

**1930 Ruan Street 19124** 23rd wd. 1235.40  
Sq Ft BRT#23-2-025500 Subject To Rent  
Improvements: Residential Dwelling  
ANTONIO SERRANO, JR. C.P. April Term,  
2012 No. 02260 \$55,073.71 Udren Law  
Offices, P.C.

## 1302-372

**1624 South 5th Street 19148** 1st wd. 2218.16  
Sq Ft BRT#881500926 Improvements:  
Commercial Real Estate  
DANA POINDEXTER C.P. May Term, 2012  
No. 03462 \$61,878.71 Stern & Eisenberg, PC

## 1302-373

**1409 Emerick Street 19125** 18th wd. 481.42  
Sq Ft BRT#181123300 Improvements:  
Residential Real Estate  
CYRIL GINDLE AND LISA GINDLE C.P.  
July Term, 2012 No. 03904 \$55,399.75 Stern  
& Eisenberg, PC

## 1302-374

**843 North 66th Street** 34th wd. Situate on  
the east side of 68th Street at the distance of 321  
feet 5-7/8 inches northward from the north side  
of Lansdowne Avenue Subject To Mortgage  
Improvements: Row 2sty, Masonry  
ANGELA



SHERIFF'S SALE	
<b>1302-382</b>	
<b>3419 Ryan Avenue 19136</b> 64th wd. 1606.91 Sq Ft BRT#642102500 Improvements: Residential Real Estate FRANCIS AGNONI C.P. August Term, 2012 No. 00522 \$80,776.86 Stern & Eisenberg, PC	
<b>1302-383</b>	
<b>2060 Brill Street 19124</b> 23rd wd. 1637.12 Sq Ft BRT#622146600 Improvements: Residential Property TANIKA D. LONG C.P. May Term, 2012 No. 01983 \$94,269.65 KML Law Group, P.C.	
<b>1302-384</b>	
<b>401 66th Avenue 19126</b> 61st wd. 2419.80 Sq Ft BRT#611410100 Improvements: Residential Property ANTHONY BIAS AKA ANTHONY W. BIAS C.P. February Term, 2010 No. 01233 \$135,629.71 KML Law Group, P.C.	
<b>1302-385</b>	
<b>8515 Cratin Place 19153</b> 40th wd. 3203.82 Sq Ft BRT#405183800 Improvements: Residential Property PATRICIA WILSON C.P. June Term, 2008 No. 03046 \$154,827.67 KML Law Group, P.C.	
<b>1302-386</b>	
<b>656 North Union Street 19104</b> 24th wd. 1830 Sq Ft BRT#242237800 Improvements: Residential Real Estate GAIL O. COATES C.P. February Term, 2012 No. 03767 \$10,489.89 Stern & Eisenberg, PC	
<b>1302-387</b>	
<b>2103 East Ontario Street 19134</b> 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.	
<b>1302-388</b>	
<b>4597 Penhurst Street 19124</b> 42nd wd. 800 Sq Ft BRT#421617600 Improvements: Residential Property MARIA NUNEZ C.P. August Term, 2011 No. 0347 \$92,245.35 Christopher A. DeNardo, Esq.	
<b>1302-389</b>	
<b>243 West Duval Street 19144</b> 22nd wd. 2226.22 Sq Ft BRT#59-3118000 Subject to Mortgage Improvements: Residential Dwelling DESHAWN JONES C.P. January Term, 2012 No. 003220 \$114,950.83 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC	
<b>1302-390</b>	
<b>6138 North 7th Street 19120</b> 61st wd. 1431 Sq Ft BRT#61-1153500 Improvements: Residential Dwelling HORATIUS V. JIWANMALL AKA HORATIUS VICTOR JIWANMALL C.P. May Term, 2012 No. 02725 \$107,858.75 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC	
<b>1302-391</b>	
<b>5847 Hadfield Street 19143</b> 3rd wd. 1725 Sq Ft BRT#034051200 Improvements: Residential Real Estate STEPHEN CHAPMAN C.P. July Term, 2012 No. 00622 \$77,570.97 Stern & Eisenberg, PC	
<b>1302-392</b>	
<b>6127 North Fairhill Street 19120-1326</b> 61st wd. (formerly the 42nd wd.) 1600 Sq Ft PRCL#611108000 Improvements: Residential Property TAMIKA DUNHAM C.P. November Term, 2011 No. 03104 \$114,766.62 Phelan Hallinan & Schmieg, LLP	
<b>1302-393</b>	
<b>925 West Erie Avenue 19140-4328</b> 43rd wd. 1495 Sq Ft TXPRCL#432199500 Improvements: Residential Property CHERISE WYNNE C.P. January Term, 2012 No. 02415 \$55,676.99 Phelan Hallinan & Schmieg, LLP	
<b>1302-394</b>	
<b>1337 Wellington Street 19111</b> 53rd wd. 5280 Sq Ft PRCL#532346100 Improvements: Residential Property MARGARET MEHAN C.P. November Term, 2011 No. 03111 \$213,800.57 Phelan Hallinan & Schmieg, LLP	
<b>1302-395</b>	
<b>2711 Springhouse Road 19114-3490</b> 57th wd. 7270 Sq Ft PRCL#571158717 Improvements: Residential Property GEORGE HO C.P. November Term, 2011 No. 02091 \$251,791.16 Phelan Hallinan & Schmieg, LLP	
<b>1302-396</b>	
<b>227 E. Elkhart Street 19134-2807</b> 7th wd. (formerly part of 33rd wd.) 609 Sq Ft PRCL#071263800 Improvements: Residential Property JULIA BAEZ CARMONA AND CARMEN M. GARCIA C.P. April Term, 2012 No. 01655 \$66,813.52 Phelan Hallinan & Schmieg, LLP	
<b>1302-397</b>	
<b>5454 Torresdale Avenue 19124-1635</b> 41st	

SHERIFF'S SALE	
wd. 1200 Sq Ft TXPRCL#411279900 Improvements: Residential Property TIMOTHY P. EGAN C.P. May Term, 2012 No. 03160 \$57,829.52 Phelan Hallinan & Schmieg, LLP	
<b>1302-398</b>	
<b>1630 East Lycoming Street 19124-4424</b> 33rd wd. 1254.45 Sq Ft PRCL#332054500 Improvements: Residential Property CARMEN MELENDEZ AND LENNY DEVICTORIA C.P. January Term, 2009 No. 03402 \$80,684.54 Phelan Hallinan & Schmieg, LLP	
<b>1302-399</b>	
<b>6808 Rutland Street 19149-2118</b> 10th wd. 4300 Sq Ft TXPRCL#542154000 Improvements: Residential Property MONZUR AHMED AND MASHEBA AHMED C.P. January Term, 2012 No. 00550 \$188,532.58 Phelan Hallinan & Schmieg, LLP	
<b>1302-400</b>	
<b>633 Beulah Place B 633 AKA 633 Beulah Place Unit B 19123-3448</b> 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.618%. PRCL#888140270 Improvements: Condominium Unit ALA RABADY AND H JIHANE AKA JIHANE HAJJ C.P. July Term, 2012 No. 03993 \$122,824.29 Phelan Hallinan & Schmieg, LLP	
<b>1302-401</b>	
<b>2955 North 7th Street 19133-2402</b> 37th wd. 1278.31 Sq Ft PRCL#372045800 Improvements: Residential Property JOSE PEREZ C.P. July Term, 2012 No. 03791 \$43,481.62 Phelan Hallinan & Schmieg, LLP	
<b>1302-402</b>	
<b>6139 Walker Street 19135-3525</b> 55th wd. 1522 Sq ft TXPRCL#552322600 Improvements: Residential Property ELEANOR FISHER AND JOHN J. MARTINO C.P. August Term, 2011 No. 03930 \$62,472.65 Phelan Hallinan & Schmieg, LLP	
<b>1302-403</b>	
<b>5528 Wyalusing Avenue 19131-4922</b> 4th wd. 1072 Sq Ft TXPRCL#041064500 Improvements: Residential Property CYNTHIA EBO C.P. February Term, 2012 No. 03446 \$71,401.99 Phelan Hallinan & Schmieg, LLP	
<b>1302-404</b>	
<b>1529 West Shunk Street 19145-4650</b> 26th wd. 960 Sq Ft PRCL#261049000 Improvements: Residential Property JACLYN M. ROSETTI C.P. January Term, 2012 No. 00964 \$186,181.56 Phelan Hallinan & Schmieg, LLP	
<b>1302-405</b>	
<b>2448 North Douglas Street 19132-3318</b> 28th wd. 756.50 Sq Ft TXPRCL#282227800 Improvements: Residential Property GEORGE KNIGHT IN HIS CAPACITY AS HEIR OF DAVID THOMAS KNIGHT, DECEASED; RASHEB KNIGHT, IN HIS CAPACITY AS HEIR OF DAVID THOMAS KNIGHT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID THOMAS KNIGHT, DECEASED. C.P. April Term, 2012 No. 03769 \$73,020.43 Phelan Hallinan & Schmieg, LLP	
<b>1302-406</b>	
<b>1236 South Sheridan Street 19147-4820</b> 2nd wd. 677.28 Sq Ft TXPRCL#021465900 Improvements: Residential Property DONALD W. GUENTHER C.P. July Term, 2012 No. 02360 \$123,318.78 Phelan Hallinan & Schmieg, LLP	
<b>1302-407</b>	
<b>856 Granite Street 19124-1729</b> 35th wd. 975 Sq Ft PRCL#351131000 Improvements: Residential Property DOMINIQUE N. JOHNSON C.P. May Term, 2009 No. 01645 \$112,033.80 Phelan Hallinan & Schmieg, LLP	
<b>1302-408</b>	
<b>1012 South 47th Street 19143-3602</b> 46th wd. 3165.75 Sq Ft PRCL#461202500 Improvements: Residential Property NICOLE MCEWAN C.P. July Term, 2012 No. 01471 \$178,634.70 Phelan Hallinan & Schmieg, LLP	
<b>1302-409</b>	
<b>4438 Penn Street AKA 4438 North Penn Street 19124-3625</b> 23rd wd. 1229.68 Sq Ft PRCL#234284200 Improvements: Residential Property GARTH C. JACKSON AKA GARTH JACKSON C.P. May Term, 2012 No. 01649 \$27,402.35 Phelan Hallinan & Schmieg, LLP	
<b>1302-410</b>	
<b>4429 Teesdale Street 19136-4009</b> 41st wd. 1520 Sq Ft PRCL#412104400 Improvements: Residential Property	

SHERIFF'S SALE	
BRIAN S. STEVIO C.P. December Term, 2011 No. 02322 \$137,460.59 Phelan Hallinan & Schmieg, LLP	
<b>1302-411</b>	
<b>219-229 South 18th Street, Unit 1119 19103</b> 88th wd. Being and designated as Unit 1119 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as 0.20415%. PRCL#888092836 Improvements: Condominium BURCE RYAN AKA BRUCE D. RYAN, JR. AND GREGORY DURGIN AKA GREGORY O. DURGIN C.P. May Term, 2012 No. 00781 \$338,277.54 Phelan Hallinan & Schmieg, LLP	
<b>1302-412</b>	
<b>1325 South Mole Street 19146-4833</b> 36th wd. 553.42 Sq Ft PRCL#365094400 Improvements: Residential Property ROBERT MITCHELL C.P. March Term, 2012 No. 00020 \$132,610.83 Phelan Hallinan & Schmieg, LLP	
<b>1302-413</b>	
<b>7865 Provident Road AKA 7865 Provident Street 19150-1322</b> 50th wd. 1320 Sq Ft PRCL#501185300 Improvements: Residential Property KAIGH JOHNSON AKA KAY BOBO, IN HER CAPACITY A HEIR OF YVONNE BOBO, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER YVONNE BOBO, DECEASED. C.P. December Term, 2011 No. 02634 \$82,572.59 Phelan Hallinan & Schmieg, LLP	
<b>1302-414</b>	
<b>5946 Webster Street 19143-2414</b> 3rd wd. 1640.31 Sq Ft TXPRCL#033032100 Improvements: Residential Property FRANCES BRINSON AND EMANUEL BRINSON C.P. March Term, 2012 No. 02142 \$87,791.26 Phelan Hallinan & Schmieg, LLP	
<b>1302-415</b>	
<b>227 Benner Street 19111-5901</b> 35th wd. 2808 Sq. Ft. PRCL#352163100 Improvements: Residential Property BULENT SARIKAYA AND MARJORIE SARIKAYA C.P. July Term, 2012 No. 00671 \$105,715.60 Phelan Hallinan & Schmieg, LLP	
<b>1302-416</b>	
<b>4849 North 15th Street 19141-2103</b> 13th wd. 1293.05 Sq Ft TXPRCL#132050400 Improvements: Residential Property SHANISE T. BUTLER C.P. January Term, 2012 No. 02408 \$31,511.51 Phelan Hallinan & Schmieg, LLP	
<b>1302-417</b>	
<b>6226 N Camac St AKA 6230 N Camac St 19141-3350</b> 49th wd. 3192 Sq Ft PRCL#493190000 Improvements: Residential Property ERIC HODGE AND SYDELLA HODGE C.P. March Term, 2012 No. 02133 \$124,692.98 Phelan Hallinan & Schmieg, LLP	
<b>1302-418</b>	
<b>2139 North 58th Street 19131-3008</b> 52nd wd. 2213.55 Sq Ft PRCL#522221900 Improvements: Residential Property ABDALLAH CHEATHAM C.P. December Term, 2011 No. 02835 \$95,878.71 Phelan Hallinan & Schmieg, LLP	
<b>1302-419</b>	
<b>3991 Lankenau Avenue AKA 3991 Lankenau Street 19131-2808</b> 52nd wd. 2480 Sq Ft PRCL#521438500 Improvements: Apartment Units KELLY M. COTTLE C.P. November Term, 2011 No. 02203 \$206,573.63 Phelan Hallinan & Schmieg, LLP	
<b>1302-420</b>	
<b>300 East Clarkson Avenue 19120</b> 42nd wd. 2168.14 Sq Ft; row 2sty, masonry BRT#421230500 Improvements: Residential Dwelling NETRA A. MINTER C.P. June Term, 2012 No. 01879 \$134,271.81 McCabe, Weisberg & Conway, P.C.	
<b>1302-421</b>	
<b>7301 Briar Road 19138</b> 50th wd. 4257.77 Sq Ft; row b/gar 2sty, masonry BRT#501342900 Improvements: Residential Dwelling JACQUELINE GODBOLT C.P. July Term, 2008 No. 04550 \$103,187.30 McCabe, Weisberg & Conway, P.C.	
<b>1302-422</b>	
<b>5313 Walnut Street 19139</b> 60th wd. 2786.56 Sq Ft; row 2sty, masonry BRT#603023300 Improvements: Residential Dwelling ARNETT ARTHUR WOODALL AKA ARNETT A. WOODALL C.P. April Term, 2009 No. 00107 \$68,616.46 McCabe, Weisberg & Conway, P.C.	
<b>1302-423</b>	
<b>5121 Jackson Street 19124</b> 62nd wd. 2171.18 Sq Ft; row 2sty, masonry BRT#622406000	

SHERIFF'S SALE	
Improvements: Residential Dwelling MICHELLE CHARLES C.P. January Term, 2011 No. 001305 \$78,269.49 McCabe, Weisberg & Conway, P.C.	
<b>1302-424</b>	
<b>6127 Hawthorne Street 19135</b> 62nd wd. 2969.08 Sq ft; Row b/gar 2sty, masonry BRT#622263300 Subject to Mortgage Improvements: Residential Dwelling HARRY GONG C.P. March Term, 2012 No. 03787 \$38,202.15 McCabe, Weisberg & Conway, P.C.	
<b>1302-425</b>	
<b>1919 Watkins Street 19145</b> 36th wd. 1634 Sq Ft; row 2 sty, masonry BRT#363132500 Improvements: Residential Dwelling LEON W. PATTERSON, JR. AND MICHAEL PATTERSON C.P. December Term, 2011 No. 03516 \$53,246.25 McCabe, Weisberg & Conway, P.C.	
<b>1302-426</b>	
<b>3064 North Stillman 19132</b> 38th wd. 1576.16 Sq Ft; row 2sty, masonry BRT#381101600 Subject to Rent Improvements: Residential Dwelling NATHAN N. THOMAS AND VERONICA M. THOMAS C.P. July Term, 2012 No. 01791 \$49,231.80 McCabe, Weisberg & Conway, P.C.	
<b>1302-427</b>	
<b>8107 Temple Road 19150</b> 50th wd. 2599.45 Sq Ft; row b/gar 2sty, masonry BRT#501100500 Improvements: Lot TANYA AVERETTE C.P. April Term, 2012 No. 03260 \$105,571.17 McCabe, Weisberg & Conway, P.C.	
<b>1302-428</b>	
<b>3318 North 18th Street 19140</b> 11th wd. 3015.68 Sq Ft; row 2sty, masonry BRT#112252800 Subject to Mortgage Improvements: Residential Dwelling JOYCE CHERRY HAMBY, KNOWN SURVIVING HEIR OF GOLDIE V. CHERRY, DECEASED MORTGAGOR AND REAL OWNER; JAMES C. CHERRY, KNOWN SURVIVING HEIR OF GLODIE V. CHERRY, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF GOLDIE V. CHERRY, DECEASED MORTGAGOR AND REAL OWNER. C.P. February Term, 2012 No. 02058 \$65,075.46 McCabe, Weisberg & Conway, P.C.	
<b>1302-429</b>	
<b>4608 Marple Street 19136</b> 65th wd. 2341 Sq Ft; Row 2sty, masonry BRT#651098500 Improvements: Residential Dwelling MATHEW ANNAU C.P. December Term, 2010 No. 00386 \$154,220.67 McCabe, Weisberg & Conway, P.C.	
<b>1302-430</b>	
<b>431 East Sharpnack Street 19119</b> 22nd wd. 2345.25 Sq Ft; row b/gar, 2sty, masonry BRT#22113020 Improvements: Residential Dwelling JEMAL SCOTT C.P. January Term, 2009 No. 02643 \$104,324.88 McCabe, Weisberg & Conway, P.C.	
<b>1302-431</b>	
<b>5923 Agusta Street 19149</b> 53rd wd. 2212.65 Sq Ft; row b/gar 2sty, masonry BRT#531255500 Improvements: Residential Dwelling MIKHAEL BARTFELD C.P. August Term, 2012 No. 03185 \$73,189.24 McCabe, Weisberg & Conway, P.C.	
<b>1302-432</b>	
<b>5214 Delancey Street 19143</b> 60th wd. 2138.5 Sq Ft; Row 2sty, masonry BRT#602121200 Improvements: Residential Dwelling MARY CARAWAY, ONLY KNOWN SURVIVING HEIR OF PERRY MATHIS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF PERRY MATHIS, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2011 No. 01308 \$62,860.62 McCabe, Weisberg & Conway, P.C.	
<b>1302-433</b>	
<b>2513 West Sterner Street 19132</b> 28th wd. 1506.65 Sq Ft; det w/b gar, 2sty, masonry BRT#281390500 Improvements: Residential Dwelling JEFFREY PATTERSON C.P. November Term, 2007 No. 01805 \$29,608.32 McCabe, Weisberg & Conway, P.C.	
<b>1302-434</b>	
<b>461 East Haines Street 19144</b> 59th wd. 3814.80 Sq Ft; Det 3sty, stone BRT#592007700 Improvements: Residential Dwelling ARMEANA HILL C.P. June Term, 2012 No. 00186 \$157,736.93 McCabe, Weisberg & Conway, P.C.	
<b>1302-435</b>	
<b>1702 Kendrick Street 19152</b> 56th wd. 3410 Sq Ft; S/D W/B/B 2s, masonry BRT#562192000 Subject to Mortgage Improvements: Residential Dwelling VOLODYMYR BELEY AND SVITLANA BELEY C.P. April Term, 2012 No. 03313	

SHERIFF'S SALE	
\$248,815.16 McCabe, Weisberg & Conway, P.C.	
<b>1302-436</b>	
<b>930 South 55th Street 19143</b> 51st wd. 2706 Sq Ft; Row 2sty, masonry BRT#513016100 Improvements: Residential Dwelling MARIAN G. PAYNE C.P. November Term, 2010 No. 03559 \$75,966.59 McCabe, Weisberg & Conway, P.C.	
<b>1302-437</b>	
<b>2066 East Atlantic Street 19134</b> 45th wd. 1079 Sq Ft; Row 2sty, masonry BRT#452132800 Improvements: Residential Dwelling LUIS RAMOS C.P. September Term, 2010 No. 03142 \$91,913.67 McCabe, Weisberg & Conway, P.C.	
<b>1302-438</b>	
<b>8082 Michener Avenue 19150</b> 50th wd. 2768 Sq Ft; row b/gar 2sty, masonry BRT#501128200 Improvements: Residential Dwelling BRENDA B. HAWKINS C.P. August Term, 2009 No. 04479 \$82,664.99 McCabe, Weisberg & Conway, P.C.	
<b>1302-439</b>	
<b>6147 Frontenac Street 19149-3239</b> 53rd wd. 2165.76 Sq Ft PRCL#531274800 Improvements: Residential Property WILSON ROBERT C.P. December Term, 2011 No. 03647 \$108,499.72 Phelan Hallinan & Schmieg, LLP	
<b>1302-440</b>	
<b>5814 Baltimore Avenue 19143-3128</b> 3rd wd. 1457.28 Sq Ft PRCL#034000800 Improvements: Residential Property JOHN H. SAUNDERS AND DEBRA ANN SAUNDERS C.P. August Term, 2012 No. 00200 \$50,696.83 Phelan Hallinan & Schmieg, LLP	
<b>1302-441</b>	
<b>1930 South Beechwood Street 19145-2725</b> 48th wd. 722.16 Sq Ft PRCL#482173500 Improvements: Residential Property URSULA N. ONUCHUKWU, JOSEPH ONUCHUKWU AKA JOSEPH C. ONUCHUKWU C.P. August Term, 2012 No. 00373 \$77,075.90 Phelan Hallinan & Schmieg, LLP	
<b>1302-442</b>	
<b>7321 Malvern Avenue 19151-2210</b> 34th wd. 1480 Sq Ft PRCL#344089000 Improvements: Residential Property ORA ANN JONES C.P. July Term, 2012 No. 01842 \$116,618.28 Phelan Hallinan & Schmieg, LLP	
<b>1302-443</b>	
<b>5639 North American Street 19120-2325</b> 61st wd. 1885 Sq Ft PRCL#612402600 Improvements: Residential Property THELMA JENNINGS C.P. June Term, 2012 No. 03493 \$53,433.38 Phelan Hallinan & Schmieg, LLP	
<b>1302-444</b>	
<b>5238 North 15th Street 19141-1602</b> 17th wd. 1500 Sq Ft TXPRCL#172061600 Improvements: Residential Property STEAVEN BENITEZ C.P. February Term, 2012 No. 02695 \$88,977.78 Phelan Hallinan & Schmieg, LLP	
<b>1302-445</b>	
<b>7747 East Roosevelt Bouelvard AKA 7747 Roosevelt Boulevard 19152-3916</b> 35th wd. 3928.02 Sq Ft PRCL#641008400 Improvements: Residential Property XIU ZHEN LIN C.P. August Term, 2012 No. 02216 \$178,542.44 Phelan Hallinan & Schmieg, LLP	
<b>1302-446</b>	
<b>2130 North Uber Street 19121-1529</b> 32nd wd. 1728.20 Sq Ft PRCL#321281300 Improvements: Residential Property DAVID GROSSMAN C.P. July Term, 2012 No. 02528 \$260,032.78 Phelan Hallinan & Schmieg, LLP	
<b>1302-447</b>	
<b>2720 Cambridge Street 19130-1207</b> 29th wd. 612.48 Sq Ft PRCL#292010200 Improvements: Residential Property JOSE RIVERA AND PAULA RIVERA C.P. March Term, 2010 No. 00464 \$223,355.13 Phelan Hallinan & Schmieg, LLP	
<b>1302-448</b>	
<b>1622 South Frazier Street 19143-5316</b> 51st wd. 941.70 Sq Ft PRCL#514045600 Improvements: Residential Property JOHNNIE L. DURHAM C.P. May Term, 2009 No. 00937 \$57,385.40 Phelan Hallinan & Schmieg, LLP	
<b>1302-449</b>	
<b>13054 Townsend Road, Unit J-4 19154-1001</b> 26th wd. Being desingated on said Declaration Plan as Unit No. J-4, as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.159%. PRCL#888660135 Improvements: Condominium Unit CHERYL E. YATES, DEBORAH L. SCOTT,	



## SHERIFF'S SALE

MICHAEL G. THOMPSON AND DENISE L. MOORE C.P. June Term, 2008 No. 05168 \$59,070.96 Phelan Hallinan & Schmiegl, LLP

## 1302-450

**1104 South Ruby Street 19143-4823** 51st wd. 880 Sq Ft PRCL#511061800 Improvements: Residential Property  
ADRIAN TYLER C.P. July Term, 2012 No. 04566 \$46,728.51 Phelan Hallinan & Schmiegl, LLP

## 1302-451

**217 East Duncannon Avenue 19120-3512** 42nd wd. 1480.96 Sq Ft PRCL#421182600 Improvements: Residential Property  
BETTYANN SUMILANG C.P. July Term, 2012 No. 03955 \$97,351.67 Phelan Hallinan & Schmiegl, LLP

## 1302-452

**4409 Marple Street 19136-3713** 65th wd. 1454.40 Sq Ft PRCL#651108000 Improvements: Residential Property  
MONICA A. TOMEO C.P. September Term, 2012 No. 01229 \$85,504.04 Phelan Hallinan & Schmiegl, LLP

## 1302-453

**5453 Lebanon Street 19131** 52nd wd. 1600 Sq Ft PRCL#522080500 Improvements: Residential Property  
MAXINE GORDON C.P. January Term, 2008 No. 02121 \$110,819.01 Phelan Hallinan & Schmiegl, LLP

## 1302-454

**2654 Carroll Street AKA 2654 South Carroll Street 19142-2115** 40th wd. 1256 Sq Ft PRCL#406112500 Improvements: Residential Property  
STEVEN B. BROWN AKA STEPHEN BROWN C.P. June Term, 2012 No. 01368 \$40,815.69 Phelan Hallinan & Schmiegl, LLP

## 1302-455

**1531 Foulkrod Street 19124-5824** 23rd wd. 988.14 Sq Ft PRCL#232176900 Improvements: Residential Property  
KOWANA MANLEY C.P. August Term, 2012 No. 02376 \$101,874.23 Phelan Hallinan & Schmiegl, LLP

## 1302-456

**2613 Maxwell Street 19152-1516** 57th wd. 2250 Sq Ft PRCL#571134100 Improvements: Residential Property  
ELIZABETH MARANDOLA C.P. December Term, 2011 No. 03649 \$159,842.02 Phelan Hallinan & Schmiegl, LLP

## 1302-457

**4827 North 9th Street 19141-3923** 49th wd. 1496 Sq Ft PRCL#491280900 Improvements: Residential Property  
JEFFREY VOGEL AND VICTORIA VOGEL AKA VICKI VOGEL C.P. March Term, 2012 No. 01209 \$54,259.88 Phelan Hallinan & Schmiegl, LLP

## 1302-458

**5244 Jackson Street 19124-1548** 62nd wd. 3000 Sq Ft PRCL#622398000 Improvements: Residential Property  
BARBARA MCLAUGHLIN C.P. October Term, 2011 No. 02428 \$147,438.35 Phelan Hallinan & Schmiegl, LLP

## 1302-459

**3074 Aramingo Avenue 19134** 25th wd. 998.73 Sq Ft PRCL#251478200 Improvements: Residential Property  
JULIO GONZALEZ C.P. December Term, 2006 No. 02354 \$73,937.64 Phelan Hallinan & Schmiegl, LLP

## 1302-460

**6740 Dorel Street 19142-2607** 40th wd. 1137.50 Sq Ft PRCL#406351000 Improvements: Residential Property  
JENA THOMAS C.P. April Term, 2012 No. 01948 \$77,116.17 Phelan Hallinan & Schmiegl, LLP

## 1302-461

**4823 North 5th Street 19120-4124** 42nd wd. 1408 Sq Ft PRCL#422499300 Improvements: Residential Property  
JAMILLA N. ATWELL C.P. March Term, 2012 No. 01555 \$65,510.07 Phelan Hallinan & Schmiegl, LLP

## 1302-462

**2337 South 4th Street 19148-3947** 39th wd. 1036 Sq Ft PRCL#392251400 Improvements: Residential Property  
FRANK DELESANDRO AND DEBORAH A. DELESANDRO C.P. July Term, 2012 No. 02369 \$47,450.68 Phelan Hallinan & Schmiegl, LLP

## 1302-463

**3607 Spring Garden Street 19104-2300** 24th wd. 2558 Sq Ft PRCL#242005500 Improvements: Residential Property  
ALA S. RABADY AND JIHANE HAJJ C.P. August Term, 2012 No. 01537 \$116,644.32 Phelan Hallinan & Schmiegl, LLP

## SHERIFF'S SALE

## 1302-464

**3528 Wessex Lane 19114-1818** 66th wd. 2072.20 Sq Ft PRCL#661190400 Improvements: Residential Property  
ALEJANDRO OLMEDA AND JESSICA OLMEDA C.P. October Term, 2011 No. 01702 \$194,996.27 Phelan Hallinan & Schmiegl, LLP

## 1302-465

**6520 Bobolink Place 19142-3328** 40th wd. 2569 Sq Ft PRCL#406567911 Improvements: Residential Property  
JEFFREY A. BOLTON, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF RICHARD DIX BOLTON C.P. January Term, 2011 No. 02704 \$130,257.73 Phelan Hallinan & Schmiegl, LLP

## 1302-466

**4541 Teesdale Street 19136-4011** 41st wd. 1460 Sq Ft PRCL#412107000 Improvements: Residential Property  
CARMELLA BRUNETTI C.P. December Term, 2011 No. 02746 \$116,556.29 Phelan Hallinan & Schmiegl, LLP

## 1302-467

**670 Adams Avenue 19120-2112** 35th wd. 1700.84 Sq Ft PRCL#351009500 Improvements: Residential Property  
JOSE HERNANDEZ C.P. January Term, 2012 No. 04903 \$124,142.60 Phelan Hallinan & Schmiegl, LLP

## 1302-468

**2301 Buckius Street 19137-1201** 45th wd. 1181.52 Sq Ft PRCL#453364600 Improvements: Residential Property  
DEYANIRA H. LOZANO AKA DEYANIRA LOZANO C.P. February Term, 2012 No. 00283 \$47,042.16 Phelan Hallinan & Schmiegl, LLP

## 1302-469

**1114 North 65th Street 19151-3113** 34th wd. 2777 Sq Ft PRCL#344313200 Improvements: Residential Property  
PAMELA D. CRAWLEY C.P. February Term, 2010 No. 03371 \$48,954.05 Phelan Hallinan & Schmiegl, LLP

## 1302-470

**1933 South 9th Street 19148-2363** 39th wd. 960 Sq Ft PRCL#393409000 Improvements: Residential Property  
TERRY CAMPIONE AND NICHOLAS C. CAMPIONE C.P. November Term, 2009 No. 00033 \$66,275.98 Phelan Hallinan & Schmiegl, LLP

## 1302-471

**2999 Aramingo Avenue 19134** 25th wd. 1888.34 Sq Ft; row 2sty, masonry BRT#251458200 Improvements: Residential Dwelling  
BEATRIZ TORRES C.P. July Term, 2012 No. 02118 \$101,929.68 McCabe, Weisberg & Conway, P.C.

## 1302-472

**1859 Greymont Street 19116** 58th wd. 6670 Sq Ft; det w/bas gar 2sty frame BRT#582027900 Improvements: Residential Dwelling  
LORETTA A. VEALE AND CLINTON G. VEALE C.P. December Term, 2011 No. 01559 \$147,588.01 McCabe, Weisberg & Conway, P.C.

## 1302-473

**1734 Mifflin Street 19145** 48th wd. 3064.95 Sq ft; row 2sty, masonry BRT#481065800 Improvements: Residential Dwelling  
MARK E. HALL AND PATRICIA A. HALL C.P. October Term, 2011 No. 01352 \$168,510.34 McCabe, Weisberg & Conway, P.C.

## 1302-474

**2324 Vista Street 19152** 56th wd. 4098 Sq Ft; s/d, w b/g 2s, masonry BRT#561322600 Subject to Rent Improvements: Residential Dwelling  
ROLAND REEVES, ORIGINAL MORTGAGOR AND DIANE D. MASON AKA DIANE D. MASON REEVES, ORIGINAL MORTGAGOR AND REAL OWNER C.P. December Term, 2010 No. 02647 \$208,530.66 McCabe, Weisberg & Conway, P.C.

## 1302-475

**1224 South Warnock Street 19147** 02nd wd. 1372 Sq Ft; Row 2sty, masonry BRT#021564500 Improvements: Residential Dwelling  
PETER ALBOWITZ C.P. March Term, 2012 No. 00440 \$163,224.30 McCabe, Weisberg & Conway, P.C.

## 1302-476

**7371 Theodore Street 19153** 40th wd. 2240 Sq Ft; row b/gar 2sty, masonry BRT#404255000 Improvements: Residential Dwelling  
SYEEDAH ABDUL-KAREEM C.P. February Term, 2012 No. 01307 \$113,367.85 McCabe, Weisberg & Conway, P.C.

## 1302-477

**4930 Ormes Street 19120** 42nd wd. 2195.6 Sq Ft; row conv/apartment 2sty, masonry BRT#421331200 Improvements: Residential

## SHERIFF'S SALE

Dwelling  
ERNEST ROBINSON AKA ERNEST L. ROBINSON AND SHARONDA TATE-ROBINSON AKA SHARONDA A. TATE-ROBINSON C.P. April Term, 2012 No. 02427 \$87,366.81 McCabe, Weisberg & Conway, P.C.

## 1302-478

**4841 North Leithgow Street 19120** 42nd wd. 1886 Sq Ft; row 2sty, masonry BRT#422469300 Improvements: Residential Dwelling  
PROPERTY OF FITZHUGH HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; SANDRA HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; VERNAL HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIRS OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER. C.P. February Term, 2012 No. 02538 \$71,681.30 McCabe, Weisberg & Conway, P.C.

## 1302-479

**38 East Coulter Street 19144** 12th wd. 4990 Sq Ft; det conv apartment 3 sty, masonry BRT#122018700 Improvements: Residential Dwelling  
JAMES MILLER C.P. March Term, 2012 No. 01410 \$181,328.42 McCabe, Weisberg & Conway, P.C.

## 1302-480

**439 North 53rd Street 19139** 44th wd. 2730 Sq Ft; row conv/apartment 2sty, masonry BRT#442315100 Improvements: Residential Dwelling  
EDWARD TURNER, EXECUTOR OF THE ESTATE OF EVELYN WILINS PUGH, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2012 No. 01130 \$27,646.70 McCabe, Weisberg & Conway, P.C.

## 1302-481

**4635 Leshner Street 19124** 23rd wd. 4658.04 Sq Ft; semi-det 2sty, masonry BRT#232238400 Improvements: Residential Dwelling  
FAINA VASSERMAN C.P. July Term, 2012 No. 02563 \$65,580.44 McCabe, Weisberg & Conway, P.C.

## 1302-482

**1314 Narragansett Street 19138** 59th wd. 1065 Sq Ft BRT#591144200 Improvements: Residential Property  
JUSTIN L. ALSTON C.P. December Term, 2011 No. 01650 \$72,379.70 KML Law Group, P.C.

## 1302-483

**4054 East Cheltenham Avenue 19124** 62nd wd. 1448 Sq Ft BRT#622159320 Improvements: Residential Property  
TIMOTHY BOWIE C.P. November Term, 2008 No. 01141 \$188,599.63 KML Law Group, P.C.

## 1302-484

**7338 Hill Road 19128** 21st wd. 2881.48 Sq Ft BRT#214214500 Improvements: Residential Property  
ALISON FRESTA AND ANTHONY FRESTA C.P. July Term, 2012 No. 02082 \$259,058.40 KML Law Group, P.C.

## 1302-485

**4634 Ella Street 19120** 42nd wd. 1384.17 Sq Ft BRT#421303800 Improvements: Residential Property  
RENATA R. ASHBY AND DERRICK BAINES C.P. August Term, 2012 No. 01740 \$84,994.99 KML Law Group, P.C.

## 1302-486

**5601 New State Road 41st** wd. 814,572 Sq Ft BRT#88-4-1790-00 Subject to Mortgage  
FIRST PHILADELPHIA HOLDINGS, LLC C.P. April Term, 2011 No. 000603 \$5,025,904.48 Brandon A. Boyer, Esq.

## 1302-487

**6816 Yocum Street 19142** 40th wd. 1223.70 Sq Ft BRT#403280500 Improvements: Residential Property  
ROBERT E. BLANDEN, JR. C.P. August Term, 2009 No. 03901 \$42,242.58 KML Law Group, P.C.

## 1302-488

**7330 Boreal Place 19153** 40th wd. 3009.60 Sq Ft BRT#406657100 Improvements: Residential Property  
JOHN DOE C.P. April Term, 2003 No. 02657 \$223,321.73 KML Law Group, P.C.

## 1302-489

**5213 North 8th Street 19120** 49th wd. 1376.07 Sq Ft BRT#492126700 Improvements: Residential Property  
MIA L. MCNEAL C.P. August Term, 2012 No. 01650 \$78,361.35 KML Law Group, P.C.

## 1302-490

**908 S. Darien Street 19147** 2nd wd. 402.22

## SHERIFF'S SALE

Sq Ft BRT#021517044 Improvements: Residential Property  
JOHN DOE, OWNER C.P. April Term, 2003 No. 02589 \$305,611.67 KML Law Group, P.C.

## 1302-491

**6322 Kingsessing Avenue 19142** 40th wd. 1200 Sq Ft BRT#401267600 Improvements: Residential Property  
JOHN DOE C.P. April Term, 2005 No. 03433 \$105,463.22 KML Law Group, P.C.

## 1302-492

**8025 Pompey Place 19153** 40th wd. 1620 Sq Ft BRT#405888307 Improvements: Residential Property  
JOHN DOE C.P. March Term, 2005 No. 03410 \$151,989.17 KML Law Group, P.C.

## 1302-493

**2312 Belgrade Street 19125** 31st wd. 821.15 Sq Ft BRT#312105500 Improvements: Residential Property  
JOHN DOE, ET AL C.P. April Term, 2005 No. 03691 \$109,313.46 KML Law Group, P.C.

## 1302-494

**6102 Reedland Street 19142** 40th wd. 992 Sq Ft BRT#402205000 Improvements: Residential Property  
JOHN DOE C.P. August Term, 2002 No. 02187 \$116,375.53 KML Law Group, P.C.

## 1302-495

**634 Tasker Street 19145** 1st wd. 960 Sq Ft BRT#012098800 Improvements: Residential Property  
JOHN DOE C.P. July Term, 2003 No. 03479 \$221,710.06 KML Law Group, P.C.

## 1302-496

**7309 Drexel Road 19151** 34th wd. 1466.12 Sq ft BRT#34-4-1486-00 Improvements: Residential Dwelling  
ANDRE SHULER C.P. September Term, 2010 No. 003802 \$131,210.50 Heather Riloff, Esq.

## 1302-497

**6213 Mulberry Street 19135** 55th wd. 1679.17 Sq Ft BRT#552216300 Improvements: Residential Dwelling  
MARIE C. LEANDRE C.P. September Term, 2012 No. 001504 \$127,767.08 Heather Riloff, Esq.

## 1302-498

**10816 Heather Street** 58th wd. BRT#153N21-575  
DAVID IRONS C.P. April Term, 2012 No. 04452 \$195,032.11 Cynthia M. Dornish

## 1302-499

**1828 Mohican Street 19138** 10th wd. 1264 Sq ft BRT#102240300 Subject To Rent Improvements: Residential Property  
C.P. May Term, 2011 No. 02234 \$11,219.18 Scott A. Dieterick, Esq. and/or Kimberly A. Bonner, Esq.,

## 1302-500

**2015 E Fletcher Street 19125** 31st wd. 819.28 Sq Ft BRT#313054700 Improvements: Residential Property  
JONATHAN FLOTTRON C.P. July Term, 2012 No. 01578 \$147,671.83 KML Law Group, P.C.

## 1302-501

**5313 Darrah Street 19124-1238** 62nd wd. (formerly part of the 23rd wd.) 819 Sq Ft BRT#622226700 Improvements: Residential Property  
DOLLEATTA ROGERS AND WAYNE SPAIN-BEY C.P. January Term, 2012 No. 04517 \$36,596.60 KML Law Group, P.C.

## 1302-502

**4033 Glendale Street 19124** 33rd wd. 926.25 Sq Ft BRT#332443900 Improvements: Residential Property  
VIRGILIO LOPEZ C.P. August Term, 2012 No. 01810 \$82,382.90 KML Law Group, P.C.

## 1302-503

**5939 Weymouth Street 19120** 35th wd. 1162.50 Sq Ft BRT#352229900 Improvements: Residential Property  
SENGCHANH XAYASENG C.P. April Term, 2012 No. 01638 \$172,729.17 KML Law Group, P.C.

## 1302-504

**257 East Montana Street 19119** 22nd wd. 1855.05 Sq Ft BRT#221154025 Improvements: Residential Property  
DESMOND A. HASTY C.P. July Term, 2012 No. 01771 \$142,847.83 KML Law Group, P.C.

## 1302-505

**2019 74th Avenue 19138** 10th wd. (formerly part of the 50th wd.) 1728 Sq Ft BRT#101392600 Improvements: Residential Property  
ARCHIE W. GLASS, JR. C.P. June Term, 2012 No. 03771 \$119,274.44 KML Law Group, P.C.

## 1302-506

**3734 Palisades Drvie 19129** 38th wd. 5659

## SHERIFF'S SALE

Sq Ft BRT#383300070 Improvements: Residential Property  
SHEARISE WEBB C.P. January Term, 2012 No. 02425 \$140,725.72 KML Law Group, P.C.

## 1302-507

**208 East Cheltenham Avenue 19120** 61st wd. 1600 Sq Ft BRT#61-1-471000 Subject To Rent Improvements: Residential Dwelling  
TOBIE A. HILL C.P. April Term, 2012 No. 00835 \$10,348.26 Udren Law Offices, P.C.

## 1302-508

**7152 Walker Street 19135-1102** 41st wd. 1283.20 Sq Ft TXPRCL#412269700 Improvements: Residential Property  
KITTY TOM C.P. July Term, 2012 No. 02362 \$103,538.48 Phelan Hallinan & Schmiegl, LLP

## 1302-509A-B

**55th Wd. (4428 East Howell Street – Premises A - 19135-4023)** 2500 Sq Ft PRCL#552000500 Improvements: Residential Property  
**55th Wd. (4430 East Howell Street – Premises B - 19135-4023)** 1552 Sq Ft PRCL#552000600 Improvements: Residential Property  
JOHN F. ORTH, IV C.P. June Term, 2012 No. 02619 \$67,241.46 Phelan Hallinan & Schmiegl, LLP

## 1302-510A-B

**50th Wd. (7431 East Tulpehocken Street – Premises A – 19138)** Width 15 ft 10 inches, depth 75 ft to the northerly side of a certain 15 ft wide driveway BRT#501368000 Subject To Mortgage defendant's fifty percent (50%) ownership interest in the property only Subject to Rent

**17th Wd. (5816 Old York Road – Premises B – 19141)** At a point on westerly side of Old York Road (70 ft wide) and distances along the westerly side of Old York Road from a point of intersection formed by northeasterly side of Grange Street (66 ft wide). Property dimensions (1) north 4 degrees, 53 minutes, 30 seconds east, the distance of 134 ft 3-1/2 inches; (2) North 1 degree, 09 minutes, 30 seconds east, the distance of 53 feet, 10-1/2 inches to the point and place of beginning. BRT#882919555 Subject To Mortgage defendant's one hundred percent (100%) ownership interest in the property Subject to Rent  
MAMADOU BARRY C.P. February Term, 2011 No. 4707 \$17,758.46 James McGarrity, Esq.

## 1302-511

**2054 Margaret Street 19124** 23rd wd. 1126.7 Sq Ft BRT#23-2152900 Improvements: Residential Dwelling  
CHRISTOPHER O. ALOMAJA C.P. June Term, 2012 No. 01872 \$64,624.96 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

## 1302-512

**3081 Aramingo Avenue 19134** 25th wd. on Southeast side of Aramingo Avenue 101 ft



**SHERIFF'S SALE**

Esq.; Buchanan Ingersoll &amp; Rooney, PC

**1302-518**

**627 South 49th Street 19151** 46th wd. Land area 2185 Sq ft, improvement area 2808 Sq Ft BRT#881711300 Subject to Mortgage Subject To Rent Unknown Improvements: Single Family Row And Twin  
JOHN C. POINTON AND MATTHEW V. POINTON, 627 S. 49TH STREET, PHILADELPHIA, PA 19151 C.P. April Term, 2012 No. 04096 \$284,406.48 Mark Pfeiffer, Esq.; Buchanan Ingersoll & Rooney, PC

**1302-519**

**5623 North Marvane Street 19141** 49th wd. 1120 Sq Ft BRT#493091400 Improvements: Residential Real Estate  
TRACY M. HOUSTON AND LYNETTE HOUSTON C.P. November Term, 2010 No. 003817 \$94,608.52 Stern & Eisenberg, PC

**1302-520**

**2314 Pemberton Street 19146** 13th wd. 1042 Sq Ft BRT#30-2-0419-00 Improvements: Residential Real Estate  
FELMER LAW AND JACQUELINE L. BANKS C.P. November Term, 2010 No. 003846 \$85,931.68 Stern & Eisenberg, PC

**1302-521**

**4707 Frankford Avenue 19124** 23rd wd. 1574.28 Sq Ft BRT#871112250 Improvements: Commercial Real Estate  
INDRAWATIE PERMESARDIAN AND TARIQ ADHAM C.P. July Term, 2012 No. 02356 \$108,282.24 Stern & Eisenberg, PC

**1302-522**

**7353 N. 19th Street 19126** 10th wd. (formerly part of the 42nd wd.) 1320 Sq Ft BRT#101117300 Improvements: Residential Real Estate  
BETTY DEAN GEATHERS BROWN C.P. September Term, 2012 No. 01573 \$146,776.45 Stern & Eisenberg, PC

**1302-523**

**1521 Overington Street 19124** 23rd wd. 1510 Sq Ft BRT#232118700 Improvements: Residential Property  
KEITH HENDRICKS AND LISA D. HENDRICKS C.P. May Term, 2012 No. 001094 \$124,317.99 Christopher A. DeNardo, Esq.

**1302-524**

**1935 East Pacific Street 19134** 45th wd. 1260 Sq Ft BRT#452172900 Improvements: Residential Property  
VALERIE P. WASHINGTON C.P. January Term, 2004 No. 003311 \$40,927.64 Christopher A. DeNardo, Esq.

**1302-525**

**3485 Weikel Street 19134** 45th wd. 1008 Sq Ft BRT#451436100 Improvements: Residential Property  
DEBORAH KEEPSEY, ADMINISTRATRIX OF THE ESTATE OF THELMA KEEPSEY, DECEASED C.P. September Term, 2008 No. 001660 \$29,464.83 Christopher A. DeNardo, Esq.

**1302-526**

**1430 N. 62nd Street 19151** 34th wd. 1440 Sq Ft BRT#342308500 Improvements: Residential Property  
CLARA KING AKA CLARA M. KING C.P. April Term, 2009 No. 002878 \$53,023.54 Christopher A. DeNardo, Esq.

**1302-527**

**2847 North Bailey Street 19132** 38th wd. 752 Sq Ft BRT#381162900 Improvements: Residential Property  
RANDALL SWADLOW AKA RANDALL N. SWADLOW C.P. April Term, 2010 No. 001015 \$21,265.19 Christopher A. DeNardo, Esq.

**1302-528**

**4140 Fairdale Road 19154** 66th wd. 1260 Sq Ft OPA#662568400 Improvements: Residential Property  
GARY A. HILBERT AND TINA L. HILBERT C.P. May Term, 2011 No. 003101 \$136,872.50 Christopher A. DeNardo, Esq.

**1302-529**

**5105 Erdrick Street 19124** 62nd wd. 1549.62 Sq Ft BRT#622345400 Improvements: Residential Property  
THOMAS W. RONAN SOLELY IN HIS CAPACITY AS THE REPRESENTATIVE FOR THE ESTATE OF ROBERT RONAN, DECEASED. C.P. December Term, 2004 No. 01620 \$22,579.67 KML Law Group, P.C.

**1302-530**

**4550 North 12th Street 19140** 49th wd. 1371.72 Sq Ft BRT#491456500 Improvements: Residential Property  
ALANA BELL C.P. March Term, 2012 No. 01059 \$84,512.45 KML Law Group, P.C.

**1302-531**

**5240 Sylvester Street 19124** 62nd wd. 1572.88 Sq Ft BRT#621363800 Improvements: Residential Property  
CHRISTINE SHANNON C.P. May Term,

**SHERIFF'S SALE**

2012 No. 01985 \$54,277.19 KML Law Group, P.C.

**1302-532**

**1713 North 60th Street 19151** 34th wd. 1402.50 Sq Ft BRT#342198200 Improvements: Residential Property  
ZINA ROBINSON C.P. February Term, 2011 No. 04938 \$34,612.29 KML Law Group, P.C.

**1302-533**

**5951 Horrocks Street 19149** 62nd wd. (formerly part of the 55th wd.) 1666.35 Sq Ft BRT#621355500 Improvements: Residential Property  
JAVIER QUINONES AND MADELYN QUINONES C.P. January Term, 2011 No. 00398 \$195,220.35 KML Law Group, P.C.

**1302-534**

**2820 South 12th Street 39th** wd. 987 Sq Ft BRT#395322700 Subject to Mortgage Subject To Rent Improvements: Two-story Masonry Rowhouse  
DANA BONGIOVANNI AND JOSEPH BONGIOVANNI C.P. July Term, 2012 No. 02322 \$218,202.52 Shawn P. McClure, Esq.

**1302-535**

**5969 Ogontz Avenue 17th** wd. Northeast side of Ogontz Avenue 76 ft 2-1/8-in southeast of Rosalyn Street front 15 ft 11-3/4-in, depth 60 ft 1-1/2-in irregular Subject To Rent  
GIRARD HOLDINGS, LLC C.P. January Term, 2012 No. 03535 \$155,418.44 Phillip D. Berger, Esq.; Berger Law Group, P.C.

**1302-536**

**5315 Willows Avenue 19143** Row 2sty, masonry BRT#511113600 Improvements: Residential Dwelling  
DENNY MONTAS \$64,013.43 Federman & Associates, LLC

**1302-537**

**5811 Pemberton Street 19143** 46th wd. 937.50 Sq Ft BRT#032152800 Improvements: Residential Real Estate  
HAROLD E. CUSAAC AND VIVIAN I. CUSAAC C.P. September Term, 2012 No. 01340 \$70,941.16 Stern & Eisenberg, PC

**1302-538**

**7237 Sommers Road 19138** 50th wd. (formerly part of the 42nd wd.) 1872.59 Sq Ft BRT#501325600 Improvements: Residential Real Estate  
TRINA DORAM AND TRINA DORAM, ADMINISTRATOR OF THE ESTATE OF SANDRA JEFFERSON AKA SONIA JEFFERSON C.P. August Term, 2012 No. 01601 \$112,812.10 Stern & Eisenberg, PC

**1302-539**

**1525 Alcott Street 19149** 35th wd. 1445.03 Sq Ft BRT#621107600 Improvements: Residential Real Estate  
ERIC GALES C.P. May Term, 2012 No. 03731 \$129,543.53 Stern & Eisenberg, PC

**1302-540**

**3332 A Street 19134** 7th wd. 1102.50 Sq Ft BRT#073054900 Improvements: Residential Real Estate  
MIRIAM PENA AND CELINO PENA C.P. April Term, 2012 No. 01374 \$43,921.84 Stern & Eisenberg, PC

**1302-541**

**6435 N. 20th Street 50th** wd. BRT#10-2031300 Subject to Mortgage  
MAGGIE J. DENNIS NKA MAGGIE J. SMITH C.P. July Term, 2012 No. 01979 \$80,605.68 Pamela L. Brickner, Esq.

**1302-542**

**6346 Grays Avenue 19142** 40th wd. 1050 Sq Ft BRT#402162300 Improvements: Residential Property  
JEN TAY S. HOLMAN C.P. August Term, 2007 No. 000586 \$59,143.39 KML Law Group, P.C.

**1302-543**

**6626 Dicks Avenue 19142** 40th wd. 1183.92 Sq Ft BRT#406289000 Improvements: Residential Property  
TANYA BURNS AND LEMENUEL W. LAWTON C.P. May Term, 2007 No. 000839 \$63,428.02 KML Law Group, P.C.

**1302-544**

**101 Sigel Street 19148** 1st wd. 722.50 Sq Ft BRT#011154800 Improvements: Residential Property  
PETER KLUKIEWSKI AND JESSICA A. KLUKIEWSKI C.P. June Term, 2012 No. 00126 \$239,393.01 KML Law Group, P.C.

**1302-545**

**3042 Almond Street 19134** 25th wd. 1040 Sq Ft BRT#25-1305300 Improvements: Residential Property  
VINCENT A. D'ALONZO, JR. AND EILEEN D'ALONZO C.P. July Term, 2012 No. 4649 \$189,725.03 Christopher A. DeNardo, Esq.

**1302-546**

**214 East Cheltenham Avenue 19120** 61st wd. BRT#611471300 Improvements: Residential Property

**SHERIFF'S SALE**

ARLENE T. COOPER C.P. April Term, 2012 No. 2681 \$90,746.20 Christopher A. DeNardo, Esq.

**1302-547**

**633 East Wishart Avenue 23rd** wd. 700 Sq Ft BRT#331029100 Improvements: Residential Dwelling  
JAY M. BROWN, JR. AND BARBARA ANN BROWN C.P. January Term, 2012 No. 04842 \$60,259.08 Gregory Javardian, Esq.

**1302-548**

**1732 N. Wilton Street 19131** 34th wd. 960 Sq Ft BRT#521313500 Improvements: Residential Real Estate  
BERVERLY GARSTAR C.P. September Term, 2012 No. 00923 \$45,602.67 Stern & Eisenberg, PC

**1302-549**

**402 E Pleasant Street 19119** 22nd wd. 1825 Sq Ft OPA#222066500 Subject To Rent Improvements: Residential Dwelling  
GLENN W. SUGGS C.P. July Term, 2012 No. 03143 \$177,503.46 Mitchell B. Klein, Esq.

**1302-550**

**1501 Stevens Street 19149** 54th wd. 1686.18 Sq Ft BRT#541050700 Improvements: Residential Property  
FRANTZ LOUIS AND MICHELLE LOUIS C.P. March Term, 2009 No. 02050 \$175,026.63 KML Law Group, P.C.

**1302-551**

**1524 South 56th Street 19143** 51st wd. (formerly part of the 40th wd.) 1296 Sq Ft BRT#514031900 Improvements: Residential Property  
UNKNOWN HEIRS OF DEBORAH WILMER, DECEASED, ARLENE WILMER, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH WILMER, DECEASED DENISE WILMER, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH WILMER, DECEASED AND MARY WILMER, SOLELY AS HEIR OF DEBORAH WILMER, DECEASED C.P. January Term, 2009 No. 03629 \$44,538.30 KML Law Group, P.C.

**1302-552**

**302 West Fisher Avenue 19133** 42nd wd. 1143.75 Sq Ft BRT#422247300 Improvements: Residential Property  
JOSEPH J. SANTIAGO AKA JOSE SANTIAGO C.P. January Term, 2012 No. 03372 \$143,565.18 KML Law Group, P.C.

**1302-553**

**5158 Leiper Street 19124** 23rd wd. (formerly part of the 62nd wd.) 1473.60 Sq Ft BRT#621475100 Improvements: Residential Property  
SYLVIA DAVIS AKA SYLVIA BOYD C.P. May Term, 2012 No. 02340 \$94,258.98 KML Law Group, P.C.

**1302-554**

**5830 North 7th Street 19120** 61st wd. 1575 Sq Ft BRT#612237800 Improvements: Residential Property  
ALIMA HARLEY AS GUARDIAN TO LAUREL HARLEY A MINOR AND HEIR OF LEAH STATION, AKA LEAH ANNETTE STATON, DECEASED; NATHANIEL HARLEY, SR., UNAMED INTERESTED PARTY AS THE COMMON LAW HUSBAND OF LEAH STATON AND GUARDIAN OF MINOR HEIR ZURIEL HARLEY; JUDITH HARLEY, AS HEIR OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED; NATHANIEL HARLEY, JR., ADMINISTRATOR OF THE ESTATE OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED; UNKNOWN HEIRS OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED; ALIMA HARLEY, SOLELY IN HER CAPACITY AS HEIR OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED; CHENAIHA STATON, SOLEY IN HER CAPACITY AS HEIR OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED; AND NATHANIEL HARLEY, SR., UNAMED INTERESTED PARTY AS THE COMMON LAW HUSBAND OF LEAH STATON. C.P. September Term, 2008 No. 01382 \$55,690.67 KML Law Group, P.C.

**1302-555**

**1315 Kater Street 19147-1818** 2nd wd. 507 Sq Ft PRCL#023175610 Improvements: Residential Property  
STEPHEN J. FORMAN C.P. August Term, 2009 No. 00064 \$381,573.89 Phelan Hallinan & Schmiegl, LLP

**1302-556**

**2218 East Hazzard Street AKA 2218 Hazzard Street 19125-2212** 31st wd. 1107.36 Sq Ft PRCL#314109200 Improvements: Residential Property  
STEVEN CARROLL C.P. August Term, 2012 No. 02000 \$99,473.16 Phelan Hallinan & Schmiegl, LLP

**1302-557**

**2354 East Clearfield Street 1934-4445** 25th

**SHERIFF'S SALE**wd. 1041.08 Sq Ft TXPRCL#251107000 Improvements: Residential Property  
DONNA MARIE GALSON C.P. July Term, 2012 No. 01841 \$88,278.65 Phelan Hallinan & Schmiegl, LLP**1302-558**

**1435 North Hollywood Street 19121-3606** 29th wd. 755.25 Sq Ft PRCL#3292247600 Improvements: Residential Property  
ABIOSE K. MIDDLETON-HEWITT C.P. September Term, 2010 No. 03755 \$76,783.55 Phelan Hallinan & Schmiegl, LLP

**1302-559**

**238 Durham Street AKA 238 East Durham Street 19119-1824** 22nd wd. 2015.92 Sq Ft TXPRCL#222155300 Improvements: Residential Property  
THERESA KELLOGG C.P. July Term, 2012 No. 02525 \$152,728.71 Phelan Hallinan & Schmiegl, LLP

**1302-560**

**2519 South 3rd Street 19148-4738** 39th wd. 794.61 Sq Ft PRCL#391350700 Improvements: Residential Property  
SAMUEL J. MANGINI C.P. June Term, 2012 No. 03087 \$182,206.09 Phelan Hallinan & Schmiegl, LLP

**1302-561**

**1539 South 20th Street 19146-4618** 36th wd. 1024 Sq Ft PRCL#363231300 Improvements: Residential Property  
LORRAINE MCKEEVER RECUPITO C.P. July Term, 2012 No. 03554 \$133,218.46 Phelan Hallinan & Schmiegl, LLP

**1302-562**

**7926 Fairfield Street 19152-3407** 64th wd. 3143 Sq Ft PRCL#641018126 Improvements: Residential Property  
JUAN LUIS AVILA AND SANDRA P. AVILA C.P. April Term, 2012 No. 00030 \$246,610.78 Phelan Hallinan & Schmiegl, LLP

**1302-563**

**8307 Rugby Street 19150-2809** 50th wd. 1533.68 Sq Ft PRCL#502103600 Improvements: Residential Property  
ERNEST TRICE C.P. May Term, 2012 No. 02704 \$93,548.46 Phelan Hallinan & Schmiegl, LLP

**1302-564**

**2023 East Cambria Street 19134-4003** 25th wd. 1240 Sq Ft PRCL#252102900 Improvements: Residential Property  
BORIS SKYLAR C.P. October Term, 2011 No. 04323 \$74,499.65 Phelan Hallinan & Schmiegl, LLP

**1302-565**

**1011 Watkins Street 19148-1653** 1st wd. 651 Sq Ft PRCL#012332300 Improvements: Residential Property  
CHERIE DALEY C.P. November Term, 2010 No. 00169 \$171,009.61 Phelan Hallinan & Schmiegl, LLP

**1302-566**

**2029 Dickinson Street 19146-4515** 36th wd. 245.23 Sq Ft PRCL#363044900 Improvements: Residential Property  
GARDNER GLENN C.P. June Term, 2012 No. 02859 \$148,782.74 Phelan Hallinan & Schmiegl, LLP

**1302-567**

**449 Slocum Street AKA 449 East Slocum Street 19119-1946** 22nd wd. 1875 Sq Ft PRCL#222059200 Improvements: Residential Property  
KATHLEEN F. LEWIS AND AARON LEWIS C.P. February Term, 2012 No. 01653 \$153,853.37 Phelan Hallinan & Schmiegl, LLP

**1302-568**

**6714 Linmore Avenue 19142-1807** 40th wd. 848 Sq Ft PRCL#403183000 Improvements: Residential Property  
SHEILA A. WITHERSPOON AKA SHEILA A. PODEN C.P. April Term, 2010 No. 02074 \$30,646.11 Phelan Hallinan & Schmiegl, LLP

**1302-569**

**2628 Reed Street 19146** 36th wd. 902.02 Sq Ft PRCL#364215600 Improvements: Residential Property  
MARK NICHOLAS AND SHARON BUSH C.P. January Term, 2008 No. 02119 \$39,726.12 Phelan Hallinan & Schmiegl, LLP

**1302-570**

**2103 South 3rd Street 19148** 39th wd. 1059.44 Sq Ft PRCL#391341800 Improvements: Residential Property  
FLORENCE SAMUEL AKA FLORENCE K. SAMUEL C.P. December Term, 2007 No. 00805 \$281,890.98 Phelan Hallinan & Schmiegl, LLP

**1302-571**

**1948 Devereaux Avenue 19149-3442** 62nd wd. (formerly the ward 35th wd.) 1706.25 sq Ft PRCL#621214400 Improvements: Residential Property  
JACK COPELAND WOODRUFF C.P. July Term, 2012 No. 03986 \$150,732.02 Phelan Hallinan & Schmiegl, LLP

**SHERIFF'S SALE****1302-572**

**2826 Bridge Street 19137-1810** 45th wd. 1921.57 Sq Ft PRCL#453155800 Improvements: Residential Property  
ROSEMARY MCAVINEY C.P. August Term, 2012 No. 01895 \$108,896.81 Phelan Hallinan & Schmiegl, LLP

**1302-573**

**3634 Edgemont Street 19134-5507** 45th wd. 1327.18 Sq Ft PRCL#451224500 Improvements: Residential Property  
C.P. July Term, 2012 No. 01983 \$186,444.47 Phelan Hallinan & Schmiegl, LLP

**1302-574**

**142 Linton Street 19120-1932** 61st wd. 1037.40 Sq Ft TXPRCL#612135800 Improvements: Residential Property  
DEBBIE MCKEIVER, HEIR OF RONALD T. MCKEIVER, SR., DECEASED; NICOLE MCKEIVER HILL, HEIR OF RONALD T. MCKEIVER, SR. DECEASED; ERNEST CHRISTOPHER MCKEIVER, HEIR OF RONALD T. MCKEIVER, SR., DECEASED; RONALD T. MCKEIVER, JR., HEIR OF RONALD T. MCKEIVER, SR., DECEASED; KEVIN MCKEIVER, HEIR OF RONALD T. MCKEIVER, SR., DECEASED; CURTIS MCKEIVER, HEIR OF RONALD T. MCKEIVER, SR., DECEASED, MICHELE MCKEIVER, HEIR OF RONALD T. MCKEIVER, SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD T. MCKEIVER, SR., DECEASED C.P. April Term, 2009 No. 00214 \$58,293.99 Phelan Hallinan & Schmiegl, LLP

**1302-575**

**9301 Alton Street 19115-3701** 63rd wd. 15150 Sq Ft PRCL#632311300 Improvements: Residential Property  
ROBERT OWEN WHITE AKA ROBERT O WHITE C.P. August Term, 2009 No. 00898 \$367,491.19 Phelan Hallinan & Schmiegl, LLP

**1302-576**

**1633 North 59th Street 19151-3939** 4th wd. 2030 Sq Ft PRCL#043307200 Improvements: Residential Property  
TERESA M. MILLER C.P. July Term, 2012 No. 02851 \$28,816.08 Phelan Hallinan & Schmiegl, LLP

**1302-577**

**6731 Yocum Street 19142-1619** 40th wd. 1641 Sq Ft PRCL#403138500 Improvements: Residential Property  
CHARLES E MITCHELL C.P. December Term, 2008 No. 02635 \$53,480.54 Phelan Hallinan & Schmiegl, LLP

**1302-578**

**3307 North 18th Street 19140-4918** 11th wd. (formerly the 38th wd.) 1485.68 Sq Ft PRCL#112246



## SHERIFF'S SALE

## 1302-583

**1947 West Penfield Street 19138** 10th wd. BRT#101382500 Subject To Rent Improvements: Residential Dwelling EDWARD W. BROOKS AND CHARLES E. BROOKS, ADMINISTRATOR OF THE ESTATE OF EDWARD W. BROOKS, LAST RECORD OWNER C.P. March Term, 2011 No. 00010 \$140,399.05 Udren Law Offices, P.C.

## 1302-584

**5852 Osage Avenue 19143** 46th wd. 15'x63' OPA#604186600 Improvements: Two Story Masonry Dwelling ROCK DOVE PROPERTIES, LLC C.P. May Term, 2012 No. 00187 \$75,618.30 Robert S. Esposito, Esq.

## 1302-585

**901 Wynnewood Road AKA 6327 Jefferson Street 19151** 34th wd. 4410.65 Sq Ft OPA#344045900 Improvements: Residential Property LEROY STODDARD AKA LEROY STODDARD, JR. AND YVETTE D. STODDARD C.P. January Term, 2011 No. 3257 \$81,852.02 Lauren Berschler Karl, Esq.

## 1302-586

**2200 South 56th Street 19143** 40th wd. 2802.30 Sq Ft OPA#402001200 Improvements: Residential Property ERIC JOHN C. NZERIBE AKA ERIC J. NZERIBE C.P. May Term, 2010 No. 925 \$51,489.91 Lauren Berschler Karl, Esq.

## 1302-587

**5017 Walnut Street 19139** 60th wd. 1872.00 Sq Ft OPA#602043200 Improvements: Residential Property ANDREA N. TILGHMAN AKA ANDREA N. FORD TILGHMAN C.P. Septemer Term, 2010 No. 1063 \$304,863.62 Lauren Berschler Karl, Esq.

## 1302-588

**6239 Walnut Street 19139** 3rd wd. 1747.45 Sq Ft OPA#031064100 Improvements: Residential Property KIRBY W. AMES C.P. March Term, 2010 No. 2289 \$78,807.62 Lauren Berschler Karl, Esq.

## 1302-589

**5563 Loretto Avenue 19124** 35th wd. 1431.90 Sq Ft OPA#351399200 PEDRO LOPEZ AKA PEDRO LOPEZ CRUZ, DAN LOPEZ, AND SUSANA ACEVEDO LOPEZ C.P. August Term, 2010 No. 637 \$96,603.76 Lauren Berschler Karl, Esq.

## 1302-590

**7568 Mayland Street 19138** Row b/gar 2sty, masonry BRT#501381700 Improvements: Residential Dwelling FRANCES TUCKER C.P. April Term, 2012 No. 2352 \$148,581.19 Federman & Associates, LLC

## 1302-591

**5329 North Camac Street 19141** 1680 Sq Ft OPA#493155600 Improvements: Residential - Semi-detached HALLY DOAN, 5329 NORTH CAMAC STREET, PHILADELPHIA, PA 19141 C.P. January Term, 2011 No. 2145 \$186,408.16 Dana S. Plon, Esq.

## 1302-592

**1449 North 56th Street 19131** 4th wd. 1667.06 Sq Ft BRT#041348500 Subject To Rent Improvements: Residential Dwelling STEPHEN LAMAR C.P. May Term, 2012 No. 00075 \$92,893.18 Udren Law Offices, P.C.

## 1302-593

**313 Cecil B. Moore Avenue** 18th wd. Situate on the northerly side of Columbia Avenue at the distance of sixty six feet six and one-quarter inches eastwardly from the easterly side of Fourth Street Subject to Mortgage Improvements: Row W-off/str 3sty, Masonry ERIK KROGSTAD C.P. January Term, 2012 No. 03993 \$59,412.69 Chandra M. Arkema, Esq.

## 1302-594

**244 South 52nd Street** 16th wd. (can check www.phila.gov, property information, then property assessments) 1232.80 sq ft beginning at 15'7-1/2" southward from the south side of locust street OPA#602182800 Subject to Mortgage Subject To Rent Improvements: Commercial 244 SOUTH 52ND STREET, LLC C.P. May Term, 2011 No. 01879 \$282,673.88 Edwin M Goldsmith, III, Esq.

## 1302-595

**912 Bridge Street 19124-1711** 35th wd. 930 Sq Ft TXPRCL#351147700 Improvements: Residential Property GADJIMOURAD AIGOUNOV C.P. July Term, 2012 No. 01843 \$77,429.28 Phelan Hallinan & Schmiegl, LLP

## 1302-596

**2228 South 5th Street 19148-5730** 39th wd. 928 Sq Ft PRCL#392290700 Improvements: Residential Property ROBERT OGLE C.P. August Term, 2010

## SHERIFF'S SALE

No. 03763 \$164,117.84 Phelan Hallinan & Schmiegl, LLP

## 1302-597

**1429 East Moyamensing Avenue 19147-6010** 1st wd. 545.42 Sq Ft TXPRCL#011082100 Improvements: Residential Property RYAN O'HARA C.P. December Term, 2011 No. 01101 \$89,075.99 Phelan Hallinan & Schmiegl, LLP

## 1302-598

**5801 North 12th Street 19141-4112** 49th wd. 1620 Sq Ft TXPRCL#493124000 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELOISE KNOWLE DECEASED C.P. April Term, 2012 No. 03601 \$96,724.44 Phelan Hallinan & Schmiegl, LLP

## 1302-599

**38 East Ashmead Street 19144-2314** 12th wd. 1005 Sq Ft TXPRCL#121078700 Improvements: Residential Property GUENNADI STARTCHENKO C.P. March Term, 2012 No. 00760 \$66,609.97 Phelan Hallinan & Schmiegl, LLP

## 1302-600

**5830 Chew Avenue 19138-1728** 59th wd. 2340.91 Sq Ft TXPRCL#591202400 Improvements: Residential Property KELLEUM D. SMALLS C.P. March Term, 2012 No. 01371 \$98,563.06 Phelan Hallinan & Schmiegl, LLP

## 1302-601

**2531 West Thompson Street 19121-4737** 29th wd. 840 Sq Ft TXPRCL#291051100 Improvements: Residential Property FRANCINE PERRY C.P. March Term, 2012 No. 03113 \$57,450.41 Phelan Hallinan & Schmiegl, LLP

## 1302-602

**3105 Emerald Street 19134-3101** 25th wd. 850.50 Sq Ft TXPRCL#252500200 Improvements: Residential Property VINH T. DINH C.P. March Term, 2010 No. 00466 \$55,922.78 Phelan Hallinan & Schmiegl, LLP

## 1302-603

**4016 North Darien Street 19140-2237** 43rd wd. 627.75 Sq Ft TXPRCL#433133100 Improvements: Residential Property RAUL CORRALES C.P. November Term, 2011 No. 00885 \$54,106.75 Phelan Hallinan & Schmiegl, LLP

## 1302-604

**1302 East Luzerne Street 19124-5334** 34th wd. 1230 Sq Ft TXPRCL#332012300 Improvements: Residential Property NATIVIDAD GARCIA C.P. March Term, 2012 No. 01365 \$84,864.19 Phelan Hallinan & Schmiegl, LLP

## 1302-605

**826 League Street 19147-4715** 2nd wd. 576 Sq Ft TXPRCL#021136500 Improvements: Residential Property ALBERT TRECOST AND FULVIA SERRA C.P. March Term, 2012 No. 02612 \$206,091.62 Phelan Hallinan & Schmiegl, LLP

## 1302-606

**2116 Magee Avenue 19149-2313** 54th wd. 1157.96 Sq Ft TXPRCL#541133100 Improvements: Residential Property SHUN CHIT SIK C.P. May Term, 2010 No. 03381 \$121,924.37 Phelan Hallinan & Schmiegl, LLP

## 1302-607

**2927 Cottman Avenue 19149-1404** 64th wd. 3079.07 Sq Ft TXPRCL#641145100 Improvements: Residential Property WILLIAM C. STOUT C.P. November Term, 2009 No. 05251 \$275,646.63 Phelan Hallinan & Schmiegl, LLP

## 1302-608

**4622 Penn Street 19124-5821** 23rd wd. 2200 Sq Ft TXPRCL#234286600 Improvements: Residential Property OLUGBEMIGA OGUNKUA C.P. January Term, 2012 No. 02052 \$63,686.61 Phelan Hallinan & Schmiegl, LLP

## 1302-609

**6816 Chew Avenue 19119** 22nd wd. 2117.33 Sq Ft OPA#222201600 Subject To Rent Improvements: Residential Dwelling MICHAEL J. DONALDSON AND KAREN BRIZUELA AKA KAREN M. DONALDSON C.P. January Term, 2012 No. 01537 \$159,299.10 Mitchell B. Klein, Esq.

## 1302-610

**1649-51 Dyre Street 19124** 62nd wd. 3968.10 Sq Ft BRT#622042600 Improvements: Residential Property EMANUEL J. TORRES C.P. March Term, 2011 No. 02782 \$168,607.83 KML Law Group, P.C.

## 1302-611

**3836 Wyalusing Avenue 19104** 24th wd.

## SHERIFF'S SALE

855 Sq Ft BRT#243178900 Improvements: Residential Property BRIAN POPE C.P. August Term, 2009 No. 02874 \$48,780.49 KML Law Group, P.C.

## 1302-612

**5341 Wakefield Street 19144** 12th wd. 2409.01 Sq Ft BRT#122145300 Improvements: Residential Property ANANIY BURSHTEYN C.P. March Term, 2010 No. 05624 \$112,716.02 KML Law Group, P.C.

## 1302-613

**7442 East Walnut Lane 19138** 50th wd. 1125 Sq Ft BRT#501353300 Improvements: Residential Property URIS S. PAYTON C.P. May Term, 2012 No. 02784 \$135,176.08 KML Law Group, P.C.

## 1302-614

**5326 Leshner Street 19124** 62nd wd. 819 Sq Ft BRT#622229600 Improvements: Residential Property VIRGINMINA CORREA AND JOSE E. RAMIREZ C.P. April Term, 2010 No. 04357 \$108,467.41 KML Law Group, P.C.

## 1302-615

**6614 Lebanon Avenue 19151** 34th wd. 2412 Sq Ft BRT#34-4050800 Improvements: Residential Dwelling BRIAN C. NUNES C.P. June Term, 2011 No. 03143 \$84,333.63 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

## 1302-616

**6311 Oakland Street** 54th wd. 1324.6 Sq Ft BRT#541259600 Improvements: Residential Dwelling EDDIE H. SMYTHE C.P. July Term, 2012 No. 04038 \$161,279.67 Gregory Javardian, Esq.

## 1302-617

**659 East Lippincott Street 19134** 33rd wd. 712.5 Sq Ft BRT#33-1023400 Improvements: Residential Dwelling JASON R. MAGOWAN AND JULIE E. MAGOWAN C.P. August Term, 2012 No. 02922 \$58,427.19 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

## 1302-618

**5308 Willows Avenue 19143** 51st wd. 1232 Sq Ft BRT#51-1119100 Subject to Mortgage Improvements: Residential Dwelling RODNEY SETH ROBERSON C.P. August Term, 2012 No. 01900 \$75,051.81 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

## 1302-619

**1530 Devereaux Avenue 19149** 54th wd. 1356.3 Sq Ft BRT#54-1058900 Improvements: Residential Dwelling QUI XIN PENG AND HIU LING HO C.P. July Term, 2012 No. 02327 \$63,037.01 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

## 1302-620

**170 East Sharpnack Street 19119** 22nd wd. 2236.01 Sq Ft BRT#221109000 Improvements: Semi Det 2sty Masonry BERNARD J. MCGRATH C.P. August Term, 2012 No. 00596 \$61,457.92 William J. Levant, Esq.

## 1302-621

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

## 1302-622

**1831 West Butler Street 19140** 13th wd. 2548 Sq ft; row 2sty, masonry BRT#131089300 Improvements: Residential Dwelling TODD F. SMITH C.P. July Term, 2009 No. 00057 \$42,692.35 McCabe, Weisberg & Conway, P.C.

## 1302-623

**634 Lippincott Street 19134** 33rd wd. 1776.5 Sq ft; row 2sty, masonry BRT#331018600 Improvements: Residential Dwelling TERRENCE D. JOHNSON C.P. April Term, 2010 No. 00244 \$39,306.00 McCabe, Weisberg & Conway, P.C.

## 1302-624

**7335 Boreal Place 19153** 40th wd. 3155.5 Sq Ft; row b/gar, 2sty, masonry BRT#406658300 Improvements: Residential Dwelling MICHAEL JOHNSON AND STACEY JOHNSON C.P. March Term, 2010 No. 00211 \$213,248.50 McCabe, Weisberg & Conway, P.C.

## 1302-625

**1515 Locust Street #401 19146** 8th wd. 1855 sq ft; res.condo.5+ sty, masonry BRT#888035710 Improvements: Residential Dwelling STEVEN ROSENBERG C.P. March Term, 2012 No. 02667 \$660,313.91 McCabe, Weisberg & Conway, P.C.

## 1302-626

**3305 North 16th Street 19140** 11th wd. 6420 sq ft; semi/det 3sty masonry BRT#112195100 Subject to Mortgage Improvements: Residential

## SHERIFF'S SALE

Dwelling CELESTE D. ROBERTS-RUFFIN, CO-EXECUTRIX OF THE ESTATE OF ARLENE ALBRITTON AND BRIGITTE GARVIN JOHNSON, CO-EXECUTRIX OF THE ESTATE OF ARLENE ALBRITTON C.P. October Term, 2011 No. 04193 \$89,332.45 McCabe, Weisberg & Conway, P.C.

## 1302-627

**6824 Ditman Street 19135** 41st wd. 6132 Sq ft; det 2 sty frame BRT#412349300 Improvements: Residential Dwelling ANGEL M. CARDONA AND DAYANE PAGAN C.P. December Term, 2011 No. 02150 \$183,952.35 McCabe, Weisberg & Conway, P.C.

## 1302-628

**2316 South Colorado Street 19145** 26th wd. 1591 Sq Ft; row 2sty, masonry BRT#262035300 Improvements: Residential Dwelling JOSEPH PARRILLO, ONLY KNOWN SURVIVING HEIR OF LIBERATO J. PARRILLO, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF LIBERATO J. PARRILLO, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2010 No. 03916 \$57,018.79 McCabe, Weisberg & Conway, P.C.

## 1302-629

**339 Titan Street 19147** 2nd wd. 2548.17 Sq Ft; row 3sty, masonry BRT#021316300 Improvements: Residential Dwelling MICHAEL CUNNINGHAM C.P. March Term, 2011 No. 03609 \$391,177.20 McCabe, Weisberg & Conway, P.C.

## 1302-630

**2545 Sepviva Street 19125** 31st wd. 1660 Sq Ft; row 2sty, masonry BRT#311235300 Improvements: Residential Dwelling JONATHAN BARNES C.P. September Term, 2010 No. 02785 \$114,282.55 McCabe, Weisberg & Conway, P.C.

## 1302-631

**2444 South Philip Street 19148** 39th wd. 1672.76 Sq Ft; row 2sty, masonry BRT#391310500 Improvements: Residential Dwelling JACQUELINE POOLER AND CAMEL REAL ESTATE, LLC C.P. July Term, 2012 No. 04135 \$146,218.60 McCabe, Weisberg & Conway, P.C.

## 1302-632

**1513 Womrath Street 19124** 23rd wd. 3623.2 Sq ft; semi det 2sty, masonry BRT#232011400 Subject to Mortgage Improvements: Residential Dwelling JONATHAN L. MENLENDEZ C.P. June Term, 2012 No. 00759 \$152,753.13 McCabe, Weisberg & Conway, P.C.

## 1302-633

**2024 Upland Way 203R 19131** 34th wd. 1325 Sq Ft, res condo 3+ sty loft BRT#888340056 Subject to Rent Improvements: Condominium KERRIA KONIK AKA KERRI KONIK C.P. June Term, 2012 No. 03110 \$296,522.87 McCabe, Weisberg & Conway, P.C.

## 1302-634

**420 Gilham Street 19111** 35th wd. 4075 Sq Ft, s/d w det gar 2 sty frame BRT#353075300 Improvements: Residential Dwelling ROBERT L. SCHAIBLE AND UNITED STATES OF AMERICA C.P. November Term, 2011 No. 01680 \$188,683.18 McCabe, Weisberg & Conway, P.C.

## 1302-635

**259 Cinnaminson Street 19128** 21st wd. 63385.20 Sq Ft, det w/d gar 2.5 sty, stone BRT#212329420 Improvements: Residential Dwelling JOSEPH SMALLEY AKA JOSEPH M. SMALLEY AND 259 CINNAMINSON STREET, LLC AKA 259 CINNAMINSON, LLC C.P. May Term, 2010 No. 03220 \$382,510.14 McCabe, Weisberg & Conway, P.C.

## 1302-636

**2531 South Fairhill Street 19148** 39th wd. 1672 Sq Ft; row 2sty, masonry BRT#392314100 Improvements: Residential Dwelling RAFAEEQ SMITH, ONLY KNOWN SURVIVING HEIR OF KIM GLADDEN AKA KIM N. GLADDEN AKA KIMBERLY GLADDEN, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HIERS OF KIM GLADDEN AKA KIM N. GLADDEN AKA KIMBERLY GLADDEN, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2009 No. 04204 \$107,481.08 McCabe, Weisberg & Conway, P.C.

## 1302-637

**2024 Carpenter Street 19146** 30th wd. 2232 Sq Ft; Row 2sty, masonry BRT#301242700 Subject to Mortgage Improvements: Residential Dwelling RONALD SINGLETON C.P. October Term, 2010 No. 00891 \$272,196.13 McCabe, Weisberg & Conway, P.C.

## SHERIFF'S SALE

## 1302-638

**2345 S Chadwick Street 19145** 26th wd. 1690 Sq Ft; row 2sty, masonry BRT#261316500 Improvements: Residential Dwelling UNITED STATES OF AMERICA AND FRANCES D. PRICE AKA FRANCES PRICE C.P. June Term, 2010 No. 02715 \$233,446.77 McCabe, Weisberg & Conway, P.C.

## 1302-639

**432 Glen Echo Road 19119** 22nd wd. 5094.25 Sq Ft; s/d w/b/g 2s masonry BRT#2231668800 Improvements: Residential Dwelling JESSE A. WILSON, JR AKA JESSE ALLEN WILSON, JR AND MONIQUE JOHNSON AKA MONIQUE T. JOHNSON AKA MONIQUE T. WILSON C.P. October Term, 2009 No. 04263 \$273,606.13 McCabe, Weisberg & Conway, P.C.

## 1302-640

**1167 Windrim Avenue 19141** 49th wd. Det off/str 1sty masonry; 3139.24 Sq Ft BRT#493008410 Improvements: Residential Dwelling CORNELL SMITH C.P. May Term, 2012 No. 03977 \$43,408.50 McCabe, Weisberg & Conway, P.C.

## 1302-641

**5046 Locust Street 19139** 60th wd. 1760 Sq Ft; Semi det 2sty, masonry BRT#602081800 Improvements: Residential Dwelling IAN BARNES AND MONICA BARNES C.P. September Term, 2011 No. 02056 \$104,676.54 McCabe, Weisberg & Conway, P.C.

## 1302-642

**8311 Woolston Avenue 19150** 50th wd. 2296 Sq Ft, row 2sty, masonry BRT#502095909 Improvements: Residential Dwelling CLAUDETTE TYLER-KNIGHT C.P. January Term, 2011 No. 03606 \$147,084.30 McCabe, Weisberg & Conway, P.C.

## 1302-643

**1500 West Grange Avenue 19141** 17th wd. 3589 Sq Ft, apartment 2-4 units, 2sty, masonry BRT#171117600 Improvements: Residential Dwelling ALEKSANDR GALYUZ C.P. June Term, 2012 No. 00636 \$133,260.11 McCabe, Weisberg & Conway, P.C.

## 1302-644

**1707 Conlyn Street 19141** 17th wd. 3407 Sq Ft; row b/gar 2sty, masonry BRT#171144000 Improvements: Residential Dwelling DEBRA TURMAN, EXECUTRIX OF THE ESTATE OF DOLORES HEPPINSTALL, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2011 No. 03361 \$71,119.91 McCabe, Weisberg & Conway, P.C.

## 1302-645

**1324 Magee Avenue 19111** 53rd wd. 2435.7 Sq Ft; Row b/gar 2sty, masonry BRT#531187300 Improvements: Residential Dwelling MARTIN SCHIEKEN, ONLY KNOWN SURVIVING HEIR OF FLORENCE SCHIEKEN, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF FLORENCE SCHIEKEN, DECEASED MORTGAGOR AND REAL OWNER. C.P. November Term, 2010 No.



**SHERIFF'S SALE**

C.P. June Term, 2012 No. 03626 \$103,852.38  
Heather Riloff, Esq.

**1302-650**

**4401-27 Whitaker Avenue 19120** 42nd wd. At the intersection by the southeasterly side of Whitaker Avenue and the northeasterly side of Cayuga Street front 367 ft 7-1/8-in, depth 304 ft 7-9/16-in OPA#884186505 Subject To Rent Improvements: Commercial Property POMCO REALTY, L.P. C.P. July Term, 2012 No. 03238 \$960,843.89 Andrew S. Brown, Esq.

**1302-651**

**3756 Lankenau Road** 52nd wd. 1786.54 Sq Ft BRT#521425400 Improvements: Residential Dwelling FREDERICK W. CLAYTON C.P. July Term, 2012 No. 004029 \$223,223.10 Gregory Javardian, Esq.

**1302-652**

**5346 N. Sydenham Street 19141** 17th wd. 1320 Sq Ft BRT#172101400 Improvements: Residential Dwelling MARILYN HENRY C.P. September Term, 2009 No. 00710 \$160,045.75 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

**1302-653**

**4904 Pulaski Avenue 19144** 13th wd. 1660 Sq Ft BRT#133120300 Improvements: Residential Dwelling JAMES R. MCBRIDE AND BEVERLY LANGSTON C.P. November Term, 2007 No. 304 \$126,513.22 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

**1302-654**

**5960 Alma Street 19149** 53rd wd. 1538 Sq Ft BRT#531328000 Improvements: Residential Dwelling GEORGE ULMER AND MAUREEN FERRETTI C.P. February Term, 2012 No. 02627 \$33,941.45 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

**1302-655**

**833 Leland Street 19130** 15th wd. 1485 Sq Ft BRT#151367400 Improvements: Residential Dwelling CHARLIE STEVENS, AS ADMINISTRATOR OF THE ESTATE OF GLADYS HUNTER, DECEASED. C.P. Apri Term, 2012 No. 01835 \$211,841.97 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

**1302-656**

**6220 N. Bouvier Street** 50th wd. 988.35 Sq ft BRT#172227500 Improvements: Residential Dwelling REGINA KITCHEN AND JOHN MOSLEY C.P. October Term, 2009 No. 02493 \$82,424.80 Gregory Javardian, Esq.

**1302-657**

**2340 East Hazzard Road AKA 2340 East Hazzard Street 19125** 31st wd. 997 Sq Ft OPA#314111200 Improvements: Residential Property CHRISTOPHER STORY C.P. April Term, 2009 No. 003565 \$144,870.32 Christopher A. DeNardo, Esq.

**1302-658**

**7355 Rockwell Avenue 19111** 63rd wd. 1609 Sq Ft BRT#631112311 Improvements: Residential Property JOSE VAZQUEZ C.P. July Term, 2012 No. 4665 \$171,372.31 Christopher A. DeNardo, Esq.

**1302-659**

**546 East Allegheny Avenue 19134** 7th wd. 1600 Sq Ft BRT#071308100 Improvements: Residential Property JOHN E. CARMONA (MORTGAGOR) AND DIANA P. ANTERO (REAL OWNER) C.P. July Term, 2012 No. 1145 \$94,472.66 Christopher A. DeNardo, Esq.

**1302-660**

**1664 West Cheltenham Avenue** 10th wd. 74'9" E Pittville Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry TYRELL D. MCCOY AND TALISA THOMPSON NKA TALISA MCCOY C.P. February Term, 2011 No. 01663 \$150,587.31 Chandra M. Arkema, Esq.

**1302-661A-B**

**39th Wd. formerly part of 1st wd. (1840-44 South Camac Street – Premises A)** West side of Camac Street (formerly Pallac) 50 ft northward of north side of Mifflin St westward between parallel lines with Mifflin on South and onrthline 97 ft 2 inches to Iseminger; 42 ft front, depth 120 ft BRT#394607302 Subject to Mortgage

**39th wd. formerly part of 1st wd. (1839 South Iseminger Street – Premises B)** Southeasterly side of Iseminger St 99 ft 7/8-in norwardly of northerly side of Mifflin St then easterly 41 ft 9-5/8-in northwardly 14 ft 1/8-in westwardly 32 ft 4-1/8", southweserly 16 ft 7 inches BRT#884348125 Subject to Mortgage STEFANIE MANCINI C.P. August Term, 2011 No. 00790 \$681,063.64 Max L. Lieberman, Esq.; Max L. Lieberman & Associates, P.C.

**SHERIFF'S SALE****1302-662**

**2007 E. Cheltenham Avenue** 41st wd. Beginning at a point on the northeasterly side of Cheltenham Avenue (60 feet wide) at the distance of 66 feet, 6 inches southeastwardly from the southeasterly side of Harbison Avenue (100 ft wide) Subject to Mortgage Improvements: Row 1 Sty Masonry ANNA T. THIERRY (DECEASED) C.P. June Term, 2012 No. 03927 \$69,081.30 Chandra M. Arkema, Esq.

**1302-663**

**3018 West Harper Street 19130** 29th wd. 812 Sq Ft BRT#292173500 Improvements: Residential Property SALVATORE LICASTRI AKA SALVATORE P. LICASTRI C.P. May Term, 2012 No. 02178 \$239,893.60 KML Law Group, P.C.

**1302-664**

**137 West Weaver Street 19119** 22nd wd. formerly part of the 49th wd. 956.10 Sq Ft BRT#223029100 Improvements: Residential Property WILLIAM ASHFORD C.P. August Term, 2011 No. 03955 \$107,738.94 KML Law Group, P.C.

**1302-665**

**3006 North 24th Street 19132** 38th wd. 845 Sq Ft BRT#381006200 Improvements: Residential Property TYREE L. MAY SR. C.P. December Term, 2011 No. 03122 \$72,417.32 KML Law Group, P.C.

**1302-666**

**3624 East Allen Street 19134** 45th wd. 962 Sq Ft BRT#451127400 Improvements: Residential Property CRAIG W. ROSENBLATT C.P. June Term, 2010 No. 03956 \$124,522.90 KML Law Group, P.C.

**1302-667**

**2216 South Hobson Street 19142** 40th wd. 931.45 Sq Ft BRT#403063500 Improvements: Residential Property JOHN DOE C.P. March Term, 2003 No. 04823 \$114,238.73 KML Law Group, P.C.

**1302-668**

**1427 Madgee Avenue 19111** 53rd wd. 1758.38 Sq Ft BRT#532014600 Improvements: Residential Property THE UNKNOWN HEIRS OF WILLIAM CUMMINGS, DECEASED AND WILLIAM CUMMINGS, JR., SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM CUMMINGS, DECEASED. C.P. March Term, 2011 No. 02035 \$103,245.75 KML Law Group, P.C.

**1302-669**

**315 West Hansberry Street 19144** 12th wd. 1852.23 Sq Ft BRT#123104900 Improvements: Residential Property MILDRED V. BIBBS C.P. May Term, 2009 No. 01447 \$79,516.39 KML Law Group, P.C.

**1302-670**

**2038 North Hope Street 19122** 18th wd. 1620 Sq Ft BRT#183231701 Improvements: Residential Property ILUMINADO MALDONADO C.P. July Term, 2003 No. 003483 \$38,346.32 Christopher A. DeNardo, Esq.

**1302-671**

**534 Monastery Avenue 19128** 21st wd. 1961.30 Sq Ft BRT#213168400 Improvements: Residential Property JAMES A. MARTIN AND MICHELLE E. MARTIN C.P. May Term, 2010 No. 03799 \$193,231.59 KML Law Group, P.C.

**1302-672**

**1431 Kerper Street 19111** 53rd wd. 1980 Sq Ft BRT#532112900 Improvements: Residential Property EDELMIRA BENVENUTTI C.P. August Term, 2012 No. 01692 \$132,574.44 KML Law Group, P.C.

**1302-673**

**9225 Annapolis Road 19114** 57th wd. 5000 Sq Ft BRT#572259500 Improvements: Residential Property DONNA KLINKE C.P. February Term, 2012 No. 01674 \$288,352.31 KML Law Group, P.C.

**1302-674**

**1121 Knorr Street 19111** 53rd wd. 2606.87 Sq Ft BRT#532135500 Improvements: Residential Property REGINALD GETER C.P. August Term, 2012 No. 03605 \$160,298.69 KML Law Group, P.C.

**1302-675**

**5406 Tackawanna Street 19124** 62nd wd. 1126.77 Sq Ft BRT#622305100 Improvements: Residential Property MOUSTAPHA FOFANA C.P. June Term, 2012 No. 04017 \$75,614.87 KML Law Group, P.C.

**1302-676**

**584 Van Kirk Street 19120-1229** 35th wd.

**SHERIFF'S SALE**

1200 Sq Ft BRT#32-2-0999-00 Subject To Rent Improvements: Residential Dwelling MILTON VALENTINE C.P. June Term, 2012 No. 00535 \$118,251.49 Barbara A. Fein, Esq.

**1302-677**

**1941 S. Hollywood Street 19145-2405** 48th wd. 1284.09 Sq Ft BRT#48-2-3898-00 Subject To Rent Improvements: Residential Dwelling DIANE BALUSH C.P. August Term, 2011 No. 01748 \$97,693.69 Barbara A. Fein, Esq.

**1302-678A-B**

**52nd Wd. (5410 Media Street – Premises A - 19131)** 3126.20 Sq Ft BRT#041240400 Subject to Mortgage  
**52nd Wd. (1520 North Conestoga Street – Premises B - 19131)** 52nd wd. 1515.29 Sq Ft BRT#041299400 Subject to Mortgage K&F INVESTMENTS, LLC C.P. August Term, 2012 No. 01853 \$385,766.80 Daniel D. Haggerty, Esq.; Weir & Partners, LLP

**1302-679A-E**

**17th Wd. (6052 North Norwood Street – Premises A – 19138)** 1305 Sq Ft BRT#172484700 Subject to Mortgage  
**17th Wd. (6318 North Lambert Street – Premises B – 19138)** 1140 Sq Ft BRT#172434300 Subject to Mortgage  
**3rd Wd. (5849 Warrington Avenue – Premises C - 19143)** 1500 Sq Ft BRT#034078900 Subject to Mortgage  
**4th Wd. (1318 North Wanamaker Street – Premises D – 19131)** 855 Sq Ft BRT#043151600 Subject to Mortgage  
**13th Wd. (2223 Yelland Street – Premises E – 19140)** 588.75 Sq Ft BRT#131418800 Subject to Mortgage K&F GROUP, LLC C.P. August Term, 2012 No. 01863 \$409,258.13 Daniel D. Haggerty, Esq.; Weir & Partners, LLP

**1302-680**

**1409 South Marston Street 19146** 36th wd. 708 Sq Ft BRT#364319400 Subject to Mortgage K&F VENTURES, LLC C.P. August Term, 2012 No. 01883 \$72,429.35 Daniel D. Haggerty, Esq.; Weir & Partners, LLP

**1302-681**

**210 North 58th Street 19139** 4th wd. 1272 Sq Ft BRT#042216510 Improvements: Residential Dwelling K&F INVESTMENTS, LLC C.P. February Term, 2012 No. 3038 \$131,070.32 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

**1302-682**

**3027 C Street 19134** 7th wd. 1008 Sq Ft BRT#071447000 Improvements: Residential Property JULIO HERNANDEZ C.P. July Term, 2009 No. 001837 \$81,772.29 Christopher A. DeNardo, Esq.

**1302-683**

**3210 "H" Street 19134** 33rd wd. 1260 Sq Ft BRT#331343500 Improvements: Residential Property CAROLYN BOND C.P. May Term, 2004 No. 000333 \$32,787.73 Christopher A. DeNardo, Esq.

**1302-684**

**243 West Spencer Street 19120** 61st wd. 1140 Sq Ft BRT#611217800 Improvements: Residential Property NICOLE D. HILLIARD C.P. September Term, 2012 No. 0494 \$65,152.01 Christopher A. DeNardo, Esq.

**1302-685**

**All that certain lot or piece of ground with the buildings and improvements thereon erected, being known as 5336-5342 Woodland Avenue 19143** 51st wd. 5585; City registry #036S140013 BRT#51-2-1012-00 Subject to Mortgage Improvements: Commercial Real Estate THAN TRAN AND HOA HUYNH C.P. September Term, 2008 No. 01635 \$202,463.29 Dominic A DeCecco, Esq., Hartman Shurr

**1302-686**

**1306 North 54th Street 19131** 34th wd. 1654.14 Sq Ft BRT#041282400 Improvements: Residential Real Estate EDWARD F. MORRIS AND DONNA G. MORRIS C.P. August Term, 2012 No. 03267 \$81,619.60 Stern & Eisenberg, PC

**1302-687**

**5314 Saul Street 19124** 62nd wd. (formerly part of the 23rd wd.) 1743.56 Sq Ft BRT#621451600 Improvements: Residential Real Estate BRETT CARTER C.P. August Term, 2012 No. 02874 \$94,156.50 Stern & Eisenberg, PC

**1302-688**

**6216 Torresdale Avenue 19135** 41st wd. 2491.6 Sq Ft BRT#41-1291100 Improvements: Residential Dwelling CHARLES B. HOWARD AND APRIL K. HOWARD C.P. January Term, 2012 No. 003280 \$174,948.53 Gregory Javardian,

**SHERIFF'S SALE**

Esq.; Powers, Kirn & Javardian, LLC

**1302-689**

**1536 Tasker Street 19145** 36th wd. 1003.3 Sq Ft BRT#36-5377600 Subject to Mortgage Improvements: Residential Dwelling ROBERT TAUFAN C.P. Apri Term, 2012 No. 02181 \$180,619.92 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

**1302-690**

**3518 Rand Street 19134** 33rd wd. 1293.48 Sq Ft BRT#331359800 Improvements: Residential Property INGRID ROSARIO AND EDNA L. ROSARIO C.P. January Term, 2012 No. 04638 \$32,069.44 KML Law Group, P.C.

**1302-691**

**1144 South Dorrance Street 19146** 33rd wd. 656.50 Sq Ft BRT#361159300 Improvements: Residential Property HILDA RIVERA AS POWR OF ATTORNEY FOR LUIS A. VIERA, SR. AND JOSE A. TORRES C.P. July Term, 2009 No. 00191 \$267,294.59 KML Law Group, P.C.

**1302-692**

**6034 Alma Street 19149** 53rd wd. (formerly part of the 35th wd.) 1400 Sq Ft BRT#531329800 Improvements: Residential Property HUAN LING MA AND MAN LI XU C.P. June Term, 2012 No. 03531 \$104,756.62 KML Law Group, P.C.

**1302-693**

**1352 South Stanley Street 19140** 36th wd. 714 Sq Ft BRT#362263900 Improvements: Residential Property MARILY ROSADO FKA MARILY PEREZ C.P. August Term, 2012 No. 02401 \$60,323.42 KML Law Group, P.C.

**1302-694**

**5215 Burton Street 19124** 62nd wd. 945 Sq Ft BRT#622431800 Improvements: Residential Property JANE CROSS C.P. August Term, 2012 No. 01473 \$65,381.15 KML Law Group, P.C.

**1302-695**

**2446 North Gratz Street 19132** 16th wd. (formerly part of the 28th wd.) 725 Sq Ft BRT#162065200 Improvements: Residential Property TIMOTHY PARKER C.P. August Term, 2012 No. 00763 \$53,105.38 KML Law Group, P.C.

**1302-696**

**631 Federal Street 19147** 2nd wd. 1152 Sq Ft BRT#021240200 Improvements: Residential Property DAN ELDRIDGE AND STELLA VOEGEL C.P. January Term, 2012 No. 00741 \$304,363.28 KML Law Group, P.C.

**1302-697**

**62 E. Slocum Street 19119** 22nd wd. 1502.37 Sq Ft BRT#222044600 Improvements: Residential Property VINSON FLOWERS C.P. September Term, 2012 No. 02471 \$93,775.85 KML Law Group, P.C.

**1302-698**

**4325 North 7th Street 19140** 43rd wd. 833.00 Sq Ft BRT#123N 7-167 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling HECTOR GUZMAN AND JOSEFA N. ROSADO C.P. August Term, 2012 No. 01513 \$52,143.04 Udren Law Offices, P.C.

**1302-699**

**2732 Northview Street 19152** 57th wd. 2186.00 Sq Ft BRT#57-1-152900 Subject To Rent Improvements: Residential Dwelling IGOR TCHIIJK C.P. May Term, 2012 No. 03321 \$0.00 Udren Law Offices, P.C.

**1302-700**

**8101 Leon Street 19136** 35th wd. 2520.63 Sq Ft BRT#642046000 Subject To Rent Improvements: Residential Dwelling JULIE A. LUDWIG AND MATTHEW F LUDWIG C.P. June Term, 2010 No. 00052 \$101,729.63 Udren Law Offices, P.C.

**1302-701**

**2125 East Auburn Street 19134** 25th wd. 1125.00 Sq Ft BRT#25-2-0634-00 Subject To Rent Improvements: Residential Dwelling JOAN M. RUSSELL C.P. August Term, 2012 No. 02181 \$31,575.42 Udren Law Offices, P.C.

**1302-702**

**4048 Higbee Street 19124-0000** 62nd wd. 997.75 Sq Ft BRT#62-2-1997-00 Subject To Rent Improvements: Residential Dwelling WENDY WHITE AKA WENDY L. WHITE C.P. August Term, 2012 No. 03264 \$56,598.97 Udren Law Offices, P.C.

**1302-703**

**3007 Richmond Street 19134** 25th wd. 2000 Sq Ft BRT#25-1-155200 Subject To Rent Improvements: Residential Dwelling HERBERT D. WERNER C.P. July Term, 2012 No. 01435 \$204,812.09 Udren Law Offices, P.C.

**SHERIFF'S SALE****1302-704**

**5734 Grays Avenue 19143** 40th wd. 1260 Sq Ft BRT#40-2155728 Subject To Rent Improvements: Residential Dwelling LORI BROTHERS C.P. December Term, 2010 No. 00959 \$61,010.69 Udren Law Offices, P.C.

**1302-705**

**3212 Holly Road 19154** 58th wd. 2070.00 Sq Ft BRT#663016200 Subject To Rent Improvements: Residential Dwelling MICHAEL J. DOMIAN AND PATRICIA A. DOMIAN C.P. March Term, 2012 No. 02364 \$158,721.71 Udren Law Offices, P.C.

**1302-706**

**6551 Torresdale Avenue 19135** 41st wd. 1360.00 Sq Ft BRT#41-1322100 Subject To Rent Improvements: Residential Dwelling TUNG NGUYEN AKA TUNG B. NGUYEN C.P. April Term, 2012 No. 03713 \$135,768.35 Udren Law Offices, P.C.

**1302-707**

**5724 Hazel Avenue 19143** 46th wd. 0024 AC, residential row, 2 stories masonry BRT#46-3-0231-00 MAXINE URQUHART C.P. April Term, 2012 No. 00783 \$96,433.40 Brian H. Smith, Esq.

**1302-708**

**7601-7615 Frankford Avenue** 10465 Sq Ft BRT#882746000 Subject to Mortgage Improvements: Gas Station CHARAN KAUR AND PRINCE FUEL COMPANY C.P. March Term, 2011 No. 2719 \$647,271.41 Gregory Javardian, Esq.

**1302-709**

**6212 North Hope Street** 61st wd. 1140.42 Sq Ft BRT#61-1016300 Improvements: Residential Dwelling ROBERTO ACEVEDO AKA ROBERT ACEVEDO C.P. February Term, 2012 No. 002426 \$92,794.28 Gregory Javardian, Esq.

**1302-710**

**142 North Hobart Street 19139** 52nd wd. formerly 34th wd. 163x62, parcel #62-N-11-118 BRT#04-2-105800 Improvements: Residential Property MIKHAEL BARTFELD; TITLE TO SAID PREMISES IS VESTED IN MIKHAEL BARTFELD BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1999-R1, BY ITS ATTORNEY-IN-FACT, OCWEN FEDERAL BANK, F.S.B., DATED MAY 26, 2005 AND RECORDED JUNE 3, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51191034. C.P. December Term, 2011 No. 003009 \$68,058.93 Martin S. Weisberg, Esq.