

Sheriff's Sale Notices for June 4, 2013

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, June 4, 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 web site at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

SHERIFF'S SALE

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 June 4, 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, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

The following property, sale of which was postponed from the July 12, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, June 4, 2013.

3-364

3210 Saxon Pl. 19114 66th Wd. 3200 sq. ft. BRT# 661092400 Improvements: Residential Property
CHRISTINE ALBERTINI C.P. June Term, 2009 No. 00328 \$186,361.42 Goldbeck McCafferty & McKeever

The following property, sale of which was postponed from the March 6, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, June 4, 2013.

11-403

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

The following property, sale of which was postponed from the April 3, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, June 4, 2013.

501-435

5415 Tacoma St. 19144-3922 22nd Wd. 1820 Sq. Ft. BRT# 124119200 Residential Property
MICHELE HONESTY YOUNG C.P. September Term, 2009 No. 0216 \$127,049.50 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, June 4, 2013.

502-336

870 N 28th St., Unit 116 19130 88th wd. 840 Sq. Ft. BRT#888152800 Subject to Mortgage Subject to Rent
DEFENDANT, STATE TRUSTEE SERVICES, LLC AS TRUSTEE OF 28TH ST. SILVER APPLE LAND TRUST C.P. October Term, 2011 No. 04026 \$48,267.16 Evan R. Bachove, Esq.

502-399

6208 Master St. 19151-4117 34th wd. 900 Sq. Ft. BRT#342027000 Improvements: Residential Dwelling
JUDY A. BOYD C.P. May Term, 2011 No. 03226 \$64,825.74 Udren Law Offices, P.C.

SHERIFF'S SALE

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

1206-376A-B

51st Wd. (5420-28 Paschall Ave. - Premise A-19143) 170' Northeast of 55th St., Front: 130', Depth 195' BRT#884350840 Improvements: Commercial Property
FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.
51st Wd. (5430-44 Paschall Ave. - Premise B-19143) Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170' Depth: 195' BRT#884350845 Improvements: Commercial Property
FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.

The following property, sale of which was postponed from the July 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, June 4, 2013.

1207-441

1766 N. Aberdeen St. 19131 24th wd. 1367.52 sq. ft. OPA#521328500 Improvements: Residential Dwelling
VERA Y. BARNES, DECEASED C.P. July Term, 2011 No. 003160 \$69,240.20 Mitchell B. Klein, Esq.

1207-554

2009 S. Bonsall St. 19145-2605 48th wd. 800 sq. ft. BRT#482274300 Improvements: Residential Property
CHAMROEUN YANG C.P. October Term, 2010 No. 01415 \$90,607.66 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, June 4, 2013.

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

1208-578

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

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

1209-340

3426 Rosehill St. 19134-1641 7th wd. 574 Sq Ft PRCL#073123800 Improvements: Residential Property
MARIA T LUGARDO, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; CANDIDO LUGARDO IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; MARGARITA LUGARDO, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; EVELYN PEREZ, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TERESA CORDERO, DECEASED.

SHERIFF'S SALE

C.P. January Term, 2008 No. 00477 \$37,855.59 Phelan Hallinan & Schmiegl, LLP

1209-376

9448 Woodbridge Rd. 19114-3457 57th wd. 1791.61 Sq Ft PRCL#572197436 Improvements: Residential Property
HOLLIS SEABROOKS C.P. February Term, 2012 No. 03450 \$82,549.53 Phelan Hallinan & Schmiegl, LLP

1209-505

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

1209-506

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

1209-521

2716 N. 23rd St. 19132-3218 11st wd. 878.99 Sq Ft PRCL#111370200 Improvements: Residential Property
FRANK W BROOKS, III INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF LISA Y BROOKS; CAROLE LIVELY IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LISA Y BROOKS; FAKIRA A. BROOKS IN HER CAPACITY AS HEIR OF THE ESTATE OF LISA Y BROOKS; MIKELL F LIVELY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LISA Y BROOKS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA Y BROOKS, DECEASED C.P. January Term, 2012 No. 04659 \$21,262.64 Phelan Hallinan & Schmiegl, LLP

1209-547

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

1209-562

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

1209-607

247 E. Sheldon St. 19120-3517 42nd wd. 1180.57 Sq Ft PRCL#421169300 Improvements: Residential Property
PATRICIA J GAINES C.P. March Term, 2012 No. 01565 \$31,985.97 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, June 4, 2013.

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.

1210-463

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

2420 79th Ave 19150-1414 50th wd. 1088 Sq Ft PRCL#501451700 Improvements: Residential Property
ELEANOR E SALLEY C.P. August Term, 2009 No. 03155 \$102,438.46 Phelan Hallinan & Schmiegl, LLP

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1210-479

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

1210-531

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 & Schmiegl, LLP

1210-580

4436 Strahle St. 41st wd. Beginning at a point on the southwesterly side of Strahle Street (60 feet wide) measured north 42 degrees 06 minutes 35 seconds west along the said southwesterly side of Strahle Street, the distance of 296 feet 10-1/2 inches from the Northwesterly 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, recrossing said first mentioned existing 15 feet wide driveway 102 feet 10-1/4 inches to a point on the said Southwesterly 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 Northwesterly 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.

1210-587

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 Southeasterly 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 Northeasterly 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 extending 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 Southeasterly 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.

1210-617

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

The following property, sale of which was postponed from the November 13, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, June 4, 2013.

1211-313

6931 Ardleigh Street 19119-1315 22nd

SHERIFF'S SALE

wd. 3255.25 Sq Ft PRCL#222249000
Improvements: Residential Property
DAWN MILLS C.P. May Term, 2012 No.
00778 \$195,651.28 Phelan Hallinan &
Schmiegl, LLP

1211-375

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

1211-464

2311 Loney Street 19152 56th wd. 1486 Sq Ft
BRT#561566000 Improvements: Residential
Property
JOSEPH K. KELLER AND MARGARET A.
KELLER C.P. June Term, 2012 No. 0677
\$133,880.04 Christopher A. DeNardo,

1211-488

6739 Gillespie Street 19135-2205 41st wd.
1440 Sq Ft PRCL#552452000 Improvements:
Residential Property
OLENA MALAYDAKH C.P. June Term, 2010
No. 03251 \$151,655.40 Phelan Hallinan &
Schmiegl, LLP

1211-492

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

1211-556

6800 Oxford Avenue 19111 35th wd. 10,979.50
Sq Ft BRT#353311905 Improvements:
Residential Dwelling
PAULINE PAPAGEORGIOU C.P. June Term,
2011 No. 03264 \$158,404.03 Udren Law
Offices, P.C.

1211-570

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

1211-571

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

1211-577

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

1211-622

5118 James Street 19137-1209 45th wd.
Land 1353.01 Sq Ft, improvements 1632 Sq Ft
BRT#89N1953 & BRT#453412000
ELENA YAKOVLEV AKA ELENA
SKYLAR, EXECUTRIX OF THE ESTATE
OF KOSTYANTIN SKYLAR AKA
KONSTANTIN SKYLAR, DECEASED AND
ELENA YAKOVLEV AKA ELENA SKYLAR,
INDIVIDUALLY C.P. March Term, 2012 No.
2086 \$72,203.32 Brian H. Smith, Esq.

1211-689

1539 E. Tulpehocken Street 19138-1626
50th wd. 1680.36 Sq Ft BRT#102211800
Improvements: Residential Dwelling
DENISE M. HALL C.P. April Term, 2012 No.
03352 \$179,489.05 Kristen D. Little, Esq.

1211-692

2126 65th Avenue 19138 17th wd. 1277 Sq Ft
BRT#171357100 Improvements: Residential
Property
GERTRUDE HAMBY C.P. May Term, 2012 No.
02006 \$97,164.11 Kristine M. Anthou, Esq.

1211-700

5810 Master St 19131 34th wd. Row 2 sty
masonry; 3007.5 Sq Ft BRT#043032900 Subject
to Mortgage Subject to Rent Improvements:
Residential Dwelling
TALIBA FOSTER C.P. May Term, 2009 No.
02247 \$96,863.43 McCabe, Weisberg, &
Conway, P.C.

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

1212-302

340 North 61st Street 19139-1107 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

1212-303

4571 G Street 19120-4633 42nd wd. 1125

SHERIFF'S SALE

Sq Ft TXPRCL#421606200 Improvements:
Residential Property
GARY HOLMES C.P. July Term, 2007 No.
04409 \$75,991.68 Phelan Hallinan &
Schmiegl, LLP

1212-305

895 North Fallon Street 19139 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

1212-308

865 Perkiomen Street 19130 15th wd. 854
Sq Ft PRCL#151373900 Improvements:
Residential Property
ERIC B. MCCOY AND VERA D. SCOTT
C.P. April Term, 2008 No. 02248 \$337,318.43
Phelan Hallinan & Schmiegl, LLP

1212-309

3187 Tulip Street 19134-3807 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

1212-312

1238 Longshore Avenue 19111-4533 53rd
wd. 5625 Sq Ft TXPRCL#532173300
Improvements: Residential Property
SAI CHIANG AND NIM IAN KUONG C.P.
June Term, 2012 No. 00748 \$201,910.23
Phelan Hallinan & Schmiegl, LLP

1212-313

8441 Cedarbrook Avenue 19150-1001 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

1212-317

323 North 56th Street 19139-2051 52nd
wd. 1245 Sq Ft TXPRCL#041209900
Improvements: Residential Property
SOMER PUGH C.P. January Term, 2009
No. 03259 \$96,667.97 Phelan Hallinan &
Schmiegl, LLP

1212-323

3266 North Marston Street 19129-1821
38th wd. 1103.41 Sq Ft TXPRCL#381241700
Improvements: Residential Property
ANTOINETTE HUGHES AKA ANTOINETTE
CHISOLM AND JAMES E. CHISOLM C.P.
December Term, 2011 No. 00240 \$33,677.06
Phelan Hallinan & Schmiegl, LLP

1212-327

7824 Williams Avenue 19150-2112 50th
wd. 2005.81 Sq Ft TXPRCL#502241600
Improvements: Residential Property
ALONDA BLEVINS PALMER AKA
ALONDA BLEVINS, IN HER CAPACITY AS
ADMINISTRATRIX CTA AND DEVISEE OF
THE ESTATE OF ELIZABETH C. COLEMAN
C.P. December Term, 2011 No. 02315
\$72,567.75 Phelan Hallinan & Schmiegl, LLP

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

1212-371

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

1212-374

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

1212-379

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

1212-411

5518 Willows Avenue 19143-4025 51st
wd. 1336 Sq Ft TXPRCL#513216200
Improvements: Residential Property
RICHARD A. CHRISTIE AND MARCIA
DIXON C.P. January Term, 2012 No. 03718
\$27,262.06 Phelan Hallinan & Schmiegl, LLP

1212-430

5314 Yocum Street 19143-5432 51st wd. 750
Sq Ft PRCL#512093700 Improvements:
Residential Property
VALERIE COOPER C.P. January Term, 2008
No. 00103 \$65,883.58 Phelan Hallinan &

SHERIFF'S SALE

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

1212-456

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.

1212-485

4146 Levick Street 19135-3018 41st wd.
1514.75 Sq Ft TXPRCL#552073700
Improvements: Residential Property
GULZAR AHMED AKA G. AHMED C.P.
October Term, 2011 No. 02002 \$113,579.24
Phelan Hallinan & Schmiegl, LLP

1212-487

128 West Logan Street 19144-3620 12th
wd. 1963.56 Sq Ft TXPRCL#123041300
Improvements: Residential Property
HERNAN FONT AND KARINA FONT C.P.
November Term, 2011 No. 03345 \$121,788.94
Phelan Hallinan & Schmiegl, LLP

1212-488

4717 Bleigh Avenue 19136-4101 65th
wd. 972.45 Sq Ft PRCL#651021900
Improvements: Residential Property
TERRANCE COOK C.P. January Term, 2008
No. 00988 \$127,986.85 Phelan Hallinan &
Schmiegl, LLP

1212-492

1027 Mercy Street 19148-2330 39th
wd. 619.84 Sq Ft TXPRCL#394019900
Improvements: Residential Property
TRACY WHELAN C.P. April Term, 2012
No. 00757 \$56,188.78 Phelan Hallinan &
Schmiegl, 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 &
Schmiegl, 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.

1212-525

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.

1212-528

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.

1212-600

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

1212-608

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 northeasterly and southwestwardly
and communicating at both ends with two other
certain 15' wide driveways leading northwest-
wardly 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.

SHERIFF'S SALE

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 accord-
ing 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 ft wide).
CONTAINING in front or breadth on the said
American Street southwest 15'11" and extend-
ing 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.

1212-639A-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.

The following property, sale of which was postponed
from the January 8, 2013 Sheriff's Sale, will be offered
for sale on TUESDAY, June 4, 2013.

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.

1301-390

4033 Dungan Street 33rd wd. 14'3" x 60'
BRT#332420200
JG REAL ESTATE DEVELOPMENT, LLC
C.P. March Term, 2012 No. 02595 \$70,401.77
Jennifer G. Fowler, Esq.

1301-391

3042 Aramingo Avenue 25th wd. 14'1" x 75'
BRT#251476600
JG REAL ESTATE DEVELOPMENT, LLC
C.P. March Term, 2012 No. 02601 \$102,831.37
Jennifer G. Fowler, Esq.

1301-392

3098 Aramingo Avenue 25th wd. 15' x 68'6"
BRT#251479400
JG REAL ESTATE DEVELOPMENT, LLC
C.P. March Term, 2012 No. 02596 \$108,920.10
Jennifer G. Fowler, Esq.

1301-393

3157 Aramingo Avenue 25th wd. 14'4" x 68'
3-3/4" BRT#251465300
JG REAL ESTATE DEVELOPMENT, LLC
C.P. March Term, 2012 No. 02599 \$124,739.37
Jennifer G. Fowler, Esq.

1301-394

3126 Aramingo Avenue 25th wd. 14' x 71' x
3-3/4" BRT#251480600
JG REAL ESTATE DEVELOPMENT, LLC
C.P. March Term, 2012 No. 02598 \$110,798.62
Jennifer G. Fowler, Esq.

1301-395

3132 Agate Street 25th wd. 15'6"x47'6"
BRT#252347500
JG REAL ESTATE DEVELOPMENT LLC
C.P. March Term, 2012 No. 02600 \$75,587.21
Jennifer G. Fowler, Esq.

1301-402

623 C South American Street 19147-2300
2nd wd. 230.32 Sq. Ft. BRT#023108010
Improvements: Residential Dwelling
SUSAN B. FARRELL C.P. January Term,
2012 No. 01842 \$54,601.57 Udren Law
Offices, P.C.

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

1301-415

7331 Tabor Avenue 19111 56th wd. 1320
Sq. Ft. BRT#561039000 Improvements:
Residential Property
THOMAS J. NEVROTSKI AKA THOMAS
J. NEVROTSKI AND TERESA ZAFFINO
NEVROTSKI AKA TERESA ZAFFINO
NEVROTSKI C.P. July Term, 2012 No. 1970
\$139,842.63 Christopher A. DeNardo, Esq.

SHERIFF'S SALE

1301-479

**31 North Saint Bernard Street 19139-
2748** 44th wd. 1166 Sq. Ft. BRT#441052400
Improvements: Residential Dwelling
FELICIA HARRISON C.P. April Term,
2012 No. 01753 \$107,337.21 Barbara A.
Fein, Esq.

1301-492

1733 Stocker Street 19145 26th wd. 710
Sq. Ft. BRT#262307700 Improvements:
Residential Property
ANTHONY SANTOSUSSO AND
STEPHANIE SANTOSUSSO C.P. July Term,
2012 No. 01460 \$157,690.68 Kristine M.
Anthou, Esq.

1301-496

217-219 West Coulter Street 19114 12th wd.
4000 Sq. Ft. BRT#124042100 Improvements:
Residential Property
ANTONIO W. ZACHARY AKA ANTONIO
ZACHARY AND JOANN D. ZACHARY AKA
JOANN ZACHARY C.P. June Term, 2012 No.
02473 \$311,793.96 Kristine M. Anthou, Esq.

1301-497

103 Linton Street 19120 61st wd. 1058 Sq. Ft.
BRT#612147400 Improvements: Residential
Property
TI-JUINE WATERS C.P. June Term, 2012 No.
02356 \$140,514.00 Kristine M. Anthou, Esq.

1301-499

6443 North 17th Street 19126 17th wd. 1391
Sq. Ft. BRT#172198200 Improvements:
Residential Property
KENNETH PLUMMER AND WANDA D.
WOOTEN C.P. April Term, 2012 No. 04511
\$77,252.64 Kristine M. Anthou, Esq.

1301-513

**3127 West Thompson Street AKA 3127 West
Thompson Street, Unit 14 19121-4420** 29th
wd. BRT#888290026 Improvements:
Condominium
LORRAINE A. LAND C.P. March Term, 2012
No. 0371

SHERIFF'S SALE

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

1302-314

1815 East Tulpehocken 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

1302-318

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

1302-321

13009 Townsend Road, Unit L-2 19154-1001
66th wd. Together with the proportionate
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

1302-325

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

1302-328

616 Fountain Street 19128-2404 21st wd. 4128
Sq Ft TXPRCL#213327528 Improvements:
Residential Property
VERNAL R. VADEN C.P. April Term, 2012
No. 00154 \$173,769.56 Phelan Hallinan &
Schmieg, LLP

1302-331

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

1302-342

7011 Montague Street 19135-1703 55th
wd. 2283.30 Sq Ft TXPRCL#552304300
Improvements: Residential Property

SHERIFF'S SALE

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

1302-346

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

1302-348

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

1302-352

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.

1302-356

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.

1302-358

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.

1302-360

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.

1302-362

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.

1302-365

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

SHERIFF'S SALE

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.

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 M. ROBINSON C.P. January Term,
2012 No. 02327 \$102,089.12 Chandra M.
Arkema, Esq.

1302-376

1419 East Susquehanna Avenue 19125
18th wd. 2221.92 Sq Ft BRT#181252600
Improvements: Residential Property
JOHN GENTNER AND LISA GENTNER
AKA LISA GENTER C.P. March Term,
2012 No. 02024 \$282,519.92 KML Law
Group, P.C.

1302-384

401 66th Avenue 19126 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.

1302-386

656 North Union Street 19104 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

1302-387

2103 East Ontario Street 19134 45th wd.
1430 Sq Ft BRT#452086800 Improvements:
Residential Property
GENEVIEVE RYNKIEWICZ AND STANLEY
A. RYNKIEWICZ, JR. C.P. May Term,
2012 No. 2365 \$89,420.91 Christopher A.
DeNardo, Esq.

1302-388

4597 Penhurst Street 19124 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.

1302-390

6138 North 7th Street 19120 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

1302-396

227 E. Elkhart Street 19134-2807 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

1302-402

6139 Walker Street 19135-3525 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

1302-405

2448 North Douglas Street 19132-3318
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

1302-410

4429 Teesdale Street 19136-4009 41st wd.
1520 Sq Ft PRCL#412104400 Improvements:
Residential Property
BRIAN S. STEVIO C.P. December Term,

SHERIFF'S SALE

2011 No. 02322 \$137,460.59 Phelan
Hallinan & Schmieg, LLP

1302-412

1325 South Mole Street 19146-4833
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

1302-413

**7865 Provident Road AKA 7865 Provident
Street 19150-1322** 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

1302-414

5946 Webster Street 19143-2414 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

1302-415

227 Benner Street 19111-5901 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

1302-417

**6226 N Camac St AKA 6230 N Camac
St 19141-3350** 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

1302-419

**3991 Lankenau Avenue AKA 3991 Lankenau
Street 19131-2808** 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

1302-422

5313 Walnut Street 19139 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.

1302-442

7321 Malvern Avenue 19151-2210 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

1302-443

5639 North American Street 19120-2325
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

1302-447

2720 Cambridge Street 19130-1207
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

1302-449

13054 Townsend Road, Unit J-4 19154-1001
26th wd. Being designated 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,
MICHAEL G. THOMPSON AND DENISE
L. MOORE C.P. June Term, 2008 No. 05168
\$59,070.96 Phelan Hallinan & Schmieg, 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
& Schmieg, LLP

1302-453

5453 Lebanon Street 19131 52nd wd. 1600
Sq Ft PRCL#522080500 Improvements:
Residential Property

SHERIFF'S SALE

MAXINE GORDON C.P. January Term, 2008
No. 02121 \$110,819.01 Phelan Hallinan &
Schmieg, 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 & Schmieg, 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 & Schmieg, 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 &
Schmieg, 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 & Schmieg, LLP

1302-460

6740 Dorel Street 19142-260

SHERIFF'S SALE

1302-506
3734 Palisades Drive 19129 38th wd. 5659 Sq Ft BRT#383300070 Improvements: Residential Property
 SHEARISE WEBB C.P. January Term, 2012 No. 02425 \$140,725.72 KML Law Group, P.C.

1302-511
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, Kirn & Javardian, LLC

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

1302-521
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

1302-524
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.

1302-538
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

1302-542
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.

1302-547
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.

1302-557
2354 East Clearfield Street 1934-4445 25th 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 & Schmieg, 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 & Schmieg, 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 & Schmieg, 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 & Schmieg, 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 & Schmieg, LLP

SHERIFF'S SALE

1302-567
449 Slocum Street AKA 449 East Sloucm 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 & Schmieg, 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 & Schmieg, LLP

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

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.

1302-589
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.

1302-596
2228 South 5th Street 19148-5730 39th wd. 928 Sq Ft PRCL#392290700 Improvements: Residential Property
 ROBERT OGLE C.P. August Term, 2010 No. 03763 \$164,117.84 Phelan Hallinan & Schmieg, LLP

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, Kirn & 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, Kirn & Javardian, LLC

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.

SHERIFF'S SALE

August Term, 2012 No. 03548 \$221,736.56
 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esq.; O'Kelly Ernst Bielli & Wallen, LLC

1302-626
3305 North 16th Street 19140 11th wd. 6420 sq ft; semi/det 3sty masonry BRT#112195100 Subject to Mortgage Improvements: Residential 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.

1302-633
2024 Upland Way 203R 19131 34th wd. 1325 Sq Ft, res condo 3+ sty loft BRT#888340056 Subject to Rent Improvements: Condominium
 KERRI A. KONIK AKA KERRI KONIK C.P. June Term, 2012 No. 03110 \$296,522.87 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
 RAFEEQ 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.

1302-638
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.

1302-646
5129 Valley Street 19124 62nd wd. 2281.62 Sq Ft; Row b/gar, 1sty, masonry BRT#622331900 Improvements: Residential Dwelling
 DEBORA TAYLOR, EXECUTRIX OF THE ESTATE OF DONALD E. MCEACHIN, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2012 No. 01125 \$104,651.30 McCabe, Weisberg & Conway, P.C.

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.

1302-663
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.

1302-688
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, Esq.; Powers, Kirn & Javardian, LLC

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.

1302-708
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.

1302-712
8242 Fayette Street 19150 50th wd. 1266

SHERIFF'S SALE

Sq Ft BRT#502293700 Improvements: Residential Property
 NANCY M. FITZHUGH C.P. August Term, 2012 No. 0550 \$138,601.95 Christopher A. DeNardo, Esq.

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

1303-301
2543 Shields Street 19142-2711 40th wd. 1360 Sq Ft PRCL #406024200 Improvements: Residential Property
 KENNETH FLYNN C.P. August Term, 2012 No. 00192 \$58,490.27 Phelan Hallinan, LLP

1303-308
133 West Apsley Street AKA 133 Apsley Street 19144-3601 12th wd. 1885 Sq Ft PRCL #123005700 Improvements: Residential Property
 RENEE BROOMER C.P. March Term, 2012 No. 01563 \$77,793.82 Phelan Hallinan, LLP

1303-311
5151 D Street 19120-3609 42nd wd. 1680 Sq Ft PRCL #421482600 Improvements: Residential Property
 LAMONT MCCOY AKA LAMONT W. MCCOY C.P. March Term, 2012 No. 02610 \$60,671.02 Phelan Hallinan, LLP

1303-312
325 Green Lane 19128 21st wd. 6004.87 Sq Ft PRCL #211177000 Improvements: Residential Property
 THOMAS BELL C.P. February Term, 2012 No. 03691 \$277,490.82 Phelan Hallinan, LLP

1303-317
6513 Lebanon Avenue 19151-3119 34th wd. 1386.40 Sq Ft PRCL #344058400 Improvements: Residential Property
 DAMIAN HARRISON AKA DAMIEN HARRISON C.P. April Term, 2012 No. 01938 \$128,265.02 Phelan Hallinan, LLP

1303-320
5109 Locust Street 19139-4123 60th wd. 1708.52 Sq Ft PRCL #602074900 Improvements: Residential Property
 KAREN R. SNEAD IN HER CAPACITY AS HEIR OF MARY GOODEN, DECEASED. C.P. February Term, 2012 No. 03097 \$65,769.81 Phelan Hallinan, LLP

1303-321
3233 North Howard Street 19140-5815 7th wd. 885 Sq Ft BRT#072031200 Improvements: Residential Property
 ERNESTO JIMINEZ, JR. IN HIS CAPACITY AS EXECUTOR DEVISEE OF THE ESTATE OF JUANA VELAZQUEZ C.P. July Term, 2010 No. 01468 \$43,772.78 Phelan Hallinan, LLP

1303-328
3324 Cottman Avenue 19149-1601 55th wd. formerly part of 35th wd. 1608 Sq Ft PRCL #551514900 Improvements: Residential Property
 FARRAH ROSEN C.P. November Term, 2011 No. 00888 \$109,842.29 Phelan Hallinan, LLP

1303-331
5418 Rutland Street 19124-1128 62nd wd. 1488 Sq Ft PRCL #621326300 Improvements: Residential Property
 JEAN STRIPLET C.P. December Term, 2011 No. 00457 \$79,798.35 Phelan Hallinan, LLP

1303-335
7503 Brentwood Road 19151-2104 34th wd. 1392.65 Sq Ft PRCL #343227900 Improvements: Residential Property
 COHOWA EDNEY C.P. July Term, 2012 No. 03793 \$108,663.36 Phelan Hallinan, LLP

1303-349
2541 South Alder Street 19148-4426 39th wd. 665 Sq Ft PRCL #394125100 Improvements: Residential Property
 MARIANNE C. MICALI AND ANGELINA COLOZZI C.P. January Term, 2012 No. 00548 \$145,119.75 Phelan Hallinan, LLP

1303-350
6625 North Fairhill Street 19126 61st wd. 2745 Sq Ft; row b/gar 2sty masonry BRT#61114700 Subject to Rent Improvements: Residential Dwelling
 OSCAR G. TURNER, JR. C.P. February Term, 2012 No. 03730 \$87,925.73 McCabe, Weisberg, & Conway, P.C.

1303-360
1804 N 77th Street 19151 34th wd. 2822.36 Sq Ft; row b/gar 2sty masonry BRT#343358000 Improvements: Residential Dwelling
 SIGET STOCKTON C.P. August Term, 2009 No. 04324 \$138,944.63 McCabe, Weisberg, & Conway, P.C.

1303-364
6608 Cornelius Street 19138 10th wd. 2752 Sq Ft; row b/gar 2sty masonry BRT#102370500 Subject to Mortgage Improvements: Residential Dwelling
 MARSHALL L. JOHNSON, III AND CHERYL

SHERIFF'S SALE

A. JOHNSON C.P. August Term, 2010 No. 04886 \$147,835.40 McCabe, Weisberg, & Conway, P.C.

1303-379
5634 Baltimore Avenue 19143 51st wd. (formerly 40th wd.) 1600 Sq Ft BRT#513057600 Subject To Rent Improvements: Residential Dwelling
 JOSEPH EDWARDS, SR. C.P. May Term, 2010 No. 04590 \$71,396.28 Udren Law Offices, P.C.

1303-481
3697 Morrell Avenue, Unit D 19114-1945 66th wd. 4230 Sq Ft PRCL #661146215 Improvements: Residential Property
 GERARD J. SCHMIDT AKA GERARD SCHMIDT C.P. June Term, 2011 No. 00216 \$299,870.90 Phelan Hallinan, LLP

1303-385
7367 Rugby Street 19138 10th wd. 1323.07 Sq Ft BRT#102466300 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling
 SAUNJA JOHNSON C.P. December Term, 2003 No. 003512 \$84,097.74 Mark J. Udren, Esq.

1303-390
5442 Norfolk Street 19143 46th wd. 900.00 Sq Ft BRT#463126800 Subject To Rent Improvements: Residential Dwelling
 MICHAEL GATES AKA MICHAEL J. GATES AND SANDRA GATES AKA SANDRA N. GATES C.P. July Term, 2012 No. 02076 \$44,331.77 Udren Law Offices, P.C.

1303-398
2307 Faunce Street 19152 35th wd. 3049.77 Sq Ft BRT#561416800 Subject To Rent Improvements: Residential Dwelling
 JAMIL A. AJAJ C.P. March Term, 2011 No. 02465 \$167,184.54 Udren Law Offices, P.C.

1303-401
1800 Lansing Street 19111 56th wd. (part of the 36th wd.) 2812.50 Sq Ft BRT#5614690000 Subject To Rent Improvements: Residential Dwelling
 MARGARET BERNOCCO, KEITH PATTERSON AND MARGARET PATTERSON C.P. April Term, 2012 No. 01079 \$154,845.29 Udren Law Offices, P.C.

1303-415
2106 Kater Street 19146-1215 30th wd. 605.06 Sq Ft PRCL #302014200 Improvements: Residential Property
 SEAN O'NEILL AND EILEEN O'NEILL C.P. September Term, 2011 No. 02130 \$272,582.95 Phelan Hallinan, LLP

1303-419
4147 North Fairhill Street 19140-2634 43rd wd. 882 Sq Ft PRCL #433244200 Improvements: Residential Property
 KEVIN MURRAY AND LATISHA S. MURRAY C.P. February Term, 2012 No. 03586 \$25,605.50 Phelan Hallinan, LLP

1303-420
2824 Brighton Place 19149-1417 55th wd. 1860 Sq Ft PRCL #551346006 Improvements: Residential Property
 HOLLIS SEABROOKS, JR. C.P. March Term, 2012 No. 03572 \$75,699.97 Phelan Hallinan, LLP

1303-421
6314 Battersby Street 19149-3122 55th wd. 1257.41 Sq Ft PRCL #551536100 Improvements: Residential Property
 CHRISTINA QUIGLEY AND DENNIS QUIGLEY C.P. December Term, 2011 No. 00894 \$146,765.18 Phelan Hallinan, LLP

1303-428
613 South Clarion Street 19147-1813 2nd wd. 779 Sq Ft PRCL #023288335 Improvements: Residential Property
 RYAN FORMAN C.P. July Term, 2010 No. 03440 \$153,684.80 Phelan Hallinan, LLP

1303-438
6412 Marsden Street 19135-2707 41st wd. 1784.70 Sq Ft PRCL #411254800 Improvements: Residential Property
 MARCO SANCHEZ C.P. September Term, 2011 No. 03771 \$178,809.17 Phelan Hallinan, LLP

1303-440
6701 Ogontz Avenue 19126-2639 87th wd. 1672.44 Sq Ft PRCL #871075500 Improvements: Residential Property
 RAHEEM A. BEY C.P. January Term, 2010 No. 02837 \$236,324.60 Phelan Hallinan, LLP

1303-449
1656 North 61st Street 19151-3929 34th wd. 1500 Sq Ft PRCL #342263100 Improvements: Residential Property
 NABILA AHMAD C.P. August Term, 2012 No. 00037 \$80,642.33 Phelan Hallinan, LLP

1303-450
8727 Jackson Street 19136-2131 65th wd. 1588.41 Sq Ft PRCL #652263300 Improvements: Residential Property
 DOROTHY M. GABERT C.P. April Term,

SHERIFF'S SALE

2012 No. 03767 \$62,217.01 Phelan Hallinan, LLP

1303-452

1115 Brandywine Street 19123-3311 14th wd. 1278.50 Sq Ft PRCL #141241900 Improvements: Residential Property
RICHARD ROBERTS C.P. January Term, 2012 No. 04899 \$299,489.80 Phelan Hallinan, LLP

1303-458

1625 North Redfield Street 19151-3920 34th wd. 1200 Sq Ft PRCL #342168100 Improvements: Residential Property
DENISE ALLEN C.P. August Term, 2012 No. 02666 \$87,664.29 Phelan Hallinan & Schmieg, LLP

1303-460

3403 Disston Street 19149-2011 55th wd. 1625 Sq Ft PRCL #551318800 Improvements: Residential Property
WILLIAM HOLT, JR. C.P. February Term, 2012 No. 02692 \$155,931.30 Phelan Hallinan & Schmieg, LLP

1303-461

6362 Sherman Street 19144-3115 59th wd. 1984 Sq Ft PRCL #593190700 Improvements: Residential Property
SHAWN C. WHITEHEAD C.P. July Term, 2012 No. 04506 \$207,062.48 Phelan Hallinan, LLP

1303-465

1211 North 56th Street 19131-4224 4th wd. 1590 Sq Ft PRCL #041216600 Improvements: Residential Property
JOSEPH YOUNG, JR C.P. September Term, 2010 No. 03438 \$87,184.15 Phelan Hallinan, LLP

1303-467

4410 Higbee Street 19135-3627 55th wd. 2250 Sq Ft PRCL #552008600 Improvements: Residential Property
TRAN KY NGUYEN, KEVIN THANH NGUYEN, NGOE TUYEN TRONG NGUYEN AKA NGOC TUYEN TRO NGUYEN C.P. June Term, 2012 No. 01134 \$100,724.37 Phelan Hallinan & Schmieg, LLP

1303-475

219 Righter Street 19128-3715 21st wd. 1716 Sq Ft PRCL #213212900 Improvements: Residential Property
JEFFREY M. ULLMAN AND CAROL M. ULLMAN C.P. December Term, 2011 No. 02748 \$204,006.10 Phelan Hallinan & Schmieg, LLP

1303-478

2064 Anchor Street 19124-1633 41st wd. 915.20 Sq Ft PRCL #411056800 Improvements: Residential Property
STEVE FRIEDMAN C.P. June Term, 2012 No. 00064 \$61,930.50 Phelan Hallinan & Schmieg, LLP

1303-480

4622 Pennhurst Street 19124-3828 42nd wd. 1350 Sq Ft PRCL #421614200 Improvements: Residential Property
MILIAM RODRIGUEZ, JUANA GUILBE C.P. August Term, 2010 No. 02391 \$56,003.40 Phelan Hallinan & Schmieg, LLP

1303-485

6037 Lansdowne Avenue 19151 34th wd. 1520 Sq Ft BRT#342051900 Improvements: Residential Property
DOROTHY DAVID AND MICHAEL DAVID C.P. March Term, 2012 No. 00742 \$86,309.26 KML Law Group, P.C.

1303-490

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

1303-497

343 Roseberry Street 19148 39th wd. 725 Sq Ft BRT#392207800 Improvements: Residential Property
KERIANN RIECKY C.P. June Term, 2012 No. 02072 \$192,389.66 KML Law Group, P.C.

1303-507

6038 North Broad Street 19141-1930 17th wd. 1959.60 Sq Ft PRCL #172009300 Improvements: Residential Property
NICHOLSON PERICLES C.P. February Term, 2012 No. 02895 \$73,402.58 Phelan Hallinan, LLP

1303-508

5421 Wyndale Avenue 19131-1333 52nd wd. 3125 Sq Ft PRCL #522131400 Improvements: Residential Property
KEVIN LAMB AKA KEVIN D. LAMB C.P. February Term, 2012 No. 03115 \$159,985.17 Phelan Hallinan, LLP

1303-511

4742 Tacony Street 19137-1124 45th wd. 2000 Sq Ft PRCL #453427100 Improvements:

SHERIFF'S SALE

Residential Property
JEANNETTE KNIGHT C.P. August Term, 2012 No. 01180 \$164,030.01 Phelan Hallinan, LLP

1303-512

6929 Roosevelt Boulevard AKA 6929 East Roosevelt Boulevard 19149-1932 35th wd. 1475.37 Sq Ft PRCL #551529300 Improvements: Residential Property
DELORES ZUCCARINI AKA DELORES A. ZUCCARINI C.P. July Term, 2012 No. 02847 \$53,244.54 Phelan Hallinan, LLP

1303-513

5706 Malvern Avenue 19131-3010 52nd wd. 1120 Sq Ft PRCL #522110800 Improvements: Residential Property
NINA WRIGHT-BRYANT C.P. February Term, 2009 No. 02457 \$114,051.46 Phelan Hallinan, LLP

1303-532

6946 Eastwood Street 54th wd. 1132 Sq Ft BRT#542408700 Improvements: Row B/gar 2story Masonry
CYNTHIA H. PRESCOD C.P. December Term, 2011 No. 00135 \$117,856.15 Milstead & Associates, LLC

1303-541

Parking space units 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, & 21 of the 1502-1504 Green Street Condominium 19130 144 Sq Ft in each parcel BRT#888100531, BRT#888100532, BRT#888100533, BRT#888100534, BRT#888100535, BRT#888100536, BRT#888100537, BRT#888100538, BRT#888100539, BRT#888100540, BRT#888100541 Improvements: Condominium Parking Space
KADIR GENCER C.P. July Term, 2008 No. 01256 \$409,211.72 Phelan Hallinan, LLP

1303-563

5130 Newhall Street 19144-4020 12th wd. 2491 Sq Ft PRCL #123221900 Improvements: Residential Property
JAY LONGSHORE AKA JAY A. LONGSHORE AKA JAY ALAN LONGSHORE C.P. June Term, 2012 No. 02386 \$47,451.52 Phelan Hallinan, LLP

1303-564

2205 East Huntington Street 19125-1808 31st wd. 825 Sq Ft PRCL #314154600 Improvements: Residential Property
RUTH ROTINSULU POTTER AND BENJAMIN MARK POTTER C.P. September Term, 2012 No. 01611 \$147,826.44 Phelan Hallinan, LLP

1303-565

4262 Romain Street 19124-4547 23rd wd. 1241.60 Sq Ft PRCL #232457800 Improvements: Residential Property
MATILDE ROSARIO C.P. October Term, 2012 No. 00185 \$44,839.12 Phelan Hallinan, LLP

1303-584

43 West Johnson Street 19144 22nd wd. Land area 5000 Sq Ft BRT#223000700 Improvements: Residential Dwelling
ARDELLIA JONES AND WILLIAM JONES C.P. July Term, 2012 No. 003620 \$79,376.48 Heather Riloff, Esq.

1303-589

6902 N. Broad Street 19126 10th wd. 41'6" frontage x 100' depth OPA #101003500 Improvements: Residential Property
CARLTON WILLS AND STEPHANIE P. WILLS C.P. June Term, 2011 No. 02011 \$134,069.01 Richard M. Squire & Associates, LLC

1303-599

4903 Parkside Avenue 52nd wd. Situate on the northwesterly side of Parkside Avenue at the distance of 60 feet southwestwardly from the southwesterly side of 49th Street. Subject to Mortgage Improvements: S/d W B/b 3sty Stone
BRUCE K. TURNER AND JOANNA C. TURNER C.P. July Term, 2012 No. 00349 \$233,393.12 Chandra M. Arkema, Esq.

1303-601

1708 South Dorrance Street 36th wd. Situate on the west side of Dorrance Street at the distance of 60 feet southward from the side of Morris Street. Subject to Mortgage Improvements: Row 2 Sty Masonry
JAMES BANKS (DECEASED) C.P. April Term, 2012 No. 04329 \$122,554.07 Chandra M. Arkema, Esq.

1303-615

4812 Howell Street 19135 41st wd. 2401 Sq Ft BRT#411105100 Improvements: Residential Property
DIRK PARKER AND CARLENA J. PARKER C.P. July Term, 2012 No. 02787 \$131,820.50 KML Law Group, P.C.

1303-617

869 North 47th Street 19139 6th wd. 977.04 Sq Ft BRT#062409300 Improvements: Residential Property
MUZAMIL A. ELHAG C.P. June Term, 2012 No. 00132 \$67,601.81 KML Law

SHERIFF'S SALE

Group, P.C.

1303-620

12451 Barbary Road 19154 66th wd. formerly part of the 58th wd. 1800 Sq Ft OPA #663188300 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling
FRANK W. HARDUSH AND ETHELYN E. HARDUSH C.P. May Term, 2012 No. 2923 \$88,591.18 Mitchell B. Klein, Esq.

1303-635

Unit #3 of Symphony House, a Condominium, 400-426 South Broad Street 19146 66,0000 Sq Ft OPA #888088402 Improvements: Amusements Theatre Masonry (condominium)
THE PHILADELPHIA THEATRE COMPANY C.P. September Term, 2012 No. 02996 \$12,928,473.52 Louise Melchor, Esq.

1303-644

1917 East Orleans Street 19134 25th wd. 1541.28 Sq Ft BRT#252169200 Improvements: Residential Property
JENAE L. BROWN AND ERIC K. PRITT C.P. August Term, 2010 No. 02624 \$37,029.97 KML Law Group, P.C.

1303-649

614 Lawler Place 19116 58th wd. 4089 Sq Ft BRT#582103100 Improvements: Residential Property
IPOLITE MUMLADZE C.P. August Term, 2007 No. 00892 \$214,713.92 KML Law Group, P.C.

1303-656

1431 North 61st Street 19151 34th wd. 1800 Sq Ft BRT#342241600 Improvements: Residential Property
ALICE M. PARROTT C.P. June Term, 2012 No. 00470 \$125,563.27 KML Law Group, P.C.

1303-663

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

1303-665

727 North 2nd Street 19123 5th wd. 1458 Sq Ft BRT#88449040 Improvements: Residential Property
JOSEPH STEWARD, III TRUSTEE FOR XAVIER STEWARD, SIANI STEWARD, JADE STEWARD, AND VICTORIA STEWARD C.P. July Term, 2012 No. 02684 \$238,344.29 KML Law Group, P.C.

1303-666

2034 South 6th Street 19148 39th wd. 1040 Sq Ft BRT#392346500 Improvements: Residential Property
VANNY DUK C.P. July Term, 2012 No. 02094 \$208,152.87 KML Law Group, P.C.

1303-671

32 West Johnson Street 19144 59th wd. Det 3sty stone; 5892.1 Sq Ft BRT#593121500 Improvements: Residential Dwelling
SCOTT D. STEPHENS C.P. November Term, 2011 No. 00717 \$227,629.79 McCabe, Weisberg, & Conway, P.C.

1303-675

10931 Templeton Drive 19154-4235 66th wd. 2425.85 Sq Ft PRCL #662149500 Improvements: Residential Property
WILLIAM F. ROLAND C.P. March Term, 2012 No. 00207 \$39,438.52 Phelan Hallinan, LLP

1303-678

2512 South Chadwick Street 19145-4520 26th wd. 690 Sq Ft PRCL #261331600 Improvements: Residential Property
DONNA M. RHOADES AKA DONNA RHOADES C.P. December Term, 2009 No. 01327 \$238,556.52 Phelan Hallinan & Schmieg, LLP

1303-682

3650 Canby Drive 19154-2008 58th wd. 1710.95 Sq Ft PRCL #663388300 Improvements: Residential Property
CHRISTOPHER LEWIS AND SANDI L. GARBRECHT LEWIS C.P. April Term, 2012 No. 02886 \$90,174.01 Phelan Hallinan, LLP

1303-686

2516 South Millick Street 19142-3508 40th wd. 752 Sq Ft PRCL #402050000 Improvements: Residential Property
STELLA NAMUWONGE C.P. January Term, 2012 No. 04907 \$57,795.80 Phelan Hallinan & Schmieg, LLP

1303-687

1509 South Colorado Street 19146-4734 36th wd. 644 Sq Ft PRCL #365217800 Improvements: Residential Property
ROBERT E. PELIKAN, III C.P. January Term, 2012 No. 04910 \$69,087.59 Phelan Hallinan & Schmieg, LLP

1303-700

6145 Webster Street 19143-2217 3rd wd. 1705 Sq Ft PRCL #033023400 Improvements: Residential Property

SHERIFF'S SALE

JEROME D. AUSTIN C.P. November Term, 2010 No. 02352 \$60,778.73 Phelan Hallinan & Schmieg, LLP

1303-702

2511 Nicholas Street 19121-2816 32nd wd. 742 Sq Ft PRCL #324030500 Improvements: Residential Property
JAMES RICE AND DENISE M. PATTERSON C.P. June Term, 2012 No. 01130 \$24,330.74 Phelan Hallinan, LLP

1303-704

7139 Dorel Street 19153-2403 40th wd. 1260 Sq Ft PRCL #404362800 Improvements: Residential Property
DOMINICK A. CANDITO, IV C.P. May Term, 2012 No. 00961 \$83,885.58 Phelan Hallinan, LLP

1303-710

2167 East Dauphin Street 19125-2032 6th wd. 770.10 Sq Ft PRCL #313087400 Improvements: Residential Property
AYELET JOHNSON, AMOS J. BURNS AKA AMOS BURNS C.P. March Term, 2012 No. 00208 \$150,653.85 Phelan Hallinan, LLP

1303-711

116 Almat Drive 19115-2742 63rd wd. (formally the 57th wd.) 7500 Sq Ft PRCL #632192639 Improvements: Residential Property
JENNIFER BURKE KUEHNLE AKA JENNIFER BURKE-KUEHNLE C.P. December Term, 2011 No. 02539 \$401,682.50 Phelan Hallinan, LLP

1303-713

1817 North Willington Street AKA 1817 Willington Street 19121-3303 32nd wd. 1036 Sq Ft PRCL #321103700 Improvements: Residential Property
MARGARET CAULETTA DAVIS C.P. August Term, 2009 No. 02505 \$67,184.22 Phelan Hallinan, LLP

1303-738

3585 Joyce Street 19134 45th wd. 1260 Sq Ft BRT#452296800 Improvements: Residential Property
SOFIA GINCHER AND ALEXANDER GINCHER C.P. September Term, 2012 No. 3537 \$45,859.93 Christopher A. DeNardo, Esq.

1303-747

5205 Church Road 19131 34th wd. 1550 Sq Ft BRT#521212900 Improvements: Residential Real Estate
MARIE WILKINS-WALKER AND YVONNE MARTIN C.P. November Term, 2011 No. 00096 \$46,312.93 Stern & Eisenberg, PC

1303-750

2639 South 64th Street 19142 40th wd. 1100.50 Sq Ft BRT#402135000 Improvements: Residential Real Estate
SHERRI ANN KING AKA SHERRI PERKINS AND JOSEPH J. KING, JR C.P. September Term, 2012 No. 02103 \$55,378.27 Stern & Eisenberg, PC

1303-760

5514 Malcolm Street 19143 51st wd. 952.50 Sq Ft BRT#513176500 Subject To Rent Improvements: Residential Dwelling
ADEMOLA FAWOLE AKA ADEMOLA O. FAWOLE C.P. June Term, 2012 No. 03080 \$38,992.88 Udren Law Offices, P.C.

The following property, sale of which was postponed from the April 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, June 4, 2013.

1304-301

542 Burgess Street 19116-2818 58th wd. 10871 Sq Ft PRCL #582239700 Improvements: Residential Property
IRENE M THAMMAVONG AND XAYSANG THAMMAVONG C.P. March Term, 2009 No. 01759 \$261,987.89 Phelan Hallinan, LLP

1304-302

1967 West Spencer Street 19141-1305 17th wd. 1320 Sq Ft PRCL #171262400 Improvements: Residential Property
VIRGINIA HAMILTON C.P. December Term, 2010 No. 01357 \$57,402.35 Phelan Hallinan, LLP

1304-303

2234 South Croskey Street 19145-3309 48th wd. 686.76 Sq Ft PRCL #482224200 Improvements: Residential Property
NINA LINGHAM AND BARBARA GORDON C.P. September Term, 2008 No. 01395 \$89,244.93 Phelan Hallinan, LLP

1304-304

4909 Morris Street 19144-4713 13th wd. 9035.45 Sq Ft PRCL #133142400 Improvements: Residential Property
ASHLEY BERRY IN HER CAPACITY AS HEIR OF MINNIE BERRY, DECEASED, KENNETH A. BERRY AKA KENNY BERRY IN HIS CAPACITY AS HEIR OF MINNIE L. BERYR, DECEASED UNKNOWN HEIRS,

SHERIFF'S SALE

SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MINNIE L. BERRY DECEASED C.P. October Term, 2010 No. 01120 \$23,354.18 Phelan Hallinan, LLP

1304-306

1119 Foster Street 19116-3771 58th wd. 3220.50 Sq Ft PRCL #582175910 Improvements: Residential Property
IRINA GODOVANNIK C.P. October Term, 2011 No. 01990 \$239,258.49 Phelan Hallinan, LLP

1304-307

4612 Fernhill Road 19144-4224 13th wd. 1184 Sq Ft PRCL #133132400 Improvements: Residential Property
TERESSA M. POWELL C.P. June Term, 2012 No. 03664 \$38,053.48 Phelan Hallinan, LLP

1304-308

3634 North 19th Street 19140-3946 38th wd. 1500 Sq Ft PRCL #131277900 Improvements: Residential Property
JOSEPH KIDD AND DORETHA KIDD C.P. January Term, 2012 No. 03290 \$92,146.20 Phelan Hallinan, LLP

1304-309

1611 South Taney Street 19145 36th wd. 1611 Sq Ft PRCL #364282100 Improvements: Residential Property
TAMI LEVIN C.P. July Term, 2012 No. 03989 \$69,887.75 Phelan Hallinan, LLP

1304-312

2353 Moore Street 19145-1821 36th wd. 870 Sq Ft PRCL #364110800 Improvements: Residential Property
AMELIA DIBABBO AND JOSEPH C. DIBABBO, SR C.P. August Term, 2012 No. 01532 \$98,682.20 Phelan Hallinan, LLP

1304-315

1607 Murdoch Road 19150 50th wd. 2174.31 Sq Ft BRT#501505300 Improvements: Residential Dwelling
PIERRE H. MOISE C.P. July Term, 2009 No. 00360 \$196,524.64 Udren Law Offices, P.C.

1304-32

SHERIFF'S SALE

1304-335

223 West Seymour Street 19144 13th wd. 4633.26 Sq Ft BRT#133074200 Improvements: Residential Dwelling; S/d Conv/ apt 3sty Masonry
GRANFORD COLLINS AKA GRANFORD L. COLLINS, JR C.P. January Term, 2010 No. 01752 \$155,516.02 McCabe, Weisberg, & Conway, P.C.

1304-337

1219 Christian Street 19147 2nd wd. 2182 Sq Ft BRT#022249510 Subject to Rent Improvements: Residential Dwelling; Row 3 Sty Masonry
JANET WILKENS C.P. June Term, 2012 No. 00454 \$134,718.49 McCabe, Weisberg, & Conway, P.C.

1304-344

4624 Griscom Street 19124 23rd wd. 4977.5 Sq Ft BRT#232432200 Improvements: Residential Dwelling; S/d W Det Gar 3 Sty Masonry

SONJA A. JOYNER C.P. January Term, 2012 No. 04182 \$98,407.02 McCabe, Weisberg, & Conway, P.C.

1304-348

6140 Lebanon Avenue 19151 34th wd. 4739.25 Sq Ft BRT#342126400 Improvements: Residential Property
JAMES P. BROWN, JR C.P. April Term, 2010 No. 000541 \$149,173.84 Christopher A. DeNardo, Esq.

1304-349

241 South 53rd Street 19139 46th wd. 1155 Sq Ft BRT#602193500 Improvements: Residential Property
CHARLES H. WAPLES, JR C.P. September Term, 2012 No. 3542 \$68,376.06 Christopher A. DeNardo, Esq.

1304-353

6118 West Columbia Avenue 19151-4503 34th wd. 3300 Sq Ft PRCL#342109600 Improvements: Residential Property
OTIS P. BALL, JR C.P. August Term, 2008 No. 01009 \$263,757.66 Phelan Hallinan, LLP

1304-354

1913 Clarence Street AKA 1913 East Clarence Street 45th wd. 728.53 Sq Ft PRCL#452123900 Improvements: Residential Property
BONNIE R. KUSHNER AND PETER DISSIN C.P. July Term, 2012 No. 01981 \$42,307.19 Phelan Hallinan, LLP

1304-355

5047 Walnut Street 19139-4250 46th wd. 2459.52 Sq Ft PRCL#602044700 Improvements: Residential Property
CECILIA ANN ROBERTS IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDNA L. ROBERTS CHERE' CUNNINGHAM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF EDNA L. ROBERTS PATRICE CUNNINGHAM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF EDNA L. ROBERTS. C.P. October Term, 2011 No. 04291 \$67,590.24 Phelan Hallinan, LLP

1304-357

145 Leverington Avenue 19127-2019 21st wd. 1404 Sq Ft PRCL#211399700 Improvements: Residential Property
JOHN T. HARRELL AND SUSAN HARRELL C.P. September Term, 2012 No. 03374 \$163,883.60 Phelan Hallinan, LLP

1304-359

2067 Bridge Street 19124-2044 62nd wd. 1309.80 Sq Ft PRCL#622120400 Improvements: Residential Property
JAMES S. RISS AKA JAMES RISS C.P. September Term, 2012 No. 00347 \$47,040.29 Phelan Hallinan, LLP

1304-360

1435 South Colorado Street 19146-4732 36TH wd. 700 Sq Ft PRCL#365216100 Improvements: Residential Property
ROBERT J. LONG C.P. July Term, 2012 No. 03558 \$117,566.05 Phelan Hallinan, LLP

1304-361

1131 Brill Street 19124-1116 62nd wd. 2000 Sq Ft PRCL#621038800 Improvements: Residential Property
NADJAH R. GIVENS AND YVETTE V. GIVENS C.P. March Term, 2009 No. 02136 \$102,335.44 Phelan Hallinan, LLP

1304-362

1122 South 56th Street 19143-4042 51st wd. 1232 Sq Ft PRCL#513022700 Improvements: Residential Property
REGINALD SHARPE, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ERNESTINE PALMER AKA ERNESTINE B. PALMER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNESTINE PALMER AKA ERNESTINE B. PALMER, DECEASED. C.P. October Term, 2011 No. 01539 \$37,834.10 Phelan Hallinan, LLP

SHERIFF'S SALE

1304-364

913 Longshore Avenue 91111-4424 53rd wd. 2419.80 Sq Ft PRCL#532180200 Improvements: Residential Property
ANTHONY L. DAVIS C.P. August Term, 2009 No. 04113 \$105,006.14 Phelan Hallinan, LLP

1304-365

168 Grape Street 19127-1440 21st wd. 1710 Sq Ft PRCL#211118200 Improvements: Residential Property
GREGORY J. FITZSIMMONS AKA GREGORY FITZSIMMONS C.P. May Term, 2009 No. 02074 \$194,930.80 Phelan Hallinan, LLP

1304-366

5232 Sylvester Street 19124-1816 62nd wd. 1570.78 Sq Ft PRCL#621363400 Improvements: Residential Property
ARCADIO HERNANDEZ C.P. July Term, 2006 No. 00533 \$73,822.44 Phelan Hallinan, LLP

1304-367

901 North Penn Street Unit 904 19106 88th wd. Being and designated as Unit No. R-904 together with a proportionate undivided interest in the Common Elements (as defined in such declaration) of 0.39% PRCL#888062088 Improvements: Condominium
ALEXANDER KATSEF AND VLADISLAV VAISMAN C.P. June Term, 2010 No. 00050 \$259,612.32 Phelan Hallinan, LLP

1304-368

3037 North Stillman Street 19132-1306 38th wd. 647.82 Sq Ft BRT#381085100 Improvements: Residential Property
LISA A. JEFFERSON C.P. January Term, 2009 No. 02831 \$27,715.44 Phelan Hallinan, LLP

1304-371

1237 Filmore Street AKA 1237 Fillmore Street 19124 23rd wd. 1722.82 Sq Ft BRT#234119200 Improvements: Residential Dwelling
HAMALLAH TRAORE C.P. February Term, 2011 No. 02964 \$169,803.65 Udren Law Offices, P.C.

1304-375

5704 Wyndale Avenue 19131 52nd wd. 1736.32 Sq Ft BRT#522128400 Improvements: Residential Dwelling
LINDA D. CRAYTON C.P. April Term, 2011 No. 01161 \$73,859.28 Udren Law Offices, P.C.

1304-376

1834 North Bucknell Street 19121 32nd wd. 1248.48 Sq Ft BRT#322138500 Improvements: Residential Dwelling
ABRAHAM M. TAYLOR C.P. February Term, 2008 No. 01624 \$59,834.48 Udren Law Offices, P.C.

1304-377

2209 South Hemberger Street 48th wd. 686.76 Sq Ft BRT#32 S 1361 Improvements: Row 2 Story Masonry
RATANAK PENH, ORIGINAL MORTGAGOR AND REAL OWNER AND SAMBATH TEAV, REAL OWNER C.P. February Term, 2012 No. 01253 \$90,070.27 Milstead & Associates, LLC

1304-380

4048 Castor Avenue 33rd wd. 1125 Sq Ft BRT#332507500 Improvements: Row B/gar 2 Story Masonry
WILSON RAMOS C.P. August Term, 2012 No. 01841 \$96,993.61 Milstead & Associates, LLC

1304-381

6824 Cobbs Creek Parkway 40th wd. 2472.20 Sq Ft BRT#403227900 Improvements: Row 2 Sty, Masonry
AUGUSTA M. COOPER C.P. June Term, 2011 No. 03232 \$124,481.90 Milstead & Associates, LLC

1304-384

1319 Devereaux Avenue 19111 53rd wd. 1184 Sq Ft BRT#531014400 Improvements: Residential Property
EMMANUEL JEAN-GILLES C.P. August Term, 2012 No. 01673 \$186,914.31 KML Law Group, P.C.

1304-388

3110 Westmont Street 19121 32nd wd. 840 Sq Ft BRT#323144200 Improvements: Residential Property
CHARLES A. J. HALPIN III AS ADMINISTRATOR OF THE ESTATE OF EDITH BARNES AND JOHN BERNARD SMITH C.P.

1304-389

3138 Reach Street 19134 33rd wd. 708 Sq Ft BRT#331312300 Improvements: Residential Property
UMIDA F. ERGASHBAEVA AND LOLA MANANOVA C.P. August Term, 2009 No. 00043 \$52,383.35 KML Law Group, P.C.

1304-390

7673 Overbrook Avenue 19151 34th wd. 1778.16 Sq Ft BRT#343260300 Improvements: Residential Property
NICOLE A. KINSEY C.P. May Term, 2011 No. 03037 \$141,041.50 KML Law Group, P.C.

SHERIFF'S SALE

1304-391

5627 Thomas Avenue 19143 51st wd. 1306.40 Sq Ft BRT#513085400 Improvements: Residential Property
ERIC PONDER C.P. July Term, 2008 No. 04590 \$130,450.04 KML Law Group, P.C.

1304-391

5627 Thomas Avenue 19143 51st wd. 1306.40 Sq Ft BRT#513085400 Improvements: Residential Property
ERIC PONDER C.P. July Term, 2008 No. 04590 \$130,450.04 KML Law Group, P.C.

1304-393

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

1304-398

4907 Cedar Avenue 19143 46th wd. 2750 Sq Ft BRT#462039900 Improvements: Residential Property
ALLISON BETHEL AND GENNARO RAUSO, TRUSTEE FOR THE BETHEL TRUST C.P. March Term, 2009 No. 00122 \$419,126.32 KML Law Group, P.C.

1304-401

4039 Neilson Street 19124 33rd wd. 900 Sq Ft BRT#332527500 Improvements: Residential Property
LANEESHIA CHASE AKA LENEESHIA CHASE C.P. October Term, 2010 No. 02538 \$55,803.97 KML Law Group, P.C.

1304-408

3820 North Fairhill Street 19140 43rd wd. 1164.90 Sq Ft BRT#432254000 Improvements: Residential Property
ADRIANA D. MONTIJO C.P. September Term, 2012 No. 03107 \$35,871.39 KML Law Group, P.C.

1304-409

6451 Smedley Street 19126 17th wd. 1280 Sq Ft BRT#172160000 Improvements: Residential Property
DIANE R. BRIDGES C.P. May Term, 2012 No. 02778 \$95,532.48 KML Law Group, P.C.

1304-411

5634 Loretto Avenue 19124 35th wd. 1680 Sq Ft BRT#351392900 Improvements: Residential Property
KELLEY ANN BROWN-EDWARDS C.P. July Term, 2010 No. 00505 \$164,060.87 KML Law Group, P.C.

1304-412

1328 Palethorp Street 19122 18th wd. 750 Sq Ft BRT#182097300 Improvements: Residential Property
MOHAMED AJAJ C.P. August Term, 2010 No. 04189 \$87,746.63 KML Law Group, P.C.

1304-413

4951 Rubicam Street 19144 12th wd. 3821.10 Sq Ft BRT#121196200 Improvements: Residential Property
JEAN ANNE WHITE-HUTCHINS C.P. October Term, 2008 No. 01236 \$82,294.94 KML Law Group, P.C.

1304-414

2904 Poplar Street 19130 15th wd. 1779.68 Sq Ft BRT#152343800 Improvements: Residential Property
ANTHONY PIZZARO C.P. November Term, 2006 No. 00440 \$321,599.71 KML Law Group, P.C.

1304-415

2916 Rorer Street 19134 7th wd. 901 Sq Ft BRT#071521200 Improvements: Residential Property
TAMMY NGOC HUYNH C.P. September Term, 2012 No. 02924 \$20,936.18 KML Law Group, P.C.

1304-420

145 West Wyneva Street 19144 12th wd. (formerly the 22nd) 1746 Sq Ft BRT#123030400 Improvements: Residential Real Estate
EARL HAMMOND AND IRMA GARDNER HAMMOND C.P. May Term, 2012 No. 00337 \$117,380.02 Stern & Eisenberg, P.C.

1304-428

8341 Gilbert Street 19150 50th wd. 1984.40 Sq Ft BRT#502138200 Improvements: Residential Property
JACQUELINE D. THOMPSON C.P. August Term, 2012 No. 01919 \$86,208.90 KML Law Group, P.C.

1304-429

814 Montrose Street 19147 2nd wd. 695.25 Sq Ft BRT#021044600 Improvements: Residential Property
ANA R CRUZ AND JOSE D. OCAMPO C.P. October Term, 2012 No. 00078 \$139,383.66 KML Law Group, P.C.

1304-430

3825 North 8th Street 19140 43rd wd. 1057.50 Sq Ft BRT#432301800 Improvements: Residential Property
NATHAN J. BROWN, CO-ADMINISTRATOR

SHERIFF'S SALE

OF THE ESTAE OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED, DARLENE G. CARTER AS CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED AND ALPHONSO B. CLAYTON AS CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED. C.P. July Term, 2005 No. 00686 \$40,190.29 KML Law Group, P.C.

1304-431

7414 North 21st Street 19138 10th wd. 1815 Sq Ft BRT#101192000 Improvements: Residential Property
STACI K. JOHNSON AKA STACI KIM JOHNSON C.P. July Term, 2012 No. 03775 \$34,812.24 KML Law Group, P.C.

1304-433

345 E. Hortter Street 19119 22nd wd. 1850 Sq Ft BRT#221183400 Improvements: Residential Property
RENEE SMITH AND COREY QUINCY SMITH C.P. July Term, 2009 No. 00870 \$131,950.66 KML Law Group, P.C.

1304-435

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

1304-436

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

1304-438

2079 Larue Street 19124 41st wd. 1113.56 Sq Ft BRT#411013800 Improvements: Residential Property
HOWARD SOLOMON, ADMINISTRATOR OF THE ESTATE OF JOYCE A. KENNY, DECEASED C.P. July Term, 2012 No. 04699 \$29,162.13 KML Law Group, P.C.

1304-440

1714 Sigel Street 19145 26th wd. 658 Sq Ft BRT#481041500 Improvements: Residential Property
SALAHUDIN ASH-SHAHEED AND MARIE A. JOHNSON C.P. June Term, 2012 No. 03701 \$38,937.20 KML Law Group, P.C.

1304-443

912 South Yewdall Street 19143 51st wd. 795 Sq Ft BRT#513003500 Improvements: Residential Property
JOHN DEVORE AND DEVORE ENTERPRISE, INC C.P. April Term, 2010 No. 03314 \$61,468.29 KML Law Group, P.C.

1304-445 A-B

13th Wd. (4944 North Broad Street - Premises A - 19141) Approx 18 ft 7-1/2 inches by 86 ft 11 inches BRT#124 N 1539, TXPRCL#132015100 Subject to Mortgage Improvements: Two Adjoining Mixed-use Buildings

13th Wd. (4946 North Broad Street - Premises B - 19141) Approx 17 ft 5-1/2 inches by 86 ft 11 inches BRT#124 N 1538, TXPRCL#132015200 Subject to Mortgage Improvements: Two Adjoining Mixed-used Buildings
FLOYD L. TILLMAN AND MARTHA L. TILLMAN C.P. October Term, 2012 No. 002588 \$317,026.55 Alexander Geiger, Esq.

1304-446

8030 Madison Avenue 40th wd. Situate on the south side of Madison Avenue at the distance of 100 feet northeastwardly from the north-east side of 81st Street Subject to Mortgage Improvements: S/d W Det Gar 2 Sty Masonry
ROBERT E. WILLIAMS, DECEASED C.P. May Term, 2012 No. 02474 \$141,355.16 Chandra M. Arkema, Esq.

1304-447

1933 South 22nd Street 48th wd. Situate on the east side of Twenty-second Street at the distance of two hundred and forty-five feet eleven inches southward from the south side of Mifflin Street Subject to Mortgage Improvements: Row 2 Sty Masonry
NORMAN WHITE (DECEASED) C.P. December Term, 2011 No. 03402 \$84,645.36 Chandra M. Arkema, Esq.

1304-451

2533 South 69th Street 19142 40th wd. 1328 Sq Ft BRT#406126300 Improvements: Residential Property
CLARENCE SMART C.P. August Term, 2007 No. 1053 \$65,613.43 Kristine M. Anthon, Esq.

1304-458

248 North Ramsey Street 19139 44th wd. 900 Sq Ft PRCL#441106200 Improvements: Residential Property
KEVIN E. BUTLER AKA KEVIN E. BUTLER, SR C.P. June Term, 2008 No. 04824 \$52,375.15 Phelan Hallinan, LLP

SHERIFF'S SALE

1304-459

245 Hansberry Street 19144-4017 12th wd. (formally the 59th) 5182.32 Sq Ft PRCL#123104100 Improvements: Residential Property
EDWARD MACK C.P. January Term, 2012 No. 04913 \$58,720.32 Phelan Hallinan, LLP

1304-460

1207 South Marshall Street 19147-4817 2nd wd. 520 Sq Ft PRCL#021458400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH UFF, JR., DECEASED C.P. August Term, 2012 No. 02381 \$119,141.26 Phelan Hallinan, LLP

1304-462

1938 South 23rd Street 19145-2601 48th wd. 910 Sq Ft PRCL#482258800 Improvements: Residential Property
CLIFFORD W. BLACK C.P. August Term, 2012 No. 01536 \$63,323.49 Phelan Hallinan, LLP

1304-466

5351 Wingohocking Heights 19144 12th wd. 12890.88 Sq Ft PRCL#122183000 Improvements: Residential Property
MARY CASTORIE AND MICHAEL MCKINLEY C.P. December Term, 2006 No. 01484 \$318,912.83 Phelan Hallinan, LLP

1304-473

34 Ashmead Place South 19144 12th wd. 1288.80 Sq Ft BRT#123083100 Improvements: Residential Dwelling
ALICE LASHLEY AND KELVIN A. LASHLEY C.P. November Term, 2012 No. 02933 \$80,962.26 Udren Law Offices, P.C.

1304-477

2510 South Millick Street 19142 40th wd. 752 Sq Ft BRT#402049700 Improvements: Residential Property
PATRICK CARRIGAN C.P. December Term, 2008 No. 01986 \$77,675.49 KML Law Group, P.C.

1304-480

4229 Markland Street 19124 33rd wd. 1024.28 Sq Ft BRT#332503700 Improvements: Residential Property
WANDA L. SOUTHERLAND C.P. October Term, 2012 No. 02187 \$117,310.20 KML Law Group, P.C.

1304-482

5355 Woodland Avenue 51st wd. Situate on the northwesterly side of Woodland Avenue at the distance of 377 ft 8-3/8 inches southwestwardly from the southwestwesterly side of 53rd street Subject to Mortgage Improvements: Row W-off Str 2 Sty Masonry
STEVEN L. GORDON C.P. January Term, 2012 No. 01351 \$98,840.88 Chandra M. Arkema, Esq.

1304-483

6650 Blakemore Street

SHERIFF'S SALE

1304-494
1147 South 26th Street 19146 36th wd. 972 Sq Ft PRCL#361393900 Improvements: Residential Property SHACONDA MCKENDRICK C.P. September Term, 2008 No. 01964 \$89,121.98 Phelan Hallinan, LLP

1304-495
1201 Marlyn Road 19151-3126 34th wd. 1296 Sq Ft PRCL#344272600 Improvements: Residential Property JAMES BARHAM AND CHERYL D. BARHAM AKA CHERYL BARHAM C.P. October Term, 2008 No. 00235 \$115,325.37 Phelan Hallinan, LLP

1304-505
4766 Vista Street 19136-4113 65th wd. 903.60 Sq Ft PRCL#651034800 Improvements: Residential Property PATRICK FATTORE AND GERALYN FATTORE C.P. April Term, 2012 No. 01446 \$53,026.61 Phelan Hallinan, LLP

1304-512
2351 Moore Street 36th wd. 870 Sq Ft BRT#364110700 Improvements: Row 2 Sty Masonry; Residential ERIC J. DUA, EFRAM DUA AND MARLA DUA C.P. April Term, 2011 No. 02075 \$65,728.78 Emory A. Wyant, Jr., Esq.

1304-514
2718 West York Street 28th wd. Situate on the south side of York Street at the distance of 175 ft 6-7/8 inches westward from the west side of 27th street. Subject to Mortgage Improvements: Row 2 Sty Masonry WILLIE REED (DECEASED) C.P. June Term, 2012 No. 03956 \$28,133.63 Chandra M. Arkema, Esq.

1304-519
620 Mountain Street 19148 row 2 story masonry BRT#012109500 Improvements: Residential Dwelling GEORGE DOUGHERTY, MARY DOUGHERTY, AND THE UNITED STATES OF AMERICA C/O US ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. April Term, 2012 No. 03305 \$83,918.21 Federman & Associates, LLC

1304-523
5844 Lansdowne Avenue 19131 4th wd. 2640.48 Sq Ft, row conv/apartment 2 sty, masonry BRT#043184200 Improvements: Residential Dwelling GEORGE GORDON C.P. June Term, 2009 No. 02400 \$107,940.41 McCabe, Weisberg, & Conway, P.C.

1304-526
604-36 South Washington Square 19106 5th wd. 1063 Sq Ft; res condo 5+sty, masonry BRT#888051092 Improvements: Residential Dwelling CAMILLE E. HARMON C.P. June Term, 2012 No. 02171 \$385,451.30 McCabe, Weisberg, & Conway, P.C.

1304-529
6826 Guyer Avenue 19142 40th wd. 2176 Sq Ft; row b/gar 2sty, masonry BRT#406329500 Improvements: Residential Dwelling ISAAC W. TAYE AND UNITED STATES OF AMERICA C.P. August Term, 2010 No. 05028 \$100,070.48 McCabe, Weisberg, & Conway, P.C.

1304-533
1834E Sanger Street 19124 62nd wd. 2285.94 Sq Ft. Row 2 sty, masonry BRT#622158900 Improvements: Residential Dwelling LISA NORTON, AS ADMINISTRATOR OF THE ESTATE OF RICHARD NORTON C.P. April Term, 2010 No. 03424 \$70,116.68 McCabe, Weisberg, & Conway, P.C.

1304-553
531 North 13th Street 19123-3214 14th wd. 1188 Sq Ft PRCL#141185800 Improvements: Residential Property ROBERT ENDY AKA ROBERT P. ENDY, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF RICHARD J. ENDY AKA RICHARD ENDY C.P. September Term, 2012 No. 03357 \$216,244.70 Phelan Hallinan, LLP

1304-554
24 North Hirst Street 19139-2224 34th wd. 906.24 Sq Ft PRCL#341236800 Improvements: Residential Property JIMMIE MOORE C.P. September Term, 2012 No. 02236 \$71,094.85 Phelan Hallinan, LLP

1304-555
5234 Horrocks Street 19124-1812 62nd wd. 1351.87 Sq Ft PRCL#621340300 Improvements: Residential Property ANN ETHREDGE C.P. July Term, 2012 No. 01174 \$127,635.69 Phelan Hallinan, LLP

1304-567
3142 North 29th Street 19132 38th wd. 1080 Sq Ft BRT#381284300 Improvements: Residential Real Estate JOSSEPHINE P. BOWSER C.P. November

SHERIFF'S SALE

Term, 2011 No. 02493 \$33,008.48 Stern & Eisenberg, P.C.

1304-574
1423 Van Kirk Street 19149 62nd wd. 1534.56 Sq Ft BRT#621114400 Improvements: Residential Dwelling ESTHER NYESU AKA MATILDA D. NYESUAH AND COLLINGTON N. GARR C.P. April Term, 2012 No. 000504 \$129,281.41 Heather Riloff, Esq.

1304-578
7349 Buist Avenue 19153 40th wd. 1096 Sq Ft BRT#404282500 Improvements: Residential Property ROSA MEDLEY C.P. October Term, 2012 No. 00079 \$95,068.63 KML Law Group, P.C.

1304-579
569 Warrington Avenue 19143 51st wd. 1144 Sq Ft BRT#513306200 Improvements: Residential Property LASONYA D. CURTISS AND JAMES G. CURTISS C.P. February Term, 2009 No. 03132 \$51,645.35 KML Law Group, P.C.

1304-582
7138 North Mt. Pleasant Street 19119 21st wd. 10000 Sq Ft BRT#213259190 Improvements: Residential Property JANICE COFIELD AND RUDOLPH COFIELD C.P. March Term, 2004 No. 02652 \$271,724.16 KML Law Group, P.C.

1304-589
6515 North Smedley Street 19126 17th wd. 1280 Sq Ft BRT#172161400 Improvements: Residential Property DARRELL ROBINSON C.P. January Term, 2011 No. 0224 \$65,350.11 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-591
5829 Warrington Avenue 19143-5215 3rd wd. 1500 Sq Ft BRT#034077900 Improvements: Residential Property C.P. January Term, 2012 No. 2388 \$55,034.12 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-595
5841 Bustleton Avenue 19149 62nd wd. 1623.04 Sq Ft BRT#621508000 Improvements: Residential Property RUTH N. ERAZO C.P. November Term, 2010 No. 2114 \$117,451.73 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-602
1734 68th Avenue 19126 10th wd. 1844 Sq Ft BRT#101252000 Improvements: Residential Real Estate SERGE BLANCHARD C.P. April Term, 2006 No. 003444 \$59,922.26 Stern & Eisenberg, P.C.

1304-607
1817 South 16th Street 19145 48th wd. 930.35 Sq Ft BRT#481189200 Improvements: Residential Property MARCELINA ANGUD AND ANTONIO ANGUD AKA TONY ANGUD C.P. September Term, 2012 No. 003159 \$142,524.51 Christopher A. DeNardo, Esq.

1304-610
4019 Stirling Street 19135-3023 55th wd. 1331.32 Sq Ft PRCL#552052200 Improvements: Residential Property ASHIK AHMED C.P. October Term, 2011 No. 04074 \$115,458.57 Phelan Hallinan, LLP

1304-612
7162 Andrews Avenue 10th wd. 185 ft 8 inches from the southwest side of 72nd Ave; front 15 ft 1/2 inches between parallel lines with 72nd avenue; depth 110 feet 10 inches to center line of a 12 feet wide driveway extending NW from Dallas Street to 72nd Avenue Improvements: MARILYN MILLER C.P. May Term, 2012 No. 3255 \$44,010 Laurence A. Mester, Grossman Law Firm, P.C.

1304-614
687 Garland Street 35th wd. the easterly side of Garland Street 70 ft wide at a distance of 149' 10-5/8" northwardly from the easterly side of Garland Street. Subject to Mortgage Improvements: Single Family Residence PARTNERS FOR PAYMENT RELIEF DE III, LLC C.P. June Term, 2012 No. 02453 \$14,416.79 Stephen M. Hladik, Esq.

1304-615
321 N. 64th Street 34th wd. 25'x125' BRT#63N1676 Subject to Mortgage. GLEN ERICK RALSTON AND ELIZABETH RALSTON C.P. January Term, 2012 No. 02019 \$150,910.69 Pamela L. Brickner, Esq.

SHERIFF'S SALE

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

1305-301
4617 Chester Avenue 19143 46th wd. 4544 Sq. Ft. BRT#461122900 Improvements: Residential Real Estate SUI L. JONES AKA SUI LIN JONES C.P. May Term, 2012 No. 01763 \$423,430.81 Stern & Eisenberg, PC

1305-306
2002 Barlow Street 58th wd. On the south-westerly side of Barlow Street, distance of 44'3-7/8" southeast from the southeasterly side of Evans St; front 32' 0", depth 100' 0" Subject to Mortgage Improvements: Single Family Residence ROMAN J. TKACZ AND KATHLEEN M. TKACZ C.P. June Term, 2012 No. 02059 \$34,038.63 Stephen M. Hladik, Esq.

1305-308
5909 Charles Street 19135 62nd wd. (formerly the 41st wd.) 2691.84 Sq. Ft. BRT#622301000 Improvements: Residential Real Estate EARL THORNTON C.P. March Term, 2012 No. 02742 \$179,479.88 Stern & Eisenberg, PC

1305-310
7401 Rhoads Street 19151 34th wd. Northwest side of Rhoads Street, 60 feet wide with south-west side of Haverford Avenue, 80 feet wide BRT#343157100 Subject to Mortgage JOHN L. MOBLEY AKA JOHNEE LEE MOBLEY C.P. February Term, 2013 No. 000245 \$112,140.14 Jordan Schlossberg, Esq., Astor Weiss Kaplan and Mandel, LLP

1305-311 A-B
28th Wd. (2516 N 5th Street - Premises A - 19133) Land 2502 Sq. Ft.; Improvement area 2670 Sq Ft BRT#88-1-0069-05

28th Wd. (2518 North 5th Street - Premises B - 19133) Land 2502 Sq. Ft.; improvement area 2670 Sq Ft BRT#88-1-0069-10 ROCKLAND DWELLING, LLC C.P. October Term, 2012 No. 03672 \$178,961.18 David Banks, Esq., Banks & Banks

1305-319
2034 Bridge Street 19124 62nd wd. 1791.90 Sq. Ft. BRT#62-2-1027-00 Improvements: Residential Dwelling ERIC MILLER C.P. May Term, 2011 No. 000918 \$26,959.60 Heather Riloff, Esq.

1305-323
1728 South Frazier Street 19143 51st wd. 930 Sq. Ft. BRT#514048000 Improvements: Residential Real Estate ESTATE OF CORINE BOND C.P. October Term, 2012 No. 03003 \$10,756.85 Stern & Eisenberg, PC

1305-326
902 North Fallon Street 19131 44th wd. 825 Sq. Ft. BRT#44-2-205900 Improvements: Residential Dwelling YAMEEKA FOSTER C.P. August Term, 2012 No. 00571 \$55,051.20 Udren Law Offices, P.C.

1305-332
2351 77th Avenue 19150 50th wd. 1454.40 Sq. Ft. BRT#50-1-4261-00 Improvements: Residential Dwelling RAMONA MARTIN AND ROBERT MARTIN C.P. April Term, 2012 No. 03643 \$120,314.80 Udren Law Offices, P.C.

1305-334
2448 Patton Street 19132 28th wd. 708.50 Sq. Ft. BRT#282176700 Improvements: Residential Dwelling JOSE M. PEREZ, JR. C.P. December Term, 2012 No. 03057 \$66,496.89 Udren Law Offices, P.C.

1305-335
2230 South Woodstock Street 19145-3511 48th wd. 788.15 Sq. Ft. BRT#481343700 Improvements: Residential Dwelling CARLTON WILLIAMS C.P. July Term, 2011 No. 01394 \$141,223.24 Udren Law Offices, P.C.

1305-338
3928 Haverford Avenue 19104-1808 24th wd. 1584 Sq. Ft. PRCL#242205800 Improvements: Residential Property GEORGE BLACK C.P. August Term, 2012 No. 00609 \$61,708.74 Phelan Hallinan, LLP

1305-347
852 N 19th Street 19130 15th wd. 1995.30 Sq. Ft. BRT#15-1055500 Subject to Mortgage Improvements: Residential Dwelling ANGEL L. RODRIGUEZ AND NILSA RODRIGUEZ C.P. February Term, 2010 No. 01468 \$317,250.34 Udren Law Offices, P.C.

1305-354
2744 Plover Street 19153-2228 40th wd. 1798.20 Sq. Ft. PRCL#406712600 Improvements: Residential Property

SHERIFF'S SALE

LEO KAMINSKI C.P. February Term, 2012 No. 02694 \$53,126.65 Phelan Hallinan, LLP

1305-355
1322 Marlborough Street 19125-3215 18th wd. 1780 Sq. Ft. PRCL#181058400 Improvements: Residential Property JASON A. GLATHAR AKA JASON A. CLATHER AKA J. A. GLATHAR AND JANINE L. GOTTLIEB, AKA JANNINE L. GOTTLIEB AKA JANINE GOTTLIEB C.P. February Term, 2012 No. 01652 \$362,350.68 Phelan Hallinan, LLP

1305-356
5467 Arlington Street 19131 52nd wd. 1792 Sq. Ft. PRCL#522065200 Improvements: Residential Property JOSEPH R. ALLSTON AKA JOSEPH RAYMOND ALLSTON AND GENNETHER FERGUSON ALLSTON AKA GENNETHER L. FERGUSON C.P. March Term, 2012 No. 03713 \$96,076.17 Phelan Hallinan, LLP

1305-358
6018 Hazelhurst Street 19151-3532 34th wd. 1440 Sq. Ft. PRCL#342123300 Improvements: Residential Property TIMOTHY KENNEDY IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED; WAYNE KENNEDY IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED; KENYETTA KENNEDY IN HER CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED, DERRICK KENNEDY, IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMASINE KENNEDY, DECEASED C.P. February Term, 2012 No. 03686 \$63,675.04 Phelan Hallinan, LLP

1305-360
6750 Grovers Avenue 19142-2609 40th wd. 6080 Sq. Ft. PRCL#406360300 Improvements: Residential Property MALIK MCLEAN C.P. November Term, 2011 No. 03157 \$124,206.71 Phelan Hallinan, LLP

1305-363
3107 Custer Street 19134-2408 33rd wd. 708 Sq. Ft. PRCL#331307400 Improvements: Residential Property YOLANDA KEYS C.P. September Term, 2009 No. 02866 \$39,425.23 Phelan Hallinan, LLP

1305-364
6308 Farnsworth Street 19149-2937 62nd wd. 1685.93 Sq. Ft. PRCL#621527100 Improvements: Residential Property MAUNG KYAW LINTUN AND NGWE ZIN HTIKE C.P. May Term, 2012 No. 00274 \$107,503.14 Phelan Hallinan, LLP

1305-367
1735 South 55th Street 19143 51st wd. 975 Sq. Ft. PRCL#514198000 Improvements: Residential Property PEDRO ENCARNACIO AND ESTHER DURAN ENCARNACION C.P. February Term, 2010 No. 02631 \$57,283.60 Phelan Hallinan, LLP

1305-374
2053 East Sergeant Street 31st wd. 1140 Sq. Ft. OPA #314089500 JAMES HEISLER JR C.P. October Term, 2012 No. 00801 \$266,625.16 Richard A. Barkasy, Esq., Fred W. Hoensch, Esq., Schnader Harrison Segal & Lewis LLP

1305-382
6545 Walker Street 19135 55th wd. 1329.90 Sq. Ft. BRT#552331100 Improvements: Residential Property LAWRENCE BROWN C.P. July Term, 2011 No. 01640 \$116,564.44 KML Law Group, P.C.

1305-383
6707 Marsden Street 41st wd. Situate on the southeasterly side of Marsden Street at the distance of 75 feet 1 inch northeastwardly from the northerly side of Unruh Street at Tacony Subject to Mortgage Improvements: Semi Det 2 Sty Masonry KATHRYN D. TRUMPFHELLER AND WILLIAM TRUMPFHELLER, JR. C.P. September Term, 2012 No. 02657 \$166,105.56 Chandra M. Arkema, Esq.

1305-398
5042 Locust Street 19139 60th wd. 1615 Sq. Ft. BRT#60-2081600 Subject to Mortgage Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THELMA DAY AKA THELMA E. DAY, DECEASED, THELMA DAY AKA THELMA E. DAY, DECEASED, DELORES FRANCIS, KNOWN HEIR OF THELMA DAY AKA THELMA

SHERIFF'S SALE

E. DAY C.P. July Term, 2012 No. 04514 \$75,493.45 Udren Law Offices, P.C.

1305-402
753 South Martin Street 19146 30th wd. 1287 Sq. Ft. BRT#301400900 Improvements: Residential Property GERARD M. WALKER AND PAM R. WALKER C.P. June Term, 2008 No. 05201 \$413,071.38 KML Law Group, P.C.

1305-405
113 Bread Street Unit #3D3 and parking spaces 65 & 66 19106 5th wd. 1106 Sq. Ft. BRT#888058078 Improvements: Residential Property FRANK CALANDRINO AND STEPHEN CALANDRINO C.P. April Term, 2010 No. 03013 \$477,466.31 KML Law Group, P.C.

1305-424
5030 Whitaker Avenue 19124-3515 23rd wd. (formerly part of the 35th wd.) 1568 Sq. Ft. PRCL#233072600 Improvements: Residential Property CARLOS O. BAHAMUNDI C.P. February Term, 2012 No. 03592 \$127,368.60 Phelan Hallinan, LLP

1305-435
3997 Stevenson Lane AKA 3997 Stevenson Street 19114-2015 66th wd. 1614.60 Sq. Ft. PRCL#661288063 Improvements: Residential Property YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 Phelan Hallinan, LLP

1305-451
5620 North 7th Street 19120-2208 61st wd. 2093.44 Sq. Ft. PRCL#612231200 Improvements: Residential Property ANH NGUYEN C.P. April Term, 2012 No. 03964 \$94,931.77 Phelan Hallinan, LLP

1305-458
2536 North 11th Street 19133 37th wd. 3153.46 Sq. Ft.; row 2sty masonry BRT#371195300 Subject to Mortgage Improvements: Residential Dwelling LENNIE GINYARD C.P. January Term, 2011 No. 01426 \$29,485.86 McCabe, Weisberg, & Conway, P.C.

1305-459
6015 Master Street 19151 34th wd. 2248 Sq. Ft.; row 2sty masonry BRT#342028600 Subject to Mortgage Improvements: Residential Dwelling DAVID BRYANT C.P. August Term, 2010 No. 01135 \$42,189.97 McCabe, Weisberg, & Conway, P.C.

1305-462
5845 Roosevelt Blvd. 19149 62nd wd. 3222.37 Sq. Ft.; row b/gar 2sty masonry BRT#621318100 Subject to Rent Improvements: Residential Dwelling FRED CHISLOM C.P. September Term, 2012 No. 03048 \$138,347.14 McCabe, Weisberg, & Conway, P.C.

1305-464
1407 South Chadwick Street 19146 36th wd. 1732 Sq. Ft.; row 2 sty, masonry BRT#365165400 Improvements: Residential Dwelling TANYA M. DAVIS C.P. September Term, 2010 No. 01611 \$77,695.25 McCabe, Weisberg, & Conway, P.C.

1305-466
5813 Alter Street 19143 3rd wd. 1952 Sq. Ft.; row 2 sty masonry BRT#033125705 Improvements: Residential Dwelling GLORIA ANN ROBINSON AKA GLORIA A. ROBINSON AKA GLORIA ROBINSON-HYNSON C.P. October Term, 2009 No. 00997 \$39,636.74 McCabe, Weisberg, & Conway, P.C.

1305-468
842 Kenmore Road 19151 34th wd. 3577.36 Sq. Ft.; row w/gar 2sty masonry BRT#3443350100 Improvements: Residential Dwelling JOSEPH POLLARD C.P. June Term, 2010 No. 01840 \$113,914.37 McCabe, Weisberg, & Conway, P.C.

1305-470
2620 West Master Street 19121-0000 29th wd. 1995 Sq. Ft.; row 2 sty masonry BRT#291107400 Improvements: Residential Dwelling LESLIE C. ADAMS C.P. April Term, 2012 No. 02850 \$62,439.04 McCabe, Weisberg, & Conway, P.C.

1305-473
4226 M Street 19124 33rd wd. 2188.8 Sq. Ft.; row 2 sty masonry BRT#332462300 Improvements: Residential Dwelling CARLOS ANDINO C.P. September Term, 2010 No. 02746 \$102,951.42 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1305-475
2626 Oakford Street 19146 36th wd. 1818 Sq. Ft.; row 2 sty, masonry BRT#362048700 Improvements: Residential Dwelling
 BRUCE POWELL AND SEDELLE POWELL C.P. September Term, 2009 No. 00354 \$75,905.69 McCabe, Weisberg, & Conway, P.C.

1305-476
3533 Emerald Street 19134 45th wd. 1729.15 Sq. Ft., tow 2 sty masonry BRT#452327700 Improvements: Residential Dwelling
 ELIEZER BERMUDEZ C.P. December Term, 2012 No. 00703 \$77,032.11 McCabe, Weisberg, & Conway, P.C.

1305-478
6249 Magnolia Street 19144-1610 59th wd. 1488 Sq. Ft. PRCL#592250700 Improvements: Residential Property
 DARREL CAMPBELL C.P. March Term, 2012 No. 03384 \$78,885.91 Phelan Hallinan, LLP

1305-479
5219 Webster Street 19143-2626 46th wd. 1856.50 Sq. Ft. PRCL#46211000 Improvements: Residential Property
 RICHARD SMITH C.P. November Term, 2009 No. 03371 \$113,503.92 Phelan Hallinan, LLP

1305-482
2226 South 63rd Street 19142-2325 40th wd. 1152 Sq. Ft. PRCL#401169100 Improvements: Residential Property
 VAUGHN SLATER C.P. August Term, 2010 No. 00749 \$48,978.18 Phelan Hallinan, LLP

1305-483
3529 Jasper Street 19134-2035 45th wd. 1049.22 Sq. Ft. PRCL#452368000 Improvements: Residential Property
 TERESA M. MARTELL AKA TERESA MARTEL C.P. August Term, 2011 No. 03898 \$63,533.42 Phelan Hallinan, LLP

1305-497
2311 South 64th Street 19142-2302 40th wd. 1275 Sq. Ft. PRCL#401173600 Improvements: Residential Property
 VAUGHN SLATER C.P. August Term, 2010 No. 00736 \$52,503.45 Phelan Hallinan, LLP

1305-506
1641 Germantown Avenue 19122-3016 18th wd. 1241.62 Sq. Ft. PRCL#183157805 Improvements: Residential Property
 ROBERT HICKS C.P. October Term, 2012 No. 00268 \$31,542.31 Phelan Hallinan, LLP

1305-507
4815 North Marshall Street 19120-3741 49th wd. 1013.70 Sq. Ft. PRCL#491191300 Improvements: Residential Property
 DONOVAN J. ADAMS C.P. October Term, 2012 No. 00061 \$24,085.10 Phelan Hallinan, LLP

1305-509
420 Magee Avenue 19111-4619 35th wd. 2500 Sq. Ft. PRCL#353096903 Improvements: Residential Property
 VANESSA R. TRAPP C.P. October Term, 2012 No. 00240 \$167,494.42 Phelan Hallinan, LLP

1305-513
4744 Worth Street 19124-2814 23rd wd. 1450 Sq. Ft. PRCL#232397800 Improvements: Residential Property
 JOSUE I. PICHARDO C.P. February Term, 2012 No. 02487 \$83,315.33 Phelan Hallinan, LLP

1305-514
253 West Sheldon Street 19120-3318 42nd wd. 910 Sq. Ft. PRCL#422203300 Improvements: Residential Property
 DONALD KOLLER C.P. November Term, 2009 No. 05408 \$80,833.68 Phelan Hallinan, LLP

1305-517
8937 Blue Grass Road 19152-1303 57th wd. 5381.23 Sq. Ft. PRCL#571206400 Improvements: Residential Property
 MATTHEW BOYES C.P. March Term, 2012 No. 02620 \$242,292.20 Phelan Hallinan, LLP

1305-520
2515 West Oakdale Street 19132 28th wd. 840 Sq. Ft. BRT#281352100 Improvements: Residential Property
 ELOISE VALENTINE C.P. June Term, 2010 No. 02107 \$28,102.78 KML Law Group, P.C.

1305-521
1145 Winton Street 19148 39th wd. 619.84 Sq. Ft. BRT#394053700 Improvements: Residential Property
 EMMA GROSSO AND JEFFREY GROSSO C.P. July Term, 2009 No. 03432 \$111,060.47 KML Law Group, P.C.

1305-523
6116 Palmetto Street 19111 35th wd. 3691.32 Sq. Ft. BRT#352291300 Improvements: Residential Property
 MANUEL A. ROMAN, JR. AND MAXINE ROSARIO C.P. August Term, 2011 No. 03302 \$68,538.69 KML Law Group, P.C.

SHERIFF'S SALE

1305-524
11989 Durmont Road 19116 58th wd. 11877 Sq. Ft. BRT#582391700 Improvements: Residential Property
 JIN HEE CHO AND TAE SUN YUN C.P. February Term, 2009 No. 01927 \$294,095.91 KML Law Group, P.C.

1305-526
4218 Tackawanna Street 19124 23rd wd. 1526.85 Sq. Ft. BRT#23231600 Improvements: Residential Property
 GREGORY S. SINGLETON AKA GREGORY STEPHEN SINGLETON C.P. July Term, 2011 No. 1651 \$82,971.69 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

1305-527
1401 North Franklin Street 19122-3611 20th wd. 18'x60' BRT#20-2-036900 Subject To Mortgage Original Mortgage - National Commercial Mortgage Inc (NMC) to hector Luis Colon - Document ID 51607010 (\$100,000.00); Luis Rodriguez, Jr. assumed original mortgage - document ID #5204448 (\$105,000.00); and assigned by NCM to Malco Real Estate Inc. Document ID 52589865 Improvements: Single Family Residence
 LUIS RODRIGUEZ, JR. C.P. October Term, 2012 No. 002412 \$152,723.52 Douglas M. Marinos, Esq.

1305-531
1246 Passmore Street 19111-5531 53rd wd. 1012 Sq. Ft. PRCL#531106400 Improvements: Residential Property
 LINDA TIMMONS C.P. November Term, 2012 No. 02816 \$99,026.69 Phelan Hallinan, LLP

1305-532
5948 Warrington Avenue 19143-5218 3rd wd. 1312 Sq. Ft. PRCL#034087700 Improvements: Residential Property
 MARLENE F. BARNES C.P. February Term, 2009 No. 03763 \$64,406.60 Phelan Hallinan, LLP

1305-534
146 East Fariston Drive AKA Fariston Drive 19120-1006 61st wd. 1600 Sq. Ft. PRCL#611387400 Improvements: Residential Property
 SOPHIA DAVIS C.P. April Term, 2012 No. 01809 \$113,909.02 Phelan Hallinan, LLP

1305-535
3630 Jasper Street 19134-1512 45th wd. 940.68 Sq. Ft. PRCL#452388200 Improvements: Residential Property
 ALEKSANDR STIONOV C.P. October Term, 2012 No. 00309 \$53,513.71 Phelan Hallinan, LLP

1305-536
2016 East Birch Street 19134-3609 25th wd. 895.62 Sq. Ft. PRCL#252141600 Improvements: Residential Property
 ALEKSANDR STIONOV C.P. October Term, 2012 No. 00305 \$49,117.01 Phelan Hallinan, LLP

1305-537
5961 Reach Street 19120-1114 35th wd. 1575 Sq. Ft. PRCL#352243000 Improvements: Residential Property
 JUAN ORTIZ, JR. C.P. January Term, 2012 No. 00771 \$53,943.11 Phelan Hallinan, LLP

1305-539
2205 South Bonsall Street 19145-3208 48th wd. 708 Sq. Ft. PRCL#482276800 Improvements: Residential Property
 GENKEETA C. BISHOP RPA MAYES IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LOUISE S. BISHOP. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE S. BISHOP, DECEASED. C.P. October Term, 2011 No. 03935 \$35,625.92 Phelan Hallinan, LLP

1305-540
416 Tyson Avenue 19111-3940 35th wd. 1991.50 Sq. Ft. PRCL#353164300 Improvements: Residential Property
 SONJANE KELLY C.P. February Term, 2010 No. 02868 \$173,218.18 Phelan Hallinan, LLP

1305-541
601 Saint Georges Road 19119-3341 9th wd. 39,774.96 Sq. Ft. PRCL#092132600 Improvements: Residential Property
 DENISE BROUGH AND BRUCE SNYDER C.P. June Term, 2010 No. 03775 \$769,766.58 Phelan Hallinan, LLP

1305-543
1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property
 JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP

SHERIFF'S SALE

1305-544
6108 Castor Avenue 19149-3215 53rd wd. 1756.01 Sq. Ft. PRCL#531347800 Improvements: Residential Property
 MELODY CAMPBELL C.P. August Term, 2012 No. 00043 \$65,183.96 Phelan Hallinan, LLP

1305-545
5435 Westford Road 19120-2650 42nd wd. 1792.80 Sq. Ft. PRCL#421412500 Improvements: Residential Property
 ERIC BARMORE C.P. June Term, 2012 No. 01839 \$127,504.10 Phelan Hallinan, LLP

1305-546
8031 Mars Place 19153-1111 40th wd. 1620.90 Sq. Ft. PRCL#405882642 Improvements: Residential Property
 ANTHONY C. JONES C.P. May Term, 2012 No. 03602 \$159,835.71 Phelan Hallinan, LLP

1305-549
138 West Spencer Street 19120 61st wd. 1050 Sq. Ft. OPA #612220300 Subject to Mortgage Improvements: Residential Property
 PATRICIA A. BLACKLEDGE AND JAMES E. BLACKLEDGE C.P. December Term, 2010 No. 00774 \$37,352.10 Brett A. Solomon, Michael C. Mazack

1305-553
6148 Reedland Street 19142 40th wd. on southeasterly side of Reedland Street 162 ft 1 in, northeasterly side of 62nd st, front 16'0", depth 16'0" BRT#40-2-2073-00 Subject to Mortgage
 TIEASHA PULLEY C.P. July Term, 2012 No. 00982 \$90,009.90 Louis P. Vitti, Esq.

1305-554
1620 South Hicks Street 19145 36th wd. 686 Sq. Ft. BRT#365083500 Improvements: Residential Property
 JENNIFER NOVERAS AND JESUS NOVERAS, JR. C.P. September Term, 2010 No. 02717 \$109,617.81 KML Law Group, P.C.

1305-581
7537 Greenhill Road 19151 34th wd. 1867.50 Sq. Ft. BRT#343250300 Improvements: Residential Property
 STEPHANIE M. MCCLENDON C.P. June Term, 2012 No. 2157 \$146,935.43 Christopher A. DeNardo, Esq.

1305-583
4834 North Carlisle Street 19141 13th wd. 1497.48 Sq. Ft. PRCL#132033800 Improvements: Residential Property
 SHALONA MERCEDES MERCEIR C.P. June Term, 2012 No. 03091 \$122,181.38 Phelan Hallinan, LLP

1305-584
1543 66th Avenue AKA 1543 West 66th Avenue 19126-2766 10th wd. 1248 Sq. Ft. PRCL#101220500 Improvements: Residential Property
 JUWAN DILL C.P. July Term, 2012 No. 02857 \$159,151.57 Phelan Hallinan, LLP

1305-585
6325 Farnsworth Street 19149-2938 62nd wd. 1379.88 Sq. Ft. PRCL#621533700 Improvements: Residential Property
 GUO QIANG WENG C.P. October Term, 2012 No. 00049 \$109,313.67 Phelan Hallinan, LLP

1305-587
4489 Livingston Street 19137-1621 45th wd. 1600 Sq. Ft. PRCL#453189600 Improvements: Residential Property
 LORRAINE D. KOCINSKI C.P. December Term, 2011 No. 03530 \$185,188.67 Phelan Hallinan, LLP

1305-589
6505 North 8th Street 19126-3720 49th wd. (formerly 42nd wd.) 9300 Sq. Ft. PRCL#492129200 Improvements: Residential Property
 MICHAEL J. POLLARD C.P. October Term, 2012 No. 00310 \$301,704.98 Phelan Hallinan, LLP

1305-590
6221 Morton Street 19144-1612 59th wd. 1469.28 Sq. Ft. PRCL#592209700 Improvements: Residential Property
 MAGGIE J. WALDEN C.P. May Term, 2012 No. 00424 \$64,221.06 Phelan Hallinan, LLP

1305-591
1420 North 57th Street 19131-3807 4th wd. 1231.05 Sq. Ft. PRCL#043105200 Improvements: Residential Property
 DEANNA A. GOINES C.P. July Term, 2012 No. 00543 \$130,673.34 Phelan Hallinan, LLP

1305-594
5310 West Oxford Street 19131-3320 52nd wd. (formerly the 34th wd.) 2145 Sq. Ft. PRCL#521040600 Improvements: Residential Property
 ROBIN A. ANDERSON AND RAJEEV SACHDEVA C.P. June Term, 2012 No. 01652 \$121,186.85 Phelan Hallinan, LLP

SHERIFF'S SALE

1305-595
1637 South 22nd Street 19145-1341 36th wd. 1152 Sq. Ft. PRCL#363295100 Improvements: Residential Property
 JOHNNY W. SUGGS C.P. November Term, 2009 No. 00148 \$115,540.19 Phelan Hallinan, LLP

1305-596
3505 Mercer Street 19134-5401 45th wd. 894.836 Sq. Ft. PRCL#451263000 Improvements: Residential Property
 RICHARD KURTZ C.P. February Term, 2012 No. 02167 \$105,622.99 Phelan Hallinan, LLP

1305-602
3966 Reno Street 19104-4848 24th wd. 1039.50 Sq. Ft. PRCL#243130100 Improvements: Residential Property
 JAMES-BRIAN A. MILLER C.P. November Term, 2011 No. 01587 \$82,399.33 Phelan Hallinan, LLP

1305-610
5851 McMahon Street AKA McMahon Avenue 19144-1262 59th wd. 2500 Sq. Ft. PRCL#591199600 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALVARAH V. SELBY, DECEASED; MICHELE SMALL, IN HER CAPACITY AS HEIR OF ALVAR V. SELBY, DECEASED. C.P. April Term, 2012 No. 02072 \$34,570.44 Phelan Hallinan, LLP

1305-611
8506 Gibson Place 19153-1529 40th wd. 2160 Sq. Ft. PRCL#405100503 Improvements: Residential Property
 ADETUTU AJAGBE AKA ADETUTTU AJAGBE C.P. August Term, 2011 No. 03298 \$26,605.87 Phelan Hallinan, LLP

1305-615
3520 Ashville Street 19136-3002 64th wd. 1841.32 Sq. Ft. PRCL#642277300 Improvements: Residential Property
 JOSEPH A. PAPALEO C.P. March Term, 2012 No. 00540 \$147,516.70 Phelan Hallinan, LLP

1305-616
237 Mifflin Street 19148-1920 1st wd. 1260 Sq. Ft. PRCL#011174000 Improvements: Residential Property
 WILLIAM O. HUDSON, SR. AND ELEANOR STEWART C.P. February Term, 2012 No. 01255 \$205,880.57 Phelan Hallinan, LLP

1305-624
2641 Mercer Street 19125 31st wd. 825 Sq. Ft. BRT#312101800 Improvements: Residential Property
 FRANCIS CONWAY, AS ADMINISTRATOR OF THE ESTATE OF SANDRA CANNIZZARO, DECEASED C.P. October Term, 2012 No. 02649 \$37,842.72 KML Law Group, P.C.

1305-627
2557 South Massey Street 19142 40th wd. 1252.40 Sq. Ft. BRT#406115400 Improvements: Residential Property
 FOFIE KAMARA C.P. September Term, 2012 No. 02999 \$72,858.57 KML Law Group, P.C.

1305-634
4838 Griscom Street 19124-5942 23rd wd. 2391.60 Sq. Ft. PRCL#232436300 Improvements: Residential Property
 VICTORIA B. DWORAK AKA VICTORIA CEBZANOV C.P. September Term, 2012 No. 03353 \$44,297.22 Phelan Hallinan, LLP

1305-635
332 Magee Avenue 19111-4617 35th wd. 2495 Sq. Ft. PRCL#353095800 Improvements: Residential Property
 STEVEN J. CAMPBELL C.P. May Term, 2008 No. 02928 \$72,557.42 Phelan Hallinan, LLP

1305-636
4927 North Smedley Street 19141-1518 17th wd. 1005 Sq. Ft. PRCL#172153200 Improvements: Residential Property
 HOWARD KELLER C.P. August Term, 2012 No. 00559 \$60,477.30 Phelan Hallinan, LLP

1305-638
1550 South Ringgold Street 19146-4008 36th wd. 714 Sq. Ft. PRCL#364166900 Improvements: Residential Property
 ETHEL HAWKINS C.P. November Term, 2010 No. 01068 \$13,755.05 Phelan Hallinan, LLP.

1305-640
7033 Voight Road 21st wd. Beginning at a point on the northwesterly side of Voight Road (50 feet wide) measured northwestwardly, westwardly, and southwestwardly along the northeasterly, northerly, and northwesterly side of said Voight Road. Subject to Mortgage Improvements: S/d W/ B/g 2s Masonry
 ROBERT LEWIS AND SUSAN LEWIS C.P. June Term, 2012 No. 03988 \$236,042.06 Chandra M. Arkema, Esq.

SHERIFF'S SALE**SHERIFF'S SALE OF TUESDAY, JUNE 4, 2013**

1306-301
6030 Lawndale Avenue 19111-5724 35th wd. 1968.75 Sq. Ft. PRCL#352318300 Improvements: Residential Property
 MARYANNE GREEN C.P. November Term, 2009 No. 00211 \$62,754.15 Phelan Hallinan, LLP

1306-302
3078 Ruth Street 19134-3116 25th wd. 700 Sq. Ft. PRCL#252566500 Improvements: Residential Property
 SARAH A. CARROLL C.P. December Term, 2009 No. 00661 \$25,430.07 Phelan Hallinan, LLP

1306-303
5002 Ditman Street 19124-2204 62nd wd. 1875 Sq. Ft. PRCL#622435700 Improvements: Residential Property
 MICHAEL P. CANZONERI AND JOSH GORDON C.P. February Term, 2010 No. 01718 \$137,906.15 Phelan Hallinan, LLP

1306-304
2616 South Massey Street 19142-2124 40th wd. 1232 Sq. Ft. PRCL#406122600 Improvements: Residential Property
 LATASHA N JAMES AND MARK WILSON C.P. June Term, 2009 No. 03003 \$125,226.63 Phelan Hallinan, LLP

1306-305
9523 James Street AKA 9523 James Street Unit A1 19114-3042 88th wd. Together with their proportionate undivided interest 2.6676% in the common elements (as defined in such Declaration). PRCL#888651411 Improvements: Condominium Unit
 DANIELLE SPEDDING C.P. July Term, 2012 No. 03412 \$113,555.96 Phelan Hallinan, LLP

1306-306
516 Cross Street 19147-6513 1st wd. 768 Sq. Ft. PRCL#011292100 Improvements: Residential Property
 ROSALIND MCCREA AKA ROSALIND C. MCCREA C.P. January Term, 2012 No. 00378 \$105,915.37 Phelan Hallinan, LLP

1306-307
5835 Oakland Street 19149-3415 62nd wd. (formerly the 55th wd.) 1310.23 Sq. Ft. PRCL#621410600 Improvements: Residential Property
 YISARIS QUILES-AVILES C.P. November Term, 2011 No. 03346 \$127,018.55 Phelan Hallinan, LLP

1306-308
5946 Horrocks Street 19149-3313 62nd wd. 1475.91 Sq. Ft. PRCL#621344900 Improvements: Residential Property
 MOSAMMAT A. BEGUM C.P. December Term, 2012 No. 00965 \$160,874.72 Phelan Hallinan, LLP

1306-309
1217A South Street AKA 1217 South Street, Unit A 19147-1820 88th wd. Together with an undivided 1.54% interest. PRCL#888053172 Improvements: Condominium Unit
 JOSEPH GERMANO AND TODD ZEITZ C.P. January Term, 2011 No. 03519 \$107,229.68 Phelan Hallinan, LLP

1306-310
7929 Temple Road 19150-2115 50th wd. 1642.50 Sq. Ft. PRCL#501093700 Improvements: Residential Property
 YVONNE M. RUFFIN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DAVID T. RUFFIN, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID T. RUFFIN, DECEASED. C.P. July Term, 2012 No. 04557 \$81,248.37 Phelan Hallinan, LLP

1306-311
6712 Tulip Street 19135-2419 41st wd. 2257.50 Sq. Ft. PRCL#412446800 Improvements: Residential Property
 VIRGINIA NAZE AND WILLIAM NACE C.P. September Term, 2012 No. 02842 \$103,955.76 Phelan Hallinan, LLP

1306-312
2427 South 8th Street 19148-3713 39th wd. 854 Sq. Ft. PRCL#393244400 Improvements: Residential Property
 TINA R. WISE AND ANDRE V. WISE C.P. August Term, 2012 No. 01541 \$148,550.82 Phelan Hallinan, LLP

1306-313
5658 Blakemore Street 19138-1820 12th wd. (formerly part of the 22nd wd.) 900 Sq. Ft. PRCL#122279300 Improvements: Residential Property
 WARREN FLUCK AND KAREN FLUCK

SHERIFF'S SALE

C.P. June Term, 2012 No. 01840 \$58,028.38
Phelan Hallinan, LLP

1306-314

2635 South 68th Street 19142-2724 40th wd. 1146.75 Sq. Ft. PRCL#406093300 Improvements: Residential Property
ANTHONY R. WILLIAMS C.P. December Term, 2011 No. 02954 \$57,972.61 Phelan Hallinan, LLP

1306-315

2230 Hoffnagle Street 19152-2512 56th wd. 3049.77 Sq. Ft. PRCL#562110700 Improvements: Residential Property
LORRAINE SQUARES C.P. May Term, 2012 No. 00268 \$184,381.08 Phelan Hallinan, LLP

1306-316

1204 Longshore Avenue 19111-4533 35th wd. 9362.25 Sq. Ft. PRCL#532173000 Improvements: Residential Property
BE THI HO AND HU JOANNE AKA JOANNE HU C.P. September Term, 2012 No. 03372 \$262,902.75 Phelan Hallinan, LLP

1306-317

120 Greenwich Street 19147-6110 1st wd. 829.66 Sq. Ft. PRCL#011036000 Improvements: Residential Property
ANDREA OTTAVIANO C.P. June Term, 2009 No. 04218 \$258,947.92 Phelan Hallinan, LLP

1306-318

218 West Sparks Street 19120 61st wd. 1050 Sq. Ft. BRT#611252700 Improvements: Residential Property
UNKNOWN HEIRS OF TANYA MILLS, DECEASED AND REBECCA MILLS, SOLELY IN HER CAPACITY AS HEIR OF TANYA MILLS, DECEASED. C.P. September Term, 2012 No. 03323 \$56,826.14 KML Law Group, P.C.

1306-319A-B

1610 North 3rd Street - Premises A - 19122 18th wd. 583.83 Sq. Ft. BRT#183135200 Improvements: Residential Property
1612 North 3rd Street - Premises B - 19122 18th wd. 583.83 Sq. Ft. BRT#183135301 Improvements: Residential Property
LIZABETH BAZAR AND TOM BAZAR C.P. September Term, 2012 No. 01543 \$156,205.82 KML Law Group, P.C.

1306-320

618 League Street 19147 2nd wd. (formerly part of the 3rd wd.) 560 Sq. Ft. BRT#021134200 Improvements: Residential Property
JOHN DOE C.P. April Term, 2003 No. 02593 \$339,992.62 KML Law Group, P.C.

1306-321

5831 North Lambert Street 19138 17th wd. 1038.10 Sq. Ft. BRT#172415500 Improvements: Residential Property
YVONNE BARBER C.P. July Term, 2012 No. 03413 \$101,564.02 KML Law Group, P.C.

1306-322

7631 Brentwood Road 19151 34th wd. 1384 Sq. Ft. BRT#343232800 Improvements: Residential Property
JUNIOR WHITTOCK C.P. August Term, 2005 No. 03302 \$105,664.98 KML Law Group, P.C.

1306-323

2221 Brighton Street 19149 54th wd. 1224 Sq. Ft. BRT#542101700 Improvements: Residential Property
LORRAINE FEKETE C.P. January Term, 2008 No. 04239 \$174,362.74 KML Law Group, P.C.

1306-324

3916 Dungan Street 19124 33rd wd. 1125 Sq. Ft. BRT#334207600 Improvements: Residential Property
JENNIFER A. HOFFMAN C.P. November Term, 2012 No. 02460 \$48,038.21 KML Law Group, P.C.

1306-325

848 East Chelton Avenue 19138 12th wd. 1872 Sq. Ft. BRT#122118100 Improvements: Residential Property
VIOLA ALYNE COLE C.P. September Term, 2012 No. 03478 \$58,528.75 KML Law Group, P.C.

1306-326

4847 B Street 19120 42nd wd. 1200 Sq. Ft. BRT#421326400 Improvements: Residential Property
EDWIN TUPAS C.P. November Term, 2012 No. 02446 \$81,826.44 KML Law Group, P.C.

1306-327

4649 James Street 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.

1306-328

6042 Hasbrook Avenue 19111 35th wd. 1728 Sq. Ft. BRT#352255200 Improvements: Residential Property

SHERIFF'S SALE

PEDRO CASTILLO C.P. January Term, 2012 No. 01951 \$139,840.02 KML Law Group, P.C.

1306-329

4425 Fleming Street 19128 21st wd. 1750.10 Sq. Ft. BRT#211309900 Improvements: Residential Property
MARTIN J. OTT, III C.P. January Term, 2013 No. 00708 \$272,180.49 KML Law Group, P.C.

1306-330

15114 Milford Street 19116 58th wd. 3432 Sq. Ft. BRT#583185800 Improvements: Residential Property
TRACY ANN GORMLEY C.P. August Term, 2012 No. 02909 \$128,452.99 KML Law Group, P.C.

1306-331

2430 South Warnock Street 19148 39th wd. 714 Sq. Ft. BRT#394161600 Improvements: Residential Property
RACHEL E. BABCOCK AND JAMES J. HOGAN, JR. C.P. August Term, 2012 No. 00776 \$200,291.34 KML Law Group, P.C.

1306-332

120 East Pastorius Street 19144-2026 22nd wd. 1486.06 Sq. Ft. PRCL#592095900 Improvements: Residential Property
JOSEPH DUCKWORTH C.P. July Term, 2012 No. 00541 \$91,525.31 Phelan Hallinan, LLP

1306-333

8126 Ditman Street 19136-2813 65th wd. 1168 Sq. Ft. PRCL#652282700 Improvements: Residential Property
CARLA M. RISTINE AND JOHN C. GRANDINETTI C.P. June Term, 2012 No. 01128 \$122,417.86 Phelan Hallinan, LLP

1306-334

2901 Teesdale Street 19152-4522 64th wd. 4450 Sq. Ft. PRCL#641159900 Improvements: Residential Property
MARTIN HANIS C.P. November Term, 2011 No. 02950 \$218,356.99 Phelan Hallinan, LLP

1306-335

1811 North 17th Street 19121-3307 32nd wd. 1683 Sq. Ft. PRCL#321110000 Improvements: Residential Property
RAY WALKER C.P. June Term, 2010 No. 02039 \$345,085.70 Phelan Hallinan, LLP

1306-336

3111 Windish Street 19152-4517 64th wd. 2441 Sq. Ft. PRCL#641198500 Improvements: Residential Property
STEPHEN C. HEIM AND DANIELLE HEIM C.P. January Term, 2012 No. 03067 \$164,177.87 Phelan Hallinan, LLP

1306-337

651 Mayfair Street 19120-2645 35th wd. 1688.40 Sq. Ft. PRCL#351072400 Improvements: Residential Property
TERRI HOOPER AND JAMES HOOPER C.P. September Term, 2010 No. 01113 \$152,904.48 Phelan Hallinan, LLP

1306-338

130 Widener Street 19120-1935 61st wd. 1208.88 Sq. Ft. PRCL#612117200 Improvements: Residential Property
MICHAEL WALLACE AND MICHELE WALLACE C.P. October Term, 2011 No. 02445 \$132,189.20 Phelan Hallinan, LLP

1306-339

2833 South Simpson Street 19142 40th wd. 1520 Sq. Ft. PRCL#406001247 Improvements: Residential Property
LYNNE COLLINS C.P. June Term, 2008 No. 04176 \$128,194.32 Phelan Hallinan, LLP

1306-340

8553 Old Line Road 19128 21st wd. 14301 Sq. Ft., det w/gar 2 sty frame BRT#214255080 Improvements: Residential Dwelling
MARIA PERILLO AND FILOMENA PERILLO C.P. April Term, 2012 No. 03718 \$137,998.68 McCabe, Weisberg, & Conway, P.C.

1306-341

4239 Marple Street 19136 65th wd. 2025.80 Sq. Ft.; row b/gar 2sty, masonry BRT#651105300 Improvements: Residential Dwelling
ROBERT J. BREJCHA C.P. September Term, 2012 No. 03239 \$94,424.90 McCabe, Weisberg, & Conway, P.C.

1306-342

5515 Belmar Terrace 19143 51st wd. 2205.1 Sq. Ft.; row b/gar 2 sty, masonry BRT#514091500 Improvements: Residential Dwelling
ELOISE LEGGETT C.P. January Term, 2012 No. 04284 \$97,517.64 McCabe, Weisberg, & Conway, P.C.

1306-343

2140 East Clementine Street 19134 25th wd. 2046 Sq. Ft.; row 2 sty masonry

SHERIFF'S SALE

BRT#252258600 Improvements: Residential Dwelling
JOHN D. SHISLER C.P. February Term, 2012 No. 03618 \$38,768.94 McCabe, Weisberg, & Conway, P.C.

1306-344

6411 Lebanon Avenue 19151 34th wd. 2842.40 Sq. Ft.; row b/gar 2 sty mas + other BRT#344056100 Improvements: Residential Dwelling
PROPERTY OF PHILADELPHIA DISTRICT ATTORNEY'S OFFICE C.P. November Term, 2010 No. 04023 \$122,308.78 McCabe, Weisberg, & Conway, P.C.

1306-345

761 North 27th Street 19130 15th wd. 2988 Sq. Ft.; row 3 sty masonry BRT#151302500 Improvements: Residential Dwelling
HELEN WAGNER C.P. November Term, 2010 No. 01702 \$69,895.76 McCabe, Weisberg, & Conway, P.C.

1306-346

7768 Woodbine Avenue 19151 34th wd. 7652 Sq. Ft.; row b/gar 2sty masonry BRT#343206200 Improvements: Residential Dwelling
KENNETH C. EDELIN AKA KENNETH C. EDELIN JR., AND CHARLISA H. EDELIN C.P. July Term, 2012 No. 02723 \$154,169.04 McCabe, Weisberg, & Conway, P.C.

1306-347

410 East Montana Street 19119 22nd wd. 3099.4 Sq. Ft.; row b/gar 2sty, masonry BRT#221146100 Subject to Rent Improvements: Residential Dwelling
DEBRA L. S. WAKE C.P. December Term, 2010 No. 01120 \$133,958.00 McCabe, Weisberg, & Conway, P.C.

1306-348

6511 Bobolink Place 19142 40th wd. 3156.4 Sq. Ft.; row b/gar 2sty, masonry 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.

1306-349

2807 Longshore Avenue 19149 55th wd. 2663.76 Sq. Ft.; row b/gar 2 sty, masonry BRT#551269300 Improvements: Residential Dwelling
SHAWN E. HILBERT C.P. January Term, 2010 No. 01023 \$153,319.50 McCabe, Weisberg, & Conway, P.C.

1306-350

5419 Pine Street 19143 60th wd. 2800 Sq. Ft.; row 2 sty, masonry BRT#603087300 Improvements: Residential Dwelling
GLADYS SWINDELL, KNOWN SURVIVING HEIR OF HELEN GORDON, DECEASED MORTGAGOR AND REAL OWNER, PEARL GORDON, KNOWN SURVIVING HEIR OF HELEN GORDON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF HELEN GORDON, DECEASED MORTGAGOR AND REAL OWNER. C.P. October Term, 2008 No. 02798 \$10,664.50 McCabe, Weisberg, & Conway, P.C.

1306-351

2232 South 10th Street 19148 39th wd. 1631 Sq. Ft.; row 2 sty, masonry BRT#393503300 Subject to Rent Improvements: Residential Dwelling
XIONG LIN C.P. December Term, 2010 No. 00390 \$84,606.63 McCabe, Weisberg, & Conway, P.C.

1306-352

3034 Ormes Street 19134 7th wd. 1788.75 Sq. Ft.; row 2 story, masonry BRT#071409100 Improvements: Residential Dwelling
RENEE JAREFSKY AND ERIC DUA C.P. January Term, 2011 No. 01765 \$45,033.23 McCabe, Weisberg, & Conway, P.C.

1306-353

1007 McKean Street 19148 39th wd. 2256 Sq. Ft.; row 2 sty masonry BRT#394004000 Improvements: Residential Dwelling
DOLORES BERK C.P. May Term, 2009 No. 00907 \$160,828.23 McCabe, Weisberg, & Conway, P.C.

1306-354

4603 Emerson Street 19136 65th wd. 9544 Sq. Ft.; det 1-1/2 sty, masonry BRT#652030100 Subject to Mortgage Improvements: Residential Dwelling
FRANK MILLS AND MARY MILLS C.P. June Term, 2011 No. 00935 \$212,271.77 McCabe, Weisberg, & Conway, P.C.

1306-355

1862 Nolan Street 19138 10th wd. 2698 Sq. Ft.; row b/gar 2 sty masonry BRT#102225200 Subject to Mortgage Subject to Rent Improvements: Residential Dwelling
AADIL S. WRIGHT AKA AADIL SULUKI WRIGHT C.P. July Term, 2009 No. 02591 \$127,654.19 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE**1306-356**

2630 West Seltzer Street 19132 28th wd. 1607.5 Sq. Ft.; row 2 sty, masonry BRT#281418500 Improvements: Residential Dwelling
GEORGE SIMPKINS, KNOWN SURVIVING HEIR OF VIOLA WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF VIOLA WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER. C.P. December Term, 2011 No. 00824 \$41,140.93 McCabe, Weisberg, & Conway, P.C.

1306-357

1817 South 5th Street 19148 1st wd. 2476 Sq. Ft.; row 2 sty masonry BRT#011452100 Improvements: Residential Dwelling
JOHN J. VACCA AND THE UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA. C.P. September Term, 2012 No. 03184 \$133,532.07 McCabe, Weisberg, & Conway, P.C.

1306-358

4647 Pennhurst Street 19124 42nd wd. 1365 Sq. Ft. BRT#421620100 Improvements: Residential Property
KENNETH A. MCCALL C.P. August Term, 2012 No. 01657 \$49,015.17 KML Law Group, P.C.

1306-359

1910 Dallas Road 19138 42nd wd. 1288 Sq. Ft. BRT#6042560000 Improvements: Residential Dwelling
DWAYNE BLACKSON AND TRACY R. KENNEDY C.P. February Term, No. 02578 \$118,844.74 Powers, Kim & Javardian, LLC

1306-360

414 South 57th Street 19143 60th wd. 1232 Sq. Ft. BRT#6042560000 Improvements: Residential Dwelling
MARUCS ELAM AND CARLA ELAM C.P. January Term, No. 3286 \$102,314.27 Powers, Kim & Javardian, LLC

1306-361

564 Martin Street 19128 21st wd. 1507 Sq. Ft. BRT#213173900 Improvements: Residential Dwelling
STEPHANIE ROWELY AND DAVID MARKOWITZ C.P. April Term, 2012 No. 02169 \$169,710.71 Powers, Kim & Javardian, LLC

1306-362

5204 Glenloch Street 19124 62nd wd. 842 Sq. Ft. BRT#116N 2154 Improvements: Residential Dwelling
PETER ROCHFORD C.P. August Term, No. 03597 \$42,520.18 Powers, Kim & Javardian, LLC

1306-363

564 Martin Street 19128 21st wd. 1507 Sq. Ft. BRT#213173900 Improvements: Residential Dwelling
STEPHANIE ROWLEY AND DAVID MARKOWITZ C.P. April Term, 2012 No. 02169 \$169,710.71 Powers, Kim & Javardian, LLC

1306-364

2115 Disston Street 19149 35th wd. 1621 Sq. Ft. BRT#5642069500 Improvements: Residential Dwelling
SHARON NESMITH C.P. February Term, 2012 No. 02563 \$84,279.96 Powers, Kim & Javardian, LLC

1306-365

3112 Aramingo Avenue 19134 25th wd. 1004.04 Sq. Ft. BRT#251479900 Improvements: Residential Property
CHRISTINE HOWE C.P. December Term, 2012 No. 00173 \$51,279.22 KML Law Group, P.C.

1306-366

532 East Clarkson Avenue 19120 42nd wd. 1650 Sq. Ft. BRT#421234900 Improvements: Residential Property
FRANCES T. DORSEY C.P. September Term, 2012 No. 03318 \$119,504.91 KML Law Group, P.C.

1306-367

1426 West Sparks Street 19141 17th wd. 1330 Sq. Ft. BRT#171268200 Improvements: Residential Property
MARCIANA J. BURRESS C.P. December Term, 2012 No. 00886 \$60,256.31 KML Law Group, P.C.

1306-368

6475 Matthews Street 19119 22nd wd. 3525.60 Sq. Ft. BRT#221291100 Improvements: Residential Property
FREDERICK JEROME C.P. October Term, 2012 No. 00090 \$136,761.13 KML Law Group, P.C.

1306-369

9411 Woodbridge Road 19114 57th wd. 1901.35 Sq. Ft. BRT#572197453 Improvements: Residential Property
AZIZ AGHAYEV C.P. October Term, 2012

SHERIFF'S SALE

No. 03283 \$196,390.70 KML Law Group, P.C.

1306-370

5802 Florence Avenue 19123 3rd wd. 1736 Sq. Ft. BRT#034069100 Improvements: Residential Property
AMANDA WHITNEY C.P. December Term, 2008 No. 01723 \$53,869.66 KML Law Group, P.C.

1306-371

911 Anchor Street 19124 35th wd. 937.50 Sq. Ft. BRT#351284800 Improvements: Residential Property
LYDIA LEE C.P. July Term, 2012 No. 00858 \$78,458.31 KML Law Group, P.C.

1306-372A-B

2952 South Iseminger Street - Premises A - 19148 39th wd. Land area 708 sq ft; improvement area 1132 Sq. Ft. OPA#394416700 Improvements: Residential Real Estate - Single Family Dwelling
2954 South Iseminger Street - Premises B - 19148 39th wd. Land Area 783 Sq. Ft., improvement area 1568 Sq Ft OPA#871181650 Improvements: Residential Real Estate - Single Family Dwelling
GREG TENUTO AND MICAHIEL TENUTO, HUSBAND AND WIFE, BY DEED FROM 1221 OREGON PARTNERS, DATED 4/18/2006 AND RECORDED 5/2/2006 IN DOCUMENT ID #51431869. C.P. October Term, 2012 No. 03501 \$197,197.80 Robert J. Wilson, Esq., Wilson Law Firm

1306-373

1218 South 22nd Street 19146 36th wd. 1402 Sq. Ft. BRT#361325400 Improvements: Row 2 Story, Masonry
KELLY MCGRATH DBA 2E PROPERTIES, LLC C.P. November Term, 2012 No. 02017 \$139,062.50 Coren J. Wise, Esq.

1306-374

2408 Federal Street 19146-2432 36th wd. 900 Sq. Ft. PRCL#361261200 Improvements: Residential Property
PAUL R. VANGORE C.P. September Term, 2012 No. 03036 \$151,559.19 Phelan Hallinan, LLP

1306-375

2646 South Colorado Street 19145-4509 26th wd. 651 Sq. Ft. PRCL#262041100 Improvements: Residential Property
ALEXIS C. KRYWOSCHYJ AKA ALEX C. KRYWOSCHYJ AND VIRGINIA A. KRYWOSCHY

SHERIFF'S SALE

1306-383
3461 Cresson Street 19129-1646 38th wd. 1541 Sq. Ft. PRCL#383119500 Improvements: Residential Property
 CHARLES M. BADAMI AND JUDY BADAMI C.P. December Term, 2012 No. 03127 \$183,493.71 Phelan Hallinan, LLP

1306-384
3414 Ainslie Street 19129-1426 38th wd. 1600 Sq. Ft. PRCL#382117600 Improvements: Residential Property
 ERIC M. DENNISON C.P. March Term, 2012 No. 02883 \$215,584.05 Phelan Hallinan, LLP

1306-385
4147 Gilham Street 19135-2512 55th wd. 975 Sq. Ft. PRCL#552135800 Improvements: Residential Property
 DEBORAH PEIRCE C.P. January Term, 2012 No. 02573 \$76,223.22 Phelan Hallinan, LLP

1306-386
5045 Wade Street 19144-2954 12th wd. 1197 Sq. Ft. PRCL#123142900 Improvements: Residential Property
 STEPHEN E. HALL C.P. May Term, 2012 No. 00779 \$58,648.94 Phelan Hallinan, LLP

1306-387
401 North Front Street, 3A AKA 401-11 North Front Street, Unit 3A 19123-4219 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 11.594%. PRCL#888030035 Improvements: Condominium Unit
 SRIKAR DORAI C.P. July Term, 2012 No. 02163 \$286,537.35 Phelan Hallinan, LLP

1306-388
3 North Christopher Columbus Blvd, Unit MD317 AKA Unit 317 19106-1428 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .7350%. PRCL#888061428 Improvements: Condominium Unit
 JENNIFER LYNN BELIK AKA JENNIFER BELIK AND ROBERT BELIK C.P. January Term, 2012 No. 00421 \$316,786.09 Phelan Hallinan, LLP

1306-389
6231 Wheeler Street 19142-2913 40th wd. 885 Sq. Ft. PRCL#402173100 Improvements: Residential Property
 NATALIE ELLIS C.P. July Term, 2012 No. 02850 \$52,216.39 Phelan Hallinan, LLP

1306-390
1034 East Tioga Street 19134-1445 33rd wd. 1031.76 Sq. Ft. PRCL#331206900 Improvements: Residential Property
 RENEE JAREFSKY AND ERIC DUA C.P. October Term, 2011 No. 04239 \$77,725.23 Phelan Hallinan, LLP

1306-391
3280 Birch Road 19154-1721 66th wd. 2952.60 Sq. Ft. PRCL#663006600 Improvements: Residential Property
 SCHILLER G. LESTAGE AND LYLE GEORGETTE LESTAGE C.P. March Term, 2009 No. 05530 \$202,551.49 Phelan Hallinan, LLP

1306-392
5418 Cedar Avenue 19143 46th wd. 1260 Sq. Ft. PRCL#463046400 Improvements: Residential Property
 DOLORES JOHNSON C.P. March Term, 2012 No. 01737 \$58,891.49 Phelan Hallinan, LLP

1306-393
4747 Griscom Street 19124-5833 23rd wd. 967.12 Sq. Ft. PRCL#232451500 Improvements: Residential Property
 DAVID B. STEINER AND KAREN M. STEINER C.P. August Term, 2012 No. 01365 \$441,331.28 Phelan Hallinan, LLP

1306-394
8533 Michener Avenue 19150-1601 50th wd. 1445.31 Sq. Ft. PRCL#501159100 Improvements: Residential Property
 GENEVIE E. BROWN C.P. June Term, 2012 No. 02405 \$151,480.48 Phelan Hallinan, LLP

1306-395
3212 Chelsea Place 19114-1104 58th wd. 2838 Sq. Ft. PRCL#661147100 Improvements: Residential Property
 ROBERT LIGUORI AND SHERYL A. LIGUORI C.P. September Term, 2012 No. 03376 \$156,135.89 Phelan Hallinan, LLP

1306-396
104 Village Lane 19154-3602 66th wd. 4397.64 Sq. Ft. PRCL#662290900 Improvements: Residential Property
 KENNETH ALLEN AND DENISE ALLEN AKA DENISE E. FULFORD C.P. December Term, 2011 No. 01740 \$206,334.85 Phelan Hallinan, LLP

1306-397
11142 Hendrix Street 19116-2326 58th wd. 3750 Sq. Ft. PRCL#582370800 Improvements: Residential Property

SHERIFF'S SALE

PETRU GRATE AND RODICA GRATE C.P. October Term, 2012 No. 00029 \$198,948.05 Phelan Hallinan, LLP

1306-398
4308 Old York Road 19140-2030 43rd wd. 1296 Sq. Ft. PRCL#433402400 Improvements: Residential Property
 TRUDY MAYS C.P. March Term, 2012 No. 03711 \$55,080.55 Phelan Hallinan, LLP

1306-399
7720 Thouron Avenue 19150-2516 50th wd. 1336.50 Sq. Ft. PRCL#502142800 Improvements: Residential Property
 STANLEY WILLIAMS AND VALENCIA WILLIAMS C.P. January Term, 2012 No. 04006 \$112,606.64 Phelan Hallinan, LLP

1306-400
1230 Durfor Street 19148 39th wd. 644 Sq. Ft. BRT#394305800 Improvements: Residential Dwelling
 JOHN T. DEROSE AND LENA DEROSE C.P. June Term, 2009 No. 03551 \$141,177.18 Udren Law Offices, P.C.

1306-401
879 Granite Street 19124 35th wd. 1073.10 Sq. Ft. BRT#351138900 Improvements: Residential Dwelling
 SHARON L. STEPHENS-ROACH C.P. September Term, 2010 No. 02055 \$137,778.73 Mark J. Udren, Esq.

1306-402
2724 Cletenham Avenue AKA 2724 West Cheltenham Avenue 19150 50th wd. 2081.04 Sq. Ft. BRT#501274400 Improvements: Residential Dwelling
 JEFFREY B. THOMPSON AKA JEFFREY D. THOMPSON C.P. July Term, 2010 No. 03039 \$119,322.33 Udren Law Offices, P.C.

1306-403
5320 Webster Street 19143 46th wd. 1552.00 Sq. Ft. BRT#462120700 Improvements: Residential Dwelling
 SYDNEY ANN GIDDINGS, AKA SIDNEY DUGAN, INDIVIDUALLY AND IN HER CAPACITY AS HEIR TO RAMONA DUGAN, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAMONA DUGAN, DECEASED. C.P. May Term, 2010 No. 03932 \$54,900.31 Udren Law Offices, P.C.

1306-404
411 Hoffman Street 19148 39th wd. 700 Sq. Ft. BRT#392006000 Improvements: Residential Dwelling
 ESTATE OF KIM O. GLADDEN, C/O RAFAEEQ SMITH, PERSONAL REPRESENTATIVE; RAFAEEQ SMITH, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KIM O. GLADDEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIM O. GLADDEN, DECEASED. CHERELE K. SMITH, KNOWN HEIR OF KIM O. GLADDEN, ROBERT FAISON, KNOWN HEIR OF KIM O. GLADDEN. C.P. July Term, 2012 No. 01831 \$58,226.85 Udren Law Offices, P.C.

1306-405
1614 South Ringgold Street 19145 36th wd. West side of Ringgold Street 100 ft 11 inches southward of Tasker Street; front 14 ft 2 inches, depth 52 ft 0 inches BRT#354168000
 SILVINO RAMOS C.P. March Term, 2009 No. 04758 \$22,517.01 Anthony B. Quinn, Esq.

1306-406
2713 Livingston Street 19134 25th wd. 1280 Sq. Ft. BRT#312121700 Subject to Mortgage Improvements: Residential Property
 TERESA SAMANIEGO AND STEPHANIE SAMANIEGO C.P. January Term, 2012 No. 3225 \$141,347.80 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

1306-407
2028 68th Avenue AKA 2028 West 68th Avenue North 19138-3124 10th wd. 1117 Sq. Ft. BRT#102438400 Subject to Mortgage Improvements: Residential Property
 CHERYL M. GEORGE AND JOSEPH P. GEORGE C.P. March Term, 2012 No. 0729 \$42,475.46 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

1306-408
9523 Bustleton Avenue 19115 58th wd. BRT#882906910 Subject to Mortgage
 RYBICKI PROPERTY ENTERPRISES, LLC C.P. January Term, 2013 No. 02078 \$816,294.09 Everett K. Sheintoch, Esq., Sheintoch Todd P.C.

SHERIFF'S SALE

1306-409
5604 North 10th Street 19141 49th wd. 1440 Sq. Ft. BRT#492183900 Improvements: Residential Property
 THOMAS E. DEBE, INDIVIDUALLY AND AS TRUSTEE FOR GASTON W. DEBE C.P. January Term, 2012 No. 04896 \$22,157.92 Pressman & Doyle, LLC

1306-410
3548 North 18th Street 19140 38th wd. 1935.50 Sq. Ft. BRT#112257800 Improvements: Residential Dwelling
 RICKY MALLOY C.P. March Term, 2010 No. 05466 \$117,543.73 Udren Law Offices, P.C.

1306-411
2433 South Bancroft Street 19145 26th wd. 679.98 Sq. Ft. BRT#261294300 Improvements: Residential Dwelling
 CHRISTIAN D. KLEMASH AND HARRY S. KLEMASH C.P. January Term, 2013 No. 00650 \$136,746.45 Udren Law Offices, P.C.

1306-412
1300 East Columbia Avenue 19125 18th wd. Situate on the northwest side of Thompson Street and the southwest side of Columbia Avenue. Subject to Mortgage Improvements: Row 3 Sty Masonry
 JOSEPH M. MCNICHOLS C.P. August Term, 2011 No. 03688 \$268,333.90 Chandra M. Arkema, Esq.

1306-413
400 West Hortter Street, Unit 602 19119 88th wd. 758 Sq. Ft.; all that certain unit in the property known, named, and identified as "Germantown Manor, a Condominium", located in the 88th Ward of the City of Philadelphia, Commonwealth of Pennsylvania being designated on said Declaration Plan as Unit 602 together with the proportionate undivided interest in the Common Elements (as defined in the declaration). BRT#888220231 Subject to Mortgage Improvements: Residential Condominium
 AUDREY S. MILLER C.P. October Term, 2012 No. 4306 \$11,069.14 Hal A. Barrow, Esq.

1306-414
6605 North 13th Street 19126 61st wd. 61'6-5/8" frontage x 153'9-5/8" depth OPA#611193500 Improvements: Residential Property
 GREGORY BROWN AND VANESSA BROWN C.P. July Term, 2012 No. 00881 \$46,057.46 Richard M. Squire & Associates, LLC

1306-415
491 Hermitage Street 19128 21st wd. 2887.50 Sq. Ft. BRT#212278600 Subject to Mortgage Improvements: Two-story Masonry Dwelling
 TERRY H. BOAG AND ADRIENNE MCCREADY C.P. January Term, 2013 No. 01787 \$19,330.91 Bernstein-Burkley, P.C.

1306-416
2400 North Broad Street 19132 16th wd. Land area 1663.11 Sq. Ft.; improvement area 4233 Sq. Ft. BRT#161003700
 XIU HUI ZHEN C.P. September Term, 2012 No. 02019 \$192,023.76 David Banks, Esq., Banks & Banks

1306-417
5822 North Broad Street 19141 17th wd. Land area 1343.16 Sq. Ft.; Improvement area 2240 Sq. Ft. BRT#882934990
 RAYMOND T. BLUE AND VERONICA I. BLUE C.P. July Term, 2011 No. 00349 \$161,837.50 David Banks, Esq., Banks & Banks

1306-418
2440 Durfor Street 19145 48th wd. 757.56 Sq. Ft. BRT#482112900 Improvements: Residential Dwelling
 ERIC H. KING C.P. December Term, 2009 No. 01251 \$82,449.21 Gregory Javardian, Esq.

1306-419
1722 Dounton Street 19140 13th wd. 1440 Sq. Ft. BRT#600210526 Improvements: Residential Dwelling
 ELIZABETH MCNAIR C.P. June Term, 2012 No. 03463 \$62,261.91 Law Offices of Gregory Javardian

1306-420
2560 South Robinson Street 19142-3522 40th wd. 1118.60 Sq. Ft. PRCL#402095200 Improvements: Residential Property
 VAUGHN SLATER C.P. July Term, 2010 No. 02753 \$50,428.39 Phelan Hallinan, LLP

1306-421
4439 Sherwood Road 19131-1525 52nd wd. 1640 Sq. Ft. PRCL#521197800 Improvements: Residential Property
 ANGELA ROBYN NISSEL C.P. September Term, 2012 No. 02831 \$152,150.46 Phelan Hallinan, LLP

1306-422
1328 North Alden Street 19131-4114 4th wd. 1095 Sq. Ft. PRCL#043119900 Improvements: Residential Property
 ABRAHAM CHESTER C.P. July Term, 2012 No. 04444 \$84,399.27 Phelan Hallinan, LLP

1306-423
1313 South 47th Street 19143-3815 27th

SHERIFF'S SALE

wd. 1030.75 Sq. Ft. PRCL#273022400 Improvements: Residential Property
 ZAID MUSAWWIR C.P. December Term, 2012 No. 01692 \$167,707.61 Phelan Hallinan, LLP

1306-424
3057 Collins st 19134-3709 25th wd. 1142.24 Sq. Ft. PRCL#252430600 Improvements: Residential Property
 DONALD ORLEN AND LESLIE ORLEN C.P. March Term, 2012 No. 02891 \$83,415.95 Phelan Hallinan, LLP

1306-425
5864 Penn Street AKA 5864 North Penn Street 19149-3418 62nd wd. 1437 Sq. Ft. PRCL#621487200 Improvements: Residential Property
 MICHELLE T. WALKER C.P. August Term, 2012 No. 01876 \$125,756.34 Phelan Hallinan, LLP

1306-426
1123 East Tioga Street 19134 33rd wd. 1400 Sq. Ft. BRT#331218700 Improvements: Residential Real Estate
 MIGDALIA HERNANDEZ AKA MIGDALIA HERNANDEZ-GONZALEZ C.P. November Term, 2012 No. 00107 \$75,389.71 Stern & Eisenberg, PC

1306-427
1923 East Pike Street 19124 45th wd. 1406.25 Sq. Ft. BRT#452219300 Improvements: Residential Dwelling
 CARMEN I. GONZALEZ C.P. August Term, 2012 No. 00656 \$32,326.15 Powers, Kim & Javardian, LLC

1306-428
1729 Wallace Street, Unit 201 19130 BRT#888151349 Improvements: Residential Dwelling
 ALEJANDRO F. AGUILAR AND MARIANELA BOAN C.P. April Term, 2012 No. 001859 \$284,982.51 Powers, Kim & Javardian, LLC

1306-429
2028 Rosalie Street 19135 41st wd. 1365.83 Sq. Ft. BRT#411083400 Improvements: Residential Dwelling
 ORLY GADAYEV AND NATAN GADAYEV C.P. December Term, 2011 No. 00117 \$55,260.64 Powers, Kim & Javardian, LLC

1306-430
7252 Mansfield Avenue 19138 10th wd. BRT#102356300 Improvements: Residential Dwelling
 CHRISTINA J. LEE C.P. May Term, 2010 No. 03339 \$190,924.12 Powers, Kim & Javardian, LLC

1306-431
1945 Dennie Street 19140 38th wd. 1570.75 Sq. Ft. BRT#131372200 Subject to Mortgage Improvements: Residential Dwelling
 DOROTHY J. WILLIAMS AND EDNA MCGEE C.P. August Term, 2012 No. 01770 \$57,042.30 Powers, Kim & Javardian, LLC

1306-432
2703 East Venango Street 19134 45th wd. 897.75 Sq. Ft. BRT#451084000 Subject to Mortgage Improvements: Residential Dwelling
 RENEE FLYNN C.P. September Term, 2012 No. 00818 \$213,123.58 Richard J. Nalbadian, Esq. for Powers, Kim & Javardian, LLC

1306-433
126 North 51st Street 19139 44th wd. 1705 Sq. Ft. BRT#441100300 Improvements: Residential Dwelling
 GERALD MINOR C.P. April Term, 2011 No. 00855 \$58,456.07 Udren Law Offices, P.C.

1306-434
2018 Mercy Street AKA 2018 South Mercy 19145 48th wd. 658 Sq. Ft. BRT#481126900 Improvements: Residential Dwelling
 RENEE JULIANO AND ARTHUR PAUL JULIANO, III C.P. January Term, 2013 No. 02300 \$62,183.98 Udren Law Offices, P.C.

1306-435
4654 Penn Street 19124 23rd wd. 3342.54 Sq. Ft. BRT#234287800 Improvements: Residential Dwelling
 CLASSIC ENTERPRISE, LLC AND MICHAEL LORENZO C.P. September Term, 2010 No. 03326 \$155,033.13 Udren Law Offices, P.C.

1306-436
565 East Carver Street 19120 35th wd. 1057.5 Sq. Ft. BRT#351248100 Improvements: Residential Dwelling
 RONALD BOGUSH C.P. January Term, 2010 No. 02292 \$33,778.81 Mark J. Udren, Esq.

1306-437
7543 Rugby Street 19150 10th wd. (formerly the 50th wd.) 1444.58 Sq. Ft. BRT#102472300 Improvements: Residential Dwelling
 DONALD RONE AKA DONALD B. RONE AND GILDA J. RONE C.P. September Term, 2010 No. 01264 \$118,512.98 Udren Law Offices, P.C.

SHERIFF'S SALE

1306-438
4726 Vista Street 19136 65th wd. 912.60 Sq. Ft. BRT#651032800 Improvements: Residential Dwelling
 DANIEL MCILHENNEY AND PAUL WILHITE, AKA PAUL A. WILHITE C.P. August Term, 2012 No. 01516 \$57,146.80 Udren Law Offices, P.C.

1306-439
2855 Welsh Road 19152 57th wd. 12801 Sq. Ft. BRT#571047900 Improvements: Residential Dwelling
 DAVID PAEZ C.P. May Term, 2009 No. 01998 \$418,049.81 Udren Law Offices, P.C.

1306-440
1729 South 21st Street 19145 36th wd. 1080.00 Sq. Ft. BRT#363269500 Improvements: Residential Dwelling
 BARON HERDER C.P. December Term, 2012 No. 02658 \$67,396.25 Udren Law Offices, P.C.

1306-441
1117 Plane Road 19115-3714 63rd wd. 6523.50 Sq. Ft. PRCL#632108300 Improvements: Residential Property
 THOMAS A. SUMMERS AND GAIL M. SUMMERS C.P. August Term, 2008 No. 03120 \$219,778.17 Phelan Hallinan, LLP

1306-442
13049 Trina Drive 19116-1813 58th wd. 3203.70 Sq. Ft. PRCL#583163298 Improvements: Residential Property
 TRACIE EDWARDS AND WARREN EDWARDS C.P. December Term, 2011 No. 00893 \$354,414.53 Phelan Hallinan, LLP

1306-443
6014 Ogontz Avenue 19141-1312 17th wd. 1744 Sq. Ft. PRCL#172253800 Improvements: Residential Property
 ESTATE OF DAMIAN WILSON AKA DAMIAN CHRISTOPHER WILSON; BELLA WILSON, ADMINSTRATRIX AND HEIR OF THE ESTATE OF DAMIAN WILSON AKA DAMIAN WILSON, CHRISTOPHER WILSON. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAMIAN WILSON AKA DAMIAN CHRISTOPHER WILSON, DECEASED. C.P. May Term, 2009 No. 02851 \$143,011.49 Phelan Hallinan, LLP

1306-444
1003 Winton Street 19148-3014 39th wd. 644 Sq. Ft. PRCL#394049100 Improvements: Residential Property
 MICHELLE KERTH AKA MICHELLE R. KERTH C.P. May Term, 2012 No. 00775 \$94,248.70 Phelan Hallinan, LLP

1306-445
1017-1027 Oak Lane Avenue AKA 1027 Oak Lane Avenue 19126-3339 61st wd. 9142 Sq. Ft. PRCL#611427805 Improvements: Residential Property
 RICKY J. MOORS AKA RICKY MOORS AND GOOD LUCK MOORS C.P. February Term, 2012 No. 02165 \$277,764.28 Phelan Hallinan, LLP

1306-446
2949 Rorer Street 19134-3018 7th wd. 901 Sq. Ft. PRCL#071529900 Improvements: Residential Property
 BONNIE R. KUSHNER AND PETER DISSIN C.P. July Term, 2012 No. 01978 \$41,730.92 Phelan Hallinan, LLP

1306-447
198 Rosemar Street AKA 198 West Rosemar Street 19120-1943 61st wd. 1120 Sq. Ft. PRCL#611231300 Improvements: Residential Property
 JANEBA BAKER C.P. July Term, 2012 No. 00669 \$99,197.86 Phelan Hallinan, LLP

1306-448
3026 West Lehigh Avenue 19132-1812 28th wd. 1216 Sq. Ft. PRCL#282380800 Improvements: Residential Property
 GORDON T. THOMAS AKA GORDON THOMAS C.P. July Term, 2012 No. 01161 \$43,834.95 Phelan Hallinan, LLP

1306-449
3248 Knorr Street 19149-2613 55th wd. 1750.10 Sq. Ft. PRCL#551201100 Improvements: Residential Property
 APRIL MCGOVERN AKA APRIL L. MCGOVERN C.P. March Term, 2012 No. 02899 \$83,667.86 Phelan Hallinan, LLP

1306-450
7266 Mansfield Avenue 19138-1621 10th wd. 2116 Sq. Ft. PRCL#102357000 Improvements: Residential Property
 MICHAEL HERBERT C.P. April Term, 2012 No. 03071 \$166,228.75 Phelan Hallinan, LLP

1306-451
8612 Provident Road 19150 50th wd. 1448.90 Sq. Ft. BRT#501179600 Improvements: Residential Property
 JUDITH QUARLES C.P. September Term,

SHERIFF'S SALE

2012 No. 002747 \$96,230.33 Leonard J. Mucci, III Esq.

1306-452

2815 Chatham Street 19134-4213 25th wd. Approximate size 13'8" frontage x 83' depth OPA#251398200 Improvements: Residential Property
JOSEPH G. REINERT, JR. C.P. October Term, 2012 No. 02893 \$43,722.78 Richard M. Squire & Associates, LLC

1306-453

628 South 18th Street 19146 30th wd. Located on corner formed by intersection west side of Eighteenth Street with the north side of Bainbridge Street front 16 ft 0 in, depth 64 ft 0 in Subject To Mortgage TD Bank, N.A. successor to Commerce Bank, N.A.
LLOYD CRECELIUS, JR. C.P. May Term, 2011 No. 002188 \$13,858.54 Phillip D. Berger, Esq.

1306-454

6022 Kingsessing Avenue 19143 40th wd. 1200 Sq. Ft. BRT#401259600 Improvements: Residential Real Estate
RANDOLPH J. WADDELL, SR. C.P. January Term, 2013 No. 0104 \$76,210.38 Stern & Eisenberg, PC

1306-455

332 West Zeralda Street 19144 13th wd. (formerly 22nd wd.) 1414 Sq. Ft. BRT#133022700 Improvements: Residential Real Estate
ANTHONY SMITH C.P. January Term, 2013 No. 00654 \$73,851.35 Stern & Eisenberg, PC

1306-456

1906 Lardner Street 19149 62nd wd. 1880.26 Sq. Ft. BRT#621157600 Improvements: Residential Real Estate
HARRY M. FIGUEROA C.P. August Term, 2012 No. 03253 \$113,260.76 Stern & Eisenberg, PC

1306-457

7035 Kindred Street 19149 54th wd. 1145.67 Sq. Ft. BRT#542286200 Improvements: Residential Real Estate
GERALD W. SMITH C.P. November Term, 2012 No. 02855 \$92,296.76 Stern & Eisenberg, PC

1306-458

6926 Grosbeak Place 19142 14th wd. 1614.60 Sq. Ft. BRT#406588500 Improvements: Residential Real Estate
EVERLY SHIRER C.P. October Term, 2012 No. 02452 \$96,984.41 Stern & Eisenberg, PC

1306-459

5608 Warrington Avenue 19143 51st wd. 1248 Sq. Ft. BRT#514061500 Improvements: Residential Real Estate
JANICE SEPHEs C.P. October Term, 2012 No. 01386 \$42,902.63 Stern & Eisenberg, PC

1306-460

3527 Vinton Road 19154 66th wd. 2000 Sq. Ft. BRT#663130400 Improvements: Residential Dwelling
TIMOTHY ANDREW WEST C.P. April Term, 2010 No. 001343 \$178,413.57 Heather Riloff, Esq.

1306-461A-B

1307 Cottman Avenue - Premises A - 19111 56th wd. 3365.19 Sq. Ft. BRT#871246550 Subject To Mortgage (executing Plaintiff's mortgage) Improvements: Str/off And Apts 2 Sty Masonry
1309 Cottman Avenue - Premises B - 19111 56th wd. 3365.19 Sq. Ft. BRT#882926575 Subject To Mortgage (executing Plaintiff's mortgage) Improvements: School 2 Sty Masonry
HOWARD AND MELVYN SCHWARTZ C.P. October Term, 2012 No. 4431 \$145,304.01 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Kenneth M. Portner, Esq.

1306-462

1106 Cantrell Street 19148 39th wd. 830 Sq. Ft. BRT#394046000 Improvements: Residential Dwelling
JOSEPH KOINES C.P. September Term, 2011 No. 2326 \$189,378.46 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1306-463

2915 Memphis Street 19134 25th wd. 973 Sq. Ft. BRT#251488400 Improvements: Residential Property
MELISSA COOKE C.P. July Term, 2012 No. 2141 \$80,440.21 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1306-464

638 East Locust Avenue 19144 12th wd. 1840 Sq. Ft. Improvements: Two (2) Story Row House B/gar
9 PARK AVENUE, LLC C.P. December Term, 2011 No. 03841 \$94,107.38 Elliot H. Berton, Esq.

SHERIFF'S SALE**1306-465**

7252-60 Woodland Avenue 19142 40th wd. 25x74 BRT#403295800; PRCL#403295800 Improvements: Residential Property
TO BE SOLD AS PROPERTY OF: JERON GODDARD, SINCLAIR GODDARD AKA ALDIS SINCLAIR GODDARD AND CLARENCE GODDARD AKA CLARENCE CHRISTIAN. TITLE TO SAID PREMISES IS VESTED IN JARON GODDARD, SINCLAIR GODDARD, AND CLARENCE GODDARD BY DEED FROM ALBERT A. SEYTH, DATED NOVEMBER 27, 1996 AND RECORDED FEBRUARY 7, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT # DEED NOOT JTD 221, PAGE 441. C.P. July Term, 2012 No. 001012 \$139,152.89 Martin S. Weisberg, Esq.

1306-466

2121 North 22nd Street 19121 32nd wd. 1950 Sq. Ft. BRT#322087300 Subject to Mortgage Improvements: Residential Dwelling
DAVID SULLIVAN C.P. May Term, 2012 No. 0891 \$150,216.54 Powers, Kim & Javardian, LLC

1306-467

9921 Bustleton Avenue, Unit Q-09 19115 88th wd. 672 Sq. Ft. and .32684% undivided interest in the common elements, as more fully described in the Declaration of Condominium of Pathways Condominium recorded in the Department of Records in and for the County of Philadelphia at the Commonwealth of PA in Deed Book D.C.C. 2065, page 1210 and all amendments thereto. BRT#888580859; PRCL#160N12222 Improvements: Residential Condominium
FRANK SUMINSKI, JR. C.P. March Term, 2012 No. 235518 \$11,037.42 Glenn M. Ross, Esq.

1306-468

6144 Reach Street 19111 35th wd. 2328.00 Sq. Ft. BRT#352238700 Subject to Mortgage Improvements: Residential Dwelling
GABRIELLE LUCAS AND MARTIN A. LUCAS C.P. September Term, 2011 No. 00927 \$134,495.84 Udren Law Offices, P.C.

1306-469

2023 South Bonsall Street 19145 48th wd. front 16 ft; depth 50 feet OPA#482275000 Improvements: Single Family Dwelling
SOMSAK SUWANNARAT C.P. October Term, 2012 No. 000949 \$57,473.69 Jerome R. Balka, Esq.

1306-470

5501 Litchfield Street 19143 51st wd. Corner formed by intersection of the northwest side of Litchfield Street with the southwest side of 55th Street. Subject to Mortgage Improvements: Row Conv/apartment 2 Sty Masonry
WILLIE M. NEAL, JR. AND CLARA H. NEAL C.P. June Term, 2011 No. 00363 \$63,512.05 Chandra M. Arkema, Esq.

1306-471

6520 Elmwood Avenue 19142-2817 40th wd. 1520 Sq. Ft. PRCL#406228100 Improvements: Residential Property
TOXIE BARRON IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHAUNCEY BARRON, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHAUNCEY BARRON, DECEASED. C.P. April Term, 2012 No. 03960 \$61,987.25 Phelan Hallinan, LLP

1306-472

238 Rosemar Street 19120-1415 61st wd. 1050 Sq. Ft. PRCL#611229300 Improvements: Residential Property
SHIRLEY B. BLACK AKA SHIRLEY BLACK C.P. January Term, 2012 No. 04030 \$62,443.46 Phelan Hallinan, LLP

1306-473

2640 Mole Street AKA 2640 South Mole Street 19145-4608 26th wd. 672 Sq. Ft. PRCL#261227300 Improvements: Residential Property
JOEL B. OREJOLA C.P. June Term, 2012 No. 02228 \$260,640.72 Phelan Hallinan, LLP

1306-474

2017 South Bancroft Street 19145-3025 48th wd. (formerly in the 26th wd.) 616 Sq. Ft. PRCL#481202600 Improvements: Residential Property
KATHLEEN FEOLI IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF ALBERT BUSILLO; FRANCIS VITO BUSILLO IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ALBERT BUSILLO C.P. March Term, 2012 No. 02613 \$99,982.04 Phelan Hallinan, LLP

1306-475

2517 South Ashford Street 19153-1408 40th wd. 1024 Sq. Ft. PRCL#404135500 Improvements: Residential Property
RONALD FARMER C.P. April Term, 2012

SHERIFF'S SALE

No. 02071 \$153,496.38 Phelan Hallinan, LLP

1306-476

853 Morefield Road 19115-1916 58th wd. 6643.20 Sq. Ft. PRCL#581148600 Improvements: Residential Property
CHANDY P. GEORGE AND SARAMMA MATHAI C.P. September Term, 2010 No. 02127 \$370,867.12 Phelan Hallinan, LLP

1306-477

7836 Venus Place 19153 40th wd. Beginning at a point on the southeasterly side of Venue Place (50 feet wide) measured along the same southwestwardly 372.771 feet from the south-westerly side of 78th street (70 feet wide). Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry + Other
JAMES WILLIAMS AND LILLIAN D. WILLIAMS (DECEASED) C.P. December Term, 2012 No. 00043 \$111,838.73 Chandra M. Arkema, Esq.

1306-478

1334 East Columbia Avenue 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, PC

1306-479

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

1306-480

3742 Frankford Avenue 19124 45th wd. 1116.75 Sq. Ft. BRT#452287600 Improvements: Residential Real Estate
ROBERT D. WILSON C.P. January Term, 2013 No. 01570 \$53,991.95 Stern & Eisenberg, PC

1306-481

2021 Castor Avenue 19134 45th wd. 1116.50 Sq. Ft. BRT#452202300 Improvements: Residential Property
MARLENE GUZMAN C.P. November Term, 2011 No. 000607 \$62,307.22 Caitlin M. Donnelly, Esq.

1306-482

4162 Gilham Street 19135 55th wd. 975 Sq. Ft. BRT#552131900 Improvements: Residential Property
MICHAEL C. MCLAUGHLIN C.P. January Term, 2013 No. 002369 \$92,121.94 Christopher A. DeNardo, Esq.

1306-483

6244 Limekiln Pike 19141 15th wd. 1212 Sq. Ft. BRT#172314800 Improvements: Residential Property
TROY K. GRANT C.P. April Term, 2009 No. 001820 \$51,003.82 Christopher A. DeNardo, Esq.

1306-484

2238 Tyson Avenue 19149 54th wd. 1482.81 Sq. Ft. BRT#542083800 Improvements: Residential Property
ZHONG PING YU AND YI MIN YU C.P. September Term, 2012 No. 03533 \$136,031.37 Christopher A. DeNardo, Esq.

1306-485

5549 Pulaski Avenue 19144 12th wd. 1824 Sq. Ft. BRT#124128600 Improvements: Residential Property
CHRISTOPHER HAYWOOD C.P. January Term, 2002 No. 00382 \$87,158.96 Christopher A. DeNardo, Esq.

1306-486

4150-4152 Paul Street 19124 23rd wd. 3545 Sq. Ft. BRT#232510900 & BRT#232511000 Improvements: Residential Property
RICHARD SCHLESINGER AND EVAN SCHLESINGER C.P. March Term, 2012 No. 3947 \$106,316.34 Christopher A. DeNardo, Esq.

1306-487

2516 South Bellford Street 19153 40th wd. 1145.90 Sq. Ft. BRT#404146000 Improvements: Residential Property
CARMEN JAMES C.P. August Term, 2012 No. 1229 \$131,158.83 Christopher A. DeNardo, Esq.

1306-488

5829 Larchwood Avenue 19143 46th wd. 1269.77 Sq. Ft. BRT#604194900 Improvements: Residential Property
WAYNE D. CARSON, ADMINISTRATOR OF THE ESTATE OF MARIAN CARSON, DECEASED. C.P. November Term, 2012 No. 002726 \$57,750.89 Christopher A. DeNardo, Esq.

1306-489

5917 Turner Street 19151 34th wd. 1080 Sq. Ft. BRT#342104100 Improvements: Residential Property
CARLOS G. BAUTISTA C.P. September Term, 2012 No. 003294 \$75,789.92 Christopher A. DeNardo, Esq.

SHERIFF'S SALE**1306-490**

626 Martin Street 19128 21st wd. 1450 Sq. Ft. BRT#213177000 Improvements: Residential Property
GREGORY T. STEELE C.P. October Term, 2012 No. 4198 \$218,547.81 Christopher A. DeNardo, Esq.

1306-491

530 North 64th Street 19151 34th wd. 1500 Sq. Ft. BRT#343085200 Improvements: Residential Property
CHARLENE ANASTASIO C.P. January Term, 2012 No. 02204 \$17,970.23 Christopher A. DeNardo, Esq.

1306-492

6342 Jackson Street 19135-3225 55th wd. 1620 Sq. Ft. BRT#552463100 Improvements: Residential Property
JULIANNA M. CIERI AKA JULIA M. CIERI C.P. January Term, 2012 No. 4943 \$103,811.97 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1306-493

4511 Tackawanna Street 19124 23rd wd. 2000 Sq. Ft. PRCL#232347800 Improvements: Residential Property
JOYCE ANN PRITCHETT, IN HER CAPACITY AS HEIR OF GEORGE PRITCHETT, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE PRITCHETT, DECEASED. C.P. August Term, 2011 No. 03195 \$63,237.65 Phelan Hallinan, LLP

1306-494

219 North Robinson Street 19139-1123 34th wd. 1585.31 Sq. Ft. PRCL#341170900 Improvements: Residential Property
KRISTIE M. TRICE C.P. August Term, 2012 No. 01361 \$23,002.36 Phelan Hallinan, LLP

1306-495

152 East Cheltenham Avenue 19120-1001 61st wd. (formerly in the 50th wd.) 1632 Sq. Ft. PRCL#611468200 Improvements: Residential Property
DORIS C. BECK C.P. January Term, 2011 No. 02365 \$64,946.46 Phelan Hallinan, LLP

1306-496

6139 Shisler Street 19149-3243 53rd wd. 1592.50 Sq. Ft. PRCL#531291400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NATASHA THOMPSON, DECEASED C.P. June Term, 2012 No. 02412 \$180,611.51 Phelan Hallinan, LLP

1306-497

1940 South Beechwood Street 19145 48th wd. 722.16 Sq. Ft. PRCL#482174000 Improvements: Residential Property
RICHARD CURRO C.P. May Term, 2012 No. 01892 \$66,005.47 Phelan Hallinan, LLP

1306-498

582 Alcott Street 19120-1236 35th wd. 1020 Sq. Ft. PRCL#352056900 Improvements: Residential Property
DAVID ROSARIO C.P. July Term, 2012 No. 01650 \$118,377.15 Phelan Hallinan, LLP

1306-499

2618 South Howard Street AKA 2618 Howard Street 19148-4743 39th wd. 1530 Sq. Ft. PRCL#391251216 Improvements: Residential Property
MAUREEN KANE C.P. January Term, 2012 No. 03056 \$79,427.86 Phelan Hallinan, LLP

1306-500

4411 Oakmont Street 19136-3717 65th wd. 1136 Sq. Ft. PRCL#651078000 Improvements: Residential Property
ERIC MILLER C.P. December Term, 2011 No. 02735 \$25,752.08 Phelan Hallinan, LLP

1306-501

5946 Hammond Avenue 19120-2011 61st wd. 1742 Sq. Ft. PRCL#612511800 Improvements: Residential Property
SHARYN JACKSON IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED; KELLY WHITTIER IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED; TRACY LINACRE, IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANFORD F. JACKSON, DECEASED. C.P. December Term, 2011 No. 00718 \$93,109.79 Phelan Hallinan, LLP

1306-502

994 Pratt Street 19124-1718 23rd wd. 2953.50 Sq. Ft. PRCL#233055700 Improvements: Residential Property

SHERIFF'S SALE

JANEEN WATSON C.P. November Term, 2012 No. 02956 \$166,670.57 Phelan Hallinan, LLP

1306-503

2716 North Hollywood Street 19132-1807 28th wd. (formerly in the 38th wd.) 756 Sq. Ft. PRCL#282037200 Improvements: Residential Property
FRED BAKER C.P. December Term, 2012 No. 03329 \$58,325.76 Phelan Hallinan, LLP

1306-504

613 Edison Avenue, Unit 613A AKA 613 Edison Avenue, Unit A 19116-1263 58th wd. 1040 Sq. Ft. PRCL#888581386 Improvements: Condominium Unit; Undivided Interest In The Common Elements (as Defined In Such Declaration) Of 1.0526%. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NORMA L. DAVIS, DECEASED. C.P. May Term, 2010 No. 04159 \$97,092.48 Phelan Hallinan, LLP

1306-505

4942 North 16th Street 19141-2204 17th wd. 1305 Sq. Ft. PRCL#172137100 Improvements: Residential Property
ALHINDE WEEMS C.P. August Term, 2012 No. 02379 \$71,310.54 Phelan Hallinan, LLP

1306-506

2520 South Millick Street 19142-3508 40th wd. 752 Sq. Ft. PRCL#402050200 Improvements: Residential Property
HELENE LAZARUS C.P. November Term, 2010 No. 00774 \$29,862.34 Phelan Hallinan, LLP

1306-507

1628 Middleton Street 19138 10th wd. 1888.87 Sq. Ft. PRCL#102138800 Improvements: Residential Property
KIANA WATSON C.P. May Term, 2009 No. 01751 \$173,316.21 Phelan Hallinan, LLP

1306-508

8622 Dicks Place 19153-1530 40th wd. 4680 Sq. Ft. PRCL#405124411 Improvements: Residential Property
FRANCIS NELSON C.P. August Term, 2009 No. 00792 \$261,363.83 Phelan Hallinan, LLP

1306-509

1703 Montrose Street 19146-1911 30th wd. 540 Sq. Ft. PRCL#301202000 Improvements: Residential Property
MICHAEL P. CANZONERI C.P. April Term, 2010 No. 00262 \$376,214.74 Phelan Hallinan, LLP

1306-510

6356 Jackson Street 19135-3225 55th wd. 1627.20 Sq. Ft. PRCL#552463800 Improvements: Residential Property
DANIEL HUNTER C.P. July Term, 2010 No. 00866 \$99,536.67 Phelan Hallinan, LLP

1306-511

1325 South 30th Street 19146-3603 36th wd. 960 Sq. Ft. PRCL#362193000 Improvements: Residential Property
KEVIN COMO C.P. August Term, 2012 No. 02606 \$

| SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE |
|---|--|--|---|---|
| 1306-517 3514 Vinton Road 19154-1506 66th wd. 2000 Sq. Ft. PRCL#663126400 Improvements: Residential Property PATRICIA L. KOLTONUK C.P. September Term, 2012 No. 03356 \$128,251.33 Phelan Hallinan, LLP | 1306-513 228 Monastery Avenue 19128 row b/ gar 2 story masonry BRT#211132910 Improvements: Residential Dwelling CLARA HARDISON C.P. June Term, 2011 No. 2201 \$170,938.88 Federman & Associates, LLC | OPA#622427000 Improvements: Residential Real Estate - Single Family Dwelling MICAHEL SABATO C.P. October Term, 2012 No. 00992 \$66,724.23 Robert J. Wilson, Esq., Wilson Law Firm | 1306-543 2087 Street 19134 45th wd. Land area 1059.45 Sq. Ft.; Improvement area 888 Sq Ft OPA#452142100 Improvements: Residential Real Estate - Single Family Dwelling MICHAEL SABATO C.P. October Term, 2012 No. 01025 \$65,352.23 Robert J. Wilson, Esq., Wilson Law Firm | 1306-554 4034 Neilson Street 19124 33rd wd. 975 Sq. Ft. BRT#332521500 Improvements: Residential Property TANYA REYES C.P. August Term, 2012 No. 3588 \$31,248.72 Christopher A. DeNardo, Esq. |
| 1306-518 8240 Frankford Avenue 19136-2306 64th wd. 2382.64 Sq. Ft. PRCL#642084900 Improvements: Residential Property CLEATUS W. SANTEE C.P. June Term, 2011 No. 01596 \$161,806.84 Phelan Hallinan, LLP | 1306-532 7503 Maryland Street 19138 50th wd. 21' frontage x 75' depth OPA#501384000 Improvements: Residential Property HENRY S. GREENE, JR., DECEASED, AND ALL KNOWN AND UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST IN AND/OR FROM HENRY S. GREENE, JR., JOANN GREENE SOLOMON, SOLELY AS HEIR TO HENRY S. GREENE, JR., DECEASED. C.P. February Term, 2012 No. 00614 \$178,050.91 Richard M. Squire & Associates, LLC | 1306-544 4819 North 10th Street 19141-3929 49th wd. 1290 Sq. Ft. BRT#491337300 Improvements: Residential Property BRENDA ROBERSON C.P. March Term, 2011 No. 2430 \$73,876.45 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-554 705 West Mermaid Lane 19118 9th wd. 19519 Sq. Ft. BRT#092144110 Improvements: Residential Property DOROTHY L. POOLE C.P. March Term, 2012 No. 03044 \$1,060,950.21 KML Law Group, P.C. | 1306-554 803 North 66th Street 19151 34th wd. 1076.02 Sq. Ft. BRT#344356900 Improvements: Residential Property MELODY SHERLOCK C.P. January Term, 2010 No. 02523 \$73,907.37 KML Law Group, P.C. |
| 1306-519 3816 Palmetto Street 19124-5416 33rd wd. 1064.05 Sq. Ft. PRCL#332179500 Improvements: Residential Property STEVEN LEON IN HIS CAPACITY AS HEIR OF RICHARD LEON, DECEASED; DESTINY LEON IN HER CAPACITY AS HEIR OF RICHARD LEON, DECEASED; RICARDO LEON, JR., IN HIS CAPACITY AS HEIR OF RICHARD LEON, DECEASED; KRYSTAL LEON, IN HER CAPACITY AS HEIR OF RICHARD LEON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICARDO LEON, DECEASED. C.P. June Term, 2009 No. 02069 \$67,340.19 Phelan Hallinan, LLP | 1306-533 4134 Cambridge Street 19104 6th wd. Land area 1245.50 Sq. Ft. BRT#062159700 Improvements: Residential Dwelling CRAIG OVERTON C.P. February Term, 2009 No. 3899 \$127,891.67 Martha E. Von Rosenstiel, Esq. | 1306-545 4226 North Franklin Street 19140-2223 43rd wd. 1222 Sq. Ft. BRT#433339200 Improvements: Residential Property ROLDON JEFFREY C.P. May Term, 2012 No. 0009 \$73,618.63 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-555 726 Wharton Street 19147 1st wd. 576 Sq. Ft. BRT#012003500 Improvements: Residential Property ROBERT J. BRAUN C.P. December Term, 2008 No. 01866 \$151,913.42 KML Law Group, P.C. | 1306-555 2673 Cedar Street 19125 31st wd. 709.68 Sq. Ft. BRT#312050700 Improvements: Residential Property JUNG E. LEE C.P. February Term, 2009 No. 02366 \$160,814.84 KML Law Group, P.C. |
| 1306-520 1644 Pratt Street 19124-1368 62nd wd. 1120 Sq. Ft. PRCL#622050000 Improvements: Residential Property ROBERT E. CICCONE, JR C.P. September Term, 2012 No. 00984 \$76,934.56 Phelan Hallinan, LLP | 1306-534 6230 North Mascher Street 19120 61st wd. 1800 Sq ft BRT#611025200 Improvements: Residential Property RICHARD K. OHLIGER C.P. June Term, 2012 No. 3076 \$38,076.08 Christopher A. DeNardo, Esq. | 1306-546 5937 Palmetto Street AKA 5937 Palmetto Avenue 19120 35th wd. 1064 Sq. Ft. BRT#352294100 Improvements: Residential Property DIANE N. HARRISON AKA DIANE HARRISON C.P. August Term, 2009 No. 00450 \$46,897.69 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-556 603 North 66th Street 19151 34th wd. 1076.02 Sq. Ft. BRT#344356900 Improvements: Residential Property MELODY SHERLOCK C.P. January Term, 2010 No. 02523 \$73,907.37 KML Law Group, P.C. | 1306-556 2673 Cedar Street 19125 31st wd. 709.68 Sq. Ft. BRT#312050700 Improvements: Residential Property JUNG E. LEE C.P. February Term, 2009 No. 02366 \$160,814.84 KML Law Group, P.C. |
| 1306-521 12729 Medford Road 19154-1417 66th wd. 2000 Sq. Ft. PRCL#663261700 Improvements: Residential Property SILVIO M. IANNUZZI, III AND NANCY L. BOSSERT C.P. February Term, 2012 No. 03096 \$169,344.55 Phelan Hallinan, LLP | 1306-535 6423 Chelwynde Avenue 19142 40th wd. 1120 Sq. Ft. BRT#406269800 Improvements: Residential Property SEBELEE GAYFLORSEE C.P. January Term, 2013 No. 001672 \$102,063.58 Christopher A. DeNardo, Esq. | 1306-547 5316 North 12th Street 19141 49th wd. 1749.72 Sq. Ft. BRT#493135800 Improvements: Residential Property KEASHA PAULHILL C.P. November Term, 2008 No. 03200 \$85,288.06 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-557 5719 Willows Avenue 19143 51st wd. 1222.50 Sq. Ft. BRT#513210900 Improvements: Residential Property RICHARD HURST AND LASHAWN Y. HURST C.P. April Term, 2012 No. 03651 \$68,957.61 KML Law Group, P.C. | 1306-557 22 East Garfield Street 19144 12th wd. 654.73 Sq. Ft. BRT#121039200 Improvements: Residential Property MAXINE L. HARVIN AND LOUISE J. JAMSON AKA JEAN LOUISE JAMISON C.P. April Term, 2010 No. 04015 \$38,928.52 KML Law Group, P.C. |
| 1306-522 2209 Reed Street 19146 36th wd. 1372 Sq. Ft. BRT#361318800 Improvements: Residential Property BRIDGETTE Y. GRIMES C.P. December Term, 2009 No. 000870 \$51,693.61 Christopher A. DeNardo, Esq. | 1306-536 1828 Griffith Street 19111 56th wd. 5387.50 Sq. Ft. BRT#561530600 Improvements: Residential Property JERRY MCCORMAC AND DAWNE MCCORMAC C.P. November Term, 2012 No. 1551 \$166,242.51 Christopher A. DeNardo, Esq. | 1306-548 1220 Catherine Street 19147 2nd wd. 1504 Sq. Ft. BRT#022226600 Improvements: Residential Property VINCENT TAM C.P. December Term, 2009 No. 0161 \$269,079.33 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-558 322 East Gorgas Lane 19119 22nd wd. 1480 Sq. Ft. BRT#222106000 Improvements: Residential Property VIVIAN E. ALLEN AND MICHAEL T. ALLEN C.P. July Term, 2012 No. 03514 \$196,252.53 KML Law Group, P.C. | 1306-558 3086 Aramingo Avenue 19134 25th wd. 993.25 Sq. Ft. BRT#251478800 Improvements: Residential Property PETER GRIN C.P. October Term, 2012 No. 02236 \$90,624.94 KML Law Group, P.C. |
| 1306-523 5537 Race Street 19139 4th wd. (Formerly 34th wd.) 2151.22 Sq. Ft. BRT#041013300 Improvements: Residential Real Estate CHARLES HALL C.P. December Term, 2012 No. 00440 \$190,700.06 Stern & Eisenberg, PC | 1306-537 3871 Frankford Avenue 19124 45th wd. 1136 Sq. Ft. Improvements: Residential Property YRIS TAVAREZ C.P. October Term, 2012 No. 0275 \$82,031.34 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-549 5007 Pennway Street AKA 5007 Pennway Avenue 19124-3507 23rd wd. 1632 Sq. Ft. BRT#233110800 Subject to Mortgage Improvements: Residential Property JEAN F. FORTUREY AKA JEAN FORTUREY C.P. June Term, 2012 No. 0659 \$65,308.25 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-559 4301 Elsinore Street 19124 33rd wd. 1991.68 Sq. Ft. BRT#332221700 Improvements: Residential Property EDWIN JAVIER RODRIGUEZ C.P. July Term, 2012 No. 00241 \$108,172.85 KML Law Group, P.C. | 1306-559 2968 East Thompsen Street 19134 25th wd. 1315 Sq. Ft. BRT#251257300 Improvements: Residential Property BRYAN MCLAUGHLIN AND FELICIA MCLAUGHLIN C.P. July Term, 2012 No. 03271 \$169,758.07 KML Law Group, P.C. |
| 1306-524 5108 Roosevelt Boulevard 19124 35th wd. 6500 Sq. Ft. BRT#351028400 Improvements: Residential Real Estate WILTON JEAN FRANCOIS C.P. November Term, 2012 No. 01984 \$420,226.23 Stern & Eisenberg, PC | 1306-538 1147 South Clifton Street 19147-4616 2nd wd. 910 Sq. Ft. BRT#021567000 Improvements: Residential Property C.P. December Term, 2011 No. 3782 \$148,459.90 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-551 1011 Lorraine Street 19116 35th wd. 7900 Sq. Ft. BRT#582213000 Improvements: Residential Property KRISTIN SANCHEZ AND MICAHEL J. SANCHEZ C.P. August Term, 2012 No. 2337 \$267,570.44 Christopher A. DeNardo, Esq. | 1306-560 1500 Mohican Street 19138 10th wd. 1440 Sq. Ft. BRT#102229600 Improvements: Residential Property CHARLES GREGG C.P. May Term, 2010 No. 02942 \$81,092.78 KML Law Group, P.C. | 1306-560 1718 South 31st Street 19145 48th wd. 2913.28 Sq. Ft. BRT#482407900 Improvements: Residential Property RUDY RUDY C.P. October Term, 2012 No. 02099 \$109,371.48 KML Law Group, P.C. |
| 1306-525 2628 Massey Street 19142 40th wd. 1232 Sq. Ft. BRT#406123200 Improvements: Residential Dwelling YOLANDA STANLEY C.P. August Term, 2012 No. 00660 \$99,654.04 Powers, Kirm & Javardian, LLC | 1306-539 5026 Keyser Street 19144-3636 12th wd. 1840 Sq. Ft. BRT#123200800 Improvements: Residential Property C.P. October Term, 2012 No. 00281 \$88,707.58 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-552 7303 Hasbrook Avenue 19111 35th wd. 5912.50 Sq. Ft. BRT#631085100 Improvements: Residential Property VALINDA THREADCRAFT C.P. September Term, 2012 No. 002393 \$280,057.72 Christopher A. DeNardo, Esq. | 1306-561 2904 South Felton Street 19142 40th wd. 1200 Sq. Ft. BRT#402121300 Improvements: Residential Property LAURA GREEN KELLY AND JUAN MORANTI C.P. September Term, 2010 No. 03110 \$62,278.66 KML Law Group, P.C. | 1306-561 7875 Lykens Lane 19128 21st wd. 6325.00 Sq. Ft. BRT#214259100 Subject to Mortgage Improvements: Residential Property ELLIOTT P. STIMMLER C.P. May Term, 2012 No. 00782 \$361,197.59 Kristine M. Anthou, Esq. |
| 1306-526 3014 Emerald Street 19134 25th wd. 1138.8 Sq. Ft. BRT#252508300 Improvements: Residential Dwelling INGA AZVOLINSKY C.P. April Term, 2010 No. 03714 \$32,299.72 Powers, Kirm & Javardian, LLC | 1306-540 4725 Shelmire Avenue 19136 65th wd. 280 Sq. Ft. BRT#651054600 Improvements: Residential Property LEROY BROWN; SUZANNE BROWN C.P. September Term, 2011 No. 2336 \$84,278.76 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-553 537 North 33rd Street 19104 24th wd. 840 Sq. Ft. BRT#242140300 Improvements: Residential Property DAVID E. PLAYER, FLORA D. PLAYER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR | 1306-562 1500 Mohican Street 19138 10th wd. 1440 Sq. Ft. BRT#102229600 Improvements: Residential Property CHARLES GREGG C.P. May Term, 2010 No. 02942 \$81,092.78 KML Law Group, P.C. | 1306-562 8752 Lykens Lane 19128 21st wd. 6325.00 Sq. Ft. BRT#214259100 Subject to Mortgage Improvements: Residential Property ELLIOTT P. STIMMLER C.P. May Term, 2012 No. 00782 \$361,197.59 Kristine M. Anthou, Esq. |
| 1306-527 1563 Stevens Street 19149 54th wd. 1158 Sq. Ft. BRT#541053800 Improvements: Residential Property ROBERT V. WINTER AND BARBARA J. WINTER C.P. August Term, 2012 No. 01045 \$128,338.80 Kristine M. Anthou, Esq. | 1306-541 605 West Medary Avenue 19126 61st wd. (formerly 12th wd.) on Northerly side of Medary St 50 ft wide at the distance of 231 feet 6 inches southeastwardly from northeast corner of intersection of 7th st. Front 60 ft 0 in on a radius of 1294.185 feet; thence extending eastwardly along the said Medary Avenue on the same curve and radius a distance of 80 feet. OPA#611310900 Subject to Mortgage CHERYL DAVIS C.P. March Term, 2011 No. 02321 \$334,162.07 Louis P. Vitti, Esq. | 1306-554 4819 North 10th Street 19141-3929 49th wd. 1290 Sq. Ft. BRT#491337300 Improvements: Residential Property BRENDA ROBERSON C.P. March Term, 2011 No. 2430 \$73,876.45 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-563 3086 Aramingo Avenue 19134 25th wd. 993.25 Sq. Ft. BRT#251478800 Improvements: Residential Property PETER GRIN C.P. October Term, 2012 No. 02236 \$90,624.94 KML Law Group, P.C. | 1306-563 6646 Leeds Street 19151 34th wd. 160 Sq. Ft. BRT#344032600 Improvements: Residential Property DAVID N. VINSON, JR. C.P. August Term, 2012 No. 00623 \$85,567.14 Kristine M. Anthou, Esq. |
| 1306-528 1343 Kerbaugh Street 19140 43rd wd. 915 Sq. Ft. BRT#433022600 Improvements: Residential Property SHANNA E. WORLEY C.P. July Term, 2012 No. 04624 \$77,045.62 Kristine M. Anthou, Esq. | 1306-542 5218 Burton Street 19124 62nd wd. Land area 840 Sq. Ft.; Improvement area 875 Sq Ft | 1306-555 705 West Mermaid Lane 19118 9th wd. 19519 Sq. Ft. BRT#092144110 Improvements: Residential Property DOROTHY L. POOLE C.P. March Term, 2012 No. 03044 \$1,060,950.21 KML Law Group, P.C. | 1306-564 4301 Elsinore Street 19124 33rd wd. 1991.68 Sq. Ft. BRT#332221700 Improvements: Residential Property EDWIN JAVIER RODRIGUEZ C.P. July Term, 2012 No. 00241 \$108,172.85 KML Law Group, P.C. | 1306-564 674 Franklin Place 19123 88th wd. Not given BRT#881078397 Improvements: Condominium EARNESTINE YOUNG C.P. December Term, 2012 No. 03041 \$190,822.81 Kristine M. Anthou, Esq. |
| 1306-529 640 South 55th Street 19143 46th wd. 1288 Sq. Ft. BRT#463197300 Improvements: Residential Property HORACE E. SISCO C.P. August Term, 2012 No. 01978 \$70,800.09 Kristine M. Anthou, Esq. | 1306-534 6230 North Mascher Street 19120 61st wd. 1800 Sq ft BRT#611025200 Improvements: Residential Property RICHARD K. OHLIGER C.P. June Term, 2012 No. 3076 \$38,076.08 Christopher A. DeNardo, Esq. | 1306-556 4226 North Franklin Street 19140-2223 43rd wd. 1222 Sq. Ft. BRT#433339200 Improvements: Residential Property ROLDON JEFFREY C.P. May Term, 2012 No. 0009 \$73,618.63 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC | 1306-565 2904 South Felton Street 19142 40th wd. 1200 Sq. Ft. BRT#402121300 Improvements: Residential Property LAURA GREEN KELLY AND JUAN MORANTI C.P. September Term, 2010 No. 03110 \$62,278.66 KML Law Group, P.C. | 1306-565 8752 Lykens Lane 19128 21st wd. 6325.00 Sq. Ft. BRT#214259100 Subject to Mortgage Improvements: Residential Property ELLIOTT P. STIMMLER C.P. May Term, 2012 No. 00782 \$361,197.59 Kristine M. Anthou, Esq. |
| 1306-530 5948 Bennington Street 19120 35th wd. 1173 Sq. Ft. BRT#352328700 Improvements: Residential Property JULIE TANON AND HEDY SABATER C.P. September Term, 2012 No. 03296 \$68,279.56 Kristine M. Anthou, Esq. | 1306-535 6423 Chelwynde Avenue 19142 40th wd. 1120 Sq. Ft. BRT#406269800 Improvements: Residential Property SEBELEE GAYFLORSEE C.P. January Term, 2013 No. 001672 \$102,063.58 Christopher A. DeNardo, Esq. | 1306-557 5719 Willows Avenue 19143 51st wd. 1222.50 Sq. Ft. BRT#513210900 Improvements: Residential Property RICHARD HURST AND LASHAWN Y. HURST C.P. April Term, 2012 No. 03651 \$68,957.61 KML Law Group, P.C. | 1306-566 1500 Mohican Street 19138 10th wd. 1440 Sq. Ft. BRT#102229600 Improvements: Residential Property CHARLES GREGG C.P. May Term, 2010 No. 02942 \$81,092.78 KML Law Group, P.C. | 1306-566 1718 South 31st Street 19145 48th wd. 2913.28 Sq. Ft. BRT#482407900 Improvements: Residential Property RUDY RUDY C.P. October Term, 2012 No. 02099 \$109,371.48 KML Law Group, P.C. |

SHERIFF'S SALE

1306-583
418 North Redfield Street 19143-4339
 4th wd. 1277.90 Sq. Ft. PRCL#042254600
 Improvements: Residential Property
 ROBERT LANGEL C.P. November Term,
 2008 No. 02157 \$74,054.59 Phelan
 Hallinan, LLP

1306-584
1466 South 21st Street 19146 36th wd. 922.50
 Sq. Ft. PRCL#363271900 Improvements:
 Residential Property
 HOWARD G. KELLER C.P. September
 Term, 2012 No. 00357 \$110,184.31 Phelan
 Hallinan, LLP

1306-585
2821 Knorr Street 19149-2518 55th
 wd. 1757.40 Sq. Ft. PRCL#551203300
 Improvements: Residential Property
 JAIME L. SONNEBORN AND NICHOLAS
 KECK C.P. May Term, 2012 No. 00768
 \$140,967.99 Phelan Hallinan, LLP

1306-586
235 Winona Street 19144-3923 22nd
 wd. 5013.44 Sq. Ft. PRCL#124063900
 Improvements: Residential Property
 LINZIE BROWN C.P. December Term, 2012
 No. 02952 \$296,862.08 Phelan Hallinan,
 LLP

1306-587
463 Krams Street AKA 463 Krams
Avenue 19128-3311 21st wd. 3020.74 Sq.
 Ft. PRCL#212239600 Improvements:
 Residential Property
 MARK J. RUGGERI C.P. November Term,
 2012 No. 01451 \$175,389.42 Phelan
 Hallinan, LLP

1306-588
1528 North 54th Street 19131-3918 4th
 wd. 2600 Sq. Ft. PRCL#041288200
 Improvements: Residential Property
 ROBERT THOMAS, JR. C.P. July Term, 2009
 No. 01434 \$60,382.91 Phelan Hallinan, LLP

1306-589
6812 Chester Avenue 19142-1207 40th
 wd. 1677.92 Sq. Ft. PRCL#403239400
 Improvements: Residential Property
 AWAD AHMED, FATHI H. ABDELGADIR
 AND ASMERET GEBERAMARIAM AKA
 ELSA HABTEMARIAM C.P. March Term,
 2009 No. 00646 \$42,417.77 Phelan
 Hallinan, LLP

1306-590
1746 North 3rd Street 19122-3005 18th
 wd. 1537.50 Sq. Ft. PRCL#183139600
 Improvements: Residential Property
 MAMADOU SYLLA C.P. October Term,
 2011 No. 01547 \$205,864.44 Phelan
 Hallinan, LLP

1306-591
2237 South Hobson Street 19142-1804
 40th wd. 952.94 Sq. Ft. PRCL#403062300
 Improvements: Residential Property
 GEORGE O. AKANNO C.P. May Term, 2012
 No. 02250 \$27,828.05 Phelan Hallinan, LLP

1306-592
2647 South Percy Street 19148 39th
 wd. 710.50 Sq. Ft. BRT#393450800
 Improvements: Residential Property
 TUAN T. NGUYEN AND YEN N. VOONG
 C.P. August Term, 2012 No. 01503 \$142,030.49
 KML Law Group, P.C.

1306-593
4605 Oakmont Street 19136 65th wd. 1136
 Sq. Ft. BRT#651083100 Improvements:
 Residential Property
 MARILYN FREEMAN C.P. November Term,
 2012 No. 00675 \$117,788.28 KML Law
 Group, P.C.

1306-594
2136 Simon Street 19124 41st wd. 968.78
 Sq. Ft. BRT#411019200 Improvements:
 Residential Property
 ROSA Y. RODRIGUEZ C.P. August Term,
 2012 No. 01909 \$79,271.32 KML Law
 Group, P.C.

1306-595
4686 Hawthorne Street 19124 23rd wd. 2200
 Sq. Ft. BRT#232283200 Improvements:
 Residential Property
 SETH J. LAMB AND RICHARD
 SCHLESINGER C.P. August Term, 2012 No.
 01684 \$85,205.14 KML Law Group, P.C.

1306-596
2772 Maxwell Street 19136 57th wd. 3491
 Sq. Ft. BRT#571131100 Improvements:
 Residential Property
 DOLORES I. BARNHARDT AND FRANK R.
 BARNHARDT C.P. August Term, 2012 No.
 01916 \$185,831.43 KML Law Group, P.C.

1306-597
1933 Mayland Street 19138 50th wd. 1312.50
 Sq. Ft. BRT#501383500 Improvements:
 Residential Property
 ANNETTA HALL C.P. March Term, 2009
 No. 05675 \$80,026.77 KML Law Group,
 P.C.

SHERIFF'S SALE

1306-598
6731 North Sydenham Street 19126 10th wd.
 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.

1306-599
6922 Theodore Street 19142 40th wd. 1210.75
 Sq. Ft. BRT#406246300 Improvements:
 Residential Property
 VICKI R. OFORI AND DEBORAH RILEY
 C.P. December Term, 2007 No. 02016
 \$69,455.86 KML Law Group, P.C.

1306-600
5252 Burton Street 19124 62nd wd. 2047.5 Sq.
 Ft.; row b/gar 2 sty, masonry BRT#622428700
 Improvements: Residential Dwelling
 BRIAN RAGAN C.P. December Term, 2012
 No. 01578 \$88,855.40 McCabe, Weisberg,
 & Conway, P.C.

1306-601
6622 Paschall Avenue 19142 40th wd. 3870
 Sq. Ft. ; row 2 sty masonry BRT#403170600
 Improvements: Residential Dwelling
 THURMAN NEAL C.P. July Term, 2012 No.
 03414 \$42,219.13 McCabe, Weisberg, &
 Conway, P.C.

1306-602
5625 Spruce Street 19139 60th wd. 3636 Sq.
 Ft.; s/d conv apt 2sty masonry BRT#604066100
 Improvements: Residential Dwelling
 ORION R. STEWART AND MARGARET
 STEWART C.P. December Term, 2012 No.
 00567 \$55,765.31 McCabe, Weisberg, &
 Conway, P.C.

1306-603
4143 Gilham Street 19135 55th wd. 1935 Sq.
 Ft.; row b/gar 2 sty masonry BRT#552135600
 Improvements: Residential Dwelling
 SALMA A. KARIM C.P. February Term,
 2010 No. 02684 \$112,769.30 McCabe,
 Weisberg, & Conway, P.C.

1306-604
4653 Mulberry Street 19124 23rd wd. 1215
 Sq. Ft.; row 2 sty masonry BRT#232318400
 Improvements: Residential Dwelling
 LINEINA FELDER C.P. January Term, 2011
 No. 04881 \$34,808.80 McCabe, Weisberg,
 & Conway, P.C.

1306-605
3742 North 18th Street 19904 13th wd.
 3638.56 Sq. Ft.; row conv/apt 3sty masonry
 BRT#131253200 Improvements: Residential
 Dwelling
 JAMES COPPEDGE C.P. February Term,
 2009 No. 00375 \$76,069.75 McCabe,
 Weisberg, & Conway, P.C.

1306-606
3682 Eveline Street 19129 38th wd. 2093
 Sq. Ft.; Row 2 sty masonry BRT#383047800
 Improvements: Residential Dwelling
 MARK F. HOLDSWORTH AND SUSAN A.
 HOLDSWORTH C.P. June Term, 2012 No.
 00482 \$140,936.77 McCabe, Weisberg, &
 Conway, P.C.

1306-607
1030 Wagner Avenue 19141 49th wd.
 3731.1 Sq. Ft.; row b/gar 2sty masonry
 BRT#492012300 Improvements: Residential
 Dwelling
 MARRAE G. DARGAN C.P. February Term,
 2010 No. 00970 \$99,187.40 McCabe,
 Weisberg, & Conway, P.C.

1306-608
5141 North Sydenham Street 19141 17th
 wd. 2850 Sq. Ft.; row b/gar 2sty masonry
 BRT#172080800 Improvements: Residential
 Dwelling
 RODERICK WALKER AKA RODERICK T.
 WALKER C.P. December Term, 2008 No.
 00390 \$23,662.01 McCabe, Weisberg, &
 Conway, P.C.

1306-609
5924 North 7th Street 19120 61st wd. 1357.5
 Sq. Ft. BRT#612241700 Improvements:
 Residential Dwelling
 SUSAN R. ALTORK C.P. May Term, 2012
 No. 04004 \$66,187.32 Law Offices of
 Gregory Javardian

1306-610
1737 North Aberdeen Street 19131-3612 52nd
 wd. 1138 Sq. Ft. BRT#521324000 Subject to
 Mortgage Improvements: Residential Property
 CLINTON GARIBALDI C.P. May Term,
 2012 No. 2920 \$27,176.81 Scott A.
 Diatterick, 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

1306-611
4019 Creston Street 19135 62nd wd. 1007
 Sq. Ft. BRT#622193900 Subject to Mortgage
 Improvements: Residential Property
 JANE WILLIAMS AND JEFFREY B.
 WILLIAMS C.P. July Term, 2012 No. 4626
 \$65,547.15 Kristine M. Anthou, Esq.

SHERIFF'S SALE

1306-612
639 Unruh Avenue 19111 35th wd. 4529
 Sq. Ft. BRT#353131102 Improvements:
 Residential Dwelling
 THIAGO GOUVEA AND PAULA GOUVEA
 C.P. May Term, 2012 No. 03773 \$210,717.12
 McCabe, Weisberg, & Conway, P.C.

1306-613
1409 Alcott Street 19149 62nd wd. 3174.71
 Sq. Ft. BRT#621103800 Improvements:
 Residential Dwelling
 GREGG BOYD C.P. May Term, 2012 No.
 01547 \$118,496.72 McCabe, Weisberg, &
 Conway, P.C.

1306-614
1303 North 32nd Street, Unit #34 19121
 29th wd. 1367 Sq. Ft.; res condo 3.5 sty,
 masonry BRT#888290170 Improvements:
 Condominium
 CHRISTINE CREIGHTON C.P. October
 Term, 2010 No. 00770 \$280,670.40 McCabe,
 Weisberg, & Conway, P.C.

1306-615
1728 North 28th Street 19121 32nd wd.
 2314.6 Sq. Ft. BRT#324148300 Subject to
 Mortgage Improvements: Residential Dwelling
 ROSALYN N HUGHES C.P. May Term, 2009
 No. 03826 \$82,242.06 McCabe, Weisberg,
 & Conway, P.C.

1306-616
1454 North 59th Street 19151 34th wd. 2730
 Sq. Ft.; row 2 sty, masonry BRT#342149200
 Improvements: Residential Dwelling
 SHERRY PATRICK C.P. January Term, 2008
 No. 02357 \$81,827.86 McCabe, Weisberg,
 & Conway, P.C.

1306-617
4650 A Street 19120 42nd wd. 2093.97 Sq. Ft.;
 row 2 sty masonry BRT#421289500 Subject
 to Rent Improvements: Residential Dwelling
 RANDALL K. WILLIAMS AND LANTANYA
 WILLIAMS C.P. June Term, 2010 No.
 03647 \$58,838.29 McCabe, Weisberg, &
 Conway, P.C.

1306-618
2718 North Croskey Street 19132 11th wd.
 (formerly known as 38th wd.) BRT#111334600
 Subject to Mortgage
 KIM A. ROBINSON C.P. July Term, 2009
 No. 01080 \$24,458.42 Sarah E. Ehasz, Esq.

1306-619
249 Hansberry Street 19144 12th wd.
 Subject to Mortgage
 JASON SEVILLE C.P. January Term, 2011
 No. 01469 \$177,198.36 Sarah E. Ehasz, Esq.

1306-620
1010 North America Street 19123 4th wd.
 Subject to Mortgage
 ERIC MIDGETT AND KAIT MIDGETT AKA
 KATHERINE MIDGETT C.P. January Term,
 2011 No. 01484 \$338,673.04 Sarah E.
 Ehasz, Esq.

1306-621
1521 Clearview Street 19141-2303 17th
 wd. 1318.12 Sq. Ft. PRCL#171110700
 Improvements: Residential Property
 ROBIN JOHNSON AKA R. JOHNSON,
 INDIVIDUALLY AND IN HER CAPACITY
 AS HEIR OF LEROY JOHNSON, DECEASED.
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS, OR
 ASSOCIATIONS CLAIMING RIGHT, TITLE
 OR INTEREST FROM OR UNDER LEROY
 JOHNSON, DECEASED. C.P. January Term,
 2012 No. 00408 \$69,655.07 Phelan
 Hallinan, LLP

1306-622
3449 Tudor Street 19136-3812 64th wd. 1616
 Sq. Ft. PRCL#642135700 Improvements:
 Residential Property
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS, OR
 ASSOCIATIONS CLAIMING RIGHT, TITLE
 OR INTEREST FROM OR UNDER SUSAN
 P. BRENNAN, DECEASED. C.P. July Term,
 2012 No. 03405 \$117,025.95 Phelan
 Hallinan, LLP

1306-623
750 East Ontario Street 19134-1221 33rd wd.
 975 Sq. Ft. PRCL#331158700 Improvements:
 Residential Property
 BORIS SKYLAR C.P. October Term, 2011
 No. 02992 \$48,947.42 Phelan Hallinan, LLP

1306-624
63101 Delaire Landing Road, AKA 63101
Delaire Landing 7-C AKA 63101 Delaire
Landing Road Unit 101 19114-5411 88th
 wd. PRCL#888650860 Improvements:
 Condominium
 SETH A. DEFULGENTIS C.P. January
 Term, 2012 No. 03054 \$70,384.53 Phelan
 Hallinan, LLP

1306-625
4222 Grisco Street 19124-4523 23rd
 wd. 1092 Sq. Ft. PRCL#232426300
 Improvements: Residential Property
 ROBERT E. CICCONE, JR. C.P. November

SHERIFF'S SALE

Term, 2011 No. 01591 \$57,544.67 Phelan
 Hallinan, LLP

1306-626
2025 Plum Street 19124-3443 23rd wd. 2200
 Sq. Ft. PRCL#232116200 Improvements:
 Residential Property
 JOSEPHINE MOJICA C.P. May Term, 2012
 No. 02695 \$52,512.23 Phelan Hallinan, LLP

1306-627
4550 Wilde Street 19127-1227 21st wd. 891.91
 Sq. Ft. PRCL#211511500 Improvements:
 Residential Property
 JOHN J. ANGIOLILLO C.P. December
 Term, 2012 No. 03323 \$158,686.02 Phelan
 Hallinan, LLP

1306-628
3333 Comily Road Unit 56 AKA 3301 Comly
Road Unit 56 19154-3319 88th wd. Together
 with a proportionate undivided interest in
 the Common Elements (as defined in such
 Declaration) of 1.7857%. PRCL#888660711
 Improvements: Condominium
 CHRISTINA ORTIZ AKA CHRISTINA J.
 ORTIZ C.P. August Term, 2012 No. 02671
 \$145,223.70 Phelan Hallinan, LLP

1306-629
5225 Chester Avenue 19143 51st wd. 1552
 Sq. Ft. BRT#511273200 Subject to Rent
 5225 CHESTER AVENUE, LLC C.P.
 August Term, 2012 No. 003434 \$106,169.86
 Lachail, Cohen, & Sagnor

1306-630
3851 North Broad Street 19140 43rd wd.
 1616 Sq. Ft. (lot size) BRT#432390500
 Subject to Rent
 LANDMARK DEVELOPMENT AND
 RESTORATION, LLC C.P. August Term,
 2012 No. 003273 \$106,169.86 Arthur L.
 Sagnor, III, Esq.; J. Timothy Arndt, III, Esq.;
 Lachall Cohen & Sagnor

1306-631
2231 South 22nd Street 19145 48th wd. 919.80
 Sq. Ft. BRT#482194000 Improvements:
 Residential Property
 JOSEPH PERAINO AND ANNA M.
 PERAINO C.P. July Term, 2012 No. 02782
 \$93,737.04 Pressman & Doyle, LLC

1306-632
7823 Loretto Avenue 19111 56th wd. 2875
 Sq. Ft. BRT#561194600 Improvements:
 Residential Property
 JENNIFER LABONSKI C.P. June Term,
 2012 No. 02294 \$153,267.16 Pressman &
 Doyle, LLC

1306-633
1114 East Stafford Street 19138 59th
 wd. 1208.52 Sq. Ft. BRT#591035700
 Improvements: Residential Property
 BERNARD J. MCGRATH C.P. December
 Term, 2012 No. 00653 \$59,638.63 Pressman
 & Doyle, LLC

1306-634
8761 Gillespie Street 19136 5th wd. 1700
 Sq. Ft. BRT#52243900 Subject to Mortgage
 Improvements: Row B/gar 2sty, Masonry
 DEMPSEY ELLISON AND PATRICIA
 ELLISON C.P. September Term, 2007 No.
 01623 \$116,473.39 Sarah E. Ehasz, Esq.

1306-635
4261 North Darien Street 19140 5th wd.
 BRT#43377000
 RAMON RODRIGUEZ C.P. October Term,
 2008 No. 03253 \$25,950.10 Sarah E.
 Ehasz, Esq.

1306-636
5829 Cedar Aeneu 19143-1933 46th wd. 1256
 Sq. Ft. PRCL#032132500 Improvements:
 Residential Property
 DEANNA MEDLEY IN HER CAPACITY
 AS HEIR OF DOROTHY STREAMS,
 DECEASED. UNKNOWN HEIRS,
 SUCCESSORS, ASSIGNS, AND ALL
 PERSONS, FIRMS, OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE OR INTEREST
 FROM OR UNDER DOROTHY STREAMS,
 DECEASED. C.P. October Term, 2012 No.
 00624 \$71,765.27 Phelan Hallinan, LLP

1306-637
7513 North 21st Street 19138-2210
 10th wd. 1856 Sq. Ft. PRCL#101184200
 Improvements: Residential Property
 BRENDA J. MATTHEWS IN HER
 CAPACITY AS ADMINISTRATRIX
 AND HEIR OF THE ESTATE OF CURTIS
 MATTHEWS, AKA CURTIS P. MATTHEWS
 AKA CURTIS P. MATHEWS, MATTHEW ST.
 PATRICK IN HIS CAPACITY AS HEIR OF
 THE ESTATE OF CURTIS P. MATTHEWS
 AKA CURITS P. MATHEWS, CURTIS
 DAVIS, IN HIS CAPACITY AS HEIR OF
 THE ESTATE OF CURTIS P. MATTHEWS
 AKA CURTIS P. MATHEWS UNKNOWN
 HEIRS, SUCCESSORS, ASSIGNS, AND ALL
 PERSONS, FIRMS, OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE OR INTEREST
 FROM OR UNDER CURTIS P. MATTHEWS
 AKA CURTIS P. MATHEWS, DECEASED.
 C.P. November Term, 2011 No. 02278

SHERIFF'S SALE

\$79,226.03 Phelan Hallinan, LLP

1306-638
3222 West Diamond Street 19121-1114
 32nd wd. 2134 Sq. Ft. PRCL#323122700
 Improvements: Residential Property
 IRVIN VAUGHN, JR, ALIYMA AL-SAADHL,
 SOLELY IN HER CAPACITY AS HEIR
 OF BADER AL-SAADHL, DECEASED,
 DOUGLAS AL-SAADHL, SOLELY IN
 HIS CAPACITY AS HEIR OF BADER
 AL-SAADHL, DECEASED. UNKNOWN
 HEIRS, SUCCESSORS, ASSIGNS, AND ALL
 PERSONS, FIRMS, OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE OR INTEREST
 FROM OR UNDER BADER AL-SAADHL,
 DECEASED. C.P. October Term, 2010 No.
 01609 \$33,306.68 Phelan Hallinan, LLP

1306-639
1416 Levick Street 19149-2753 54th
 wd. 1725.86 Sq. Ft. PRCL#541095200
 Improvements: Residential Property
 RITA ARMENIO C.P. September Term, 2012
 No. 03024 \$129,155.34 Phelan Hallinan,
 LLP

1306-640
4805 North Marshall Street 19120-3741
 49th wd. 1126.80 Sq. Ft. PRCL#491190800
 Improvements: Residential Property
 GREGORY STANISLAUS C.P. September
 Term, 2012 No. 03023 \$47,551.05 Phelan
 Hallinan, LLP

1306-641
7118 Oakland Street 19149-1211 54th
 wd. 1291.87 Sq. Ft. PRCL#542381900
 Improvements: Residential Property
 ANTONIO PEREZ AND CARMEN PEREZ
 C.P. December Term, 2011 No. 00027
 \$141,224.86 Phelan Hallinan, LLP

1306-642
2654 Bridge Street AKA 2652-2654 Bridge
Street 19137-1816 45th wd. 2608.06 Sq.
 Ft. PRCL#453151800 Improvements:
 Residential Property
 MARICATHERINE ROONAN C.P.
 November Term, 2009 No. 01328 \$136,818.90
 Phelan Hallinan, LLP

1306-643
5400 Wissahickon Avenue, Apartment
18 19144-5225 38th wd. 720 Sq. Ft.
 PRCL#383143754 Improvements: Residential
 Property
 BETSEY L. WENGER C.P. December
 Term, 2011 No. 02542 \$199,856.11 Phelan
 Hallinan, LLP

1306-644
1615 South Taney Street 19145-1223
 36th wd. 651 Sq. Ft. PRCL#364282300
 Improvements: Residential Property
 LARRY R. LEVIN AND TAMI LEVIN C.P.
 June Term, 2012 No. 02882 \$59,390.53
 Phelan Hallinan, LLP

1306-645
2929 Ruth Street 19134-3534 25th wd. 684.18
 Sq. Ft. PRCL#252550400 Improvements:
 Residential Property
 LEONARDO PADILLA C.P. July Term, 2012
 No. 04321 \$49,669.16 Phelan Hallinan, LLP

1306-646
7316 Bunting Place 19153-2302 40th
 wd. 1793.70 Sq. Ft. PRCL#406670200
 Improvements: Residential Property
 BRENT E. RICHARDS

| SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE |
|---|---|---|--|---|
| 2013 No. 1383 \$80,829.06 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq. | PONTIAC PROPERTIES, LLC C.P. June Term, 2011 No. 01076 \$162,387.51 Janet L. Gold, Esq. | 3006 North Broad Street - Premises D - 19132-2403 11th wd. 1290.56 Sq. Ft. BRT#111139200 Improvements: 2-4 Unit Residential Dwelling | No. 03836 \$114,823.99 Phelan Hallinan, LLP | 1306-657 2727 Commerce Way 19154 66th wd. Land Area: 179027 Sq. Ft.; Improvement Area: 63000 Sq. Ft. BRT#884292584 Improvements: Ind Whse Mas, & Other |
| 1306-652A-B 49th Wd. (1331 West Ruscomb Street - Premises A - 19141) 20 ft x 101 ft, 10 and 7/8 inches, x 23 ft 5/8 inches x 102 feet, 2 and 3/8 inches BRT#491140700 Improvements: Two Story, Brick Quadplex Made Up Of 2 Studios, One 1 Bedroom And One 3 Bedroom Apartments All With One Bath Each. | 1306-653A-E 3000 North Broad Street - Premises A - 19132-2403 11th wd. 1343.79 Sq. Ft. BRT#111138900 Improvements: 2-4 Unit Residential Dwelling | 3008 North Broad Street - Premises E - 19132-2403 11th wd. 1290.56 Sq. Ft. BRT#111139300 Improvements: 2-4 Unit Residential Dwelling | 1306-655 6219 Addison Street 19143 46th wd. 1016 Sq. Ft. more or less BRT#032075700 | ROMEL EAST, LLC C.P. December Term, 2012 No. 01159 \$4,420,365.83 Brett A Berman, Esq. |
| 51st Wd. (5420 Warrington Street - Premises B - 19143) 15 ft, 5 inches x 79 ft, 6 inches BRT#514056500 Improvements: Two Story, Brick Row Home Made Up Of 3 Bedrooms And One Bath With A One Car Garage | 3002 North Broad Street - Premises B - 19132-2403 11th wd. 1290.56 Sq. Ft. BRT#111139000 Improvements: 2-4 Unit Residential Dwelling | URBAN RENAISSANCE I, LP C.P. April Term, 2009 No. 00636 \$2,023,910.98 Barbara A. Fein, Esq. | 1306-656 1401 South 31st Street 19146 36th wd. Plot/ Plan No.: 11 S 2-169 BRT#884755710 | 1306-658 1519 East Cheltenham Avenue 19124 62nd wd. 12803.54 Sq. Ft. BRT#621083800 Improvements: Residential Real Estate |
| | 3004 North Broad Street - Premises C - 19132-2403 11th wd. 1290.56 Sq. Ft. BRT#111139100 Improvements: 2-4 Unit Residential Dwelling | 1306-654 2537 South Warnock Street 19148-4428 39th wd. 672 Sq. Ft. PRCL#394151300 Improvements: Residential Property | D'AMBROSIO BAKERY, LLC C.P. February Term, 2013 No. 00852 \$2,988,234.30 Robert A. Kargen, Esq. and David A. DeFlece, Esq. | MARY TAYLOR C.P. December Term, 2012 No. 02203 \$136,208.72 Stern & Eisenberg, PC |
| | | MALEK ABDULBAKI C.P. May Term, 2012 | | |

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