

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

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

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

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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 & Schmieg, LLP

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.**

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 DEVISE OF THE ESTATE OF MARY R. WANSLEY AKA MARY RUTH WANSLEY C.P. September Term, 2009 No. 00699 \$60,725.41 Phelan Hallinan & Schmieg, 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 & Schmieg, 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.

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

1209-505
5334 Willows Ave. 19143-4128 51st wd. 1232 Sq Ft PRCL#511120400 Improvements: Residential Property
MUZAMIL ELHAG C.P. March Term, 2012 No. 02139 \$81,603.37 Phelan Hallinan & Schmieg, LLP

1209-506
1724 Watkins St. 19145-2119 36th wd. 665 Sq Ft PRCL#365396200 Improvements: Residential Property
RICHARD RHODOMOYER C.P. November Term, 2011 No. 02954 \$44,770.68 Phelan Hallinan & Schmieg, LLP

1209-521
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 ADMINSTRATOR 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 & Schmieg, 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 & Schmieg, 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 & Schmieg, 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 & Schmieg, LLP

1210-531
8705 Autumn Rd. 19115-4806 63rd wd. 6600 Sq Ft PRCL#632320100 Improvements: Residential Property
MARIA M. CASTRILLON AND GUILLERMO ESCOBAR C.P. December Term, 2009 No. 00238 \$376,780.97 Phelan Hallinan & Schmieg, LLP

1210-580
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 Northwesternly 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

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

1211-375

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. 06777 \$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 & Schmieg, LLP

1211-492

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

1211-556

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 DELVISCIO C.P. February Term, 2011 No. 03103 \$103,459.81 Udren Law Offices, P.C.

1211-571

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

1211-577

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 & Schmieg, LLP

1212-303

4571 G Street 19120-4633 42nd wd. 1125

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

1212-312

1238 Longshore Avenue 19111-4533 53rd wd. 5625 Sq Ft TXPRCL#332173300 Improvements: Residential Property
SAI CHIANG AND NIM IAN KUONG C.P. June Term, 2012 No. 00748 \$201,910.23 Phelan Hallinan & Schmieg, 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 & Schmieg, 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 & Schmieg, 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 & Schmieg, 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 ADMINSTRATRIX CTA AND DEVISEE OF THE ESTATE OF ELIZABETH C. COLEMAN C.P. December Term, 2011 No. 02315 \$72,567.75 Phelan Hallinan & Schmieg, 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 & Schmieg, 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 & Schmieg, 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 & Schmieg, 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 & Schmieg, 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 & Schmieg, 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 &

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

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

1212-639A-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
REBEECA 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 Jenifer 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 Jenifer 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 Jenifer 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 Jenifer 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 Jenifer 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 Jenifer 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. NERVOTSKI AND TERESA ZAFFINO NERVOTSKI AKA TERESA ZAFFINO NERVOTSKI 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. 03712 \$253,887.18 Phelan Hallinan & Schmieg, LLP

1301-526

774 South Hicks Street 19146 30th wd. 728 Sq. Ft. BRT#301285400 Improvements: Residential Dwelling
KENNETH PLUMMER AND WANDA D. WOOTEN C.P. April Term, 2012 No. 04511 \$77,252.64 Kristine M. Anthou, Esq.

1301-547

5445 Walker Street 19124-1418 62nd wd. 1283.42 Sq. Ft. TXPRCL#622370800 Improvements: Residential Property
JAIME WHEELER AND STEPHEN DIEHL C.P. August Term, 2010 No. 01149 \$120,418.40 Phelan Hallinan & Schmieg, LLP

1301-564

1209 Friel Pl. 19116-4301 58th wd. 2700 Sq. Ft. TXPRCL#582017470 Improvements: Residential Property
PETER I. MISSIMER C.P. February Term, 2012 No. 02266 \$15,707.99 Phelan Hallinan & Schmieg, LLP

1301-572

1817 East Madison Street 19134-2527

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. CREARY 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
MARIA C. POTITO C.P. June Term, 2012 No.
02600 \$51,532.55 Udren Law Offices, P.C.
AND VICKI J. CUMMINGS C.P. December
Term, 2009 No. 03358 \$171,709.97 Mark
J. Udren, Esq.

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, Kirm & 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 desingated on said Declaration
Plan as Unit No. J-4, as more fully described in
such Declaration Plan and Declaration, together
with the proportionate undivided interest in
the Common Elements (as defined in such
Declaration) of 1.159%. PRCL#888660135
Improvements: Condominium Unit
CHERYL E. YATES, DEBORAH L. SCOTT,
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 19142-2607 40th
wd. 1137.50 Sq Ft PRCL#406351000
Improvements: Residential Property
JENA THOMAS C.P. April Term, 2012
No. 01948 \$77,116.17 Phelan Hallinan &
Schmieg, LLP

1302-461

4823 North 5th Street 19120-4124 42nd wd.
1408 Sq Ft PRCL#422499300 Improvements:
Residential Property
JAMILLA N. ATWELL C.P. March

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 BERNOCOCCO, 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#884449040 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 Almatt Drive 19115-2742 63rd wd. (formerly 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 ADEMOLE 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. BERRY, 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.
1304-323
6728 Leonard Street 19149-2407 54th wd. 2430 sq Ft PRCL#542479000 Improvements: Residential Property ANGELINA JORDAN C.P. November Term, 2008 No. 01373 \$164,119.48 Phelan Hallinan, LLP
1304-324
66 East Coulter Street 19144-2218 12th wd. 2488.75 Sq Ft PRCL#122020100 Improvements: Residential Property JEFFREY DULDULAO C.P. September Term, 2012 No. 03410 \$137,151.61 Phelan Hallinan, LLP
1304-326
6645 Edmund Street 19135-2801 41st wd. 1364.40 Sq Ft PRCL#411415800 Improvements: Residential Property MARY J. STUBBS AKA MARY J. GALLAGHER C.P. December Term, 2006 No. 00731 \$74,037.33 Phelan Hallinan, LLP
1304-327
2425 South Warnock Street 19148-3635 39th wd. 714 Sq Ft PRCL#394148400 Improvements: Residential Property DONALD MADDOX AND JOANNE MADDOX C.P. November Term, 2009 No. 01318 \$201,503.39 Phelan Hallinan, LLP
1304-330
5731 Willows Avenue 19143 51st wd. 2362.5 Sq Ft BRT#513211500 Improvements: Residential Dwelling; Row 2 Sty, Masonry CURTIS GOFF C.P. December Term, 2010 No. 02887 \$42,452.99 McCabe, Weisberg, & Conway, P.C.
1304-331
5532 Ludlow Street 19139 60th wd. 1885 Sq Ft BRT#604012000 Improvements: Residential Dwelling; Row 2 Sty Masonry WILLIAM MCLAUGHLIN AND WILLIARD M. COOPER C.P. October Term, 2008 No. 03688 \$51,633.75 McCabe, Weisberg, & Conway, P.C.
1304-332
4148 Dungan Street 19124 33rd wd. 2556.40 Sq Ft BRT#332411800 Improvements: Residential Dwelling; Row B/gar 2 Sty Masonry TUAN NGUYEN AKA TUAN MINH NGUYEN C.P. September Term, 2008 No. 05286 \$89,248.35 McCabe, Weisberg, & Conway, P.C.
1304-334
238 North 58th Street 19139 04th wd. 2417.52 Sq Ft BRT#042217900 Subject to Mortgage Improvements: Residential Dwelling; Row 2sty Masonry MARTHA LEWIS AKA MARTHA LEWIS KNIGHT C.P. October Term, 2011 No. 02081 \$34,839.29 McCabe, Weisberg, & Conway, P.C.

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 NADJABI 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 & Assoicates, 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, DECASED AND ALPHONSO B. CLAYTON AS CO-ADMINSTRATOR OF THE ESTAE 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. Anthou, 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 southwesterly side of 53rd stret 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 Beginning at a point on the southwesterly side of Blakemore Street (50 feet wide) at the distance of 134 feet, 3-5/8 inches northwestwardly measured along the said southwesterly side of Blakemore Street from the northwesterly side of Hortter Street (50 feet wide). Subject to Mortgage Improvements: Row B/gar, 2 Sty Masonry JOSEPH D. JOHNSON, JR. C.P. January Term, 2012 No. 02040 \$189,458.28 Chandra M. Arkema, Esq.

1304-484
7027 Andrews Avenue 19138-2109 10th wd. 2172.06 Sq Ft BRT#101137700 Improvements: Residential Dwelling ROBERT L. JACKSON, JR. AND VENICE JACKSON C.P. August Term, 2012 No. 01523 \$66,932.66 Barbara A. Fein, Esq.

1304-485
1007 Rosalie Street 19149-3625 35th wd. 1192.72 Sq Ft BRT#352043900 Improvements: Residential Dwelling GRIGORIY YUSUPOV AND IRINA RUBINOV C.P. August Term, 2012 No. 02156 \$106,754.88 Barbara A. Fein, Esq.

1304-487
4446 Salmon Street 19137 45th wd. 1399.65 Sq Ft BRT#453270300 Subject to Mortgage Improvements: Residential Dwelling ZENIA BENT C.P. May Term, 2012 No. 02410 \$139,839.20 Udren Law Offices, P.C.

1304-489
854 East Rittenhouse Street 19138 59th wd. 3200.40 Sq Ft BRT#591112100 Improvements: Residential Dwelling PAMELA R. PITTS C.P. October Term, 2010 No. 03836 \$163,509.81 Mark J. Udren, Esq.

1304-493
4453 North 4th Street 19140 7th wd. 716.31 Sq Ft BRT#072147700 Improvements: Residential Property CARMEN G. CARRERO C.P. April Term, 2011 No. 1289 \$17,360.61 Christopher A. DeNardo, Esq.

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, EFRAIM 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
JOSPEHINE 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. 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			
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. 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			
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. 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			
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: Residential Property
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
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. GOTLIEB 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, 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

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#232331600 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. (fro-merly 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 CLAMING 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 Chelten 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 SURVIGING 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 SURVIGING 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 ATTONREY 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#604256000 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. KRYWOSCHYJ C.P. April Term, 2012 No. 03251 \$69,237.15 Phelan Hallinan, LLP
1306-376 5827 Bustleton Avenue 19149-3405 62nd wd. 1565.74 Sq. Ft. PRCL#621507300 Improvements: Residential Property EDNA O. MONROE C.P. May Term, 2012 No. 00429 \$33,045.55 Phelan Hallinan, LLP
1306-377 266 Rock Street 19128-3740 21st wd. 1664.80 Sq. Ft. PRCL#213066935 Improvements: Residential Property MICHAEL J. SGRIGNIOLI, SR. AND PATRICIA H. SGRIGNIOLI AKA PATRICIA SGRIGNIOLI C.P. July Term, 2012 No. 03983 \$115,511.32 Phelan Hallinan, LLP
1306-378 865 Granite Street 19124-1728 35th wd. 1073.10 Sq. Ft. PRCL#351138200 Improvements: Residential Property NICOLE ENOCH C.P. October Term, 2012 No. 00313 \$90,749.97 Phelan Hallinan, LLP
1306-379 374 Shurs Lane AKA 374 Shurs Lane, Unit 301 19128-3500 88th wd. Together with the right, title, and interest appurtenant to Unit #301, being an undivided 10.40 percentage interest in and to the Common Elements as set forth in the above declaration. PRCL#888211492 Improvements: Condominium Unit ERIN BAILEY C.P. November Term, 2012 No. 02955 \$295,731.23 Phelan Hallinan, LLP
1306-380 1437 East Howell Street 19149-3318 62nd wd. 1408.95 Sq. Ft. PRCL#621126000 Improvements: Residential Property SYLVIA K. VANKPANA AND JALLAH M. KORMAZU C.P. November Term, 2011 No. 03351 \$150,963.36 Phelan Hallinan, LLP
1306-381 506 Wharton Street 19147-5227 1st wd. 630 Sq. Ft. PRCL#011219500 Improvements: Residential Property BRAD M. RAINKE AND EDWARD M. LANIGAN C.P. March Term, 2012 No. 01362 \$299,751.22 Phelan Hallinan, LLP
1306-382 3208 Holly Road 19154-1710 66th wd. 3680 Sq. Ft. PRCL#663016000 Improvements: Residential Property DANIEL P. GRIFFIN C.P. October Term, 2011 No. 04533 \$182,247.77 Phelan Hallinan, LLP

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 Cleltenham 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 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#6000210526 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. Nalbandian, 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, 2011 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 JANEA 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 Kingssensing 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 SEPHERS 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.SEYTHER, 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, Kirm & 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: Commerical 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 \$80,810.91 Phelan Hallinan, LLP

1306-512

3724 Frankford Avenue 19124-5626 45th wd. 1646.83 Sq. Ft. PRCL#452286700 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES MAYER AKA DOLORES M. MAYER, DECEASED C.P. July Term, 2012 No. 02527 \$53,384.44 Phelan Hallinan, LLP

1306-513

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

1306-518
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

1306-519
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

1306-520
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

1306-521
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

1306-522
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.

1306-523
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

1306-524
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

1306-525
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, Kirn & Javardian, LLC

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, Kirn & Javardian, LLC

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.

1306-528
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.

1306-529
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.

1306-530
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.

SHERIFF'S SALE

1306-531
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

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

1306-533
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.

1306-534
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.

1306-535
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.

1306-536
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.

1306-537
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. 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

1306-538
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. 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

1306-539
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. 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

1306-540
4725 Shelmire Avenue 19136 65th wd. 280 Sq. Ft. BRT#651054600 Improvements: Residential Property
LEROY BROWN; SUZANNE N BROWN C.P. September Term, 2011 No. 2336 \$84,278.76 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

1306-541
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.

1306-542
5218 Burton Street 19124 62nd wd. Land area 840 Sq. Ft.; Improvement area 875 Sq Ft

SHERIFF'S SALE

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

1306-544
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. 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

1306-545
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. 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

1306-546
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. 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

1306-547
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. 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

1306-548
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. 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

1306-549
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. 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

1306-550
4031 Meridian Street 19136-3119 65th wd. 2524.50 Sq. Ft. BRT#651158600 Subject to Mortgage Improvements: Residential Property
SUSAN M. MURPHY C.P. May Term, 2012 No. 2184 \$175,746.52 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

1306-551
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.

1306-552
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.

1306-553
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

SHERIFF'S SALE

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE PLAYER, DECEASED. C.P. August Term, 2012 No. 3399 \$63,991.79 Christopher A. DeNardo, Esq.

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.

1306-555
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.

1306-556
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.

1306-557
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.

1306-558
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.
1306-559
22 East Garfield Street 19144 12th wd. 654.73 Sq. Ft. BRT#121039200 Improvements: Residential Property
MAXINE L. HARVIN AND LOUISE J. JAMSION AKA JEAN LOUISE JAMISON C.P. April Term, 2010 No. 04015 \$38,928.52 KML Law Group, P.C.

1306-560
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.

1306-561
5406 Tackawanna Street 19124 62nd wd. 1126.77 Sq. Ft. BRT#622305100 Improvements: Residential Property
MOUSTAPHA FOFANA C.P. June Term, 2012 No. 04017 \$77,526.29 KML Law Group, P.C.

1306-562
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.

1306-563
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.

1306-564
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.

1306-565
2968 East Thompson 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.

1306-566
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.

1306-567
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.

1306-568
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

1306-569
5805 Catherine Street 19143 3rd wd. 1151.01 Sq. Ft. BRT#032184700 Improvements: Residential Property
YVONNE MARTIN AND MARCELLA WALKER C.P. November Term, 2009 No. 03061 \$37,682.04 KML Law Group, P.C.

1306-570
5304 Harbison Avenue 19124 62nd wd. 1237.27 Sq. Ft. BRT#622468000 Improvements: Residential Property
ELIZABETH H. WRIGHT C.P. November Term, 2012 No. 01490 \$74,232.95 KML Law Group, P.C.

1306-571
1608 Rowan Street 19140 43rd wd. on the southerly side of Rowan St 96 ft 0 in west from the westerly side of 16th st; front 24 ft 0 in, depth 37 ft 2-3/8 in OPA#132328400
HAJAR MUHAMMAD C.P. May Term, 2012 No. 03269 \$63,830.26 Louis P. Vitti, Esq.

1306-572
157 West 65th Street 19120 61st wd. on north-easterly side of West 65th St 201 ft 6-1/2 in east of west 65th St, front 39 ft 3-1/4 in, depth 113 ft 5 in BRT#611396600 Subject to Mortgage
JIN YONG CHANG AND AN JA CHANG C.P. October Term, 2012 No. 03917 \$51,750.16 Louis P. Vitti, Esq.

1306-573
5107 Linden Avenue 19114 65th wd. on northeater side of Linden Avenue 75 ft 3-3/8 in from the southeasterly side of Wissinoming St front 90 ft 0 in depth 25 ft 0-7/8 inches OPA#65212780
TAMARA S. NEWTON C.P. April Term, 2012 No. 02436 \$141,606.78 Louis P. Vitti, Esq.

1306-574
3933 Elsinore Street 19124 33rd wd. on the southeasterly side of Elsinore St 271 ft 0 in northeastwardly from the northeasterly side of Pike St front 16 ft 4 in, depth 57 ft 6 in OPA#332217900
QUETSY RODRIGUEZ C.P. June Term, 2012 No. 02743 \$57,763.92 Louis P. Vitti, Esq.

1306-575
1230 Adams Avenue 19124 23rd wd. land area 2000 sq ft; improvement area 840 Sq. Ft. OPA#234010200 Improvements: Residential Real Estate; Single Family Dwelling
MICHAEL SABATO C.P. October Term, 2012 No. 00097 \$44,226.81 Robert J. Wilson, Esq., Wilson Law Firm

1306-576
4911 Penn Street 19124 23rd wd. land area 1951.73 sq ft; improvement area 1676 Sq. Ft. OPA#232424200 Subject to Mortgage Improvements: Residentail Real Estate; Single Family Dwelling
MICHAEL SABATO C.P. October Term, 2012 No. 00946 \$51,925.84 Robert J. Wilson, Esq., Wilson Law Firm

1306-577
1415 Gillingham Street 19124 23rd wd. Land area 840 sq ft; improvement area 792 Sq. Ft. OPA#234056400 Improvements: Residential Real Estate; Single Family Dwelling
MICHAEL SABATO C.P. October Term, 2012 No. 01111 \$47,119.44 Robert J. Wilson, Esq., Wilson Law Firm

1306-578
236 East Albanus Street 19120 42nd wd. Land area 1125 Sq ft; Improvement area 1068 Sq. Ft. OPA#421145700 Improvements: Residential Real Estate; Single Family Dwelling
MICHAEL SABATO C.P. October Term, 2012 No. 01205 \$57,688.63 Robert J. Wilson, Esq., Wilson Law Firm

1306-579
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.

1306-580
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.

1306-581
6640 Lansdowne Avenue 19151 34th wd. 1125 Sq. Ft. BRT#344023600 Improvements: Residential Property
JOSEPH J. WELCOME C.P. May Term, 2012 No. 1473 \$130,150.08 Kristine M. Anthou, Esq.
1306-582
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.

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. 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
1306-611 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 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 Griscoom 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. ANGIOILILLO 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#652243900 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#433377000 RAMON RODRIGUEZ C.P. October Term, 2008 No. 03253 \$25,950.10 Sarah E. Ehasz, Esq.
1306-636 5829 Cedar Aenue 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 C.P. May Term, 2012 No. 00576 \$193,532.23 Phelan Hallinan, LLP
1306-647 1146 South 7th Street 19147-4832 2nd wd. 686 Sq. Ft. PRCL#021478300 Improvements: Residential Property PAU L. HO AND HUONG T LE AKA HUONG THUY LE C.P. May Term, 2012 No. 02696 \$178,041.12 Phelan Hallinan, LLP
1306-648 1707 Page Street 19121-2329 32nd wd. 928 Sq. Ft. PRCL#321161800 Improvements: Residential Property LENA LEWIS AKA LENA D. LEWIS AND JAMES LEWIS AKA JAMES T. LEWIS C.P. May Term, 2012 No. 00780 \$174,474.21 Phelan Hallinan, LLP
1306-649 7923-31 Ridge Avenue, Unit #39, AKA 7925 Ridge Avenue, Unit #39 19128 21st wd. PRCL#888210839 Improvements: Condominium Unit POLA M. YU C.P. February Term, 2012 No. 03874 \$201,254.08 Phelan Hallinan, LLP
1306-650 4714 Sansom Street 19139-4632 60th wd. 1099.80 Sq. Ft. PRCL#601034100 Improvements: Residential Property CHRISTOPHER WOLFINGTON C.P. May Term, 2012 No. 02699 \$229,582.43 Phelan Hallinan, LLP
1306-651 6603 Haddington Lane 19151 34th wd. 1282 Sq. Ft. BRT#344042700 Improvements: Residential Dwelling SHIRLEY SAVIOUR C.P. January Term,

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 3008 North Broad Street - Premises E - 19132-2403 11th wd. 1290.56 Sq. Ft. BRT#111139300 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.	No. 03836 \$114,823.99 Phelan Hallinan, LLP 1306-655 6219 Addison Street 19143 46th wd. 1016 Sq. Ft. more or less BRT#032075700 ANNIE LEE BUTTS C.P. November Term, 2010 No. 001578 \$50,000 Timothy N. Rausch, Esq.	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 ROMEL EAST, LLC C.P. December Term, 2012 No. 01159 \$4,420,365.83 Brett A Berman, Esq.
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. 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	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 3002 North Broad Street - Premises B - 19132-2403 11th wd. 1290.56 Sq. Ft. BRT#111139000 Improvements: 2-4 Unit Residential Dwelling 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 MALEK ABDULBAKI C.P. May Term, 2012	1306-656 1401 South 31st Street 19146 36th wd. Plot/ Plan No.: 11 S 2-169 BRT#884755710 D'AMBROSIO BAKERY, LLC C.P. February Term, 2013 No. 00852 \$2,988,234.30 Robert A. Kargen, Esq. and David A. DeFlece, Esq.	1306-658 1519 East Cheltenham Avenue 19124 62nd wd. 12803.54 Sq. Ft. BRT#621083800 Improvements: Residential Real Estate MARY TAYLOR C.P. December Term, 2012 No. 02203 \$136,208.72 Stern & Eisenberg, PC

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