

Sheriff's Sale Notices for September 10, 2013

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, September 10, 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) "brtwb.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 September 10, 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 13, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

271-697A-B

16th Wd (2532-2534 N. Broad St. - Premise A 19132-4013) on W side of Broad St. 400 ft. 0 in. Northward of Cumberland St. Frt: 50 ft. 0 in. Depth: 175 ft. 10 in. BRT# 882919390
16th Wd (2536-2538 N. Broad St. - Premise B 19132-4013) on SW side of Broad and Huntingdon Sts Frt: 50 ft. 0 in. Depth: 177 ft. 10 in. BRT# 882919395

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

The following property, sale of which was postponed from the November 11, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

7-539

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

The following property, sale of which was postponed from the February 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

10-625

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

The following property, sale of which was postponed from the April 3, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

501-618

2449 S. Woodstock St 19145-4221 48th Wd. 729.24 Sq. Ft BRT# 262172300 Residential Property
CARMEN ACCARDO C.P. September Term, 2011 No. 2422 \$138,127.37 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the August 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

1208-514

1334 Earl St. 19125-3314 18th wd. 1131.86 Sq Ft BRT#181114800 Improvements: Residential

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Property
UN KNO WN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT V. RUFO, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON S, FIRMS, OR ASSOCIATION S CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UND ER RUFO V. RITA DECEASED. MA RIA VIZARD, IN HER CAPACITY AS HEIR OF THE ESTATE OFRITA RUFO AKA RITA T RUFO, DECEASEDHEIR OF THE ESTATE OF ROBERT RUFOAKA ROBERT V RUFO AKA ROBERTVICTOR RUFO. FRANK VIZARD, IN HISCAPACITY AS ADM INISTRATOR OF THE ESTATE OF ROBERT RUFO AKA AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO. C.P. June Term, 2010 No. 02487 \$417,371.59 Phelan Hallinan & Schmiegl, LLP

1208-583

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

The following property, sale of which was postponed from the September 11, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

1209-524

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

1209-547

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

The following property, sale of which was postponed from the October 2, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

1210-417

3530 Carey Rd. 19154 66th wd. 1815.45 Sq Ft BRT #662413600 Improvements: Residential Dwelling
ANTHONY A. PA SCIULLO C.P. January Term, 2011 No. 04828 \$208,692.14 Udren Law Offices, 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, September 10, 2013.

1211-488

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

1211-502

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

1211-513

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

1211-556

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

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1211-700

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

1211-716

6032 N. 19th Street 19141 17th wd. 1360 Sq Ft BRT#172351600 Improvements: Residential Property
ELAINE COLLIER, ONLY KNOWN SURVIVING HEIR OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 3002 \$34,883.08 Matthew A. Lipman, Esq.

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

1212-344

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

1212-422

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

1212-456

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.

1212-600

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

1212-618

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

1212-639A-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.

1212-646

7645 Frankford Avenue AKA 7681 Frankford Avenue 19136 All that certain tract, piece of parcel or land, situate in the City of Philadelphia, County of Philadelphia, and Commonwealth of Pennsylvania. BRT#882894300
THE PROPERTY OF B&H VENTURES, LIMITED LIABILITY COMPANY AKA B&H VENTURES, LLC AKA B&H VENTURES, LLC C.P. May Term, 2011 No. 03183

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The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

1301-319

3147 Agate Street 19134 25th wd. 693.84 Sq. Ft. BRT#252335800 Improvements: Residential Property
MARKEYES ANDERSON C.P. February Term, 2007 No. 01597 \$38,619.36 KML Law Group, P.C.

1301-330

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

1301-390

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

1301-443

325 North Robinson Street 19139 34th wd. 997.50 Sq. Ft. BRT#341173700 Improvements: Residential Property
EDNA ANDERSON NKA EDNA ROBINSON C.P. June Term, 2012 No. 02025 \$62,624.57 KML Law Group, P.C.

1301-461

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

1301-489

4126 Farmdale Road 19154 66th wd. 3355.96 Sq. Ft. BRT#6621002800 Improvements: Residential Property
GERARD M. SHAFFER C.P. March Term, 2010 No. 2508 \$117,504.26 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

1301-490

3569 Almond Street 19134 45th wd. 2555.49 Sq. Ft. BRT#451288700 Improvements:

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Residential Property
PATRICK O'CONNOR C.P. January Term, 2012 No. 0137 \$200,762.54 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

1301-566

12 South 50th Street 19139-3538 60th wd. 1760 Sq. Ft. PRCL#602150700 Improvements: Residential Property
KEITH D. BROCKENBOROUGH AKA KEITH G. BROCKENBROUGH AKA KEITH D. BROCKENBROUGH AKA KEITH BROCKENBROWGH AND BRENDA SMITH C.P. May Term, 2006 No. 04356 \$77,415.12 Phelan Hallinan & Schmieg, LLP

1301-591

4109 Gypsy Lane 19129 21st wd. 21725 Sq. Ft. TXPRCL#213220945 Improvements: Residential Property
ROSIE BROWN C.P. May Term, 2008 No. 00571 \$599,814.71 Phelan Hallinan & Schmieg, LLP

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

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.

1302-453

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

1302-478

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

1302-607

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

1302-670

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

1302-688

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, Kim & 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.

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

1303-307

1316 Englewood Street 19111-4223 53rd wd. 2310 Sq Ft PRCL#532352300 Improvements: Residential Property
COREY KENNER, PAULA WASHINGTON AND BRIAN KENNER C.P. June Term, 2010 No. 01984 \$220,539.26 Phelan Hallinan & Schmieg, LLP

1303-320

5109 Locust Street 19139-4123 60th wd. 1708.52 Sq Ft PRCL #602074900

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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

1303-337

1810 East Thayer Street 19134-2510 45th wd. 990.49 Sq Ft PRCL #452062300 Improvements: Residential Property
VERNON COYLE C.P. August Term, 2011 No. 02809 \$42,122.67 Phelan Hallinan, LLP

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.

1303-379

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.

1303-402

7815 Verree Road 19111 63rd wd. (formerly part of the 56th wd.) 2837.67 Sq Ft BRT#631149200 Subject To Rent Improvements: Residential Dwelling
CHRISTINE J. PETERS AND MICHAEL PETERS C.P. April Term, 2008 No. 01685 \$199,832.51 Udren Law Offices, P.C.

1303-409

2325 Bryn Mawr Avenue 19131 52nd wd. (formerly part of the 34th wd.) 28000 Sq Ft BRT#521667300 Subject To Rent Improvements: Residential Dwelling
ALDENISE SHULER AKA ALDENISE S. BALL C.P. January Term, 2007 No. 00121 \$684,969.46 Udren Law Offices, P.C.

1303-412

6157 Catharine Street AKA 6157 Catherine Street 19143 46th wd. 1758.89 Sq Ft BRT#032194200 Subject To Rent Improvements: Residential Dwelling
SAUNDRA E. JONES, ESTATE OF JOHNNIE HOWARD C/O JOHN D. DOUGLAS, AS ADMINISTRATOR OF THE ESTATE OF JOHNNIE HOWARD C.P. February Term, 2010 No. 02989 \$72,115.49 Mark J. Udren, Esq.

1303-414

7455 Ruskin Road 19151-2925 34th wd. 1494 Sq Ft PRCL #343166900 Improvements: Residential Property
CARETHA TARVER C.P. May Term, 2010 No. 04265 \$128,225.21 Phelan Hallinan, LLP

1303-417

4400 Convent Lane 19114-3708 65th wd. 11375 Sq Ft PRCL #652166300 Improvements: Residential Property
MICHAEL J. BREEN AND MARY T. BREEN C.P. June Term, 2012 No. 00922 \$310,783.71 Phelan Hallinan, LLP

1303-430

2600 West Cheltenham Avenue 19150-1311 50th wd. 3879.11 Sq Ft PRCL #501271600 Improvements: Residential Property
BARRY BROWN C.P. January Term, 2012 No. 00555 \$145,050.62 Phelan Hallinan, LLP

1303-431

2859 Sebring Road 19152-1612 57th wd. 3269.50 Sq Ft PRCL #571061100 Improvements: Residential Property
STEPHEN NEJMAN AND SHANNA NEJMAN C.P. August Term, 2012 No. 02652 \$203,051.50 Phelan Hallinan, LLP

1303-434

8228 Elberon Avenue 19111-1815 63rd wd. 4464 Sq Ft PRCL#631039300 Improvements: Residential Property
EDWARD L. SMITH C.P. July Term, 2012 No. 04562 \$174,358.22 Phelan Hallinan, LLP

1303-457

902 Pratt Street 19124-1738 35th wd. 801 Sq Ft PRCL #351113500 Improvements: Residential Property
BERNARD LOVE C.P. August Term, 2012 No. 00858 \$95,987.53 Phelan Hallinan & Schmieg, 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

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Hallinan & Schmieg, LLP

1303-484

133 South Street 19147-2416 5th wd. 1009 Sq Ft PRCL #051227231 Improvements: Residential Property
SUSAN LUCKOW C.P. October Term, 2010 No. 01121 \$707,156.85 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.

1303-509

13004 Blakeslee Drive 19116-1048 58th wd. 2800 Sq Ft PRCL #583111653 Improvements: Residential Property
MARAT BAGRAMYAN C.P. January Term, 2012 No. 03570 \$205,030.98 Phelan Hallinan, LLP

1303-514

4905 Morris Street 19144-4713 13th wd. 1505.59 Sq Ft PRCL #133142200 Improvements: Residential Property
ANGELA GRAHAM C.P. July Term, 2012 No. 04567 \$130,132.79 Phelan Hallinan, LLP

1303-516

6334 Sherwood Road 19151-2516 34th wd. 12000 Sq Ft PRCL #344161400 Improvements: Residential Property
JOSEPH DEBREAUX AND FRANCIS DEBREAUX AKA FRANCIS A. DEBREAUX C.P. March Term, 2012 No. 01032 \$338,358.15 Phelan Hallinan, LLP

1303-525

4611 Naples Street 23rd wd. 1224 Sq Ft BRT#234215300 Improvements: Row B/gar 2 Story, Masonry
NILDA GARCIA C.P. December Term, 2001 No. 01822 \$93,739.83 Milstead & Associates, LLC

1303-527

2941 Gaul Street 25th wd. 1660 Sq Ft BRT#251377500 Improvements: Row 2 Story, Masonry
BARBARA WINNING AKA BARBARA A. DRISCOLL, ORIGINAL MORTGAGOR AND REAL OWNER AND PATRICK J. DRISCOLL, II REAL OWNER C.P. November Term, 2008 No. 03967 \$200,006.30 Milstead & Associates, LLC

1303-531

6324 Limekiln Pike AKA 6324 Limekiln Turnpike 17th wd. (formerly part of the 50th wd.) 1500 Sq Ft BRT#172316300 Improvements: Row 2 Story Masonry
LAWRENCE FISHER C.P. December Term, 2006 No. 02754 \$93,347.60 Milstead & Associates, LLC

1303-533

4334 Pearce Street 23rd wd. 1600 Sq Ft BRT#231059600 Subject to Mortgage Improvements: Row B/gar 2 Story, Masonry
JOSEPH R. YOUNG C.P. September Term, 2011 No. 02805 \$145,599.44 Milstead & Associates, LLC

1303-535

7235 Tabor Avenue AKA 7235-7237 Tabor Avenue 53rd wd. (formerly 35th wd.) 1313 Sq Ft BRT#532399700 Improvements: Det W/d. Gar 1.5 Sotry Mas-0
LAWRENCE PFEIFFER AND BETH PFEIFFER C.P. November Term, 2010 No. 00854 \$327,570.78 Milstead & Associates, LLC

1303-536

4336 Bermuda Street 23rd wd. 1272 Sq Ft BRT#231049700 Improvements: Semi/det 2story Mas + Other
DAVID M. DITRO, ORIGINAL MORTGAGOR AND REAL OWNER AND MICHELLE SYMCZAK, ORIGINAL MORTGAGOR C.P. November Term, 2011 No. 02784 \$168,094.44 Milstead & Associates, LLC

1303-548

4344 North Franklin Street 19140-2225 43rd wd. 916.89 Sq Ft PRCL #433343300 Improvements: Residential Property
MICHELE A. STUBBS C.P. August Term, 2012 No. 01889 \$38,433.84 Phelan Hallinan, LLP

1303-552

149 North 56th Street 19139-2510 4th wd. 954.90 Sq Ft PRCL #041208100 Improvements: Residential Property
ANTHONY JOSEPH AND MELROSE O. HERRINGTON C.P. August Term, 2012 No. 02618 \$20,497.52 Phelan Hallinan, LLP

1303-554

4634 Magee Avenue 19135-2729 41st wd. 1500 Sq Ft PRCL #411180800 Improvements: Residential Property
HARRY SCARPIELLO AND JOHN MORRIS

SHERIFF'S SALE

C.P. September Term, 2012 No. 00856 \$113,047.86 Phelan Hallinan, LLP

1303-559

1615 North Edgewood Street 19151-3912 34th wd. 1138.89 Sq Ft PRCL #342223500 Improvements: Residential Property
MELINDA BERRY C.P. July Term, 2012 No. 03178 \$90,180.69 Phelan Hallinan, LLP

1303-560

22 Evergreen Way 19115-2113 58th wd. 5040 Sq Ft PRCL #581315755 Improvements: Residential Property
LINDA SANDERS C.P. October Term, 2011 No. 04513 \$139,315.18 Phelan Hallinan, LLP

1303-566

5732 Reedland Street 19143-6132 40th wd. 1080 Sq Ft PRCL #402194900 Improvements: Residential Property
MONTEZ CARSWELL C.P. September Term, 2012 No. 03381 \$52,872.54 Phelan Hallinan, LLP

1303-573

1448 Robbins Avenue AKA 1448 Robbins Street 19149-2750 54th wd. 1734.56 Sq Ft PRCL #541081800 Improvements: Residential Property
KEMEVLAKO R. DANIEL C.P. April Term, 2012 No. 01145 \$62,279.82 Phelan Hallinan & Schmieg, LLP

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

1303-604

1316 North 7th Street 14th wd. 2142 Sq Ft BRT#141057310 Improvements: Row W/gar 2 Story Masonry
STEVE VESOTSKY AKA STEVE VESOTSKY, JR. AND LOUIS MACRI C.P. November Term, 2010 No. 03425 \$237,388.03 Milstead & Associates, LLC

1303-609

1416 E Luzerne Street 19124 33rd wd. 1350 Sq Ft BRT#332015900 Improvements: Residential Dwelling
DESIREE LONG C.P. December Term, 2006 No. 2070 \$90,716.43 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1303-719

47 North 62nd Street 19139-2211 34th wd. 1149.75 Sq Ft PRCL #341207500 Improvements: Residential Property
DEBBIE STEVENS C.P. December Term, 2011 No. 02743 \$107,928.76 phelan Hallinan, LLP

1303-737

5328 Howland Street 19124 35th wd. 1230 Sq Ft BRT#351349000 Improvements: Residential Property
JESSIE M. ROWE AND PLUMMIE W. MILLER C.P. May Term, 2012 No. 000672 \$61,210.28 Christopher A. DeNardo, Esq.

1303-740

5754 North 17th Street 19141 17th wd. 1576 Sq Ft BRT#172206700 Improvements: Residential Property
ERIC MCENNIS C.P. September Term, 2012 No. 002962 \$143,924.72 Christopher A. DeNardo, Esq.

1303-744

100 West Tabor Road 19120 42nd wd. 2500 Sq Ft BRT#776725000 Improvements: Residential Property
GERARD J. KEASHON AND MARIA KEASHON C.P. March Term, 2009 No. 003594 \$203,182.19 Christopher A. DeNardo, Esq.

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

The following property, sale of which was postponed from the April 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

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

SHERIFF'S SALE

WILLIAM MCLAUGHLIN AND WILLIARD M. COOPER C.P. October Term, 2008 No. 03688 \$51,633.75 McCabe, Weisberg, & Conway, P.C.

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

1304-378

4935 Mulberry Street 23rd wd. 1950 Sq Ft BRT#232326000 Improvements: S/d Con Apartment 3 Story Masonry
VASSEL EUELETT C.P. March Term, 2011 No. 03144 \$113,250.71 Patrick J. Wesner, Esq.

1304-382

403-405 North 64th Street 34th wd. 9457 Sq Ft BRT#343073200 Improvements: Row Conv/apartment 2 Sty Masonry
ROBERT J. MASSELLA C.P. July Term, 2010 No. 02218 \$235,698.20 Milstead & Associates, LLC

1304-392

7617-19 Williams Avenue 19150 50th wd. 11619.75 Sq Ft BRT#501008900 Improvements: Residential Property
JOMO DAVIS C.P. November Term, 2009 No. 03700 \$232,211.98 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.

1304-414

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.

1304-421

2654 South Franklin Street 19148 39th wd. 672 Sq Ft BRT#393234900 Improvements: Residential Real Estate
ERNEST WILKIE C.P. October Term, 2012 No. 03313 \$94,713.21 Stern & Eisenberg, P.C.

1304-430

3825 North 8th Street 19140 43rd wd. 1057.50 Sq Ft BRT#432018000 Improvements: Residential Property
NATHAN J. BROWN, CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED, DARLENE G. CARTER AS CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED AND ALPHONSO B. CLAYTON AS CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED. C.P. July Term, 2005 No. 00686 \$40,190.29 KML Law Group, P.C.

1304-515

206 Radburn Road 63rd wd. 3691.21 Sq Ft BRT#632192000 Improvements: Residential Dwelling
JEANNE E. BLACK AND ROY C. BLACK C.P. July Term, 2012 No. 0059

SHERIFF'S SALE

HOWELL C.P. September Term, 2012 No. 002965 \$7,277,556.31 Christopher A. DeNardo, Esq.

1305-305

2825 Parrish Street 19130 15th wd. 1499.76 Sq. Ft. BRT#15-2-3007-46 Improvements: Residential Property

TYRONE L. GILLIAMS (REAL OWNER) C.P. February Term, 2005 No. 003084 \$374,083.46 Christopher A. DeNardo, Esq.

1305-314

963 North 6th Street 19123 5th wd. 1620 Sq. Ft. BRT#057157700 Improvements: Residential Dwelling

JEROME RIGGS AND KAREN RIGGS C.P. September Term, 2011 No. 00394 \$138,568.65 Udren Law Offices, P.C.

1305-315

6602 Cottage Street 19135 55th wd. (formerly part of the 41st wd.) 1423.55 Sq. Ft. BRT#55-2-3940000 Improvements: Residential Dwelling

JENNIFER FOLEY C.P. January Term, 2012 No. 00870 \$159,067.92 Udren Law Offices, P.C.

1305-317

7914 Ridge Avenue 19128 21st wd. 8000 Sq. Ft. BRT#21-2-517900 Subject to Mortgage Improvements: Residential Dwelling

JOSEPH R. HORVAT AND YVONNE HORVAT C.P. December Term, 2009 No. 01028 \$476,066.34 Mark J. Udren, Esq.

1305-321

807 South 60th Street 19143 3rd wd. 1566 Sq. Ft. BRT#033199000 Improvements: Residential Real Estate

CEYLAN L. WOODS AND PAMELA M. WOODS C.P. August Term, 2012 No. 03286 \$11,352.77 Stern & Eisenberg, PC

1305-325

7817 Devon Street 19118-3503 9th wd. (formerly part of the 22nd wd.) 1573 Sq. Ft. BRT#091185300 Improvements: Residential Dwelling

FATIMAH ALI C.P. November Term, 2007 No. 00137 \$236,426.48 Udren Law Offices, P.C.

1305-333

1227 South 58th Street 19143 51st wd. 3150 Sq. Ft. BRT#51-3-0475-00 Improvements: Residential Dwelling

CAROLYN RIDER C.P. May Term, 2012 No. 03136 \$162,179.20 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.

1305-337

929 North 28th Street 19130-1231 29th wd. 893.26 Sq. Ft. PRCL#292088700 Improvements: Residential Property

JOHN S. MARTIN C.P. December Term, 2010 No. 01598 \$100,370.66 Phelan Hallinan & Schmieg, LLP

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

1305-342

115 West Washington Lane 19144-2613 59th wd. 2046.44 Sq. Ft. BRT#59-3-0883-00 Improvements: Residential Dwelling

KENNETH JOHNSON C.P. April Term, 2012 No. 00475 \$180,924.87 Kristen D. Little, Esquire

1305-346

6512 Musgrave Street 19119 22nd wd. 1320.00 Sq. Ft. BRT#221232400 Improvements: Residential Dwelling

RUQAYYAH B KARIM C.P. September Term, 2009 No. 00515 \$109,296.90 Udren Law Offices, P.C.

1305-349

1071 Levick Street 19111 35th wd. 1970.72 Sq. Ft. BRT#53-1078300 Improvements: Residential Dwelling

NATASCHA BASTIEN C.P. May Term, 2010 No. 01315 \$167,082.30 Udren Law Offices, P.C.

1305-352

641 Washington Avenue 19147 2nd wd. 1120 Sq. Ft. BRT#021145700 Improvements: Residential Property

LEE QUACH C.P. January Term, 2009 No. 02417 \$323,302.44 KML Law Group, P.C.

1305-355

1322 Marlborough Street 19125-3215 18th wd. 1780 Sq. Ft. PRCL#181058400 Improvements: Residential Property

JASON A. GLATHAR AKA JASON A.

SHERIFF'S SALE

CLATHER AKA J. A. GLATHAR AND JANINE L. GOTTLIEB, AKA JANNINE L. GOTTLIEB AKA JANINE GOTTLIEB C.P. February Term, 2012 No. 01652 \$362,350.68 Phelan Hallinan, LLP

1305-357

13022 Townsend Road AKA 13022 Townsend Road Unit B2 19154 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.159%. PRCL#888660103 Improvements: Condominium Unit

LARYVONAU ALIAKSEI AKA ALIAKSEI LARYVONAU C.P. February Term, 2012 No. 03103 \$173,938.46 Phelan Hallinan, LLP

1305-358

6018 Hazelhurst Street 19151-3532 34th wd. 1440 Sq. Ft. PRCL#342123300 Improvements: Residential Property

TIMOTHY KENNEDY IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED; WAYNE KENNEDY IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED; KENYETTA KENNEDY IN HER CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED, DERRICK KENNEDY, IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMASINE KENNEDY, DECEASED C.P. February Term, 2012 No. 03686 \$63,675.04 Phelan Hallinan, LLP

1305-360

6750 Grovers Avenue 19142-2609 40th wd. 6080 Sq. Ft. PRCL#406360300 Improvements: Residential Property

MALIK MCLEAN C.P. November Term, 2011 No. 03157 \$124,206.71 Phelan Hallinan, LLP

1305-365

1906 Point Breeze Avenue 19145-2612 48th wd. 829.95 Sq. Ft. PRCL#482269900 Improvements: Residential Property

CHRISTOPHER J. KAUFFMAN C.P. August Term, 2012 No. 01875 \$67,806.45 Phelan Hallinan, LLP

1305-366

342 East Rockland Street 19120-3916 42nd wd. 1648 Sq. Ft. PRCL#421114200 Improvements: Residential Property

EMANUEL TORRES C.P. January Term, 2012 No. 01192 \$76,912.66 Phelan Hallinan, LLP

1305-368

7505 Whitaker Avenue 19111-3315 56th wd. 3150 Sq. Ft. PRCL#561083400 Improvements: Residential Property

SEAN DONNELLY AND CHRISTINE M. DONNELLY C.P. October Term, 2011 No. 02177 \$189,671.05 Phelan Hallinan, LLP

1305-371

11704 Joseph Kelly Terrace 19154-1638 66th wd. 10175 Sq. Ft. PRCL#662000412 Improvements: Residential Property

KIMBERLY A. MARTINEZ C.P. September Term, 2010 No. 01735 \$274,277.32 Phelan Hallinan, LLP

1305-385

2319 Margaret Street 19137 45th wd. 1235.66 Sq. Ft. BRT#45-3-360600 Improvements: Residential Property

GERARD R. BISHOP C.P. July Term, 2012 No. 3152 \$118,884.39 Christopher A. DeNardo, Esq.

1305-388

6047 Osage Avenue 19143 3rd wd. 1485 Sq. Ft. BRT#03-2057700 Improvements: Residential Property

TALEMA HARRIS C.P. September Term, 2012 No. 1175 \$46,480.44 Christopher A. DeNardo, Esq.

1305-391

613 North 56th Street 19131 34th wd. 1129.39 Sq. Ft. BRT#041214400 Improvements: Residential Property

PROPERTY OF GWENDOLYN FOMAN-FREEMAN AKA GWENDOLYN FOMAN (MORTGAGOR) AND MARK FREEMAN (REAL OWNER) C.P. July Term, 2012 No. 01974 \$100,550.96 Christopher A. DeNardo, Esq.

1305-393

3750 Clarendon Avenue, Apartment 31 19114 66th wd. Land area 0 Sq. Ft. together with a proportionate undivided interest in the Common Elements (as defined in such Declaration). Condominium BRT#888660031 Improvements: Residential Dwelling

KENNETH C. PETERS, III C.P. April Term, 2012 No. 001047 \$151,059.56 Heather Riloff, Esq.

SHERIFF'S SALE

1305-399

5742 Hazel Avenue 19143 46th wd. 975.00 Sq. Ft. BRT#463024000 Subject to Mortgage Improvements: Residential Dwelling

JAHMAL BROWN C.P. September Term, 2008 No. 01236 \$66,304.49 Udren Law Offices, P.C.

1305-405

113 Bread Street Unit #3D3 and parking spaces 65 & 66 19106 5th wd. 1106 Sq. Ft. BRT#888058078 Improvements: Residential Property

FRANK CALANDRINO AND STEPHEN CALANDRINO C.P. April Term, 2010 No. 03013 \$477,466.31 KML Law Group, P.C.

1305-410

2021 West 68th Avenue 19138-3123 10th wd. 934 Sq. Ft. PRCL#102439800 Improvements: Residential Property

RAYMOND JONES, JR. IN HIS CAPACITY AS HEIR OF GLENN JONES AKA GLENN B. JONES, DECEASED, MARY EVANS WASHINGTON IN HER CAPACITY AS HEIR OF GLENN JONES AKA GLENN B. JONES, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLENN JONES AKA GLENN B. JONES DECEASED. C.P. March Term, 2012 No. 01747 \$58,587.85 Phelan Hallinan, LLP

1305-414

6335 Regent Street 19142-2021 40th wd. 937.50 Sq. Ft. PRCL#401234000 Improvements: Residential Property

TERRI WILLIAMS C.P. October Term, 2012 No. 00027 \$50,376.62 Phelan Hallinan, LLP

1305-423

2050 South Redfield Street 19143-5903 40th wd. 1134.93 Sq. Ft. PRCL#401071600 Improvements: Residential Property

ODIE GUYTON AKA ODIE V. GUYTON AND BETTY GUYTON C.P. May Term, 2011 No. 03111 \$67,466.16 Phelan Hallinan, LLP

1305-424

5030 Whitaker Avenue 19124-3515 23rd wd. (formerly part of the 35th wd.) 1568 Sq. Ft. PRCL#233072600 Improvements: Residential Property

CARLOS O. BAHAMUNDI C.P. February Term, 2012 No. 03592 \$127,368.60 Phelan Hallinan, LLP

1305-429

1234 Marlborough Street 19125-3921 18th wd. 1651.35 Sq. Ft. PRCL#181056700 Improvements: Residential Property

CHERYL LUTTS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF CARL LUTTS, SR.; CARL LUTTS JR., IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF CARL LUTTS, SR.; BRENDA LUTTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF CARL LUTTS, SR. C.P. July Term, 2012 No. 01198 \$75,435.62 Phelan Hallinan, LLP

1305-430

2561 North Bancroft Street 19132-3932 28th wd. 669.60 Sq. Ft. PRCL#161100000 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER YOLANDA EVANS, DECEASED C.P. July Term, 2012 No. 02836 \$58,603.25 Phelan Hallinan, LLP

1305-431

1826 Placid Street 19152-1113 56th wd. 4173.35 Sq. Ft. PRCL#562248600 Improvements: Residential Property

CLEATUS SANTEE AND JENNIFER SANTEE C.P. January Term, 2012 No. 00446 \$162,359.11 Phelan Hallinan, LLP

1305-432

3750 Clarendon Avenue Apartment 48 AKA 3750 Clarendon Road Apartment 48 19114-1938 10th wd. 1138 Sq. Ft. PRCL#888660048 Improvements: Condominium

ADRIANA C. CUGINI C.P. November Term, 2012 No. 03059 \$101,107.89 Phelan Hallinan, LLP

1305-436

1918 South 6th Street 19148-2451 39th wd. 1072 Sq. Ft. PRCL#392344000 Improvements: Residential Property

SHERIFF'S SALE

SASKYA ISWAHJUNI C.P. June Term, 2012 No. 02857 \$187,499.65 Phelan Hallinan, LLP

1305-442

2912 North Taney Street 19132-1209 38th wd. 720 Sq. Ft. PRCL#381196200 Improvements: Residential Property

CATHERINE GREEN C.P. July Term, 2009 No. 01363 \$61,003.47 Phelan Hallinan, LLP

1305-445

516 West Chew Avenue 19120-2203 61st wd. 1800 Sq. Ft. PRCL#612035700 Improvements: Residential Property

OLGA L. HERNANDEZ IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JORGE HERNANDEZ, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JORGE HERNANDEZ, DECEASED. C.P. December Term, 2011 No. 02925 \$132,111.23 Phelan Hallinan, LLP

1305-447

2839 North 24th Street 19132 11th wd. 1058.57 Sq. Ft. PRCL#111443200 Improvements: Residential Property

KEITH JONES C.P. March Term, 2005 No. 03633 \$61,432.56 Phelan Hallinan, LLP

1305-448

1727 West Colonial Street 19126-3415 17th wd. 1440 Sq. Ft. PRCL#171349200 Improvements: Residential Property

DANIEL SMITH RAMSEY C.P. August Term, 2012 No. 01362 \$69,367.33 Phelan Hallinan, LLP

1305-451

5620 North 7th Street 19120-2208 61st wd. 2093.44 Sq. Ft. PRCL#612231200 Improvements: Residential Property

ANH NGUYEN C.P. April Term, 2012 No. 03964 \$94,931.77 Phelan Hallinan, LLP

1305-455

1929 Colonial Street 19138-3015 50th wd. 1183 Sq. Ft. PRCL#102351900 Improvements: Residential Property

BIANCA L. KENDRICK C.P. July Term, 2012 No. 04319 \$112,555.07 Phelan Hallinan, LLP

1305-464

1407 South Chadwick Street 19146 36th wd. 1732 Sq. Ft.; row 2 sty, masonry BRT#365165400 Improvements: Residential Dwelling

TANYA M. DAVIS C.P. September Term, 2010 No. 01611 \$77,695.25 McCabe, Weisberg, & Conway, P.C.

1305-465

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

KATRINA GOLDEN C.P. November Term, 2010 No. 04334 \$89,568.17 McCabe, Weisberg, & Conway, P.C.

1305-468

842 Kenmore Road 19151 34th wd. 3577.36 Sq. Ft.; row w/gar 2sty masonry BRT#344350100 Improvements: Residential Dwelling

JOSEPH POLLARD C.P. June Term, 2010 No. 01840 \$113,914.37 McCabe, Weisberg, & Conway, P.C.

1305-474

232 North 60th Street 19139 34th wd. 2365.5 Sq. Ft.; row 2 sty, masonry BRT#341082900 Improvements: Residential Dwelling

JERRY C. CARR C.P. December Term, 2011 No. 03862 \$69,361.65 McCabe, Weisberg, & Conway, P.C.

1305-481

9986 Crestmont Avenue 19114-1954 66th wd. 2052 Sq. Ft. PRCL#661289525 Improvements: Residential Property

COLLEEN KAMINSKI C.P. April Term, 2012 No. 02076 \$212,564.97 Phelan Hallinan, LLP

1305-502

4214 North 7th Street 19140-2514 43rd wd. 1001.65 Sq. Ft. PRCL#433314200 Improvements: Residential Property

SANDRA MATOS C.P. September Term, 2004 No. 03453 \$40,524.84 Phelan Hallinan, LLP

1305-503

111 South 15th Street, Unit P211 19102 12th wd. Being and designated as Unit P211 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) 1.2009%. PRCL#888087474 Improvements: Condominium

MICHAEL JACKSON C.P. October Term, 2009 No. 02184 \$368,601.99 Phelan Hallinan, LLP

SHERIFF'S SALE

1305-504

2009 North Wanamaker Street 19131-3020 52nd wd. 1125.30 Sq. Ft. PRCL#522226500 Improvements: Residential Property

KIMBERLY M. DAVIS BURNETT C.P. October Term, 2011 No. 00874 \$63,939.02 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

1305-510

2323 Wharton Street 19146-4128 36th wd. 1125.28 Sq. Ft. PRCL#361299300 Improvements: Residential Property

BENNET

SHERIFF'S SALE

1305-563

2113 Shelmore Avenue 19152 56th wd. 1 story masonry BRT#561359200 Improvements: Residential Dwelling
BETTY J. MANSON AND JANIS E. MANSON C.P. June Term, 2012 No. 00780 \$224,994.16 Federman & Associates, LLC

1305-566

1522 Manton Street 19146 26th wd. 774.62 Sq. Ft. BRT#365309400 Improvements: Residential Real Estate
DENNIS W. RICKERT, JR. C.P. December Term, 2012 No. 01623 \$194,393.59 Stern & Eisenberg, PC

1305-573

6107 Harley Avenue 40th wd. 1132.50 Sq. Ft. BRT#402285900 Improvements: Residential Dwelling
THOMAS WILLIAM MACNEAL AKA THOMAS WILLIAM MACNEAL, III AND DENISE R. MACNEAL C.P. December Term, 2011 No. 02758 \$83,730.15 Law Offices of Gregory Javardian

1305-575

1912 East Cambria Street 19134 25th wd. 1622 Sq. Ft. BRT#252083500 Improvements: Residential Property
WILLIAM SANTIAGO AND JAMI NEGLER C.P. June Term, 2011 No. 002644 \$52,766.33 Christopher A. DeNardo, Esq.

1305-578

2746 South Randolph Street 19148 39th wd. 1060 Sq. Ft. BRT#395153700 Improvements: Residential Property
ANTHONY MESORACA, AS INDIVIDUAL AND IN CAPACITY AS PRESIDENT OF ARACA INDUSTRIES, INC. AND ARACA INDUSTRIES, INC. A PA CORP. (MORTGAGOR) C.P. September Term, 2012 No. 002183 \$108,313.96 Christopher A. DeNardo, Esq.

1305-580

5809 Osage Avenue 19143 60th wd. 975 Sq. Ft. BRT#604181100 Improvements: Residential Property
VERDELL R. REESE C.P. April Term, 2011 No. 002493 \$37,620.24 Christopher A. DeNardo, Esq.

1305-582

1009 South 51st Street 19143 51st wd. 1435 Sq. Ft. BRT#511173800 Improvements: Residential Property
CLARA M. KING C.P. November Term, 2012 No. 002725 \$54,286.15 Christopher A. DeNardo, Esq.

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

1305-586

2410 Ritner Street 19145-4116 48th wd. 919.12 Sq. Ft. PRCL#482119000 Improvements: Residential Property
JESSICA EASTWOOD C.P. October Term, 2010 No. 02250 \$80,888.33 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

1305-592

414 West Grange Avenue 19120-1854 61st wd. 1231.92 Sq. Ft. PRCL#612061200 Improvements: Residential Property
ANH H. MAI C.P. April Term, 2012 No. 04290 \$54,590.65 Phelan Hallinan, LLP

1305-593

4544 Ditman Street 19124-3427 23rd wd. 2628 Sq. Ft. PRCL#232358410 Improvements: Residential Property
LIZETTE M. LEWIS AKA LIZETTE BANKS C.P. October Term, 2011 No. 01219 \$101,698.53 Phelan Hallinan, LLP

1305-599

1913 East Pike Street 19124-4431 45th wd. 1494.90 Sq. Ft. PRCL#452218800 Improvements: Residential Property
MICHAEL R. HENCE AND REGINA M. HENCE AKA REGINA M. O'DONNELL C.P. February Term, 2011 No. 03386 \$80,768.04 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

SHERIFF'S SALE

1305-603

4545 Pulaski Avenue 19144-4238 13th wd. 2216.05 Sq. Ft. PRCL#133108600 Improvements: Residential Property
ANNABELL ALLEN C.P. September Term, 2012 No. 03020 \$89,961.95 Phelan Hallinan, LLP

1305-604

2758 North 45th Street 19131-1517 52nd wd. 1355.39 Sq. Ft. BRT#521227600 Improvements: Residential Property
KAREN TURNER C.P. October Term, 2012 No. 00307 \$178,912.74 Phelan Hallinan, LLP

1305-605

182 East Sharpnack Street 19119-2240 22nd wd. 1225.07 Sq. Ft. PRCL#221109500 Improvements: Residential Property
CHANTELL M. HANNA C.P. May Term, 2012 No. 03164 \$64,484.30 Phelan Hallinan, LLP

1305-606

720 South American Street 19147-3301 2nd wd. 970.86 Sq. Ft. PRCL#023111420 Improvements: Residential Property
CHRISTOPHER ELLIOTT C.P. May Term, 2010 No. 01937 \$529,071.13 Phelan Hallinan, LLP

1305-607

1212 Devereaux Avenue 19111-5828 53rd wd. 1606.37 Sq. Ft. PRCL#531006400 Improvements: Residential Property
ERNEST MICHAEL BURKE AKA ERNEST M. BURKE C.P. December Term, 2011 No. 00741 \$87,596.29 Phelan Hallinan, LLP

1305-608

5911 Tackawanna Street 19135-3923 62nd wd. (formerly part of the 41st wd.) 1140 Sq. Ft. PRCL#622321700 Improvements: Residential Property
MARINIA LEE C.P. January Term, 2012 No. 00917 \$63,142.32 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

1305-612

3023 Disston Street 19149-1902 55th wd. 1800.92 Sq. Ft. PRCL#551308400 Improvements: Residential Property
BADR ALAMERI C.P. August Term, 2012 No. 02977 \$123,628.69 Phelan Hallinan, LLP

1305-614

1015 Fillmore Street 19124-2924 23rd wd. 1081.56 Sq. Ft. PRCL#234114500 Improvements: Residential Property
ANDRE MCNAIR C.P. April Term, 2012 No. 00034 \$102,814.43 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

1305-627

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.

1305-629

12119 Aster Road 66th wd. 4495.40 Sq. Ft. BRT#138N1-146 Improvements: Row B/gar 2 Story Mas + Other
ROBERT EASELY C.P. July Term, 2012 No. 02071 \$156,810.13 Milstead & Associates, LLC

1305-630

2020 Naudain Street 30th wd. 909.90 Sq. Ft. BRT#303041530 Improvements: Row 3 Story, Masonry
SEAN P. DALTON AND MIKA J. DALTON C.P. October Term, 2012 No. 00059 \$314,200.02 Milstead & Associates, LLC

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

1305-638

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

SHERIFF'S SALE

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

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

1306-329

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.

1306-331

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.

1306-360

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

1306-363

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

1306-372A-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 MICHAEL 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

1306-374

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

1306-377

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

1306-406

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. 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

1306-408

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

1306-416

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.

1306-432

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

1306-453

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 CRECELIOUS, JR. C.P. May Term, 2011 No. 002188 \$13,858.54 Phillip D. Berger, Esq.

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. SEYTHOR, 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.

1306-471

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

1306-476

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

1306-496

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

1306-499

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

1306-515

45 West Rockland Street 19144-6020 12th wd. 1409.04 Sq. Ft. PRCL#123038000 Improvements: Residential Property
ANANIY BURSHTEYN C.P. December

SHERIFF'S SALE

Term, 2012 No. 03120 \$97,024.99 Phelan Hallinan, LLP

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. Anthon, Esq.

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

1306-537

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. 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

1306-541

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.

1306-555

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. JAMISON AKA JEAN LOUISE JAMISON C.P. April Term, 2010 No. 04015 \$38,928.52 KML Law Group, P.C.

SHERIFF'S SALE

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.

1306-652A-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
PONTIAC PROPERTIES, LLC C.P. June Term, 2011 No. 01076 \$162,387.51 Janet L. Gold, Esq.

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

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.

The following property, sale of which was postponed from the July 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

1307-302

3943 L Street 19124 33rd wd. 1200 Sq. Ft. BRT#332399600 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry RAUL A. DELEON, III C.P. July Term, 2012 No. 03239 \$47,055.05 Sarah E. Ehasz, Esq.

1307-303

5127 North 11th Street 19141 49th wd. 2163.25 Sq. Ft. BRT#492231300 Subject to Mortgage Improvements: Semi Det 2 Sty Masonry
WANDA HARGROVE C.P. August Term, 2008 No. 2511 \$26,108.50 Sarah E. Ehasz, Esq.

1307-308

532 Leverington Avenue 19128-2634 21st wd. 8232 Sq. Ft. BRT#213280100 Improvements: Residential Dwelling
PHILIP G. FORESTER C.P. May Term, 2011 No. 01520 \$60,927.51 Law Offices of Gregory Javardian

1307-312

1113 Anchor Street 19124-1114 62nd wd. 1501.08 Sq. Ft. BRT#621067400, BRT#73N23311 Improvements: Residential Property
C.P. May Term, 2012 No. 3122 \$90,244.99 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1307-314

2730 South Colorado Street 19145-4707 26th wd. 1440 Sq. Ft. BRT#262042800 Improvements: A Residential Dwelling
DON ANTHONY PICURI AKA DON A. PICURI C.P. February Term, 2012 No. 2859 \$336,910.32 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1307-315

1606 West Susquehanna Avenue 19121-1620 32nd wd. South side of Susquehanna Avenue, 47'10" west of 16th Street, front 15'0" depth 67'0" Subject To Mortgage of beneficial mutual savings bank
SHAVOY MURRAY C.P. September Term, 2012 No. 000865 \$166,527.58 Phillip D. Berger, Esq.,

1307-319

6016 Morton Street 19144 59th wd. 2406.51 Sq. Ft. BRT#592199500 Improvements: Residential Property
VICTOR E. FRAZIER C.P. March Term,

SHERIFF'S SALE

2008 No. 05721 \$139,940.12 KML Law Group, P.C.

1307-327

1603 York Street 19132-4458 16th wd. Situate on the north side of York Street at the distance of 82 feet, 10 inches westward from the west side of 16th street. Subject to Mortgage Improvements: Row 2 Sty Masonry
TEDDY T. YALLAH C.P. December Term, 2012 No. 03545 \$101,117.03 Chandra M. Arkema, Esq.

1307-328

1625 Pennington Road 19151-2719 34th wd. 1462.66 Sq. Ft. PRCL#343320800 Improvements: Residential Property
CAMARA MCKENLEY C.P. September Term, 2011 No. 02334 \$122,543.35 Phelan Hallinan, LLP

1307-331

6632 Haddington Lane 19151-3024 34th wd. 960 Sq. Ft. BRT#344041300 Improvements: Residential Property
ERNEST DAWSONIA C.P. June Term, 2012 No. 03093 \$123,705.15 Phelan Hallinan, LLP

1307-332

4816 Greene Street 19144-6029 12th wd. 2500 Sq. Ft. PRCL#123160400 Improvements: Residential Property
EDDIE WARD AKA EDDIE WARD, JR C.P. December Term, 2012 No. 03124 \$106,369.95 Phelan Hallinan, LLP

1307-334

1631 Pennington Road 19151-2719 34th wd. 1486.67 Sq. Ft. PRCL#343321100 Improvements: Residential Property
WILLIAM CLOVER C.P. November Term, 2009 No. 04994 \$75,053.45 Phelan Hallinan, LLP

1307-335

1705 Bridge Street 19124-1309 62nd wd. 1163.01 Sq. Ft. PRCL#622116600 Improvements: Residential Property
WILLIAM J. MERVIN C.P. June Term, 2012 No. 02411 \$53,772.59 Phelan Hallinan, LLP

1307-339

3529 Morrell Avenue 19114-1918 66th wd. 1787.35 Sq. Ft. PRCL#661141000 Improvements: Residential Property
JAN POTANSKI C.P. May Term, 2010 No. 00735 \$157,917.35 Phelan Hallinan, LLP

1307-343

1426 West Nedro Avenue 19141-1823 17th wd. 1633 Sq. Ft. PRCL#171151900 Improvements: Residential Property
SIMONE WEST C.P. January Term, 2012 No. 03298 \$127,553.49 Phelan Hallinan, LLP

1307-345

5905 Belmar Terrace aka 5905 Belmar Street 19143-5210 3rd wd. 1130.24 Sq. Ft. PRCL#034103200 Improvements: Residential Property
LANGSTON WILLIAMS C.P. September Term, 2010 No. 03946 \$104,906.78 Phelan Hallinan, LLP

1307-349

6459 Belfield Avenue 19119-3907 22nd wd. 4722.46 Sq. Ft. PRCL#221248000 Improvements: Residential Property
NAJAH YASMEEN BILAL C.P. November Term, 2012 No. 02953 \$178,224.74 Phelan Hallinan, LLP

1307-351

5116 North Fairhill Street 19120-3127 49th wd. 2216.20 Sq. Ft. BRT#492099200 Improvements: Residential Property
HELENA WATSON C.P. January Term, 2012 No. 03568 \$28,896.49 Phelan Hallinan, LLP

1307-352

1464 North 59th Street 19151-4201 34th wd. 1461.88 Sq. Ft. PRCL#342149700 Improvements: Residential Property
JAMES CURETON C.P. April Term, 2012 No. 00352 \$111,992.37 Phelan Hallinan, LLP

1307-359

1932 Morris Street 19145 36th wd. 1074.68 Sq. Ft. BRT#363126000 Improvements: Residential Property
JAVINA R. CHAMBERLAIN C.P. August Term, 2007 No. 01179 \$96,377.95 KML Law Group, P.C.

1307-362

1648 South Taney Street 19145 36th wd. 720.50 Sq. Ft. BRT#364289000 Improvements: Residential Property
ROBERT DERR AND TERESA DERR C.P. December Term, 2012 No. 01432 \$63,265.59 KML Law Group, P.C.

1307-363

5442 Oakland Street 19124 62nd wd. 1196 Sq. Ft. BRT#621393900 Improvements: Residential Property
LUZ AIDA MARIN C.P. September Term, 2012 No. 02465 \$74,684.77 KML Law Group, P.C.

SHERIFF'S SALE

1307-364

300 W Byberry Road, Unit L4 19116 88th wd. 639 Sq. Ft. and 1.3% 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 FHS 1511 page 442 and all amendments thereto. BRT#888582207 Subject to Mortgage Improvements: Residential Condominium
LUCILLE RANDOLPH C.P. June Term, 2011 No. 134605 \$10,447.98 Glenn M. Ross, Esq.

1307-367

5246 N 2nd Street 19120 42nd wd. Land area 3500 Sq. Ft.; Improvement Area, 1200 Sq Ft BRT#422411400 Improvements: Residential Real Estate - Single Family Dwelling
BRIAN E. WALKER C.P. May Term, 2011 No. 01380 \$95,553.59 Robert J. Wilson, Esq., Wilson Law Firm

1307-370

5210 Sansom Street 19139-3420 60th wd. (Formerly part of the forth-sixth wd.) 1474.98 Sq. Ft. PRCL#602040200 Improvements: Residential Property
SAMUEL SHEPHERD AND JANIS WILLIAMS-SHEPHERD C.P. December Term, 2011 No. 02949 \$121,011.07 Phelan Hallinan, LLP

1307-376

1517 Arrott Street 19124-5809 23rd wd. 1604.70 Sq. Ft. PRCL#232141400 Improvements: Residential Property
NAZMUL ISLAM C.P. June Term, 2012 No. 011326 \$69,783.03 Phelan Hallinan, LLP

1307-378

2758 Mower Street 19152-2107 57th wd. 2731.05 Sq. Ft. PRCL#571100000 Improvements: Residential Property
MARK E. GEIST C.P. November Term, 2010 No. 03473 \$174,168.26 Phelan Hallinan, LLP

1307-384

5443 North 6th Street 19120-2705 61st wd. 1413.75 Sq. Ft. PRCL#612281000 Improvements: Residential Property
ELIZABETH MILLER, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF NEIL MILLER AKA NEIL R. MILLER, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NEIL MILLER, DECEASED. C.P. August Term, 2012 No. 03535 \$50,139.83 Phelan Hallinan, LLP

1307-387

5004 North Hutchinson Street 19141-3917 49th wd. 1134.60 Sq. Ft. PRCL#491326600 Improvements: Residential Property
KAYTHEE BARNES C.P. June Term, 2012 No. 02226 \$69,818.76 Phelan Hallinan, LLP

1307-390

818 East Thayer Street 19134-1912 33rd wd. 1112.25 Sq. Ft. PRCL#331142000 Improvements: Residential Property
ANGEL RODRIGUEZ AKA ANGEL A. RODRIGUEZ AND CAROLYN AXTEN C.P. November Term, 2010 No. 03455 \$85,613.13 Phelan Hallinan, LLP

1307-392

1718 Tracey Street Unit B 19115-4270 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of 50%). PRCL#888560204 Improvements: Condominium Unit
IHOR ROMANYUK AND TETYANA KNYAZEYVYCH C.P. February Term, 2012 No. 03875 \$178,893.28 Phelan Hallinan, LLP

1307-395

901 North Penn Street, Unit R405 aka 901 Penn Street North R405 19123-3145 88th wd. Being and designaed as Unit #R-405 together with a proportionate undivided interest in the Common Elements as defined in such Declaration. PRCL#888062010 Improvements: Residential Property
SAMANTHA A. DICKERSON C.P. September Term, 2012 No. 02645 \$227,253.46 Phelan Hallinan, LLP

1307-398

6526 North 17th Street 19126-3514 17th wd. 1408 Sq. Ft. PRCL#172214500 Improvements: Residential Property
DWAYNE D. NELSON C.P. January Term, 2012 No. 03291 \$117,844.30 Phelan Hallinan, LLP

1307-399

437 East Mount Pleasant Avenue 19119 22nd wd. 18500 Sq. Ft. BRT#222148900 Improvements: Residential Property
KHADRI ABDUS-SABOOR AND RASHIDA PATIENCE C.P. August Term, 2009 No. 02451 \$791,895.99 KML Law Group, P.C.

1307-401

52 West Pomona Street 19144 59th

SHERIFF'S SALE

wd. 1692.81 Sq. Ft. BRT#593092300 Improvements: Residential Property
NATHANIEL STEWART C.P. July Term, 2009 No. 00247 \$240,964.76 KML Law Group, P.C.

1307-403

538 Gerritt Street 19147-5821 1st wd. 675.50 Sq. Ft. PRCL#011248400 Improvements: Residential Property
AIMEE BOWERS C.P. January Term, 2012 No. 00554 \$90,334.08 Phelan Hallinan, LLP

1307-404

26 West Manheim Street 19144-2943 12th wd. 797.47 Sq. Ft. PRCL#123067300 Improvements: Residential Property
STEPHEN JOSEPH C.P. October Term, 2008 No. 00362 \$96,723.76 Phelan Hallinan, LLP

1307-409

3324 Jasper Street 19134-2536 45th wd. 942.50 Sq. Ft. PRCL#452379600 Improvements: Residential Property
HERIBERTO RIVERA C.P. October Term, 2012 No. 04049 \$38,850.66 Phelan Hallinan, LLP

1307-412

8024 Gilbert Street 19150-2420 50th wd. 1447.39 Sq. Ft. PRCL#502117200 Improvements: Residential Property
ROSEMARY SINCLAIR AND JEROME SINCLAIR C.P. March Term, 2012 No. 00353 \$223,078.12 Phelan Hallinan, LLP

1307-414

5918 Turner Street 19151-3530 34th wd. 1069.80 Sq. Ft. PRCL#342102200 Improvements: Residential Property
ENIDE PICHONOT C.P. March Term, 2012 No. 00209 \$37,182.17 Phelan Hallinan, LLP

1307-415

764 Hill Road 19128-1515 21st wd. 3455 Sq. Ft. PRCL#214010300 Improvements: Residential Property
GINA M. PAULINE C.P. February Term, 2013 No. 00037 \$260,814.26 Phelan Hallinan, LLP

1307-416

3215 North Dover Street 19129-1814 38th wd. 831.14 Sq. Ft. PRCL#381273000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LULA M. BOYKINS, DECEASED C.P. July Term, 2012 No. 03003 \$79,385.26 Phelan Hallinan, LLP

1307-417

5634 Sprague Street 19138-1744 12th wd. 879.62 Sq. Ft. PRCL#122270200 Improvements: Residential Property
GARY J. MURRAY C.P. June Term, 2010 No. 00389 \$155,069.37 Phelan Hallinan, LLP

1307-419

9922 Crestmont Avenue 19114-1962 66th wd. 2304 Sq. Ft. PRCL#661289508 Improvements: Residential Property
ELAINE BLACK, INDIVIDUALLY AND IN HER CAPACITY AS ADMINSTRATRIX OF THE ESTATE OF JOSEPH W. BLACK AKA JOSE BLACK C.P. December Term, 2012 No. 00420 \$36,808.33 Phelan Hallinan, LLP

1307-422

1644 South Taney Street 19145-1224 36th wd. 700 Sq. Ft. PRCL#364288800 Improvements: Residential Property
ROBERT DERR AND TERESA DERR C.P. December Term, 2012 No. 01956 \$57,205.47 Phelan Hallinan, LLP

1307-423

1415 Benner Street 19149-3214 54th wd. 1931.17 Sq. Ft. PRCL#541021700 Improvements: Residential Property
ALICIA GRIFFIN AKA ALESHIA R. GRIFFIN C.P. December Term, 2004 No. 03035 \$72,612.44 Phelan Hallinan, LLP

1307-424

9658 Sandanne Road 19115 63rd wd. 6900 Sq. Ft. BRT#632200413 Improvements: Residential Property
THEODORE GULAR C.P. December Term, 2012 No. 003555 \$349,166.26 Leonard J. Mucci, III, Esq.

1307-425

6820 Guyer Avenue 19142 40th wd. 1184 Sq. Ft. BRT#406329200 Improvements: Residential Property
DIABY VAKARAMOKO C.P. August Term, 2012 No. 2769 \$60,769.74 Leonard J. Mucci, III, Esq.

1307-426

4772 Vista Street 19136 41st wd. 918 Sq. Ft. BRT#651035100 Improvements: Residential Property
ERIC JACOBS AND ALICE JACOBS C.P. September Term, 2012 No. 003284 \$160,976.07 Leonard J. Mucci, III, Esq.

1307-428

1335-37 Pine Street, Unit 100 19107 5th wd.

SHERIFF'S SALE

1822 Sq. Ft. BRT#888030360 Improvements: Residential Property
JOHN ELLIS C.P. October Term, 2012 No. 000187 \$533,348.88 Leonard J. Mucci, III, Esq.

1307-429

1035 Dorset Street 19150 50th wd. 2511.25 Sq. Ft. BRT#502376800 Improvements: Residential Dwelling
ALBERTA T. ROUSE C.P. March Term, 2010 No. 06242 \$141,793.70 Udren Law Offices, P.C.

1307-431

1750 North Wilton Street aka 5248 West Columbia Avenue 19131 52nd wd. 461.12 Sq. Ft. BRT#521314400 Subject to Mortgage Improvements: Residential Dwelling
MARJORIE J. FISHER C.P. August Term, 2006 No. 00578 \$44,814.37 Udren Law Offices, P.C.

1307-432

240 West Ruscomb Street 19120 42nd wd. 1057.50 Sq. Ft. BRT#422153600 Improvements: Residential Dwelling
FELICIA NORTH C.P. April Term, 2010 No. 00051 \$49,737.95 Udren Law Offices, P.C.

1307-435

2040 Tyson Avenue 19149-1809 54th wd. 3698.20 Sq. Ft. BRT#542077900 Improvements: Residential Dwelling
YOUNG HAE PARK AND STONE PARK C.P. April Term, 2012 No. 01128 \$143,441.55 Barbara A. Fein, Esq.

1307-437

7327 Sommers Road 19138-1329 15th wd. 1936.38 Sq. Ft. BRT#201327500 Improvements: Residential Dwelling
ARTHUR ROSEBORO C.P. August Term, 2012 No. 01879 \$61,339.33 Barbara A. Fein, Esq.

1307-438

7550 Woodbine Avenue 19151-2720 34th wd. 1638 Sq. Ft. BRT#343200400 Improvements: Residential Dwelling
ERNEST FIELDS AND AUDREY FIELDS C.P. December Term, 2011 No. 00863 \$102,957.07 Barbara A. Fein, Esq.

1307-444

521 Hoffman Street 19148 39th wd. 700 Sq. Ft. BRT#392008300 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF CHERYL SHEPHERD C.P. June Term, 2012 No. 03124 \$39,822.41 Stern & Eisenberg, P.C.

1307-445

SHERIFF'S SALE

1307-463
3505 Brookview Road 19154 66th wd. 1360 Sq. Ft. BRT#662380500 Improvements: Residential Real Estate
 MICHELLE RAUCHEISEN AND JOHN M. RAUCHEISEN C.P. October Term, 2012 No. 04436 \$133,853.55 Stern & Eisenberg, P.C.

1307-465
2428 South Lee Street 19148 39th wd. 713 Sq. Ft. BRT#391216200 Improvements: Residential Property
 GEORGE DOUGHERTY AKA GEORGE B. DOUGHERTY C.P. January Term, 2013 No. 001704 \$131,645.67 Leonard J. Mucci, III, Esq.

1307-466
2031 East Moyamensing Avenue 19148 39th wd. 1032 Sq. Ft. BRT#392241500 Improvements: Residential Property
 RICHARD L. DICKENS C.P. December Term, 2012 No. 0105 \$246,049.29 Christopher A. DeNardo, Esq.

1307-467
6626 Lansdowne Avenue 19151 34th wd. 1134.75 Sq. Ft. BRT#344022900 Improvements: Residential Property
 CHARITA N. HENRY C.P. December Term, 2012 No. 002684 \$64,698.95 Leonard J. Mucci, III, Esq.

1307-470
9748 Cowden Street 19115 58th wd. 3000 Sq. Ft. BRT#581450000 Improvements: Residential Property
 DIAB SALIM ISSA AKA DIAB SALIM ISSA AND SAMIR ABU-AJAJ AKA SAMIR ABU-AGAG C.P. September Term, 2012 No. 00495 \$277,392.41 Kristine M. Anthon, Esq.

1307-472
4309 Horrocks Street 19124 23rd wd. 1320 Sq. Ft. BRT#234222300 Improvements: Residential Property
 DAVID LITCHFIELD C.P. September Term, 2012 No. 00996 \$93,871.70 Kristine M. Anthon, Esq.

1307-473
2165 Haworth Street 19124 62nd wd. 2115 Sq. Ft. BRT#622035515 Improvements: Residential Property
 C.P. September Term, 2009 No. 02137 \$111,365.79 Kristine M. Anthon, Esq.

1307-475
2610 East Almond Street 19125 31st wd. 744 Sq. Ft. BRT#312081000 Improvements: Residential Property
 MATHEW HOCHSTRASSER AKA MATHEW HOCHSTRASSER C.P. February Term, 2012 No. 03873 \$120,852.33 Kristine M. Anthon, Esq.

1307-478
1829 East Ontario Street 19134 45th wd. 875 Sq. Ft. BRT#452081000 Improvements: Residential Property
 LEO JIWANMALL C.P. September Term, 2012 No. 02762 \$76,832.74 Kristine M. Anthon, Esq.

1307-479
6354 Cottage Street 19135 41st wd. 1440 Sq. Ft. BRT#552390000 Improvements: Residential Property
 DAVID D. GAETA C.P. May Term, 2012 No. 03177 \$111,193.62 Kristine M. Anthon, Esq.

1307-481
1138 East Stafford Street 19138-1831 59th wd. 1236 Sq. Ft. BRT#591036900 Improvements: Residential Dwelling
 DEBORAH HAWKINS AKA DEBORAH HANKINS AS ADMINISTRATRIX OF THE ESTATE OF DAISY J. STEELE AKA DAISY L. STEELE, DECEASED. C.P. June Term, 2012 No. 01341 \$67,312.55 Law Offices of Gregory Javardian

1307-483
4542 Strahle Street 19136 65th wd. 2751.04 Sq. Ft.; row b/gar 2 sty masonry BRT#652062400 Improvements: Residential Dwelling
 MICHAEL MILLER, JEAN LUND, AND UNITED STATES OF AMERICA C.P. October Term, 2011 No. 00393 \$123,378.69 McCabe, Weisberg, & Conway, P.C.

1307-484
1811 Lippincott Street 19134 25th wd. 1554 Sq. Ft.; row 2 sty, masonry BRT#252277600 Improvements: Residential Dwelling
 JOAN A. BURNS AND JOSEPH F. BURNS C.P. July Term, 2012 No. 04591 \$17,948.57 McCabe, Weisberg, & Conway, P.C.

1307-490
110 Mifflin Street 19148 39th wd. 1924.2 Sq. Ft.; row 2 sty masonry BRT#391008200 Improvements: Residential Dwelling
 MEREDITH O'DONNELL AND MICHAEL O'DONNELL C.P. February Term, 2010 No. 01702 \$164,044.87 McCabe, Weisberg, & Conway, P.C.

1307-493
300 Byberry Road Apartment, #L12

SHERIFF'S SALE

19116 58th wd. 412 Sq. Ft.; res condo 3 sty masonry BRT#888582223 Improvements: Condominium
 ELLA AVAKYAN C.P. March Term, 2012 No. 02240 \$94,024.80 McCabe, Weisberg, & Conway, P.C.

1307-495
1826 68th Avenue 19126 10th wd. 3121.13 Sq. Ft.; row b/gar 2 sty masonry BRT#101253400 Improvements: Residential Dwelling
 FLORENCE THOMPSON AKA FLORENCE KATIE THOMPSON C.P. March Term, 2009 No. 01896 \$83,062.19 McCabe, Weisberg, & Conway, P.C.

1307-496
231 East Slocum Street 19119 22nd wd. 3449 Sq. Ft.; semi/det 2.5 sty masonry BRT#222054800 Improvements: Residential Dwelling
 PROPERTY OF DALLAS W. BRYANT, KNOWN SURVIVING AREA OF MARION BRYANT, DECEASED MORTGAGOR AND REAL OWNER, SHARNA BRYANT, KNOWN SURVIVING HEIR OF MARION BRYANT, DECEASED MORTGAGOR AND REAL OWNER, DALLAS M. BRYANT, KNOWN SURVIVING HEIR OF MARION BRYANT, DECEASED MORTGAGOR AND REAL OWNER, SYLVIA BRYANT AKA SYLVIA QUATTARA, KNOWN SURVIVING HEIR OF MARION BRYANT, DECEASED MORTGAGOR AND REAL OWNER, RONALD BRYANT, KNOWN SURVIVING HEIR OF MARION BRYANT, DECEASED MORTGAGOR AND REAL OWNER, TAMIKA BRYANT, KNOWN SURVIVING HEIR OF MARION BRYANT, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIR OF MARION BRYANT, DECEASED MORTGAGOR AND REAL OWNER. C.P. April Term, 2012 No. 03400 \$123,646.54 McCabe, Weisberg, & Conway, P.C.

1307-501
5225 Oakland Street 19124 62nd wd. BRT#621401800 Subject to Mortgage Improvements: Residential Dwelling
 MARJORIE S. DUVAL AND EDGARDO GUZMAN C.P. May Term, 2010 No. 03955 \$153,486.97 Udren Law Offices, P.C.

1307-504
3765 South Hereford Lane 19114 66th wd. 4625 Sq. Ft. BRT#661271700 Improvements: Residential Dwelling
 ORLANDO RIVERA AND MARILYN RODRIGUEZ C.P. August Term, 2011 No. 01125 \$93,133.98 Udren Law Offices, P.C.

1307-505
2127 East Washington Lane 19138 50th wd. 4530.10 Sq. Ft. BRT#501395100 Improvements: Residential Dwelling
 SHERAE A. MORRIS C.P. May Term, 2012 No. 03500 \$121,743.11 Udren Law Offices, P.C.

1307-509
12039 Sewell Road 19116 35th wd. 7500 Sq. Ft. BRT#582587800 Improvements: Residential Dwelling
 WILLIAM E. EGENOLF C.P. May Term, 2009 No. 03805 \$155,566.17 Mark J. Udren, Esq.

1307-511
234 South 57th Street 19139 60th wd. 1282.23 Sq. Ft. BRT#604252700 Improvements: Residential Dwelling
 ALBERT GEDDES C.P. November Term, 2010 No. 03114 \$72,257.07 Udren Law Offices, P.C.

1307-517
4554 North Smedley Street 19140-1145 13th wd. 1315.10 Sq. Ft. PRCL#132134700 Improvements: Residential Property
 ROBER TL. FELICIANI, III, ESQUIRE IN HIS CAPACITY AS ADMINISTRATOR DBN OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER, CHERYL A. FUREY, ESQUIRE IN HER CAPACITY AS ADMINISTRATOR DBN OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER LEVERN CONVINGTON, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELLA L. WHEELER AKA ELLA WHEELER, DECEASED. C.P. August Term, 2012 No. 03530 \$71,093.05 Phelan Hallinan, LLP

1307-520
5550 Sansom Street 19139-3241 60th wd. 1680 Sq. Ft. PRCL#604028200 Improvements: Residential Property
 HIKEEM STEED C.P. November Term, 2008 No. 00865 \$163,350.45 Phelan Hallinan, LLP

1307-522
1732 Megargee Street 19152-1804 56th wd. 2222 Sq. Ft. PRCL#562220800

SHERIFF'S SALE

Improvements: Residential Property
 BEVERLY FOX, HERMAN FOX AND NADINE BREEZE C.P. January Term, 2012 No. 01183 \$143,301.25 Phelan Hallinan, LLP

1307-523
9231 Convent Avenue 19114-3514 57th wd. 6000 Sq. Ft. PRCL#572226800 Improvements: Residential Property
 ANTHONY I. LAMBERT, JR. C.P. June Term, 2010 No. 02218 \$34,350.26 Phelan Hallinan, LLP

1307-525
5420 Gainer Road 19131-3112 52nd wd. 3125 Sq. Ft. PRCL#522100600 Improvements: Residential Property
 NIKOLE ADAMS AKA NIKOLE FRANKLIN AND CHRISTOPHER J. ADAMS C.P. April Term, 2012 No. 01143 \$180,674.08 Phelan Hallinan, LLP

1307-529
6658 North Uber Street 19138-3134 10th wd. 1184.55 Sq. Ft. PRCL#102030600 Improvements: Residential Property
 CHARLOTTE ROBINSON-DUCKETT, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBBIE ROBINSON, CHARRELE BROWN, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBBIE ROBINSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBBIE ROBINSON, DECEASED. C.P. April Term, 2012 No. 03255 \$59,667.23 Phelan Hallinan, LLP

1307-531
5912 Springfield Avenue 19143-5235 40th wd. 1448.75 Sq. Ft. PRCL#401096000 Improvements: Residential Property
 JAMES S. GRIFFIN C.P. May Term, 2010 No. 04050 \$47,476.02 Phelan Hallinan, LLP

1307-532
1820 North Howard Street 19122-2410 18th wd. 714 Sq. Ft. PRCL#183074900 Improvements: Residential Property
 SYDRICK H. RABUSA C.P. August Term, 2012 No. 01177 \$71,615.95 Phelan Hallinan, LLP

1307-533
407 East Livingston Street 19125 18th wd. 451.65 Sq. Ft. PRCL#181418700 Improvements: Residential Property
 THOMAS VOULGARI C.P. July Term, 2007 No. 01745 \$57,399.11 Phelan Hallinan, LLP

1307-534
2313 South 16th Street 19145-4403 29th wd. 950.46 Sq. Ft. PRCL#261250500 Improvements: Residential Property
 SARAH SCHNEIDER C.P. November Term, 2011 No. 00026 \$101,390.70 Phelan Hallinan, LLP

1307-535
8525 Mansfield Avenue 19150-3207 50th wd. 3392.99 Sq. Ft. PRCL#502027000 Improvements: Residential Property
 NICOLE JAMES AND AMINAH JAMES C.P. February Term, 2012 No. 00508 \$66,390.25 Phelan Hallinan, LLP

1307-536
6741 Horrocks Street 19149-2211 54th wd. 1340.62 Sq. Ft. PRCL#542346600 Improvements: Residential Property
 EDWIN R. DARDON C.P. March Term, 2011 No. 03449 \$484,106.93 Phelan Hallinan, LLP

1307-539
1946 South Iseminger Street 19148-2207 39th wd. 644 Sq. Ft. PRCL#394408000 Improvements: Residential Property
 KIMMARIE S. SANTOSSO C.P. March Term, 2012 No. 02386 \$43,162.21 Phelan Hallinan, LLP

1307-542
1726 South 21st Street 19145-1947 36th wd. 1188 Sq. Ft. PRCL#363277000 Improvements: Residential Property
 STEVEN JONES C.P. February Term, 2010 No. 03358 \$368,951.38 Phelan Hallinan, LLP

1307-543
8442 Temple Road 19150-1917 50th wd. 1620 Sq. Ft. PRCL#501079900 Improvements: Residential Property
 CALVIN GLENN AND BERNADINE GLENN C.P. March Term, 2012 No. 03695 \$8,014.97 Phelan Hallinan, LLP

1307-544
952 Allengrove Street 19124-2410 23rd wd. 2933.15 Sq. Ft. PRCL#233042000 Improvements: Residential Property
 RASHEED ABDULLAH C.P. December Term, 2012 No. 03515 \$157,250.47 Phelan Hallinan, LLP

1307-545
4118 Bennington Street 19124-5217 33rd wd. 1215 Sq. Ft. PRCL#332287500 Improvements: Residential Property
 ANDREA DEMPSEY AND ROBERT DEMPSEY AKA ROBERT W. DEMPSEY

SHERIFF'S SALE

C.P. August Term, 2012 No. 02817 \$87,983.17 Phelan Hallinan, LLP

1307-546
2828 North Marvne Street 19133 37th wd. 1168 Sq. Ft. PRCL#372246400 Improvements: Residential Property
 STANLEY J. SAUNDERS, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KENNETH A. SAUNDERS; NANCY C. SAUNDERS IN HER CAPACITY AS HEIR OF THE ESTATE OF KENNETH A. SAUNDERS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KENNETH A. SAUNDERS, DECEASED. C.P. September Term, 2012 No. 03440 \$43,114.55 Phelan Hallinan, LLP

1307-550
1707 Wallace Street, #1F 19130-3312 88th wd. Designated as Unit #1F together with a proportionate undivided interest in the Common Elements. PRCL#888153562 Improvements: Condominium Unit
 MEGHANN WEAVER AKA MEGHANN E. WEAVER C.P. June Term, 2012 No. 03339 \$217,051.11 Phelan Hallinan, LLP

1307-552
768 South 8th Street 19147-2839 4th wd. 3072 Sq. Ft. OPA#022261260 Improvements: Mixed Use Unit
 MELETIS PAPAGEORGIOU C.P. October Term, 2010 No. 03457 \$252,009.70 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1307-555
5339 Reinhard Street 19143 51st wd. 945 Sq. Ft. more or less BRT#512027600 Improvements: Residential Dwelling
 KIMYATTA Y. RAY C.P. August Term, 2012 No. 00340 \$60,694.98 Anthony P. Tabasso, Esq., Klehr, Harrison, Harvey, Branzburg LLP

1307-558
2520 East Sergeant Street 19125 31st wd. Southwesterly side of Sergeant Street 48 ft 5.375 in northwesterly of Almond St front 12 ft 0 in, depth 47 ft 3 in OPA#314082300 Improvements: Residential Dwelling
 OBAFEMI S. TAIWO C.P. August Term, 2012 No. 00742 \$124,155.05 Kerry S. Schuman, Esq.

1307-561
3024 North Taney Street aka 3024 Taney Street 19132-1240 38th wd. 856 Sq. Ft. BRT#381200100 Improvements: Residential Property
 LILLIE M. SAVAGE PERRY AKA LILLIE M. PERRY C.P. March Term, 2012 No. 0152 \$40,571.95 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

1307-564
830 A South 2nd Street 19147-3432 2nd wd. 1780 Sq. Ft. BRT#022132665 Improvements: Residential Property
 BELEN ACOSTA-BRADLEY AKA BELEN A. BRADLEY C.P. January Term, 2012 No. 0712 \$585,283.82 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

1307-565
506 Oak Lane aka 506 Oak Lane Avenue 19126 61st wd. 26062 Sq. Ft. BRT#611421800 Subject to Mortgage Improvements: Residential Property
 GARFIELD SNEED; JOYCE LEORA BRYANT-SNEED C.P. September Term, 2008 No. 02227 \$260,762.05 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

1307-572
3712 North 9th Street 19140 43rd wd. 992 Sq. Ft. BRT#432327000 Improvements: Residential Property
 JOHN COOPER AKA JOHN J. COOPER; JANIS COOPER C.P. January Term, 2011 No. 0370 \$34,902.18 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

1307-573
2634 South 6th Street 19148-4625 39th wd. 1200 Sq. Ft. BRT#392358700 Subject to Mortgage Improvements: Residential Property
 HOI LUONG GIANG AKA HOI GIANG; HUYNH T. THAI C.P. February Term, 2012 No. 2526 \$159,891.88 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

SHERIFF'S SALE

1307-576
1317 Snyder Avenue 19148-5514 39th wd. 1350 Sq. Ft. BRT#394274600 Subject to Mortgage Improvements: Residential Property
 LAWRENCE J. RAO JR., AKA LAWRENCE RAO JR C.P. January Term, 2012 No. 3019 \$157,091.58 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

1307-584
5942 Spruce Street 19139 row b/gar 2sty masonry BRT#032002000 Improvements: Residential Dwelling
 DAWN R. ROBINSON C.P. November Term, 2011 No. 003135 \$26,550.42 Federman & Associates, LLC

1307-588
126 North 60th Street 19139 34th wd. 1055.60 Sq. Ft. BRT#341079300 Improvements: Residential Property
 ROBERT CALLAND JR C.P. July Term, 2007 No. 02174 \$40,131.91 KML Law Group, P.C.

1307-589
5422 Willows Avenue 19143 51st wd. 1222.50 Sq. Ft. BRT#513213400 Improvements: Residential Property
 SONYA RIGGS C.P. October Term, 2011 No. 00038 \$92,674.94 KML Law Group, P.C.

1307-601
641 South Yewdale Street 19143 46th wd. 1005 Sq. Ft. BRT#463169400 Improvements: Residential Property
 ISAAC COLLINS C.P. January Term, 2010 No. 02386 \$91,203.22 KML Law Group, P.C.

1307-602
1338 South Percy Street 19147 1st wd. 892.32 Sq. Ft. BRT#884005357 Improvements: Residential Property
 ANTHONY FALCIANI C.P. January Term, 2011 No. 02383 \$97,221.55 KML Law Group, P.C.

1307-603
1713 South Second Street 19148 1st wd. 2460 Sq. Ft. BRT#011202500 Improvements: Residential Property
 CURRY CUNNINGHAM AND ALFIE R. PELZER C.P. September Term, 2008 No. 02803 \$193,671.87 KML Law Group, P.C.

1307-605
3575 Emerald Street 19134 45th wd. 1149.61 Sq. Ft. BRT#452329800 Improvements: Residential Property
 TERESA DERR C.P. December Term, 2012 No. 00911 \$71,899.31 KML Law Group, P.C.

1307-606
700 Byberry Road 19116 58th wd. Irregular dimension OPA#582360500 Improvements: Residential Property
 ANNA BRODSKY AND LEV Y. BRODSKY C.P. June Term, 2011 No. 00616 \$250,020.55 Richard M. Squire & Associates, LLC

1307-607
4060 Howland Street 19124 33rd wd. 14'10" frontage x 65' depth OPA#332366000 Improvements: Residential Property
 RUTH COLON C.P. December Term, 2011 No. 00724 \$73,864.04 Richard M. Squire & Associates, LLC

1307-609
1527 South Street 19146 30th wd. 1360 Sq. Ft. BRT#871137700 Improvements: Commercial Real Estate
 EUGENE BROWN C.P. June Term, 2012 No. 03551 \$672,459.51 Stern & Eisenberg, P.C.

1307-614
1539 Ruan Street 19124-3952 23rd wd. 1746 Sq. Ft. PRCL#232027800 Improvements: Residential Property
 PHILADELPHIA SETTLEMENT SERVICES, LLC; AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2012 No. 02946 \$89,244.43 Phelan Hallinan, LLP

1307-615
5959 Horrocks Street 19149-3316 62nd wd. 2677.50 Sq. Ft. PRCL#621355900, PRCL#621385200 Improvements: Residential Property
 PEDRO J. MARTINEZ C.P. August Term, 2010 No. 03407 \$183,533.36 Phelan Hallinan, LLP

1307-618
6244 Clearview Street 19138-1010 59th wd. 1280 Sq. Ft. PRCL#592307415 Improvements: Residential Property
 JENAE SABIR C.P. November Term, 2010 No. 02010 \$73,911.82 Phelan Hallinan, LLP

1307-619
7808 Centaur Place 19153-1712 40th wd. 3123 Sq. Ft. PRCL#405867000 Improvements: Residential Property
 DENISE PINER-PATTERSON C.P. March Term, 2012 No. 02894 \$157,475.30 Phelan Hallinan, LLP

SHERIFF'S SALE

1307-622

330 North Salford Street 19139-1228 4th wd. 900 Sq. Ft. PRCL#042263400 Improvements: Residential Property
KENNETH MORRIS C.P. April Term, 2012 No. 03250 \$47,872.66 Phelan Hallinan, LLP

1307-623

2020 Barlow Street 19116-3908 58th wd. 3216 Sq. Ft. PRCL#582210600 Improvements: Residential Property
BRUCE A. WOODFORD C.P. October Term, 2012 No. 03887 \$138,265.06 Phelan Hallinan, LLP

1307-624

5639 Washington Avenue 19143-2813 46th wd. 1210.40 Sq. Ft. PRCL#463152100 Improvements: Residential Property
MARQUETA S. CLARK C.P. December Term, 2012 No. 00553 \$106,983.11 Phelan Hallinan, LLP

1307-631

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

1307-636

5613 Chew Avenue 19138-1738 12th wd. 1666 Sq. Ft. PRCL#122230200 Improvements: Residential Property
STEVEN E. SYKES C.P. July Term, 2012 No. 01985 \$52,790.84 Phelan Hallinan, LLP

1307-637

926 Tustin Street 19111-1431 63rd wd. 4100 Sq. Ft. PRCL#632033189 Improvements: Residential Property
ANDREW YAREMCHUK C.P. March Term, 2012 No. 01732 \$171,536.56 Phelan Hallinan, LLP

1307-643

9197 Ryerson Road 19114-3403 57th wd. 1627.20 Sq. Ft. BRT#572197200 Improvements: Row B/gar 2sty Masonry
MICHAEL J. MCSORLEY, JR. AND MARY E. MCSORLEY C.P. March Term, 2012 No. 00959 \$172,284.03 Milstead & Associates, LLC

1307-644

1989 Plymouth Street 19138-2721 10th wd. 1127 Sq. Ft. BRT#101322700 Subject to Mortgage Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE ADMINISTRATOR OF THE ESTATE OF JAMES E. JACKSON, JR., AKA JAMES EMBRA JACKSON, JR. C.P. November Term, 2012 No. 01119 \$120952.02 Powers, Kirm & Javardian, LLC

1307-645

2439 Myrtlewood Street 19132-3015 28th wd. 798 Sq. Ft. BRT#282041200 Improvements: Residential Dwelling
SOPHIA SARITSOGLOU C.P. June Term, No. 02574 \$54739.51 Powers, Kirm & Javardian, LLC

1307-646

1309 South 17th Street 19146-4712 36th wd. 992 Sq. Ft. BRT#365190000 Improvements: Residential Dwelling
ANTHONY M. BUONOMO C.P. January Term, 2012 No. 03282 \$170,365.54 Powers, Kirm & Javardian, LLC

The following property, sale of which was postponed from the August 6, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, September 10, 2013.

1308-321

44 East Price Street 19144-2144 59th wd. (formerly part of the 22nd wd.) 925.82 Sq. Ft. PRCL#591055600 Improvements: Residential Property
OWNERS: THE FRANKLIN JARLETT TRUST, UNKNOWN TRUSTEE OF THE FRANKLIN JARLETT TRUST, UNKNOWN BENEFIICIAIRES OF THE FRANKLIN JARLETT TRUST, UNKNOWN TRUSTEE OF THAT CERTAIN TRUST AGREEMENT MADE BY FRANKLIN STEPHEN JARLETT DATED OCTOBER 12, 2006, UNKNOWN BENEFICIARIES OF THAT CERTAIN TRUST AGREEMENT MADE BY FRANKLIN STEPHEN JARLETT DATED OCTOBER 12, 2006 OR ANY LATER MADE TRUST BY FRANKLIN STEPHEN JARLETT FOR THE BENEFIT OF PETER JARLETT, STEVEN C. SCARPA, ESQUIRE, SOLELY IN HIS CAPACITY AS INITIAL TRUSTEE OF THAT CERTAIN TRUST AGREEMENT MADE BY FRANKLIN STEPHEN JARLETT DATED OCTOBER 12, 2006 OR ANY LATER MADE TRUST BY FRANKLIN STEPHEN JARLETT FOR THE BENEFIT OF PETER JARLETT. C.P. June Term, 2012 No. 01842 \$39,984.03 Phelan Hallinan, LLP

1308-330

5816 Tulip Street 19135-4208 41st wd. 2000 Sq. Ft. PRCL#411420800 Improvements:

SHERIFF'S SALE

Residential Property
ANGELIC VIERA C.P. January Term, 2012 No. 00482 \$145,385.96 Phelan Hallinan, LLP

1308-332

4514 Baltimore Avenue 19143 str/off + apts 3 story masonry BRT#461089000 Improvements: Residential Dwelling
SHEZANN H. SYED AND UNITED STATES OF AMERICA C/O US ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. April Term, 2011 No. 000021 \$218,315.96 Federman & Associates, LLC

1308-340

1926 Gerritt Street 19146-4632 36th wd. Situate on the south side of Garritt Street commencing at the distance of one hundred and eighty-four feet westward from the west side of nineteenth street Subject to Mortgage Improvements: Row 2 Sty Masonry
SHIRLEY WHITAKER (DECEASED) C.P. February Term, 2013 No. 02013 \$60,426.01 Chandra M. Arkema, Esq.

1308-343A-B

863 North Uber Street, Unit A 19130-2033 29th wd. 905 Sq. Ft. +/- BRT#888154168 (Unit A) Subject to Mortgage Improvements: Residential Building/Condominium Units
863 North Uber Street Unit B 19130-2033 29th wd. 905 Sq. Ft. +/- BRT#888154170 (Unit B) Subject to Mortgage Improvements: Residential Building/Condominium Units
THE THOMAS COLE GROUP, INC C.P. February Term, 2012 No. 00291 \$34,720.60 Richard J. Weitzman, Esq.

1308-345

5473 Houghton Place 19128 21st wd. 2117.49 Sq. Ft. BRT#213221784 Improvements: Residential Dwelling
SUSAN A. TICKNER AND RICHARD J. TICKNER C.P. February Term, 2013 No. 03047 \$249,997.48 Heather Riloff, Esq.

1308-346

1030 East Durham Street 19150 50th wd. 4687.50 Sq. Ft. BRT#502452500 Improvements: Residential Property
ANGELIA CURTIS C.P. February Term, 2013 No. 001800 \$177,077.02 Leonard J. Mucci, III, Esq.

1308-352

938 Strahle Street 19111 63rd wd. 5512.50 Sq. Ft. BRT#631408700 Improvements: Residential Property
KEVIN KELLY AND NICOLE KELLY C.P. August Term, 2012 No. 2772 \$228,964.41 Caitlin M. Donnelly, Esq.

1308-354

5605 Rosehill Street 19120 61st wd. 1296 Sq. Ft. BRT#612520600 Improvements: Residential Property
ELAINE SPENCER AKA YELENA ANVRIK SHOKH AKA YELENA SHOKH AKA ELAINE SHOKH AKA ELAINE SPENCER C.P. February Term, 2013 No. 002761 \$124,629.41 Leonard J. Mucci, III, Esq.

1308-355

6112 Newton Avenue 19111 35th wd. 1588.32 Sq. Ft. OPA#352208100 Subject to Mortgage Improvements: Residential Dwelling
DEBORAH A. CANUSO, DECEASED C.P. July Term, 2012 No. 001679 \$40,439.17 Mitchell B. Klein, Esq.

1308-360

202 South Quince Street 19107 5th wd. 1497 Sq. Ft. BRT#882918010 Improvements: Residential Property
UNKNOWN HEIRS OF DUNG QUOC BUI, DECEASED MYNUONG BUI, KNOWN HIER TO THE ESTATE OF DUNG QUOC BUI, DECEASED, AN BUI, KNOWN TO THE ESTATE OF DUNG QUOC BUI, DECEASED AND VIET BUI, KNOWN HEIR TO THE HEIR OF DUNG QUOC BUI, DECEASED. C.P. March Term, 2012 No. 02452 \$390,798.53 KML Law Group, P.C.

1308-364

214 West Clapier Street 19144 13th wd. 1271.10 Sq. Ft. BRT#133052900 Improvements: Residential Property
BRENDNETTA WILLIAMS AND FRANK L. WILLIAMS AKA FRANKIE WILLIAMS C.P. February Term, 2013 No. 01976 \$48,760.26 KML Law Group, P.C.

1308-370

7850 Michener Avenue 19150 50th wd. 1409.94 Sq. Ft. BRT#501120215 Improvements: Residential Property
BARRIE CRAWFORD, SOLELY IN HER CAPACITY HAS ADMINSTRATRIX TO THE ESTATE OF GEORGE S. MONTS, JR., DECEASED. C.P. August Term, 2012 No. 00017 \$113,484.41 KML Law Group, P.C.

1308-373

2600 Cedar Street 19125 31st wd. 1388

SHERIFF'S SALE

Sq. Ft. BRT#312038100 Improvements: Residential Real Estate
AMY A. AZORANDIA C.P. January Term, 2011 No. 0325 \$153,391.03 Stern & Eisenberg, PC

1308-375

2512 Gaul Street 19125 31st wd. 840 Sq. Ft. BRT#312064700 Improvements: Residential Real Estate
ROBERT WORKMAN AND MICHELLE C. WORKMAN C.P. June Term, 2012 No. 01691 \$20,515.52 Stern & Eisenberg, PC

1308-376

9301 Dietrich Street aka 9265 East Roosevelt Blvd aka 9265R East Roosevelt Blvd 19114 57th wd. all that certain lot or piece of ground with the buildings and improvements thereon erected, being known as 9301 Dietrich Street aka 9265 East Roosevelt Blvd aka 9265R East Roosevelt Blvd, Philadelphia, Pennsylvania BRT#882093600; BRT#882093601 Subject to Mortgage (prior mortgage) Improvements: Commerical Real Estate
CAR WASH AMERICA, LLC C.P. April Term, 2013 No. 02520 \$287,922.89 Charles N. Shurr, Jr., Esq.

1308-379

7518 East Roosevelt Blvd 19152 56th wd. Apartment 2-4 units 2sty, masonry; 5456.04 Sq. Ft. BRT#561257765 Improvements: Residential Dwelling
DENNIS C. SMITH, SR. C.P. October Term, 2012 No. 00151 \$203,830.82 McCabe, Weisberg & Conway, P.C.

1308-381

1309 Fanshawe Street 19111 53rd wd. Row b/gar 2sty, masonry; 2416.9 Sq. Ft. BRT#532047200 Subject to Mortgage Improvements: Single Family Residence
ALFONZO CLARKE C.P. August Term, 2012 No. 00992 \$128,784.77 McCabe, Weisberg & Conway, P.C.

1308-385

5838 Oakland Street 19149 62nd wd. Row 2sty masonry; 3510.01 Sq. Ft. BRT#621396100 Improvements: Residential Dwelling
JENNIFER ROCCHI C.P. August Term, 2012 No. 03414 \$72,885.46 McCabe, Weisberg & Conway, P.C.

1308-386

1312 South Corlies Street 19146 36th wd. Row 2sty, masonry; 1610 Sq. Ft. BRT#362255400 Improvements: Residential Dwelling
WILLIAM MITCHELL, ONLY SURVIVING HEIR OF FLOYDA SAMPLE, DECEASED MORTGAGOR AND REWAL OWNER AND UNKNOWN SURVIVING HEIRS OF FLOYDA SAMPLE, DECEASED MORTGAGOR AND REAL OWNER. C.P. November Term, 2010 No. 03139 \$37,138.83 McCabe, Weisberg & Conway, P.C.

1308-391

6941 Ibis Place 19142 40th wd. Row b/gar 2sty, masonry; 2911.5 Sq. Ft. BRT#406586900 Improvements: Residential Dwelling
JANE M. KALBACH C.P. July Term, 2012 No. 02324 \$114,395.25 Nolan G. Schenai, Esq.

1308-394

744 Johnston Street 19148 39th wd. Row 2sty, masonry; 2111.36 Sq. Ft. BRT#395042300 Improvements: Residential Dwelling
ANDREW W. BODINE C.P. September Term, 2012 No. 03049 \$163,881.07 McCabe, Weisberg & Conway, P.C.

1308-395

347 Gladstone Street 19148 39th wd. Row 2sty, masonry; 1592 Sq. Ft. BRT#392202200 Improvements: Residential Dwelling
PROPERTY OF JAMES LONGO, KNOWN SURVIVING HEIRS OF SANDRA E. LONGO, DECEASED MORTGAGOR AND REAL OWNER, SALVATORE LONGO, KNOWN SURVIVING HEIR OF SANDRA E. LONGO, DECEASED MORTGAGOR AND REAL OWNER, DAWN SULLIVAN, KNOWN SURVIVING HEIR OF SANDRA E. LONGO, DECEASED MORTGAGOR AND REAL OWNER, SUSAN LONGO, KNOWN SURVIVING HEIR OF SUSAN E. LONGO, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF SANDRA E. LONGO, DECEASED MORTGAGOR AND REAL OWNER. C.P. April Term, 2012 No. 00075 \$81,863.77 McCabe, Weisberg & Conway, P.C.

1308-398

1109 East Chelton Avenue 19138-1821 59th wd. 1586.42 Sq. Ft. PRCL#591017800 Improvements: Residential Property
WILLIE J. FAIRELL C.P. January Term, 2013 No. 00466 \$60,663.02 Phelan Hallinan, LLP

1308-410

5922 Bustleton Avenue 19149-3406 62nd wd. 2047.63 Sq. Ft. PRCL#621503000 Improvements: Residential Property
RUTH BARRETO AND MARIA SERRANO C.P. June Term, 2011 No. 02230 \$132,788.01

SHERIFF'S SALE

Phelan Hallinan, LLP

1308-411

2428 South Hutchinson Street 19148-3726 39th wd. 665 Sq. Ft. PRCL#393477500 Improvements: Residential Property
BARBARA A. DECICCO AND ANTHONY MARINACCIO C.P. February Term, 2013 No. 02005 \$96,556.75 Phelan Hallinan, LLP

1308-429

2137 North Hope Street 19122 19th wd. 680 Sq. Ft. BRT#191011000 Improvements: Residential Dwelling
WILLIAM CLAUDIO AND ANGIE VALENTIN C.P. March Term, 2013 No. 03304 \$119,636.45 Udren Law Offices, P.C.

1308-433

8237 Williams Avenue 19150 50th wd. 1604.70 Sq. Ft. BRT#502269200 Improvements: Residential Dwelling
ESTATE OF PORTIA ANN SMITH C/O JERMAINE A. MORRISON, PERSONAL REPRESENTATIVE ESTATE OF PORTIA ANN SMITH C/O KEIA N. SMITH-MORRISON, PERSONAL REPRESENTATIVE. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PORTIA ANN SMITH, DECEASED. JERMAINE A. MORRISON, PERSONAL REPRESENTATIVE OF THE ESTATE OF PORTIA ANN SMITH. KEIA N. SMITH-MORRISON, PERSONAL REPRESENTATIVE OF THE ESTATE OF PORTIA ANN SMITH, PORTIA ANN SMITH, DECEASED. C.P. April Term, 2012 No. 00083 \$92,077.66 Udren Law Offices, P.C.

1308-436

3517 Aldine Street 19136 64th wd. (formerly part of the thirty-fifth wd.) 1606.91 Sq. Ft. BRT#642119500 Improvements: Residential Dwelling
LYNN M. COPPOLA FKA LYNN M. ARMSTRONG AND EUGENE L. COPPOLA, JR. C.P. April Term, 2012 No. 00350 \$130,087.38 Udren Law Offices, P.C.

1308-440

4774 Loring Street 19136 65th wd. 946.26 Sq. Ft. BRT#651028500 Improvements: Residential Dwelling
DAVID CONNOR AND SHIRLEE E. COUNTS-CONNOR C.P. May Term, 2012 No. 02009 \$63,817.76 Udren Law Offices, P.C.

1308-447

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

1308-468

350 East Eleanor Street 19120-3910 42nd wd. 1209.69 Sq. Ft. PRCL#421099100 Improvements: Residential Property
NELSON TIRADO C.P. January Term, 2013 No. 01114 \$74,486.39 Phelan Hallinan, LLP

1308-471

904 North 29th Street 19130-1114 29th wd. 1117.74 Sq. Ft. PRCL#292228300 Improvements: Residential Property
GREGORY HUNTER C.P. March Term, 2012 No. 03109 \$235,006.91 Phelan Hallinan, LLP

1308-480

936 East Phil Ellena Street aka 936 Phil-Ellena Street 19150-3606 50th wd. 2650 Sq. Ft. PRCL#502350200 Improvements: Residential Property
JACQUELINE M. JOHNSON C.P. September Term, 2010 No. 03793 \$168,095.41 Phelan Hallinan, LLP

1308-487

1236 North 55th Street 1931-4208 4th wd. 1575 Sq. Ft. PRCL#041180300 Improvements: Residential Property
VINCENT HEATH C.P. February Term, 2013 No. 01606 \$108,776.84 Phelan Hallinan, LLP

1308-488

191 Widener Street 19120 61st wd. (formerly of the 49th wd.) 1014.90 Sq. Ft. PRCL#612124300 Improvements: Residential Property
DARLENE CANNON C.P. December Term, 2012 No. 03122 \$78,051.02 Phelan Hallinan, LLP

1308-491

5128 Westford Road 19120-3620 42nd wd. 2659.68 Sq. Ft. BRT# 421393900 Subject to Mortgage Improvements: Residential Property
JIMMY ALTIDOR C.P. January Term, 2012 No. 3271 \$162,483.71 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

SHERIFF'S SALE

1308-502

1536 South 24th Street 19146 36th wd. 930 Sq. Ft. BRT#364143900 Improvements: Residential Property
ESTHER THORNTON C.P. December Term, 2012 No. 00823 \$26,389.23 KML Law Group, P.C.

1308-504

3600 Conshohocken Avenue, unit #111 19131 52nd wd. 815 Sq. Ft. BRT#888520360 Improvements: Residential Property
BENJAMIN D. GOFF, AS ADMINISTRATOR OF THE ESTATE OF HELEN D. GOFF, DECEASED. C.P. January Term, 2013 No. 00809 \$85,090.42 KML Law Group, P.C.

1308-506

922 West York Street 19133 37th wd. 786.37 Sq. Ft. BRT#371358200 Improvements: Residential Property
CONSUELA WILLIAMS C.P. September Term, 2008 No. 03297 \$12,869.96 KML Law Group, P.C.

1308-508

4924 Rosehill Street 19120 42nd wd. 1102.50 Sq. Ft. BRT#421338700 Improvements: Residential Property
KEILA RIVERA C.P. February Term, 2013 No. 02536 \$93,548.19 KML Law Group, P.C.

1308-510

5118 Harlan Street 19131 44th wd. 1065 Sq. Ft. BRT#442169100 Improvements: Residential Property
JOAN JONES C.P. January Term, 2008 No. 00645 \$31,263.50 KML Law Group, P.C.

1308-513

4320 Vista Street 19136 41st wd. 979.80 Sq. Ft. BRT#412193900 Improvements: Residential Property
ANN MARIE BERES C.P. February Term, 2013 No. 01671 \$126,592.56 KML Law Group, P.C.

1308-517

1503 North Redfield Street 19151 34th wd. 1420 Sq. Ft. BRT#342165200 Improvements: Residential Property
ALIYA S. SMALL C.P. December Term, 2008 No. 00510 \$51,907.45 KML Law Group, P.C.

1308-518

6426 Belfield Avenue 19119 22nd wd. 2557.41 Sq. Ft. BRT#221243900 Improvements: Residential Property
THERESA THURMAN C.P. August Term, 2012 No. 02184 \$146,384.17 KML Law Group, P.C.

1308-522

2452 Amber Street 19125 31st wd. 915 Sq. Ft. BRT#311127800 Improvements: Residential Property
SHARI B. LEVINE C.P. August Term, 2012 No. 01735 \$189,018.96 KML Law Group, P.C.

1308-529

4135 Greeby Street 19135 55th wd. 975 Sq. Ft. BRT#552123700 Improvements: Residential Property
DENNIS RIVERA C.P. March Term, 2012 No. 00456 \$162,174.91 KML Law Group, P.C.

1308-534

2601-2611 West Girard Avenue 19130-1315 28th wd. BRT#882751600
ZORA ENTERPRISES, INC. C.P. November Term, 2012 No. 00745 \$1,055,126.50 David A. DeFlece, Esq.

1308-535

4745 North Mascher Street 19120-4207 42nd wd. East side of Mascher St 175' 5/8" southward of Loudon St; front 15 ft 0 in, depth 97 ft 0 in
CAROL A. CLARK C.P. September Term, 2012 No. 02244 \$37,559.87 McGrath Law Group

1308-537

468 Lyceum Avenue 19128 21st wd. det 2.5 sty mas + other; 741.02 Sq. Ft. BRT#212106100 Improvements: Residential Dwelling
DENNIS A. MORRISON WESLEY, II C.P. June Term, 2012 No. 03966 \$422,593.09 McCabe, Weisberg & Conway, P.C.

1308-542

7933 Fayette Street 19150 50th wd. row b/gar 2sty masonry; 2775.1 Sq. Ft. BRT#50

SHERIFF'S SALE

1308-549

1954 Beyer Avenue 19115 56th wd. s/d w b/g 1 sty, masonry; 4906.37 Sq. Ft. BRT#562299500 Improvements: Residential Dwelling
TEDDY A. WILLIAMS AND JANET D. WILLIAMS AKA JANET WILLIAMS C.P. November Term, 2010 No. 03640 \$223,368.23 McCabe, Weisberg & Conway, P.C.

1308-552

1033 East Rittenhouse Street 19138 59th wd. s/d w b/g 2s masonry; 4192 Sq. Ft. BRT#591137000 Improvements: Residential Dwelling
VERONICA NAOMI HARRIS C.P. September Term, 2012 No. 03445 \$74,114.93 McCabe, Weisberg & Conway, P.C.

1308-553

8227 Rodney Street 19150 50th wd. Det w/det gar 2sty mason; 7034 Sq. Ft. BRT#502047200 Improvements: Residential Dwelling
PATRICE M. HAWTHORNE C.P. October Term, 2012 No. 00170 \$130,232.12 McCabe, Weisberg & Conway, P.C.

1308-554

6023 Hazelhurst Street 19151 34th wd. Row b/gar 2sty, masonry; 3290 Sq. Ft. BRT#342125200 Improvements: Residential Dwelling
ADDIE B. SIMMONS C.P. July Term, 2012 No. 04015 \$96,601.22 McCabe, Weisberg & Conway, P.C.

1308-560

6033 Washington Avenue 19143 3rd wd. Semi det 2sty, masonry; 4126.96 Sq. Ft. BRT#033107500 Improvements: Residential Dwelling
BANCROFT HUNTER C.P. October Term, 2012 No. 00168 \$152,768.07 McCabe, Weisberg & Conway, P.C.

1308-561

3451 Helen Street 19134 45th wd. Row 2 sty, masonry; 2134.74 Sq. Ft. BRT#452349900 Improvements: Residential Dwelling
GUILLERMO PERALTA AKA GUILLERMO R. PERALTA C.P. April Term, 2012 No. 03657 \$57,052.55 McCabe, Weisberg & Conway, P.C.

1308-563

6626 North Smedley Street 19126 10th wd. Row b/gar 2sty, masonry; 2526 Sq. Ft. BRT#101039100 Improvements: Residential Dwelling
JOSEPH SMALL C.P. July Term, 2012 No. 04017 \$68,809.46 McCabe, Weisberg & Conway, P.C.

1308-566

5009 Sheldon Street 19144 12th wd. det 2 sty, masonry; 6938.15 Sq. Ft. BRT#121187010 Improvements: Residential Dwelling
ALLEN SPEARMAN C.P. February Term, 2012 No. 01501 \$199,097.07 McCabe, Weisberg & Conway, P.C.

1308-577

5016 Miriam Road 19124 35th wd. 2890 Sq. Ft. BRT#351404000 Improvements: Residential Property
BAKARY KOUMA C.P. December Term, 2012 No. 004031 \$90,424.84 Leonard J. Mucci, III, Esq.

1308-578

7832 Lorna Drive 19111 56th wd. 4600 Sq. Ft. BRT#561088600 Improvements: Residential Property
EDWARD J. KEPPOL AND MEGHAN COSTELLO C.P. May Term, 2012 No. 3754 \$223,840.40 Leonard J. Mucci, III, Esq.

1308-581

5327 Castor Avenue 19124 23rd wd. 3293.37 Sq. Ft. BRT#234195800 Improvements: Residential Real Estate
JOHN J. THOMAS AND TOI THOMAS AKA TOI D. THOMAS C.P. October Term, 2012 No. 02459 \$200,266.72 Stern & Eisenberg, PC

1308-586

2858 North Hancock Street 19133 7th wd. 896 Sq. Ft. BRT#071142600 Improvements: Residential Real Estate
JOSE M. CRUZ AND ADELIA CRUZ C.P. August Term, 2010 No. 0004972 \$72,792.20 Stern & Eisenberg, PC

1308-597

2005 South 22nd Street 19145 48th wd. 922.50 Sq. Ft. BRT#482187400 Improvements: Residential Dwelling
MEI TIEN LAUW C.P. July Term, 2011 No. 02653 \$95,907.87 Udren Law Offices, P.C.

1308-599

1646 Bridge Street 19124-1326 62nd wd. 3000 Sq. Ft. PRCL#622095200 Improvements: Residential Property
WILLIAM A. MACK C.P. March Term, 2012 No. 00347 \$186,709.19 Phelan Hallinan, LLP

1308-614

6955 Pawling Street 19128 21st wd. 5000 Sq. Ft. BRT#212453200 Improvements: Residential Property

SHERIFF'S SALE

STUART M. SCOTT AND CAROLYN T. SCOTT C.P. September Term, 2008 No. 01164 \$268,026.93 KML Law Group, P.C.

1308-632

3333 Tyson Avenue 19149 55th wd. 2081.82 Sq. Ft. BRT#551342815 Improvements: Residential Property
HELEN DONAGHY AND PETER DONAGHY C.P. June Term, 2012 No. 00477 \$173,305.95 KML Law Group, P.C.

1308-635

6630 Doral Street 19142 40th wd. 1143.10 Sq. Ft. BRT#406347900 Improvements: Residential Property
FRANK N. MESSINA C.P. August Term, 2010 No. 4820 \$92,615.61 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1308-636

2414 Jessup Street aka 2414 South Jessup Street 19148 39th wd. 840 Sq. Ft. BRT#394199670 Improvements: Residential Property
PAUL F. SALVATORE AKA PAUL SALVATORE C.P. October Term, 2010 No. 0209 \$188,253.30 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

1308-644

1908 Stanwood Street 19152 35th wd. 2848.72 Sq. Ft. BRT#562044700 Improvements: Residential Dwelling
EDNA SANDINE C.P. July Term, 2012 No. 02451 \$184,536.41 Richard J. Nalbandian, Esq. for Powers, Kirn and Javardian, LLC

1308-657A-E

1429 West Tioga Street 19140-5034 (Premises A) 11th wd. Land area: 1600 Sq. Ft.; improvement area: 2090 Sq. Ft. Improvements: Rental Building

1431 West Tioga Street 19140-5034 (Premises B) 11th wd. Land area: 2554 Sq. Ft. Improvement area: 2628 Sq. Ft. Improvements: Rental Building

1435 West Tioga Street 19140-5034 (Premises C) 11th wd. Land Area: 816.75 Sq. Ft. Improvement area: 1140 Sq. Ft. Improvements: Rental Building

1441 West Tioga Street 19140-5034 (Premises D) 11th wd. Land Area: 869.40 Sq. Ft. Improvement area: 1743 Sq. Ft. Improvements: Rental Building

1443 West Venango Street 19140-4118 (Premises E) 11th wd. Land area: 1552 Sq. Ft. Improvement area: 2328 Sq. Ft. Improvements: Rental Building

BOBBY KAI TUNG LI; TIOGA INVESTMENTS, II, LLC C.P. March Term, 2013 No. 00381 \$739,924.81 Elliot H. Berton, Esq.

SHERIFF'S SALE OF TUESDAY, September 10, 2013

1309-301

6141 Wheeler Street 19143 40th wd. Land area: 1072 Sq. Ft. BRT#402171000 Improvements: Residential Dwelling
LAMONT JONES C.P. August Term, 2011 No. 004860 \$36,142.65 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1309-302

4618 East Howell Street 19135-4027 41st wd. Land area: 2500 Sq. Ft. BRT#411103610 Improvements: Det 2 Story Masonry
TERRANCE D. ROBINSON C.P. July Term, 2008 No. 04253 \$128,789.81 Milstead & Associates, LLC

1309-303

7022 Saybrook Avenue 19142-1124 40th wd. Land area: 1253.75 Sq. Ft. BRT#403307500 Improvements: Row 2 Story Masonry
VERONICA L. JENKINS C.P. October Term, 2012 No. 01947 \$22,929.81 Milstead & Associates, LLC

1309-304

5945 Windsor Avenue 19143-5221 40th wd. 1130.24 Sq. Ft. BRT#034093600 Improvements: Row B/gar 2 Story Masonry
GEORGE ABBOTT, ORIGINAL MORTGAGOR AND HB HOLDING COMPANY, LLC, DEAN ROSSI, PRESIDENT, REAL OWNER C.P. October Term, 2012 No. 00126 \$65,286.79 Milstead & Associates, LLC

1309-305

7337 Long Spur Place 19153-2710 40th wd. Land area: 2773.80 Sq. Ft. BRT#406660310 Improvements: Apt 2-4 Units 2 Story Masonry

SHERIFF'S SALE

TIMOTHY VINCENT AND TAMIKA ENGLISH NKA TAMIKA VINCENT C.P. December Term, 2012 No. 00847 \$86,042.48 Milstead & Associates, LLC

1309-306

332 South 60th Street 19143 Row Conv/ apt 2 story masonry BRT#032224600 Improvements: Residential Dwelling
CARLOS BAGWELL C.P. October Term, 2012 No. 001733 \$61,560.07 Federman & Associates, LLC

1309-307

4740 Levick Street 19135 Row b/gar 2 sty masonry BRT#411169900 Improvements: Residential Dwelling
MARK GOLIN C.P. February Term, 2013 No. 002543 \$99,619.80 Federman & Associates, LLC

1309-308

7905 Fox Run Lane 19111 Detached w/ garage 2 story frame BRT#631179803 Improvements: Residential Dwelling
JOE L. BARRETO AND BETSY D. DELGADO C.P. September Term, 2007 No. 003442 \$312,982.79 Federman & Associates, LLC

1309-309

2239 South Clarion Street 19148 39th wd. All that certain lot or piece of ground. Situate in the 39th ward of the City of Philadelphia on the east side of Clarion Street at the distance of 315 feet southward from the south side of Jackson Street. Containing in front or breadth on the said Clarion Street 13 ft and extending of that width in length or depth eastward between parallel lines at right angles to the said Clarion Street 48 ft 4-3/4 inches to a certain 4 feet wide alley, which extends northward and southward and communicates with a certain other alley 4 feet wide, which extends eastward and westward from the said Clarion Street to 13th Street at the distance of 68 feet south of Jackson Street.
PAULINE A. GALATI AKA PAULINE A. HANLY AKA PAULINE HANLY C.P. October Term, 2011 No. 03351 \$159,871.90 Anthony R. Distasio, Esq., Linton DiStasio & Edwards, P.C.

1309-310

301-323 Spring Garden Street 19123-2976 5th wd. West side of 3rd Street, front 33' 9-5/8 inch, depth 108 ft 1/8 in
HUMER, LLC C.P. January Term, 2011 No. 02167 \$1,057,224.18 Phillip D. Berger, Esq.

1309-311

2045 Sanger Street 19124 41st wd. 1110 Sq. Ft. BRT#411037900
ALAN STASSON C.P. April Term, 2013 No. 2196 \$99,298.20 Bianca A. Roberto, Esq.

1309-312

1201 Delaire Landing Road, Unit #1201 19114 65th wd. 1070 Sq. Ft. BRT#888650446
ALAN STASSON C.P. April Term, 2013 No. 2194 \$112,395.95 Bianca A. Roberto, Esq.

1309-313

4102 Delaire Landing Road, Unit 4102 19114 65th wd. 1082 Sq. Ft. BRT#888650477
ALAN STASSON C.P. April Term, 2013 No. 2193 \$106,278.12 Bianca A. Roberto, Esq.

1309-314

3151 Aramingo Avenue 19134 25th wd. 1082 Sq. Ft. BRT#251465000 Subject to Mortgage
ALAN STASSON C.P. April Term, 2013 No. 2192 \$75,177.93 Bianca A. Roberto, Esq.

1309-315

5250 West Berks Street 19131-3207 52nd wd. South side of Berks Street 32 ft eastward from the east side of Fifty Third St; front 16 ft, depth 100 ft BRT#521109200
LAUREN C. FELTON C.P. September Term, 2010 No. 00911 \$186,939.21 Louis P. Vitti, Esq.

1309-316

5417 Master Street 19131 4th wd. (formerly 52nd wd.) North side of Master Street 145 ft 11-1/4 in westward from the west side of 54th Street; front 15', depth 75' Subject to Mortgage
TALEA MANN C.P. June Term, 2006 No. 481 \$70,902.82 Louis P. Vitti, Esq.

1309-317

8101-8105 Elberon Avenue 19111 63rd wd. 11400 Sq. Ft. BRT#631041000 Improvements: Residential Property
KENNETH CHEN C.P. February Term, 2013 No. 00460 \$270,230.32 KML Law Group, P.C.

1309-318

5612 Arch Street 19139 4th wd. 1296 Sq. Ft. BRT#042023600 Improvements: Residential Property
SABRINA PRAY C.P. April Term, 2013 No. 00084 \$86,273.25 KML Law Group, P.C.

1309-319

2727 Helen Street 19134 25th wd. 1173.48 Sq. Ft. BRT#252513700 Improvements: Residential Property
MARTIN HERNANDEZ C.P. December

SHERIFF'S SALE

Term, 2012 No. 00573 \$41,921.89 KML Law Group, P.C.

1309-320

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

1309-321

1853 East Monmouth Street 19134 25th wd. 918.33 Sq. Ft. BRT#252128700 Improvements: Residential Property
ISRAEL COSS C.P. February Term, 2013 No. 02841 \$26,000.14 KML Law Group, P.C.

1309-322

1810 West Albanus Street 19141 14th wd. 1067.50 Sq. Ft. BRT#171036900 Improvements: Residential Property
O'NEAL THOMAS C.P. December Term, 2012 No. 00152 \$54,581.26 KML Law Group, P.C.

1309-323

5418 Regent Street 19143 51st wd. 900 Sq. Ft. BRT#514145000 Improvements: Residential Property
SHARON FLYTHE C.P. November Term, 2012 No. 01532 \$30,047.36 KML Law Group, P.C.

1309-324

314 East Montana Street 19119 22nd wd. 2429.29 Sq. Ft. BRT#221143200 Improvements: Residential Property
THE UNKNOWN HEIRS OF GRACE EPPERSON, DECEASED, ERRICK EPPERSON, SOLELY IN HIS CAPACITY AS HEIR OF GRACE EPPERSON, DECEASED, EDWARD EPPERSON, SOLELY IN HIS CAPACITY AS HEIR OF GRACE EPPERSON, DECEASED AND EPHARANT EPPERSON, SOLEY IN HIS CAPACITY AS HEIR OF GRACE EPPERSON, DECEASED. C.P. June Term, 2012 No. 01611 \$68,876.28 KML Law Group, P.C.

1309-325

1233 East Stafford Street 19138 59th wd. 900 Sq. Ft. BRT#591054700 Improvements: Residential Property
ANIKA WILLIAMS C.P. October Term, 2012 No. 02140 \$104,679.11 KML Law Group, P.C.

1309-326

7225 Ditman Street 19135 41st wd. 1957.50 Sq. Ft. BRT#412367900 Improvements: Residential Property
BRIAN M. HIRST C.P. January Term, 2012 No. 02725 \$141,741.30 KML Law Group, P.C.

1309-327

4829 North Carlisle Street 19141 13th wd. 1055.58 Sq. Ft. BRT#132021400 Improvements: Residential Property
SULA B. COTTMAN C.P. September Term, 2010 No. 00857 \$71,556.28 KML Law Group, P.C.

1309-328

1341 Tyson Avenue 19111 53rd wd. 5500 Sq. Ft. BRT#532240400 Improvements: Residential Property
NICHOLAS TRUBISKY C.P. December Term, 2011 No. 02527 \$95,035.87 KML Law Group, P.C.

1309-329

7845 Rugby Street 19150 50th wd. 2710.17 Sq. Ft. BRT#502096100 Improvements: Residential Property
ELLIS BRITTINGHAM C.P. January Term, 2008 No. 00938 \$64,794.64 KML Law Group, P.C.

1309-330

1829 Kendrick Street 19152 57th wd. Semi/det 2sty mas +other; 4127.04 Sq. Ft. BRT#562199600 Improvements: Residential Dwelling
CAROLANN IMBESI, KNOWN SURVIVING HEIR OF ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER, VALERIE GRANZIANO, KNOWN SURIVING HEIR OF ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER, PATRICIA TRESTON, KNOWN SURVIVING HEIR OF ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER, MATTHEW MASNY, KNOWN SURVIVING HEIR OR ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER AND ROSE MARIE MASNY. C.P. May Term, 2012 No. 02354 \$179,123.16 McCabe, Weisberg, & Conway, P.C.

1309-331

301 East Vernon Road 19119 22nd wd. Semi det 2 sty masonry; 1350 Sq. Ft. BRT#222032200 Improvements: Residential Dwelling
KEVIN T SMITH C.P. February Term, 2013

SHERIFF'S SALE

No. 00344 \$185,094.34 McCabe, Weisberg, & Conway, P.C.

1309-332

2112 South Garnet Street 19145 48th wd. 1820.92 Sq. Ft. BRT#481301600 Improvements: Residential Dwelling
LILY DEWI C.P. January Term, 2012 No. 02288 \$112,230.74 McCabe, Weisberg, & Conway, P.C.

1309-333

1304 North 53rd Street 19131 44th wd. row 2 sty, masonry; 1745 Sq. Ft. BRT#442335700 Improvements: Residential Dwelling
VERNEE M. WATSON C.P. April Term, 2010 No. 03243 \$92,971.45 McCabe, Weisberg, & Conway, P.C.

1309-334

844 Barlow Street 19116 58th wd. S/D w b/g 1s mas & other, 4097 Sq. Ft. BRT#582208853 Improvements: Residential Dwelling
BARBARA HOWELL C.P. February Term, 2013 No. 00192 \$114,244.50 McCabe, Weisberg, & Conway, P.C.

1309-335

7445 Gilbert Street 19138 10th wd. Row b/gar 2 sty masonry; 2664 Sq. Ft. BRT#102485400 Improvements: Residential Dwelling
DEBORAH JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER, ARTHUR JACKSON, MR., KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER, DAVID JACKSON, KNOWN SURVIVING HEIR OR ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER, PAULINE JACKSON, KNOWN SURVIVING HEIR OF ARHTUR JACKSON, DECEAESD MORTGAGOR AND REAL OWNER, AMANDA JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2011 No. 00945 \$57,523.02 McCabe, Weisberg, & Conway, P.C.

1309-336

1914 East Lippincott Street 19134 25th wd. Row 2 sty masonry; 2232 Sq. Ft. BRT#252272200 Improvements: Residential Dwelling
KAREN MCMULLEN C.P. May Term, 2012 No. 01769 \$34,140.74 McCabe, Weisberg, & Conway, P.C.

1309-337

1664 Granite Street 19124 62nd wd. Row b/gar 2 sty masonry; 1871.65 Sq. Ft. BRT#622073500 Improvements: Residential Dwelling
VICTOIRA CEBZANOV C.P. February Term, 2013 No. 01724 \$59,456.93 McCabe, Weisberg, & Conway, P.C.

1309-338

6833 Guyer Avenue 19142-2518 40th wd. 1184 Sq. Ft. BRT#406316000 Subject to Mortgage Improvements: Residential Dwelling
ANTHONY J. VITO C.P. July Term, 2012 No. 01625 \$69,288.67 Law Offices of Gregory Javardian

1309-339

4921 North 4th Street 19120-3824 42nd wd. 1778.56 Sq. Ft. BRT#422448900 Improvements: Residential Property
MAGDALIS TORRES C.P. March Term, 2013 No. 02743 \$13,120.77 Phelan Hallinan

SHERIFF'S SALE

55th wd. 1727 Sq. Ft. PRCL#551266200
Improvements: Residential Property
LISA M. BERGKOTTER AKA LISA M. BERGKOTTER C.P. February Term, 2013 No. 01240 \$80,913.65 Phelan Hallinan, LLP

1309-345

3451 Braddock Street 19134-2650 45th wd. 700.98 Sq. Ft. PRCL#452306000
Improvements: Residential Property
GEORGE SOWDEN C.P. March Term, 2013 No. 02710 \$44,407.31 Phelan Hallinan, LLP

1309-346

3646 Genesee Drive 19154-3017 66th wd. 1800 Sq. Ft. PRCL#663420000
Improvements: Residential Property
MARK GEISS AND BARBARA GEISS C.P. September Term, 2012 No. 01438 \$208,727.39 Phelan Hallinan, LLP

1309-347

419 West George Street 19123-1433 65th wd. 507.22 Sq. Ft. BRT#8N1762
Improvements: Row 3 Story Masonry
LUCIANO ROMAN C.P. July Term, 2012 No. 04350 \$233,747.07 Milstead & Associates, LLC

1309-348

5623 North American Street 19120-2325 61st wd. 1006.60 Sq. Ft. BRT#612401800
Improvements: Row 2 Story Masonry
TITUS WHITEHEAD, ORIGINAL MORTGAGOR AND REAL OWNER AND SABRIAN Y. WHITEHEAD, ORIGINAL MORTGAGOR C.P. October Term, 2012 No. 00063 \$80,031.96 Milstead & Associates, LLC

1309-349

4034 Balwyne Park Road 19131-1602 52nd wd. 3563 Sq. Ft. BRT#521399400
Improvements: Apartment 2-4 Units 2 Story Masonry
KISHA OWEN C.P. December Term, 2012 No. 04050 \$110,429.43 Milstead & Associates, LLC

1309-350

1966 West Cheltenham Avenue 19138-2234 10th wd. 1320 Sq. Ft. BRT#101406700
Improvements: Row B/gar 2 Story Masonry
SHERYL N. MEADE DICKERSON, ORIGINAL MORTGAGOR AND REAL OWNER C.P. January Term, 2012 No. 03109 \$9,980.55 Milstead & Associates, LLC

1309-351

4641 Oakland Street 19124 23rd wd. 1863.21 Sq. Ft. BRT#234235700
Improvements: Residential Dwelling
DAVID STEINER AND KAREN STEINER C.P. April Term, 2013 No. 00133 \$77,932.07 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1309-352

2227 Tulip Street 19125 31st wd. 624 Sq. Ft. BRT#311259800
Improvements: Residential Real Estate
DANIEL DOUGLAS C.P. December Term, 2012 No. 03029 \$237,645.74 Stern & Eisenberg, PC

1309-353

6446 Chelwynde Avenue 19142 40th wd. 1120 Sq. Ft. BRT#406275700
Improvements: Residential Property
JOHN A. WILLIAMS C.P. January Term, 2013 No. 01462 \$83,582.27 KML Law Group, P.C.

1309-354

6626 Dicks Avenue 19142 40th wd. 1183.92 Sq. Ft. BRT#406289000
Improvements: Residential Property
TANYA BURNS AND LEMENUEL W. LAWTON C.P. May Term, 2007 No. 00839 \$63,428.02 KML Law Group, P.C.

1309-355

2435 East Indiana Avenue 19134 25th wd. 1014 Sq. Ft. BRT#251094800
Improvements: Residential Property
CHRISTINA STEVER AND JAMES STEVER C.P. August Term, 2012 No. 00010 \$122,526.94 KML Law Group, P.C.

1309-356

5110 North Carlisle Street 19141 17th wd. 1617 Sq. Ft. BRT#172034000
Improvements: Residential Property
LINDA B HUNLEY C.P. October Term, 2009 No. 01534 \$40,265.20 KML Law Group, P.C.

1309-357

6507 Guyer Street 19142 40th wd. 1183.92 Sq. Ft. BRT#406306400
Improvements: Residential Property
DEGUSIA P SOEH C.P. March Term, 2013 No. 00469 \$109,215.85 KML Law Group, P.C.

1309-358

1752 North Taney Street 19121 32nd wd. 984 Sq. Ft. BRT#324126100
Improvements: Residential Property
MITZIE LYONS-FOSTER C.P. April Term, 2011 No. 00850 \$56,420.55 Scott A.

SHERIFF'S SALE

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

1309-359

5812 Ditman Street 19135 41st wd. 5600 Sq. Ft. BRT#411215900
Improvements: Residential Property
DAVID S. JACK ALSO KNOWN AS DAVID JACK C.P. January Term, 2012 No. 0703 \$164,608.87 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

1309-360

2560 East Westmoreland Street 19134 45th wd. 861.15 Sq. Ft. BRT#451024400
Improvements: Residential Property
EDWARD V. SLAVIN C.P. September Term, 2011 No. 2958 \$166,110.02 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

1309-361

2428 South 74th Street 19153-1405 40th wd. 1629.22 Sq. Ft. BRT#404131200
Improvements: Residential Property
C.P. June Term, 2012 No. 3711 \$55,648.95 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

1309-362

5417 Larchwood Avenue 19143-1421 60th wd. Situate on the north side of Larchwood Avenue at the distance of 170 feet westward from the west side of 54th Street Subject to Mortgage Improvements: Row 2 Sty Masonry ANNIE RUTH DAVIS (DECEASED) C.P. November Term, 2012 No. 01969 \$84,002.37 Chandra M. Arkema, Esq.

1309-363

5531 Pemberton Street 19143-2525 46th wd. Situate on the north side of Pemberton Street at the distance of two hundred thirty-two feet westward from the west side of 55th Street Subject to Mortgage Improvements: Row 2 Sty Masonry CHARLES HODGES C.P. February Term, 2013 No. 00479 \$84,175.02 Chandra M. Arkema, Esq.

1309-364

1985 73rd Avenue 19138-2724 50th wd. Situate on the north side of 73rd Avenue (60 feet wide) at the distance of 255 feet westward from the west side of Andrews Avenue. Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry PAULINE JOHNSON AKA PAULINE THOMPSON, DECEASED C.P. December Term, 2012 No. 03806 \$122,366.95 Chandra M. Arkema, Esq.

1309-365

2103 South 57th Street 19143-5603 51st wd. Situate on the northeast side of 57th Street at the distance of 16 feet southeastward from the southeast side of Greenway Avenue. Subject to Mortgage Improvements: Row 2 Sty Masonry BESSIE FREEMAN (DECEASED) C.P. November Term, 2012 No. 00605 \$67,904.28 Chandra M. Arkema, Esq.

1309-366

5432 West Montgomery Avenue 19131-3106 52nd wd. Situate on the southerly side of Montgomery Avenue at the distance of 256 feet westwardly from the westerly side of Forty-fourth Street. Subject to Mortgage Improvements: Row B/gar 2sty Masonry MARGO ALLEYN NEWSON C.P. January Term, 2013 No. 02472 \$116,500.70 Chandra M. Arkema, Esq.

1309-367

5035 Reno Street 19139-1647 44th wd. Situate on the northerly side of Reno Street at the distance of 240 feet and 4-1/2 inches westward from the westerly side of 50th Street. Improvements: Row 2 Sty Masonry ROSE BELL (DECEASED) C.P. October Term, 2012 No. 03562 \$93,410.89 Chandra M. Arkema, Esq.

1309-368

12410 Medford Road 19154-1913 66th wd. Beginning at a point north of the northwest side of Medford Road (64 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 689 feet. Improvements: Row B/gar 2sty Masonry JOSEPH L. NIGHTLINGER C.P. May Term, 2012 No. 02275 \$110,756.11 Chandra M. Arkema, Esq.

1309-369

2835 West Clearfield Street 19132-1233 38th wd. Beginning at a point in the northerly side of said Clearfield Street 50 wide at the distance of 134 feet 2-1/2 inches eastward from the

SHERIFF'S SALE

east side of 29th street Subject to Mortgage Improvements: Row Sty Masonry ROBERT BROOKS (DECEASED) C.P. December Term, 2012 No. 03688 \$32,484.58 Chandra M. Arkema, Esq.

1309-370

6945 North 15th Street, Unit 5B 19126-1603 88th wd. PRCL#888056950
Improvements: Condominium Unit
NANITA S. TILLEY C.P. May Term, 2012 No. 02697 \$41,885.11 Phelan Hallinan, LLP

1309-371

2549 North 17th Street 19132-3928 16th wd. (formerly the 28th wd.) 1009.02 Sq. Ft. PRCL#161157600
Improvements: Residential Property
JOHN P. DENNIS C.P. January Term, 2012 No. 01191 \$70,416.34 Phelan Hallinan, LLP

1309-372

6577 North Woodstock Street 19138-3114 10th wd. 1280 Sq. Ft. PRCL#102078800
Improvements: Residential Property
LESLIE KIMBLE C.P. January Term, 2011 No. 01128 \$73,858.30 Phelan Hallinan, LLP

1309-373

1342 West Hunting Park Avenue 19140-2015 43rd wd. 2098 Sq. Ft. PRCL#433202200
Improvements: Residential Property
WAYNE BROWN C.P. September Term, 2010 No. 01743 \$42,087.50 Phelan Hallinan, LLP

1309-374

9212 Annapolis Road 19114 57th wd. 5360 Sq. Ft. BRT#572252300
Improvements: Residential Property
WILFREDO SANTIAGO C.P. September Term, 2010 No. 02572 \$318,393.60 KML Law Group, P.C.

1309-375

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.

1309-376

7608 Dicks Avenue 19153 40th wd. 2684.70 Sq. Ft. BRT#405823400
Improvements: Residential Property
THE UNKNOWN HEIRS OF LUCIA L. ALLEN, DECEASED C.P. February Term, 2013 No. 01529 \$20,352.74 KML Law Group, P.C.

1309-377

1913 East Wishart Street 19134 25th wd. 840 Sq. Ft. BRT#252299700
Improvements: Residential Property
ROBERT DERR AND TERESA DERR C.P. February Term, 2013 No. 01654 \$56,282.46 KML Law Group, P.C.

1309-378

1412 North Hirst Street 19151 34th wd. 810 Sq. Ft. BRT#342327200
Improvements: Residential Property
SONDRA L. SIMS C.P. February Term, 2013 No. 01684 \$96,310.03 KML Law Group, P.C.

1309-379

2819 Poplar Street 19130 29th wd. 1559.92 Sq. Ft. BRT#292003300
Improvements: Residential Property
LARRY E. RUSSELL C.P. January Term, 2013 No. 001803 \$334,271.44 Leonard J. Mucci, III, Esq.

1309-380

2821 North Lawrence Street 19133 19th wd. 742 Sq. Ft. BRT#192165300
Improvements: Residential Property
TRACY HUA AND CHI-HUNG MU C.P. November Term, 2012 No. 1585 \$44,005.14 Caitlin M. Donnelly, Esq.

1309-381

304 Gilham Street 19111 53rd wd. 1068.53 Sq. Ft. BRT#531160000
Improvements: Residential Property
ALEXANDER LIAPITCH AKA ALEXANDRE LIAPITCH C.P. August Term, 2012 No. 0177 \$114,668.08 Leonard J. Mucci, III, Esq.

1309-382

2548 Emerald Street 19125 31st wd. 919.80 Sq. Ft. BRT#311072400
Improvements: Residential Property
KATRINA OHSTROM C.P. June Term, 2012 No. 0571 \$171,632.70 Leonard J. Mucci, III, Esq.

1309-383

129 South 50th Street 19139 46th wd. 1808 Sq. Ft. BRT#601100600
Improvements: Residential Dwelling
DANTE BRACAMONTE AKA DANTE BRACAMANTE C.P. April Term, 2013 No. 002608 \$166,433.27 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1309-384

6546 Dicks Avenue 19142 40th wd. 1473.92 Sq. Ft. BRT#406287500
Improvements: Residential Real Estate

SHERIFF'S SALE

EPHRAIM HARRISON AND CARLENE HARRISON C.P. April Term, 2013 No. 01135 \$11,114.68 Stern & Eisenberg, PC

1309-385

2534 East Somerset Street 19134 25th wd. 1700 Sq. Ft. BRT#251005100
Improvements: Commercial Real Estate
THEODORE COX C.P. April Term, 2013 No. 01861 \$161,320.71 Stern & Eisenberg, PC

1309-386

1730 South Conestoga Street 19143 51st wd. 900 Sq. Ft. BRT#514189700
Improvements: Residential Property
FREDA WASHINGTON C.P. December Term, 2010 No. 1095 \$63,770.48 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

1309-387

6112 Vandike Street 19135 41st wd. 1077.78 Sq. Ft. BRT#411330400
Improvements: Residential Property
GERARD SMITH C.P. March Term, 2012 No. 3061 \$66,065.53 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

1309-388

5053 Portico Street 19144 12th wd. 1368 Sq. Ft. BRT#123136600
Improvements: Residential Property
OLEG KOLESNITCHENKO C.P. November Term, 2010 No. 4658 \$95,353.31 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

1309-389

1915 McClellan Street 19145-2024 48th wd. 928 Sq. Ft. BRT#481017000
Improvements: Residential Property
CHRISTOPHER KING C.P. November Term, 2011 No. 0269 \$102,199.16 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

1309-390

6210 Hazel Avenue 19143-0000 3rd wd. 1088 Sq. Ft. BRT#032122100
Subject to Mortgage Improvements: Residential Property
ROSA L. LEE C.P. October Term, 2011 No. 2892 \$58,154.35 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

1309-391

7841 Buist Avenue 19153-1204 40th wd. 1797.30 Sq. Ft. BRT#4057555896
Subject to Mortgage Improvements: Residential Property
KAMEL ANJORIN C.P. April Term, 2012 No. 1170 \$185,581.93 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

1309-392

5418 Howland Street 19124 35th wd. 2560.20 Sq. Ft. BRT#351351400
Subject to Mortgage Improvements: Residential Property
VALERIE GRANT AND ALFONZO GRANT C.P. September Term, 2012 No. 0331 \$85,045.58 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

1309-393

2127 Stevens Street 19149 62nd wd. 1247.40 Sq. Ft. BRT#621204500
Improvements: Residential Property
COLLEEN KING C.P. December Term, 2010 No. 2060 \$162,700.78 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

1309-394

729 North 44th Street 19104 6th wd. 2784.25 Sq. Ft. BRT#061297300
Improvements: Residential Property
CHERYL CLARK C.P. January Term, 2012 No. 02754 \$171,686.35 KML Law Group, P.C.

1309-395

1324 Locust Street, Unit 214 19107 5th wd. 655 Sq. Ft. BRT#888115238
Improvements: Residential Property
JANICE OGLETREE C.P. March Term, 2012 No. 03090 \$178,917.64 KML Law Group, P.C.

1309-396

2614 Tulip Street 19125 31st wd. 880 Sq. Ft. BRT#311253600
Improvements: Residential Property

SHERIFF'S SALE

THOMAS ROBERT SMITH, AS EXECUTOR OF THE ESTATE OF LAWRENCE HARRIS FINN, DECEASED C.P. January Term, 2013 No. 01668 \$94,925.54 KML Law Group, P.C.

1309-397

602 East Annsbury Steet 19120 42nd wd. 1083.82 Sq. Ft. BRT#421007300
Improvements: Residential Property
ZAIDA E. DEJESUS C.P. October Term, 2012 No. 02237 \$85,085.67 KML Law Group, P.C.

1309-398

1815 Meribrook Lane 19151 34th wd. 1696 Sq. Ft. BRT#343363700
Improvements: Residential Property
CHARLENE A. BROWN-HENRY C.P. February Term, 2013 No. 01983 \$47,794.42 KML Law Group, P.C.

1309-399

2847 Sellers Street 19137 45th wd. 1200 Sq. Ft. BRT#453045200
Improvements: Residential Property
TONIANN MCCARRON C.P. February Term, 2013 No. 01690 \$153,285.14 KML Law Group, P.C.

1309-400

7200 Limekiln Turnpike 19138 10th wd. 1470.66 Sq. Ft. BRT#102072200
Improvements: Residential Property
JENNIFER PEARSON C.P. April Term, 2013 No. 01474 \$242,007.15 KML Law Group, P.C.

1309-401

261 West Albanus Street 19120 42nd wd. 910 Sq. Ft. BRT#422145500
Improvements: Residential Property
THE UNKNOWN HEIRS OF JENNIE ANDERSON, DECEASED, THE UNKNOWN HEIRS OF JOSEPHINE TORRES CASTRO, DECEASED AND ANDRE HOLMES, SOLELY IN HIS CAPACITY AS HEIR OF JOSEPHINE TORRES CASTRO, DECEASED. C.P. October Term, 2012 No. 00766 \$14,139.59 KML Law Group, P.C.

1309-402

5401 Lebanon Avenue 19131 52nd wd. 1716 Sq. Ft. BRT#522077900
Improvements: Residential Property
GRACE AWIOR AKA GRACE E. WHITE AKA GRACE WHITE C.P. November Term, 2008 No. 01440 \$100,033.31 KML Law Group, P.C.

1309-403

1710 Chestnut Lane 19115 56th wd. 8250 Sq. Ft. BRT#562264900
Improvements: Residential Property
CATHERINE A. WALSH AS EXECUTRIX OF THE ESTATE OF WILLIAM P. PERRI, DECEASED. C.P. February Term, 2013 No. 0

SHERIFF'S SALE

Term, 2013 No. 01613 \$290,426.27 Barbara A. Fein, Esq.

1309-411

5779 Hunter Street 19131 4th wd. 1280 Sq. Ft. BRT#043204500 Subject to Mortgage Improvements: Residential Dwelling
DIANE CROSS C.P. January Term, 2013 No. 02297 \$82,744.87 Udren Law Offices, P.C.

1309-412

1700 Reed Street 19146 36th wd. 1044.00 Sq. Ft. BRT#365355600 Improvements: Residential Dwelling
DAMON K. ROBERTS AND ARLINE R. ROBERTS C.P. April Term, 2008 No. 004001 \$213,653.44 Mark J. Udren, Esq.

1309-413

3693 Whitehall Lane 19114 66th wd. 1988.47 Sq. Ft. BRT#661222800 Improvements: Residential Dwelling
WILLIAM J. BELL C.P. April Term, 2012 No. 03000 \$214,149.92 Udren Law Offices, P.C.

1309-414

1427 Bleigh Avenue 19111 56th wd. 4640.62 Sq. Ft. BRT#561302700 Improvements: Residential Dwelling
ROBERT H. REYNOLDS, JR. C.P. August Term, 2012 No. 03315 \$184,365.29 Udren Law Offices, P.C.

1309-415

247 North Avondale Street 19139 34th wd. 700 Sq. Ft. BRT#343087700 Improvements: Residential Dwelling
SABEHA YASMIN C.P. April Term, 2013 No. 02597 \$28,831.07 Udren Law Offices, P.C.

1309-416

3421 Indian Queen Lane 19129 38th wd. 1655.86 Sq. Ft. BRT#382079400 Improvements: Residential Dwelling
KAREN TAPPENDEN C.P. April Term, 2013 No. 01923 \$14,544.11 Udren Law Offices, P.C.

1309-417

4530 Sheffield Avenue 19136 41st wd. 1376.96 Sq. Ft. BRT#651135400 Improvements: Residential Dwelling
KIMBERLY A. O'CONNOR C.P. November Term, 2011 No. 00779 \$167,393.06 Udren Law Offices, P.C.

1309-418

3122 North Patton Street 19132 38th wd. 1149.12 Sq. Ft. BRT#382174400 Improvements: Single Family Row Home
CAROL CRAWFORD, DECEASED C.P. March Term, 2013 No. 01707 \$57,918.64 Craig H. Fox, Esq.

1309-419

6910 Rodney Street 19138 10th wd. 1350 Sq. Ft. BRT#102394100 Improvements: Single Family Row Home
SAMUEL L. GLENN, DECEASED AND MINNIE E. GLENN, DECEASED C.P. January Term, 2013 No. 00257 \$60,145.26 Craig H. Fox, Esq.

1309-420

7350 Woodcrest Avenue 19151-2213 34th wd. 1491.10 Sq. Ft. PRCL#344117000 Improvements: Residential Property
SANDRA J. JORDAN C.P. July Term, 2012 No. 02361 \$49,433.82 Phelan Hallinan, LLP

1309-421

5831 Henry Avenue 19128-1743 21st wd. 6700 Sq. Ft. PRCL#213249100 Improvements: Residential Property
RENEE PEDRO AND RONALD S. BODINE C.P. August Term, 2011 No. 03614 \$200,249.28 Phelan Hallinan, LLP

1309-422

1551 South Lambert Street 19146-4519 36th wd. 599.72 Sq. Ft. PRCL#363258600 Improvements: Residential Property
KAMAU FLOYD C.P. February Term, 2012 No. 02485 \$198,404.69 Phelan Hallinan, LLP

1309-423

2114 Poplar Street 19130-1407 15th wd. 1120 Sq. Ft. PRCL#152332100 Improvements: Residential Property
BEVERLY T. DUNCAN C.P. January Term, 2013 No. 01076 \$371,09.18 Phelan Hallinan, LLP

1309-424

616 Maple Avenue 19116-1702 58th wd. 6516.12 Sq. Ft. PRCL#583022010 Improvements: Residential Property
SANDRO SANTOS AKA SANDRE SANTOS AKA SANDROS DOS SANTOS C.P. February Term, 2012 No. 00727 \$412,477.22 Phelan Hallinan, LLP

1309-425

5854 North Marshall Street aka 5854 Marshall Street 19120 61st wd. 1234.35 Sq. Ft. PRCL#612259000 Improvements: Residential Property
KENESHA L. JOHNSON C.P. March Term, 2012 No. 02628 \$58,204.37 Phelan Hallinan, LLP

SHERIFF'S SALE

1309-426

5524 North American Street 19120-2827 42nd wd. 3250 Sq. Ft. PRCL#422426500 Improvements: Residential Property
REGINALD WHITMAN AND LABRENA PATTERSON C.P. September Term, 2009 No. 00678 \$89,854.06 Phelan Hallinan, LLP

1309-427

2651 South 11th Street 19148-4407 39th wd. 821.50 Sq. Ft. PRCL#394188700 Improvements: Residential Property
ERIC BARTELLO C.P. May Term, 2011 No. 02734 \$189,002.78 Phelan Hallinan, LLP

1309-428

3526 Edgemont Street 19134-5408 45th wd. 1628.46 Sq. Ft. PRCL#451223701 Improvements: Residential Property
KENNETH R. AMATO AND LAUREN J. HOLMES AKA LAUREN HOLMES C.P. October Term, 2011 No. 04319 \$153,026.02 Phelan Hallinan, LLP

1309-429

2338 North Sydenham Street 19132-4431 11th wd. 1426.47 Sq. Ft. PRCL#161053400 Improvements: Residential Property
STEVE M. GRANDIZIO AND MARIA QUATTRONE C.P. March Term, 2013 No. 00028 \$129,250.79 Phelan Hallinan, LLP

1309-430

2125 North Wanmaker Street 19131-3022 52nd wd. 1229.28 Sq. Ft. PRCL#522230000 Improvements: Residential Property
ERNEST MCMANUS C.P. February Term, 2013 No. 01078 \$70,313.90 Phelan Hallinan, LLP

1309-431

1846 South 65th Street 19142-1312 40th wd. 1383.30 Sq. Ft. OPA#403005100 Improvements: Residential Property
CRESIUS DARIUS C.P. May Term, 2012 No. 03161 \$63,023.14 Phelan Hallinan, LLP

1309-432

6820 North Gratz Street 19126-2614 10th wd. 1608 Sq. Ft. PRCL#101108400 Improvements: Residential Property
STACEY THOMPSON AKA STACEY M THOMPSON C.P. October Term, 2012 No. 00197 \$156,724.22 Phelan Hallinan, LLP

1309-433

2914 Rorer Street 19134-3019 37th wd. 901 Sq. Ft. PRCL#071521100 Improvements: Residential Property
MURAD PEYGUMBARI AKA M PEYGUMBARI C.P. December Term, 2012 No. 02486 \$27,832.19 Phelan Hallinan, LLP

1309-434

2639 Edgemont Street 19125-3828 31st wd. (formerly the 18th wd.) 819 Sq. Ft. PRCL#312172900 Improvements: Residential Property
JILLIAN M. KROPP C.P. May Term, 2012 No. 02708 \$48,383.43 Phelan Hallinan, LLP

1309-435

2602 South Beulah Street 19148-4515 39th wd. 611.24 Sq. Ft. PRCL#393212500 Improvements: Residential Property
HSIAO L. WENG C.P. June Term, 2012 No. 00057 \$87,710.83 Phelan Hallinan, LLP

1309-436

5454 Pine Street 19143-1428 60th wd. 1455.48 Sq. Ft. PRCL#603094700 Improvements: Residential Property
APRIL E. BACON C.P. September Term, 2008 No. 00825 \$90,848.13 Phelan Hallinan, LLP

1309-437

1369 Sellers Street 19124-3643 23rd wd. 975 Sq. Ft. PRCL#234051000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELIZABETH FELICIANO DECEASED. JOVANIE TRINIDAD, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ELIZABETH FELICIANO. BERLIZA LEBRON-FELICIANO IN HER CAPACITY AS HEIR OF THE ESTATE OF ELIZABETH FELICIANO KACERYN VIZCARRONDO-FELICIANO IN HER CAPACITY HEIR OF THE ESTATE OF ELIZABETH FELICIANO MICHELLE MARIE CLEMENTE, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELIZABETH FELICIANO. C.P. December Term, 2011 No. 02633 \$33,136.22 Phelan Hallinan, LLP

1309-438

4428 Solly Avenue 19136-2848 65th wd. 2024.68 Sq. Ft. PRCL#652025404 Improvements: Residential Property
COREY HAMILTON C.P. June Term, 2012 No. 02407 \$184,027.34 Phelan Hallinan, LLP

1309-439

566 Martin Street 19128-1619 21st wd. 1500 Sq. Ft. PRCL#213174000 Improvements:

SHERIFF'S SALE

Residential Property
ANTHONY J. STANKIEWICZ AND DENISE M. STANKIEWICZ C.P. March Term, 2012 No. 02618 \$150,503.73 Phelan Hallinan, LLP

1309-440

1212 East Susquehanna Avenue 19125 18th wd. row 2sty, frame; 4995 Sq. Ft. BRT#181237500 Improvements: Residential Dwelling
CHRISTIE MOORE C.P. May Term, 2009 No. 00672 \$324,918.32 McCabe, Weisberg, & Conway, P.C.

1309-441

4833 Mascher Street aka 4833 North Mascher Street 19120 42nd wd. s/d conv. Apartment 2sty, masonry 3195.75 Sq. Ft. BRT#422357100 Improvements: Residential Dwelling
RACHEL DAVIS C.P. May Term, 2006 No. 01194 \$50,144.98 McCabe, Weisberg, & Conway, P.C.

1309-442

1926 South 29th Street 19145 48th wd. Row b/gar, 2 sty, masonry; 2594.5 Sq. Ft. BRT#482384700 Subject to Rent Improvements: Residential Dwelling
GARY ANDREOLI C.P. July Term, 2012 No. 03435 \$187,906.08 McCabe, Weisberg, & Conway, P.C.

1309-443

1210 East Sydney Street 19150 50th wd. s/d w b/g 2s masonry, 4428.25 Sq. Ft. BRT#502471100 Improvements: Residential Dwelling
JENNIFER IACONO, ESQUIRE, ADMINISTRATOR OF THE ESTATE OF KATHERINE WHITEHURST, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 03771 \$202,783.62 McCabe, Weisberg, & Conway, P.C.

1309-444

5746 Commerce Street 19139 4th wd. Row 2 sty, masonry; 2034.45 Sq. Ft. BRT#042011700 Improvements: Residential Dwelling
CHARLES MCCALL C.P. December Term, 2012 No. 03066 \$68,495.80 McCabe, Weisberg, & Conway, P.C.

1309-445

15151 Locust Street #401 19146 8th wd. Res condo .5+ sty masonry, 1855 Sq. Ft. BRT#888035710 Improvements: Condominium
STEVEN ROSENBERG C.P. March Term, 2012 No. 02667 \$660,313.91 McCabe, Weisberg, & Conway, P.C.

1309-446

4824 East Roosevelt Boulevard 19124 35th wd. S/D Conv apartment 2.5 sty, masonry; 4598 Sq. Ft. BRT#351024900 Improvements: Residential Dwelling
JEFFREY DULDULAO C.P. July Term, 2012 No. 01505 \$194,668.31 McCabe, Weisberg, & Conway, P.C.

1309-447

6913 Paschall Avenue 19142 40th wd. row 2 sty, masonry; 3136 Sq. Ft. BRT#403313000 Improvements: Residential Dwelling
GABRIEL TAYLOR C.P. December Term, 2010 No. 02862 \$76,684.48 McCabe, Weisberg, & Conway, P.C.

1309-448

3600 Conshohocken Avenue, Unit 1402 19131 52nd wd. Res condo .5+ sty, masonry, 940 Sq. Ft. BRT#888520555 Improvements: Condominium
HARVEY LEVENTHAL, ADMINISTRATOR OF THE ESTATE OF SELMA POWELL, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2011 No. 04208 \$107,337.59 McCabe, Weisberg, & Conway, P.C.

1309-449

3273 Red Lion Road 19114 66th wd. Apartment 2-4 units 2 sty, masonry 6215.25 Sq. Ft. BRT#662258336 Improvements: Residential Dwelling
YAKOV KANTAROVICH C.P. January Term, 2011 No. 03299 \$143,356.40 McCabe, Weisberg, & Conway, P.C.

1309-450

3308 Chippendale Street 19136 64th wd. Row b/gar 2 sty, masonry; 3212.02 Sq. Ft. BRT#642198300 Improvements: Residential Dwelling
TINA ROWAN C.P. December Term, 2011 No. 00427 \$173,139.09 McCabe, Weisberg, & Conway, P.C.

1309-451

2513 West Sterner Street 19132 28th wd. Det w/b gar 2 sty, masonry; 1506.65 Sq. Ft. BRT#281390500 Improvements: Residential Dwelling
JEFFREY PATTERSON C.P. November Term, 2007 No. 01805 \$29,608.32 McCabe, Weisberg, & Conway, P.C.

1309-452

721 Mckean Street 19148 39th wd. row 2

SHERIFF'S SALE

sty, masonry; 2285.6 Sq. Ft. BRT#393025600 Improvements: Residential Dwelling
JEFFREY SPEARMAN, JR. C.P. August Term, 2012 No. 01904 \$228,828.26 McCabe, Weisberg, & Conway, P.C.

1309-453

5542 Lansdowne Avenue 19131 4th wd. Row conv/apartment 2 sty, masonry; 2486 Sq. Ft. BRT#041253900 Improvements: Residential Dwelling
DARNELL R. RUSSELL C.P. June Term, 2008 No. 03826 \$117,826.86 McCabe, Weisberg, & Conway, P.C.

1309-454

5847 Brush Avenue 19138 22nd wd. Row b/gar 2sty masonry; 2532.4 Sq. Ft. BRT#591230500 Improvements: Residential Dwelling
CHANDA D. MCCARD C.P. March Term, 2012 No. 01632 \$97,443.97 McCabe, Weisberg, & Conway, P.C.

1309-455

4709 Mercer Street 19137 45th wd. Det 2 sty, masonry; 2474.02 Sq. Ft. BRT#453217400 Improvements: Residential Dwelling
CHARLENE A. TROXELL-AMER C.P. October Term, 2012 No. 01951 \$71,878.76 McCabe, Weisberg, & Conway, P.C.

1309-456

1074 Wakeling Street 19124 23rd wd. .1817 AC, c48 residential detached with detached garage 2.5 stories stone PRCL#234151800
IGNACIO MORALES AKA IGNACIO L. MORALES AKA IGNACIO I MORALES AKA IGNACIO ISSAC MORALES ALBINO AND ANNETTE CRUZ AKA ANETTE CRUZ AKA ANNETTE MORALES AKA ANETTE MORALES AKA ANNETTE MORALES-CRUZ AKA ANETTE MORALES-CRUZ C.P. November Term, 2012 No. 01742 \$258,507.87 Brian H. Smith, Esq.

1309-457

2431 South Opal Street 19145 26th wd. Unknown BRT#262143400 Subject to Mortgage Improvements: Dwelling/building
BARBARA L. GENOVESI AND BIAGIO F. GENOVESI C.P. September Term, 2007 No. 1620 \$158,349.48 Sarah E. Ehasz, Esq.

1309-458

2052 East Cheltenham Avenue 19124 41st wd. 1260 Sq. Ft. BRT#411069200 Subject to Mortgage Improvements: Row B/gar 2 Sty, Masonry
WILLIAM ORTIZ C.P. October Term, 2009 No. 02921 \$92,132.76 Sarah E. Ehasz, Esq.

1309-459

225 Wakeling Street 19137-1215 45th wd. formerly the 10th wd. 972.40 Sq. Ft. BRT#4563367800 Improvements: Residential Property
MANOUSOS FASARAKIS C.P. August Term, 2011 No. 00568 \$100,852.49 Phelan Hallinan, LLP

1309-460

1130 Kenwyn Street 19124-2516 23rd wd. 2763.20 Sq. Ft. PRCL#234173100 Improvements: Residential Property
SHARON LYONS C.P. January Term, 2013 No. 03422 \$187,057.42 Phelan Hallinan, LLP

1309-461

1417 West Clearview Street 19141 17th wd. 2117.15 Sq. Ft. BRT#171109610 Improvements: Residential Property
KIA RILEY C.P. January Term, 2006 No. 003819 \$70,621.01 Christopher A. DeNardo, Esq.

1309-462

5331 Chester Avenue 19143 51st wd. 1616 Sq. Ft. BRT#511275800 Improvements: Residential Property
AMANDA WASHINGTON C.P. January Term, 2013 No. 002561 \$86,778.01 Christopher A. DeNardo, Esq.

1309-463

5866 North 6th Street 19120 61st wd. 1408 Sq. Ft. BRT#612278000 Improvements: Residential Property
MARK D. IVEY C.P. February Term, 2013 No. 002058 \$67,012.21 Christopher A. DeNardo, Esq.

1309-464

9229 Academy Road 19114 35th wd. 7500 Sq. Ft. BRT#572341200 Improvements: Residential Property
RONALD E. BARDER AND SHANNON DUNNE C.P. December Term, 2012 No. 004040 \$193,110.96 Christopher A. DeNardo, Esq.

1309-465

2063 Kingston aka 2063 Kingston Street 19134 45th wd. 1071.60 Sq. Ft. BRT#452140900 Improvements: Residential Property
ERIC LITWINOW C.P. April Term, 2013 No. 003717 \$56,917.09 Christopher A. DeNardo, Esq.

SHERIFF'S SALE

1309-466

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

1309-467

428-40 North 13th Street, Unit #3F 19123 5th wd. Land area 0 Sq. Ft. (condo) undivided 3.93% interest, in and to the Common Elements BRT#888030130 Improvements: Residential Dwelling
WILLIAM ODDOU C.P. February Term, 2013 No. 2383 \$259,362.36 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1309-468

4610 Conshohocken Avenue 19131 52nd wd. 1418.40 Sq. Ft. BRT#521187300 Improvements: Residential Real Estate
DELLA M. HARRIS C.P. February Term, 2012 No. 03172 \$111,361.55 Stern & Eisenberg, PC

1309-469

5336 Upland Street 19143 51st wd. 1264 Sq. Ft. BRT#512041300 Improvements: Residential Real Estate
BESSIE MEYERS C.P. February Term, 2013 No. 001500 \$46,598.92 Stern & Eisenberg, PC

1309-470

1233 North Howard Street 19122 18th wd. 1700 Sq. Ft. BRT#182048233 Improvements: Residential Dwelling
HOWARD SQUARE LLC C.P. June Term, 2010 No. 003306 \$425,132.73 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1309-471

708 Marlyn Road 19151-3825 34th wd. 1303.76 Sq. Ft. BRT#344278600 Improvements: Row 2 Story, Masonry
STACEY D. MOORE C.P. October Term, 2012 No. 03845 \$35,179.48 Milstead & Associates, LLC

1309-472

6901-29 Valley Avenue, Unit M5 19128 21st wd. 780 Sq. Ft.; all that certain unit in the property known, named, and identified in the Declaration referred to below as "Valley Court Condominium" located in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania being designated on said Declaration Plan as Unit M-5 together with the proportionate undivided interest in the Common Elements (as defined in the declaration). BRT#888211129 Subject to Mortgage Improvements: Residential Condominium
PHYLLIS M. FORCINA C.P. April Term, 2011 No. 01468 \$11,877.57 Hal A. Barrow, Esq.

1309-473

3715 North 15th Street 19140 Row conv/apartment 3 story masonry BRT#131140700 Improvements: Residential Dwelling
MICHELE TURNER AND OSCAR TURNER C.P. February Term, 2013 No. 002522 \$

SHERIFF'S SALE

Sq. Ft. BRT#112129200 Improvements: Residential Dwelling
MICHAEL FERRELL C.P. June Term, 2012 No. 01351 \$146,150.21 McCabe, Weisberg, & Conway, P.C.

1309-479

6642 Haddington Lane 19151 34th wd. Row 2 sty, masonry; 2334 Sq. Ft. BRT#344041800 Improvements: Residential Dwelling
JUANITA WILLIAMSON C.P. November Term, 2005 No. 00669 \$57,365.95 McCabe, Weisberg, & Conway, P.C.

1309-480

7123 Edmund Street 19135-1301 41st wd. 1232 Sq. Ft. BRT#651290000 Improvements: Residential Dwelling
LINDA BIRSTOW AKA LINDA E. BRISTOW C.P. July Term, 2012 No. 03907 \$113,370.90 Law Offices of Gregory Javardian

1309-481

1806 West Master Street 19121-4908 29th wd. 1583.3 Sq. Ft. BRT#471108100 Improvements: Residential Dwelling
SAMUEL G. SMITH AKA SAMUEL G. SMITH III AKA SAMUEL GRANT SMITH, III C.P. June Term, 2012 No. 01039 \$56,851.33 Law Offices of Gregory Javardian

1309-482

5926 Cedar Avenue 19143-1128 3rd wd. 1833 Sq. Ft. BRT#032143800 Improvements: Residential Dwelling
FREDERICK D. NEWTON AND CORDELIA WILLIAMS C.P. August Term, 2012 No. 02782 \$58,136.32 Law Offices of Gregory Javardian

1309-483

1231 North Howard Street 19122 18th wd. 1700 Sq. Ft. BRT#182048231 Improvements: Residential Dwelling
HOWARD SQUARE LLC C.P. August Term, 2010 No. 00499 \$430,930.81 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1309-484

5647 Addison Street 19143 60th wd. Row 2 sty, masonry; 1774.5 Sq. Ft. BRT#604125600 Improvements: Residential Dwelling
PROPERTY OF KENNETH M. AMES, ADMINISTRATOR OF THE ESTATE OF YVONNE AMES, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2013 No. 00633 \$73,952.16 McCabe, Weisberg, & Conway, P.C.

1309-485

400 Governors Court 19146 30th wd. Res condo 3.5 sty, masonry; 2400 Sq. Ft. BRT#888300720 Improvements: Condominium
JOHN SHEPPARD C.P. April Term, 2012 No. 03833 \$576,044.00 McCabe, Weisberg, & Conway, P.C.

1309-486

6408 Large Street 19149 54th wd. Row b/gar 2 sty masonry; 2922.11 Sq. Ft. BRT#541182400 Improvements: Residential Dwelling
PROPERTY OF JEANETTE SEBASTIAO, KNOWN SURVIVING HEIR OF PEDRO SEBASTIAO, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKOWN SURVIVING HEIRS OF PEDRO SEBASTIAO, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 01189 \$94,536.66 McCabe, Weisberg, & Conway, P.C.

1309-487

4845 Osage Avenue 19143 46th wd. Row b/gar 2 sty masonry; 3072 Sq. Ft. BRT#461037300 Improvements: Residential Dwelling
CHIMA M. ORJI AND AUGUSTINA N. ORJI C.P. May Term, 2012 No. 01485 \$232,052.28 McCabe, Weisberg, & Conway, P.C.

1309-488

2170 East Sergeant Street 19125 31st wd. Row 3 sty, masonry; 2783.59 Sq. Ft. BRT#314076000 Improvements: Residential Dwelling
PATRICK LIND C.P. March Term, 2013 No. 01015 \$185,177.56 McCabe, Weisberg, & Conway, P.C.

1309-489

653 North 39th Street 19104 24th wd. Row 2 sty, masonry; 2582 Sq. Ft. BRT#242193900 Improvements: Residential Dwelling
PROPERTY OF DOROTHY LATONYA JOHNSON, ADMINISTRATRIX OF THE ESTATE OF FLETCHER MCBRIDE, DECEASED, MORTGAGOR AND REAL OWNER C.P. January Term, 2013 No. 00306 \$53,898.47 McCabe, Weisberg, & Conway, P.C.

1309-490

2254 Yelland Street 19140 13th wd. Row 2 sty masonry; 1516.87 Sq. Ft. BRT#131416600 Improvements: Residential Dwelling
WALTER GREEN C.P. August Term, 2010 No. 04180 \$45,957.95 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1309-491
2461 76th Avenue 19150 42nd wd. Row conv/apartment 2 sty masonry; 3537.60 Sq. Ft. BRT#501415100 Improvements: Residential Dwelling
CHRISTOPHER KNIGHT C.P. September Term, 2012 No. 02068 \$127,019.46 McCabe, Weisberg, & Conway, P.C.

1309-492

5239 Westford Road 19120 42nd wd. Row b/gar 2 sty, masonry; 3007.6 Sq. Ft. BRT#421408500 Improvements: Residential Dwelling
JEAN J. RENARD C.P. January Term, 2012 No. 03411 \$132,014.68 McCabe, Weisberg, & Conway, P.C.

1309-493

11805 Colman Terrace 19154 66th wd. Row b/gar 2 sty masonry; 3135 Sq. Ft. BRT#662010800 Improvements: Residential Dwelling
JASON COYNE C.P. April Term, 2012 No. 03836 \$236,480.58 McCabe, Weisberg, & Conway, P.C.

1309-494

1433 Ellsworth Street 19146 36th wd. Row 2 sty masonry; 2604.32 Sq. Ft. BRT#365262900 Improvements: Residential Dwelling
BUI THI BENTON AND LOAN NGOC NGUYEN C.P. December Term, 2011 No. 03587 \$223,570.03 McCabe, Weisberg, & Conway, P.C.

1309-495

1539 South Napa Street 19146 36th wd. Row 2 sty, masonry; 1787.40 Sq. Ft. BRT#364441800 Improvements: Residential Dwelling
KENTON A. SCRIVENS, KNOWN SURVIVING HEIR OF GORDON DRAINE, DECEASED MORTGAGOR AND REAL OWNER, SOL E. DRAINE, KNOWN SURVIVING HEIR OF GORDON DRAINE, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF GORODON DRAINE, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 00426 \$62,008.09 McCabe, Weisberg, & Conway, P.C.

1309-496

2511 South Sartain Street 19148 39th wd. row 2 sty masonry; 1592 Sq. Ft. BRT#394206200 Improvements: Residential Dwelling
MARK NAZZARIO, EXECUTOR OF THE ESTATE OF JOHN F. NAZZARIO, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2013 No. 02085 \$154,608.82 McCabe, Weisberg, & Conway, P.C.

1309-497

3155 North Marston Street 19132 38th wd. Row 2 sty, masonry 1335 Sq. Ft. BRT#381227900 Improvements: Residential Dwelling
PROPERTY OF ARTHUR ROBINSON, KNOWN SURVIVING HEIR OF SUSAN ROBINSON, DECEASED MORTGAGOR AND REAL OWNER, KENNETH ROBINSON, KNOWN SURVIVING HEIR OF SUSAN ROBINSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF SUSAN ROBINSON, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2012 No. 03442 \$38,990.42 McCabe, Weisberg, & Conway, P.C.

1309-498

608 South 12th Street 19147 2nd wd. Row 2 sty, masonry; 1275.3 Sq. Ft. BRT#023278060 Improvements: Residential Dwelling
KATIE YELSON AND KELLY YELSON C.P. June Term, 2012 No. 00180 \$286,637.33 McCabe, Weisberg, & Conway, P.C.

1309-499

6065 Chester Avenue 19142 40th wd. Row 2 sty masonry; 2858.10 Sq. Ft. BRT#401219500 Improvements: Residential Dwelling
TROY ANTHONY CINTRON AND RHONIKA CINTRON C.P. December Term, 2012 No. 00966 \$74,677.55 McCabe, Weisberg, & Conway, P.C.

1309-500

403 South Croskey Street 19146 8th wd. Row 2 sty, masonry; 1596 Sq. Ft. BRT#081191700 Improvements: Residential Dwelling
ERIK REID SCHNEIMAN AND RHONA GERBER SCHNEIMAN C.P. December Term, 2011 No. 03345 \$306,097.15 McCabe, Weisberg, & Conway, P.C.

1309-501

3316 B Street 19134-1604 7th wd. West side of B Street 170 ft northward of Westmoreland Street; front 16 ft, depth 78 ft BRT#073102400
KEYRA HERNANDEZ C.P. October Term, 2007 No. 03253 \$100,000.00 Anthony B. Quinn, Esq.

1309-502

709-717 North Penn Street 19123 11th wd. 92640 Sq. Ft. or 2.12673 acres BRT#884018923 and BRT#055003620

SHERIFF'S SALE

VTE PHILADELPHIA LP C.P. September Term, 2011 No. 00298 \$22,850,018.76 Jennifer P. Knox, Esq.

1309-503

6525 Park Line Drive 19119 21st wd. 29640 Sq. Ft. (approx land area), 7281 Sq Ft (approx improvement area) OPA#213253820 Subject to Mortgage
MARK E. SHERMAN C.P. November Term, 2009 No. 04613 \$512,295.49 David Smith Esq.; Peter Colonna-Romano, Esq.

1309-504

1 Queen Street aka 1 Penns Landing South Unit #16B 19147 2nd wd. 2719 Sq. Ft. BRT#888020083 Improvements: Residential Property
MARSHA S. HEIT C.P. August Term, 2009 No. 01600 \$645,201.98 KML Law Group, P.C.

1309-505

5442 Master Street 19131 4th wd. 14'8-3/4" frontage x 76' depth OPA#041224800 Improvements: Residential Property
MONIQUE A. STONES C.P. August Term, 2011 No. 01393 \$75,523.02 Richard M. Squire & Associates, LLC

1309-506

1220 West Oregon Avenue aka 1220 Oregon Avenue 19148 39th wd. 15' 11-5/8" frontage x 66' depth OPA#395022200 Improvements: Residential Property
CATHERINE M. BRENNAN AND WILLIAM J. BRENNAN C.P. September Term, 2007 No. 02320 \$77,196.22 Richard M. Squire & Associates, LLC

1309-507

2704 Cambridge Street 19130 29th wd. 615.96 Sq. Ft. BRT#292009400 Improvements: Residential Dwelling
TAIRI PROFIT C.P. September Term, 2010 No. 03374 \$203,950.42 Udren Law Offices, P.C.

1309-508

2164 Conlyn Street 19138 17th wd. 833.62 Sq. Ft. BRT#171137400 Improvements: Residential Dwelling
LYNNE WRIGHT AND MICHAEL WRIGHT C.P. April Term, 2013 No. 03967 \$69,454.22 Udren Law Offices, P.C.

1309-509

1925 Ashley Street 19138 10th wd. (formerly part of the 50th wd.) 1253 Sq. Ft. BRT#101366900 Improvements: Residential Dwelling
EARLENE P. HALL C.P. May Term, 2012 No. 01564 \$130,897.97 Udren Law Offices, P.C.

1309-510

915 East Church Lane 19138 22nd wd. 1209.60 Sq. Ft. BRT#122048600 Improvements: Residential Dwelling
DAWN BROWN AND GREGORY BROWN AKA GREGORY A. BROWN, SR. C.P. February Term, 2013 No. 01761 \$82,066.86 Udren Law Offices, P.C.

1309-511

1947 East Tioga Street 19134 45th wd. 1219.27 Sq. Ft. BRT#452111900 Improvements: Residential Dwelling
HELENE LAZARUS C.P. September Term, 2010 No. 00879 \$57,645.61 Udren Law Offices, P.C.

1309-512

5626 Lansdowne Avenue 19131 52nd wd. 1333.71 Sq. Ft. BRT#043179000 Improvements: Residential Dwelling
ABDAL ALEEM WHITE AND RASHIDA X. WHITE C.P. April Term, 2013 No. 00317 \$65,198.39 Udren Law Offices, P.C.

1309-513

1515 South Stillman Street 19146 36th wd. 612.92 Sq. Ft. BRT#364196700 Improvements: Residential Dwelling
JAMES D. ROBINSON C.P. February Term, 2013 No. 02073 \$60,615.69 Udren Law Offices, P.C.

1309-514

307 Saint Vincent Street 19111 35th wd. 1503 Sq. Ft. BRT#118N 1183 Improvements: Residential Dwelling
RICHARD RICCHINI AND TRISHA L. RICCHINI C.P. July Term, 2012 No. 04673 \$146,132.66 Udren Law Offices, P.C.

1309-515

7129 Chew Street 19119 22nd wd. 2698.43 Sq. Ft. BRT#97N2165 Improvements: Residential Dwelling
DAVID A. BAZEMORE AND LOUISE A. BAZEMORE C.P. April Term, 2013 No. 00758 \$306,801.80 Udren Law Offices, P.C.

1309-516

2015 South Bucknell Street 19145 48th wd. 806.00 Sq. Ft. BRT#482292900 Improvements: Residential Dwelling
ROLAND IEM C.P. April Term, 2013 No. 02643 \$88,167.88 Udren Law Offices, P.C.

SHERIFF'S SALE

1309-517

5254 Market Street 19139 60th wd. 4th Division wd. 1330 Sq. Ft. BRT#871250300 Subject to Mortgage Improvements: Commercial Property
ANGELO BEKAS C.P. February Term, 2010 No. 02105 \$4,166,667.00 Drew Salaman, Esq.

1309-518

6108 Spruce Street 19139-3740 46th wd. 1200 Sq. Ft. BRT#032005900 Improvements: Residential Dwelling
PATRICIA HARRIS, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PATRICIA HARRIS, DECEASED. C.P. November Term, 2011 No. 01008 \$106,982.15 Udren Law Offices, P.C.

1309-519

1103 East Hunting Park Avenue 19124-4812 33rd wd. 1436 Sq. Ft. PRCL#332079200 Improvements: Residential Property
MIGUEL A. GONZALEZ C.P. October Term, 2011 No. 03770 \$70,544.10 Phelan Hallinan, LLP

1309-520

611 West Porter Street 19148-3832 39th wd. 840 Sq. Ft. PRCL#393118900 Improvements: Residential Property
DIANA I. MENDOZA AND CARLOS K. YANZAGUANO AKA CARLOS YANZAGUANO C.P. March Term, 2013 No. 01265 \$121,466.81 Phelan Hallinan, LLP

1309-521

5817 Hazel Avenue 19143-1937 3rd wd. 1016 Sq. Ft. PRCL#032105500 Improvements: Residential Property
TIFFANY MOLINA C.P. October Term, 2011 No. 00775 \$111,406.78 Phelan Hallinan, LLP

1309-522

4551 Edgemont Street 19137-2001 45th wd. 2350 Sq. Ft. PRCL#453260700 Improvements: Residential Property
TERESA E. CANCELLIERE C.P. August Term, 2012 No. 02580 \$54,693.88 Phelan Hallinan, LLP

1309-523

2420 North Garnet Street 19132-3725 16th wd. 696 Sq. Ft. PRCL#162107600 Improvements: Residential Property
RHASHEEDA G. KANE C.P. April Term, 2013 No. 01371 \$47,641.09 Phelan Hallinan, LLP

1309-524

422 East Church Lane aka 422 Church Lane 19144-5873 12th wd. 3273.75 Sq. Ft. PRCL#122035100 Improvements: Residential Property
ANGELA Y ADDISON AKA ANGELA ADDISON AND BENJAMIN A. ADDISON AKA BENJAMIN ADDISON C.P. August Term, 2012 No. 00377 \$217,901.36 Phelan Hallinan, LLP

1309-525

352 Daly Street 19148-3307 39th wd. 700 Sq. Ft. PRCL#392147900 Improvements: Residential Property
MAISIE CHONG C.P. May Term, 2012 No. 03752 \$120,518.27 Phelan Hallinan, LLP

1309-526

3463 Arbor Street 19134-1110 7th wd. 924 Sq. Ft. PRCL#073131100 Improvements: Residential Property
MERCEDES PRIETO RIVERA AKA MERCEDES PRIETO C.P. September Term, 2012 No. 02834 \$20,675.16 Phelan Hallinan, LLP

1309-527

1806 Waterloo Street 19122-2423 19th wd. 520 Sq. Ft. PRCL#183081900 Improvements: Residential Property
KENNETH T. MANNS C.P. November Term, 2012 No. 01619 \$79,760.80 Phelan Hallinan, LLP

1309-528

1408 South Vodes Street aka 1408 South Vogdes Street 19143-5304 51st wd. 942.79 Sq. Ft. PRCL#514014700 Improvements: Residential Property
MARYELLEN JOHNSON C.P. April Term, 2012 No. 03961 \$51,449.73 Phelan Hallinan, LLP

1309-529

1918 Montrose Street 19146-2629 30th wd. 960 Sq. Ft. PRCL#301219500 Improvements: Residential Property
HENRY WELCH, DECEASED; ISOLENE WELCH, DECEASED C.P. May Term, 2010 No. 03329 \$47,545.79 Phelan Hallinan, LLP

1309-530

6108 West Jefferson Street aka 6108 Jefferson Street 19151-3901 34th wd. 2152.50 Sq. Ft. PRCL#342060900 Improvements: Residential Property

SHERIFF'S SALE

AINSLEY JARRETT C.P. November Term, 2012 No. 02298 \$142,771.11 Phelan Hallinan, LLP

1309-531

726 East Kingston Street 19134-1213 1057.88th wd. 33rd Sq. Ft. PRCL#073285400 Improvements: Residential Property
LEE M. ABRAMS AKA LEE ABRAMS C.P. April Term, 2013 No. 00625 \$28,492.16 Phelan Hallinan, LLP

1309-532

2226 North Sydenham Street 19132-4429 16th wd. 630 Sq. Ft. PRCL#161050000 Improvements: Residential Property
BRANDON R. EISLER C.P. July Term, 2012 No. 03564 \$96,947.23 Phelan Hallinan, LLP

1309-533

2001 East Elkhart Street 19134-3739 25th wd. 1107.16 Sq. Ft. PRCL#252221200 Improvements: Residential Property
TINA HOSGOOD AND DINO PADUANO C.P. January Term, 2010 No. 02039 \$85,855.79 Phelan Hallinan, LLP

1309-534

32 East Mount Pleasant Avenue 19119-1828 22nd wd. 3997.40 Sq. Ft. PRCL#222139400 Improvements: Residential Property
JOHN L. KENNEDY, JR. AKA JOHN KENNEDY AND TOMMICA M. KENNEDY AKA TOMMICA KENNEDY C.P. June Term, 2012 No. 02063 \$95,595.56 Phelan Hallinan, LLP

1309-535

342 North Horton Street 19139-1120 34th wd. 1005 Sq. Ft. PRCL#341203300 Improvements: Residential Property
LARRY R LEVIN AND TAMI LEVIN C.P. January Term, 2013 No. 03891 \$49,789.77 Phelan Hallinan, LLP

1309-536

3578 Jasper Street 19134-2038 45th wd. 859.95 Sq. Ft. PRCL#452386310 Improvements: Residential Property
EDGAR COLON C.P. February Term, 2013 No. 01839 \$75,513.32 Phelan Hallinan, LLP

1309-537

3625 North Bouvier Street 19140-4023 13th wd. 910 Sq. Ft. PRCL#131231100 Improvements: Residential Property
ALIMAH N. SHAMSID-DEEN C.P. April Term, 2013 No. 00106 \$47,465.31 Phelan Hallinan, LLP

1309-538

8304 Cottage Street 19136-2812 65th wd. 3120 Sq. Ft. PRCL#652231015 Improvements: Residential Property
KATHRYN M. AUTENRIETH C.P. August Term, 2009 No. 00732 \$210,602.63 Phelan Hallinan, LLP

1309-539

333 Lardner Street 19111-6001 35th wd. 1469.16 Sq. Ft. PRCL#352178800 Improvements: Residential Property
LUIS A. JIMENEZ C.P. September Term, 2010 No. 02017 \$146,892.36 Phelan Hallinan, LLP

1309-540

5628 Rosehill Street 19120-2509 61st wd. 1289.52 Sq. Ft. PRCL#612519100 Improvements: Residential Property
YAN Y. ZHENG AND JUN SHI ZHANG AKA JUN SHI SHANG C.P. April Term, 2013 No. 00273 \$72,117.96 Phelan Hallinan, LLP

1309-541

SHERIFF'S SALE

1309-545
1010 Unruh Street 19111-4820 53rd
 wd. 3887.68 Sq. Ft. PRCL#532055400
 Improvements: Residential Property
 ERICA SMITH C.P. September Term, 2012
 No. 00855 \$79,257.56 Phelan Hallinan, LLP

1309-546
7613 Toresdale Avenue 19136-3328 65th
 wd. 1268.95 Sq. Ft. PRCL#651265500
 Improvements: Residential Property
 DOREEN R. TALLEY C.P. May Term, 2012
 No. 03508 \$79,993.67 Phelan Hallinan, LLP

1309-547
6119-21 Edmund Street AKA 6119 D
Edmund Street #21 19135-3707 41st wd.
 Parcel 1: 411403700, 1500 Sq. Ft.; Parcel 2:
 411403800, 1200 Sq. Ft. Improvements:
 Residential Property
 PAMELA ROBINSON C.P. July Term, 2012
 No. 01482 \$57,353.13 Phelan Hallinan, LLP

1309-548
7709 Delphi Place 19153-1737 40th
 wd. 1794.60 Sq. Ft. PRCL#405859500
 Improvements: Residential Property
 BABACAR NDIAYE C.P. August Term, 2012
 No. 01138 \$78,355.04 Phelan Hallinan, LLP

1309-549
534 West Queen Lane 19144-4052 12th
 wd. 1260 Sq. Ft. PRCL#123124000
 Improvements: Residential Property
 LISA Y. CATLIN AKA LISA CATLIN C.P.
 October Term, 2010 No. 02136 \$128,388.86
 Phelan Hallinan, LLP

1309-550
3663 North Percy Street 19140-4325 43rd wd.
 882 Sq. Ft. PRCL#432119300 Improvements:
 Residential Property
 MICHAEL J. MCMULLIN AKA MICHAEL
 JOSEPH MCMU C.P. May Term, 2012 No.
 00282 \$53,582.46 Phelan Hallinan, LLP

1309-551
1529 Marcy Place, Unit B 19115-4285 88th
 wd. Together with all right, title, and inter-
 est being a 50% undivided interest of, in,
 and to the common element as set forth in
 the aforesaid Declaration of Condominium
 PRCL#888560534 Improvements:
 Condominium Unit
 RICHARD J. GAUNCE C.P. June Term, 2011
 No. 01314 \$143,144.58 Phelan Hallinan,
 LLP

1309-552
237 West Somerville Avenue 19120-3220
 42nd wd. 1640 Sq. Ft. PRCL#422277400
 Improvements: Residential Property
 SHEREE HILL AKA SHEREE S HILL AND
 ALIM HILL C.P. June Term, 2010 No. 02237
 \$91,028.49 Phelan Hallinan, LLP

1309-553
3759 North Bouvier Street 19140-3534
 13th wd. 1274 Sq. Ft. BRT#131233900
 Improvements: Residential Dwelling
 DARLENE BATES C.P. December Term,
 2012 No. 00555 \$34,226.78 Law Offices of
 Gregory Javardian

1309-554
5473 Morse Street 19131 52nd wd. 1224.00
 Sq. Ft. OPA#522029000 Improvements:
 Residential Property
 OLIN D. JOHNSON C.P. May Term, 2010 No.
 2028 \$72,218.36 Lauren Berschler Karl, Esq.

1309-555
4823 D street 19120 42nd wd. 1258.12 Sq. Ft.
 BRT#421473500 Improvements: Residential
 Property
 SHANNA EPPS C.P. July Term, 2012 No.
 03208 \$95,515.55 KML Law Group, P.C.

1309-556
110 Byberry Road Unit L8 19116 58th wd.
 928 Sq. Ft. BRT#888581579 Improvements:
 Residential Property
 ANNE C SKINNER C.P. June Term, 2012 No.
 00121 \$154,371.75 KML Law Group, P.C.

1309-557
1510 East Mohican Street 19138 10th wd.
 1440 Sq. Ft. BRT#102230100 Improvements:
 Residential Property
 KIA HANDY C.P. May Term, 2010 No. 01682
 \$127,328.49 KML Law Group, P.C.

1309-558
359 Leverington Avenue 19128 21st
 wd. 1627.47 Sq. Ft. BRT#211402700
 Improvements: Residential Property
 BARBARA SINGER AKA BARBARA E

SHERIFF'S SALE

SINGER C.P. June Term, 2008 No. 00770
 \$208,711.89 KML Law Group, P.C.

1309-559
5038 Penway Street 19124 23rd wd. 1568
 Sq. Ft. BRT#233096700 Improvements:
 Residential Property
 VALERIE GOULD C.P. January Term, 2013
 No. 01861 \$70,557.60 KML Law Group,
 P.C.

1309-560
5621 Boyer Street 19138 12th wd. 1757.70
 Sq. Ft. BRT#122252600 Improvements:
 Residential Property
 CHAD EL AND NEQUIA EL C.P. January
 Term, 2013 No. 00477 \$70,956.94 KML
 Law Group, P.C.

1309-561
6328 Marsden Street 19135 41st wd. 1282.50
 Sq. Ft. BRT#411251400 Improvements:
 Residential Property
 MONTE BUTTERFIELD JR. C.P. December
 Term, 2012 No. 02281 \$86,614.46 KML
 Law Group, P.C.

1309-562
3657 Old York Road 19140 43rd wd. 1687.56
 Sq. Ft. BRT#432160100 Improvements:
 Residential Property
 VERONICA WARD C.P. December Term,
 2012 No. 02289 \$150,947.97 KML Law
 Group, P.C.

1309-563
644 East Allegheny Avenue 19134 33rd
 wd. 806.30 Sq. Ft. BRT#331033100
 Improvements: Residential Property
 ANGEL MORALES AKA ANGEL M.
 MORALES C.P. February Term, 2013 No.
 01296 \$35,213.77 KML Law Group, P.C.

1309-564
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.

1309-565
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.

1309-566
1514 Alcott Street 19149-3332 62nd
 wd. 1234.21 Sq. Ft. BRT#621102300
 Improvements: Residential Dwelling
 KIMYATTE GRAHAM C.P. June Term,
 2012 No. 01459 \$108,028.32 Barbara A.
 Fein, Esq.

1309-567
238 South Ceil Street 19139 60th wd. 1845
 Sq. Ft.; Row 2 sty masonry BRT#604279100
 Improvements: Residential Dwelling
 KIRBY AMES C.P. October Term, 2010 No.
 00918 \$70,566.22 McCabe, Weisberg, &
 Conway, P.C.

1309-568
5943 Elsinore Street 19120 35th wd. 2002 Sq.
 Ft.; row b/gar 2 sty masonry BRT#352303300
 Improvements: Residential Dwelling
 LISA BAMBINO AND ANTHONY N.
 BAMBINO C.P. October Term, 2012 No.
 00558 \$95,666.69 McCabe, Weisberg, &
 Conway, P.C.

1309-569
1835 North Leithgow Street 19122 18th
 wd. 2117.66 Sq. Ft., row 3 sty masonry
 BRT#183165200 Improvements: Residential
 Dwelling
 JOSEPH WRIGHT C.P. December Term, 2007
 No. 02609 \$112,539.38 McCabe, Weisberg,
 & Conway, P.C.

1309-570
470 East Cosgrove Street 19144 59th
 wd. 2018.92 Sq. Ft.; row 2 sty masonry
 BRT#592049510 Improvements: Residential
 Dwelling
 LONDYN MCGUIGAN C.P. April Term,
 2012 No. 03882 \$63,393.89 McCabe,
 Weisberg, & Conway, P.C.

1309-571
470 East Cosgrove Street 19144 59th
 wd. 2018.92 Sq. Ft.; row 2 sty masonry
 BRT#592049510 Improvements: Residential
 Dwelling

SHERIFF'S SALE

LONDYN MCGUIGAN C.P. April Term,
 2012 No. 03882 \$63,393.89 McCabe,
 Weisberg, & Conway, P.C.

1309-572
4709 Wallace Place 19139 6th wd. 3414 Sq.
 Ft.; row b/gar 2 sty masonry BRT#061103006
 Improvements: Residential Dwelling
 GLORIA L. BROWN C.P. April Term, 2012
 No. 04525 \$74,118.80 McCabe, Weisberg,
 & Conway, P.C.

1309-573
8609 Rugby Road 19510 50th wd. 1458
 Sq. Ft. BRT#502105500 Improvements:
 Residential Property
 JAMES E. JONES; MARGARET A. JONES
 C.P. October Term, 2011 No. 4618 \$100,499.53
 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

1309-574
8720 Jackson Street 19136-2132 65th wd.
 6460 Sq. Ft. BRT#652253400 Subject to
 Mortgage Improvements: Residential Property
 C.P. October Term, 2011 No. 3747
 \$108,279.23 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

1309-575
6522 Vandike Street 19135-2826 41st wd.
 1056 Sq. Ft. BRT#411335200 Improvements:
 Residential Property
 C.P. May Term, 2012 No. 0521 \$102,337.94
 Scott A. Dietterick, Esq., Kimberly A. Bonner,
 Esq., Joel A. Ackerman, Esq., Ashleigh L.
 Marin, Esq., Ralph M. Salvia, Esq., Jaime
 R. Ackerman, Esq., Zucker, Goldberg &
 Ackerman, LLC

1309-576
7245 Brou Avenue 19149 64th wd. 1670.55
 Sq. Ft. BRT#641065500 Improvements:
 Residential Property
 JESSICA M. SALLES C.P. December Term,
 2010 No. 3122 \$168,911.01 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

1309-577
1909 South Camac Street 19148 39th wd.
 700 Sq. Ft. BRT#394331700 Improvements:
 Residential Dwelling
 JOSEPH MAURIO AKA JOSEPH MAURIO,
 JR., AKA JOSEPH J. MAURIO, JR. C.P. April
 Term, 2013 No. 00609 \$256,706.96 Udren
 Law Offices, P.C.

1309-578
8022 Buist Avenue 19153 40th wd. 1290
 Sq. Ft. BRT#405766700 Improvements:
 Residential Dwelling
 PAULA A. CLARK AND GREGORY S.
 CLARK C.P. November Term, 2009 No.
 02248 \$137,401.83 Mark J. Udren, Esq.

1309-579A-B
923-27 North Watts Street - Premises
A - 19123-1009 20th wd. 4800 Sq. Ft.
 BRT#141218800 Improvements: Commercial
 Property
929 North Watts Street - Premises B - 19123
-1009 20th wd. 992 Sq. Ft. BRT#141218900
 Improvements: Commercial Property
 ESTATE OF ROBERT E. PIERSON, III
 DECEASED C.P. September Term, 2012 No.
 00802 \$142,696.70 Pressman & Doyle, LLC

1309-580
161 West Penn Street 19144-6270 12th wd.
 3599 Sq. Ft. BRT#124024600 Improvements:
 Residential Property
 BERNARD J. MCGRATH, JR. C.P. October
 Term, 2012 No. 00149 \$135,193.28 Pressman
 & Doyle, LLC

1309-581
6628 Musgrave Street 19119-2216 22nd wd.
 1464 Sq. Ft. BRT#221233000 Improvements:
 Residential Property
 BERNARD J. MCGRATH C.P. October Term,
 2012 No. 00152 \$73,442.65 Pressman &
 Doyle, LLC

1309-582
437 Dupont Street 19128-3303 21st wd. 1074
 Sq. Ft. BRT#212231200 Improvements:
 Residential Property

SHERIFF'S SALE

JAMES BLADES AND KATHLEEN MATHIS
 NKA KATHLEEN BLADE AKA KATHLEEN
 BLADES C.P. August Term, 2012 No. 02269
 \$76,696.03 Pressman & Doyle, LLC

1309-583
227 West Clapier Street 19144 13th wd. 1185
 Sq. Ft. BRT#133064200 Improvements:
 Residential Dwelling
 ANGELA CRAFTON AND YVETTE MOORE
 C.P. August Term, 2012 No. 00089 \$99,703.97
 Udren Law Offices, P.C.

1309-584
4328-4342 North Marshall Street 19140
 43rd wd. (formerly the 33rd wd.) West side of
 Marshall Street
 LUIS H. ROBLEDO C.P. March Term,
 2013 No. 02872 \$146,376.83 Nicholas A.
 Didomenico, Esq.

1309-585
7317 Stenton Avenue aka 6331 Stenton
Avenue 19138 10th wd. (formerly part of the
 40th wd.) Northeastly side of Stenton Avenue
 and the Southeastly side of Johnson Street
 VANITA CRUSE C.P. April Term, 2013
 No. 00333 \$187,679.99 Nicholas A.
 Didomenico, Esq.

1309-586
1443 South Newkirk Street 19146 36th wd.
 686.75 Sq. Ft. (land); 854 Sq. Ft. (improved)
 BRT#364355500 Improvements: Residential
 Property
 SUSAN M. HEIMBECKER C.P. April Term,
 2013 No. 1869 \$45,418.56 Susan M.
 Heimbecker, Esq.

1309-587
432 North Uber Street 19146-1455 13th wd.
 1348 Sq. Ft. BRT#132220600 Improvements:
 Residential Dwelling
 PROPERTY OF CHARLES A.J. HALPIN, III,
 ESQUIRE AS ADMINISTRATOR OF THE
 ESTATE OF LILLIE WALTON, DECEASED.
 C.P. November Term, 2012 No. 01130
 \$61,227.80 Powers, Kim & Javardian, LLC

1309-588
346 Dawson Street 19128-3701 21st
 wd. 1469.70 Sq. Ft. BRT#213053900
 Improvements: Residential Dwelling
 FATIMOT A. AFFENSON C.P. April Term,
 2012 No. 02941 \$239,038.87 Powers, Kim
 & Javardian, LLC

1309-589
5410 Walker Street 19124-1419 23rd wd.
 1140 Sq. Ft. BRT#622361500 Improvements:
 Residential Dwelling
 HARRY MCBRIDE AND MARGARET M.
 MCBRIDE C.P. October Term, 2011 No. 3572
 \$37,397.68 Powers, Kim & Javardian, LLC

1309-590
3117 North 34th Street 19132-1009 38th
 wd. 1385 Sq. Ft. BRT#3582196000 Subject to
 Mortgage Improvements: Residential Dwelling
 JAMES C. GRANT C.P. Term, No. 02045
 \$96,551.89 Powers, Kim & Javardian, LLC

1309-591
644 East Courtland Street 19120 42nd wd.
 1131 Sq. Ft. BRT#421025000 Improvements:
 Residential Dwelling
 FRANCELEEN RESTO C.P. February Term,
 No. 02743 \$90,901.12 Powers, Kim &
 Javardian, LLC

1309-592
3925 Henry Avenue 19129 38th wd. 11947
 Sq. Ft. BRT#383134500 Subject To Mortgage
 Luzerne Bank, Formerly Luzerne National Bank
 date: 5/4/01 Instrument No. 50250521 Amount:
 \$271,600.00 Improvements: Single Dwelling
 PROPERTY OF TERESA O. BITTENBENDER
 BY VIRTUE OF A WRIT OF EXECUTION
 FILED BY LUZERNE BANK, FORMERLY
 LUZERNE NATIONAL BANK C.P.
 April Term, 2011 No. 02002 \$239,501.16
 Hourigan, Kluger, & Quinn, PC

1309-593A-B
6829 North 9th Street - Premises A - 19140
 61st wd. 2040 Sq. Ft. BRT#611174200
 Improvements: Residential Property
6823 North 9th Street - Premises B - 19140
 61st wd. 2040 Sq. Ft. BRT#611174100
 Improvements: Residential Property
 GLADYS HUGHES C.P. September Term,
 2011 No. 03096 \$171,526.93 Christopher
 A. DeNardo, Esq.

1309-594
504 East Penn Street 19144 22nd wd. 1146.40

SHERIFF'S SALE

Sq. Ft. BRT#121140400 Subject to Mortgage
 Improvements: Tow B/gar 2 Sty
 ANDREA D. ELSTON C.P. January Term,
 2011 No. 01477 \$93,136.20 Sarah E.
 Ehasz, Esq.

1309-595
3351 H Street 19134 32nd wd. 749 Sq.
 Ft. BRT#331352800 Subject to Mortgage
 Improvements: Row 2 Sty Masonry
 EFRAIN MERCADO-RUIZ C.P. February
 Term, 2013 No. 001568 \$29,549.02 Sarah
 E. Ehasz, Esq.

1309-596
3432 Crystal Street 19134 33rd wd.
 BRT#331257200 Subject to Mortgage
 Improvements: No
 MARITZA RODRIGUEZ C.P. January Term,
 2007 No. 001394 \$32,483.72 Sheena A.
 Bediako, Esq.

1309-597A-B
826 North 63rd Street - Premises A - 19151
 4th wd. 6150 Sq. Ft. BRT#344197300 Subject
 to Mortgage Subject to Rent Improvements: 6
 Unit Apartment Building
828 North 63rd Street - Premises B - 19151
 4th wd. 6150 Sq. Ft. BRT#344197400 Subject
 to Mortgage Subject to Rent Improvements: 6
 Unit Apartment Building
 NORTH GIRARD ASSOCIATE LLC C.P.
 April Term, 2013 No. 01176 \$356,731.84
 Scott M. Klein, Esq.

1309-598A-M
10th Wd. (6327 Martins Mill Road - Premises
A - 19111) 3003 Sq. Ft. BRT#353302900
 Subject to Mortgage Subject to Rent
 Improvements: 2 Story Building
9th Wd. (6902 Castor Avenue - Premises
B - 19111) 9th wd. 3850 Sq. Ft.
 BRT#882925520 Subject to Mortgage Subject
 to Rent Improvements: Masonry Building,
 Miscellaneous Use

10th Wd (6800-6814 Bingham Street
- Premises C - 19111) 20,000 Sq. Ft.
 BRT#881132500 Subject to Mortgage Subject
 to Rent Improvements: Multi-unit Apartment
 Building
7th Wd. (1326 Greeby Street - Premises D -
19111) 1271 Sq. Ft. BRT#531141900 Subject
 to Mortgage Subject to Rent Improvements: 2
 Story Rowhouse

9th Wd. (588 East Godfrey Avenue - Premises
E - 19120) 1242 Sq. Ft. BRT#351094800
 Subject to Mortgage Subject to Rent
 Improvements: 2 Story Rowhouse

9th Wd. (507 East Godfrey Avenue -
Premises F - 19120) 9th wd. 2766 Sq. Ft.
 BRT#351102800 Subject to Mortgage Subject
 to Rent Improvements: 2 Story Rowhouse

6th Wd. (2239 Brighton Street - Premises G -
19149) 1796 Sq. Ft. BRT#542102600 Subject
 to Mortgage Subject to Rent Improvements: 2
 Story Rowhouse

9th Wd. (434 East Cheltenham Avenue
- Premises H - 19111) 3016 Sq. Ft.
 BRT#351292900 Subject to Mortgage Subject
 to Rent Improvements: 2 Story Converted
 Apartments

9th Wd. (344 Van Kirk Street - Premises I -
19120) 4218 Sq. Ft. BRT#881130120 Subject
 to Mortgage Subject to Rent Improvements:
 Multi-unit Apartment Building

9th Wd. (355 Gilham Street - Premises J -
19111) 2500 Sq. Ft. BRT#353090190 Subject
 to Mortgage Subject to Rent Improvements: 1
 Story Building

9th Wd. (1232 Greeby Street - Premises K -
19111) 9th wd. 1121 Sq. Ft. BRT#531139000
 Subject to Mortgage Subject to Rent
 Improvements: 2 Story Rowhouse

6th Wd. (7127 Montague Street - Premises L
- 19135) 1241 Sq. Ft. BRT#412261900 Subject
 to Mortgage Subject to Rent Improvements: 2
 Story Rowhouse

9th Wd. (6340 Martins Mill Road - Premises
M - 19111) 2545 Sq. Ft. BRT#353297500
 Subject to Mortgage Subject to Rent
 Improvements: 2 Story Rowhouse
 TD BANK, N.A. C.P. November Term, 2011
 No. 01501 \$3,278,637.08 Scott M. Klein,
 Esq.

1309-599
4235 Lancaster Avenue 19104 3rd wd. 1800
 Sq. Ft. BRT#062022600
 EAST WEST REALTY GROUP, ET AL C.P.
 January Term, 2013 No. 00981 \$40,850.00
 Marlo Pagano-Kelleher, Esq.

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