

Sheriff's Sale Notices for August 6, 2013

SHERIFF'S SALE

FIRST PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, August 6, 2013 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in cash, certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by cash, certified check, attorney's check or money order with the Sheriff

The balance of the purchase money must be deposited in cash, certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.

A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.

The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.

The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of cash, certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

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

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

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

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

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

SHERIFF'S SALE

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on August 6, 2013.

Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

Very truly yours,
JEWELL WILLIAMS, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

The following property, sale of which was postponed from the July 12, 2011 Sheriff's Sale, will be offered for sale on **TUESDAY, August 6, 2013.**

3-364

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

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on **TUESDAY, August 6, 2013.**

1206-589

2215 Winston St. 19145 48th wd. 658 Sq. Ft. BRT#482091600 Improvements: Residential Property
CHARLES H. GAINES C.P. June Term, 2007 No. 01378 \$49,940 Joann Needlman, Esq.

The following property, sale of which was postponed from the July 10, 2012 Sheriff's Sale, will be offered for sale on **TUESDAY, August 6, 2013.**

1207-438

4601 Tacony St. 19137 23rd wd. 1800 sq. ft. more or less BRT#453431900 Improvements: Residential Dwelling
ALFONSO LOPEZ C.P. August Term, 2011 No. 01736 \$132,534.44 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP

1207-553

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

The following property, sale of which was postponed from the August 7, 2012 Sheriff's Sale, will be offered for sale on **TUESDAY, August 6, 2013.**

1208-458

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

1208-514

1334 Earl St. 19125-3314 18th wd. 1131.86 Sq Ft BRT#181114800 Improvements: Residential Property
UNKNOWN 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 PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUFO V. RITA DECEASED. MARIA VIZARD, IN HER CAPACITY AS HEIR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO, DECEASED HEIR OF THE ESTATE OF ROBERT RUFO AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO. FRANK VIZARD, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ROBERT RUFO 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 & Schmieg, LLP

1208-521

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

1208-583

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

The following property, sale of which was postponed from the October 2, 2012 Sheriff's Sale, will be offered for sale on **TUESDAY, August 6, 2013.**

1210-417

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

1210-479

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

1210-580

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

The following property, sale of which was postponed from the November 13, 2012 Sheriff's Sale, will be offered for sale on **TUESDAY, August 6, 2013.**

SHERIFF'S SALE

1211-325

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

1211-353

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

1211-404

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

1211-492

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

1211-577

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

1211-586

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

1211-622

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

1211-700

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.

1211-722A-B

12th wd. (706 East Cheltenham Avenue -Premises A) 3,140.37 Sq Ft Improvements: 3 story semi-detached rental building
12th wd. (710 East Cheltenham Avenue - Premises B) 8,120 Sq Ft Improvements: 2.5 story rental building with garage
NICHOLSON HOLDINGS, INC. C.P. July Term, 2012 No. 00512 \$505,258.68 Elliot H. Berton, Esq.

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

1212-313

8441 Cedarbrook Avenue 19150-1001 50th wd. 1584.59 Sq Ft TXPRCL#501264800 Improvements: Residential Property
KYLE E. SPAULDING C.P. May Term, 2012 No. 01647 \$126,767.86 Phelan Hallinan & Schmieg, LLP

1212-411

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

1212-456

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:

SHERIFF'S SALE

Residential Property
MELANIE YOUNG C.P. June Term, 2012 No. 01531 \$254,668.51 KML Law Group, P.C.

1212-487

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

1212-515

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

1212-528

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

1212-537

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

1212-600

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

1212-611

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

1212-646

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 Subject to Mortgage
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

The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on **TUESDAY, August 6, 2013.**

1301-302

2839 Stevens Street 19149 62nd wd. (formerly part of the 55th wd.) 926.90 Sq. Ft. BRT#621210800 Improvements: Residential Property
KATIRIA GARCIA C.P. May Term, 2012 No. 00126 \$89,494.29 KML Law Group, P.C.

1301-330

7712 Summerdale Avenue 19111 56th wd. 3291.54 Sq. Ft. BRT#561144100

SHERIFF'S SALE

Improvements: Residential Property
KAREN FULLER C.P. June Term, 2012 No. 00864 \$260,890.31 KML Law Group, P.C.

1301-380

2313 S. 17th Street 19145 26th wd. All that certain lot or piece of ground, situate on the east side of Seventeenth Street at the distance of ninety-six feet southward from the south side of Wolf Street in the twenty-sixth ward of the City of Philadelphia. Containing in front or breadth on the said Seventeenth Street sixteen feet and extending of that width in length or depth between line at right angles to the said Seventeenth Street sixty-two feet or a four feet wide alley which extends northward and southward and communicates at each end with another four feet wide alley extending eastward into Chadwick Street. Together with the free and common use, right, liberty, and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter forever. Subject to Mortgage Improvements: Single Family Row
ROBERT M. EDGAR C.P. August Term, 2011 No. 04375 \$110,235.14 Anthony R. Distasio, Esq.; Linton, DiStasio & Edwards, 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

1301-490

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

1301-564

1209 Friel Pl. 19116-4301 58th wd. 2700 Sq. Ft. TXPRCL#582017470 Improvements: Residential Property
MOSHE COHEN C.P. April Term, 2012 No. 02075 \$191,369.04 Phelan Hallinan & Schmiegl, LLP

1301-604

6334 Sylvester Street 19149 54th wd. (formerly part of the 35th wd.) 1259.37 Sq. Ft. BRT#541244600 Improvements: Residential Dwelling
DEXTER KUNKEL AND MONIQUE KUNKEL C.P. January Term, 2010 No. 00905 \$164,284.10 Udren Law Offices, P.C.

The following property, sale of which was postponed from the February 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, August 6, 2013.

1302-309

14 South 61st Street 19139-3007 3rd

SHERIFF'S SALE

wd. 1350.5 Sq Ft PRCL#031174300
Improvements: Residential Property
MAUREEN CRUICKSHANK AND KENROY CRUICKSHANK C.P. July Term, 2012 No. 03184 \$62,330.96 Phelan Hallinan & Schmiegl, LLP

1302-312

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

1302-328

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

1302-337

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

1302-342

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

1302-374

843 North 66th Street 34th wd. Situate on the east side of 68th Street at the distance of 321 feet 5-7/8 inches northward from the north side of Lansdowne Avenue Subject to Mortgage Improvements: Row 2sty, Masonry
ANGELA M. ROBINSON C.P. January Term, 2012 No. 02327 \$102,089.12 Chandra M. Arkema, Esq.

1302-405

2448 North Douglas Street 19132-3318 28th wd. 756.50 Sq Ft TXPRCL#282227800 Improvements: Residential Property
GEORGE KNIGHT IN HIS CAPACITY AS HEIR OF DAVID THOMAS KNIGHT, DECEASED; RASHEB KNIGHT, IN HIS CAPACITY AS HEIR OF DAVID THOMAS KNIGHT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID THOMAS KNIGHT, DECEASED. C.P. April Term, 2012 No. 03769 \$73,020.43 Phelan Hallinan & Schmiegl, LLP

1302-422

5313 Walnut Street 19139 60th wd. 2786.56 Sq Ft; row 2sty, masonry BRT#603023300 Improvements: Residential Dwelling
ARNETT ARTHUR WOODALL AKA ARNETT A. WOODALL C.P. April Term, 2009 No. 00107 \$68,616.46 McCabe, Weisberg & Conway, P.C.

1302-460

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

1302-461

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

1302-511

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

1302-518

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

1302-558

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

SHERIFF'S SALE

1302-574

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

1302-575

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

1302-581

3425 Reach Street 19134-1222 33rd wd. 1009.95 Sq Ft PRCL#331320800 Improvements: Residential Property
WAYNE BOOKER AND MARCHRISTA BOOKER C.P. July Term, 2010 No. 03035 \$49,180.88 Phelan Hallinan & Schmiegl, LLP

1302-596

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

1302-619

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

1302-626

3305 North 16th Street 19140 11th wd. 6420 sq ft; semi/det 3sty masonry BRT#112195100 Subject to Mortgage Improvements: Residential Dwelling
CELESTE D. ROBERTS-RUFFIN, CO-EXECUTRIX OF THE ESTATE OF ARLENE ALBRITTON AND BRIGITTE GARVIN JOHNSON, CO-EXECUTRIX OF THE ESTATE OF ARLENE ALBRITTON C.P. October Term, 2011 No. 04193 \$89,332.45 McCabe, Weisberg & Conway, P.C.

1302-633

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

1302-638

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

1302-646

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

1302-682

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

1302-688

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

1302-712

8242 Fayette Street 19150 50th wd. 1266

SHERIFF'S SALE

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

The following property, sale of which was postponed from the March 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, August 6, 2013.

1303-321

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

1303-379

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.

1303-383

703 South Second Street 19147 2nd wd. (formerly part of the 4th wd.) 734.85 Sq Ft BRT#023100000 Subject To Rent Improvements: Residential Dwelling
ANTHONY J. CONTE, III AKA ANTHONY JOHN CONTE C.P. July Term, 2010 No. 00532 \$534,278.95 Udren Law Offices, P.C.

1303-428

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

1303-467

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

1303-475

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

1303-476

1447 West Lycorning Street 19140 13th wd. (formally the 33rd wd.) 1075.62 Sq Ft PRCL #132270600 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNESTINE JONES, DECEASED. C.P. December Term, 2011 No. 03626 \$31,687.98 Phelan Hallinan & Schmiegl, LLP

1303-481

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

1303-485

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.

1303-584

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

1303-619

5839 N 15th Street 19141 49th wd. 1408 Sq Ft BRT#172051400 Subject To Rent Improvements: Row B/gar 2 Sty
EMETHEL ALLEN C.P. February Term, 2011 No. 01836 \$68,166.20 Jonathan M. Peterson, Esq.

1303-644

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

1303-649

614 Lawler Place 19116 58th wd. 4089 Sq Ft

SHERIFF'S SALE

BRT#582103100 Improvements: Residential Property
IPOLITE MUMLADZE C.P. August Term, 2007 No. 00892 \$214,713.92 KML Law Group, P.C.

1303-666

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

1303-750

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

1303-761

1054 E Upsal Street 19150 10th wd. 2508.78 Sq Ft BRT#102328200 Subject To Rent Improvements: S/d W B/g 25 Masonry
MILTON AND GEORGETTA WILLIAMS (H/W) C.P. July Term, 2012 No. 02587 \$39,802.05 Jonathan M. Peterson, Esq.

The following property, sale of which was postponed from the April 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, August 6, 2013.

1304-302

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

1304-304

4909 Morris Street 19144-4713 13th wd. 9035.45 Sq Ft PRCL#133142400 Improvements: Residential Property
ASHLEY BERRY IN HER CAPACITY AS HEIR OF MINNIE BERRY, DECEASED, KENNETH A. BERRY AKA KENNY BERRY IN HIS CAPACITY AS HEIR OF MINNIE L. BERRY, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MINNIE L. BERRY DECEASED C.P. October Term, 2010 No. 01120 \$23,354.18 Phelan Hallinan, LLP

1304-305

2830 Nightingale Road 19154-1628 66th wd. 6600 Sq Ft PRCL#662504600 Improvements: Residential Property
MICHELLE REED C.P. October Term, 2012 No. 00306 \$178,552.52 Phelan Hallinan, LLP

1304-306

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

1304-307

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

1304-308

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

1304-309

1

SHERIFF'S SALE**1304-329**

1334 North 60th Street 19151 34th wd. irregular dimension OPA #871155600 Improvements: Residential Property RUEL P. GREEN AKA RUEL P. GREEN, JR. C.P. December Term, 2012 No. 01333 \$78,042.41 Richard M. Squire & Associates, LLC

1304-332

4148 Dungan Street 19124 33rd wd. 2556.40 Sq Ft BRT#332411800 Improvements: Residential Dwelling; Row B/gar 2 Sty Masonry TUAN NGUYEN AKA TUAN MINH NGUYEN C.P. September Term, 2008 No. 05286 \$89,248.35 McCabe, Weisberg, & Conway, P.C.

1304-335

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

1304-337

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

1304-353

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

1304-354

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

1304-355

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

1304-361

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

1304-362

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

1304-366

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

1304-371

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

1304-375

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

1304-377

2209 South Hemberger Street 48th wd.

SHERIFF'S SALE

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

1304-378

4935 Mulberry Street 19151 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.

1304-390

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

1304-408

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

1304-409

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

1304-412

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.

1304-416

1335 Barnett Street 19111 53rd wd. apartment 2-4 units 2 story, masonry, 1116 sq ft BRT#531063600 Improvements: Residential Dwelling; RANIEH MUSA C.P. April Term, 2012 No. 03140 \$87,994.68 Federman & Associates, LLC

1304-420

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

1304-421

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.

1304-424

6743 North Smedley Street 19126 10th wd. Irregular dimensions OPA #101036900 Improvements: Residential Property GERALDINE WASHINGTON, DECEASED AND ALL UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST IN AND/OR FROM THE DECEDENT. C.P. August Term, 2012 No. 02553 \$21,493.74 Richard M. Squire & Associates, LLC

1304-430

3825 North 8th Street 19140 43rd wd. 1057.50 Sq Ft BRT#432301800 Improvements: Residential Property NATHAN J. BROWN, CO-ADMINISTRATOR OF THE ESTAE OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED, DARLENE G. CARTER AS CO-ADMINISTRATOR OF THE ESTATE OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED AND ALPHONSO B. CLAYTON AS CO-ADMINSTRATOR OF THE ESTAET OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED. C.P. July Term, 2005 No. 00686 \$40,190.29 KML Law Group, P.C.

1304-435

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

SHERIFF'S SALE**1304-445 A-B**

13th Wd. (4944 North Broad Street - Premises A - 19141) Approx 18 ft 7-1/2 inches by 86 ft 11 inches BRT#124 N 1539, TXPRCL#132015100 Subject to Mortgage Improvements: Two Adjoining Mixed-use Buildings
13th Wd. (4946 North Broad Street - Premises B - 19141) Approx 17 ft 5-1/2 inches by 86 ft 11 inches BRT#124 N 1538, TXPRCL#132015200 Subject to Mortgage Improvements: Two Adjoining Mixed-used Buildings FLOYD L. TILLMAN AND MARTHA L. TILLMAN C.P. October Term, 2012 No. 002588 \$317,026.55 Alexander Geiger, Esq.

1304-447

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

1304-450

2674 Tilton Street 19125 31st wd. 700 Sq Ft BRT#312179080 Improvements: Residential Property THOMAS B. WACHTMANN C.P. September Term, 2012 No. 0480 \$340,797.64 Kristine M. Anthon, Esq.

1304-451

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

1304-459

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

1304-466

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

1304-471

336 Gladstone Street 19148 39th wd. 672 Sq Ft BRT#392204600 Improvements: Residential Dwelling JENNIFER C. ABRANTE AND JOSE A. ABRANTE, JR. C.P. September Term, 2012 No. 03423 \$149,346.12 Udren Law Offices, P.C.

1304-473

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

1304-474

6730 Bass Street 19119 22nd wd. 1004.40 Sq Ft BRT#222196700 Improvements: Residential Dwelling KEVIN M. LITTLEJOHN AND PATRICIA L. LITTLEJOHN C.P. July Term, 2012 No. 02645 \$48,105.70 Udren Law Offices, P.C.

1304-480

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

1304-482

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

1304-483

6650 Blakemore Street Beginning at a point on the southwestly side of Blakemore Street (50 feet wide) at the distance of 134 feet, 3-5/8 inches northwestwardly measured along the said southwestly side of Blakemore Street from the northwesterly side of Hortter Street (50 feet wide). Subject to Mortgage Improvements: Row B/gar, 2 Sty Masonry JOSEPH D. JOHNSON, JR. C.P. January Term, 2012 No. 02040 \$189,458.28 Chandra M. Arkema, Esq.

1304-484

7027 Andrews Avenue 19138-2109 10th wd. 2172.06 Sq Ft BRT#101137700 Improvements: Residential Dwelling

SHERIFF'S SALE

ROBERT L. JACKSON, JR. AND VENICE JACKSON C.P. August Term, 2012 No. 01523 \$66,932.66 Barbara A. Fein, Esq.

1304-485

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

1304-487

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

1304-489

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

1304-493

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

1304-513

4039 Dungan Street 19124 33rd wd. Easterly side of Dungan Street 275 ft 7-1/2 in northward from the northerly side of Luzerne Street; front 14 ft 3 in; depth 60 ft 0 in BRT#332420500 Improvements: HERNONDEZ CROMWELL C.P. August Term, 2012 No. 00518 \$100,184.41 Louis P. Vitti, Esq.

1304-514

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

1304-515

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. 00594 \$243,861.77 Powers, Kirn, & Javardian, LLC

1304-521

6520 Kindred Street 19149 35th wd. 18'3" frontage x 78'4" depth OPA #541200000 Improvements: Residential Property KAREN TAYLOR C.P. January Term, 2007 No. 003389 \$119,368.45 Richard M. Squire & Associates, LLC

1304-529

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

1304-554

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

1304-555

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

1304-565

2648 South Felton Street 19142 40th wd. 976 Sq Ft BRT#402120400 Improvements: Residential Real Estate RONALD E. FORTUNE AND DAVID COLETTA C.P. July Term, 2012 No. 01838 \$55,250.03 Stern & Eisenberg, P.C.

1304-567

3142 North 29th Street 19132 38th wd. 1080 Sq Ft BRT#381284300 Improvements: Residential Real Estate JOSPEHINE P. BOWSER C.P. November Term, 2011 No. 02493 \$33,008.48 Stern & Eisenberg, P.C.

1304-574

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

1304-579

569 Warrington Avenue 19143 51st wd. 1144 Sq Ft BRT#513306200 Improvements:

SHERIFF'S SALE

Residential Property LASONYA D. CURTISS AND JAMES G. CURTISS C.P. February Term, 2009 No. 03132 \$51,645.35 KML Law Group, P.C.

1304-582

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

1304-586

1330 North Hobart Street 19131 4th wd. 855 Sq Ft BRT#043166700 Improvements: Residential Property TESFAYE MEKBEB C.P. September Term, 2012 No. 02868 \$52,995.71 KML Law Group, P.C.

1304-589

6515 North Smedley Street 19126 17th wd. 1280 Sq Ft BRT#172161400 Improvements: Residential Property DARRELL ROBINSON C.P. January Term, 2011 No. 0224 \$65,350.11 Scott A. 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

1304-593

1753 Roselyn Street 19141 17th wd. 1391.84 Sq Ft BRT#171226700 Improvements: Residential Property TRACEY EDWARDS C.P. October Term, 2011 No. 4068 \$82,351.42 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

1304-597

1621 South 31st Street 19145-1659 48th wd. 2913.28 Sq Ft BRT#482405000 Improvements: Residential Property YVONNE DUBOSE AKA YVONNE S. DUBOSE C.P. February Term, 2012 No. 3294 \$126,027.42 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

1304-604

936 Ernest street assessed as 936 Ernst Street 19147 2nd wd. 768 sq ft BRT#021211500 Improvements: Residential Property CONNIE PAULSON C.P. January Term, 2009 No. 002431 \$34,502.68 Christopher A. DeNardo, Esq.

1304-605

5527 Irving Street 19139 46th wd. 1350 Sq Ft BRT#604058000 Improvements: Residential Property CLINTON WASHINGTON C.P. February Term, 2012 No. 2889 \$88,135.81 Christopher A. DeNardo, Esq.

1304-607

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

1304-610

4019 Stirling Street 19135-3023 55th wd. 1331.32 Sq Ft PRCL

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
No. 02742 \$179,479.88 Stern & Eisenberg, PC	BARBARA A. NAULTY, DECEASED. C.P. July Term, 2012 No. 002894 \$88,423.76 Christopher A. DeNardo, Esq.	1305-513 4744 Worth Street 19124-2814 23rd wd. 1450 Sq. Ft. PRCL#232397800 Improvements: Residential Property JOSUE I. PICHARDO C.P. February Term, 2012 No. 02487 \$83,315.33 Phelan Hallinan, LLP	1305-584 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	VIRGINIA NAZE AND WILLIAM NACE C.P. September Term, 2012 No. 02842 \$103,955.76 Phelan Hallinan, LLP
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.	1305-399 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.	1305-515 5623 Gainer Road 19131-1330 52nd wd. 2250 Sq. Ft. PRCL#522108500 Improvements: Residential Property PASHEN SOLOMON C.P. July Term, 2012 No. 01474 \$95,575.12 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	1306-312 2427 South 8th Street 19148-3713 39th wd. 854 Sq. Ft. PRCL#393244400 Improvements: Residential Property TINA R. WISE AND ANDRE V. WISE C.P. August Term, 2012 No. 01541 \$148,550.82 Phelan Hallinan, LLP
1305-318 1252 South 21st Street 19146 36th wd. 17' x 74' PRCL#36-1-215400, OPA #361215400 Improvements: Residential Property TITLE TO SAID PREMISES IS VESTED IN ROCCO BENEDETTO BY DEED FROM SUNG CHOEL KIM, DATED APRIL 19, 2006 AND RECORDED MAY 4, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51434640. C.P. June Term, 2012 No. 01786 \$120,811.93 Martin S. Weisberg, Esq.	1305-401 705 East Passyunk Avenue 19147 2nd wd. 59' x 18' PRCL#023133000, BRT #023133000 Improvements: Residential Property TITLE TO SAID PREMISES IS VESTED IN CURTIS SAVORY BY DEED OF CORRECTIONS-STRAW PARTY DATED FEBRUARY 20, 2004 AND RECORDED MARCH 29, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #50894086, GRANTED AND CONVEYED UNTO CURTIS SAVORY, AS STRAW PARTY, IN FEE. C.P. January Term, 2012 No. 02007 \$249,552.26 Martin S. Weisberg, Esq.	1305-533 113 Durfor Street 19148-4007 39th wd. 658 Sq. Ft. PRCL#391111900 Improvements: Residential Property BRIAN GIFFEAR C.P. May Term, 2012 No. 00263 \$119,278.12 Phelan Hallinan, LLP	1305-596 3505 Mercer Street 19134-5401 45th wd. 894.836 Sq. Ft. PRCL#451263000 Improvements: Residential Property RICHARD KURTZ C.P. February Term, 2012 No. 02167 \$105,622.99 Phelan Hallinan, LLP	1306-314 2635 South 68th Street 19142-2724 40th wd. 1146.75 Sq. Ft. PRCL#406093300 Improvements: Residential Property ANTHONY R. WILLIAMS C.P. December Term, 2011 No. 02954 \$57,972.61 Phelan Hallinan, LLP
1305-319 2034 Bridge Street 19124 62nd wd. 1791.90 Sq. Ft. BRT#62-2-1027-00 Improvements: Residential Dwelling ERIC MILLER C.P. May Term, 2011 No. 000918 \$26,959.60 Heather Riloff, Esq.	1305-408 A-C 8th Wd. (224-226 West Rittenhouse Square, The Dorchester Condominium, Unit 3006 - Premises A - 19103) 1571 Sq. Ft. BRT#888081477 Subject to Mortgage 8th Wd. (224-226 West Rittenhouse Square, The Dorchester Condominium, Unit 3007 - Premises - B - 19103) 255 Sq. Ft. BRT#888081478 Subject to Mortgage 8th Wd. (224-226 West Rittenhouse Square, The Dorchester Condominium, Unit 3008 - Premises C - 19103) 611 Sq. Ft. BRT#888081479 Subject to Mortgage FREDERIC R. MANN II AND SANDRA MANN C.P. August Term, 2012 No. 00346 \$899,877.45 Walter Weir, Jr. Esquire, Ryan N. Boland, Esquire, Weir & Partners, LLP	1305-536 2016 East Birch Street 19134-3609 25th wd. 895.62 Sq. Ft. PRCL#252141600 Improvements: Residential Property ALEKSANDR STIONOV C.P. October Term, 2012 No. 00309 \$53,513.71 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	1306-315 2230 Hoffnagle Street 19152-2512 56th wd. 3049.77 Sq. Ft. PRCL#562110700 Improvements: Residential Property LORRAINE SQUARES C.P. May Term, 2012 No. 00268 \$184,381.08 Phelan Hallinan, LLP
1305-332 2351 77th Avenue 19150 50th wd. 1454.40 Sq. Ft. BRT#50-1-4261-00 Improvements: Residential Dwelling RAMONA MARTIN AND ROBERT MARTIN C.P. April Term, 2012 No. 03643 \$120,314.80 Udren Law Offices, P.C.	1305-333 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.	1305-535 3630 Jasper Street 19134-1512 45th wd. 940.68 Sq. Ft. PRCL#452388200 Improvements: Residential Property ALEKSANDR STIONOV C.P. October Term, 2012 No. 00309 \$53,513.71 Phelan Hallinan, LLP	1305-626 1134 East Mounty Airy Avenue 19150 50th wd. 1837.44 Sq. Ft. BRT#502482600 Improvements: Residential Property ANTHONY GONZALEZ C.P. September Term, 2008 No. 02268 \$181,842.02 KML Law Group, P.C.	1306-316 1204 Longshore Avenue 19111-4533 35th wd. 9362.25 Sq. Ft. PRCL#532173000 Improvements: Residential Property BE THI HO AND HU JOANNE AKA JOANNE HU C.P. September Term, 2012 No. 03372 \$262,902.75 Phelan Hallinan, LLP
1305-334 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.	1305-347 852 N 19th Street 19130 15th wd. 1995.30 Sq. Ft. BRT#15-1055500 Subject to Mortgage Improvements: Residential Dwelling ANGEL L. RODRIGUEZ AND NILSA RODRIGUEZ C.P. February Term, 2010 No. 01468 \$317,250.34 Udren Law Offices, P.C.	1305-536 2016 East Birch Street 19134-3609 25th wd. 895.62 Sq. Ft. PRCL#252141600 Improvements: Residential Property ALEKSANDR STIONOV C.P. October Term, 2012 No. 00305 \$49,117.01 Phelan Hallinan, LLP	1305-627 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.	1306-317 120 Greenwich Street 19147-6110 1st wd. 829.66 Sq. Ft. PRCL#011036000 Improvements: Residential Property ANDREA OTTAVIANO C.P. June Term, 2009 No. 04218 \$258,947.92 Phelan Hallinan, LLP
1305-354 2744 Plover Street 19153-2228 40th wd. 1798.20 Sq. Ft. PRCL#406712600 Improvements: Residential Property LEO KAMINSKI C.P. February Term, 2012 No. 02694 \$53,126.65 Phelan Hallinan, LLP	1305-347 852 N 19th Street 19130 15th wd. 1995.30 Sq. Ft. BRT#15-1055500 Subject to Mortgage Improvements: Residential Dwelling ANGEL L. RODRIGUEZ AND NILSA RODRIGUEZ C.P. February Term, 2010 No. 01468 \$317,250.34 Udren Law Offices, P.C.	1305-539 2205 South Bonsall Street 19145-3208 48th wd. 708 Sq. Ft. PRCL#482276800 Improvements: Residential Property GENKEETA C. BISHOP RPA MAYES IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LOUISE S. BISHOP. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE S. BISHOP, DECEASED. C.P. October Term, 2011 No. 03935 \$35,625.92 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-318 6042 Hasbrook Avenue 19111 35th wd. 1728 Sq. Ft. BRT#352255200 Improvements: Residential Property PEDRO CASTILLO C.P. January Term, 2012 No. 01951 \$139,840.02 KML Law Group, P.C.
1305-356 5467 Arlington Street 19131 52nd wd. 1792 Sq. Ft. PRCL#522065200 Improvements: Residential Property JOSEPH R. ALLSTON AKA JOSEPH RAYMOND ALLSTON AND GENNETHER FERGUSON ALLSTON AKA GENNETHER L. FERGUSON C.P. March Term, 2012 No. 03713 \$96,076.17 Phelan Hallinan, LLP	1305-347 2051 Anchor Street 19124 41st wd. On northeasterly corner of Anchor St 0 ft 0 in, front 14'8", depth 14'8" BRT#41-1-0623-00 Subject to Mortgage NICOLA BARRETT C.P. May Term, 2012 No. 02798 \$65,559.17 Louis P. Vitti, Esq.	1305-540 416 Tyson Avenue 19111-3940 35th wd. 1991.50 Sq. Ft. PRCL#353164300 Improvements: Residential Property SONJANE KELLY C.P. February Term, 2010 No. 02868 \$173,218.18 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-319 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.
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	1305-435 3997 Stevenson Lane AKA 3997 Stevenson Street 19114-2015 66th wd. 1614.60 Sq. Ft. PRCL#661288063 Improvements: Residential Property YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 Phelan Hallinan, LLP	1305-543 1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-320 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.
1305-363 3107 Custer Street 19134-2408 33rd wd. 708 Sq. Ft. PRCL#331307400 Improvements: Residential Property YOLANDA KEYS C.P. September Term, 2009 No. 02866 \$39,425.23 Phelan Hallinan, LLP	1305-435 3997 Stevenson Lane AKA 3997 Stevenson Street 19114-2015 66th wd. 1614.60 Sq. Ft. PRCL#661288063 Improvements: Residential Property YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 Phelan Hallinan, LLP	1305-543 1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-321 8126 Ditman Street 19136-2813 65th wd. 1168 Sq. Ft. PRCL#652282700 Improvements: Residential Property CARLA M. RISTINE AND JOHN C. GRANDINETTI C.P. June Term, 2012 No. 01128 \$122,417.86 Phelan Hallinan, LLP
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	1305-435 3997 Stevenson Lane AKA 3997 Stevenson Street 19114-2015 66th wd. 1614.60 Sq. Ft. PRCL#661288063 Improvements: Residential Property YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 Phelan Hallinan, LLP	1305-543 1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-322 2901 Teesdale Street 19152-4522 64th wd. 4450 Sq. Ft. PRCL#641159900 Improvements: Residential Property MARTIN HANIS C.P. November Term, 2011 No. 02950 \$218,356.99 Phelan Hallinan, LLP
1305-377 1812 Fox Chase Road 19152 56th wd. Irregular dimensions OPA #562176100 Improvements: Residential Property JOHN JOSEPH CAPALDI AKA JOHN J. CAPALDI C.P. October Term, 2011 No. 02253 \$154,622.37 Richard M. Squire & Associates, LLC	1305-435 3997 Stevenson Lane AKA 3997 Stevenson Street 19114-2015 66th wd. 1614.60 Sq. Ft. PRCL#661288063 Improvements: Residential Property YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 Phelan Hallinan, LLP	1305-543 1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-323 1811 North 17th Street 19121-3307 32nd wd. 1683 Sq. Ft. PRCL#321110000 Improvements: Residential Property RAY WALKER C.P. June Term, 2010 No. 02039 \$345,085.70 Phelan Hallinan, LLP
1305-392 575 Rosalie Street 19120 35th wd. 1020 Sq. Ft. BRT#352039100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER	1305-435 3997 Stevenson Lane AKA 3997 Stevenson Street 19114-2015 66th wd. 1614.60 Sq. Ft. PRCL#661288063 Improvements: Residential Property YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 Phelan Hallinan, LLP	1305-543 1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-324 2833 South Simpson Street 19142 40th wd. 1520 Sq. Ft. PRCL#406001247 Improvements: Residential Property LYNNE COLLINS C.P. June Term, 2008 No. 04176 \$128,194.32 Phelan Hallinan, LLP
1305-392 575 Rosalie Street 19120 35th wd. 1020 Sq. Ft. BRT#352039100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER	1305-435 3997 Stevenson Lane AKA 3997 Stevenson Street 19114-2015 66th wd. 1614.60 Sq. Ft. PRCL#661288063 Improvements: Residential Property YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 Phelan Hallinan, LLP	1305-543 1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-325 8553 Old Line Road 19128 21st wd. 14301 Sq. Ft., det w/gar 2 sty frame BRT#214255080 Improvements: Residential Dwelling MARIA PERILLO AND FILOMENA PERILLO C.P. April Term, 2012 No. 03718 \$137,998.68 McCabe, Weisberg, & Conway, P.C.
1305-392 575 Rosalie Street 19120 35th wd. 1020 Sq. Ft. BRT#352039100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER	1305-435 3997 Stevenson Lane AKA 3997 Stevenson Street 19114-2015 66th wd. 1614.60 Sq. Ft. PRCL#661288063 Improvements: Residential Property YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 Phelan Hallinan, LLP	1305-543 1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-326 4239 Marple Street 19136 65th wd. 2025.80 Sq. Ft.; row b/gar 2sty, masonry BRT#651105300 Improvements: Residential Dwelling ROBERT J. BREJCHA C.P. September Term, 2012 No. 03239 \$94,424.90 McCabe, Weisberg, & Conway, P.C.
1305-392 575 Rosalie Street 19120 35th wd. 1020 Sq. Ft. BRT#352039100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER	1305-435 3997 Stevenson Lane AKA 3997 Stevenson Street 19114-2015 66th wd. 1614.60 Sq. Ft. PRCL#661288063 Improvements: Residential Property YUET-YING CHAN C.P. October Term, 2011 No. 04279 \$149,961.10 Phelan Hallinan, LLP	1305-543 1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP	1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.	1306-327 761 North 27th Street 19130 15th wd. 2988 Sq ft; row 3 sty masonry BRT#151302500 Improvements: Residential Dwelling HELEN WAGNER C.P. November Term, 2010 No. 01702 \$69,895.76 McCabe,

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

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

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

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

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

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

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

1306-311
6712 Tulip Street 19135-2419 41st wd. 2257.50 Sq. Ft. PRCL#412446800 Improvements: Residential Property

SHERIFF'S SALE

Weisberg, & Conway, P.C.

1306-348

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

1306-351

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

1306-356

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

1306-357

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

1306-358

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

1306-359

1910 Dallas Road 19138 42nd wd. 1288 Sq. Ft. BRT#604256000 Improvements: Residential Dwelling
DWAYNE BLACKSON AND TRACY R. KENNEDY C.P. February Term, No. 02578 \$118,844.74 Powers, Kirm & Javardian, LLC

1306-360

414 South 57th Street 19143 60th wd. 1232 Sq. Ft. BRT#604256000 Improvements: Residential Dwelling
MARUCS ELAM AND CARLA ELAM C.P. January Term, No. 3286 \$102,314.27 Powers, Kirm & Javardian, LLC

1306-361

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

1306-362

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

1306-364

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

1306-367

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

1306-368

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

SHERIFF'S SALE**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

1306-376

5827 Bustleton Avenue 19149-3405 62nd wd. 1565.74 Sq. Ft. PRCL#621507300 Improvements: Residential Property
EDNA O. MONROE C.P. May Term, 2012 No. 00429 \$33,045.55 Phelan Hallinan, LLP

1306-378

865 Granite Street 19124-1728 35th wd. 1073.10 Sq. Ft. PRCL#351138200 Improvements: Residential Property
NICOLE ENOCH C.P. October Term, 2012 No. 00313 \$90,749.97 Phelan Hallinan, LLP

1306-385

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

1306-387

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

1306-389

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

1306-390

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

1306-391

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

1306-392

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

1306-393

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

1306-396

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

1306-397

11142 Hendrix Street 19116-2326 58th wd. 3750 Sq. Ft. PRCL#582370800 Improvements: Residential Property
PETRU GRATE AND RODICA GRATE C.P. October Term, 2012 No. 00029 \$198,948.05 Phelan Hallinan, LLP

1306-398

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

1306-399

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

1306-401

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

1306-402

2724 Cheltenham Avenue AKA 2724 West Cheltenham Avenue 19150 50th wd. 2081.04

SHERIFF'S SALE

Sq. Ft. BRT#501274400 Improvements: Residential Dwelling
JEFFREY B. THOMPSON AKA JEFFREY D. THOMPSON C.P. July Term, 2010 No. 03039 \$119,322.33 Udren Law Offices, P.C.

1306-406

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. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1306-408

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.

1306-409

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

1306-410

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

1306-413

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

1306-418

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

1306-419

1722 Dounton Street 19140 13th wd. 1440 Sq. Ft. BRT#6000210526 Improvements: Residential Dwelling
ELIZABETH MCNAIR C.P. June Term, 2012 No. 03463 \$62,261.91 Law Offices of Gregory Javardian

1306-421

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

1306-422

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

1306-428

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

1306-429

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

1306-433

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

1306-439

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

SHERIFF'S SALE**1306-441**

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

1306-442

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

1306-443

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

1306-444

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

1306-445

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

1306-446

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

1306-447

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

1306-448

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

1306-449

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

1306-450

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

1306-454

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

1306-455

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

1306-456

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

1306-457

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

SHERIFF'S SALE

Eisenberg, PC

1306-458

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

1306-459

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

1306-460

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

1306-461A-B

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

1306-462

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

1306-463

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

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
1306-478 1334 East Columbia Avenue 19125 18th wd. 1584 Sq. Ft. BRT#181096200 Improvements: Residential Real Estate BERNADETTE J. O'BRIEN C.P. May Term, 2012 No. 00697 \$185,724.48 Stern & Eisenberg, PC	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	PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICARDO LEON, DECEASED. C.P. June Term, 2009 No. 02069 \$67,340.19 Phelan Hallinan, LLP	No. 0009 \$73,618.63 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-593 4605 Oakmont Street 19136 65th wd. 1136 Sq. Ft. BRT#651083100 Improvements: Residential Property MARILYN FREEMAN C.P. November Term, 2012 No. 00675 \$117,788.28 KML Law Group, P.C.
1306-481 2021 Castor Avenue 19134 45th wd. 1116.50 Sq. Ft. BRT#452202300 Improvements: Residential Property MARLENE GUZMAN C.P. November Term, 2011 No. 000607 \$62,307.22 Caitlin M. Donnelly, Esq.	1306-500 4411 Oakmont Street 19136-3717 65th wd. 1136 Sq. Ft. PRCL#651078000 Improvements: Residential Property ERIC MILLER C.P. December Term, 2011 No. 02735 \$25,752.08 Phelan Hallinan, LLP	1306-521 12729 Medford Road 19154-1417 66th wd. 2000 Sq. Ft. PRCL#663261700 Improvements: Residential Property SILVIO M. IANNUZZI, III AND NANCY L. BOSSERT C.P. February Term, 2012 No. 03096 \$169,344.55 Phelan Hallinan, LLP	1306-546 5937 Palmetto Street AKA 5937 Palmetto Avenue 19120 35th wd. 1064 Sq. Ft. BRT#352294100 Improvements: Residential Property DIANE N. HARRISON AKA DIANE HARRISON C.P. August Term, 2009 No. 00450 \$46,897.69 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-603 4143 Gilham Street 19135 55th wd. 1935 Sq. Ft.; row b/gar 2 sty masonry BRT#552135600 Improvements: Residential Dwelling SALMA A. KARIM C.P. February Term, 2010 No. 02684 \$112,769.30 McCabe, Weisberg, & Conway, P.C.
1306-482 4162 Gilham Street 19135 55th wd. 975 Sq. Ft. BRT#552131900 Improvements: Residential Property MICHAEL C. MCLAUGHLIN C.P. January Term, 2013 No. 002369 \$92,121.94 Christopher A. DeNardo, Esq.	1306-501 5946 Hammond Avenue 19120-2011 61st wd. 1742 Sq. Ft. PRCL#612511800 Improvements: Residential Property SHARYN JACKSON IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED; KELLY WHITTIER IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED; TRACY LINACRE, IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANFORD F. JACKSON, DECEASED. C.P. December Term, 2011 No. 00718 \$93,109.79 Phelan Hallinan, LLP	1306-522 2209 Reed Street 19146 36th wd. 1372 Sq. Ft. BRT#361318800 Improvements: Residential Property BRIDGETTE Y. GRIMES C.P. December Term, 2009 No. 000870 \$51,693.61 Christopher A. DeNardo, Esq.	1306-547 5316 North 12th Street 19141 49th wd. 1749.72 Sq. Ft. BRT#493135800 Improvements: Residential Property KEASHA PAULHILL C.P. November Term, 2008 No. 03200 \$85,288.06 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-604 4653 Mulberry Street 19124 23rd wd. 1215 Sq. Ft.; row 2 sty masonry BRT#232318400 Improvements: Residential Dwelling LINEINA FELDER C.P. January Term, 2011 No. 04881 \$34,808.80 McCabe, Weisberg, & Conway, P.C.
1306-483 6244 Limekiln Pike 19141 15th wd. 1212 Sq. Ft. BRT#172314800 Improvements: Residential Property TROY K. GRANT C.P. April Term, 2009 No. 001820 \$51,003.82 Christopher A. DeNardo, Esq.	1306-502 2716 North Hollywood Street 19132-1807 28th wd. (formerly in the 38th wd.) 756 Sq. Ft. PRCL#282037200 Improvements: Residential Property FRED BAKER C.P. December Term, 2012 No. 03329 \$58,325.76 Phelan Hallinan, LLP	1306-523 5108 Roosevelt Boulevard 19124 35th wd. 6500 Sq. Ft. BRT#351028400 Improvements: Residential Real Estate WILTON JEAN FRANCOIS C.P. November Term, 2012 No. 01984 \$420,226.23 Stern & Eisenberg, PC	1306-548 5007 Pennway Street AKA 5007 Pennway Avenue 19124-3507 23rd wd. 1632 Sq. Ft. BRT#233110800 Subject to Mortgage Improvements: Residential Property JEAN F. FORTUREY AKA JEAN FORTUREY C.P. June Term, 2012 No. 0659 \$65,308.25 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-607 1030 Wagner Avenue 19141 49th wd. 3731.1 Sq. Ft.; row b/gar 2sty masonry BRT#492012300 Improvements: Residential Dwelling MARRAE G. DARGAN C.P. February Term, 2010 No. 00970 \$99,187.40 McCabe, Weisberg, & Conway, P.C.
1306-486 4150-4152 Paul Street 19124 23rd wd. 3545 Sq. Ft. BRT#232510900 & BRT#232511000 Improvements: Residential Property RICHARD SCHLESINGER AND EVAN SCHLESINGER C.P. March Term, 2012 No. 3947 \$106,316.34 Christopher A. DeNardo, Esq.	1306-503 613 Edison Avenue, Unit 613A AKA 613 Edison Avenue, Unit A 19116-1263 58th wd. 1040 Sq. Ft. PRCL#888581386 Improvements: Condominium Unit; Undivided Interest In The Common Elements (as Defined In Such Declaration) Of 1.0526%. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NORMA L. DAVIS, DECEASED. C.P. May Term, 2010 No. 04159 \$97,092.48 Phelan Hallinan, LLP	1306-524 3014 Emerald Street 19134 25th wd. 1138.8 Sq. Ft. BRT#252508300 Improvements: Residential Dwelling INGA AZVOLINSKY C.P. April Term, 2010 No. 03714 \$32,299.72 Powers, Kim & Javardian, LLC	1306-549 1011 Lorraine Street 19116 35th wd. 7900 Sq. Ft. BRT#582213000 Improvements: Residential Property KRISTIN SANCHEZ AND MICHAEL J. SANCHEZ C.P. August Term, 2012 No. 2337 \$267,570.44 Christopher A. DeNardo, Esq.	1306-608 5141 North Sydenham Street 19141 17th wd. 2850 Sq. Ft.; row b/gar 2sty masonry BRT#172080800 Improvements: Residential Dwelling RODERICK WALKER AKA RODERICK T. WALKER C.P. December Term, 2008 No. 00390 \$23,662.01 McCabe, Weisberg, & Conway, P.C.
1306-487 2516 South Bellford Street 19153 40th wd. 1145.90 Sq. Ft. BRT#404146000 Improvements: Residential Property CARMEN JAMES C.P. August Term, 2012 No. 1229 \$131,158.83 Christopher A. DeNardo, Esq.	1306-504 1703 Montrose Street 19146-1911 30th wd. 540 Sq. Ft. PRCL#301202000 Improvements: Residential Property MICHAEL P. CANZONERI C.P. April Term, 2010 No. 00262 \$376,214.74 Phelan Hallinan, LLP	1306-525 228 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	1306-551 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.	1306-609 5924 North 7th Street 19120 61st wd. 1357.5 Sq. Ft. BRT#612241700 Improvements: Residential Dwelling SUSAN R. ALTORK C.P. May Term, 2012 No. 04004 \$66,187.32 Law Offices of Gregory Javardian
1306-488 5829 Larchwood Avenue 19143 46th wd. 1269.77 Sq. Ft. BRT#604194900 Improvements: Residential Property WAYNE D. CARSON, ADMINISTRATOR OF THE ESTATE OF MARIAN CARSON, DECEASED. C.P. November Term, 2012 No. 002726 \$57,750.89 Christopher A. DeNardo, Esq.	1306-505 3724 Frankford Avenue 19124-5626 45th wd. 1646.83 Sq. Ft. PRCL#452286700 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES MAYER AKA DOLORES M. MAYER, DECEASED C.P. July Term, 2012 No. 02527 \$53,384.44 Phelan Hallinan, LLP	1306-526 4134 Cambridge Street 19104 6th wd. Land area 1245.50 Sq. Ft. BRT#062159700 Improvements: Residential Dwelling CRAIG OVERTON C.P. February Term, 2009 No. 3899 \$127,891.67 Martha E. Von Rosenstiel, Esq.	1306-552 537 North 33rd Street 19104 24th wd. 840 Sq. Ft. BRT#242140300 Improvements: Residential Property DAVID E. PLAYER, FLORA D. PLAYER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE PLAYER, DECEASED. C.P. August Term, 2012 No. 3399 \$63,991.79 Christopher A. DeNardo, Esq.	1306-610 1737 North Aberdeen Street 19131-3612 52nd wd. 1138 Sq. Ft. BRT#521324000 Subject to Mortgage Improvements: Residential Property CLINTON GARIBALDI C.P. May Term, 2012 No. 2920 \$27,176.81 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC
1306-489 5917 Turner Street 19151 34th wd. 1080 Sq. Ft. BRT#342104100 Improvements: Residential Property CARLOS G. BAUTISTA C.P. September Term, 2012 No. 003294 \$75,789.92 Christopher A. DeNardo, Esq.	1306-506 45 West Rockland Street 19144-6020 12th wd. 1409.04 Sq. Ft. PRCL#123038000 Improvements: Residential Property ANANY BURSHTEYN C.P. December Term, 2012 No. 03120 \$97,024.99 Phelan Hallinan, LLP	1306-527 3871 Frankford Avenue 19124 45th wd. 1136 Sq. Ft. Improvements: Residential Property YRIS TAVAREZ C.P. October Term, 2012 No. 0275 \$82,031.34 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-553 2968 East Thompson Street 19134 25th wd. 1315 Sq. Ft. BRT#251257300 Improvements: Residential Property BRYAN MCLAUGHLIN AND FELICIA MCLAUGHLIN C.P. July Term, 2012 No. 03271 \$169,758.07 KML Law Group, P.C.	1306-611 1303 North 32nd Street, Unit #34 19121 29th wd. 1367 Sq. Ft.; res condo 3.5 sty, masonry BRT#888290170 Improvements: Condominium CHRISTINE CREIGHTON C.P. October Term, 2010 No. 00770 \$280,670.40 McCabe, Weisberg, & Conway, P.C.
1306-490 626 Martin Street 19128 21st wd. 1450 Sq. Ft. BRT#213177000 Improvements: Residential Property GREGORY T. STEELE C.P. October Term, 2012 No. 4198 \$218,547.81 Christopher A. DeNardo, Esq.	1306-507 2306 Stanwood Street 19152-2915 56th wd. 6344 Sq. Ft. PRCL#562050300 Improvements: Residential Property KENNETH MARINER AND DEBRA MARINER C.P. December Term, 2011 No. 01548 \$286,180.18 Phelan Hallinan, LLP	1306-528 1147 South Clifton Street 19147-4616 2nd wd. 910 Sq. Ft. BRT#021567000 Improvements: Residential Property C.P. December Term, 2011 No. 3782 \$148,459.90 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-554 2821 Knorr Street 19149-2518 55th wd. 1757.40 Sq. Ft. PRCL#551203300 Improvements: Residential Property JAIME L. SONNEBORN AND NICHOLAS KECK C.P. May Term, 2012 No. 00768 \$140,967.99 Phelan Hallinan, LLP	1306-612 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.
1306-492 6342 Jackson Street 19135-3225 55th wd. 1620 Sq. Ft. BRT#552463100 Improvements: Residential Property JULIANNA M. CIERI AKA JULIA M. CIERI C.P. January Term, 2012 No. 4943 \$103,811.97 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-508 3514 Vinton Road 19154-1506 66th wd. 2000 Sq. Ft. PRCL#663126400 Improvements: Residential Property PATRICIA L. KOLTONUK C.P. September Term, 2012 No. 03356 \$128,251.33 Phelan Hallinan, LLP	1306-529 4725 Shelmire Avenue 19136 65th wd. 280 Sq. Ft. BRT#651054600 Improvements: Residential Property LEROY BROWN; SUZANNE BROWN C.P. September Term, 2011 No. 2336 \$84,278.76 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-555 1528 North 54th Street 19131-3918 4th wd. 2600 Sq. Ft. PRCL#041288200 Improvements: Residential Property ROBERT THOMAS, JR. C.P. July Term, 2009 No. 01434 \$60,382.91 Phelan Hallinan, LLP	1306-613 249 Hansberry Street 19144 12th wd. Subject to Mortgage JASON SEVILLE C.P. January Term, 2011 No. 01469 \$177,198.36 Sarah E. Ehasz, Esq.
1306-493 4511 Tackawanna Street 19124 23rd wd. 2000 Sq. Ft. PRCL#232347800 Improvements: Residential Property JOYCE ANN PRITCHETT, IN HER CAPACITY AS HEIR OF GEORGE PRITCHETT, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE PRITCHETT, DECEASED. C.P. August Term, 2011 No. 03195 \$63,237.65 Phelan Hallinan, LLP	1306-509 8240 Frankford Avenue 19136-2306 64th wd. 2382.64 Sq. Ft. PRCL#642084900 Improvements: Residential Property CLEATUS W. SANTEE C.P. June Term, 2011 No. 01596 \$161,806.84 Phelan Hallinan, LLP	1306-530 4819 North 10th Street 19141-3929 49th wd. 1290 Sq. Ft. BRT#491337300 Improvements: Residential Property BRENDA ROBERSON C.P. March Term, 2011 No. 2430 \$73,876.45 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-556 6812 Chester Avenue 19142-1207 40th wd. 1677.92 Sq. Ft. PRCL#403239400 Improvements: Residential Property AWAD AHMED, FATHI H. ABDELGADIR AND ASMERET GEBERAMARIAM AKA ELSA HABTEMARIAM C.P. March Term, 2009 No. 00646 \$42,417.77 Phelan Hallinan, LLP	1306-614 1010 North America Street 19123 4th wd. Subject to Mortgage ERIC MIDGETT AND KAIT MIDGETT AKA KATHERINE MIDGETT C.P. January Term, 2011 No. 01484 \$338,673.04 Sarah E. Ehasz, Esq.
1306-494 219 North Robinson Street 19139-1123 34th wd. 1585.31 Sq. Ft. PRCL#341170900 Improvements: Residential Property KRISTIE M. TRICE C.P. August Term, 2012 No. 01361 \$23,002.36 Phelan Hallinan, LLP	1306-510 3816 Palmetto Street 19124-5416 33rd wd. 1064.05 Sq. Ft. PRCL#332179500 Improvements: Residential Property STEVEN LEON IN HIS CAPACITY AS HEIR OF RICHARD LEON, DECEASED; DESTINY LEON IN HER CAPACITY AS HEIR OF RICHARD LEON, DECEASED; RICARDO LEON, JR., IN HIS CAPACITY AS HEIR OF RICHARD LEON, DECEASED; KRYSTAL LEON, IN HER CAPACITY AS HEIR OF RICHARD LEON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL	1306-531 1290 North 10th Street 19141-3929 49th wd. 1290 Sq. Ft. BRT#491337300 Improvements: Residential Property BRENDA ROBERSON C.P. March Term, 2011 No. 2430 \$73,876.45 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC	1306-557 1746 North 3rd Street 19122-3005 18th wd. 1537.50 Sq. Ft. PRCL#183139600 Improvements: Residential Property MAMADOU SYLLA C.P. October Term, 2011 No. 01547 \$205,864.44 Phelan Hallinan, LLP	1306-615 63101 Delaire Landing Road, AKA 63101 Delaire Landing Road Unit 101 19114-5411 88th
1306-495 152 East Cheltenham Avenue 19120-1001 61st wd. (formerly in the 50th wd.) 1632 Sq. Ft. PRCL#611468200 Improvements: Residential Property DORIS C. BECK C.P. January Term, 2011 No. 02365 \$64,946.46 Phelan Hallinan, LLP	1306-511 219 North Robinson Street 19139-1123 34th wd. 1585.31 Sq. Ft. PRCL#341170900 Improvements: Residential Property KRISTIE M. TRICE C.P. August Term, 2012 No. 01361 \$23,002.36 Phelan Hallinan, LLP	1306-532 4226 North Franklin Street 19140-2223 43rd wd. 1222 Sq. Ft. BRT#433339200 Improvements: Residential Property ROLDON JEFFREY C.P. May Term, 2012	1306-558 1746 North 3rd Street 19122-3005 18th wd. 1537.50 Sq. Ft. PRCL#183139600 Improvements: Residential Property MAMADOU SYLLA C.P. October Term, 2011 No. 01547 \$205,864.44 Phelan Hallinan, LLP	

SHERIFF'S SALE

wd. PRCL#888650860 Improvements: Condominium
SETH A. DEFULGENTIS C.P. January Term, 2012 No. 03054 \$70,384.53 Phelan Hallinan, LLP

1306-627

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

1306-628

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

1306-632

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

1306-633

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

1306-637

7513 North 21st Street 19138-2210 10th wd. 1856 Sq. Ft. PRCL#101184200 Improvements: Residential Property
BRENDA J. MATTHEWS IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CURTIS MATTHEWS, AKA CURTIS P. MATTHEWS AKA CURTIS P. MATHEWS, MATTHEW ST. PATRICK IN HIS CAPACITY AS HEIR OF THE ESTATE OF CURTIS P. MATTHEWS AKA CURTIS P. MATHEWS, CURTIS DAVIS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CURTIS P. MATTHEWS AKA CURTIS P. MATHEWS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CURTIS P. MATTHEWS AKA CURTIS P. MATHEWS, DECEASED. C.P. November Term, 2011 No. 02278 \$79,226.03 Phelan Hallinan, LLP

1306-638

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

1306-639

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

1306-640

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

1306-641

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

1306-647

1146 South 7th Street 19147-4832 2nd wd. 686 Sq. Ft. PRCL#021478300 Improvements: Residential Property
PAU L. HO AND HUONG T LE AKA HUONG THUY LE C.P. May Term, 2012 No. 02696 \$178,041.12 Phelan Hallinan, LLP

1306-649

7923-31 Ridge Avenue, Unit #39, AKA 7925 Ridge Avenue, Unit #39 19128 21st wd. PRCL#888210839 Improvements: Condominium Unit
POLA M. YU C.P. February Term, 2012 No.

SHERIFF'S SALE

03874 \$201,254.08 Phelan Hallinan, LLP

1306-650

4714 Sansom Street 19139-4632 60th wd. 1099.80 Sq. Ft. PRCL#601034100 Improvements: Residential Property
CHRISTOPHER WOLFINGTON C.P. May Term, 2012 No. 02699 \$229,582.43 Phelan Hallinan, LLP

1306-653A-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.

1306-654

2537 South Warnock Street 19148-4428 39th wd. 672 Sq. Ft. PRCL#394151300 Improvements: Residential Property
MALEK ABDULBAKI C.P. May Term, 2012 No. 03836 \$114,823.99 Phelan Hallinan, LLP

The following property, sale of which was postponed from the July 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, August 6, 2013.

1307-311

457 East Vernon Road 19119-1951 22nd wd. 2258.75 Sq. Ft. BRT#222037757 Improvements: A Residential Dwelling
DARNELL RUSSELL C.P. September Term, 2008 No. 05069 \$131,791.16 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

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.,

1307-317

6512 Linmore Avenue 19142 row conv/ apartment 2story masonry BRT#403180900 Improvements: Residential Dwelling
PAUL NJOKU C.P. May Term, 2012 No. 001155 \$47,632.21 Federman & Associates, LLC

1307-337

3549 Tudor Street 19136-3814 64th wd. 1616 Sq. Ft. PRCL#642138300 Improvements: Residential Property
SCOTT FRIEDMAN C.P. August Term, 2011 No. 03114 \$139,177.73 Phelan Hallinan, LLP

1307-342

364 Daly Street 19148-3307 39th wd. 700 Sq. Ft. PRCL#392148500 Improvements: Residential Property
CYNTHIA C. CROSS AKA CYNTHIA CROSS C.P. August Term, 2011 No. 01952 \$85,009.42 Phelan Hallinan, LLP

1307-348

3228 Comly Road 19154-3324 66th wd. 1803 Sq. Ft. PRCL#662475400 Improvements: Residential Property
PAMELA A. STEWART AKA PAMELA STEWART AND FRANK A. STEWART, IV AKA FRANK STEWART, IV C.P. October Term, 2010 No. 02293 \$66,058.76 Phelan Hallinan, LLP

1307-355

1936 Harrison Street 19124-2838 23rd wd. 2100 Sq. Ft. BRT#232205100 Improvements: Residential Dwelling
JEFFREY WHITE C.P. August Term, 2012 No. 162 \$57,833.49 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1307-356

1123 E Montgomery Avenue 19125 18th wd. All that certain lot of ground with the buildings and improvements thereon erected situate on the easterly side of Montgomery Avenue at the

SHERIFF'S SALE

distance of one hundred thirty-seven feet six inches southward from the southeast corner of Girard Avenue and Montgomery Avenue in the Eighteenth Ward of the City of Philadelphia. Containing in front or breadth on Montgomery Avenue twelve feet six inches and extending in length or depth easterly-fifth-eight feet.
RICHARD E. HORAN C.P. September Term, 2012 No. 00216 \$119,392.65 Anthony R. Distasio, Esq., LINTON, DISTASIO, & EDWARDS, P.C.

1307-371

4344 Mitchell Street 19128-3412 21st wd. 2200 Sq. Ft. PRCL#212195300 Improvements: Residential Property
MATTHEW PESOT C.P. February Term, 2012 No. 03884 \$94,596.80 Phelan Hallinan, LLP

1307-379

1054 North 67th Street 19151-3002 34th wd. 1356.08 Sq. Ft. PRCL#344409700 Improvements: Residential Property
MONICA LYNN WILSON C.P. October Term, 2008 No. 01239 \$98,068.51 Phelan Hallinan, LLP

1307-391

1136 West Ritner Street 19148 39th wd. 1024 Sq. Ft. PRCL#394108200 Improvements: Residential Property
MICHAEL LANCELOTTI C.P. October Term, 2009 No. 00917 \$205,585.84 Phelan Hallinan, LLP

1307-396

5955 Chester Avenue 19143-5517 40th wd. 1448.75 Sq. Ft. PRCL#401118200 Improvements: Residential Property
CHRISTIAN DIAZ C.P. May Term, 2009 No. 02774 \$51,102.44 Phelan Hallinan, LLP

1307-400

3431 North Water Street 19134 7th wd. 938 Sq. Ft. BRT#073046500 Improvements: Residential Property
EZQUIEL NAZARIO AND OLGA M. PEREIRA C.P. September Term, 2011 No. 02174 \$13,940.83 KML Law Group, P.C.

1307-427

8937 Turton Drive 19115 63rd wd. 2910 Sq. Ft. BRT#632304100 Improvements: Residential Property
CLIFFORD HILL AND WARREN SALLEY C.P. September Term, 2012 No. 00851 \$291,181.33 Leonard J. Mucci, III, Esq.

1307-434

6537 Ditman Street 19135 41st wd. 1182.22 Sq. Ft. BRT#411241100 Subject to Mortgage Improvements: Residential Property
LOUIS BAYLOR C.P. November Term, 2010 No. 2906 \$58,629.93 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

1307-436

5123 Wynnefield Avenue 19131-2419 52nd wd. 7954 Sq. Ft. BRT#521177800 Improvements: Residential Dwelling
DONNA L. RODERICK C.P. August Term, 2012 No. 01525 \$334,701.02 Barbara A. Fein, Esq.

1307-440

2213 North Uber Street 19132-4840 16th wd. Situate on the east side of Uber Street at the distance of 95 feet northward from the north side of Susquehanna Avenue Subject to Mortgage Improvements: Row 3 Sty Masonry
CHARLES BROWN C.P. December Term, 2012 No. 03665 \$109,091.61 Chandra M. Arkema, Esq.

1307-442

3900 Ford Road Unit 8D 19131 52nd wd. Together with a proportionate undivided interest in the Common Elements of .354595%, Appx Size 1526 Sq. Ft. BRT#888520110 Improvements: Residential Property
CONARD K. KING, JR. AS ADMINISTRATOR OF THE ESTATE OF BEATRICE L. KING, DECEASED. C.P. December Term, 2012 No. 00907 \$187,924.80 KML Law Group, P.C.

1307-445

3242 Jasper Street aka 1885 East Madison Street 19134 45th wd. 3420 Sq. Ft. BRT#452017100 Improvements: Residential Property
GEORGE CAPEWELL C.P. September Term, 2008 No. 003504 \$20,185.38 Leonard J. Mucci, III, Esq.

1307-454

2001-2015 North 6th Street 19122-1413 18th wd. 4915 Sq. Ft. BRT#884344041 Improvements: Residential Dwelling
JULIO E. AGOSTO C.P. November Term, 2012 No. 001058 \$53,435.16 Law Offices of Gregory Javardian

1307-463

3505 Brookview Road 19154 66th wd. 1360 Sq. Ft. BRT#662380500 Improvements: Residential Real Estate

SHERIFF'S SALE

MICHELLE RAUCHEISEN AND JOHN M. RAUCHEISEN C.P. October Term, 2012 No. 04436 \$133,853.55 Stern & Eisenberg, P.C.

1307-469

205 West Champlost Street 19120 61st wd. 1200 Sq. Ft. BRT#612167100 Improvements: Residential Property
GAIL HELEN MUNROE C.P. February Term, 2013 No. 000910 \$78,692.29 Leonard J. Mucci, III, Esq.

1307-480

2321 Federal Street 19146 36th wd. 1600 Sq. Ft. BRT#361253900 Improvements: Residential Property
THOMAS THANG LE AKA THOMAS T. LE C.P. May 2012 Term, No. 01318 \$79,569.10 Kristine M. Anthou, Esq.

1307-482

4219 North 8th Street 19140-2212 43rd wd. 1067.98 Sq. Ft. BRT#433351200 Improvements: Residential Dwelling
BRIDGET GRAHAM C.P. April Term, 2012 No. 01860 \$58,288.04 Powers, Kim & Javardian, LLC

1307-485

1407 East Cliveden Street 19150 10th wd. 6210 Sq. Ft.; det w/gar 2 sty masonry BRT#102314500 Improvements: Residential Dwelling
CLARENCE L. CLARK, III AND IDELIA CLARK AKA IDALIA CLARK C.P. June Term, 2012 No. 03973 \$199,548.55 McCabe, Weisberg, & Conway, P.C.

1307-486

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

1307-488

535 Arthur Street 19111 63rd wd. 3148 Sq. Ft.; row 2 sty masonry BRT#631343900 Improvements: Residential Dwelling
PATRICIA ELLIOT AKA PATRICIA A. MEREDITH AND FRANCIS ELLIOT C.P. June Term, 2009 No. 03161 \$163,244.76 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.

1307-494

9235 Academy Road 19114 57th wd. 8700 Sq. Ft.; det w/d gar 1.5 sty frame BRT#572341500 Subject to Mortgage Improvements: Residential Dwelling
LORI LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, DIANE L. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, CHARLES S. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, RICHARD M. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, CHARLES S. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, CHARLES S. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER. C.P. November Term, 2011 No. 01105 \$202,413.23 McCabe, Weisberg, & Conway, P.C.

1307-513

2226 North Melvin Street 19131 52nd wd. NO Sq. Ft. BRT#522253000 Subject To Mortgage 1297.60 Improvements: Residential Dwelling
WILLIE MAE POWELL C.P. August Term, 2011 No. 04284 \$78,958.96 Udren Law Offices, P.C.

1307-524

5857 Woodcrest Avenue 19131-2214 52nd wd. 1565.28 Sq. Ft. PRCL#522159900 Improvements: Residential Property
DONALD W. FINCH C.P. September Term, 2011 No. 03050 \$79,711.27 Phelan Hallinan, LLP

1307-527

1916 68th Avenue 19138-3122 50th wd. 960 Sq. Ft. PRCL#102436000 Improvements: Residential Property
ERIC MARTIN C.P. December Term, 2011 No. 01123 \$87,783.49 Phelan Hallinan, LLP

1307-548

3750 Clarendon Avenue, #11 19114-1936 88th wd. Together with all right, title and interest, being 1.0829 undivided interest of, in and to the Common Elements as defined by the Unit Property Act of Pennsylvania, and as more fully set forth in the aforementioned Declaration

of Condominium and Plan. PRCL#88866011 Improvements: Condominium Unit
PAMELA L. RENNINGER C.P. January Term, 2012 No. 00892 \$63,873.62 Phelan Hallinan, LLP

1307-557

7945 Michener Street 19150-1320 50th wd. 1612 Sq. Ft. BRT#501151700 Improvements: Residential Dwelling
PATRICIA E. GREEN C.P. April Term, 2012 No. 01852 \$51,211.21 Powers, Kim & Javardian, LLC

1307-560

861 East Westmoreland Street 19134-1924 33rd wd. 1350 Sq. Ft. BRT#331108600 Improvements: Residential Property
MARIA RODRIGUEZ AKA MARIA J. RODRIGUEZ C.P. March Term, 2012 No. 0982 \$29,092.32 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1307-562

2402 South Lee Street 19148 39th wd. 948 Sq. Ft. BRT#391214900 Improvements: Residential Property
DEBRA J. O'ROURKE C.P. January Term, 2008 No. 3922 \$140,441.34 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1307-566

4135 East Roosevelt Boulevard aka 4135 Roosevelt Boulevard 19124 23rd wd. 1728 Sq. Ft. BRT#233017300 Improvements: Residential Property
JUDYTH SLOAN; THOMAS SLOAN C.P. February Term, 2010 No. 0902 \$81,900.41 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

1307-568

5525 Whitby Avenue 19143 51st wd. 1444 Sq. Ft. BRT#513119500 Improvements: Residential Property
DAVID TONEY; HORKAN PROPERTIES LP C.P. October Term, 2008 No. 01317 \$40,261.00 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

1307-569

6831 North Franklin Street 19126 61st wd. 201161.80 Sq. Ft. BRT#776142000 Improvements: Residential Property
JASMINE WILLIAMS C.P. August Term, 2011 No. 0038 \$181,550.67 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

1307-574

4537 North Carlisle Street 19140 13th wd. 1599 Sq. Ft. BRT#132018400 Improvements: Residential Property
JUSTIN A. WILSON C.P. November Term, 2009 No. 4239 \$75,832.54 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

1307-575

105 Wentz Street 19120 61st wd. 2311.20 Sq. Ft. BRT#612023100 Improvements: Residential Property
UNKNOWN HEIRS AND ADMINISTRATORS OF THE E

SHERIFF'S SALE

DAWN R. ROBINSON C.P. November Term, 2011 No. 003135 \$26,550.42 Federman & Associates, LLC

1307-587

2049 Pierce Street 19145 36th wd. 658 Sq. Ft. BRT#363151000 Improvements: Residential Property

RICHARD A. CURRO, JR. C.P. December Term, 2012 No. 02339 \$59,457.75 KML Law Group, P.C.

1307-592

5942 Callowhill Street 19151 4th wd. 1440 Sq. Ft. BRT#042184300 Improvements: Residential Property

EDWARD A. FENDERSON, JR. C.P. December Term, 2009 No. 03295 \$39,757.06 KML Law Group, P.C.

1307-598

5233 Roosevelt Boulevard 19124 23rd wd. 1911.74 Sq. Ft. BRT#233026600 Improvements: Residential Property

CLARK E. MCCAULEY C.P. December Term, 2008 No. 03210 \$45,155.94 KML Law Group, P.C.

1307-599

7223 Lawndale Avenue 19111 53rd wd. 3162.50 Sq. Ft. BRT#532391700 Improvements: Residential Property

ARTHUR CARROLL AND PATRICIA CARROLL C.P. May Term, 2010 No. 00065 \$166,647.08 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.

1307-610

1209 Spruce Street 19107 8th wd. 2520 Sq. Ft. BRT#881518110 Improvements: Commercial Real Estate

BENJAMIN HOLDINGS, LLC C.P. December Term, 2012 No. 03950 \$437,148.70 Stern & Eisenberg, P.C.

1307-617

1439 East Cheltenham Avenue 19124-1101 62nd wd. 1265.75 Sq. Ft. PRCL#621081300 Improvements: Residential Property

ALEXANDER JAVIER AND VIDAL JAVIER C.P. June Term, 2012 No. 00923 \$108,273.07 Phelan Hallinan, LLP

1307-621

2521 Bonaffon Street 19142-2715 40th wd. 1108.52 Sq. Ft. PRCL#406069000 Improvements: Residential Property

THOMAS MOORE AND JAMES MOORE C.P. January Term, 2012 No. 00559 \$21,266.42 Phelan Hallinan, LLP

1307-626

3471 Eden Street 19114-3605 57th wd. 3373.50 Sq. Ft. PRCL#572163143 Improvements: Residential Property

WILLIAM B. JENKINS AKA WILLIAM JENKINS AND JUNE M. JENKINS C.P. December Term, 2012 No. 00962 \$72,722.95 Phelan Hallinan, LLP

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 ADMINSTRATOR OF THE ESTATE OF JAMES E. JACKSON, JR., AKA JAMES EMBRA JACKSON, JR. C.P. November Term, 2012 No. 01119 \$120952.02 Powers, Kim & 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, Kim & Javardian, LLC

1307-647

1720 North Marshall Street 19122-2924 10th wd. 1486 Sq. Ft. BRT#201145200 Subject to Mortgage Improvements: Residential Dwelling

JAMES L. DEVINE C.P. August Term, 2012 No. 2933 \$133,368.52 Powers, Kim & Javardian, LLC

1307-648

563 North Judson Street 19130-3122 15th wd. 510 Sq. Ft. BRT#151179400 Improvements: Residential Dwelling

MALCOLM CLENDENIN C.P. September Term, 2012 No. 00479 \$191,633.40 Powers, Kim & Javardian, LLC

SHERIFF'S SALE

SHERIFF'S SALE OF TUESDAY, AUGUST 6, 2013

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 Subject to Mortgage

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

1308-301

4522 Bleigh Avenue aka 4522 Bleigh Street 19136-4006 41st wd. 1455.44 Sq. Ft. PRCL#412148600 Improvements: Residential Property

PATRICIA M. DUFFY AND JAMES P DUFFY C.P. January Term, 2013 No. 00875 \$94,201.50 Phelan Hallinan, LLP

1308-302

304 Unruh Avenue 19111-4630 35th wd. 2500 Sq. Ft. PRCL#353120600 Improvements: Residential Property

EDWIN GIBSON AND DAWN GIBSON C.P. October Term, 2009 No. 04119 \$160,403.12 Phelan Hallinan, LLP

1308-303

148 Mercy Street 19148-2614 39th wd. 598 Sq. Ft. PRCL#391058100 Improvements: Residential Property

PHILIP J. MARKER C.P. May Term, 2009 No. 00135 \$130,787.72 Phelan Hallinan, LLP

1308-304

2848 Walnut Hill Street, Unit A 19152-1503 57th wd. 2524.48 Sq. Ft. PRCL#571073319 Improvements: Residential Property

YONG HANG WANG C.P. April Term, 2012 No. 01443 \$188,353.90 Phelan Hallinan, LLP

1308-305

7510 Henry Avenue 19128-3101 21st wd. 8821 Sq. Ft. PRCL#214244700 Improvements: Residential Property

DAVID BOYLE C.P. November Term, 2009 No. 03707 \$245,392.87 Phelan Hallinan, LLP

1308-306

1469 North Wannamaker Street 19131-3825 4th wd. 780 Sq. Ft. PRCL#043148500 Improvements: Residential Property

ESTATE OF IDA MAE BLOODWORTH SYLIVA A. WATSON, ADMINSTRATRIX AND HEIR OF THE ESTATE OF IDA MAE BLOODWORTH, BERNARD TYLOR, HEIR OF THE ESTATE OF IDA MAE BLOODWORTH ODELL TYLOER, HEIR OF THE ESTATE OF IDA MAE BLOODWORTH CYNTHIA TYLER, HEIR OF THE ESTAE OF IDA MAE BLOODWORTH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER IDA BLOODWORTH, DECEASED. ESTATE OF LOUIS BLOODWORTH AKA LEWIS BLOODWORTH, UNKNOWN SUCCESSORS ADMINISTRATOR OF ESTATE OF LOUIS BLOODWORTH AKA LEWIS BLOODWORTH JUANITA BLOODWORTH, HEIR OF THE ESTATE OF LOUIS BLOODWORTH AKA LEWIS BLOODWORTH AKA LEWIS JUANITA BLOODWORTH, HEIR OF THE ESTATE OF LOUIS BLOODWORTH AKA LEWIS BLOODWORTH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUIS BLOODWORTH, DECEASED. C.P. May Term, 2009 No. 02683 \$57,810.79 Phelan Hallinan, LLP

1308-307

863 North Taney Street 19130-1830 15th wd. 6800 Sq. Ft. PRCL#151294900 Improvements: Residential Property

TRICIA A. BRUNING C.P. February Term, 2012 No. 03648 \$179,409.19 Phelan Hallinan, LLP

1308-308

3340 Englewood Street 19149-1608 55th wd. 1424 Sq. Ft. TXPRL#551487700 Improvements: Residential Property

THOMAS A. NORRIS C.P. December Term, 2010 No. 00544 \$150,854.30 Phelan Hallinan, LLP

1308-309

6505 Buist Avenue 19142-2803 40th wd. 1236.62 Sq. Ft. PRCL#406250400 Improvements: Residential Property

FRANK BRENNAN C.P. October Term, 2011

SHERIFF'S SALE

No. 00041 \$41,650.02 Phelan Hallinan, LLP

1308-310

5956 Shisler Street aka 5956 North Shisler Street 19149-3727 53rd wd. 1350 Sq. Ft. PRCL#531277900 Improvements: Residential Property

RENE PEACE, IN HER CAPACITY AS HEIR OF LINDA A. PEACE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LINDA A. PEACE, DECEASED. C.P. August Term, 2012 No. 01381 \$70,850.72 Phelan Hallinan, LLP

1308-311

5324 Akron Street 19124-1220 62nd wd. 1344.75 Sq. Ft. PRCL#621419500 Improvements: Residential Property

SONIA GARCIA C.P. December Term, 2012 No. 00969 \$67,376.25 Phelan Hallinan, LLP

1308-312

6731 Leeds Street 19151-3019 34th wd. 1500 Sq. Ft. PRCL#344039300 Improvements: Residential Property

DEBORAH M. BAKER C.P. December Term, 2011 No. 02745 \$110,032.28 Phelan Hallinan, LLP

1308-313

1503 Frankford Avenue 19125-4411 18th wd. 1192.82 Sq. Ft. PRCL#181007900 Improvements: Residential Property

NARCISCO R. RODRIGUEZ AKA NARCISCO R. RODRIGUEZ C.P. November Term, 2004 No. 04151 \$37,614.25 Phelan Hallinan, LLP

1308-314

1518 North Alden Street 19131-3815 4th wd. 1125 Sq. Ft. PRCL#043295400 Improvements: Residential Property

ANTOINE WILLIAMS C.P. September Term, 2008 No. 01147 \$105,840.21 Phelan Hallinan, LLP

1308-315

2712 Tasker Street 19145-1242 36th wd. 1035 Sq. Ft. PRCL#364254300 Improvements: Residential Property

CHASITY S. LANCASTER AKA CASTITY S. LANCASTER C.P. September Term, 2012 No. 00395 \$79,291.68 Phelan Hallinan, LLP

1308-316

3944 Elsinore Street 19124-5412 33rd wd. 1102.27 Sq. Ft. PRCL#332208500 Improvements: Residential Property

EDDIE ORTIZ, JR. C.P. December Term, 2012 No. 03588 \$86,024.55 Phelan Hallinan, LLP

1308-317

5416 Larchwood Avenue 19143-1956 46th wd. 1122 Sq. Ft. PRCL#3463001000 Improvements: Residential Property

ERVIN CORBIN AND DEBORAH TORRENCE C.P. December Term, 2011 No. 00898 \$40,457.38 Phelan Hallinan, LLP

1308-318

1825 West Ashdale Street 19141-1006 17th wd. 900 Sq. Ft. PRCL#171054800 Improvements: Residential Property

GUY M. SCHOOLFIELD AND MELISSA V SCHOOLFIELD C.P. March Term, 2012 No. 02611 \$35,966.01 Phelan Hallinan, LLP

1308-319

2620 South Massey Street 19142-2124 40th wd. 1232 Sq. Ft. PRCL#406122800 Improvements: Residential Property

ANNIE DENNIS AND KARMON REED C.P. December Term, 2010 No. 02984 \$82,114.05 Phelan Hallinan, LLP

1308-320

1849 East Cambria Street 19134-3549 25th wd. 1605.45 Sq. Ft. PRCL#252098900 Improvements: Residential Property

JOEL CAMILO AND VANESSA VEGA C.P. February Term, 2011 No. 03243 \$57,683.80 Phelan Hallinan, LLP

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 BENEFICIARIES 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, UNKNOWN TRUSTEE OF ANY TRUST AGREEMENT MADE 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

SHERIFF'S SALE

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

1308-322

617 East Hilton Street 19134-1804 33rd wd. 932.34 Sq. Ft. PRCL#331056300 Improvements: Residential Property

ANTONIO RODRIGUEZ AND JEANNIE RODRIGUEZ C.P. July Term, 2010 No. 03436 \$44,926.27 Phelan Hallinan, LLP

1308-323

2850 B Street 19134-3327 7th wd. 1102 Sq. Ft. PRCL#071393100 Improvements: Residential Property

YAFFA YAKUBOV C.P. February Term, 2013 No. 00224 \$32,743.76 Phelan Hallinan, LLP

1308-324

1130 East Cheltenham Avenue 19124-1030 35th wd. 1125.60 Sq. Ft. PRCL#351303600 Improvements: Residential Property

MARILYN RIVRA C.P. August Term, 2012 No. 03169 \$123,065.10 Phelan Hallinan, LLP

1308-325

6104 Gardenia Street 19144-1017 59th wd. (formerly part of the 22nd wd.) 1270 Sq. Ft. PRCL#592214200 Improvements: Residential Property

EMMETT D. ROSS AND MARCIA ROSS C.P. November Term, 2011 No. 01747 \$115,276.64 Phelan Hallinan, LLP

1308-326

8334 Michener Avenue 19150-1709 50th wd. 1535.20 Sq. Ft. PRCL#501135000 Improvements: Residential Property

ROBERT T. NEGRON C.P. January Term, 2013 No. 00874 \$163,736.66 Phelan Hallinan, LLP

1308-327

7054 Lincoln Drive 19119-2542 22nd wd. 2874.19 Sq. Ft. PRCL#223279500 Improvements: Residential Property

TIMOTHY E. ROWE AND BRIAN M. GREEN C.P. August Term, 2012 No. 00033 \$351,223.70 Phelan Hallinan, LLP

1308-328

2754 Lardner Street 19149 62nd wd. 1283.20 Sq. Ft. PRCL#1 621169200, PRCL#2 621169210 Improvements: Residential Property

FRANCES B. VASSALLO C.P. February Term, 2009 No. 01180 \$110,456.14 Phelan Hallinan, LLP

1308-329

3950 North Smedley Street 19140-3421 13th wd. 1333.65 Sq. Ft. PRCL131200800 Improvements: Residential Property

LOUISE E. PARKER IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF GEORGE J. HATTEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGE J. HATTEN, DECEASED. C.P. December Term, 2012 No. 00963 \$55,062.60 Phelan Hallinan, LLP

1308-330

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

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

1308-331

914-918 West Girard Avenue 19123-1240 14th wd. Southwest corner of Girard Avenue and Percy Street front 117 ft 7 in, depth 42 ft, 0 in.

YIP YAN WONG, LLC C.P. January Term, 2011 No. 02169 \$272,999.92 Philip D. Berger, Esq

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

1308-333

12603 Dunks Ferry Road 19154 66th wd. 1825.42 Sq. Ft. BRT#663148800 Improvements: Residential Property

C.P. January Term, 2011 No. 3697 \$209,242.19 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

1308-334

2236 West Snyder Avenue 19145 48th wd. 1100 Sq. Ft. BRT#482073900 Improvements:

SHERIFF'S SALE

Residential Property
HAROLD BLACKSON C.P. May Term, 2010 No. 00789 \$86,706.99 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

1308-335

1929 East Somerset Street 19134 25th wd. 908 Sq. Ft. BRT#022N9030159 Subject to Mortgage Improvements: Residential Property

PEDRO MONTANEZ C.P. August Term, 2007 No. 03577 \$25,314.22 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

1308-336

303 Sparks Street 19120-1420 61st wd. 1092 Sq. Ft. BRT#611261400 Improvements: Residential Property

NADINE CORREA C.P. January Term, 2012 No. 3024 \$83,633.66 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1308-337

5545 West Jefferson Street 19131-3537 4th wd. 1840.02 Sq. Ft. BRT#041275200 Improvements

SHERIFF'S SALE

Residential Real Estate
GERALD GUTEAU, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTIRO OF TH ESTATE OF MONA CONSEILLANT AND MANIA JEAN-CHARLES GUTEAU C.P. January Term, 2013 No. 01405 \$144,163.59 Stern & Eisenberg, PC

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.

1308-347

610 West Chew Street 19120 61st wd. 2475 Sq. Ft. BRT#612033500 Improvements: Residential Real Estate
DORENE NORTHINGTON-MCNEILL AKA DORENE NORTHINGTON, INDIVIDUALLY AND ADMINISTRATRIX OF THE ESTATE OF MICHAEL MCNEILL C.P. March Term, 2013 No. 00103 \$96,224.49 Stern & Eisenberg, PC

1308-348

2950 Richmond Street 19134 25th wd. 1791 Sq. Ft. BRT#251163500 Improvements: Commercial Real Estate
MARGARET PETACCIO C.P. March Term, 2013 No. 00345 \$62,722.44 Stern & Eisenberg, PC

1308-349

5323 West Berks Street 19131 52nd wd. (formerly 34th wd.) 1662.15 Sq. Ft. BRT#521116300 Improvements: Residential Real Estate
DORETTA HOLNESS C.P. October Term, 2012 No. 02999 \$142,562.57 Stern & Eisenberg, PC

1308-350

1443 Creston Street 19149 54th wd. 1274.45 Sq. Ft. BRT#541009300 Improvements: Residential Dwelling
NINEL BANIN C.P. March Term, 2013 No. 01432 \$56,443.74 Martha E. Von Rosenstiel, Esq.

1308-351

2103 Federal 19147 36th wd. 2509.95 Sq. Ft. BRT#361035715 Improvements: Residential Property
HORACE R. WEAVER C.P. August Term, 2012 No. 1704 \$16,312.05 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.

1308-353

4309 Bennington Street 19124 33rd wd. 1393.56 Sq. Ft. BRT#332305400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SARAH CHAPMAN, DECEASED. C.P. June Term, 2012 No. 1225 \$65,386.66 Leonard J. Mucci, III, 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 ELAINA 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.

1308-356

1107 Glenview Street 19111 53rd wd. 2765.58 Sq. Ft. BRT#531258900 Improvements: Residential Property
THERESA BLACKWELL C.P. December Term, 2012 No. 01451 \$151,511.92 KML Law Group, P.C.

1308-357

184 West Sparks Street 19120 61st wd. 900 Sq. Ft. BRT#611254400 Improvements: Residential Property
LORRIENA I. ROBERTS C.P. December Term, 2012 No. 03172 \$111,666.99 KML

SHERIFF'S SALE

Law Group, P.C.

1308-358

6232 Mershon Street 19149 62nd wd. 1104.12 Sq. Ft. BRT#621576600 Improvements: Residential Property
MARIBEL SOSA C.P. November Term, 2012 No. 00160 \$137,158.69 KML Law Group, P.C.

1308-359

710 Kingston Street 19134 7th wd. 1057.88 Sq. Ft. BRT#073284601 Improvements: Residential Property
EDWIN RODRIGUEZ C.P. January Term, 2013 No. 00408 \$65,412.55 KML Law Group, P.C.

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.

1308-361

328 Cantrell Street 19148 39th wd. 656.18 Sq. Ft. BRT#392083900 Improvements: Residential Property
JOHN UHL AND ROBERT JOHN UHL C.P. January Term, 2012 No. 00300 \$98,027.84 KML Law Group, P.C.

1308-362

7507 East TUPLEHOCKEN STREET 19138 50th wd. 1512 Sq. Ft. BRT#501371500 Improvements: Residential Property
ROBERT C. SMITH C.P. November Term, 2012 No. 02425 \$198,610.91 KML Law Group, P.C.

1308-363

6625 North 12th Street 19126 61st wd. 7380 Sq. Ft. BRT#611188600 Improvements: Residential Property
DEBORAH K. FISHER AND JENNIFER K. NATALINI C.P. August Term, 2012 No. 01270 \$229,097.00 Nolan G. Schenai, Esq.

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.

1308-365

1509 South Newkirk Street 19146 36th wd. 708 Sq. Ft. BRT#364356700 Improvements: Residential Property
LUCILLE MOOREHEAD C.P. January Term, 2013 No. 02473 \$36,295.09 KML Law Group, P.C.

1308-366

2611 Roberts Avenue 19129 38th wd. 854 Sq. Ft. BRT#382042600 Improvements: Residential Property
VICTORIA RENEE ALLEN C.P. November Term, 2012 No. 00676 \$73,959.94 KML Law Group, P.C.

1308-367

3330 Gurley Road 19154 66th wd. 2000 Sq. Ft. BRT#663116300 Improvements: Residential Property
KATHLEEN A. JORDAN C.P. January Term, 2013 No. 00948 \$115,675.21 KML Law Group, P.C.

1308-368

4102 Magee Avenue 19135 55th wd. 1120 Sq. Ft. BRT#552137800 Improvements: Residential Property
KIMBERLY MONTANYA C.P. January Term, 2013 No. 00716 \$119,726.29 KML Law Group, P.C.

1308-369

2813 Longshore Avenue 19149 55th wd. 1482.81 Sq. Ft. BRT#551269600 Improvements: Residential Property
SEAN M. NEEDHAM C.P. December Term, 2012 No. 00868 \$163,218.60 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.

1308-371

4122 Claridge Street 19124 33rd wd. 999.17 Sq. Ft. BRT#332340500 Improvements: Residential Property
WAYNE J. HUSBANDS C.P. November

SHERIFF'S SALE

Term, 2009 No. 00975 \$44,083.45 KML Law Group, P.C.

1308-372

117 North Yewdall Street 19139 4th wd. 1132 Sq. Ft. BRT#041115300 Subject to Mortgage Improvements: Residential Property
THE UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF RODNEY SMITH C.P. November Term, 2009 No. 1439 \$59,307.22 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

1308-373

2600 Cedar Street 19125 31st wd. 1388 Sq. Ft. BRT#312038100 Improvements: Residential Real Estate
AMY A. AZORANDIA C.P. January Term, 2011 No. 0325 \$153,391.03 Stern & Eisenberg, PC

1308-374

2704 South 70th Street 19142 40th wd. 1118.08 Sq. Ft. BRT#406143700 Improvements: Residential Real Estate
REBEKAH WILLIAMS C.P. November Term, 2012 No. 00909 \$49,282.37 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.

1308-377

4130 Manayunk Avenue 19128 21st wd. Row 3 sty stone; 4020.21 Sq. Ft. BRT#211342700 Improvements: Residential Dwelling
MICAH EL BEALER C.P. July Term, 2012 No. 04797 \$244,048.51 McCabe, Weisberg & Conway, P.C.

1308-378

2453 79th Avenue 19150 50th wd. row b/gar 2sty, masonry; 3686.4 Sq. Ft. BRT#501459200 Improvements: Residential Dwelling
EMMA J. BRYANT C.P. September Term, 2010 No. 00501 \$175,515.43 McCabe, Weisberg & Conway, P.C.

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.

1308-380

10037 Bridle Road 19116 58th wd. Apartment 2-4 units 2sty mas +0; 4986.40 Sq. Ft. BRT#582468700 Improvements: Residential Dwelling
STANISLAV ENTUS C.P. March Term, 2012 No. 01231 \$229,502.34 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.

1308-382

10037 Bridle Road 19116 58th wd. Apartment 2-4 units; 2 sty mas+0; 4986.4 Sq. Ft. BRT#582468700 Improvements: Residential Dwelling
STANISLAV ENTUS C.P. March Term, 2012 No. 01231 \$229,502.34 McCabe, Weisberg & Conway, P.C.

1308-383

2213 Bainbridge Street 19146 30th wd. Row 3 sty masonry; 3022 Sq. Ft. BRT#302022700 Improvements: Residential Dwelling
GENESIS LAWRENCE C.P. April Term, 2012 No. 02583 \$155,025.40 McCabe, Weisberg & Conway, P.C.

1308-384

4232 Shel mire Avenue 19136 41st wd. Row b/gar 2 sty, masonry; 2520.76 Sq. Ft. BRT#412218500 Subject to Mortgage Improvements: Residential Dwelling

SHERIFF'S SALE

JOHN DELUCA AND TRACIE L. DELUCA AKA TRACIE L. DULUCA AKA TRACIE L. HANLEY C.P. September Term, 2012 No. 037386 \$135,303.02 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.

1308-387

6139 Locust Street 19139 3rd wd. Row 2sty, masonry; 2712 Sq. Ft. BRT#031089200 Improvements: Residential Dwelling
C.P. May Term, 2012 No. 03598 \$56,416.32 McCabe, Weisberg & Conway, P.C.

1308-388

1712 Dyre Street 19124 62nd wd. Det 2sty, masonry; 5208 Sq. Ft. BRT#622039605 Improvements: Residential Dwelling
BERNARD CLIETT AND SANDRA PRICE C.P. September Term, 2012 No. 01687 \$37,391.86 McCabe, Weisberg & Conway, P.C.

1308-389

2317 Vista Street 19152 56th wd. S/D w b/g 2s masonry; 4074.3 Sq. Ft. BRT#561331300 Improvements: Residential Dwelling
ERICIDELIA SANTIAGO C.P. October Term, 2012 No. 02772 \$214,161.23 McCabe, Weisberg & Conway, P.C.

1308-390

5736 Hasbrook Avenue 19120 35th wd. semi/det 3sty, masonry; 11375 Sq. Ft. BRT#351312100 Improvements: Residential Dwelling
SYNELL HALL-PHILLIPS C.P. March Term, 2012 No. 03776 \$141,004.56 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.

1308-392

3405 North 11th Street 19140 43rd wd. Row 2 stymasonry; 3239 Sq. Ft. BRT#431131700 Improvements: Residential Dwelling
MARITZAN DELGADO C.P. December Term, 2012 No. 01417 \$27,849.33 McCabe, Weisberg & Conway, P.C.

1308-393

1141 East Phil-Ellena Street aka E. Phil-Elena Street 19150 50th wd. Row b/gar 2sty masonry; 3201.25 Sq. Ft. BRT#502361900 Subject to Mortgage Improvements: Residential Dwelling
WILLIAM J. CRAPPS C.P. December Term, 2010 No. 00447 \$147,569.16 McCabe, Weisberg & Conway, P.C.

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 SURIVING 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.

1308-396

213 Christian Street, unit #213C 19147 2nd wd. Res condo 3sty, masonry, 780 Sq. Ft. BRT#888020771 Improvements: Condominium

SHERIFF'S SALE

MICHELE CONTINO-SOPRANI C.P. January Term, 2010 No. 03110 \$302,327.71 McCabe, Weisberg & Conway, P.C.

1308-397

1339 East Airdrie Street 19124-5540 33rd wd. 877.50 Sq. Ft. PRCL#331241000 Improvements: Residential Property
SAMARA MITCHELL IN HER CAPACITY AS HEIR OF DAWN RUSSELL AKA DAWN THERESA RUSSELL, DECEASED, TRINA RUSSELL IN HER CAPACITY AS HEIR OF DAWN RUSSELL AKA DAWN THERESA RUSSELL, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAWN RUSSELL AKA DAWN THERESA RUSSELL, DECEASED. C.P. April Term, 2012 No. 01146 \$51,212.73 Phelan Hallinan, LLP

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

1308-399

6362 West Columbia Avenue 19151-3227 34th wd. 1760 Sq. Ft. PRCL#344067000 Improvements: Residential Property
ERIC JOHNSON C.P. September Term, 2011 No. 03830 \$117,252.32 Phelan Hallinan, LLP

1308-400

9258 Darlington Road 19115-2735 63rd wd. 9240 Sq. Ft. PRCL#632218500 Improvements: Residential Property
LATANYA STEPHENSON AND GENE R. STEPHENSON C.P. September Term, 2009 No. 02403 \$351,121.80 Phelan Hallinan, LLP

1308-401

5134 Akron Street 19124-1915 62nd wd. (formerly part of the 23rd wd.) 1625.32 Sq. Ft. PRCL#621413500 Improvements: Residential Property
ERIC ALBERT AND REGINA ALBERT C.P. March Term, 2013 No. 02703 \$52,835.16 Phelan Hallinan, LLP

1308-402

427 East Walnut Lane 19144-1035 59th wd. (formerly part of the 22nd wd.) 3252.28 Sq. Ft. PRCL#592075300 Improvements: Residential Property
SANDRA TULLOCH C.P. January Term, 2013 No. 03844 \$20,718.18 Phelan Hallinan, LLP

1308-403

715 Tree Street 19148-3253 50th wd. (formerly of the 39th wd.) 700 Sq. Ft. PRCL#50754544 Improvements: Residential Property
LACY DUKE C.P. February Term, 2013 No. 02837 \$70,453.74 Phelan Hallinan, LLP

1308-404

3125 North 28th Street 19132-1218 38th wd. 611.32 Sq. Ft

SHERIFF'S SALE

No. 00019 \$106,408.78 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 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

1308-412

4209 Terrace Street 19128-5015 21st wd. 1215.30 Sq. Ft. PRCL#211293200 Improvements: Residential Property
MARTIN J. OTT, III C.P. February Term, 2013 No. 00166 \$172,088.47 Phelan Hallinan, LLP

1308-413

2107 South 4th Street 19148-3302 39th wd. 1040 Sq. Ft. PRCL#392249300 Improvements: Residential Property
JEANIE M. WISE AND CHARLES WISE C.P. February Term, 2012 No. 00972 \$135,873.42 Phelan Hallinan, LLP

1308-414

4210 Bleigh Avenue 19136-3913 41st wd. 1458 Sq. Ft. PRCL#412145700 Improvements: Residential Property
ROBERT YANCEY C.P. March Term, 2010 No. 03160 \$209,528.12 Phelan Hallinan, LLP

1308-415

5542 North Lawrence Street 19120-2808 42nd wd. 2134 Sq. Ft. PRCL#422491900 Improvements: Residential Property
GARNET C. MUSE C.P. February Term, 2012 No. 03604 \$49,843.85 Phelan Hallinan, LLP

1308-416

8616 Rugby Street 19150-2706 50th wd. 1534.40 Sq. Ft. PRCL#502089500 Improvements: Residential Property
LEONARD M. WAKEFIELD AKA LEONARD WAKEFIELD C.P. January Term, 2012 No. 04366 \$163,868.11 Phelan Hallinan, LLP

1308-417

1659 Bridge Street 19124-1356 62nd wd. 1872.56 Sq. Ft. PRCL#622110800 Improvements: Residential Property
MODESTO BRITO C.P. September Term, 2010 No. 02637 \$112,948.32 Phelan Hallinan, LLP

1308-418

5355 North Sydenham Street 19141-1619 17th wd. 1680 Sq. Ft. PRCL#172087300 Improvements: Residential Property
BEATRICE LEWIS C.P. January Term, 2013 No. 00029 \$86,153.52 Phelan Hallinan, LLP

1308-419

450 Durfor Street 19148-3930 39th wd. 728 Sq. Ft. PRCL#392176400 Improvements: Residential Property
DYLAN CLEMENTS C.P. August Term, 2012 No. 02383 \$147,089.32 Phelan Hallinan, LLP

1308-420

3129 North Marston Street 19132-1237 38th wd. 609 Sq. Ft. PRCL#381226600 Improvements: Residential Property
ROBERT LUMPKIN C.P. November Term, 2012 No. 03017 \$50,812.79 Phelan Hallinan, LLP

1308-421

6719 Emlen Street 19119-2630 22nd wd. 10899.90 Sq. Ft. PRCL#223219400 Improvements: Residential Property
BRIAN J. PADILLA NKA KATHLEEN RITA PADILLA C.P. December Term, 2012 No. 01406 \$146,525.12 Phelan Hallinan, LLP

1308-422

1718 South Dorrance Street aka 1718 Dorrance Street 19145-2109 36th wd. 630 Sq. Ft. PRCL#363196700 Improvements: Residential Property
JOHN J. CHEATLEY C.P. February Term, 2013 No. 02003 \$103,434.88 Phelan Hallinan, LLP

1308-423

3911 Brandywine Street 19104 24th wd. 633.15 Sq. Ft. BRT#242202600 Improvements: Residential Dwelling
ZANE BOOKER C.P. August Term, 2012 No. 03550 \$56,912.54 Udren Law Offices, P.C.

1308-424

2331 Hoffnagle Street 19152 56th wd. 3097.60 Sq. Ft. BRT#562123700 Improvements: Residential Dwelling
IGOR SHILKO AND VAL SHISHKIN C.P. February Term, 2013 No. 00545 \$207,835.86 Udren Law Offices, P.C.

SHERIFF'S SALE

1308-425

2732 Haworth Street 19137 45th wd. 1309.27 Sq. Ft. BRT#453136300 Improvements: Residential Dwelling
BARBARA GANGLOFF AKA BARBARA L. GANGLOFF C.P. March Term, 2013 No. 01634 \$102,894.77 Udren Law Offices, P.C.

1308-426

231 East Upsal Street 19119 22nd wd. 1440.00 Sq. Ft. BRT#221093400 Improvements: Residential Dwelling
REGINA DAVIS AKA REGINA J. DAVIS C.P. October Term, 2012 No. 00165 \$129,040.42 Udren Law Offices, P.C.

1308-427

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

1308-428

1934 West Spencer Street 19141 17th wd. 1320 Sq. Ft. BRT#171252800 Improvements: Residential Dwelling
CHAD WILLIAMS C.P. November Term, 2010 No. 03104 \$114,680.33 Mark J. Udren, Esq.

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.

1308-430

3200 Cottman Avenue 19149 55th wd. 1744 Sq. Ft. BRT#551510600 Improvements: Residential Dwelling
JOSEPH F. FITZGERALD AND NANCY FITZGERALD C.P. February Term, 2011 No. 04894 \$120,998.57 Mark J. Udren, Esq.

1308-431

2732 North Garnet Street 19132 38th wd. 787.50 Sq. Ft. BRT#111234800 Improvements: Residential Dwelling
ABDUR-RAHIYM NEEQUAYE C.P. January Term, 2013 No. 01953 \$70,580.40 Udren Law Offices, P.C.

1308-432

3509 Sheffield Avenue 19136 84th wd. 1600 Sq. Ft. BRT#642226900 Improvements: Residential Dwelling
ILHAM DRAISSI AND MOUNIR DRAISSI C.P. July Term, 2011 No. 03203 \$143,341.94 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, DECEASED. C.P. April Term, 2012 No. 00083 \$92,077.66 Udren Law Offices, P.C.

1308-434

2955 Tremont Street 19136 57th wd. 3200 Sq. Ft. BRT#572060500 Improvements: Residential Dwelling
MICHAEL KIRLIN C.P. April Term, 2012 No. 00346 \$251,855.26 Udren Law Offices, P.C.

1308-435

3110 Tyson Avenue 19149 55th wd. 2273.35 Sq. Ft. BRT#551328400 Improvements: Residential Dwelling
STEPHEN M. GALLAGHER C.P. March Term, 2011 No. 02031 \$246,858.61 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.

1308-437

3057 Tulip Street 19134 25th wd. 683.62 Sq. Ft. BRT#252358000 Improvements: Residential Dwelling
DANNY L. BUSHEY AND SHARON ANN BUSHEY C.P. November Term, 2012 No. 00181 \$18,811.50 Udren Law Offices, P.C.

SHERIFF'S SALE

1308-438

5410 Large Street 19124 62nd wd. 1455.36 Sq. Ft. BRT#621334000 Improvements: Residential Dwelling
GREGORY JONES C.P. December Term, 2012 No. 02661 \$108,845.78 Udren Law Offices, P.C.

1308-439

5737 Woodcrest Avenue 19131 52nd wd. 1392 Sq. Ft. BRT#522155600 Improvements: Residential Dwelling
GEORGIA BURSE C.P. April Term, 2012 No. 03714 \$87,836.78 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.

1308-441

2031 68th Avenue 19138 50th wd. 734.40 Sq. Ft. BRT#102440300 Improvements: Residential Dwelling
DAVID L. MANSFIELD C.P. January Term, 2013 No. 03446 \$29,449.59 Udren Law Offices, P.C.

1308-442

2601 Pennsylvania Avenue, Apartment 929 19130 15th wd. 0 Sq. Ft. BRT#888073134 Improvements: Residential Dwelling
JOYCE M. ANDERSON C.P. September Term, 2012 No. 03424 \$202,505.48 Udren Law Offices, P.C.

1308-443

3102 Tyson Avenue 19149 55th wd. 2267.65 Sq. Ft. BRT#551328000 Improvements: Residential Dwelling
ESTAE OF AIDA E. PADILLA AKA AIDA E. VAZQUEZ C/O SALOMON EUGENIO VAZQUEZ, AS ADMINISTRATOR OF THE ESTATE OF AIDA E. PADILLA AKA AIDA E. VAZQUEZ. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER AIDA E. PADILLA AKA AIDA E. VAZQUEZ, DECEASED. SALOMON EUGENIO VAZQUEZ, PERSONAL REPRESENTATIVE OF THE ESTATE OF AIDA E. PADILLA AKA AIDA E. VAZQUEZ. C.P. May Term, 2010 No. 02927 \$291,168.39 Udren Law Offices, P.C.

1308-444

6330 Theodore Street 19142 40th wd. 840 Sq. Ft. BRT#402252100 Improvements: Residential Dwelling
JACK L. JANES, SR. C.P. August Term, 2012 No. 03156 \$63,049.51 Udren Law Offices, P.C.

1308-445

1918 Sigel Street 19145 48th wd. 630.00 Sq. Ft. BRT#481046000 Improvements: Residential Dwelling
JOE BERRY MARCELLO AND PRISCILLA REGINA MARCELLO C.P. March Term, 2011 No. 00611 \$93,985.96 Udren Law Offices, P.C.

1308-446

6624 Tackawanna Street 19135 55th wd. 1383.20 Sq. Ft. BRT#552245300 Improvements: Residential Dwelling
HAI THI TRAN C.P. August Term, 2012 No. 00157 \$125,916.42 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.

1308-448

2078 Anchor Street 19124 41st wd. 915.20 Sq. Ft. BRT#411057500 Improvements: Residential Dwelling
IBIJOKE MORAKINYO C.P. February Term, 2013 No. 00391 \$45,272.55 Heather Riloff, Esq.

1308-449

1824 East Hazzard Street 19125 31st wd. 726.07 Sq. Ft. BRT#314101700 Improvements: Residential Dwelling
CHRUNGCHAI LEODHUWAPHAN AS TRUSTEE FOR THE CHRUNGCHAI LEODHUWAPHAN REVOCABLE TRUST C.P. February Term, 2013 No. 00375 \$45,707.98 Heather Riloff, Esq.

1308-450

3873 Brandywine Street 19104 124th wd. 804 Sq. Ft. BRT#242029600 Improvements: Residential Dwelling
LEVON WARNER C.P. February Term, 2013 No. 00385 \$153,999.91 Heather Riloff, Esq.

SHERIFF'S SALE

1308-451

432 Lemonte Street 19128 21st wd. 928 Sq. Ft. BRT#212322900 Improvements: Residential Property
MICHAEL J. ALTEMUS C.P. February Term, 2011 No. 003367 \$197,187.61 Leonard J. Mucci, III, Esq.

1308-452

5249 Hutchinson Street aka 5249 North Hutchinson Street 19141 49th wd. 1270 Sq. Ft. BRT#492154600 Improvements: Residential Property
EARL THORNTON C.P. July Term, 2012 No. 001594 \$85,642.81 Leonard J. Mucci, III, Esq.

1308-453

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

1308-454

2228 West Ontario Street 19140 28th wd. 1714.77 Sq. Ft. BRT#11205600 Improvements: Residential Property
JAMES KELLER, ADMINISTRATOR OF THE ESTATE OF JOSEPH KELLER, DECEASED. C.P. March Term, 2013 No. 002362 \$32,403.20 Leonard J. Mucci, III, Esq.

1308-455

6557 Torresdale Avenue 19135 41st wd. 1360 Sq. Ft. BRT#411322400 Improvements: Residential Property
DENNIS RICH C.P. June Term, 2012 No. 0982 \$31,768.34 Leonard J. Mucci, III, Esq.

1308-456

3446 Salmon Street 19134 45th wd. BRT#451185700 Subject To Mortgage, mortgage dated 07/09/1999 Improvements: Residential Real Estate
DOROTHY SIDERIO C.P. February Term, 2013 No. 03188 \$14,945.90 Dominic A. DeCecco, Esq., Hartman Shurr

1308-457

1100 East Cheltenham Avenue 19124 35th wd. The southwest side of Cheltenham Avenue (70 ft wide) and the southeasterly side of Sumerdale Avenue (80 feet wide) front: 24 ft 7-1/8 in depth: 30 ft 10 in OPA#351302100 Improvements: Commercial Property
DAVID STEINER C.P. July Term, 2011 No. 002052 \$110,233.43 David E. Stern, Esq.

1308-458

5238 Addison Street 19143 46th wd. 967.50 Sq. Ft. BRT#602144400 Improvements: Residential Real Estate
LEROY NELSON BROWN C.P. March Term, 2013 No. 03549 \$37,970.58 Stern & Eisenberg, PC

1308-459

3904 Arcadia Street 19124-5009 45th wd. 686.25 Sq. Ft. BRT#453162400 Improvements: Row 3 Story Masonry
IGOR DOVMAN C.P. February Term, 2012 No. 03486 \$54,025.20 Milstead & Associates, LLC

1308-460

1653 Foulkrod Street 19124-2776 23rd wd. 15'x61'7" BRT#232179500 Improvements: Single Family Home
DAVID B. STEINER C.P. March Term, 2013 No. 03870 \$107,626.46 John J. Kelly, Jr., Esq.

1308-461

3568 Stouton Street 19134-2026 45th wd. 14'7"x56" BRT#452396500 Improvements: Single Family Home
DAVID B. STEINER C.P. March Term, 2013 No. 03869 \$31,611.91 John J. Kelly, Jr., Esq.

1308-462

5918 North 11th Street 19141 49th wd. 1344 Sq. Ft. BRT#493075800 Improvements: Residential Real Estate
LORETTO M. GRIER C.P. March Term, 2013 No. 03883 \$61,724.65 Stern & Eisenberg, PC

1308-463

4557 Shelmire Avenue 19136-3707 65th wd. 1263.06 Sq. Ft. PRCL#651052600 Improvements: Residential Property
SHAOONON HULL C.P. October Term, 2009 No. 04109 \$87,007.23 Phelan Hallinan, LLP

1308-464

625 East Cheltenham Avenue 19144-1213 59th wd. (formerly the 22nd wd.) 3936.77 Sq. Ft. PRCL#591008200 Improvements: Residential Property
NINA MOORE AND METHUSELAH Z.O. BRADLEY, V AKA METHUSELAH BRADLEY C.P. December Term, 2012 No. 03326 \$233,140.14 Phelan Hallinan, LLP

1308-465

4751 North 2nd Street 19120-4201 42nd wd. 984.50 Sq. Ft. PRCL#422392100 Improvements: Residential Property

SHERIFF'S SALE

JULIO A. RIVERA C.P. July Term, 2011 No. 03199 \$33,595.16 Phelan Hallinan, LLP

1308-466

4622 Meridian Street 19136-3205 65th wd. (formerly in the 41st wd.) 1072 Sq. Ft. PRCL#651154000 Improvements: Residential Property
JULIE E. CAPPELLO C.P. March Term, 2012 No. 01556 \$122,247.22 Phelan Hallinan, LLP

1308-467

628 Martin Street 19128-1621 21st wd. 1450 Sq. Ft. PRCL#213177100 Improvements: Residential Property
ROBERT D. BIDDLE C.P. September Term, 2011 No. 03840 \$60,264.10 Phelan Hallinan, LLP

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

1308-469

2239 North Park Avenue 19132-4510 37th wd. 1472 Sq. Ft. PRCL#371282000 Improvements: Residential Property
Y. THOMAS ODOM-ROBINSON AKA YUMY THOMAS ODOM-ROBINSON C.P. November Term, 2012 No. 01225 \$152,731.31 Phelan Hallinan, LLP

1308-470

1928 South Croskey Street 19145-2708 48th wd. 764.64 Sq. Ft. PRCL#482218500 Improvements: Residential Property
GEORGE J. RECHNER, JR. C.P. December Term, 2012 No. 00805 \$41,243.12 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

1308-472

65 East Clapier Street 19144-5932 12th wd. 1580 Sq. Ft. BRT#121028200 Improvements: Residential Property
ROY SMITH AND BRNADY HOLDEN C.P. November Term, 2011 No. 01034 \$193,181.96 Phelan Hallinan, LLP

1308-473

2940 Tulip Street 19134-4125 25th wd. 945.78 Sq. Ft. PRCL#252367800 Improvements: Residential Property
DEBORAH L. SINKLER C.P. October Term, 2011 No. 03847 \$69,032.52 Phelan Hallinan, LLP

1308-474

5365 Charles Street 191

SHERIFF'S SALE

AND IN HIS CAPACITY AS HEIR OF MABLE OLIVIA PEEBLES, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MABLE OLIVIA PEEBLES, DECEASED. DARRELL PEEBLES IN HIS CAPACITY AS HEIR OF MABLE OLIVIA PEEBLES, DECEASED. C.P. October Term, 2012 No. 00315 \$45,523.76 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

1308-481

2152 West 74th Avenue aka 2152 74th Avenue 19138-1417 50th wd. (formerly the 15th wd.) 1791 Sq. Ft. PRCL#501397300 Improvements: Residential Property
JOEREL BESSON C.P. March Term, 2010 No. 01842 \$167,716.25 Phelan Hallinan, LLP

1308-482

3054 North Water Street 19134-2828 7th wd. 659.75 Sq. Ft. PRCL#071341200 Improvements: Residential Property
ROBERT E. CICCONE, JR. C.P. August Term, 2012 No. 01720 \$51,889.28 Phelan Hallinan, LLP

1308-483

5528 Hunter Street 19131-3507 4th wd. 1492.24 Sq. Ft. PRCL#041260500 Improvements: Residential Property
VINCENT HEATH C.P. March Term, 2013 No. 01564 \$82,715.73 Phelan Hallinan, LLP

1308-484

4908 Penn Street 19124-2784 23rd wd. 4584.48 Sq. Ft. PRCL#234291900 Improvements: Residential Property
KAREN M. STEINER AND DAVID B. STEINER C.P. July Term, 2012 No. 02164 \$122,705.90 Phelan Hallinan, LLP

1308-485

6919 Buist Avenue 19142-2104 40th wd. 1157.76 Sq. Ft. PRCL#406252900 Improvements: Residential Property
ANISE L. CARY C.P. February Term, 2012 No. 02489 \$81,209.14 Phelan Hallinan, LLP

1308-486

1601 Spring Garden Street, Unit 206 19130-3942 8th wd. Together with all right, title, and interest, being a .7212% undivided interest of, in, and to the Common Elements as set forth in the aforesaid Declaration of Condominium. PRCL#888086188 Improvements: Residential Property
ROBERT P. BROWN, JR. C.P. March Term, 2012 No. 02140 \$54,255.45 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

1308-489

1447 North 57th Street 19131-3806 4th wd. 984.45 Sq. Ft. PRCL#043093700 Improvements: Residential Property
TERESA HINTON C.P. April Term, 2010 No. 02950 \$56,926.18 Phelan Hallinan, LLP

1308-490

601 Anchor Street 19120-1707 35th wd. 2091 Sq. Ft. BRT#351278400 Improvements: Residential Property
C.P. April Term, 2012 No. 4246 \$79,986.90 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

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**1308-492**

5841 North 6th Street 19120 61st wd. 1712 Sq. Ft. BRT#612287900 Improvements: Residential Property
WILLIAM TAYLOR C.P. January Term, 2011 No. 1245 \$119,089.40 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

1308-493

1817 Filmore Street 19124 23rd wd. 1952.71 Sq. Ft. BRT#232195700 Improvements: Residential Property
ARTURO A. BING C.P. September Term, 2011 No. 2989 \$66,779.43 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

1308-494

1927 Poplar Street, Unit B aka 1927 Poplar Street 19130 29th wd. 1314 Sq. Ft. BRT#888290557 Improvements: Residential Property
ELLA REPIK C.P. March Term, 2012 No. 2336 \$306,657.12 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1308-495

1203 East Columbia Avenue 19125-3924 18th wd. 1500 Sq. Ft. BRT#181103500 Improvements: Residential Property
JENNA J. WEBER AKA JENNA JOY WEBER C.P. August Term, 2011 No. 4756 \$215,539.89 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

1308-496

2514 South 13th Street 19148-4306 39th wd. Beginning point: containing in front or breadth on the said Thirteenth Street sixteen feet and extending of that width in length or depth westward between lines parallel at right angles to said Thirteenth Street. Subject to Mortgage Improvements: Row 2 Sty Masonry
ANTOINETTE TUMOLO (DECEASED) C.P. February Term, 2012 No. 00082 \$302,695.66 Chandra M. Arkema, Esq.

1308-497

1220 N 51st Street 19131-4401 44th wd. Beginning point: Situate on the southwest corner of fifth-first Street and Stiles Street; thence westward along the south side of said Stiles Street sixty-nine feet, two inches Subject to Mortgage Improvements: Row W/det Gar 2sty, Masonry
HIWATHA TAYLOR (DECEASED) C.P. March Term, 2012 No. 03379 \$76,450.50 Chandra M. Arkema, Esq.

1308-498

5750 Virginian Road 19141-1724 49th wd. Beginning point: Situate on the northwesterly side of Virginian Road at the distance of 396 feet 5-3/8 inches northward from the northerly side of Chew street Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry
FLORENCE W. HARDY AND HERBERT HARDY, SR. (DECEASED) C.P. December Term, 2012 No. 03893 \$139,205.82 Chandra M. Arkema, Esq.

1308-499

233 North Ruby Street 19139 44th wd. 765 Sq. Ft. BRT#441197700 Improvements: Residential Property
CHANTE C. THOMAS C.P. April Term, 2009 No. 00740 \$108,139.10 KML Law Group, P.C.

1308-500

4909 N 15th Street 19141 13th wd. 1186.95 Sq. Ft. BRT#132051100 Improvements: Residential Property
NONDAS BROWN AKA NONDAS DAVIS C.P. September Term, 2007 No. 03038 \$59,839.44 KML Law Group, P.C.

1308-501

573 Martin Street 19128 21st wd. 1945.93 Sq. Ft. BRT#213180000 Improvements: Residential Property
MICHAEL J. FELICCITTI AND NICOLE T. VANFOSSON C.P. October Term, 2012 No. 01210 \$213,032.10 KML Law Group, P.C.

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.

1308-503

5737 Cedar Avenue 19143 46th wd. 1280 Sq. Ft. BRT#463044200 Improvements: Residential Property
TERESA MORRISON C.P. January Term,

SHERIFF'S SALE

2009 No. 03647 \$88,745.51 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.

1308-505

2605 East Dauphin Street 19125 31st wd. 826 Sq. Ft. BRT#313096600 Improvements: Residential Property
JOSEPH KENNEY AND THE UNITED STATES OF AMERICA C.P. December Term, 2007 No. 01376 \$85,005.13 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.

1308-507

5162 North 8th Street 19120 49th wd. 1574.64 Sq. Ft. BRT#492132200 Improvements: Residential Property
KIM FIELDS C.P. August Term, 2012 No. 03243 \$98,341.87 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.

1308-509

319 East Gale Street 19120 42nd wd. 1410 Sq. Ft. BRT#421243700 Improvements: Residential Property
RACQUELINE QUINTERO AND PEDRO L. QUINTERO C.P. October Term, 2012 No. 02183 \$106,932.97 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.

1308-511

6013 Edmund Street 19135 41st wd. 1435.50 Sq. Ft. BRT#411400700 Improvements: Residential Property
DANIEL RAMOS C.P. February Term, 2013 No. 01638 \$59,626.47 KML Law Group, P.C.

1308-512

4338 Dexter Street 19128 21st wd. 1324.33 Sq. Ft. BRT#211319800 Improvements: Residential Property
CONSTANCE D. THORNTON C.P. February Term, 2013 No. 00180 \$186,741.20 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.

1308-514

1519 West Pike Street 19140 13th wd. 1395 Sq. Ft. BRT#131092600 Improvements: Residential Property
NORIS FLORES C.P. December Term, 2011 No. 01635 \$75,341.90 KML Law Group, P.C.

1308-515

874 Foulkrod Street 19124 35th wd. 1705 Sq. Ft. BRT#351078400 Improvements: Residential Property
MAREK FOLTA AND MARTA FOLTA C.P. February Term, 2013 No. 01679 \$62,477.78 KML Law Group, P.C.

1308-516

2051 Morris Street 19145 36th wd. 1076 Sq. Ft. BRT#363120900 Improvements: Residential Property
NICKOLE PORTER C.P. October Term, 2009 No. 01028 \$58,911.94 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

SHERIFF'S SALE

Group, P.C.

1308-519

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

1308-520

6129 Walton Avenue 19143 3rd wd. 2250 Sq. Ft. BRT#032168800 Improvements: Residential Property
VENEDA SAMUEL C.P. July Term, 2010 No. 00740 \$52,966.21 KML Law Group, P.C.

1308-521

6142 Irving Street 19139 3rd wd. 1464 Sq. Ft. BRT#031113800 Improvements: Residential Property
SHAWN T. WASHINGTON C.P. February Term, 2013 No. 00126 \$82,145.03 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.

1308-523

5313 Pulaski Avenue 19144 12th wd. 821.66 Sq. Ft. BRT#124123905 Improvements: Residential Property
DOROTHY HAYES C.P. December Term, 2012 No. 00910 \$45,560.92 KML Law Group, P.C.

1308-524

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

1308-525

7162 Edmund Street 19135 65th wd. 1327.50 Sq. Ft. BRT#651287500 Improvements: Residential Property
JACKLYN M. WESTBERRY C.P. December Term, 2012 No. 04264 \$167,427.30 KML Law Group, P.C.

1308-526

3215 Hurley Street 19134 7th wd. 660 Sq. Ft. BRT#073140900 Improvements: Residential Property
TOD E. ARCHIE C.P. March Term, 2010 No. 02082 \$44,843.99 KML Law Group, P.C.

1308-527

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

1308-528

421 Unruh Avenue aka 421-423 Unruh Avenue 19111 35th wd. 2257.20 Sq. Ft. BRT#353128600 Improvements: Residential Property
SEAN INSELBERG C.P. May Term, 2012 No. 03181 \$207,493.62 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.

1308-530

4723-25 Leiper Street 19124 23rd wd. 31 ft width x 119 feet depth OPA#471298300 Improvements: Multi-family Residential Property
DAVID STEINER C.P. February Term, 2013 No. 01471 \$137,881.43 Robert S. Esposito, Esq.

1308-531

1366 Anchor Street 19124 62nd wd. 21 ft width x 80 ft depth OPA#621065400 Improvements: Multi-family Residential Property
DAVID B. STEINER C.P. February Term, 2013 No. 01471 \$91,474.90 Robert S. Esposito, Esq.

1308-532

1813 Thompson Street 19121 47th wd. 17 ft width x 100 ft depth OPA#471075300 Improvements: Multi-family Residential Property
DAVID B. STEINER C.P. February Term, 2013 No. 01309 \$198,638.21 Robert S. Esposito, Esq.

1308-533

1300 N 18th Street 19121 47th wd. 17 ft width x 72 feet depth OPA#471298300 Improvements: Multi-family Residential Property
DAVID STEINER C.P. February Term, 2013 No. 01475 \$200,720.93 Robert S. Esposito, Esq.

SHERIFF'S SALE**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

1308-536

5944 Cedar Avenue 19143-1128 3rd wd. (formerly part of the 46th wd.) 1755 Sq. Ft. BRT#032144700 Improvements: Row Conv/apartment 2 Story Masonry
KATHARINE RORIE KING C.P. December Term, 2009 No. 02841 \$190,255.40 Milstead & Associates, LLC

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.

1308-538

2118 South 60th Street 19142 40th wd. s/d conv apartment 2sty, masonry; 3116 Sq. Ft. BRT#401141600 Subject to Mortgage Improvements: Residential Dwelling
CATHERINE PIERRE-ROSIA AKA MARIE CATHERINE ROSIA AND GREGOIRE ROSIA C.P. January Term, 2013 No. 03260 \$88,049.06 McCabe, Weisberg & Conway, P.C.

1308-539

1150 Lakeside Avenue 19126 61st wd. det w/det gar 2sty, stone; 29317 Sq. Ft. BRT#611437900 Improvements: Residential Dwelling
SAE D. LEE AND CHONG SOL HWANG C.P. March Term, 2013 No. 02633 \$366,014.66 McCabe, Weisberg & Conway, P.C.

1308-540

4429 Princeton Avenue 19135 41st wd. Row b/gar 2sty, masonry; 2320 Sq. Ft. BRT#412057600 Improvements: Residential Dwelling
HARRY B. SEVERNS C.P. August Term, 2010 No. 01148 \$159,766.34 McCabe, Weisberg & Conway, P.C.

1308-541

7134-7138 Theodore Street 19142 40th wd. Row 2 sty, masonry vac land res<acre; vac land res<acre; 2498.19 Sq. Ft.; 1232.04 Sq Ft; 1231.27 Sq Ft BRT#404257600; BRT#404257705; BRT#40

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
1308-547 6056 Belden Street 19149 53rd wd. Row b/gar 2sty, masonry; 2764.88 Sq. Ft. BRT#531297000 Improvements: Residential Dwelling LITA DANIELS C.P. August Term, 2012 No. 00319 \$143,390.44 McCabe, Weisberg & Conway, P.C.	2012 No. 00168 \$152,768.07 McCabe, Weisberg & Conway, P.C.	Sq. Ft. BRT#622015900 Improvements: Residential Property BRIDGETTE A. TINNIN C.P. May Term, 2012 No. 1603 \$71,748.73 Leonard J. Mucci, III, Esq.	1308-589 1141 South 23rd Street 19146 36th wd. 960 Sq. Ft. BRT#361332800 Improvements: Residential Dwelling BRENDA J. MIMS C.P. February Term, 2013 No. 00361 \$186,991.47 Heather Riloff, Esq.	1308-604 1153 Anchor Street 19124-1114 62nd wd. 1273.44 Sq. Ft. PRCL#621069100 Improvements: Residential Property ANGIE GARCIA C.P. July Term, 2012 No. 03166 \$113,528.51 Phelan Hallinan, LLP
1308-548 7135 Torresdale Avenue 19135 65th wd. Semi det 2 sty masonry; 3240 Sq. Ft. BRT#651257400 Subject to Mortgage Improvements: Residential Dwelling BETH ANN ELLINGER C.P. December Term, 2010 No. 00383 \$125,277.93 McCabe, Weisberg & Conway, P.C.	1308-541 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.	1308-575 2950 North 6th Street 19133 37th wd. 875 Sq. Ft. BRT#372005400 Improvements: Residential Property NICHOLAS LOMAX C.P. January Term, 2013 No. 002129 \$60,004.08 Leonard J. Mucci, III, Esq.	1308-590 1556 East Lycoming Street 19124 33rd wd. 1117.50 Sq. Ft. BRT#332052800 Improvements: Residential Dwelling OLGA HENRY SATURNE C.P. March Term, 2013 No. 000331 \$58,696.18 Heather Riloff, Esq.	1308-605 1818 Kendrick Street 19152-1839 56th wd. (formerly the 57th wd.) 2503.60 Sq. Ft. PRCL#562195000 Improvements: Residential Property KOHA PHAM AND TRAM DINH C.P. December Term, 2012 No. 03553 \$210,797.44 Phelan Hallinan, LLP
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.	1308-562 41 North 50th Street 19139 44th wd. Semi/det 3sty, masonry; 5069 Sq. Ft. BRT#441057500 Subject to Mortgage Improvements: Residential Dwelling GYEONG JIN MOON C.P. February Term, 2012 No. 1766 \$199,305.31 McCabe, Weisberg & Conway, P.C.	1308-576 1423 Grays Ferry Avenue 19143 51st wd. 505.54 Sq. Ft. BRT#273032700 Improvements: Residential Property LEANORA WILLIAMS C.P. January Term, 2013 No. 001576 \$27,223.51 Leonard J. Mucci, III, Esq.	1308-591 1345 Ascot Place 19116 58th wd. 3468 Sq. Ft. BRT#583077500 Improvements: Residential Dwelling STEPHEN J. GREGORY AND BARBARA GREGORY C.P. March Term, 2013 No. 01431 \$204,672.32 Heather Riloff, Esq.	1308-606 2819 Willits Road 19114-3405 57th wd. 3698 Sq. Ft. PRCL#572079719 Improvements: Residential Property TANIKA ALEXANDER AND PAMELA ALEXANDER C.P. April Term, 2010 No. 02284 \$257,476.81 Phelan Hallinan, LLP
1308-550 5137 North Hutchinson Street 19141 49th wd. row b/gar 2sty, masonry; 2338.22 Sq. Ft. BRT#492151900 Subject to Mortgage Improvements: Residential Dwelling SANDRA SANDERS C.P. September Term, 2012 No. 03404 \$52,490.34 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.	1308-577 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.	1308-592 1207 Foulkrod Street 19124-2930 23rd wd. Situate on the northeastwardly side of Foulkrod Street (as laid fifty {50} ft wide Subject to Mortgage Improvements: S/d W Det Gar 2.5 S Masonry JAIME RIVERA AND MELISA CRUZ-RIVERA C.P. April Term, 2012 No. 01673 \$168,393.40 Chandra M. Arkema, Esq.	1308-607 2232 South 65th Street 19142-2222 40th wd. 990 Sq. Ft. PRCL#403013700 Improvements: Residential Property OSCAR CLARK C.P. December Term, 2012 No. 01957 \$38,900.65 Phelan Hallinan, LLP
1308-551 2425 South 16th Street 19145 26th wd. Row 2sty, masonry; 2390 Sq. Ft. BRT#261253400 Subject to Mortgage Improvements: Residential Dwelling EDWARD WRIGHT AND ANNA MARIE WRIGHT C.P. December Term, 2011 No. 02371 \$155,115.87 McCabe, Weisberg & Conway, P.C.	1308-564 7457 Forrest Avenue 19138 50th wd. Det w/gar 2sty, frame; 3868.27 Sq. Ft. BRT#502217000 Subject to Mortgage Improvements: Residential Dwelling ALICIA BUNGY C.P. August Term, 2012 No. 02985 \$111,102.69 McCabe, Weisberg & Conway, P.C.	1308-578 7832 Lorna Drive 19111 56th wd. 4600 Sq. Ft. BRT#561088600 Improvements: Residential Property EDWARD J. KEPPOLE AND MEGHAN COSTELLO C.P. May Term, 2012 No. 3754 \$223,840.40 Leonard J. Mucci, III, Esq.	1308-593 5522 Irving Street 19139-3925 46th wd. Situate on the south side of Irving Street at the distance of Two hundred five feet westward from the west side of 55th Street Subject to Mortgage Improvements: Row 2 Sty Masonry DAISY BREWER (DECEASED) C.P. March Term, 2013 No. 01777 \$71,392.59 Chandra M. Arkema, Esq.	1308-608 5925 Crystal Street 19120-1127 35th wd. 1224.75 Sq. Ft. PRCL#352220500 Improvements: Residential Property KATRICE GREENE C.P. September Term, 2012 No. 00840 \$124,894.82 Phelan Hallinan, LLP
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.	1308-565 5942 North Park Avenue 19141 49th wd. semi det 2sty, masonry; 3868.2 Sq. Ft. BRT#493239300 Improvements: Residential Dwelling TRAVIS L. WOODWARD C.P. August Term, 2012 No. 02232 \$97,611.24 McCabe, Weisberg & Conway, P.C.	1308-579 15138 Endicott Street 19116 58th wd. 3300 Sq. Ft. BRT#583175200 Improvements: Residential Real Estate HEATHER WONN C.P. February Term, 2010 No. 003391 \$290,409.78 Stern & Eisenberg, PC	1308-594 5923 Windsor Avenue 19143 3rd wd. (formerly 40th wd.) 17'8" X 64' BRT#034092500 KORPO K. SUMO AKA SUMO K KORPO NKA KORPO K FRANCIS C.P. May Term, 2012 No. 2999 \$56,374.21 Leon P. Haller, Esq.	1308-609 2549 North Reese Street 19133-2623 19th wd. 826 Sq. Ft. PRCL#192232000 Improvements: Residential Property MICAHEL E. STOSIC, ESQ, IN HIS CAPACITY AS ADMINISTRATOR DBN OF THE ESTATE OF FELIX M. TORRES-HERNANDEZ, MICAHEL VAN BUSKIRK, ESQ IN HIS CAPACITY AS ADMINISTRATOR DBN OF THE ESTATE OF FELIX M. TORRES-HERNANDEZ, VERONICA HERNANDEZ, IN HER CAPACITY AS HEIR OF ESTATE OF FELIX M. TORRES-HERNANDEZ. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FELIX M. TORRES HERNANDEZ, DECEASED. C.P. August Term, 2012 No. 02820 \$53,855.26 Phelan Hallinan, LLP
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.	1308-566 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.	1308-581 5327 Castor Avenue 19124 23rd wd. 3293.37 Sq. Ft. BRT#234195800 Improvements: Residential Real Estate JOHN J. THOMOAS AND TOI THOMAS AKA TOI D. THOMAS C.P. October Term, 2012 No. 02459 \$200,266.72 Stern & Eisenberg, PC	1308-595 2435 South Garnet Street 19145 48th wd. 665.62 Sq. Ft. BRT#262133400 Improvements: Residential Dwelling SAMANTHA RICCI C.P. October Term, 2011 No. 00513 \$224,042.26 Udren Law Offices, P.C.	1308-610 1405 North 2nd Street 19122-3801 18th wd. 1084.23 Sq. Ft. PRCL#182106500 Improvements: Residential Property KASEY JACKSON AND BRENDAN OLKUS C.P. August Term, 2012 No. 02358 \$309,051.59 Phelan Hallinan, LLP
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.	1308-567 1870 Schiller Street 19134 45th wd. Row 2 sty, masonry; 2122.86 Sq. Ft. BRT#452098600 Improvements: Residential Dwelling ANTONIO SERRANO AKA ANTONIO SERRANO, JR. C.P. February Term, 2012 No. 02548 \$51,896.11 McCabe, Weisberg & Conway, P.C.	1308-582 1032 Bridge Street 19124 23rd wd. 4025 Sq. Ft. BRT#234184300 Improvements: Residential Real Estate YESBEL DURAN C.P. August Term, 2012 No. 02778 \$222,608.29 Stern & Eisenberg, PC	1308-596 5630 Hazel Avenue 19143 46th wd. 952.50 Sq. Ft. BRT#463020700 Improvements: Residential Dwelling SYRETTA JEFFERSON AKA SYRETTA N. JEFFERSON C.P. April Term, 2012 No. 01083 \$50,829.71 Udren Law Offices, P.C.	1308-611 2614 South 6th Street 19148-4625 39th wd. 714 Sq. Ft. PRCL#392357700 Improvements: Residential Property SAMANTHA HO AKA SAMATHA HO C.P. July Term, 2012 No. 01846 \$111,604.20 Phelan Hallinan, LLP
1308-555 8200 Rose Petal Drive 19111 56th wd. Det w/gar 2sty frame; 9173 Sq. Ft. BRT#562313500 Improvements: Residential Dwelling C.P. January Term, 2012 No. 03950 \$329,620.12 McCabe, Weisberg & Conway, P.C.	1308-568 856 North Ringgold Street 19130 15th wd. 864 Sq. Ft. BRT#151229400 Improvements: Residential Property WOLODYMYR STAROSOLSKY C.P. March Term, 2013 No. 00376 \$285,767.08 Leonard J. Mucci, III, Esq.	1308-583 3540 Hartel Avenue 19136 64th wd. 3136.36 Sq. Ft. (land area) BRT#642263500 Improvements: Residential Real Estate EUGENE E. HARKINS AND ROBIN L. HARKINS C.P. August Term, 2010 No. 004300 \$198,096.40 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.	1308-612 14 Bonnie Gellman Court aka 14 Bonnie Gellman Court, unit A14 19114-3221 88th wd. Together with a proportionate undivided interest in the common elements as defined in such declaration of 0.8772%. PRCL#888570228 Improvements: Condominium MARION DEE MCCLOUD C.P. May Term, 2012 No. 03171 \$156,378.74 Phelan Hallinan, LLP
1308-556 7540 Brockton Road 19151 34th wd. Row b/gar 2sty, masonry; 2874.50 Sq. Ft. BRT#343148400 Improvements: Residential Dwelling AARON OWENS C.P. June Term, 2012 No. 01354 \$104,279.15 McCabe, Weisberg & Conway, P.C.	1308-569 1609 Christian Street aka 1609 South Christian Street 19146 30th wd. 2655 Sq. Ft. BRT#301170800 Improvements: Residential Property JOANNE THORNTON C.P. May Term, 2011 No. 003442 \$75,580.10 Leonard J. Mucci, III, Esq.	1308-584 6810 Ardleigh Street 19119 22nd wd. 9501.87 Sq. Ft. BRT#222242000 Improvements: Residential Real Estate WALTER HENRY MOSS, JR. C.P. March Term, 2013 No. 00392 \$260,284.50 Stern & Eisenberg, PC	1308-598 1662 Orthodox Street 19124 23rd wd. 1245 Sq. Ft. BRT#232087900 Improvements: Residential Dwelling MIRIAM N. LOWE C.P. December Term, 2010 No. 01168 \$95,521.89 Udren Law Offices, P.C.	1308-613 522 South 55th Street 19143-1902 46th wd. 1177.50 Sq. Ft. PRCL#463195100 Improvements: Residential Property LOERTTA GRACIA INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF LEONARDO GARCIA; NICOLE GRACIA, IN HER CAPACITY AS HEIR OF THE ESTATE OF LOENARDO GRACIA; TENNILLE THORN, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEONARDO GRACIA. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEONARDO GRACIA, DECEASED. C.P. October Term, 2012 No. 00451 \$73,985.66 Phelan Hallinan, LLP
1308-557 941 East Price Street 19138 59th wd. Row b/gar 2sty masonry; 2736 Sq. Ft. BRT#591089800 Improvements: Residential Dwelling CYNTHIA J. WARD C.P. August Term, 2008 No. 00640 \$106,549.80 McCabe, Weisberg & Conway, P.C.	1308-570 5630 Sprague Street 19138 22nd wd. 1554 Sq. Ft. BRT#122270000 Improvements: Residential Property RHONDA Y. SPEARMAN C.P. June Term, 2012 No. 1232 \$53,907.49 Leonard J. Mucci, III, Esq.	1308-585 402 South 57th Street 19143 60th wd. (formerly part of the 46th wd.) 1232 Sq. Ft. BRT#604255400 Improvements: Residential Real Estate JOHN R. PIGFORD C.P. January Term, 2013 No. 00992 \$58,955.98 Stern & Eisenberg, PC	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 STUART M. SCOTT AND CAROLYN T. SCOTT C.P. September Term, 2008 No. 01164 \$268,026.93 KML Law Group, P.C.
1308-558 1920 Castor Avenue 19134 45th wd. Row 2sty, masonry; 2487.4 Sq. Ft. BRT#452197500 Improvements: Residential Dwelling TAMMY OSLOWSKI C.P. September Term, 2012 No. 01242 \$89,264.87 McCabe, Weisberg & Conway, P.C.	1308-571 3325 Fuller Street 19136 64th wd. 1400 Sq. Ft. BRT#642306851 Improvements: Residential Property RICHARD J. DENNELL C.P. July Term, 2012 No. 1800 \$205,646.47 Leonard J. Mucci, III, Esq.	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	1308-601 546 North Wanamaker Street 19131-4840 4th wd. 840 Sq. Ft. PRCL#043150300 Improvements: Residential Property LARRY R. LEVIN AKA LARRY LEVIN AND TAMI LEVIN C.P. July Term, 2012 No. 03176 \$53,390.07 Phelan Hallinan, LLP	1308-615 4925 North Camac Street 19141 49th wd. 1968 Sq. Ft. BRT#491477700 Improvements: Residential Property
1308-559 454 East Church Lane 19144 12th wd. Semi/det 3sty, masonry; 5234.41 Sq. Ft. BRT#122035900 Improvements: Residential Dwelling BARBARA GOLL C.P. December Term, 2011 No. 00783 \$95,928.89 McCabe, Weisberg & Conway, P.C.	1308-572 4227 Ormond Street 19124 33rd wd. 930 Sq. Ft. BRT#332540700 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLORIA MARRERO. C.P. November Term, 2007 No. 003665 \$44,876.08 Leonard J. Mucci, III, Esq.	1308-587 5141 Cedar Avenue 19143 46th wd. 1755 Sq. Ft. BRT#462045400 Improvements: Residential Dwelling RICHARD LOWE AND MARLENE LOWE C.P. February Term, 2013 No. 00404 \$57,123.29 Heather Riloff, Esq.	1308-602 725 South 56th Street 19143-2507 46th wd. 1232 Sq. Ft. PRCL#463214300 GEORGE AKANNO C.P. May Term, 2012 No. 01896 \$47,771.59 Phelan Hallinan, LLP	
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,	1308-573 1943 Georgian Road 19138 10th wd. 1664 Sq. Ft. BRT#101273800 Improvements: Residential Property JOHN NEAL AND LOUISE L. NEAL AKA LOUISE L. NEIL C.P. July Term, 2012 No. 2345 \$78,147.99 Leonard J. Mucci, III, Esq.	1308-588 3800 Terrace Street aka 139 Dawson Street 19128 21st wd. 1681 Sq. Ft. BRT#211010700 Improvements: Residential Dwelling EDWARD R. SHAW C.P. February Term, 2013 No. 00402 \$202,730.81 Heather Riloff, Esq.	1308-603 5425 Spruce Street 19139-4061 60th wd. 1280 Sq. Ft. PRCL#603062700 Improvements: Residential Property DONALD SMITH AND DENISE MASON AKA DENISE SMITH C.P. July Term, 2012 No. 02962 \$21,149.04 Phelan Hallinan, LLP	
	1308-574 1632 Haworth Street 1914 62nd wd. 1836			

SHERIFF'S SALE

MOSHE HOWZE C.P. February Term, 2012
No. 02148 \$93,039.90 KML Law Group,
P.C.

1308-616

1936 South Galloway Street 19148
39th wd. 922.50 Sq. Ft. BRT#392236200
Improvements: Residential Property
HELEN GARCZYNSKI AKA HELEN F.
GARCZYNSKI C.P. January Term, 2013 No.
01567 \$178,370.44 KML Law Group, P.C.

1308-617

6610 Kindred Street 19149 54th wd. 1367.97
Sq. Ft. BRT#541201800 Improvements:
Residential Property
ALAIN SYLLA C.P. September Term, 2012
No. 03522 \$130,534.87 KML Law Group,
P.C.

1308-618

457 Hermit Street 19128 21st wd. 1640.52
Sq. Ft. BRT#212007600 Improvements:
Residential Property
CAROLYN ANNE THOMAS, SOLEY IN
HER CAPACITY AS EXECUTRIX OF THE
ESTATE OF ELIZABETH D. SKIBJAK AKA
ELIZABETH SKIBJAK, DECEASED. C.P.
February Term, 2013 No. 00179 \$162,081.69
KML Law Group, P.C.

1308-619

6554 North 16th Street 19126 17th wd. 1440
Sq. Ft. BRT#172152400 Improvements:
Residential Property
UNKNOWN HEIRS OF HAROLD WATKINS,
DECEASED AND HOPE WATKINS, SOLELY
IN HER CAPACITY AS HEIR OF HAROLD
WATKINS, DECEASED. C.P. December
Term, 2012 No. 02518 \$93,360.76 KML
Law Group, P.C.

1308-620

333 Tasker Street 19148 1st wd. 1024 Sq. Ft.
BRT#011294800 Improvements: Residential
Property
MARYANN STRICKER C.P. January Term,
2013 No. 03095 \$73,038.34 KML Law
Group, P.C.

1308-621

4801 Woodland Avenue 19143 27th wd. 2871
Sq. Ft. BRT#273143900 Improvements:
Residential Property
KENNETH HANKINS AND SHARIF
HANKINS C.P. March Term, 2012 No. 00671
\$225,212.65 KML Law Group, P.C.

1308-622

6516 Dorcas Street 19111 53rd wd. 2653.56
Sq. Ft. BRT#531201600 Improvements:
Residential Property
LUZ CONCEPCION C.P. January Term,
2012 No. 02335 \$174,208.05 KML Law
Group, P.C.

1308-623

5457 Walnut Street 19139 60th wd. 1714.56
Sq. Ft. BRT#603027000 Improvements:
Residential Property
CONNIE E. COOPER C.P. January Term,
2013 No. 02921 \$12,682.47 KML Law
Group, P.C.

1308-624

6381 Ditman Street 19135 41st wd. 1282.50
Sq. Ft. BRT#411236200 Improvements:
Residential Property
STACEY L. NEWKIRK C.P. November Term,
2012 No. 02400 \$103,465.96 KML Law
Group, P.C.

1308-625

1461 Creston Street 19111 54th wd. 1274.45
Sq. Ft. BRT#541010200 Improvements:
Residential Property
MICHAELANGELO I ADAMO C.P. October
Term, 2012 No. 00988 \$96,903.57 KML

SHERIFF'S SALE

Law Group, P.C.

1308-626

1820 South 65th Street 19142 40th wd. 1383.30
Sq. Ft. BRT#403003800 Improvements:
Residential Property
MOSES VOKER C.P. February Term, 2010
No. 01872 \$71,259.90 KML Law Group,
P.C.

1308-627

1933 South Hemberger Street 19145
48th wd. 764.64 Sq. Ft. BRT#482228300
Improvements: Residential Property
CHRISTOPHER J. LEONARD C.P. February
Term, 2013 No. 01674 \$78,401.88 KML
Law Group, P.C.

1308-628

5032 North 7th Street 19120 49th wd. 1078.05
Sq. Ft. BRT#491220500 Improvements:
Residential Property
ELIZABETH NERIS AND JAVIER RIVAS
C.P. November Term, 2012 No. 00672
\$25,528.39 KML Law Group, P.C.

1308-629

430 Magee Avenue 19111 35th wd. 2500
Sq. Ft. BRT#353097230 Improvements:
Residential Property
WESLEY HILL C.P. January Term, 2013 No.
01931 \$166,554.75 KML Law Group, P.C.

1308-630

1408 West Clearfield Street 19132 11th wd.
990 Sq. Ft. BRT#111106400 Improvements:
Residential Property
MARCUS Y ROBINSON C.P. January Term,
2013 No. 01663 \$56,634.92 KML Law
Group, P.C.

1308-631

**315 East William Street aka 315 East
Freemont Street 19134** 7th wd. 480 Sq. Ft.
BRT#071212300 Improvements: Residential
Property
ROBERT DERR C.P. February Term, 2013
No. 01661 \$52,785.92 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.

1308-633

119 North Robinson Street 19139 34th
wd. 927.48 Sq. Ft. BRT#341167700
Improvements: Residential Property
ONAJA R. DAVIS C.P. August Term, 2011
No. 0215 \$61,090.71 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

1308-634

1613 South 56th Street 19143-5305 51st
wd. 1172 Sq. Ft. BRT#514026900 Subject to
Mortgage Improvements: Residential Property
SHELBY L. MARTIN, SR. C.P. February
Term, 2012 No. 2860 \$55,955.91 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

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.
Dieterick, Esq., Kimberly A. Bonner, Esq.,
Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq.,

SHERIFF'S SALE

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. 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

1308-637

996 East Godfrey Avenue 19124 23rd
wd. 2501.25 Sq. Ft. BRT#233051200
Improvements: Residential Property
SHARRDO DAVIS C.P. May Term, 2012 No.
3454 \$226,969.80 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

1308-638

**3611 East Crown Avenue aka 3611 Crown
Avenue East 19114** 66th wd. 2266.88 Sq. Ft.
BRT#661232100 Improvements: Residential
Property
C.P. August Term, 2011 No. 0148
\$140,813.48 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

1308-639

9435 Kirkwood Road 19114 57th wd. 6606.56
Sq. Ft. BRT#572322718 Improvements:
Residential Property
C.P. March Term, 2011 No. 00221
\$224,788.23 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

1308-640

6600 Sylvester Street 19149-2232 54th
wd. 2762.20 Sq. Ft. BRT#541245400
Improvements: Residential Dwelling
MERLYN HORSFORD C.P. July Term, 2012
No. 01231 \$169,383.69 Powers, Kirn, &
Javardian, LLC

1308-641

12849 McCarthy Circle 19154-1529 66th wd.
7846 Sq. Ft. BRT#663366014 Improvements:
Residential Dwelling
BAKHITAR B. ASADULLAH C.P. May
Term, 2010 No. 02916 \$120,087.24 Powers,
Kirn, & Javardian, LLC

1308-642

3241 Joyce Street 19134 45th wd. 783.75
Sq. Ft. BRT#452290900 Improvements:
Residential Dwelling
TINA M. NAPLES C.P. July Term, 2012
No. 00577 \$86,904.13 Powers, Kirn, &
Javardian, LLC

1308-643

3004 Magee Avenue 19149-2532 55th
wd. 1622.82 Sq. Ft. BRT#551084700
Improvements: Residential Dwelling
THOMAS P. SMITH, SR. AND THERESA
M. SMITH C.P. November Term, 2011 No.
000778 \$114,339.39 Richard J. Nalbandian,
Esq.

1308-644

1908 Stanwood Street 19152 35th wd. 2848.72
Sq. Ft. BRT#562044700 Improvements:
Residential Dwelling

SHERIFF'S SALE

EDNA SANDINE C.P. July Term, 2012 No.
02451 \$184,536.41 Richard J. Nalbandian,
Esq. for Powers, Kirn and Javardian, LLC

1308-645

5520 Boyer Street 19138-2306 12th wd.
1852.9 Sq. Ft. BRT#122243600 Subject to
Mortgage Improvements: Residential Dwelling
SHIRLEY WILLIAMS C.P. August Term,
2012 No. 01563 \$73,856.64 Law Offices of
Gregory Javardian, Esq.

1308-646

1221 West Wyoming Avenue 19140-1248
49th wd. 1710 Sq. Ft. BRT#491071100
Improvements: Residential Dwelling
DOROTHY L. COMER C.P. May Term,
2011 No. 02710 \$38,633.82 Law Offices of
Gregory Javardian, Esq.

1308-647

36 South Cecil Street 19139-3228 60th wd.
(formerly part of the 46th wd.) 937.50 Sq. Ft.
BRT#604275500 Improvements: Residential
Dwelling
CHARLES A. J. HALPIN, III ESQUIRE
ADMINISTRATOR OF THE ESTATE OF
VIRGINIA CRUZ, DECEASED. C.P.
December Term, 2012 No. 02829 \$61,519.95
Richard J. Nalbandian, Esq. for Powers, Kirn
and Javardian, LLC

1308-648

5755 Larchwood Avenue 19143-1209 60th wd.
1226 Sq. Ft. BRT#604144000 Improvements:
Residential Property
EVANGELINE JONES C.P. February Term,
2010 No. 003430 \$74,797.33 Pressman &
Doyle, LLC

1308-649

557 Alcott Street 19120-1235 35th wd. 1030.88
Sq. Ft. BRT#352076500 Improvements:
Residential Property
WILLIAM THOMAS CHILDS, II AKA
WILLIAM THOMAS CHILDS, DECEASED
C.P. March Term, 2012 No. 00204 \$78,751.20
Pressman & Doyle, LLC

1308-650

1743 Pierce Street 19145-2116 36th wd. 665
Sq. Ft. BRT#365399500 Improvements:
Residential Property
SASKYA M. ISWAHJUNI C.P. August Term,
2012 No. 01455 \$39,555.53 Pressman &
Doyle, LLC

1308-651

6020 Magnolia Street 19144-1133 59th
wd. 766.70 Sq. Ft. BRT#592234600
Improvements: Residential Property
BERNARD J. MCGRATH C.P. December
Term, 2012 No. 02404 \$41,661.13 Pressman
& Doyle, LLC

1308-652

4144 Levick Street 19135-3018 55th
wd. 1514.75 Sq. Ft. BRT#552073600
Improvements: Residential Property
GREGORY CARUSO AND PATRICIA A.
CARUSO C.P. September Term, 2012 No.
01157 \$70,588.51 Pressman & Doyle, LLC

1308-653

909 East Sanger Street 19124-1033 35th wd.
Northeasterly side of Sanger St 61 ft 8-1/4"
southeastwardly from the southeasterly side of
Summerdale Avenue; front 15 ft 2 in, depth 62
ft 6 in. BRT#351222800
EVETTE WESBY C.P. August Term, 2012
No. 000129 \$55,182.70 Louis P. Vitti, Esq.

1308-654

2215 Winston Street 19145 48th wd. 658
Sq. Ft. BRT#482091600 Improvements:
Residential Property
CHARLES H. GAINES C.P. June Term, 2007

SHERIFF'S SALE

No. 01378 \$49,939.62 Joann Needleman,
Esq.

1308-655

230 South 45th Street 19104 46th wd. 2400
Sq. Ft. BRT#881707600 Subject to Mortgage
Subject to Rent Improvements: Residential
Real Estate
HRVII, LLC C.P. March Term, 2013 No. 01643
Lauren S. Zabel, Esq

1308-657A-E

**1429 West Tioga Street 19140-5034 (Premises
A)** 11th wd. Land area: 1600 Sq. Ft.; improve-
ment 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.

1308-658A-B

**8th Wd. (2220 North 20th Street - Premises
A - 19132)** 1275 Sq. Ft. BRT#162139800
Improvements: Row 3sty, Masonry
**5th Wd. (2260 North Lambert Street
- Premises B - 19132)** 1342 Sq. Ft.
BRT#162170900 Improvements: Row 2sty,
Masonry
JAMES Q. MORMON C.P. October Term,
2012 No. 04275 \$33,510.23 Jonathan M.
Peterson, Esq.

1308-659

865 North Uber Street, Units A & B 19130
15th wd. Unit A: land 0 Sq. Ft.; improvements
1090 Sq Ft. Unit B: Land 0 Sq Ft; improve-
ments 1127 Sq Ft BRT#888154054 Unit A;
BRT#888154056 Unit B Subject to Mortgage
GERALD GIRVIN C.P. February Term, 2013
No. 00873 \$480,134.09 Jennier Popelack,
Esq., Mattioni, Ltd.

1308-660

1918 South Redfield Street 19143-5524
40th wd. 889 Sq. Ft. BRT#401067100
Improvements: Residential Property
RICHARD A. CURRO C.P. December Term,
2012 No. 03313 \$26,905.20 Kleinbard Bell
& Brecker, LLP

1308-661

1839 Hoffman Street 19145-2925 48th wd.
658 Sq. Ft. BRT#481073900 Improvements:
Residential Property
RICHARD A. CURRO C.P. December Term,
2012 No. 03260 \$42,604.36 Kleinbard Bell
& Brecker, LLP

1308-662A-B

**38 North 58th St. 19139-2411 (Premises
A)** 4th wd. 1209.90 Sq. Ft. BRT#401067100
Improvements: Residential Property
**5417 Spring Street 19139-2053 (Premises
B)** 4th wd. 675 Sq. Ft. BRT#041020100
Improvements: Residential Property
RICHARD A. CURRO C.P. December Term,
2012 No. 03270 \$95,777.41 Kleinbard Bell
& Brecker, LLP

The Legal Intelligencer

2013 Montgomery County Court Rules

Published by *The Legal Intelligencer*, **Montgomery County Court Rules** provides you with the most current and comprehensive coverage of newly adopted, amended and rescinded rules in the county, along with editor's notes and comments.

Rules are provided for Civil and Family, Criminal, Juvenile and Orphans' divisions followed by an index for each section, an extensive directory of court officials and staff, and forms for each section with a companion writable CD-ROM.

To Order: Call 800-722-7670 x2453 | Visit www.lawcatalog.com/mont

