

Sheriff's Sale Notices for November 5, 2013

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, November 5, 2013 at the:

FIRST DISTRICT PLAZA

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at <http://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

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descriptive information about the property from the BRT website. Effective Date: July 7, 2006

NOTICE OF SCHEDULE

OF DISTRIBUTION

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

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

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

EXPLANATION

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

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

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

Very truly yours,

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

The following property, sale of which was postponed from the December 7, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, November 5, 2013.

276-941

1544 S. Wilton St. 19143 51st Wd Front - Approx. 15 ft. Depth: Approx. 55 ft. BRT#512058100 Improvements: 2 Story inside row 1,431 sq. ft. Residential Building SHAWN SIMS C.P. November Term, 2007 No. 001490 \$108,365.13 Axel A. Shield, II, Esq.

276-942

5612 Catharine St. 19143 46th Wd Front - Approx. 15.45 ft. Depth: Approx. 80 ft. BRT# 463107300 Improvements: 2 Story inside row 2,366 sq. ft. Residential Building SHAWN SIMS C.P. November Term, 2007 No. 001492 \$108,365.13 Axel A. Shield, II, Esq.

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

1206-376A

5420-28 Paschall Ave. 19143 51st wd. 170' Northeast of 55th St., Front: 130', Depth 195' BRT#884350840 Improvements: Commercial Property FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.

1206-376B

5430-44 Paschall Ave. 19143 51st wd. Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170' Depth: 195' BRT#884350845 Improvements: Commercial Property FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.

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

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.

1211-513

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

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& Schmiege, LLP

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

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 & Schmiege, LLP

1212-551

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

1212-600

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

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

1301-319

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

1301-390

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.

1301-405

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

1301-443

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

1301-490

3569 Almond Street 19134 45th wd. 2555.49 Sq. Ft. BRT#451288700 Improvements: Residential Property PATRICK O'CONNOR C.P. January Term,

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2012 No. 0137 \$200,762.54 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

1301-599

1828 Diamond St. 19121 32nd wd. Front: 17'-1/4"; Depth: 100' OPA#881146290 Improvements: 3 Story, 6 Unit, 3,251 Sq. Ft. Apartment Building SUI LIN DAN-JONES C.P. October Term, 2011 No. 03424 \$455,623.32 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esquire, O'Kelly Ernst & Bielli, LLC

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

1302-478

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

1302-670

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

1302-698

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

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

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.

1303-414

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

1303-417

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

1303-514

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

1303-533

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

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1303-535

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

1303-536

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

1303-559

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

1303-573

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

1303-604

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

1303-750

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

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

1304-330

5731 Willows Avenue 19143 51st wd. 2362.5 Sq Ft BRT#513211500 Improvements: Residential Dwelling; Row 2 Sty, Masonry CURTIS GOFF C.P. December Term, 2010 No. 02887 \$42,452.99 McCabe, Weisberg, & Conway, P.C.

1304-361

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

1304-378

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

1304-392

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

1304-414

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

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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 ESTAE OF DELORES CLAYTON AKA DELORES M. CLAYTON, DECEASED. C.P. July Term, 2005 No. 00686 \$40,190.29 KML Law Group, P.C.

1304-447

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.

1304-482

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

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

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.

1305-391

613 North 56th Street 19131 34th wd. 1129.39 Sq. Ft. BRT#041214400 Improvements: Residential Property
PROPERTY OF GWENDOLYN FOMAN-FREEMAN AKA GWENDOLYN FOMAN (MORTGAGOR) AND MARK FREEMAN (REAL OWNER) C.P. July Term, 2012 No. 01974 \$100,550.96 Christopher A. DeNardo, Esq.

1305-423

2050 South Redfield Street 19143-5903 40th wd. 1134.93 Sq. Ft. PRCL#401071600 Improvements: Residential Property
ODIE GUYTON AKA ODIE V. GUYTON AND BETTY GUYTON C.P. May Term, 2011 No. 03111 \$67,466.16 Phelan Hallinan, LLP

1305-429

1234 Marlborough Street 19125-3921 18th wd. 1651.35 Sq. Ft. PRCL#181056700 Improvements: Residential Property
CHERYL LUTTS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF CARL LUTTS, SR.; CARL LUTTS JR., IN HIS CAPACITY AS DEVISEE OF THE ESTATE CARL LUTTS, SR.; BRENDA LUTTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF CARL LUTTS, SR. C.P. July Term, 2012 No. 01198 \$75,435.62 Phelan Hallinan, LLP

1305-459

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

1305-549

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

1305-578

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

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1305-629

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

1305-630

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

1305-639

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.

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

1306-329

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

1306-348

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.

1306-410

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.

1306-417

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

1306-461A-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.

1306-481

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.

1306-524

5108 Roosevelt Boulevard 19124 35th wd. 6500 Sq. Ft. BRT#351028400 Improvements: Residential Real Estate
WILTON JEAN FRANCOIS C.P. November Term, 2012 No. 01984 \$420,226.23 Stern & Eisenberg, PC

1306-530

5948 Bennington Street 19120 35th wd. 1173 Sq. Ft. BRT#352328700 Improvements: Residential Property
JULIE TANON AND HEDY SABATER C.P. September Term, 2012 No. 03296 \$68,279.56 Kristine M. Anthon, Esq.

1306-538

1147 South Clifton Street 19147-4616 2nd wd. 910 Sq. Ft. BRT#021567000 Improvements: Residential Property
C.P. December Term, 2011 No. 3782 \$148,459.90 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman,

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Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1306-558

2673 Cedar Street 19125 31st wd. 709.68 Sq. Ft. BRT#312050700 Improvements: Residential Property
JUNG E. LEE C.P. February Term, 2009 No. 02366 \$160,814.84 KML Law Group, P.C.

1306-561

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

1306-603

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.

1306-652A-B

49th Wd. (1331 West Ruscomb Street - Premises A - 19141) 20 ft x 101 ft, 10 and 7/8 inches, x 23 ft 5/8 inches x 102 feet, 2 and 3/8 inches BRT#491140700 Improvements: Two Story, Brick Quadplex Made Up Of 2 Studios, One 1 Bedroom And One 3 Bedroom Apartments All With One Bath Each.
51st Wd. (5420 Warrington Street - Premises B - 19143) 15 ft, 5 inches x 79 ft, 6 inches BRT#514056500 Improvements: Two Story, Brick Row Home Made Up Of 3 Bedrooms And One Bath With A One Car Garage
PONTIAC PROPERTIES, LLC C.P. June Term, 2011 No. 01076 \$162,387.51 Janet L. Gold, Esq.

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

1307-308

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

1307-311

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

1307-314

2730 South Colorado Street 19145-4707 26th wd. 1440 Sq. Ft. BRT#262042800 Improvements: A Residential Dwelling
DON ANTHONY PICURI AKA DON A. PICURI C.P. February Term, 2012 No. 2859 \$336,910.32 Scott A. 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

1307-327

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

1307-328

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

1307-330

2130 Morris Street 19145-1905 36th wd. 868 Sq. Ft. PRCL#363131000 Improvements: Residential Property
JERRY S. BLACKMON C.P. June Term, 2008 No. 03626 \$82,575.15 Phelan Hallinan, LLP

1307-332

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

1307-335

1705 Bridge Street 19124-1309 62nd wd. 1163.01 Sq. Ft. PRCL#622111600 Improvements: Residential Property
WILLIAM J. MERVIN C.P. June Term, 2012 No. 02411 \$53,772.59 Phelan Hallinan, LLP

SHERIFF'S SALE

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

1307-343

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

1307-349

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

1307-351

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

1307-352

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

1307-359

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

1307-363

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

1307-368

4213 Helleman Street 19135 55th wd. 1243.41 Sq. Ft. BRT#552113100 Improvements: Residential Dwelling
ELIZABETH BERRY C.P. February Term, 2013 No. 02387 \$85,419.98 Heather Riloff, Esq.

1307-370

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

1307-377

2520 North 17th Street 19132-3927 16th wd. 1035.15 Sq. Ft. PRCL#161171400 Improvements: Residential Property
EUGENE STALLWORTH C.P. August Term, 2009 No. 1148 \$49,159.77 Phelan Hallinan, LLP

1307-378

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

1307-384

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

1307-387

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

1307-388

5943 North 3rd Street 19120-1843 61st wd. 1232.80 Sq. Ft. PRCL#612389700 Improvements: Residential Property
ANDRENA L. DIXON C.P. April Term, 2011 No. 03124 \$97,811.99 Phelan Hallinan, LLP

1307-389

6222 North Palethorp Street aka 6222 Palethorp Street 19120-1515 61st wd. 1200 Sq. Ft. PRCL#611041800 Improvements:

SHERIFF'S SALE

Residential Property
CARMELA DAVIS MACK C.P. September Term, 2011 No. 01148 \$72,985.72 Phelan Hallinan, LLP

1307-393

1002 West Rockland Street 19141-3908 49th wd. 1912.50 Sq. Ft. PRCL#491114900 Improvements: Residential Property
EDWARD MUHAMMAD AND SHAY HUNTLEY C.P. July Term, 2012 No. 03171 \$88,756.72 Phelan Hallinan, LLP

1307-398

6526 North 17th Street 19126-3514 17th wd. 1408 Sq. Ft. PRCL#172214500 Improvements: Residential Property
DWAYNE D. NELSON C.P. January Term, 2012 No. 03259 \$117,844.30 Phelan Hallinan, LLP

1307-399

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

1307-409

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

1307-414

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

1307-415

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

1307-416

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

1307-419

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

1307-423

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

1307-424

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

1307-425

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

1307-427</

SHERIFF'S SALE

Barbara A. Fein, Esq.

1307-437

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

1307-438

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

1307-444

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

1307-449

532 Turner Street 19122 18th wd. 784 Sq. Ft. BRT#183009900 Improvements: Residential Property
LAMONTE OWENS, III C.P. September Term, 2011 No. 0955 \$93,435.59 Christopher A. DeNardo, Esq.

1307-451

7415 North 21st Street 19138 10th wd. 1740 Sq. Ft. BRT#101181600 Improvements: Residential Property
PAMELA L. TURLINGTON, EXECUTRIX OF THE ESTATE OF DOROTHY PICKETT, DECEASED C.P. January Term, 2010 No. 000480 \$36,809.66 Leonard J. Mucci, III, Esq.

1307-467

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

1307-470

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

1307-473

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

1307-475

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

1307-477

430 East TUPLEHOCKEN STREET 19144 59th wd. 2250 Sq. Ft. BRT#592108300 Improvements: Residential Property
PATRICIA HARRIS AND KEITH GREEN C.P. September Term, 2012 No. 03469 \$56,216.70 Kristine M. Anthon, Esq.

1307-478

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

1307-479

6354 Cottage Street 19135 41st wd. 1440 Sq. Ft. BRT#523900000 Improvements: Residential Property
DAVID D. GAETA C.P. May Term, 2012 No. 03177 \$111,193.62 Kristine M. Anthon, Esq.

1307-483

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

1307-484

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

1307-490

110 Mifflin Street 19148 39th wd. 1924.2 Sq. Ft.; row 2 sty masonry BRT#391008200

SHERIFF'S SALE

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, 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 AND ALL UNKNOWN SURVIVING HEIRS OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER. C.P. November Term, 2011 No. 01105 \$202,413.23 McCabe, Weisberg, & Conway, P.C.

1307-495

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

1307-501

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

1307-505

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

1307-509

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

1307-511

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

1307-515

1914 South 69th Street 19142-1202 40th wd. 2827.04 Sq. Ft. PRCL#403200300 Improvements: Residential Property
CARLA L. RAHEMUTULLA C.P. July Term, 2012 No. 03988 \$108,549.24 Phelan Hallinan, LLP

1307-517

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

1307-518

406 East Upsal Street 19119-3927 22nd wd. 1337.86 Sq. Ft. PRCL#221084500 Improvements: Residential Property
REGINA TAYLOR C.P. September Term, 2012 No. 02841 \$126,489.75 Phelan Hallinan, LLP

1307-522

1732 Megargee Street 19152-1804 56th wd. 2222 Sq. Ft. PRCL#562220800 Improvements: Residential Property
BEVERLY FOX, HERMAN FOX AND NADINE BREEZE C.P. January Term, 2012 No. 01183 \$143,301.25 Phelan Hallinan, LLP

1307-523

9231 Convent Avenue 19114-3514 57th

SHERIFF'S SALE

wd. 6000 Sq. Ft. PRCL#572226800 Improvements: Residential Property
ANTHONY I. LAMBERT, JR. C.P. June Term, 2010 No. 02218 \$34,350.26 Phelan Hallinan, LLP

1307-526

2625 South Daggett Street 19142-2804 40th wd. 1240 Sq. Ft. PRCL#406007100 Improvements: Residential Property
KHALILAH FELDER C.P. December Term, 2011 No. 03325 \$59,532.02 Phelan Hallinan, LLP

1307-533

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

1307-534

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

1307-535

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

1307-536

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

1307-541

6651 Erdrick Street 19135-2601 55th wd. 1292.68 Sq. Ft. PRCL#552277900 Improvements: Residential Property
SCOTT WENDEL AND ELIZABETH P. WENDEL AKA ELIZABETH P. DETKIEWICZ C.P. November Term, 2009 No. 03981 \$74,829.52 Phelan Hallinan, LLP

1307-542

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

1307-545

4118 Bennington Street 19124-5217 33rd wd. 1215 Sq. Ft. PRCL#332287500 Improvements: Residential Property
ANDREA DEMPSEY AND ROBERT DEMPSEY AKA ROBERT W. DEMPSEY C.P. August Term, 2012 No. 02817 \$87,983.17 Phelan Hallinan, LLP

1307-550

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

1307-552

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

1307-556

3895 Dungan Street 19124 33rd wd. 1050 Sq. Ft. BRT#332415900 Improvements: Residential Property
JUAN C. COLON C.P. August Term, 2011 No. 04505 \$51,308.01 Valentino F. DiGiorgio, III, Esq.

1307-564

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

1307-573

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

SHERIFF'S SALE

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

1307-576

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

1307-577

621 Fitzgerald Street 19148 39th wd. 904 Sq. Ft. BRT#393109300 Improvements: Residential Property
CHRISTOPHER ROSATO C.P. February Term, 2009 No. 02981 \$103,646.36 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

1307-581

3526 Welsh Road 19136 56th wd. 1110 Sq. Ft. BRT#642308901 Improvements: Residential Dwelling
SAFAA DEEB C.P. February Term, 2013 No. 00356 \$142,488.14 Heather Riloff, Esq.

1307-589

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

1307-592

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.

1307-601

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

1307-602

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

1307-603

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

1307-605

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

1307-606

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

1307-607

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

1307-609

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

1307-610

1209 Spruce Street 19107 8th wd. 2520

SHERIFF'S SALE

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.

1307-615

5959 Horrocks Street 19149-3316 62nd wd. 2677.50 Sq. Ft. PRCL#621355900, PRCL2#621385200 Improvements: Residential Property
PEDRO J. MARTINEZ C.P. August Term, 2010 No. 03407 \$183,533.36 Phelan Hallinan, LLP

1307-618

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

1307-620

2009 North Cleveland Street 19121-1501 32nd wd. 630 Sq. Ft. PRCL#321232800 Improvements: Residential Property
DANDRE T. PARMLEY C.P. February Term, 2012 No. 03101 \$62,604.25 Phelan Hallinan, LLP

1307-622

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

1307-624

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

1307-630

1336 South Ruby Street 19143-4928 51st wd. 1524.88 Sq. Ft. PRCL#511251700 Improvements: Residential Property
PAMELA CARR C.P. December Term, 2011 No. 02309 \$47,746.99 Phelan Hallinan, LLP

1307-631

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

1307-637

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

1307-645

24

SHERIFF'S SALE

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. 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

1308-339

1505 South Broad Street 19147-6224 1st wd. Situate on the east side of Broad Street at the distance of thirty six (36) feet, five (5) inches southward from the south side of Dickinson Street Subject to Mortgage Improvements: Row W-off/str 3sty Masonry
ROSEMARIE RAO C.P. April Term, 2012 No. 00290 \$457,306.99 Chandra M. Arkema, Esq.

1308-341

3339 Water Street aka 3339 N Water Street 19134 7th wd. Approximate size 14'10" frontage x 72' depth OPA#073044200 Improvements: Residential Property
CARMEN SANTIAGO, DECEASED, AND ALL KNOWN AND UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM, AND/OR THEREUNDER AND JULIO A. RODRIGUEZ C.P. May Term, 2011 No. 03827 \$22,908.35 Richard M. Squire & Associates, LLC

1308-343A-B

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

1308-354

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

1308-365

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.

1308-370

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.

1308-375

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

1308-379

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

1308-381

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

1308-382

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.

1308-384

4232 Shelmire Avenue 19136 41st wd.

SHERIFF'S SALE

Row b/gar 2 sty, masonry; 2520.76 Sq. Ft. BRT#412218500 Subject to Mortgage Improvements: Residential Dwelling
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 REAL 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.

1308-395

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

1308-406

2065 East Chelton Avenue aka 2065 Chelton Avenue 19138-3043 17th wd. 1935.15 Sq. Ft. PRCL#171339600 Improvements: Commercial
WILLIAM J. HATTON C.P. August Term, 2010 No. 04673 \$91,187.14 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

1308-417

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

1308-427

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.

1308-430

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.

1308-439

5737 Woodcrest Avenue 19131 52nd wd. 1392 Sq. Ft. BRT#522155600 Improvements: Residential Dwelling

SHERIFF'S SALE

GEORGIA BURSE C.P. April Term, 2012 No. 03714 \$87,836.78 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.

1308-446

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.

1308-450

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.

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

1308-502

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.

1308-506

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.

1308-520

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.

1308-522

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.

1308-542

7933 Fayette Street 19150 50th wd. row b/gar 2sty masonry; 2775.1 Sq. Ft. BRT#501034500 Improvements: Residential Dwelling
EDOUARD PAUL C.P. November Term, 2012 No. 00742 \$138,454.46 McCabe, Weisberg & Conway, P.C.

1308-543

2316 Coral Street 19125 31st wd. Apt 2-4 units, 3sty, masonry; 3045 Sq. Ft. BRT#311000000 Improvements: Residential Dwelling
SHANNON NILAND AKA SHANNON D. NILAND AND DEMETRIOS POUSATIS C.P. July Term, 2012 No. 02979 \$256,821.43 McCabe, Weisberg & Conway, P.C.

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.

1308-552

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

1308-553

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

1308-556

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.

1308-563

6626 North Smedley Street 19126 10th wd. Row b/gar 2sty, masonry; 2526 Sq. Ft.

SHERIFF'S SALE

BRT#101039100 Improvements: Residential Dwelling
JOSEPH SMALL C.P. July Term, 2012 No. 04017 \$68,809.46 McCabe, Weisberg & Conway, P.C.

1308-566

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

1308-577

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

1308-578

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

1308-595

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

1308-614

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.

1308-642

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, Kim, & Javardian, LLC

1308-644

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

1308-657A-E

1429 West Tioga Street 19140-5034 (Premises A) 11th wd. Land area: 1600 Sq. Ft.; improvement area: 2090 Sq Ft Improvements: Rental Building
1431 West Tioga Street 19140-5034 (Premises B) 11th wd. Land area: 2554 Sq. Ft. Improvement area: 2628 Sq Ft Improvements: Rental Building
1435 West Tioga Street 19140-5034 (Premises C) 11th wd. Land Area: 816.75 Sq. Ft. Improvement area: 1140 Sq Ft. Improvements: Rental Building
1441 West Tioga Street 19140-5034 (Premises D) 11th wd. Land Area: 869.40 Sq. Ft. Improvement area: 1743 Sq Ft. Improvements: Rental Building
1443 West Vanango 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.

SHERIFF'S SALE

The following property, sale of which was postponed from the September 3, 2013 Sheriff's Sale, will be offered for sale on Tuesday, November 5, 2013.

1309-303

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

1309-304

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

1309-305

7337 Long Spur Place 19153-2710 40th wd. Land area: 2773.80 Sq. Ft. BRT#406660310 Improvements: Apt 2-4 Units 2 Story Masonry
TIMOTHY VINCENT AND TAMIKA ENGLISH NKA TAMIKA VINCENT C.P. December Term, 2012 No. 00847 \$86,042.48 Milstead & Associates, LLC

1309-306

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

1309-307

4740 Levick Street 19135 Row b/gar 2 sty masonry BRT#41169900 Improvements: Residential Dwelling
MARK GOLIN C.P. February Term, 2013 No. 002543 \$99,619.80 Federman & Associates, LLC

1309-308

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

1309-310

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

1309-318

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

1309-322

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

1309-323

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

1309-326

SHERIFF'S SALE

KNOWN SURVIVING HEIR OF ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER, MATTHEW MASNY, KNOWN SURVIVING HEIR OR ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER AND ROSE MARIE MASNY. C.P. May Term, 2012 No. 02354 \$179,123.16 McCabe, Weisberg, & Conway, P.C.

1309-331

301 East Vernon Road 19119 22nd wd. Semi det 2 sty masonry; 1350 Sq. Ft. BRT#222032200 Improvements: Residential Dwelling KEVIN T SMITH C.P. February Term, 2013 No. 00344 \$185,094.34 McCabe, Weisberg, & Conway, P.C.

1309-332

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

1309-333

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

1309-334

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

1309-335

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

1309-336

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

1309-338

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

1309-347

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

1309-349

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

1309-350

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

1309-352

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

SHERIFF'S SALE

1309-355

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

1309-357

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

1309-358

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

1309-366

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

1309-367

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

1309-368

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

1309-369

2835 West Clearfield Street 19132-1233 38th wd. Beginning at a point in the northerly side of said Clearfield Street 50 wide at the distance of 134 feet 2-1/2 inches eastward from the east side of 29th street Subject to Mortgage Improvements: Row Sty Masonry ROBERT BROOKS (DECEASED) C.P. December Term, 2012 No. 03688 \$32,484.58 Chandra M. Arkema, Esq.

1309-372

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

1309-374

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

1309-378

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

1309-382

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

1309-387

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

1309-390

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

SHERIFF'S SALE

Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1309-392

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

1309-393

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

1309-395

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

1309-397

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

1309-399

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

1309-400

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

1309-402

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

1309-403

1710 Chestnut Lane 19115 56th wd. 8250 Sq. Ft. BRT#562264900 Improvements: Residential Property CATHERINE A. WALSH AS EXECUTRIX OF THE ESTATE OF WILLIAM P. PERRI, DECEASED. C.P. February Term, 2013 No. 03140 \$209,899.74 KML Law Group, P.C.

1309-406

2651 South Carroll Street 19142 40th wd. 1235.08 Sq. Ft. BRT#406106000 Improvements: Residential Property LAWRENCE S. TAYLOR C.P. March Term, 2013 No. 01685 \$35,562.74 KML Law Group, P.C.

1309-407

436 Daly Street 19148 39th wd. 700 Sq. Ft. BRT#392150600 Improvements: Residential Property CHRISTOPHER J. LEONARD C.P. April Term, 2013 No. 03853 \$95,816.57 KML Law Group, P.C.

1309-409

3021 West Stiles Street 19121-4410 29th wd. 930 Sq. Ft. PRCL#292196900 Improvements: Residential Property ROBERT D. BROWN AND TRINA FLETCHER C.P. August Term, 2012 No. 01340 \$48,219.67 Phelan Hallinan, LLP

1309-412

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

1309-415

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

1309-420

7350 Woodcrest Avenue 19151-2213 34th wd. 1491.10 Sq. Ft. PRCL#344117000 Improvements: Residential Property

SHERIFF'S SALE

SANDRA J. JORDAN C.P. July Term, 2012 No. 02361 \$49,433.82 Phelan Hallinan, LLP

1309-421

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

1309-425

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

1309-426

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

1309-429

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

1309-431

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

1309-432

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

1309-433

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

1309-434

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

1309-440

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

1309-441

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

1309-442

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

1309-443

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

1309-444

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

1309-446

4824 East Roosevelt Boulevard 19124 35th wd. S/D Conv apartment 2.5 sty, masonry; 4598 Sq. Ft. BRT#351024900 Improvements: Residential Dwelling JEFFREY DULDULAO C.P. July Term, 2012

SHERIFF'S SALE

No. 01505 \$194,668.31 McCabe, Weisberg, & Conway, P.C.

1309-448

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

1309-449

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

1309-450

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

1309-451

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

1309-452

721 Mckean Street 19148 39th wd. row 2 sty, masonry; 2285.6 Sq. Ft. BRT#393025600 Improvements: Residential Dwelling JEFFREY SPEARMAN, JR. C.P. August Term, 2012 No. 01904 \$228,828.26 McCabe, Weisberg, & Conway, P.C.

1309-453

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

1309-455

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

1309-456

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

1309-457

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

1309-462

SHERIFF'S SALE

A. DeNardo, Esq.

1309-468

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

1309-471

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

1309-472

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

1309-473

3715 North 15th Street 19140 Row conv/apartment 3 story masonry BRT#131140700 Improvements: Residential Dwelling MICHELE TURNER AND OSCAR TURNER C.P. February Term, 2013 No. 002522 \$125,067.94 Federman & Associates, LLC

1309-475

7826 Forrest Avenue 19150 50th wd. row b/gar 2 sty masonry; 3113 Sq. Ft. BRT#502192900 Improvements: Residential Dwelling JOSEPH CROMMARTY C.P. August Term, 2010 No. 01699 \$63,072.33 McCabe, Weisberg, & Conway, P.C.

1309-476

3152 E Street 19134 7th wd. Row 2 sty, masonry; 960 Sq. Ft. BRT#071561000 Improvements: Residential Dwelling NDUBUISI OKORO AND BRENDA OKORO C.P. April Term, 2009 No. 000042 \$68,496.31 McCabe, Weisberg, & Conway, P.C.

1309-477

6339 Dicks Avenue 19142 40th wd. Row conv/apartment 2 sty masonry; 2562.5 Sq. Ft. BRT#402269300 Subject to Rent Improvements: Residential Dwelling DARRELL S. REED AND SHENNETH A. REED C.P. January Term, 2012 No. 00290 \$99,464.17 McCabe, Weisberg, & Conway, P.C.

1309-478

1906 West Venango Street 19140 11th wd. Row conv/apartment 3 sty masonry; 4389.28 Sq. Ft. BRT#112129200 Improvements: Residential Dwelling MICHAEL FERRELL C.P. June Term, 2012 No. 01351 \$146,150.21 McCabe, Weisberg, & Conway, P.C.

1309-479

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

1309-481

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

1309-484

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

1309-485

400 Governors Court 19146 30th wd. Res condo 3.5 sty, masonry; 2400 Sq. Ft. BRT#888300720 Improvements: Condominium JOHN SHEPPARD C.P. April Term, 2012 No. 03883 \$576,044.00 McCabe, Weisberg, & Conway, P.C.

1309-486

6408 Large Street 19149 54th wd. Row b/gar 2 sty masonry; 2922.11 Sq. Ft. BRT#541182400 Improvements: Residential Dwelling PROPERTY OF JEANETTE SEBASTIAO,

SHERIFF'S SALE

KNOWN SURVIVING HEIR OF PEDRO SEBASTIAO, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKOWN SURVIVING HEIRS OF PEDRO SEBASTIAO, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 01189 \$94,536.66 McCabe, Weisberg, & Conway, P.C.

1309-487

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

1309-490

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

1309-491

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

1309-492

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

1309-493

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

1309-496

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

1309-498

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

1309-499

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

1309-500

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

1309-507

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

1309-510

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

1309-511

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

1309-512

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

SHERIFF'S SALE

\$65,198.39 Udren Law Offices, P.C.

1309-513

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

1309-514

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

1309-515

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

1309-516

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

1309-517

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

1309-519

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

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

1309-525

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

1309-529

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

1309-530

6108 West Jefferson Street aka 6108 Jefferson Street 19151-3901 34th wd. 2152.50 Sq. Ft. PRCL#342060900 Improvements: Residential Property AINSLEY JARRETT C.P. November Term, 2012 No. 02298 \$142,771.11 Phelan Hallinan, LLP

1309-534

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

1309-536

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

1309-538

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

1309-539

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

1309-542

3901 J Street 19124-5407 33rd wd. 1878.10 Sq. Ft. PRCL#332240800 Improvements: Residential Property NATHANIEL PITTMAN C.P. July Term, 2011 No. 02442 \$66,785.67 Phelan Hallinan,

SHERIFF'S SALE

LLP

1309-546

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

1309-548

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

1309-552

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

1309-557

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

1309-558

359 Leverington Avenue 19128 21st wd. 1627.47 Sq. Ft. BRT#211402700 Improvements: Residential Property BARBARA SINGER AKA BARBARA E SINGER C.P. June Term, 2008 No. 00770 \$208,711.89 KML Law Group, P.C.

1309-562

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

1309-564

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

1309-567

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

1309-568

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

1309-569

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

1309-570

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

1309-571

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

1309-573

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

1309-575

6522 Vandike Street 19135-2826 41st wd. 1056 Sq. Ft. BRT#411335200 Improvements: Residential Property C.P. May Term, 2012 No. 0521 \$102,337.94 Scott A. 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

SHERIFF'S SALE

1309-576

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

1309-580

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

1309-581

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

1309-583

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

1309-584

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

1309-590

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

1309-591

644 East Courtland Street 19120 42nd wd. 1131 Sq. Ft. BRT#421025000 Improvements: Residential Dwelling FRANCELEEN RESTO C.P. February Term, 2010 No. 02743 \$90,901.12 Powers, Kim & Javardian, LLC

1309-592

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

1309-595

3351 H Street 19134 32nd wd. 749 Sq. Ft. BRT#331352800 Subject to Mortgage Improvements: Row

SHERIFF'S SALE

Improvements: Row B/gar 2 Sty Masonry
DAWN Y. LARRY C.P. March Term, 2012 No.
00954 \$73,449.01 Milstead & Associates,
LLC

1310-325

246 South 55th Street 19139-4044 60th
wd. (formerly part of the 46th wd.) Land
area 1578.50 Sq. Ft. BRT#604201000
Improvements: Semi Det 2 Story Masonry
CLARENCE BURCHETTE AKA CLARENCE
LEE BURCHETTE C.P. July Term, 2012 No.
00435 \$161,490.38 Milstead & Associates,
LLC

1310-326

4545-47 North Front Street 19140-1606 88th
wd. (formerly part of the 42nd wd.) Land area:
premises A 1130 Sq. Ft.; premises B 3560 Sq.
Ft. PremisesA:BRT#421256400;PremisesB:B
RT#884348610 Improvements: Premises A:
Ind Lumber Yard Masonry; Premises B Auto
Repair Shop Masonry
DAVID TORRES C.P. September Term,
2012 No. 00616 \$323,819.83 Milstead &
Associates, LLC

1310-327

4930 Knorr Street 19135 41st wd. Land
ara 1778.60 Sq. Ft. BRT#412017000
Improvements: Row Conv/apt 3 Story Masonry
JOHN C. KUHN C.P. August Term, 2012 No.
01822 \$157,500.00 Milstead & Associates,
LLC

1310-330

1901 South 29th Street 19145-2401 39th
wd. 2695 Sq. Ft. BRT#482379000 Subject to
Mortgage Improvements: Residential Dwelling
RUFUS RAHADITOMO C.P. December
Term, 2012 No. 03941 \$112,021.19 Powers,
Kirm & Javardian, LLC

1310-331

734 Millwood Road 19115-4122 63rd wd. 6774
Sq. Ft. PRCL#632049100 Improvements:
Residential Property
MATTHEW KLINE AND DELILAH KLINE
C.P. March Term, 2013 No. 02984 \$267,249.35
Phelan Hallinan, LLP

1310-337

1604 Yerkes Street 19150 10th wd. 6397 Sq.
Ft.; det w/gar 2sty masonry BRT#102322500
Improvements: Residential Dwelling
BINTA LEWIS C.P. January Term, 2013 No.
00483 \$224,496.70 McCabe, Weisberg, &
Conway, P.C.

1310-338

1330 Castle Avenue 19148 26th wd. 2524.5
Sq. Ft.; row 2 sty masonry BRT#394541400
Improvements: Residential Dwelling
STAVELEY C. ANDREWS AND JANE M.
BRUNO AKA JANET ANDREWS C.P.
October Term, 2011 No. 01855 \$169,920.50
McCabe, Weisberg, & Conway, P.C.

1310-339

1046 East Cheltenham Avenue 19124 35th
wd. 2214.24 Sq. Ft.; row b/gar 2 sty masonry
BRT#351301500 Improvements: Residential
Dwelling
SANTA GARCIA C.P. August Term, 2012
No. 01908 \$132,818.71 McCabe, Weisberg,
& Conway, P.C.

1310-340

5338 Chancellor Street 19139 46th wd. 2175
Sq. Ft.; row 2 sty masonry BRT#603039000
Improvements: Residential Dwelling
ROBERT GRAY, JR., KNOWN SURVIVING
HEIR OF HARRIET GRAY, DECEASED
MORTGAGOR AND REAL OWNER,
PAULETTE GRAY, KNOWN SURVIVING
HEIR OF HARRIET GRAY, DECEASED
MORTGAGOR AND REAL OWNER,
DARRYL GRAY, KNOWN SURVIVING
HEIR OF HARRIET GRAY, DECEASED
MORTGAGOR AND REAL OWNER AND
ALL UNKNOWN SURVIVING HEIRS OF
HARRIET GRAY, DECEASED MORTGAGOR
AND REAL OWNER. C.P. December Term,
2012 No. 02121 \$76,923.84 McCabe,
Weisberg, & Conway, P.C.

1310-345

5831 Penn Street 19149 62nd wd.
3175.4 Sq. Ft.; row w/det gar 2sty masonry
BRT#621492500 Improvements: Residential
Dwelling
FRITZ EDMOND AND MANOICHEKA
M. EDMOND AKA MANOICHEKA M
EDMOND C.P. January Term, 2012 No.
04240 \$131,097.21 McCabe, Weisberg, &
Conway, P.C.

1310-346

4017 Howland Street 19124 33rd wd. 1200 Sq.
Ft.; row b/gar 2sty masonry BRT#332374400
Improvements: Residential Dwelling
JOSE A. BAEZ, JR. C.P. November Term,
2012 No. 00027 \$36,164.92 McCabe,
Weisberg, & Conway, P.C.

1310-347

153 North Lindenwood Street 19139 44th wd.
1208 Sq. Ft.; row 2sty masonry BRT#44154600
Improvements: Residential Dwelling

SHERIFF'S SALE

PROPERTY OF RONALD WILLIAMS,
KNOWN SURVIVING HEIR OF SARAH S.
WILLIAMS, DECEASED MORTGAGOR
AND REAL OWNER, HARVEY WILLIAMS,
KNOWN SURVIVING HEIR OF SARAH S.
WILLIAMS, DECEASED MORTGAGOR
AND REAL OWNER, STEPHANIE
WILLIAMS, KNOWN SURVIVING HEIR
OF SARAH S. WILLIAMS, DECEASED
MORTGAGOR AND REAL OWNER,
CARISSA WILLIAMS, ONLY SURVIVING
HEIR OF SARAH S. WILLIAMS, DECEASED
MORTGAGOR AND REAL OWNER AND
UNKOWN SURVIVING HEIRS OF SARAH
S. WILLIAMS, DECEASED MORTGAGOR
AND REAL OWNER. C.P. July Term, 2011
No. 01075 \$63,479.67 McCabe, Weisberg,
& Conway, P.C.

1310-348

47 East Phil Ellena Street 19119 22nd
wd. 2907.5 Sq. Ft.; row 3 sty masonry
BRT#222000900 Improvements: Residential
Dwelling
CECILIA T. BILLUPS C.P. July Term, 2012
No. 04085 \$99,198.65 McCabe, Weisberg,
& Conway, P.C.

1310-352

5258 Akron Street 19124-1913 62nd wd.
2420.06 Sq. Ft.; row b/gar 2sty masonry
BRT#621418100 Improvements: Residential
Dwelling
OSAMA FADL C.P. January Term, 2013 No.
03758 \$68,736.35 McCabe, Weisberg, &
Conway, P.C.

1310-353

930 Brill Street 19124 35th wd. 2087 Sq.
Ft.; row b/gar 2sty masonry BRT#351177900
Improvements: Residential Dwelling
DAVE WALDMAN AKA DAVID C.
WALDMANN C.P. May Term, 2011 No.
03360 \$63,456.13 McCabe, Weisberg, &
Conway, P.C.

1310-357

5151 D Street 19120-3609 42nd wd. 1680
Sq. Ft. PRCL#421482600 Improvements:
Residential Property
LAMONT MCCOY AKA LAMONT W.
MCCOY C.P. March Term, 2012 No. 02610
\$74,298.10 Phelan Hallinan, LLP

1310-363

5045 Walnut Street 19139-4250 60th
wd. 2486.33 Sq. Ft. PRCL#602044600
Improvements: Residential Property
CECILIA ANN ROBERTS, IN HER
CAPACITY AS EXECUTRIX AND DEVISEE
OF THE ESTATE OF EDNA ROBERTS AKA
EDNA ROBERT. CHERE CUNNINGHAM,
IN HER CAPACITY AS EXECUTRIX AND
DEVISEE OF THE ESTATE OF EDNA
ROBERTS AKA EDNA ROBERT. PATRICE
CUNNINGHAM, IN HER CAPACITY
AS EXECUTRIX AND DEVISEE OF THE
ESTATE OF EDNA ROBERTS AKA EDNA
ROBERT. C.P. July Term, 2011 No. 02216
\$19,259.75 Phelan Hallinan, LLP

1310-367

7122 Akron Street 19149-1201 54th
wd. 1286.40 Sq. Ft. PRCL#542428600
Improvements: Residential Property
SHAO BO CHEN C.P. April Term, 2013 No.
00293 \$75,039.94 Phelan Hallinan, LLP

1310-377

8910 Rising Sun Avenue 19115 63rd
wd. 8167.50 Sq. Ft. BRT#632287300
Improvements: Residential Dwelling
JENNIFER C. SCHIELE AND JOHN F.
SCHIELE C.P. December Term, 2012 No.
03824 \$245,170.76 Udren Law Offices, P.C.

1310-380

4313 Ludlow Street 19104
BASHISHA SHERRROD C.P. January Term,
2007 No. 01374 \$68,697.74 Udren Law
Offices, P.C.

1310-381

2101 Welsh Road, Unit 11 19115 56th wd.
1320 Sq. Ft. BRT#888560115 Subject to
Mortgage
LEON LYMAN C.P. January Term, 2013 No.
154637 \$8,687.00 Evan R. Bachove, Esq.,
Fineman Krekstein & Harris, P.C.

1310-390

10838 Perrin Road 19154-3924 66th wd. 1802
Sq. Ft. PRCL#662076900 Improvements:
Residential Property
JUSTIN FRANK C.P. March Term, 2013 No.
02217 \$168,178.56 Phelan Hallinan, LLP

1310-401

**637 East Clearfield Street aka 637 Clearfield
Street 19134-3001** 33rd wd. 806.30 Sq.
Ft. PRCL#331006500 Improvements:
Residential Property
VLADIMIR MARC C.P. March Term, 2012
No. 01354 \$59,102.95 Phelan Hallinan, LLP

1310-407

3222 Saint Vincent Street 19149-1513
55th wd. 1840.15 Sq. Ft. PRCL#551432900
Improvements: Residential Property

SHERIFF'S SALE

FRANK M. HENRY, JR. C.P. January Term,
2012 No. 03574 \$155,041.38 Phelan
Hallinan, LLP

1310-418

402 Lemonte Street 19128-4533 21st
wd. 3942.22 Sq. Ft. PRCL#212321900
Improvements: Residential Property
TODD R. MARVIN AND LORI A. MARVIN
C.P. April Term, 2012 No. 02750 \$216,706.21
Phelan Hallinan, LLP

1310-422

6701 Ogontz Avenue 19126-2639 87th wd.
1860 Sq. Ft. PRCL#871075500 Improvements:
Residential Property
RAHEEM A. BEY C.P. January Term, 2010
No. 02837 \$236,324.60 Phelan Hallinan,
LLP

1310-429

1337 Wells Street 19111-4921 53rd wd. 1170
Sq. Ft. PRCL#532020900 Improvements:
Residential Property
MIKHAIL KHALAPOV C.P. August Term,
2011 No. 00977 \$151,391.92 Phelan
Hallinan, LLP

1310-434

2512 South Chadwick Street 19145-4520
26th wd. 690 Sq. Ft. PRCL#261331600
Improvements: Residential Property
DONNA M. RHOADES AKA DONNA
RHOADES C.P. December Term, 2009 No.
01327 \$273,824.15 Phelan Hallinan, LLP

1310-436

1737 North Lindenwood Street 19131-3617
52nd wd. 750 Sq. Ft. PRCL#521317200
Improvements: Residential Property
KIMBERLY BARKLEY AND JAMES
BARKLEY C.P. June Term, 2009 No. 00162
\$65,984.97 Phelan Hallinan, LLP

1310-447

7435 Andrews Avenue 19138 10th wd. (for-
merly part of the 42nd wd.) 1212.80 Sq. Ft.
BRT#101142400 Improvements: Residential
Real Estate
DEBORAH MYERS C.P. January Term,
2013 No. 01408 \$122,938.57 Stern &
Eisenberg, PC

1310-454

2567 North Napa Street 19132 28th
wd. OPA#028153800 Subject to Mortgage
Improvements: Residential Property
JAMES M JONES AND NAILA A.
MATTISON-JONES C.P. April Term, 2013
No. 03794 \$31,758.32 Brett A. Solomon,
Esq.

1310-459

1455 East Luzerne Street 19124 33rd wd.
1230 Sq. Ft. BRT#332027900 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER RUPERTA
V. FRANCIS, DECEASED C.P. April Term,
2013 No. 000999 \$30,031.53 Christopher A.
DeNardo, Esq.

1310-472

1803 Arnold Street 19152-1824 56th
wd. 2511.52 Sq. Ft. BRT#562190000
Improvements: Residential Dwelling
NECHAMA KAUFMAN C.P. July Term,
2012 No. 00498 \$201,286.56 Powers, Kirm
& Javardian, LLC

1310-476

2122 South 65th Street 19142 65th wd. 1344
Sq. Ft. BRT#403012000 Improvements:
Residential Dwelling
MOHAMMED A. CHOWDHURRY C.P.
April Term, 2012 No. 01865 \$75,815.85
Powers, Kirm & Javardian, LLC

1310-477

1119 East Palmer Street 19125 18th wd. 2059
Sq. Ft. BRT#181136920 Improvements:
Residential Dwelling
TIMOTHY LIPCZYNSKI C.P. April Term,
2013 No. 4090 \$401,397.04 Weber
Gallagher Simpson Stapleton Fires & Newby,
LLP, Sarah A. Elia, Esq.

1310-478A-D

**49th wd. (5631 North 11th Street - Premises
A - 19141-3607)** 1440 Sq. Ft. BRT#492238600
Improvements: Residential Dwelling
**31st wd. (2356 East Boston Avenue - Premises
B - 19125-3015)** 1144 Sq. Ft. BRT#313174200
Improvements: Residential Dwelling
**61st wd. (253 Rosemar Street - Premises C
- 19120-1414)** 1050 Sq. Ft. BRT#611239800
Improvements: Residential Dwelling
**23rd wd. (5515 Torresdale Avenue - Premises
D - 19124-1624)** 1106 Sq. Ft. BRT#411305000
Improvements: Residential Dwelling
DAVID STEINER C.P. May Term, 2013
No. 2391 \$384,581.10 Weber Gallagher
Simpson Stapleton Fires & Newby, LLP, Sarah
A. Elia, Esq.

1310-480

5547 Hazel Avenue 19143-1905 46th wd.
1665 Sq. Ft. BRT#463012800 Subject to

SHERIFF'S SALE

Mortgage Improvements: Residential Dwelling
CATHRYN ANYUMBA C.P. September
Term, 2012 No. 00716 \$60,227.63 Powers,
Kirm & Javardian, LLC

1310-483

3546 K Street 19134-1413 33rd wd. 1662
Sq. Ft. BRT#331393300 Subject to Mortgage
Improvements: Residential Dwelling
MICHAEL FRAZIER C.P. June Term, 2012
No. 01434 \$58,132.42 Powers, Kirm &
Javardian, LLC

1310-486

6336 Eastwood Street 19149 35th wd.
1107.01 Sq. Ft.; row b/gar 2 story masonry
BRT#541266900 Improvements: Residential
Dwelling

IRENE I. GASKINS BY DEED DATED
09/30/1999 AND RECORDED 10/07/1999 IN
RECORD BOOK JTD 1184, PG 628 C.P.
December Term, 2009 No. 03503 \$120,745.21
Federman & Associates, LLC

1310-506

4405-7 Silverwood Street 19127 21st wd.
6298 Sq. Ft.; det 3.5 sty stone BRT#211239100
Improvements: Residential Dwelling
PETER MCDONOUGH C.P. March Term,
2013 No. 03307 \$225,401.89 McCabe,
Weisberg, & Conway, P.C.

1310-507

1909 Bainbridge Street 19146 30th wd. 3300
Sq. Ft.; row 3 sty masonry BRT#301047600
Improvements: Residential Dwelling
CHARLOTTE MILES C.P. September Term,
2008 No. 01954 \$263,591.01 McCabe,
Weisberg, & Conway, P.C.

1310-508

2444 South Philip Street 19148 39th wd. 986
Sq. Ft.; row 2sty masonry BRT#391310500
Improvements: Residential Dwelling
JACQUELINE POOLER AND CAMEL REAL
ESTATE, LLC C.P. July Term, 2012 No.
04135 \$146,218.60 McCabe, Weisberg, &
Conway, P.C.

1310-514

625 Sears Street 19147 1st wd. 1808 Sq.
Ft.; row 2 sty masonry BRT#012005900
Improvements: Residential Dwelling
JOHN T. NOLAN, JR. C.P. December Term,
2012 No. 00587 \$178,323.46 McCabe,
Weisberg, & Conway, P.C.

1310-518

6364 Marsden Street 19135 41st wd. 2366.50
Sq. Ft.; row 2 sty masonry BRT#411253200
Improvements: Residential Dwelling
MARIO STAGLIANO, JR. C.P. June Term,
2012 No. 00188 \$85,481.35 McCabe,
Weisberg, & Conway, P.C.

1310-521

6918 Souder Street 19149 row b/garage 2 story
masonry BRT#542302200 Improvements:
Residential Dwelling
MARINA WILLIAMS C.P. April Term, 2013
No. 002223 \$111,865.55 Federman &
Associates, LLC

1310-526

815-837 Arch Street, #717 19107 5th wd.
910 Sq. Ft. BRT#888112942 Improvements:
Residential Property
JIN HUO CHEN, YAN PING CHEN AKA YEN
PING CHEN AND XIAO YUN LIN C.P.
October Term, 2012 No. 00186 \$364,343.15
KML Law Group, P.C.

1310-537

6109 Marsden Street 19135 41st wd. 3260 Sq.
Ft.; s/d conv apt 2 sty masonry BRT#411262000
Improvements: Residential Dwelling
ANTHONY PIZZARO C.P. December Term,
2006 No. 00791 \$90,776.44 McCabe,
Weisberg, & Conway, P.C.

1310-539

2021 Mercy Street 19145 48th wd. 1600
Sq. Ft.; row 2 sty masonry BRT#481123300
Improvements: Residential Dwelling
WILLIAM POWELL AKA WILLIAM T.
POWELL C.P. December Term, 2012 No.
01215 \$76,597.10 McCabe, Weisberg, &
Conway, P.C.

1310-540

110 Benjamin Court 19114 57th wd.
1176 Sq. Ft.; res condo 3 sty mas + other
BRT#888570420 Improvements: Residential
Dwelling
ALL UNKNOWN SURVIVING HEIRS
OF DAVID ROSENFLED, DECEASED
MORTGAGOR AND REAL OWNER C.P.
January Term, 2012 No. 03912 \$203,139.68
McCabe, Weisberg, & Conway, P.C.

1310-550

1257 North Newkirk Street 19121 29th wd.
5704 Sq. Ft. BRT#884460445 Improvements:
Residential Property
ELSER STREET PROPERTIES, LLC C.P.
November Term, 2010 No. 02086 \$109,292.79
KML Law Group, P.C.

1310-551

150 East Walnut Lane 19144 59th wd. 2614.62

SHERIFF'S SALE

Sq. Ft. BRT#592059400 Improvements:
Residential Property
DIAMOND A. WEBB C.P. January Term,
2012 No. 01600 \$122,927.68 KML Law
Group, P.C.

1310-557

5313 Delancey Street 19143 60th wd. 870
Sq. Ft. BRT#603071000 Improvements:
Residential Property
UNKNOWN HEIRS OF RUTH WILLIAMS,
DECEASED AND JOYCE CRAIG-MURRAY,
SOLELY IN HER CAPACITY AS HEIR
OF RUTH WILLIAMS, DECEASED C.P.
December Term, 2012 No. 02786 \$76,026.88
KML Law Group, P.C.

1310-558

2216 Bryn Mawr Avenue 19131 52nd wd.
4207 Sq. Ft. BRT#521270200 Improvements:
Residential Property
DWIGHT JOHNS, SOLELY IN HIS
CAPACITY AS HEIR OF BLANCHE JOHNS,
DECEASED C.P. February Term, 2013 No.
00138 \$171,640.80 KML Law Group, P.C.

1310-563

5130 Newhall Street 19144-4020 12TH
wd. 2491 Sq. Ft. PRCL#123221900
Improvements: Residential Property
JAY LONGSHOREAKAJAY A. LONGSHORE,
AKA JAY ALAN LONGSHORE AND
SAKUNTALA LONSHORE C.P. June Term,
2012 No. 02386 \$59,576.15 Phelan Hallinan,
LLP

1310-564

1320 East Oxford Street 19125-3217 18th
wd. 1149.72 Sq. Ft. PRCL#181075800
Improvements: Residential Property
KEVIN FRANCIS MILLER C.P. July Term,
2012 No. 02370 \$78,325.66 Phelan Hallinan,
LLP

1310-567

1200 Gilham Street 19111 53rd wd. 1946
Sq. Ft. BRT#531156900 Improvements:
Residential Property
EDWARD A. TORRES C.P. August Term,
2012 No. 02278 \$168,772.10 KML Law
Group, P.C.

1310-569

SHERIFF'S SALE

Dwelling
ALEXANDER Z. PAYNE, SR. C.P. September Term, 2010 No. 00724 \$147,131.01 Udren Law Offices, P.C.

1310-614

2760 Island Avenue 19153 40th wd. 1120 Sq. Ft. BRT#405753400 Improvements: Residential Dwelling
DAWN BROWN AND GREGORY A. BROWN, SR C.P. April Term, 2013 No. 01011 \$153,614.65 Udren Law Offices, P.C.

1310-617

5615 Catharine Street 19143-2814 46th wd. Land area: 1065 Sq. Ft. BRT#463095700 Improvements: Row 2 Story Masonry
BRIGETTE CAMPBELL C.P. November Term, 2012 No. 02568 \$84,363.06 Milstead & Associates, LLC

1310-619

3354 E Street 19134-1726 7th wd. (formerly part of the 33rd wd.) Land area 749 Sq. Ft. BRT#073195900 Improvements: Row 2 Story, Masonry
JORGE L. MATEO, JR C.P. August Term, 2012 No. 02299 \$62,051.66 Milstead & Associates, LLC

1310-631

5913 Ellsworth Street 19143-3017 3rd wd. (formerly part of the 46th wd.) 1760 Sq. Ft. BRT#033133600 Improvements: Row 2 Story Masonry
CHANTILLE A. JACKSON C.P. March Term, 2012 No. 00012 \$92,326.32 Milstead & Associates, LLC

1310-633

1217 North 52nd Street 19131-4411 44th wd. 1416 Sq. Ft. BRT#442278700 Improvements: Str/oft + Apts 2 Story Masonry
CHRIS WHITE AKA CHRIS CHARLES WHITE AND MYRA WHITE AKA MYRA CHARLES WHITE C.P. December Term, 2008 No. 002465 \$99,003.58 Milstead & Associates, LLC

1310-635

915 Washington Avenue 19147-3824 2nd wd. 765.28 Sq. Ft. BRT#021148300 Improvements: Row 3 Story Masonry
TRI TRAN AND LE NGOC DUONG C.P. February Term, 2013 No. 01022 \$377,699.75 Milstead & Associates, LLC

1310-636

1448 West Loudon Street 19141-2132 13th wd. 1125 Sq. Ft. BRT#132401400 Improvements: Row W-off/str 2 Story Masonry
ANDRE H. MITCHELL C.P. September Term, 2011 No. 02241 \$157,056.60 Milstead & Associates, LLC

1310-638

6619 Ridge Avenue 19128-2428 21st wd. 31142 Sq. Ft. BRT#97N040099 Improvements: Auto Repair Shop Masonry
CLASSIC PERFORMANCE GROUP, LLC AND CHESTER J. FRANCOZYK, III GUARANTOR C.P. January Term, 2013 No. 002090 \$372,197.72 Milstead & Associates, LLC

1310-640

234 Lindley Avenue 19120-3313 42nd wd. 2097.92 Sq. Ft. BRT#422187300 Improvements: Row W/det Gar 2 Story Masonry
KEVIN H. PRICE C.P. September Term, 2012 No. 01552 \$66,617.54 Milstead & Associates, LLC

1310-641

3570 Stouton Street 19134-2026 45th wd. 816.48 Sq. Ft. BRT#452396600/PRCL#26N2257 Improvements: Row 2 Story Masonry
LEROY LIGHTY, ORIGINAL MORTGAGOR AND REAL OWNER AND JENNINA A. LIGHTY, REAL OWNER C.P. September Term, 2012 No. 00052 \$45,963.71 Milstead & Associates, LLC

1310-645

141 Linton Street 19120 61st wd. 1054.69 Sq. Ft. BRT#612145501 Improvements: Residential Property
LANEKE LONG C.P. December Term, 2009 No. 02519 \$48,053.00 KML Law Group, P.C.

1310-647

1005 South Chadwick Street 19146 30th wd. 800 Sq. Ft. BRT#301315700 Improvements: Residential Property
JOAN H. SHAW-ENNIS C.P. March Term, 2013 No. 00504 \$181,619.53 KML Law Group, P.C.

1310-651

5915 Agusta Street 19149-3607 53rd wd. 1123.75 Sq. Ft. PRCL#531255100 Improvements: Residential Property
FREDERICK J. WEIDMAN, JR. AND LYNDA WEIDMAN AKA LYNDA SPRINGMAN C.P. November Term, 2011 No. 00358 \$56,476.77 Phelan Hallinan, LLP

SHERIFF'S SALE

1310-661

4624 Wayne Avenue 19144-3624 22nd wd. 2842.50 Sq. Ft. PRCL#133091300 Improvements: Residential Property
ALEXANDER BRAVERSHTEYN AND IGOR POLIN C.P. April Term, 2013 No. 01795 \$216,207.86 Phelan Hallinan, LLP

1310-668

3327 East Thompson Street 19134-5308 45th wd. 1296 Sq. Ft. PRCL#451233100 Improvements: Residential Property
JOHN R. POVERNICK C.P. November Term, 2011 No. 02197 \$61,855.74 Phelan Hallinan, LLP

1310-672

4618 North 13th Street 19140-1230 49th wd. 1522.36 Sq. Ft. PRCL#491511000 Improvements: Residential Property
MELODY SANDERS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CONSTANCE L. SANDERS AKA CONSTANCE LEE SANDERS. BRIAN KEITH SANDERS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CONSTANCE L. SANDERS AKA CONSTANCE SANDERS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CONSTANCE L. SANDERS AKA CONSTANCE LEE SANDERS, DECEASED. C.P. August Term, 2011 No. 04398 \$49,299.06 Phelan Hallinan, LLP

1310-678

4222 Cottman Ave 19135 41st wd. 2000 Sq. Ft. BRT#871193650 Subject To Mortgage Yes, mortgage granted to MERS (as nominee for American Brokers Conduit) dated 2/8/07 and recorded on 2/26/07 as document id #51639344. Improvements: Single Family Residential, Stone/brick Attached Dwelling
NO AGENT PROPERTIES, LLC C.P. June Term, 2010 No. 1090 \$501,422.46 David J. Scaggs, Esq., The Granger Firm

SHERIFF'S SALE OF TUESDAY, NOVEMBER 5, 2013

1310-588

4558 Marple Street 19136-3716 41st wd. 2350.10 Sq. Ft. PRCL#651098000 Improvements: Residential Property
SARA J. MARCUCCI C.P. June Term, 2010 No. 03916 \$121,223.86 Phelan Hallinan, LLP

1311-301

4705 B Street 19120 42nd wd. 598 Sq. Ft. BRT#421321000 Improvements: Residential Property
LILAILA VILLAFANE C.P. August 2012 Term, No. 00203 \$68,551.99 Kristine M. Anthou, Esq.

1311-302

5947 Addison Street 19143 3rd wd. 977 Sq. Ft. BRT#032074400 Improvements: Residential Property
MARK BLACK C.P. November Term, 2012 No. 4680 \$70,816.76 Kristine M. Anthou, Esq.

1311-303

8763 Cottage Street 19136 65th wd. 1296 Sq. Ft. BRT#652236524 Improvements: Residential Property
YORLENE AGUILAR C.P. June Term, 2010 No. 1333 \$199,768.73 Kristine M. Anthou, Esq.

1311-304

6338 Ditman Street 19135 41st wd. 1282.50 Sq. Ft. BRT#411220400 Subject to Mortgage Improvements: Residential Property
WILLIAM A. BOHARSIK C.P. August 2012 Term, No. 03256 \$102,351.17 Kristine M. Anthou, Esq.

1311-305

1022 South Ithan Street 19143 51st wd. 921.6 Sq. Ft. BRT#513028000 Improvements: Residential Property
LAMONT WHITE C.P. September Term, 2012 No. 003093 \$71,641.32 Kristine M. Anthou, Esq.

1311-306

1912 Pratt Steet 19124-2121 23rd wd. 1398.60 Sq. Ft. BRT#622053000 Improvements: Row 2 Story Masonry
NDUBUISI OKORO C.P. March Term, 2013 No. 00781 \$137,991.63 Milstead & Associates, LLC

1311-307

2014 Pratt Street 19124 62nd wd. 2000 Sq. Ft. BRT#622056000 Improvements: Residential Dwelling
SUSAN SHIELDS C.P. September Term,

SHERIFF'S SALE

2012 No. 03422 \$56,372.31 Udren Law Offices, P.C.

1311-308

2709 South Adler Street 19148-4908 39th wd. 957.60 Sq. Ft. BRT#395260500 Improvements: Residential Dwelling
JOSEPH MICALI AND LISA MICALI C.P. March Term, 2013 No. 00302 \$144,715.22 Udren Law Offices, P.C.

1311-309

418 Longshore Street nka 418 Longshore Avenue 19111 35th wd. 3463.50 Sq. Ft. BRT#353154300 Improvements: Residential Dwelling
ANLIZAR DERRICKS AND MATTHEW DERRICKS C.P. April Term, 2013 No. 01927 \$150,881.35 Udren Law Offices, P.C.

1311-310

7043 Torresdale Avenue 19135 41st wd. 2115.00 Sq. Ft. BRT#412416400 Improvements: Residential Dwelling
JAMES MACELROY C.P. March Term, 2011 No. 00945 \$161,503.75 Udren Law Offices, P.C.

1311-311

7447 Thouron Avenue 19138-1221 50th wd. Land area: 2912.50 Sq. Ft. BRT#502161200 Improvements: Semi Det 2 Sty Masonry
MARIA DIAZ C.P. October Term, 2011 No. 00338 \$126,220.19 Milstead & Associates, LLC

1311-312

3856-3858 Pulaski Avenue 19140 BRT#883019310, pin #101N10-225 & 227 Improvements: Commerical Real Estate
LAVERNE BURTON, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF PAUL H. BURTON AKA PAUL BURTON C.P. Term, 2012 No. 00167 \$86,343.67 Kristofer B. Chesa, Esq

1311-313

6218 Lansdowne Avenue 19151 42nd wd. 1816.21 Sq. Ft. BRT#421225600 Improvements: Residential Property
MARY A. HILL C.P. June Term, 2006 No. 00405 \$71,711.91 KML Law Group, P.C.

1311-314

132 East Gorgas Lane 19119 22nd wd. 9110.20 Sq. Ft. BRT#222103100 Improvements: Residential Property
LISA SHAFFMASTER AS ADMINSTRATRIX OF THE ESTATE OF KATHLEEN E. SHAFFMASTER, DECEASED C.P. January Term, 2013 No. 01730 \$289,995.22 KML Law Group, P.C.

1311-315

2120 66th Avenue 19138 50th wd. 1176 Sq. Ft. BRT#102365000 Improvements: Residential Property
UNKNOWN, HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROLEL COLEMAN C.P. January Term, 2012 No. 4761 \$106,871.51 Christopher A. DeNardo, Esq.

1311-316

1817 South 16th Street 19145 48th wd. 930.25 Sq. Ft. BRT#481189200 Improvements: Residential Property
MARCELINA ANGUD AND ANTONIO ANGUD AKA TONY ANGUD C.P. September Term, 2012 No. 003159 \$142,524.51 Christopher A. DeNardo, Esq.

1311-317

3215 North 34th Street 19129 38th wd. 1280 Sq. Ft. BRT#382197600 Improvements: Residential Property
FRANK RAFFAELE C.P. June Term, 2012 No. 0570 \$90,256.16 Christopher A. DeNardo, Esq.

1311-318

5465 Euclid Street 19131 52nd wd. 1628.70 Sq. Ft. BRT#522037400 Improvements: Residential Dwelling
SIA K. FILLIE C.P. May Term, 2013 No. 001068 \$96,088.30 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-319

9227 Cottage Street 19114 65th wd. 2700 Sq. Ft. BRT#652236917 Improvements: Residential Dwelling
EDWARD JATKOWSKI, JR. C.P. March Term, 2013 No. 03703 \$107,766.83 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-320

5035 North Camac Street 19141 49th wd. 1315.44 Sq. Ft. BRT#491480200 Improvements: Residential Property
WAKEYDA JOHNSON AND OSHEA TWYNE C.P. May Term, 2013 No. 002716 \$98,222.98 Christopher A. DeNardo, Esq.

1311-321

1713 Wakeling Street 19124-2756 62nd wd. 2000 Sq. Ft. PRCL#622003900

SHERIFF'S SALE

Improvements: Residential Property
OMAR NEGRON C.P. June Term, 2012 No. 01481 \$61,063.21 Phelan Hallinan, LLP

1311-322

263 Rochelle Avenue 19128-3813 21st wd. 2240 Sq. Ft. PRCL#096N080034 Improvements: Residential Property
CHARLES D. PETERS AND CAROL ANN PETERS C.P. February Term, 2013 No. 01611 \$166,829.76 Phelan Hallinan, LLP

1311-323

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

1311-324

4642 Locust Street 19139-4414 46th wd. 1728 Sq. Ft. PRCL#461011000 Improvements: Residential Property
KALENA RYANT FKA KALENA JEFFERSON C.P. September Term, 2012 No. 02054 \$370,964.82 Phelan Hallinan, LLP

1311-325

220 East Walnut Park Drive 19120-1021 61st wd. 2600 Sq. Ft. BRT#611358000, PRCL#611358000 Improvements: Residential Property
PETRINIA L. PERRY C.P. February Term, 2009 No. 00416 \$135,977.39 Phelan Hallinan, LLP

1311-326

3344 Morrell Avenue 19114-1222 66th wd. 3170.03 Sq. Ft. PRCL#661121000 Improvements: Residential Property
CARLOS A. CORTES, JR. C.P. March Term, 2013 No. 00773 \$161,892.23 Phelan Hallinan, LLP

1311-327

11805 Millbrook Road 19154-3710 66th wd. 1296 Sq. Ft. PRCL#662235500 Improvements: Residential Property
RAYMOND MARASHESKI C.P. June Term, 2012 No. 02227 \$171,741.71 Phelan Hallinan, LLP

1311-328

2601 Pennsylvania Avenue, #430 19130-2325 15th wd. 952 Sq. Ft. PRCL#888072706 Improvements: Residential Property
BEVERLY DECKER C.P. September Term, 2012 No. 00054 \$151,852.85 Phelan Hallinan, LLP

1311-329

6828 Ditman Street 19135-2204 41st wd. 14473.20 Sq. Ft. PRCL#412349500 Improvements: Residential Property
PATRICIA M. NEW AND EDWARD J. NEW C.P. May Term, 2013 No. 02616 \$116,872.66 Phelan Hallinan, LLP

1311-330

1507 South Taney Street 19146-4426 36th wd. 978 Sq. Ft. PRCL#364279000 Improvements: Residential Property
RACHEL BEN-OR C.P. February Term, 2013 No. 00807 \$44,494.83 Phelan Hallinan, LLP

1311-331

8019 Lindbergh Boulevard 19153-1109 40th wd. 2300.15 Sq. Ft. PRCL#405844200 Improvements: Residential Property
FRED CELLIH C.P. August Term, 2009 No. 02588 \$119,402.67 Phelan Hallinan, LLP

1311-332

7308 North 21st Street 19138-2108 10th wd. 1888 Sq. Ft. PRCL#101189200 Improvements: Residential Property
CARLA E. GOBANTES AND ASKIA FLUELLEN C.P. July Term, 2012 No. 03966 \$183,416.09 Phelan Hallinan, LLP

1311-333

5240 North Sydenham Street 19141-1618 17th wd. 1200 Sq. Ft. PRCL#172098100 Improvements: Residential Property
FREDDIE M HARRIS, JR. AND CYNTHIA M. BROWN-HARRIS C.P. April Term, 2013 No. 01108 \$104,991.49 Phelan Hallinan, LLP

1311-334

2800 South 65th Street 19142-3305 40th wd. 2660 Sq. Ft. PRCL#406005700 Improvements: Residential Property
ERNEST YOUNG AND TRACEY YOUNG C.P. September Term, 2012 No. 02837 \$166,964.25 Phelan Hallinan, LLP

1311-335

2031 Devereaux Avenue 19149-3525 62nd wd. 1770.60 Sq. Ft. PRCL#621233800 Improvements: Residential Property
WAYNE Q. KILSON C.P. July Term, 2012 No. 00761 \$171,373.42 Phelan Hallinan, LLP

1311-336

9603 Dedaker Street 19115-3112 58th wd. 7640.25 Sq. Ft. PRCL#581327600

SHERIFF'S SALE

Improvements: Residential Property
MONICA MEITZLER AKA MONICA ASIMOS AND EARL N ASIMOS, III AKA EARL ASIMOS C.P. January Term, 2012 No. 03295 \$182,675.34 Phelan Hallinan, LLP

1311-337

1217 Overington Street 19124-3136 23th wd. 1578.36 Sq. Ft. PRCL#234079900 Improvements: Residential Property
JEFFREY TABAREZ C.P. June Term, 2012 No. 00562 \$55,003.46 Phelan Hallinan, LLP

1311-338

5000 Florence Avenue 19143-3300 51st wd. 2282.70 Sq. Ft. PRCL#511147210 Improvements: Residential Property
MATTHEW E. RUMAIN C.P. September Term, 2011 No. 01286 \$251,182.06 Phelan Hallinan, LLP

1311-339

422 North 62nd Street 19151-4101 44th wd. 1910.52 Sq. Ft. PRCL#341230600 Improvements: Residential Property
CLIFTON OFFICER C.P. January Term, 2013 No. 03876 \$63,835.91 Phelan Hallinan, LLP

1311-340

2333 South 71st Street 19142-1102 40th wd. 800 Sq. Ft. PRCL#406164100 Improvements: Residential Property
SHAVON S. MOSES C.P. October Term, 2012 No. 03326 \$44,291.29 Phelan Hallinan, LLP

1311-341

358 Winton Street 19148-3322 39th wd. 623 Sq. Ft. PRCL#392101800 Improvements: Residential Property
PETER MARANDOLA C.P. March Term, 2012 No. 03856 \$165,925.33 Phelan Hallinan, LLP

1311-342

7619 Malvern Avenue 19151-2836 34th wd. 1971.69 Sq. Ft. BRT#343174900 Improvements: Row B/gar 2 Story Masonry
VELTIE JOLLY C.P. June Term, 2013 No. 01221 \$136,070.54 Milstead & Associates, LLC

1311-343

4401 Loring Street 19136-4015 41st wd. 1587 Sq. Ft. BRT#412182400 Improvements: Apt 2-4 Units 2 Story Masonry
DANIEL POIESZ C.P. July Term, 2012 No. 04345 \$132,955.53 Milstead & Associates, LLC

1311-344

321 West Ashdale Street 19120-3813 42nd wd. 1008 Sq. Ft. BRT#127N559 Improvements: Row 2 Story Masonry
JANELLE PIERSALL C.P. July Term, 2012 No. 02116 \$55,104.19 Milstead & Associates, LLC

1311-345

3731 Midvale Avenue 19129 38th wd. 1170 Sq. Ft. BRT#383046000 Improvements: Residential Property
FRANK RAFFAELE C.P. July Term, 2012 No. 0934 \$173,318.33 Christopher A. DeNardo, Esq.

1311-346

SHERIFF'S SALE

ward from the south side of Bristol Street. Improvements: Row 2 Sty Masonry
FELICIA WILSON C.P. May Term, 2012 No. 00513 \$47,872.66 Chandra M. Arkema, Esq.

1311-351

518 North 39th Street 19104-4602 24th wd. Containin in front or breadth on the said Thirty-ninth Street sixteen feet, four inches and extending of that width in length or depth westward along the south side of Brandywine Street eighty-six feet to a four feet wide alley leading into and from the said Brandywine Street Improvements: Row 3 Sty Masonry

YASHIDDA BYRD C.P. November Term, 2011 No. 01478 \$304,273.33 Chandra M. Arkema, Esq.

1311-352

6162 North 4th Street 19120 61st wd. 1230 Sq. Ft. BRT#611069900 Improvements: Residential Dwelling
SUSAN NGUYEN C.P. June Term, 2013 No. 000642 \$158,408.28 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-353

1846 Glendale Avenue 19111 56th wd. 1898.76 Sq. Ft. BRT#561278800 Improvements: Residential Dwelling
SAID MUSTAFA C.P. February Term, 2013 No. 000462 \$162,915.45 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-354

7317-7319 Whitaker Avenue 19111 56th wd. 6300 Sq. Ft. BRT#561080800 Improvements: Residential Dwelling
MARVIN ALDAINE THOMAS C.P. February Term, 2013 No. 03045 \$228,428.43 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-355

491 Hermitage Street 19128 21st wd. 2887.50 Sq. Ft. BRT#212278600 Improvements: Residential Dwelling
TERANCE H. BOAG AKA TERRY H. BOAG AND ADRIENNE MCCREARY C.P. June Term, 2013 No. 000675 \$147,082.43 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-356

4209 Claridge Street 19124 33rd wd. 1756.70 Sq. Ft. BRT#332355300 Improvements: Residential Dwelling
HANH VAN NGUYEN C.P. June Term, 2013 No. 001260 \$100,612.37 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-357

9725 Berea Street 19114 66th wd. 11650 Sq. Ft. OPA#661012622 Improvements: Residential Dwelling
VINCENT L. ZAMPIRRI AND LINDA M. ZAMPIRRI C.P. March Term, 2013 No. 01926 \$296,680.13 Mitchell B. Klein, Esq.

1311-358

6131 Spruce Street 19139 3rd wd. 1360 Sq. Ft. OPA#031121300 Improvements: Residential Dwelling
BELTON KIRKLAND, DECEASED C.P. April Term, 2013 No. 02645 \$46,650.80 Mitchell B. Klein, Esq.

1311-359

5451 Kingessing Avenue 19143 51st wd. 975 Sq. Ft. BRT#514149700 Improvements: Residential Real Estate
GREGORY EBURUOH C.P. May Term, 2013 No. 01066 \$70,518.37 Stern & Eisenberg, PC

1311-360

3947 Haverford Avenue 19104 24th wd. 1050 Sq. Ft. BRT#242208600 Improvements: Residential Real Estate
ANTONIO WATSON C.P. May Term, 2013 No. 00922 \$78,776.97 Stern & Eisenberg, PC

1311-361A-B

4847 North 6th Street - Premises A - 19120 49th wd. 5490 Sq. Ft. more or less BRT#491181400 Improvements: Residential Dwelling

4857 North 6th Street - Premises B - 19120 49th wd. 4840 Sq. Ft. more or less BRT#491181500 Improvements: Residential Dwelling
ROSE SIMMONS-TROTTER, CALVIN SIMMONS AND LEANTYEVANS C.P. April Term, 2012 No. 00223 \$89,931.07 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg LLP

1311-362

2124 East Susquehanna Avenue 19125 31st wd. Det w/det gar 3sty masonry; 3400 Sq. Ft. BRT#313031610
KEITH BRIAN M. OBERHOLTZER C.P. November Term, 2009 No. 04477 \$21,867.25 Richard J. Weitzman, Esq.; Law Offices of Richard J. Weitzman, P.C.

1311-363

4301 Ludlow Street 19104 27th wd. Front 14.00 ft x depth 86.00 ft, 1204 Sq. Ft.

SHERIFF'S SALE

BRT#27200620
DOUBLE CROWN, LLC C.P. July Term, 2011 No. 02207 \$10,212.03 Justin L. Krik, Esq., Lipsky and Brandt

1311-364

1726 West Cheltenham Avenue 19126-1024 BRT#871075700; pin 312145N2 Improvements: Commerical Real Estate
STACY WILLIAMS C.P. December Term, 2012 No. 001310 \$159,706.29 Kristofer B. Chiesa, Esq

1311-365

4909 Frankford Avenue 19124 23rd wd. Improvement area 2343 Sq. Ft./land area 1199 Sq. Ft. OPA#871113350 Subject to Mortgage Improvements: Str/off + Apts 3 Sty
PU JING SERVICE, INC. C.P. January Term, 2013 No. 03744 \$118,436.38 Jeffrey L. Goodman, Esq.

1311-366

3263-3265 Emerald Street 19134 45th wd. On southeast side of Emerald Street 75 ft 2-3/4-in southwestward of Westmoreland Street; front irregular ft, depth irregular feet. Improvements: Ind. Shop, Masonry, 13,413 Sq Ft
EMERALD STREET ASSOCIATES, LP C.P. June Term, 2013 No. 01893 \$172,402.15 Steven J. White, Esq.; Stradley Ronon Stevens & Young, LLP

1311-367

1948 Bridge Street 19124-2125 62nd wd. 1987 Sq. Ft. Improvements: Semi-detached 2 Story Home
NDUBUISI OKORO C.P. May Term, 2012 No. 02639 \$109,873.09 Elliot H. Berton, Esq.

1311-368

5962 Agusta Street 19149 53rd wd. Northwest side of Agusta St 479 ft 11-1/2-in northeastwady from the northeast side of Vankirk St; front: 15 ft-1/2 in depth: 72 ft 6 in BRT#531251200 Subject to Mortgage
MARINA FALU C.P. August Term, 2012 No. 00515 \$57,942.71 Louis P. Vitti, Esq.

1311-369

2601 Pennsylvania Avenue, Unit 151 19130-2301 15th wd. 453 Sq. Ft. BRT#888072472 Improvements: Residential Property
SONYA BUCCERONI AS SOLE OWNER C.P. December Term, 2011 No. 0930 \$109,672.30 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

1311-370

1707 Belfield Avenue 19141-1506 17th wd. 2057 Sq. Ft. BRT#171004210 Improvements: Residential Property
JEFFERY WARREN AND TAMMY HAIRSTON AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. December Term, 2011 No. 3596 \$130,457.92 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

1311-371

909 Lindley Avenue aka 909 West Lindley Avenue 19141-3919 49th wd. 1950 Sq. Ft. BRT#492005900 Subject to Mortgage Improvements: Residential Property
ANTHONY T. SMITH AS SOLE OWNER C.P. February Term, 2012 No. 2667 \$95,962.62 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

1311-372

4126 Paul Street 19124 23rd wd. 1519.70 Sq. Ft. BRT#232510000 Improvements: Residential Property
ANTHONY SACCUCCI C.P. April Term, 2013 No. 00432 \$70,050.31 KML Law Group, P.C.

1311-373

2917 North 24th Street 19132 11th wd. 1086.05 Sq. Ft. BRT#111444800 Improvements: Residential Property
LAURA A. GARDNER AND THOMAS L. GARDNER C.P. September Term, 2012 No. 03215 \$39,791.65 KML Law Group, P.C.

1311-374

4081 Higbee Street 19135 62nd wd. 993.85 Sq. Ft. BRT#622206900 Improvements: Residential Property
BARRY WILLIAMS C.P. July Term, 2012 No. 04697 \$94,805.99 KML Law Group, P.C.

1311-375

946 East Tioga Street 19134 33rd wd. 1160.23 Sq. Ft. BRT#331204300 Improvements: Residential Property
YOLANDA LOPEZ C.P. February Term,

SHERIFF'S SALE

2013 No. 01208 \$50,006.69 KML Law Group, P.C.

1311-376

7324 Malvern Avenue 19151 34th wd. 2400 Sq. Ft. BRT#344079200 Improvements: Residential Property
JEAN N EVANS AND TRACY HOOKS C.P. December Term, 2012 No. 00890 \$163,418.63 KML Law Group, P.C.

1311-377

3106 Cottman Avenue 19149 55th wd. 1598.13 Sq. Ft. BRT#551507900 Improvements: Residential Property
MARQUITA WILLIAMS C.P. April Term, 2013 No. 02747 \$145,575.29 KML Law Group, P.C.

1311-378

633 East Carver Street 19120 35th wd. 1148.44 Sq. Ft. BRT#351251500 Improvements: Residential Property
YVONNE HILLER C.P. April Term, 2013 No. 02947 \$40,059.12 KML Law Group, P.C.

1311-379

7647 Brentwood Road 19151 34th wd. 1387.46 Sq. Ft. BRT#343233600 Improvements: Residential Property
TYRONE C. CHESTNUT AND TRACEY CHESTNUT AKA TRACEY WASHINGTON C.P. February Term, 2013 No. 01692 \$152,300.43 KML Law Group, P.C.

1311-380

10850 Ellicott Road 19154 66th wd. 13158 Sq. Ft. BRT#662274200 Improvements: Residential Property
THE UNKNOWN HEIRS OF HELEN C. CASE, DECEASED C.P. April Term, 2013 No. 02296 \$313,738.55 KML Law Group, P.C.

1311-381

553 Marwood Road 19120 42nd wd. 1816.21 Sq. Ft. BRT#421225600 Improvements: Residential Property
TIAJUANA LANE C.P. December Term, 2012 No. 02349 \$124,134.07 KML Law Group, P.C.

1311-382

3034 Ruth Street 19134 25th wd. 700 Sq. Ft. BRT#252564300 Improvements: Residential Property
SUSAN M. BARBOUR C.P. April Term, 2013 No. 04124 \$40,278.64 KML Law Group, P.C.

1311-383

6513 Buist Avenue 19142 40th wd. 1232 Sq. Ft. BRT#406250900 Improvements: Residential Property
NASHIA AKA NASHIRA ROPER C.P. November Term, 2005 No. 03192 \$51,792.62 KML Law Group, P.C.

1311-384

4339 Brown Street 19104 6th wd. 1226.40 Sq. Ft. BRT#062007100 Improvements: Residential Property
SHIRLEY BAXTER C.P. March Term, 2013 No. 03418 \$7,458.26 KML Law Group, P.C.

1311-385

3448 North Lee Street 19134 7th wd. 960 Sq. Ft. BRT#073019700 Improvements: Residential Property
SUSAN M. BARBOUR C.P. April Term, 2013 No. 04134 \$40,229.96 KML Law Group, P.C.

1311-386

2460 North Fairhill Street 19133 19th wd. 847 Sq. Ft. BRT#191367600 Improvements: Residential Property
SUSAN M. BARBOUR C.P. April Term, 2013 No. 04087 \$42,807.61 KML Law Group, P.C.

1311-387

1609 Brill Street 19124 62nd wd. 1058.55 Sq. Ft. BRT#622148700 Improvements: Residential Property
KATRINA GOLDEN C.P. April Term, 2013 No. 01681 \$96,789.24 KML Law Group, P.C.

1311-388

2027 South Bancroft Street 19145 26th wd. Row conv/Apt 2 sty masonry; 2240 Sq. Ft. BRT#481203100 Improvements: Residential Dwelling
ALBERT R. PAVONI, III AND KIRK N PAVONI C.P. June Term, 2011 No. 02109 \$138,335.71 McCabe, Weisberg, & Conway, P.C.

1311-389

4213 Lansing Street 19136 65th wd. s/d w b/g 2s masonry; 3808 Sq. Ft. BRT#651176600 Improvements: Residential Dwelling
RAYMOND BROWN AKA RAY BROWN AKA RAY G. BROWN AKA RAYMOND G. BROWN C.P. November Term, 2007 No. 00125 \$207,748.01 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1311-390

2347 Duncan Street 19124 23rd wd. semi det 2 sty masonry; 3024 Sq. Ft. BRT#231011000 Improvements: Residential Dwelling
STEVEN BENSON AND LESLIE BENSON C.P. December Term, 2011 No. 01088 \$146,927.40 McCabe, Weisberg, & Conway, P.C.

1311-391

7715 Olympus Place 19153 40th wd. row b/gar 2 sty masonry; 3166.3 Sq. Ft. BRT#405856100 Improvements: Residential Dwelling
SALLY A. FERA C.P. October Term, 2011 No. 02918 \$129,273.04 McCabe, Weisberg, & Conway, P.C.

1311-392

542 West Wyoming Avenue 19140 49th wd. Row conv/apt 2sty masonry; 3008.8 Sq. Ft. BRT#491050400 Subject to Mortgage Improvements: Residential Dwelling
LAWRENCE MATTHEWS AKA LAWRENCE H. MATTHEWS C.P. May Term, 2013 No. 02178 \$121,215.76 McCabe, Weisberg, & Conway, P.C.

1311-393

595 Rosalie Street 19120 35th wd. row b/gar 2sty masonry; 2250 Sq. Ft. BRT#352040700 Improvements: Residential Dwelling
KENROY F. ANSON C.P. April Term, 2013 No. 00180 \$101,264.76 McCabe, Weisberg, & Conway, P.C.

1311-394

813 Wynnewood Road 19151 34th wd. 3250.00 Sq. Ft. BRT#344211500 Improvements: Residential Dwelling
AUBREY POWERS AKA AUBREY C. POWERS AND LAVERNE POWERS AKA LAVERNE E POWERS C.P. May Term, 2011 No. 00128 \$97,915.20 Udren Law Offices, P.C.

1311-395

935 Winton Street 19148 39th wd. 686 Sq. Ft. BRT#393308600 Subject to Mortgage Improvements: Residential Dwelling
LINDA SMITH AND ERNEST WILKIE C.P. October Term, 2012 No. 00009 \$123,710.97 Udren Law Offices, P.C.

1311-396

6313 Regent Street 19142 40th wd. 937.50 Sq. Ft. BRT#401232900 Improvements: Residential Dwelling
BRIGHT IBEKA AKA BRIGHT N. IBEKA C.P. June Term, 2013 No. 02152 \$55,177.02 Udren Law Offices, P.C.

1311-397

441 Tomlinson Road E13 19116 58th wd. res condo 2 sty masonry; 64 Sq. Ft. BRT#888582838 Improvements: Condominium
JACK LANGENDORF C.P. April Term, 2013 \$92,129.73 McCabe, Weisberg, & Conway, P.C.

1311-398

506 South 46th Street 19143 46th wd. 2392.50 Sq. Ft. BRT#461178300 Improvements: Residential Dwelling
THOEDORE LINDE AND MARINA STAMOS, AKA MARINA P. STAMOS C.P. January Term, 2013 No. 02227 \$949,473.46 Udren Law Offices, P.C.

1311-399

1120 South Wilton Street 19143 51st wd. semi det 2 sty masonry; 3362.47 Sq. Ft. BRT#511211700 Subject to Mortgage Improvements: Residential Dwelling
TALIB M. MUHAMMAD C.P. August Term, 2010 No. 04776 \$87,119.14 McCabe, Weisberg, & Conway, P.C.

1311-400

4942 Mulberry Street 19124 23rd wd. row conv/apt 2 sty masonry; 3678.71 Sq. Ft. BRT#232314100 Improvements: Residential Dwelling
ANTHONY BETHER ORCHOWSKI C.P. April Term, 2013 No. 05011 \$125,256.67 McCabe, Weisberg, & Conway, P.C.

1311-401

1325 North 28th Street 19121 29th wd. Row conv/apt 2sty masonry; 2579.72 Sq. Ft. BRT#292091700 Subject to Mortgage Improvements: Residential Dwelling
BARBARA NELSON C.P. January Term, 2013 No. 02457 \$62,314.79 McCabe, Weisberg, & Conway, P.C.

1311-402

8800 Roosevelt Boulevard 19115 56th wd. 6533.34 Sq. Ft. BRT#562462200 Improvements: Residential Dwelling
MARIAM ABRAHAM AND SAMUEL ABRAHAM C.P. April Term, 2013 No. 01717 \$138,297.94 Udren Law Offices, P.C.

1311-403

2023 Fernon Street 19145 36th wd. 1400 Sq. Ft. row 2 sty masonry BRT#363080200 Improvements: Residential Dwelling
MARVIN WOMACK AND MILTON S.

SHERIFF'S SALE

GREEN C.P. January Term, 2012 No. 04105 \$87,144.57 McCabe, Weisberg, & Conway, P.C.

1311-404

3463 Princeton Avenue 19149 55th wd. 1554.30 sq ft BRT#138N150410 Improvements: Residential Dwelling
MARIAN C. MENOW C.P. May Term, 2010 No. 02021 \$181,977.68 Udren Law Offices, P.C.

1311-405

641 East Tioga Street 19134 07th wd. 2805 Sq. Ft. row 2 sty masonry BRT#073279000 Improvements: Residential Dwelling
APOLONIO OTERO, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2011 No. 01714 \$38,400.43 McCabe, Weisberg, & Conway, P.C.

1311-406

5619 North 15th Street 19141 49th wd. 3536 Sq. Ft.; row w/dt gar 2sty masonry BRT#172048900 Improvements: Residential Dwelling
FERRIS GRIFFIN AND DAVID GRIFFIN C.P. March Term, 2012 No. 01220 \$83,099.10 McCabe, Weisberg, & Conway, P.C.

1311-407

6142 Ludlow Street 19139 3rd wd. 1424.70 Sq. Ft. BRT#031015400 Improvements: Residential Dwelling
MARIE SMALL AND LOUIS SMALL, JR C.P. May Term, 2013 No. 01806 \$124,705.64 Udren Law Offices, P.C.

1311-408

1720 South Bancroft Street 19145 26th wd. 742 Sq. Ft. BRT#365160700 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BEVERLY LYNN SAUNDERS, DECEASED; BEVERLY LYNN SAUNDERS, DECEASED; SHELLEY SAUNDERS, KNOWN HEIR OF BEVERLY LYNN SAUNDERS, DECEASED C.P. September Term, 2010 No. 01884 \$39,357.05 Udren Law Offices, P.C.

1311-409

2224 North Howard Street 19133 19th wd. 780 Sq. Ft. BRT#191033300 Improvements: Residential Dwelling
FRANCISCO J. MENDEZ C.P. March Term, 2012 No. 01319 \$58,881.12 Udren Law Offices, P.C.

1311-410

5618 Diamond Street 19131-0000 52nd wd. (formerly the 34th wd.) 1833 Sq. Ft. BRT#522089400 (110N080051) Subject to Mortgage Improvements: Residential Dwelling
MARY LEE WASHINGTON AND WILLIE WASHINGTON C.P. March Term, 2010 No. 02962 \$95,740.45 Udren Law Offices, P.C.

1311-411

1343 West Pike Street 19140 43rd wd. 1643.36 Sq. Ft. BRT#433003100 Improvements: Residential Dwelling
GRIFFIN CAMPBELL C.P. July Term, 2009 No. 00700 \$66,226.55 Udren Law Offices, P.C.

1311-412

406 Wood Street 19106 5th wd. 663 Sq. Ft. BRT#056015000 Improvements: Residential Dwelling

SHERIFF'S SALE

Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1311-417A-D

1507 East Moyamensing Avenue, Unit A 19147-6025 2nd wd. 1570 Sq. Ft. BRT#888010180 Improvements: Residential Dwelling

1507 East Moyamensing Avenue, Unit B 19147-6025 2nd wd. 1480 Sq. Ft. BRT#888010182 Improvements: Residential Dwelling

1507 East Moyamensing Avenue, Unit C 19147-6025 2nd wd. 1650 Sq. Ft. BRT#888010184 Improvements: Residential Dwelling

1507 East Moyamensing Avenue, Unit D 19147-6025 2nd wd. 1650 Sq. Ft. BRT#888010186 Improvements: Residential Dwelling

SILVERLEAF DEVELOPMENT, LLC C.P. April Term, 2012 No. 2168 \$1,935,061.03 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1311-418

220 Locust Street, PH #2S 19106 5th wd. 1253 Sq. Ft. BRT#888051852 DEFENDANT, CLIFFORD LEE VAN SYOC C.P. February Term, 2013 No. 265634 \$11,637.50 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

1311-419

6207 Vine Street 19139 34th wd. 1312 Sq. Ft. BRT#341039400 Improvements: Row 3-family Dwelling
MARC BAXTER C.P. June Term, 2013 No. 000351 \$138,229.98 William J. Levant, Esq.

1311-420

2600 West Harold Street 19132 28th wd. 1600 Sq. Ft. BRT#281315900 Improvements: Row 3-family Dwelling
BAXTER ESTATES, LLC C.P. June Term, 2013 No. 00346 \$77,866.81 William J. Levant, Esq.

1311-421

1768 South Avondale Street 19142 40th wd. 1745.70 Sq. Ft. BRT#401186900 Improvements: Residential Property
DEBRA L. SMITH C.P. December Term, 2012 No. 02262 \$54,914.28 KML Law Group, P.C.

1311-422

2652 East Tioga Street 19134 45th wd. 864 Sq. Ft. BRT#451059700 Improvements: Residential Property
QUINN C. KAZARNOWICZ C.P. April Term, 2012 No. 00769 \$113,659.59 KML Law Group, P.C.

1311-423

3917 K Street 19124 33rd wd. 1131.20 Sq. Ft. BRT#332321600 Improvements: Residential Property
CHRISTIAN LAFTY C.P. April Term, 2013 No. 03879 \$25,976.27 KML Law Group, P.C.

1311-424

6601 North 18th Street 19126-2618 50th wd. 1480 Sq. Ft. BRT#101082000 Improvements: Residential Dwelling
LUCILLE HARDNETT AS SURVIVING TENANT BY THE ENTIRETIES DUE TO THE DEMISE OF JOHN L. HARDNETT ON OCTOBER 22, 1996. C.P. July Term, 2012 No. 007788 \$25,442.16 Pressman & Doyle, LLC

1311-425

115 East Roumfort Road, Unit 3 19119 9th wd. 2509 Sq. Ft. BRT#888200156 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF G. LINTON WEBER, JR. C.P. May Term, 2013 No. 01237 \$300,559.51 Stern & Eisenberg, PC

1311-426

4750 Loring Street 19136 65th wd. 945 Sq. Ft. BRT#651027300 Improvements: Residential Real Estate
ALEX ZELYAKOVSKY AND KATRINA ZELYAKOVSKY C.P. February Term, 2013 No. 03069 \$56,143.65 Stern & Eisenberg, PC

1311-427

1554 South Bailey Street 19146 36th wd. 1467 Sq. Ft. BRT#364275400 Improvements: Commerical Real Estate
GREGORY K. LOGAN C.P. March Term, 2012 No. 01772 \$71,265.44 Stern & Eisenberg, PC

1311-428

11938 Dumont Road 19116 58th wd. 3960 Sq. Ft. BRT#582388405 Improvements: Residential Dwelling
RICAHRD J. SITES C.P. February Term, 2013 No. 00268 \$120,329.27 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

SHERIFF'S SALE

1311-429

203 South Sartain Street 19107 5th wd. 536.55 Sq. Ft. BRT#054278100 Improvements: Residential Dwelling
BERNARD WILLIAMS AND ERIN RANDOLPH-WILLIAMS C.P. April Term, 2013 No. 00526 \$389,891.45 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-430

7225 Montague Street 19135 41st wd. 1615.50 Sq. Ft. BRT#412266500 Improvements: Residential Dwelling
JIAN LONG CHEN AKA JIAN L. CHEN C.P. March Term, 2013 No. 003558 \$112,010.13 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-431

310 North Horton Street 19139 34th wd. 1005 Sq. Ft. BRT#341201700 Improvements: Residential Dwelling
RICHARD KELLY C.P. March Term, 2013 No. 03524 \$84,690.04 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-432

977 Carver Street 19124 35th wd. 876.87 Sq. Ft. BRT#351259300 Improvements: Residential Dwelling
BRYANT SHEARD C.P. April Term, 2013 No. 002598 \$25,919.58 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-433

620 East Annsbury Street 19120 42nd wd. 1053.64 Sq. Ft. BRT#421008200 Improvements: Residential Dwelling
IBIJOKE ADELAJA C.P. April Term, 2013 No. 02155 \$45,598.39 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-434

1250 Gilham Street 19111 53rd wd. 1220.40 Sq. Ft. BRT#531159400 Improvements: Residential Dwelling
TUBOSUN OGUNDARE C.P. April Term, 2013 No. 003800 \$81,666.54 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-435

900 Princeton Avenue 19111 53rd wd. 2905.10 Sq. Ft. BRT#532272900 Improvements: Residential Real Estate
FRANK WILLIAM WALLACE AND DEBORAH WALLACE C.P. April Term, 2012 No. 01692 \$66,307.99 Stern & Eisenberg, PC

1311-436

7309 Woodbine Avenue 19151 34th wd. 1476.30 Sq. Ft. BRT#344137600 Improvements: Residential Real Estate
FAITHLYN BECKFORD C.P. September Term, 2012 No. 02112 \$145,090.70 Stern & Eisenberg, PC

1311-437

4718 Wellington Street 19135 65th wd. 1649.60 Sq. Ft. BRT#651012700 Improvements: Residential Real Estate
CYNTHIA A. HARVEY AND MELISSA A. KERSEY C.P. June Term, 2013 No. 01410 \$107,377.56 Stern & Eisenberg, PC

1311-438

651 North 56th Street 19131 4th wd. Row 2 sty masonry; 2928.64 Sq. Ft. BRT#041215900 Improvements: Residential Dwelling
LOUIS STEVENS AND KIM STEVENS C.P. April Term, 2013 No. 00341 \$74,493.39 McCabe, Weisberg, & Conway, P.C.

1311-439

5615 Sansom Street 19139 60th wd. 1166.10 Sq. Ft. BRT#604025700 Improvements: Residential Property
DERRICK S. GOLDEN AND PATRICIA J. BARNES C.P. May Term, 2012 No. 02793 \$89,220.57 Christopher A. DeNardo, Esq.

1311-440

8832 Fairfield Street 19152 57th wd. S/D w b/g 1 sty masonry; 4449.15 Sq. Ft. BRT#571168900 Improvements: Residential Dwelling
ROBERT J. SAUER AND KATHLEEN MAMMARELLA C.P. January Term, 2013 No. 02676 \$43,593.50 McCabe, Weisberg, & Conway, P.C.

1311-441

8311 Woolston Avenue 19150 64th wd. row 2 sty masonry; 2296 Sq. Ft. BRT#502095909 Improvements: Residential Dwelling
CLAUDETTE TYLER-KNIGHT C.P. January Term, 2011 No. 03606 \$147,084.30 McCabe, Weisberg, & Conway, P.C.

1311-442

5416 Walker Street 19124 62nd wd. Row b/gar 2sty masonry; 912 Sq. Ft. BRT#622361800 Improvements: Residential Dwelling
ADEMOLA FAWOLE C.P. November Term, 2011 No. 00389 \$72,256.55 McCabe, Weisberg, & Conway, P.C.

1311-443

2222 Greenwich Street 19146 36th wd. row

SHERIFF'S SALE

2sty masonry; 1806 Sq. Ft. BRT#364045300 Improvements: Residential Dwelling
DAYEN HALL AND NADINE HALL C.P. November Term, 2009 No. 00197 \$82,629.59 McCabe, Weisberg, & Conway, P.C.

1311-444

5339 Pine Street 19143-1414 60th wd. 1264 Sq. Ft. PRCL#603085500 Improvements: Residential Property
VENITA GLOVER C.P. December Term, 2011 No. 02952 \$99,669.26 Phelan Hallinan, LLP

1311-445

619 East Cheltenham Avenue 19144-1204 59th wd. 3526.25 Sq. Ft. PRCL#591008000 Improvements: Residential Property
MICHAEL WILLIAMS C.P. March Term, 2012 No. 02905 \$112,925.08 Phelan Hallinan, LLP

1311-446

2609 West Jefferson Street 19121 29th wd. Row w/gar 2sty masonry; 910 Sq. Ft. BRT#2911904100 Improvements: Residential Dwelling
KENNETH CRAWFORD SR. AND KENNETH CRAWFORD JR. C.P. May Term, 2013 No. 00084 \$106,782.37 McCabe, Weisberg, & Conway, P.C.

1311-447

5104-5106 Parkside Avenue 19131 52nd wd. 1615 Sq. Ft. BRT#521092500 & BRT#521092600 Improvements: Residential Dwelling
AMY RINGGOLD C.P. November Term, 2001 No. 00325 \$97,073.07 Udren Law Offices, P.C.

1311-448

7208 Edmund Street 19135 65th wd. S/D conv apt 2sty masonry; 6900 Sq. Ft. BRT#651287800 Improvements: Residential Dwelling
MICHAEL I DAVALOS, SR. C.P. June Term, 2009 No. 00846 \$158,414.87 McCabe, Weisberg, & Conway, P.C.

1311-449

6406 Park Avenue aka 6406 North Park Avenue 19126-3634 49th wd. 4670 Sq. Ft. PRCL#493243100 Improvements: Residential Property
JAMES E PAIGE, JR., AKA JAMES E. PAIGE AND CHERYL VIRGIL PAIGE AKA CHERYL VIRGIL-PAIGE C.P. July Term, 2012 No. 02516 \$50,609.38 Phelan Hallinan, LLP

1311-450

4022 Creston Street 19135-4404 62nd wd. 1085 Sq. Ft. PRCL#622189800 Improvements: Residential Property
JANE A. WILLIAMS C.P. July Term, 2012 No. 01167 \$50,260.48 Phelan Hallinan, LLP

1311-451

1911 Clarence Street 19134-2016 45th wd. 976 Sq. Ft. PRCL#452123800 Improvements: Residential Property
BONNIE R KUSHNER AND PETER DISSIN C.P. April Term, 2013 No. 04956 \$48,519.34 Phelan Hallinan, LLP

1311-452

3106 Mount Vernon Street 19104-2024 24th wd. 2772 Sq. Ft. PRCL#242055310 Improvements: Residential Property
CORRIN R. STOKES C.P. September Term, 2012 No. 00508 \$102,987.12 Phelan Hallinan, LLP

1311-453

1533 South Opal Street 19146 36th wd. Row 2sty masonry; 1606 Sq. Ft. BRT#363224200 Improvements: Residential Dwelling
URIAH O. STEWART AKA URIAH STEWART AND CHARLENE SMITH-STEWART C.P. April Term, 2013 No. 04999 \$55,036.76 McCabe, Weisberg, & Conway, P.C.

1311-454

318 Unruh Avenue 19111 35th wd. semi/det 2sty frame; 5940 Sq. Ft. BRT#353121400 Improvements: Residential Dwelling
COSTELLA RUSSELL AND KENNETH RUSSELL C.P. September Term, 2012 No. 00724 \$206,399.36 McCabe, Weisberg, & Conway, P.C.

1311-455

5919 Haverford Avenue 19151-4407 4th wd. 2520.6 Sq. Ft. PRCL#043005400 Improvements: Residential Property
AUBREY SMITH C.P. July Term, 2012 No. 02696 \$141,284.16 Phelan Hallinan, LLP

1311-456

659 Garland Street 19120-2644 35th wd. 1696.22 Sq. Ft. PRCL#351048800 Improvements: Residential Property
MARIE M. JULIEN C.P. August Term, 2012 No. 00383 \$32,590.69 Phelan Hallinan, LLP

1311-457

1543 North 56th Street 19131-3906 4th wd. 1712 Sq. Ft. PRCL#041350800 Improvements: Residential Property

SHERIFF'S SALE

KAMILAH J. MININALL C.P. March Term, 2012 No. 03936 \$126,136.52 Phelan Hallinan, LLP

1311-458

6237 Reedland Street 19142-2909 40th wd. 1112 Sq. Ft. PRCL#402201200 Improvements: Residential Property
STEFANNIE L. WILLIAMS AND SHANNON D. NASH C.P. October Term, 2012 No. 02556 \$65,224.94 Phelan Hallinan, LLP

1311-459

6302 Allman Street 19142-2010 40th wd. 968.75 Sq. Ft. PRCL#401250000 Improvements: Residential Property
MARGARET FULTON C.P. September Term, 2012 No. 00990 \$20,218.24 Phelan Hallinan, LLP

1311-460

1813 Sixty Seventh Avenue 19126-2616 10th wd. 1923.90 Sq. Ft. PRCL#101245000 Improvements: Residential Property
JESUS VELAZQUEZ C.P. September Term, 2012 No. 03363 \$115,763.90 Phelan Hallinan, LLP

1311-461

1105 East Lycoming Street 19124-5229 33rd wd. 1252.68 Sq. Ft. PRCL#332057800 Improvements: Residential Property
QUAN SIEU MOC C.P. October Term, 2012 No. 03888 \$160,101.82 Phelan Hallinan, LLP

1311-462

4724 Mulberry Street 19124-2840 23rd wd. 1392 Sq. Ft. PRCL#232311300 Improvements: Residential Property
SERGEY CHEKMENYOV AND CHEKMENYAVA N. AKA NATALYA CHEKMENYAVA C.P. April Term, 2013 No. 00391 \$60,145.61 Phelan Hallinan, LLP

1311-463

5201 West Berks Street aka 5201 Berks Street 19131-3206 52nd wd. 4000 Sq. Ft. PRCL#521112400 Improvements: Residential Property
GERALD THOMPSON C.P. April Term, 2013 No. 03271 \$151,118.15 Phelan Hallinan, LLP

1311-464

5814 Ashland Avenue 19143-3916 3rd wd. 2310 Sq. Ft. PRCL#034044200 Improvements: Residential Property
COLLEEN LUCAS C.P. October Term, 2012 No. 00132 \$77,158.25 Phelan Hallinan, LLP

1311-465

887 Belmont Avenue 19104-1301 24th wd. 2403 Sq. Ft. PRCL#062326300 Improvements: Residential Property
JAMES B. WATSON C.P. October Term, 2012 No. 00028 \$178,997.34 Phelan Hallinan, LLP

1311-466

838 Magee Avenue 19111-4812 35th wd. 4620 Sq. Ft. PRCL#531178100 Improvements: Residential Property
CHUNTELL SHORT AKA CHUNTELL L. SHORT C.P. May Term, 2012 No. 01016 \$107,002.50 Phelan Hallinan, LLP

1311-467

1825 South 57th Street 19143-5309 51st wd. 1276 Sq. Ft. PRCL#514050500 Improvements: Residential Property
TRACIE A. STOKES AKA TRACIE A JACKSON AKA TRACIE ANNETTE STOKES C.P. July Term, 2012 No. 02359 \$77,779.14 Phelan Hallinan, LLP

1311-468

510 South Yewdall Street 19143 46th wd. 984 Sq. Ft. BRT#463170700 Improvements: Residential Dwelling
MARGARET D SMALLWOOD AND JESSE N. SMALLWOOD, JR. C.P. June Term, 2013 No. 03499 \$60,867.67 Udren Law Offices, P.C.

1311-469

2212 Manton Street 19139 36th wd. 825 Sq. Ft. BRT#361269300 Improvements: Residential Dwelling
VINCENT SAUNDERS AND DEMARCUS WAITES AKA DEMARCUS R. WAITES C.P. May Term, 2013 No. 03603 \$52,546.23 Udren Law Offices, P.C.

1311-470

633 Levick Street 19111 35th wd. 2500 Sq. Ft. BRT#65N2362 Improvements: Residential Dwelling
SOPHEAR M. PHAT C.P. May Term, 2013 No. 00608 \$127,920.28 Udren Law Offices, P.C.

1311-471

6424 Dorel Street 19142 40th wd. 1312.06 Sq. Ft. BRT#406343100 Improvements: Residential Dwelling
YOLONDA TOLBERT C.P. April Term, 2013 No. 03423 \$81,168.59 Udren Law

SHERIFF'S SALE

Offices, P.C.

1311-472

3082 Aramingo Avenue 19134 25th wd. 998.73 Sq. Ft. BRT#251478600 Improvements: Residential Dwelling
MARCELINO CUADRA, JR. AKA MARCELINO CAUDRA, JR. AND KATHLEEN A. CUADRA AKA KATHLEEN A. CAUDRA C.P. December Term, 2009 No. 02988 \$76,853.91 Mark J. Udren, Esq.

1311-473

1723 West Butler Street 19140 13th wd. 1212.80 Sq. Ft. BRT#131087600 Improvements: Residential Dwelling
JONATHAN DUNCAN C.P. January Term, 2012 No. 00539 \$41,295.62 Udren Law Offices, P.C.

1311-474

1301 Devereaux Avenue 19149 53rd wd. 1406 Sq. Ft. BRT#531013500 Improvements: Residential Property
ELENA SANTIAGO C.P. March Term, 2011 No. 02796 \$170,128.17 KML Law Group, P.C.

1311-475

2017 North Marston Street 19121 32nd wd. 725 Sq. Ft. BRT#323190300 Improvements: Residential Property
CARRIE HAMILTON C.P. April Term, 2013 No. 04140 \$37,973.09 KML Law Group, P.C.

1311-476

721 West Fisher Avenue 19120 49th wd. 1687.50 Sq. Ft. BRT#492048600 Improvements: Residential Property
DARLENE INGRAM C.P. September Term, 2012 No. 00604 \$102,858.00 KML Law Group, P.C.

1311-477

1349 Jerome Street 19140 43rd wd. 1272.80 Sq. Ft. BRT#101N1680 Improvements: Residential Dwelling
RAYMOND VANDEGRIFT AKA RAYMOND C. VANDEGRIFT C.P. June Term, 2013 No. 02651 \$62,425.81 Udren Law Offices, P.C.

1311-478

6049 Frankford Avenue 19135 62nd wd. 1283.20 Sq. Ft. BRT#622201000 Improvements: Residential Property
BARBARA A. WILLIAMS C.P. May Term, 2013 No. 00831 \$78,983.04 KML Law Group, P.C.

1311-479

314 Pensdale Street 19128 21st wd. 2086.50 Sq. Ft. BRT#212057700 Improvements:

SHERIFF'S SALE

Residential Dwelling
JUAN REYES C.P. December Term, 2012 No. 01615 \$87,032.00 Udren Law Offices, P.C.

1311-487

6647 Montague Street 19135 55th wd. 1420 Sq. Ft. BRT#552303300 Improvements: Residential Property
ASHLEY DILL AND STEVEN ZEPP C.P. April Term, 2013 No. 03651 \$111,941.03 KML Law Group, P.C.

1311-488

7121 Brous Avenue 19149 35th wd. 1092.14 Sq. Ft. BRT#641061700 Improvements: Residential Dwelling
ESTATE OF ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR., C/O DIANE C. ESPOSITO, PERSONAL REPRESENTATIVE; DIANE C; ESPOSITO, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR. DECEASED; ROBERT M. ESPOSITO, JR., KNOWN HEIR OF ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR.; CARMEN A. ESPOSITO, KNOWN HEIR OF ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR.; ROSEMARIE L. ESPOSITO, TRUSTEE FOR CARMEN ANTHONY ESPOSITO C.P. June Term, 2012 No. 02119 \$36,850.61 Udren Law Offices, P.C.

1311-489

5630 Angora Terrace 19143 51st wd. 1120.00 Sq. Ft. BRT#513074100 Improvements: Residential Dwelling
CRYSTAL MCCLAIN C.P. May Term, 2013 No. 01341 \$79,498.96 Udren Law Offices, P.C.

1311-490

5711 Ogontz Avenue 19141 17th wd. 2488.91 Sq. Ft. BRT#172235800 Improvements: Residential Property
LASHAWN S. WILLIAMS C.P. December Term, 2012 No. 04265 \$127,289.22 KML Law Group, P.C.

1311-491

6929 Chelwynde Avenue 19142 40th wd. 1040 Sq. Ft. BRT#406272600 Improvements: Residential Dwelling
PETER GAYE AND ETTA MILLER C.P. October Term, 2006 No. 000148 \$50,479.70 Mark J. Udren, Esq.

1311-492

3628 Sussex Lane 19114 66th wd. (formerly part of the 58th wd.) 4229 Sq. Ft. BRT#661207100 Improvements: Residential Dwelling
SIKA JOACHIM C.P. March Term, 2008 No. 01854 \$206,760.10 Udren Law Offices, P.C.

1311-493

7214 Jackson Street 19135 41st wd. 1557 Sq. Ft. BRT#412312600 Improvements: Residential Dwelling
REINALDO PEREZ C.P. April Term, 2013 No. 03078 \$95,418.35 Udren Law Offices, P.C.

1311-494

4924 Ella Street 19120 42nd wd. 1226.85 Sq. Ft. BRT#421307300 Improvements: Residential Property
CHARLES J. CYR C.P. March Term, 2013 No. 04061 \$51,902.89 KML Law Group, P.C.

1311-495

1918 East Thayer Street 19134 45th wd. 980 Sq. Ft. BRT#452065500 Improvements: Residential Property
SAMUEL T. LANG C.P. April Term, 2013 No. 03606 \$63,496.88 KML Law Group, P.C.

1311-496

2745 South 10th Street 19148 39th wd. 1053.36 Sq. Ft. BRT#395245700 Improvements: Residential Dwelling
LISA M. KENNARD C.P. April Term, 2013 No. 05179 \$216,717.61 Udren Law Offices, P.C.

1311-497

1311 Passmore Street 19111 53rd wd. 2735 Sq. Ft. BRT#531116600 Improvements: Residential Property
ROBERT J. BENCO C.P. April Term, 2013 No. 00437 \$151,148.58 KML Law Group, P.C.

1311-498

7508 Beverly Road 19138-1415 50th wd. 1500 Sq. Ft. BRT#501364900 Improvements: Residential Dwelling
KEVIN J. MALONE C.P. January Term, 2010 No. 02812 \$103,283.29 Udren Law Offices, P.C.

SHERIFF'S SALE

1311-499

4208 Sheffield Street 19136 65th wd. 2236.16 Sq. Ft. BRT#651129000 Improvements: Residential Property
MARK BISPELS C.P. April Term, 2013 No. 01507 \$163,891.24 KML Law Group, P.C.

1311-500

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

1311-501

2227 South 68th Street 19142 40th wd. 1162.50 Sq. Ft. BRT#403071700 Improvements: Residential Property
DEON TILLERY C.P. February Term, 2012 No. 03334 \$50,272.82 KML Law Group, P.C.

1311-502

3839 Pearson aka 3839 Pearson Street 19114 57th wd. 3850.00 Sq. Ft. BRT#572154122 Improvements: Residential Dwelling
LORI L. SINGMASTER AND WILLIAM SINGMASTER AKA WILLIAM J SINGMASTER C.P. October Term, 2011 No. 03635 \$120,335.20 Udren Law Offices, P.C.

1311-503

3912 Lawndale Street 19124 33rd wd. 1131.20 Sq. Ft. BRT#332255000 Improvements: Residential Property
JOSEPH SPECHT, JR., SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH P. SPECHT, DECEASED; MARIA AGNEW, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH P. SPECHT, DECEASED; MARY BELL SOLELY IN HER CAPACITY AS HEIR OF JOSEPH P. SPECHT, DECEASED; AND THERESA KLOSS, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH P. SPECHT, DECEASED C.P. October Term, 2012 No. 03831 \$31,750.35 KML Law Group, P.C.

1311-504

7233 Rupert Street 19149 54th wd. 1589.40 Sq. Ft. BRT#542496200 Improvements: Residential Dwelling
RUBY ANNE MARTINEZ AKA RUBY ANN MARTINEZ C.P. August Term, 2011 No. 01127 \$81,911.66 Udren Law Offices, P.C.

1311-505

3517 Frankford Avenue 19134 45th wd. 1728.66 Sq. Ft. BRT#452260700 Improvements: Residential Property
SYED L ALISHA AND LAWRENCE GALLAGHER C.P. April Term, 2012 No. 01952 \$293,285.76 KML Law Group, P.C.

1311-506

2447 South Darien Street 19148 39th wd. 700 Sq. Ft. BRT#393389700 Improvements: Residential Dwelling
MARGARET M BELARDINO, DECEASED; MICHELLE CONWAY, KNOWN HEIR OF MARGARET M. BELARDINO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET M. BELARDINO, DECEASED; DOMINIC JULIFF, INDIVIDUALLY AND AS KNOWN HEIR OF MARGARET M. BELARDINO C.P. March Term, 2012 No. 00192 \$110,893.01 Udren Law Offices, P.C.

1311-507

1901-1903 North 63rd Street 19151 34th wd. 14036.77 Sq. Ft. BRT#342365300 Improvements: Residential Property
JOSEPHINE BAILEY AND DENISE DOVE-PULLIAM C.P. January Term, 2011 No. 02002 \$473,851.90 KML Law Group, P.C.

1311-508

1529 Chelton Avenue 19126 17th wd. 1494.50 Sq. Ft. BRT#171333600 Improvements: Residential Property
BARRY A. JONES SR. C.P. June Term, 2009 No. 01704 \$77,890.56 KML Law Group, P.C.

1311-509

1513 North Robinson Street 19151 34th wd. 1440 Sq. Ft. BRT#342273200 Improvements: Residential Real Estate
SAUNDRA ENGLISH AKA SAUNDRA ENGLISH WILLIAMS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JAMES T. MCCULLOUGH C.P. June Term, 2013 No. 00088 \$61,022.67 Stern & Eisenberg, PC

1311-510

7568 Maryland Street 19138 row b/ garage 2 story masonry BRT#501381700 Improvements: Residential Dwelling
FRANCES TUCKER C.P. April Term, 2012 No. 002352 \$148,581.19 Federman & Associates, LLC

1311-511

1334 East Columbia Avenue 19125 18th wd. 1584 Sq. Ft. BRT#181096200 Improvements:

SHERIFF'S SALE

Residential Real Estate
BERNADETTE J. O'BRIEN C.P. May Term, 2012 No. 00697 \$185,724.48 Stern & Eisenberg, PC

1311-512

7357 Garman Street 19153 40th wd. 1096 Sq. Ft. BRT#404306300 Improvements: Residential Real Estate
RICHARD B. KELLY C.P. June Term, 2013 No. 03192 \$80,600.65 Stern & Eisenberg, PC

1311-513

404 Woodhaven Place 19116-2407 58th wd. 7800 Sq. Ft. PRCL#582339500 Improvements: Residential Property
FREDERIC IZENBERG, JR. AND JULIA DURBIN IZENBERG AKA JULIA D. IZENBERG C.P. February Term, 2013 No. 01304 \$204,756.93 Phelan Hallinan, LLP

1311-514

600-632 Chestnut Street also known as 150 South Independence Mall West Philadelphia PRCL#883003510 IMPROVEMENTS: 12-STORY COMMERCIAL BUILDING
PLB Partners, LP Raymond A. Quaglia, Ballard Spahr LLP

1311-515

1245 South 13th Street 19147-4502 2nd wd. 1020 Sq. Ft. BRT#021608700 Improvements: Row Conv/apt 3 Story Masonry
PETER KOURAHANIS C.P. July Term, 2012 No. 03005 \$112,945.45 Milstead & Associates, LLC

1311-516

5100 South Convent Lane, Unit #609 19114 88th wd. 1441 Sq. Ft. and .59840% undivided interest in the common elements, as more fully described in the declaration of condominium of Baker's Bay Condominium II recorded in the Department of Records in and for the County of Philadelphia at the Commonwealth of PA in the Deed Book DCC 624 page 286 and 320, and all amendments thereto. BRT#888650277 Improvements: Residential Condominium
GOLDIE MIDDLEMAN C.P. March Term, 2012 No. 01031 \$13,273.77 Glenn M. Ross, Esq.

1311-517

4244 Markland Street 19124 33rd wd. Row b/ gar 2 sty masonry; 1160 Sq. Ft. BRT#332497000 Improvements: Residential Dwelling
PHILIP HONER AND SHEILA HONER C.P. April Term, 2013 No. 03178 \$71,723.54 McCabe, Weisberg, & Conway, P.C.

1311-518

1254 Unruh Avenue 19111-4934 53rd wd. 1740 Sq. Ft. PRCL#532061900 Improvements: Residential Property
CHARLENE BENSON C.P. November Term, 2011 No. 01028 \$121,005.03 Phelan Hallinan, LLP

1311-519

1624 Brill Street 19124 62nd wd. Row 2sty masonry; 957 Sq. Ft. BRT#622141300 Improvements: Residential Dwelling
REBECCA D NENNO C.P. April Term, 2013 No. 00753 \$85,672.31 McCabe, Weisberg, & Conway, P.C.

1311-520

3178 Chatham Street 19134 25th wd. Row 2 sty masonry; 1290 Sq. Ft. BRT#251420200 Improvements: Residential Dwelling
KAREN FLYNN C.P. March Term, 2013 No. 03968 \$109,007.64 McCabe, Weisberg, & Conway, P.C.

1311-521

307 Helleman Street 19111 35th wd. 2500 Sq. Ft. BRT#353065900 Improvements: Residential Property
TINA SPADY AND MALIK FREEMAN C.P. February Term, 2012 No. 2484 \$177,642.79 Christopher A. DeNardo, Esq.

1311-522

3890 Dungan Street 19124 33rd wd. 1125 Sq. Ft. BRT#332406500 Improvements: Residential Property
VICTOR ALMANZAR C.P. November Term, 2012 No. 1542 \$55,907.00 Christopher A. DeNardo, Esq.

1311-523

1951 East Monmouth Street 19134 row 2 sty masonry; 1500 Sq. Ft. BRT#252131300 Improvements: Residential Dwelling
DOREEN DULDULAO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; JENNIFER SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; LINDA LINDNER, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; KIM SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; ELEANOR M.

SHERIFF'S SALE

SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; TERESA MCENANEY, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; NANCY MAZUREK, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF JOHN SANSEVERINO, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2012 No. 00838 \$30,665.32 McCabe, Weisberg, & Conway, P.C.

1311-524

7629 Gilbert Street 19150-2605 10th wd. 1306.40 Sq. Ft. PRCL#102489800 Improvements: Residential Property
JACQUELINE MITCHELL-ROGERS C.P. March Term, 2010 No. 04138 \$112,818.27 Phelan Hallinan, LLP

1311-525

356 East Wister Street 19144 22nd wd. Row b/gar 2sty masonry; 1180 Sq. Ft. BRT#121051600 Improvements: Residential Dwelling
ROSALIND SHELTON C.P. February Term, 2010 No. 01386 \$108,032.42 McCabe, Weisberg, & Conway, P.C.

1311-526

4624 Rising Sun Avenue 19140 42nd wd. Row 2 sty masonry; 950 Sq. Ft. BRT#422350600 Improvements: Residential Dwelling
BENJAMIN SANTIAGO C.P. February Term, 2013 No. 01662 \$89,771.07 McCabe, Weisberg, & Conway, P.C.

1311-527

1831 East Orleans Street 19134-3543 25th wd. 1353.24 Sq. Ft. PRCL#252167300 Improvements: Residential Property
RONALD J. HALL C.P. August Term, 2010 No. 04416 \$75,360.06 Phelan Hallinan, LLP

1311-528

3843 Gratz Street 19134 13th wd. Row 2 sty masonry; 1350 Sq. Ft. BRT#131262700 Improvements: Residential Dwelling
DORTHEA ROGERS C.P. February Term, 2012 No. 03139 \$105,221.25 McCabe, Weisberg, & Conway, P.C.

1311-529

4515 Aberdale Road 19136-1407 65th wd. 1868.64 Sq. Ft. PRCL#652112200 Improvements: Residential Property
DAVID CORDERO AND MARGARET CORDERO C.P. June Term, 2012 No. 02408 \$137,923.08 Phelan Hallinan, LLP

1311-530

2554 North 17th Street 19132 Row 2 sty masonry; 1516 Sq. Ft. BRT#161173100 Improvements: Residential Dwelling
HASAN ABDUL-QAWI C.P. June Term, 2012 No. 02811 \$64,544.60 McCabe, Weisberg, & Conway, P.C.

1311-531

7062 Grays Avenue 19142-1717 40th wd. 1336.50 Sq. Ft. PRCL#406194300 Improvements: Residential Property
BRENDA HARVEY C.P. October Term, 2009 No. 03636 \$60,518.38 Phelan Hallinan, LLP

1311-532

34 East Springer Street 19119-2241 22nd wd. 1208.22 Sq. Ft. PRCL#221188800 Improvements: Residential Property
TSITSI CHIGWIDA C.P. October Term, 2010 No. 02519 \$148,618.56 Phelan Hallinan, LLP

1311-533

3833 Frankford Avenue 19124-5634 45th wd. 2059 Sq. Ft. PRCL#452269610 Improvements: Residential Property
RICHARD P. RITSKY C.P. March Term, 2013 No. 03453 \$89,308.46 Phelan Hallinan, LLP

1311-534

1915 Morse Street 19121-2209 32nd wd. 1318.81 Sq. Ft. BRT#321122910 Improvements: S/d W B/g 2s Masonry
EMMANUEL A. FUNDIRA AKA EMANUEL FUNDIRA C.P. February Term, 2013 No. 00749 \$101,925.00 Milstead & Associates, LLC

1311-535

5946 Webster Street 19143-2414 3rd wd. 1640.31 Sq. Ft. PRCL#033032100 Improvements: Residential Property
FRANCES BRINSON AND EMANUEL BRINSON C.P. March Term, 2012 No. 02142 \$102,681.26 Phelan Hallinan, LLP

1311-536

4251 Neilson Street 19124-4921 33rd wd. 810 Sq. Ft. PRCL#332530700 Improvements: Residential Property
RAQUEL TORRES C.P. April Term, 2012 No. 01144 \$62,971.65 Phelan Hallinan, LLP

1311-537

3449 North Hurley Street 19134-1114 7th wd.

SHERIFF'S SALE

924 Sq. Ft. PRCL#073145600 Improvements: Residential Property
ROBERT E CICCONE, JR. C.P. September Term, 2012 No. 00515 \$52,187.37 Phelan Hallinan, LLP

1311-538

5454 Irving Street 19139-4054 60th wd. 1530 Sq. Ft. PRCL#603060500 Improvements: Townhouse
BARBARA STATON, IN HER CAPACITY AS HEIR OF CHARLES E. HURST, JR., DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES E. HURST, JR. DECEASED C.P. March Term, 2011 No. 01492 \$14,769.68 Phelan Hallinan, LLP

1311-539

2101 Chestnut Street #706, aka 2101-17 Chestnut Street #706 19103-3108 8th wd. PRCL#888111938 Improvements: Condominium Unit
JANICE OGLETREE C.P. July Term, 2012 No. 02853 \$94,839.32 Phelan Hallinan, LLP

1311-540

5219 Castor Avenue 19124-1703 23rd wd. 2295 Sq. Ft. PRCL#234193700 Improvements: Residential Property
EDGARDO VALENTIN AND ROSELIND VALENTIN C.P. August Term, 2012 No. 00201 \$245,309.98 Phelan Hallinan, LLP

1311-541

5351 Wissahickon Avenue aka 5351 Wissahickon Avenue, Unit K 19144-5238 12th wd. 1980 Sq. Ft. PRCL#124151630 Improvements: Residential Property
ELIZABETH BUCKHOLTZ C.P. February Term, 2013 No. 00021 \$291,457.66 Phelan Hallinan, LLP

1311-542

1084 Wagner Avenue 19141-2928 49th wd. 1044.71 Sq. Ft. PRCL#492014400 Improvements: Residential Property
ERNESTINE JOHNSON C.P. March Term, 2012 No. 03867 \$84,083.62 Phelan Hallinan, LLP

1311-543

4622 Pennhurst Street 19124-3828 42nd wd. 1350 Sq. Ft. PRCL#4216142200 Improvements: Residential Property
MILIAM RODRIGUEZ AND JUANA GUILBE C.P. August Term, 2010 No. 02391 \$64,201.60 Phelan Hallinan, LLP

1311-544

2624 South Shields Street 19142 40th wd. 1472 Sq. Ft. BRT#406032500 Improvements: Residential Property
AMANDA R. SMITH C.P. April Term, 2007 No. 02179 \$105,259.95 Phelan Hallinan, LLP

1311-545

6513 Lebanon Avenue 19151-3119 34th wd. 1386.40 Sq. Ft. PRCL#344058400 Improvements: Residential Property
DAMIAN HARRISON AKA DAMIEN HARRISON C.P. April Term, 2012 No. 01938 \$141,713.96 Phelan Hallinan, LLP

1311-546

1535 Emily Street 19145-3027 26th wd. 720 Sq. Ft. PRCL#481112900 Improvements: Residential Property
VICTORIA CABELLA C.P. September Term, 2012 No. 03368 \$94,351.29 Phelan Hallinan, LLP

1311-547

2824 Brighton Place 19149-1417 55th wd. 1860 Sq. Ft. PRCL#551346006 Improvements: Residential Property
HOLLIS SEABROOKS, JR. C.P. March Term, 2012 No. 03572 \$91,126.51 Phelan Hallinan, LLP

1311-548

632

SHERIFF'S SALE

VIOLETTA NOEL AND WILLY NOEL C.P. January Term, 2013 No. 00878 \$161,745.60 Phelan Hallinan, LLP

1311-622

4941 Rubicam Street 19144-1808 12th wd. 2221 Sq. Ft. PRCL#121195700 Improvements: Residential Property
JEAN HUTCHINS C.P. February Term, 2013 No. 03034 \$70,917.79 Phelan Hallinan, LLP

1311-623

4824 Longshore Avenue #1 floor aka 4824 Longshore Avenue 19135-2334 41st wd. 3750 Sq. Ft. PRCL#412029600 Improvements: Residential Property
YULIYA MELTREGGER C.P. March Term, 2013 No. 03876 \$154,571.72 Phelan Hallinan, LLP

1311-624

2030 Morris Street 19145-2009 36th wd. 1059.18 Sq. Ft. PRCL#363127800 Improvements: Residential Property
CELAL KAYA C.P. April Term, 2012 No. 02079 \$53,438.29 Phelan Hallinan, LLP

1311-625

4303 Claridge Street 19124-4313 33rd wd. 1385.10 Sq. Ft. PRCL#332358000 Improvements: Residential Property
MICHAEL ALLMOND C.P. October Term, 2012 No. 00308 \$53,842.98 Phelan Hallinan, LLP

1311-626

5710 Rodman Street 19143-1942 46th wd. 1216 Sq. Ft. PRCL#463034000 Improvements: Residential Property
RUSHENE PITTMAN C.P. January Term, 2012 No. 04906 \$104,455.06 Phelan Hallinan, LLP

1311-627

4237 Passmore Street 19135-3103 41st wd. 1110 Sq. Ft. PRCL#552102800 Improvements: Residential Property
MOHD HABIBUR RAHMAN AKA MOHD HARIBUR RAHM AND MOHAMMED JASHIM UDDIN C.P. February Term, 2013 No. 02836 \$162,819.00 Phelan Hallinan, LLP

1311-628

6423 Rear Buist Avenue and 6423 Buist Avenue 19142-3118 40th wd. 1875 Sq. Ft. BRT#406248400 and BRT#406248500 Improvements: Residential Property
KEDIAH ZARWIE C.P. February Term, 2012 No. 03444 \$72,671.38 Phelan Hallinan, LLP

1311-629

4905 Haverford Avenue 19139-1706 PRCL#441217400 Improvements: Residential Property
CONSTANTINE G. GLYPTIS AND MIRELA ARGHIROPOL C.P. March Term, 2013 No. 01428 \$66,416.26 Phelan Hallinan, LLP

1311-630

2511 Nicholas Street 19121-2816 32nd wd. 856 Sq. Ft. PRCL#324030500 Improvements: Residential Property
JAMES RICE AND DENISE M. PATTERSON C.P. June Term, 2012 No. 01130 \$24,330.74 Phelan Hallinan, LLP

1311-631

1517 Rosalie Street 19149-3324 PRCL#621097600 Improvements: Residential Property
YAKUBOV ANZHELA AKA ANZHELA YAKUBOVA AND EDUARD YAKUBOV C.P. April Term, 2013 No. 02622 \$94,463.36 Phelan Hallinan, LLP

1311-632

1806 East Russell Street 19134-2008 45th wd. 1026.06 Sq. Ft. PRCL#452087600 Improvements: Residential Property
CARMEN LOPEZ C.P. February Term, 2013 No. 02472 \$69,988.34 Phelan Hallinan, LLP

1311-633

1115 Brandywine Street 19123-3311 14th wd. 1278.50 Sq. Ft. PRCL#141241900 Improvements: Residential Property
RICHARD ROBERTS C.P. January Term, 2012 No. 04899 \$329,145.80 Phelan Hallinan, LLP

1311-634

562 Van Kirk Street 19120-1229 35th wd. 1200 Sq. Ft. PRCL#352098500 Improvements: Residential Property
MARRIETTA SPRAGGANS C.P. August Term, 2008 No. 03138 \$84,304.82 Phelan Hallinan, LLP

1311-635

534 West Ritner Street 19148-3949 39th wd. 1440 Sq. Ft. PRCL#392199600 Improvements: Residential Property
SHIRLEY SAVIOUR C.P. July Term, 2012 No. 04687 \$114,254.76 Phelan Hallinan, LLP

1311-636

2217 Berwyn Place 19115-3306

SHERIFF'S SALE

Improvements: Residential Property
DAVE SHAPIRO AND DARLENE SHAPIRO C.P. March Term, 2013 No. 01248 \$194,306.95 Phelan Hallinan, LLP

1311-637

159 Mifflin Street 19148-1903 1st wd. 915 Sq. Ft. PRCL#011171400 Improvements: Residential Property
GEORGE FIOCCA, III AKA GEORGE F. FIOCCA, III C.P. February Term, 2013 No. 03031 \$116,849.60 Phelan Hallinan, LLP

1311-638

501 Hoffnagle Street 19111-1942 63rd wd. 6750 Sq. Ft. PRCL#631388100 Improvements: Residential Property
BRIAN W. LOCKLEAR AKA BRIAN LOCKLEAR AND DENA J. LOCKLEAR C.P. August Term, 2012 No. 01538 \$228,084.43 Phelan Hallinan, LLP

1311-639

6118 Bustleton Avenue 19149-3430 62nd wd. 1625 Sq. Ft. PRCL#621504400 Improvements: Residential Property
KEVIN BELL AND NICOLE BELL C.P. September Term, 2012 No. 00471 \$204,537.75 Phelan Hallinan, LLP

1311-640

1829 South 5th Street 19148-1831 1st wd. 2415 Sq. Ft. PRCL#011452900 Improvements: Residential Property
SANTO ROMEO AND GINA M. ROMEO C.P. April Term, 2013 No. 02623 \$107,050.13 Phelan Hallinan, LLP

1311-641

4735 Ramona Avenue 19124-2468 23rd wd. 4125 Sq. Ft. PRCL#233125500 Improvements: Residential Property
ROSS NICHOLS AND EMILY NICHOLS C.P. May Term, 2012 No. 01262 \$118,639.18 Phelan Hallinan, LLP

1311-642

15162 Endicott Street 19116-1510 58th wd. 1296 Sq. Ft. OPA#583176400 Improvements: Residential Property
KARL R. LINDENBAUM AND LYNN M. LINDENBAUM C.P. July Term, 2012 No. 01187 \$263,421.31 Phelan Hallinan, LLP

1311-643

337 North 60th Street 19139 4th wd. 1021.75 Sq. Ft. BRT#042272000 Improvements: Residential Property
ATIF STOCKTON, SOLELY IN HIS CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; CAROLYN MILLER, SOLELY IN HER CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; ELBERT WALTERS, SOLELY IN HIS CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; GENEVA JOHNSON-JACOBS, SOLELY IN HER CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; MICHAEL WALTERS, SOLELY IN HIS CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; AND MILLICENT WALTERS, SOLELY IN HER CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED C.P. September Term, 2012 No. 03508 \$57,703.85 KML Law Group, P.C.

1311-644

116 West Godfrey Avenue 19120 61st wd. 1050 Sq. Ft. BRT#611282400 Improvements: Residential Property
HERMAN L STTTH C.P. August Term, 2012 No. 02599 \$60,848.82 KML Law Group, P.C.

1311-645

429 West Courtland Street 19140-1523 42nd wd. 1072.50 Sq. Ft. PRCL#422042500 Improvements: Residential Property
BERTA RODRIGUEZ AKA BERTHA RODRIGUEZ C.P. April Term, 2013 No. 00012 \$30,132.09 Phelan Hallinan, LLP

1311-646

221 Higbee Street 19111-5905 35th wd. 1215 Sq. Ft. PRCL#352154400 Improvements: Residential Property
LILLIAN ROBINSON C.P. March Term, 2013 No. 01423 \$130,168.40 Phelan Hallinan, LLP

1311-647

4725 Hartel Avenue aka 4725 Hartel Street 19136-3306 65th wd. (formerly 41st wd.) 1088 Sq. Ft. PRCL#651197400 Improvements: Residential Property
APOSTOLOS KEHAGIAS C.P. August Term, 2012 No. 00863 \$63,524.18 Phelan Hallinan, LLP

1311-648

6803 Rutland Street 19149-2119 PRCL#542170202 Improvements: Residential Property
MOHAMMED K. HUSSAIN C.P. March Term, 2013 No. 01243 \$167,439.18 Phelan Hallinan, LLP

SHERIFF'S SALE

1311-649
3887 Glendale street 19124-5507 33rd wd. 1200 Sq. Ft. PRCL#332439600 Improvements: Residential Property
MARIBEL BARRETO C.P. July Term, 2012 No. 01989 \$43,644.32 Phelan Hallinan, LLP

1311-650

218 West Oxford Street 19122-3819 PRCL#182186300 Improvements: Residential Property
AFRIM RAMA AND LENDITA RAMA C.P. March Term, 2013 No. 02436 \$139,416.53 Phelan Hallinan, LLP

1311-651

12029 Salina Place 19154-2612 58th wd. 2542.86 Sq. Ft. PRCL#662118900 Improvements: Residential Property
ADAM SWITAJ C.P. March Term, 2013 No. 02729 \$115,128.76 Phelan Hallinan, LLP

1311-652

6929 Lynford Street 19149-1707 54th wd. 1705.72 Sq. Ft. PRCL#542209300 Improvements: Residential Property
M. OLONA AKA MUSA ALLEN OLONA C.P. March Term, 2013 No. 02986 \$145,436.30 Phelan Hallinan, LLP

1311-653

4258 Houghton Street 19128 21st wd. Semi det 2 sty masonry; 3629.08 Sq. Ft. BRT#213234000 Improvements: Residential Dwelling
EUGENE C JOHNSON AND KRISTI M. JOHNSON AKA KRISTI M. BEAVER C.P. April Term, 2010 No. 04360 \$317,500.67 McCabe, Weisberg, & Conway, P.C.

1311-654

7535 Brentwood Road 19151-2104 34th wd. 1120 Sq. Ft. PRCL#343229500 Improvements: Residential Property
TARA GIBBS AKA TARA N GIBBS C.P. April Term, 2013 No. 00855 \$113,110.57 Phelan Hallinan, LLP

1311-655

216 Louis Court Unit K216 aka 9200 Blue Grass Road 19114 57th wd. Res condo 2sty mas + othe; 1248 Sq. Ft. BRT#888570632 Improvements: Residential Dwelling
YI S CHO C.P. March Term, 2013 No. 03448 \$205,187.62 McCabe, Weisberg, & Conway, P.C.

1311-656

710 Stratford Drive 19115-2820 63rd wd. 3330 Sq. Ft. PRCL#632186000 Improvements: Residential Property
THOMAS E. WARD C.P. April Term, 2012 No. 02944 \$307,232.34 Phelan Hallinan, LLP

1311-657

8727 Jackson Street 19136-2131 65th wd. 1152 Sq. Ft. PRCL#652263300 Improvements: Residential Property
DOROTHY M. GABERT C.P. April Term, 2012 No. 03767 \$72,566.88 Phelan Hallinan, LLP

1311-658

8945 Leonard Street 19152 57th wd. s/dw b/g 1sty masonry; 6774 Sq. Ft. BRT#571182500 Improvements: Residential Dwelling
ROSE SMITH C.P. August Term, 2011 No. 01526 \$265,060.27 McCabe, Weisberg, & Conway, P.C.

1311-659

3060 Livingston Street 19134-5039 25th wd. 774 Sq. Ft. PRCL#251326400 Improvements: Residential Property
SUSAN ROLKOWSKI C.P. August Term, 2010 No. 03093 \$40,593.09 Phelan Hallinan, LLP

1311-660

6751 Glenloch Street 19135-2223 41st wd. 1348.50 Sq. Ft. PRCL#115N050212 Improvements: Residential Property
JAIME A. FERREIRA C.P. August Term, 2012 No. 01175 \$93,566.30 Phelan Hallinan, LLP

1311-661

9524 Northeast Avenue 19115-3005 35th wd. 11250 Sq. Ft. PRCL#581314000 Improvements: Residential Property
MARGARET D. KINSLER C.P. April Term, 2012 No. 00540 \$118,981.22 Phelan Hallinan, LLP

1311-662

2224 Melvin Steet 19131 52nd wd. Row b/gar 2 sty masonry; 2663.6 Sq. Ft. BRT#522252900 Improvements: Residential Dwelling
ROSHANDA DAVIS C.P. November Term, 2009 No. 05366 \$100,634.42 McCabe, Weisberg, & Conway, P.C.

1311-663

3416 H Street 19134 33rd wd. Row 2 sty masonry; 2334 Sq. Ft. BRT#331347400 Subject to Rent Improvements: Residential Dwelling
TAMILLA DOVMAN C.P. June Term, 2013

SHERIFF'S SALE

No. 00663 \$40,636.03 McCabe, Weisberg, & Conway, P.C.

1311-664

129 Benjamin Court, Unit F129 19114-3231 57th wd. 1486 Sq. Ft. PRCL#888570458 Improvements: Residential Property
WILLIAM M. GREENFIELD, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF FLORENCE OBEL C.P. February Term, 2013 No. 03039 \$238,698.08 Phelan Hallinan, LLP

1311-665

5837 Catharine Street 19143 3rd wd. Row 2 sty masonry; 2425.13 Sq. Ft. BRT#032186300 Improvements: Residential Dwelling
JOHN T. JACKSON C.P. October Term, 2011 No. 03985 \$43,843.42 McCabe, Weisberg, & Conway, P.C.

1311-666

2426 North Stanley Street 19132-3016 Improvements: Residential Property
MICHAEL GATES AND SANDRA GATES C.P. May Term, 2012 No. 01394 \$37,949.38 Phelan Hallinan, LLP

1311-667

5404 Akron Street 19124-1202 62nd wd. 1209.45 Sq. Ft. PRCL#621421500 Improvements: Residential Property
RAYMOND T. MERKLE C.P. May Term, 2013 No. 00920 \$43,098.74 Phelan Hallinan, LLP

1311-668

5133 Catharine Street 19143 46th wd. Row 2 sty masonry; 3076.25 Sq. Ft. BRT#462093700 Improvements: Residential Dwelling
PATRILLIA E. ASKEW-HARRIS C.P. January Term, 2011 No. 04872 \$109,999.56 McCabe, Weisberg, & Conway, P.C.

1311-669

4142 Poplar Street 19104-1244 6th wd. 1408 Sq. Ft. PRCL#062150300 Improvements: Residential Property
PATRICIA WYNN-MASON IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF CAROLYN CARTER-WYNN C.P. July Term, 2012 No. 02165 \$21,178.83 Phelan Hallinan, LLP

1311-670

8018 Lindbergh Boulevard 19153 40th wd. Row b/gar 2 sty masonry; 3290.7 Sq. Ft. BRT#405847514 Improvements: Residential Dwelling
MARIKO S. DANZY C.P. October Term, 2012 No. 00347 \$39,103.86 McCabe, Weisberg, & Conway, P.C.

1311-671

1400 Kings Place 19122-3415 20th wd. 1800 Sq. Ft. PRCL#202223600 Improvements: Residential Property
PRESTON WAKEFILED, JR. IN HIS CAPACITY AS HEIR OF PRESTON WAKEFIEELD, SR., DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PRESTON WAKEFIELD, SR., DECEASED. C.P. May Term, 2012 No. 00269 \$142,426.59 Phelan Hallinan, LLP

1311-672

6347 Jackson Street 19135-3224 41st wd. 1627.20 Sq. Ft. PRCL#411198300 Improvements: Residential Property
MARELYN PEREA C.P. September Term, 2012 No. 03021 \$147,547.53 Phelan Hallinan, LLP

1311-673

6536 North 18th Street 19126-3401 50th wd. 1440 Sq. Ft. PRCL#172284500 Improvements: Residential Property
SINDI SHANTEL THARPE C.P. June Term, 2012 No. 01750 \$154,296.23 Phelan Hallinan, LLP

1311-674

3547 Stouton Street 19134-2025 45th wd. 823.77 Sq. Ft. PRCL#452392100 Improvements: Residential Property
ANNA T. CORNWELL C.P. May Term, 2013 No. 03047 \$44,093.26 Phelan Hallinan, LLP

1311-675

1422 East Bristol Street 19124-6102 33rd wd. 1611.90 Sq. Ft. PRCL#332096400 Improvements: Residential Property
MIGUELINA R. RODRIGUEZ AND MARIA F. FERNANDEZ C.P. January Term, 2012 No. 01187 \$119,547.10 Phelan Hallinan, LLP

1311-676

5113 Chester Avenue 19143-4310 51st wd. 2160 Sq. Ft. PRCL#511271000 Improvements: Residential Property
RONALD KIRTZ C.P. February Term, 2013 No. 01607 \$411,987.30 Phelan Hallinan, LLP

1311-677

6904 Chelwynde Avenue 19142-2117

SHERIFF'S SALE

40th wd. 1048 Sq. Ft. PRCL#406276100 Improvements: Residential Property
ROBERT WALKER AND MARIA L. WALKER C.P. May Term, 2012 No. 02706 \$36,662.14 Phelan Hallinan, LLP

1311-678

6208 Larchwood Avenue 19143-1024 3rd wd. 1073.52 Sq. Ft. PRCL#032102000 Improvements: Residential Property
LYNN F WHITE C.P. September Term, 2012 No. 00674 \$48,305.51 Phelan Hallinan, LLP

1311-679

255 Lemonte Street 19128-4519 21st wd. 3589.32 Sq. Ft. PRCL#212311810 Improvements: Residential Property
YUSUF SALEEM C.P. February Term, 2009 No. 01551 \$426,641.48 Phelan Hallinan, LLP

1311-680

4200 Levick Street 19135-3110 55th wd. 1328 Sq. Ft. PRCL#552074100 Improvements: Residential Property
DAVID WILLIAM FERREN AND MICHAEL E. D. SLOWEY C.P. September Term, 2012 No. 03031 \$101,501.05 Phelan Hallinan, LLP

1311-681

805 Red Lion Road, Unit A1 19115-1462 58th wd. PRCL#888580001 Improvements: Condominium Unit
GRIGORY AVSHALUMOV C.P. July Term, 2010 No. 02810 \$166,087.06 Phelan Hallinan, LLP

1311-682

704 West Tioga Street 19140-4421 43rd wd. 870 Sq. Ft. PRCL#431098900 Improvements: Residential Property
IRMA FLORES-ACEVEDO AKA IRMA FLORES C.P. December Term, 2012 No. 04002 \$35,526.50 Phelan Hallinan, LLP

1311-683

4336 East Wayne Avenue aka 4336 Wayne Avenue 19140-1745 13th wd. 1005 Sq. Ft. PRCL#131407200 Improvements: Residential Property
KHINEESHA JOHNSON C.P. April Term, 2013 No. 04026 \$61,103.53 Phelan Hallinan, LLP

1311-684

7729 Loretto Avenue 19111-3555 56th wd. 4312.50 Sq. Ft. PRCL#561193100 Improvements: Residential Property
AMANDA LUNDRIGAN AND WILLIAM TAYLOR C.P. October Term, 2012 No. 00043 \$179,230.08 Phelan Hallinan, LLP

1311-685

2819 South Alder Street 19148-4910 39th wd. 864.60 Sq. Ft. PRCL#395262900 Improvements: Residential Property
LISA A. COMBS C.P. May Term, 2013 No. 02740 \$217,756.84 Phelan Hallinan, LLP

1311-686

SHERIFF'S SALE

1311-692

8 East Mount Pleasant Avenue 19119 22nd wd. semi/det 2.5 sty masonr; 2128 Sq. Ft. BRT#222138200 Improvements: Residential Dwelling
LAWRENCE WRIGHT, ADMINISTRATOR TO THE ESTATE OF WADE H. BERRY, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2013 No. 03376 \$138,338.51 McCabe, Weisberg, & Conway, P.C.

1311-693

1411 East Duval Street 19138 10th wd. s/d w b/g 2s masonry; 1888 Sq. Ft. BRT#102289300 Improvements: Residential Dwelling
ALL UNKNOWN SURVIVING HEIRS OF YVONNE STUBBS, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2012 No. 01715 \$143,771.15 McCabe, Weisberg, & Conway, P.C.

1311-694

5411 Race Street 19139 04th wd. Row 2 sty masonry; 982 Sq. Ft. BRT#041008500 Improvements: Residential Dwelling
KAREN E. WILSON C.P. May Term, 2011 No. 01570 \$63,497.92 McCabe, Weisberg, & Conway, P.C.

1311-695

6022 North American Street 19120 61st wd. row 2 sty masonry; 990 Sq. Ft. BRT#612398300 Improvements: Residential Dwelling
TERENCE CRABBE C.P. August Term, 2011 No. 04107 \$110,653.75 McCabe, Weisberg, & Conway, P.C.

1311-696

440 North Daggett Street 19151 34th wd. Row b/gar sty mas + other; 1530 Sq. Ft. BRT#343130100 Improvements: Residential Dwelling
GREGORY JENKINS AND LAVONDA JENKINS C.P. June Term, 2009 No. 03598 \$159,703.76 McCabe, Weisberg, & Conway, P.C.

1311-697

1116 West Silver Street 19133 37th wd. Row 2 sty masonry; 1594 Sq. Ft. BRT#372302500 Improvements: Residential Dwelling
PROPERTY OF REBA C. GRAVES, KNOWN SURVIVING HEIR OF JULIA A. GRAVES, DECEASED MORTGAGOR AND REAL OWNER; SAMUEL W. GRAVES, KNOWN SURVIVING HEIR OF JULIA A. GRAVES, DECEASED MORTGAGOR AND REAL OWNER; SANDRA G. GRAVES, KNOWN SURVIVING HEIR OF JULIA A. GRAVES, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIRS OF JULIA A. GRAVES, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 03881 \$62,726.92 McCabe, Weisberg, & Conway, P.C.

1311-698

3114 North Pennock Street 19132 38th wd. Row 2 sty masonry; 754 Sq. Ft. BRT#381246200 Improvements: Residential Dwelling
PROPERTY OF ROBERT YOUNG, KNOWN SURVIVING HEIR OF ROBERT YOUNG, DECEASED MORTGAGOR AND REAL OWNER; JESSE EUGENE YOUNG, KNOWN SURVIVING HEIR OF ROBERT YOUNG, DECEASED MORTGAGOR AND REAL OWNER; WILHEMENA J. YOUNG, KNOWN SURVIVING HEIR OF ROBERT YOUNG, DECEASED MORTGAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF ROBERT YOUNG, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 00789 \$41,531.46 McCabe, Weisberg, & Conway, P.C.

1311-699

2401 Pennsylvania Avenue, Unit #2A-10 19130 88th wd. Res condo .5 sty masonry; 825 Sq. Ft. BRT#888150431 Improvements: Condominium
MICHAEL D. WARD C.P. June Term, 2008 No. 01626 \$220,511.57 McCabe, Weisberg, & Conway, P.C.

1311-700

4615 Hurley Street 19124 42nd wd. Row 2 sty masonry; 960 Sq. Ft. BRT#421445500 Improvements: Residential Dwelling
JAMAL REYNOLDS C.P. October Term, 2008 No. 03984 \$45,973.13 McCabe, Weisberg, & Conway, P.C.

1311-701

665 East Westmoreland Street 19134 33rd wd. Row conv/apt 2 sty masonry; 922.50 Sq. Ft./1500 Sq. Ft. BRT#331105300 Improvements: Residential Dwelling
SHARIEF JONES C.P. September Term, 2008 No. 00560 \$78,096.18 McCabe, Weisberg, & Conway, P.C.

1311-702

6224 North Beechwood Street 19138 17th wd. row 2sty masonry; 1509 Sq. Ft. BRT#172519900 Improvements: Residential Dwelling
FRITZ M. TIBOIS AND MYRLINE TIBOIS C.P. December Term, 2012 No. 00166

SHERIFF'S SALE

\$35,477.26 McCabe, Weisberg, & Conway, P.C.

1311-703

6543 Wheeler Street 19142 40th wd. row b/gar 2sty masonry; 960 Sq. Ft. BRT#406196700 Improvements: Residential Dwelling
ANGELA M. PINE C.P. April Term, 2010 No. 02266 \$71,060.47 McCabe, Weisberg, & Conway, P.C.

1311-704

1254 North Dover Street 19121-4523 29th wd. Situate on the westerly side of Dover Street at the distance of One hundredd thirteen feet southwardly from the southerly side of Thompson Street Improvements: Row 2 Sty Masonry
MARGARET HARGROVE (DECEASED) C.P. October Term, 2012 No. 03567 \$56,336.14 Chandra M. Arkema, Esq.

1311-705

3701-03 North Broad Street 19140-3643 43rd wd. see Exhibit "A" OPA#883362500 Improvements: See Exhibit "a"
3701-03 NORTH BROAD STREET C.P. September Term, 2009 No. 0317 \$876,598.54 Michael A. Bowman, Esq.

1311-706

439 East Somerset Street 19134 33rd wd. 784 Sq. Ft. BRT#071206900 Improvements: Residential Dwelling
DAISY RIVERA C.P. April Term, 2012 No. 001981 \$42,102.04 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-707

746 Catherine Street 19147-2812 3rd wd. Beginning at a point on the south side of Catherine Street at the distance of sixty feet five inches eastward from the east side of eighth Street Improvements: Row 3 Story Masonry And Other
ANNA E LAMOTTA (DECEASED) C.P. December Term, 2012 No. 03607 \$310,771.86 Chandra M. Arkema, Esq.

1311-708

2077 East Victoria 19134 45th wd. 727.70 Sq. Ft. BRT#452160900 Improvements: Residential Property
THOMAS LAVERGHETTA AND STEPHANIE LAVERGHETTA C.P. May Term, 2013 No. 003464 \$65,497.45 Christopher A. DeNardo, Esq.

1311-709

1305 South 5th Street 19147-5908 1st wd. 3115.98 Sq. Ft. BRT#011324505 Subject to Mortgage Improvements: Residential Dwelling
KELLI WOODS AND RON WOODS C.P. September Term, 2012 No. 003142 \$187,749.81 Powers, Kirm & Javardian, LLC

1311-710

1333 South Opal Street 19146-4645 36th wd. 800 Sq. Ft. BRT#361178605 Improvements: Residential Dwelling
CHALRES A. J. HALPIN, III, ESQ., ADMINISTRATOR OF THE ESTATE OF KAREN VANN C.P. April Term, 2013 No. 00706 \$65,765.70 Law Offices of Gregory Javardian, Esq.

1311-711

2419 West Thompson Street 19121 29th wd. 1395 Sq. Ft. BRT#291048300 Improvements: Residential Property
NIKKI SKIPWORTH C.P. December Term, 2012 No. 03170 \$79,811.75 KML Law Group, P.C.

1311-712

11927 Alberta Drive 19154 66th wd. 2272.43 Sq. Ft. BRT#662176400 Improvements: Residential Property
HEATHER SYKES AND JOSEPH SYKES C.P. April Term, 2013 No. 01141 \$146,287.63 KML Law Group, P.C.

1311-713

3221 West Norris Street 19121 32nd wd. 1155 Sq. Ft. BRT#323083400 Improvements: Residential Property
MICHAEL B. JONES C.P. February Term, 2013 No. 02538 \$70,002.03 KML Law Group, P.C.

1311-714

2244 South 9th Street 19148 39th wd. 965.56 Sq. Ft. BRT#393430500 Improvements: Residential Dwelling
ALLEN E. WINDRIM, III C.P. April Term, 2013 No. 0633 \$159,831.42 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-715

1340 HELLERMAN STREET 19111 53rd wd. 1197 Sq. Ft. BRT#531127400 Improvements: Residential Property
BENJAMIN DELROSARIO AND ADLIN QUILES C.P. February Term, 2013 No. 02456 \$147,269.50 KML Law Group, P.C.

1311-716

44 North 62nd Street 19139 34th wd. 1195.74 Sq. Ft. BRT#341221300 Improvements:

SHERIFF'S SALE

Residential Property
LAKISHA SNIPE C.P. March Term, 2013 No. 02500 \$94,132.82 KML Law Group, P.C.

1311-717

2016 North 57th Street 19131 52nd wd. 926.70 Sq. Ft. PRCL#522216700 Improvements: Residential Property
ROBERT G. GLENN C.P. February Term, 2012 No. 03821 \$55,100.80 Phelan Hallinan & Schmiegl, LLP

1311-718

2900 South 15th Street 19145-4917 26th wd. 1760 Sq. Ft. PRCL#261174100 Improvements: Residential Property
COLLEEN LONG C.P. March Term, 2013 No. 03871 \$173,492.90 Phelan Hallinan, LLP

1311-719

517 Van Kirk Street 19120-1215 35th wd. 1275 Sq. Ft. PRCL#352113800 Improvements: Residential Property
ROSMIRA CORREA C.P. March Term, 2013 No. 02224 \$87,536.98 Phelan Hallinan, LLP

1311-720

1836 East Monmouth Street 19134-3554 25th wd. 920 Sq. Ft. PRCL#252114200 Improvements: Residential Property
DIVINE GERALD AKA GERALD DIVINE AKA DIVINE H. GERALD C.P. February Term, 2013 No. 02471 \$104,200.46 Phelan Hallinan, LLP

1311-721

4244 North Carlisle Street 19140 13th wd. 1311.15 Sq. Ft. BRT#132024900 Improvements: Residential Property
UNKNOWN HEIRS OF DOROTHY REED, DECEASED; CAROLYN GREEN, SOLELY IN HER CAPACITY AS HEIR OF DOROTHY REED, DECEASED; CHAINEY REED, SOLELY IN HER CAPACITY AS HEIR OF DOROTHY REED, DECEASED; CYNTHIA REED, SOLE;Y IN HER CAPACITY AS HEIR OF DOROTHY REED, DECEASED; LORENZO REED, SOLE;Y IN HIS CAPACITY AS HEIR OF DOROTHY REED, DECEASED; AND SHERLIN LIVELY, SOLE;Y IN HER CAPACITY AS HEIR OF DOROTHY REED, DECEASED. C.P. December Term, 2012 No. 01454 \$53,353.00 KML Law Group, P.C.

1311-722

2617 South 73rd Street 19153 40th wd. 1156.40 Sq. Ft. BRT#404072200 Improvements: Residential Property
TIFFANY JAMES C.P. April Term, 2013 No. 05193 \$108,853.11 KML Law Group, P.C.

1311-723

5704 North 6th Street 19120 61st wd. 1405.80 Sq. Ft. BRT#612271600 Improvements: Residential Property
LEE DYCHES AND JENNIFER L DYCHES C.P. February Term, 2013 No. 03095 \$116,357.44 KML Law Group, P.C.

1311-724

3244 Rorer Street 19134-1739 33rd wd. Row 2 sty masonry; 1200 Sq. Ft. BRT#073164300 Improvements: Residential Dwelling
SHANTAY MADDOX C.P. April Term, 2013 No. 04124 \$47,869.96 McCabe, Weisberg, & Conway, P.C.

1311-725

1717 West Tioga Street 19140-4970 11th wd. 4000 Sq. Ft. BRT#112100025 Improvements: S/d Conv. Apt 3 Sty Masonry
MARINA KROMAH, ORIGINAL MORTGAGOR AND REAL OWNER; ROBERT TROWERS, ORIGINAL MORTGAGOR AND REAL OWNER; AND GLORIA KROMAH, ORIGINAL MORTGAGOR C.P. Febrary Term, 2012 No. 03040 \$120,846.57 Milstead & Associates, LLC

1311-726

2507 South Hobson Street 19142-2719 40th wd. 1112 Sq. Ft. BRT#406080200 Improvements: Row 2 Sty Masonry
STERLING MCCOY C.P. February Term, 2012 No. 02540 \$43,688.94 Milstead & Associates, LLC

1311-727

2523 South Carroll Street 19142 40th wd. 1232 Sq. Ft. TXPRCL#406101900 Improvements: Residential Dwelling
MOUSTAFA BAMBA AND MARIATOU DIAWARA C.P. June Term, 2013 No. 01555 \$108,017.67 Udren Law Offices, P.C.

1311-728

2603 East Somerset Street 19134 25th wd. Land area: 2130 Sq. Ft. BRT#251017500 Improvements: Residential Dwelling
RYSZARD KOWALCZYK AKA RICHARD KOWALCZYK C.P. May Term, 2013 No. 001848 \$116,477.96 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-729

820 Greenwich Street 19147 1st wd. Land area: 672 Sq. Ft. BRT#012230000 Improvements: Residential Dwelling
JOSEPH D. DOLAN, JR. C.P. June Term,

SHERIFF'S SALE

2013 No. 000703 \$115,860.59 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-730

6054 North Marvne Street 19141-3208 49th wd. 1344.80 Sq. Ft. PRCL#493112900 Improvements: Residential Property
DENA BETHEA C.P. February Term, 2013 No. 01073 \$95,481.23 Phelan Hallinan, LLP

1311-731

1440 Steven Street 19149-3226 54th wd. 989.80 Sq. Ft. PRCL#541041500 Improvements: Residential Property
FRANCIS X DALEY JR. AKA FRANCIS X. DAILEY, JR. AND MICHELE WOODS C.P. March Term, 2013 No. 02430 \$96,230.22 Phelan Hallinan, LLP

1311-732

106 West Johnson Street 19144-1912 59th wd. 4050 Sq. Ft. PRCL#593124300 Improvements: Residential Property
MATEO M. KING C.P. October Term, 2011 No. 04096 \$286,087.48 Phelan Hallinan, LLP

1311-733

3126 West Master Street, unit 72 19121-4424 29th wd. 1367 Sq. Ft. PRCL#888290130 Improvements: Residential Property
DAVID TUFFET, MARIE TUFFET, JEAN PAULSON TUFFET AND JACQUELINE A. THAM AKA JACQUELINE AMANSAH THAM C.P. May Term, 2012 No. 02057 \$339,625.19 Phelan Hallinan, LLP

1311-734

2725 East Thompson Street 19134-4734 31st wd. 1152 Sq. Ft. PRCL#312138400 Improvements: Residential Property
TIMOTHY M. BEATRICE AND JENNIFER LYNNE HORNE C.P. April Term, 2013 No. 01195 \$159,814.03 Phelan Hallinan, LLP

1311-735

9620 Convent Avenue 19114-3604 57th wd. 3441.10 Sq. Ft. PRCL#572216900 Improvements: Residential Property
ANA V. REYES C.P. February Term, 2012 No. 03448 \$200,691.63 Phelan Hallinan, LLP

1311-736

4319 Elizabeth Street 19124-3907 23rd wd. 1288 Sq. Ft. PRCL#234250900 Improvements: Residential Property
HEATHER BRIGGS C.P. February Term, 2012 No. 02699 \$69,082.07 Phelan Hallinan, LLP

1311-737

4658 Torresdale Avenue 19124-3451 23rd wd. 1196.48 Sq. Ft. PRCL#232378800 Improvements: Residential Property
JUDY MORALES C.P. September Term, 2012 No. 00455 \$34,482.69 Phelan Hallinan, LLP

1311-738

118 North Peach Street 19139-2626 44th wd. 1120 Sq. Ft. PRCL#441186500 Improvements: Residential Property
KADIA MCCANN C.P. April Term, 2013 No. 04173 \$72,161.54 Phelan Hallinan, LLP

1311-739

2044 Emily Street 19145-2823 48th wd. 942 Sq. Ft. PRCL#481120900 Improvements: Residential Property
MICHAEL SIMPSON C.P. June Term, 2007 No. 02501 \$39,339.46 Phelan Hallinan, LLP

1311-740

639 North Frazier Street 19131-4810 52nd wd. 1165.08 Sq. Ft. PRCL#043063400 Improvements: Residential Property
OTIS BARNES C.P. May Term, 2012 No. 01162 \$69,547.53 Phelan Hallinan, LLP

1311-741

642 Rector Street 19128-1733 21st wd. 6459 Sq. Ft. PRCL#213140900 Improvements: Residential Property
MIKE OPIELA AND DANA OPIELA C.P. July Term, 2012 No. 00780 \$157,074.57 Phelan Hallinan, LLP

1311-742

7014 Souder Street 19149-1728 54th wd. 1267.85 Sq. Ft. PRCL#542305200 Improvements: Residential Property
GENE G. ANOTADO C.P. May Term, 2012 No. 02997 \$155,448.07 Phelan Hallinan, LLP

1311-743

5758 Rodman Street 19143 46th wd. row 2 sty masonry; 2104 Sq. Ft. BRT#463036400 Improvements: Residential Dwelling
BETTY A. HURDLE, TRUSTEE AKA BETTY HURDLE AKA BETTY ROMANOWSKI AKA BETTY ANN ROMANOWSKI AKA BETTY ANN HURDLE C.P. December Term, 2012 No. 01837 \$78,805.43 McCabe, Weisberg, & Conway, P.C.

1311-744

2635 Orthodox Street 19137 45th wd. semi det 2 sty masonry; 4072 Sq. Ft. BRT#453070500 Improvements: Residential Dwelling
JOHN T. TENAGLIA AND JOAN J.

SHERIFF'S SALE

TENAGLIA C.P. January Term, 2010 No. 02361 \$177,854.59 McCabe, Weisberg, & Conway, P.C.

1311-745

5412 North Fairhill Street 19120 61st wd. semi det 2sty masonry; 3605 Sq. Ft. BRT#612292300 Improvements: Residential Dwelling
JACQUES E. POLYCARPE AND CATHELINE C. POLYCARPE C.P. April Term, 2013 No. 02752 \$125,947.10 McCabe, Weisberg, & Conway, P.C.

1311-746

824 East Chelton Avenue 19138 row 3sty masonry; 2488 Sq. Ft. BRT#122117000 Improvements: Residential Dwelling
MARQUISE ROBINSON C.P. March Term, 2012 No. 01170 \$60,754.64 McCabe, Weisberg, & Conway, P.C.

1311-747

5254 West Jefferson Street 19131 52nd wd. Row conv/apt 2sty masonry; improvement 2968 Sq. Ft. BRT#521027800 Subject to Mortgage Improvements: Residential Dwelling
RUSSELL MARTIN AND MARY MARTIN C.P. March Term, 2009 No. 00157 \$16,635.45 McCabe, Weisberg, & Conway, P.C.

1311-748

2315 South 11th Street 19148 39th wd. Row 2 sty masonry; 2320 Sq. Ft. BRT#394177700 Improvements: Residential Dwelling
ANTHOMNY GRANATO, III AND ELIZABETH GRANATO C.P. April Term, 2011 No. 01053 \$47,772.98 McCabe, Weisberg, & Conway, P.C.

1311-749

9879 Bonner Street 19115 58th wd. 2850 Sq. Ft. BRT#581473400 Improvements: Residential Dwelling
IOSIF VITEBSKIY AND ALEX VITEBSKY C.P. June Term, 2013 No. 000699 \$173,138.41 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-750

411 Brown Street 19123 5th wd. 975.25 Sq. Ft. BRT#056153250 Improvements: Residential Dwelling
JORDANA ASTROLOGO C.P. Febrary Term, 2013 No. 00376 \$321,486.45 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-751

5313 West Girard Avenue 19131 44th wd. 1920 Sq. Ft. BRT#442092300 Improvements: Residential Property
JOANNE DYE C.P. June Term, 2013 No. 01828 \$25,814.70 KML Law Group, P.C.

1311-752

1433 West Mayfield Street 19132 11th wd. 769.95 Sq. Ft. BRT#111088900 Improvements: Residential Property
WILLIAM O. MOORE AS ADMINSTRATOR OF THE ESTATE OF FANNIE M. MOOR AKA FANNIE MAE MOORE, DECEASED C.P. April Term, 2006 No. 01632 \$33,581.76 KML Law Group, P.C.

1311-753

3828 Bennington Street 19124 33rd wd. 975 Sq. Ft. BRT#332280600 Improvements: Residential Property
THE UNKNOWN HEIRS OF THE ESTATE OF CAROL DUNN, DECEASED C.P. January Term, 2013 No. 03606 \$43,238.85 KML Law Group, P.C.

SHERIFF'S SALE

1311-758

1301 West Venango Street, 1303-05 West Venango Street 19140-4236 43rd wd. 1301 W Venango - Property dimensions .0812 acres; 1303-05 W Venango Street, property dimensions .0261 acres more or less BRT#432044502 & BRT#432044504

NICHOLSON HOLDINGS, INC. C.P. March Term, 2013 No. 02945 \$331,366.32 Jennifer G. Fowler, Esq.

1311-759

733 Winton Street 19148 39th wd. 644 Sq. Ft. BRT#393069000 Improvements: Residential Property

BRADLEY BALDIA AKA BRADLEY L. BALDIA C.P. January Term, 2013 No. 00475 \$120,308.38 KML Law Group, P.C.

1311-760

5712 Whitby Avenue 19143 51st wd. 1600 Sq. Ft. BRT#513163300 Improvements: Residential Property

THE UNKNOWN HEIRS OF EDNA L. BROWN, DECEASED, BERNICE BROWN, SOLELY IN HER CAPACITY AS HEIR OF EDNA L. BROWN, DECEASED, KATRINA BROWN TROTMAN, SOLELY IN HER CAPACITY AS HEIR OF EDNA L. BROWN, DECEASED, ROXANNE BROWN, SOLELY IN HER CAPACITY AS HEIR OF EDNA L. BROWN, DECEASED, CORNELL BROWN, SOLELY IN HIS CAPACITY AS HEIR OF EDNA L. BROWN, DECEASED, FRANK BROWN, SOLELY IN HIS CAPACITY AS HEIR OF EDNA L. BROWN, DECEASED, JOSEPH BROWN, SOLELY IN HIS CAPACITY AS HEIR OF EDNA L. BROWN, DECEASED, MARION BROWN, SOLELY IN HIS CAPACITY AS HEIR OF EDNA L. BROWN, DECEASED. C.P. November Term, 2012 No. 02053 \$98,506.76 KML Law Group, P.C.

1311-761

5429 Gainor Road 19131 52nd wd. 3125 Sq. Ft. BRT#522106600 Improvements: Residential Property

CYNTHIA GALE AKA CYNTHIA L. GALE AND DARYL GALE AKA DARYL S. GALE C.P. November Term, 2012 No. 01586 \$95,586.84 KML Law Group, P.C.

1311-762

2048 East Pacific Street 19134 45th wd. 727.70 Sq. Ft. BRT#452167600 Improvements: Residential Property

RHONDA MARTINEZ C.P. April Term, 2013 No. 02127 \$40,015.25 KML Law Group, P.C.

1311-763

3503 Drumore Drive 19154 66th wd. 1796 Sq. Ft. BRT#662264100 Improvements: Residential Property

RADUCU PALADE AND RODICA PALADE C.P. February Term, 2013 No. 00492 \$171,190.02 KML Law Group, P.C.

1311-764

1 Willig Avenue 19125-3324 18th wd. 790.02 Sq. Ft. PRCL#181145700 Improvements: Residential Property

SAMUEL E. KAHUILA C.P. March Term, 2013 No. 01571 \$96,635.79 Phelan Hallinan, LLP

1311-765

1814 East Sanger Street 19124 62nd wd. 1056 Sq. Ft. PRCL#622157900 Improvements: Residential Property

STEPHANIE FAYE LEIGH C.P. February Term, 2008 No. 02470 \$63,201.10 Phelan Hallinan, LLP

1311-766

4927 Morris Street 19144-4713 13th wd. 1675.95 Sq. Ft. PRCL#133143300 Improvements: Residential Property

YOLANDA R. WANSLEY IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARY WANSLEY AKA MARY RUTH WANSLEY C.P. September Term, 2009 No. 00699 \$81,982.38 Phelan Hallinan, LLP

1311-767

1306 East Sharpnack Street 19150-2122 50th wd. 1300 Sq. Ft. PRCL#502327700 Improvements: Residential Property

NATHANIEL K. JACKSON IN HIS CAPACITY AS HEIR OF MYRTLE JACKSON; BEVERLY D. JACKSON, IN HER CAPACITY AS HEIR OF MYRTLE JACKSON; WILLIAM K. JACKSON IN HIS CAPACITY AS HEIR OF MYRTLE JACKSON; ROSE M. JACKSON, IN HER CAPACITY AS HEIR OF MYRTLE JACKSON; GREGORY S. JACKSON IN HIS CAPACITY AS HEIR OF MYRTLE JACKSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MYRTLE JACKSON, DECEASED. C.P. September Term, 2012 No. 01742 \$121,360.14 Phelan Hallinan, LLP

1311-768

6214 Charles Street 19135-3402 55th

SHERIFF'S SALE

wd. 1681.99 Sq. Ft. PRCL#552221300 Improvements: Residential Property

JENNIFER B. MCNAMARA C.P. October Term, 2012 No. 04065 \$127,659.70 Phelan Hallinan, LLP

1311-769

5538 Chancellor Street 19139-3923 46th wd. 1072 Sq. Ft. (land area) Improvements: 2 Story Row Home

PREMIER RESOURCE HOLDINGS, LLC C.P. July Term, 2011 No. 00507 \$43,865.35 Elliot H. Berton, Esq.

1311-770

5754 Haddington Street 19131 4th wd. 1185 Sq. Ft. BRT#043224600 Improvements: Residential Dwelling

OLIVIA K. MYERS C.P. May Term, 2013 010226 \$63,812.17 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-771

7601-7615 Frankford Avenue 19136-3606 10465 Sq. Ft. BRT#882746000 Subject to Mortgage Improvements: Residential Dwelling

CHARAN KAUR AND PRINCE FUEL COMPANY C.P. March Term, 2011 No. 02719 \$647,271.41 Law Offices of Gregory Javardian, Esq.

1311-772

6502 Limekiln Pike 19138-3103 10th wd. 1360 Sq. Ft. PRCL#102060600 Improvements: Residential Property

JEWELL DOTSON C.P. December Term, 2011 No. 02326 \$64,329.66 Phelan Hallinan, LLP

1311-773

2041 Lansing Street 19152-3609 56th wd. 2519.95 Sq. Ft. PRCL#561482000 Improvements: Residential Property

BHUMIBEN T. PATEL AKA BHUMIBEN PATEL AKA BHUMIBENT PATEL AND TUSHAR R. PATEL C.P. October Term, 2011 No. 01483 \$165,522.52 Phelan Hallinan, LLP

1311-774

5950 North 4th Street 19120-1822 42nd wd. 988.90 Sq. Ft. PRCL#612368700 Improvements: Residential Property

STEPHANIE A. REEVES C.P. February Term, 2011 No. 03321 \$45,982.63 Phelan Hallinan, LLP

1311-775

2826 North 20th Street 19132 38th wd. 1200 Sq. Ft. BRT#111259300 Improvements: Residential Property

SHACHIA J. NEWKIRK C.P. October Term, 2012 No. 4207 \$83,285.51 Christopher A. DeNardo, Esq.

1311-776

55 West Pomona Street 19144-1913 59th wd. 1920 Sq. Ft. OPA#593098600 Improvements: Residential Property

MARK W. HOLT C.P. March Term, 2013 No. 00771 \$166,633.85 Phelan Hallinan, LLP

1311-778

1007 East Slocum Street 19150 50th wd. s/d w b/g 2s masonry; 1474 Sq. Ft. BRT#502393300 Improvements: Residential Dwelling

VICTOR HANCOCK, KNOWN SURVIVING HEIR OF THEODORE V. HANCOCK, DECEASED MORTGAGOR AND REAL OWNER AND VINCENT HANCOCK, KNOWN SURVIVING HEIR OF THEODORE V. HANCOCK, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF THEODORE V. HANCOCK, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2012 No. 00342 \$168,146.75 McCabe, Weisberg, & Conway, P.C.

1311-779

300 East Clarkson Avenue 19120 42nd wd. Row 2 sty masonry; 1334 Sq. Ft. BRT#421230500 Improvements: Residential Dwelling

NETRA A. MINTER C.P. June Term, 2012 No. 01879 \$134,271.81 McCabe, Weisberg, & Conway, P.C.

1311-780

7061 Wheeler Street 19142 40th wd. Row b/gar 2sty masonry; 1012 Sq. Ft. BRT#406200100 Improvements: Residential Dwelling

SHARON A. STROUD C.P. December Term, 2012 No. 01841 \$85,124.22 McCabe, Weisberg, & Conway, P.C.

1311-781

3130 D Street 19134 7th wd. Row 2sty masonry; 980 Sq. Ft. BRT#071499900 Improvements: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF FERNANDO MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; CLARIBAL MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; ROSA

SHERIFF'S SALE

L. POBLETE, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; LUZ MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; ORLANDO MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; EVELYN MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; EDWIN MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 00423 \$55,412.24 McCabe, Weisberg, & Conway, P.C.

1311-782

2536 Faunce Street 19152 56th wd. APT 2-4 units 2sty mason; 2496 Sq. Ft. BRT#561398965 Improvements: Residential Dwelling

MELISSA MALLORY C.P. March Term, 2013 No. 01595 \$184,538.41 McCabe, Weisberg, & Conway, P.C.

1311-783

1540 South Garnett Street aka 1540 South Garnet Road 19146-4628 36th wd. 672 Sq. Ft. PRCL#363222200 Improvements: Residential Property

JOSE M PEREZ, JR. C.P. November Term, 2010 No. 01512 \$71,910.11 Phelan Hallinan, LLP

1311-784

645 South Conestoga Street 19143-2514 46th wd. 1260 Sq. Ft. OPA#463180300 Improvements: Residential Property

LINDA CONYERS C.P. March Term, 2012 No. 01561 \$73,188.08 Phelan Hallinan, LLP

1311-785

2133 Loney Street 19152-3218 35th wd. 2633.40 Sq. Ft. PRCL#561564600 Improvements: Residential Property

AVRAHAM KATALAN AND JOY KATALAN C.P. April Term, 2012 No. 00353 \$164,310.12 Phelan Hallinan, LLP

1311-786

2725 South 7th Street 19148-5018 39th wd. 958 Sq. Ft. PRCL#395188400 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BLAISE J. STAMA, DECEASED C.P. January Term, 2013 No. 03416 \$151,568.04 Phelan Hallinan, LLP

1311-787

518 East Hilton Street 19134-1717 7th wd. 1675.21 Sq. Ft. PRCL#492140900 Improvements: Residential Property

EDWARD KAPLAN, LYUBOV KAPLAN, LEONID KAPLAN AND ANNA KAPLAN C.P. January Term, 2012 No. 01193 \$48,802.83 Phelan Hallinan, LLP

1311-788

231 East Willard Street 19134-2219 7th wd. 1064 Sq. Ft. PRCL#073225200 Improvements: Residential Property

ROBERT E CICCONE, JR. C.P. July Term, 2012 No. 04552 \$67,220.73 Phelan Hallinan, LLP

1311-789

2030 South 27th Street 19145-2501 48th wd. 2655.46 Sq. Ft. PRCL#482335800 Improvements: Residential Property

SHARISSA JACKSON C.P. December Term, 2011 No. 02306 \$110,777.96 Phelan Hallinan, LLP

1311-790

6043 Spruce Street 19139-3739 46th wd. 1600 Sq. Ft. PRCL#031119100 Improvements: Residential Property

LATONYA MABINE AKA LATONYA NICOLE MABINE AKA LATONYA NICOLE THOMPSON, IN HER CAPACITY AS ADMINSTRATRIX OF THE ESTATE OF CATHERINE PERSON; JOCELYN WILLIAMS AKA JOCELYN F. BAYTOPS, AKA JOCELYN F. PERSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF CATHERINE PERSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CATHERINE PERSON, DECEASED. C.P. December Term, 2012 No. 01954 \$74,261.14 Phelan Hallinan, LLP

1311-791

251 Lauriston Street aka 251 Lauriston Street 19128-3720 21st wd. 1146 Sq. Ft. OPA#213065300 Improvements: Residential Property

DEBRA H. HEISER RUTZAHN AND

SHERIFF'S SALE

ELMER E. RUTZAHN, II C.P. February Term, 2013 No. 02467 \$212,754.47 Phelan Hallinan, LLP

1311-792

6335 Argyle Street 19111-5623 35th wd. 1446 Sq. Ft. PRCL#353236700 Improvements: Residential Property

MOLLY AND CASSANDRA LOR C.P. June Term, 2012 No. 03098 \$200,798.36 Phelan Hallinan, LLP

1311-793

7845 Woolston Avenue 19150-3112 15th wd. 1630 Sq. Ft. PRCL#502068200 Improvements: Residential Property

HELEN FURLOW C.P. October Term, 2012 No. 00179 \$131,559.88 Phelan Hallinan, LLP

1311-794

5913 Catharine Street 19143-2409 46th wd. 1910.52 Sq. Ft. PRCL#032187300 Improvements: Residential Property

LINDA G. TINSLEY PAGE AKA LINDA G. TINSLEY-PAGE C.P. April Term, 2013 No. 00200 \$80,759.92 Phelan Hallinan, LLP

1311-795

4011 North 6th Street 19140-2501 43rd wd. 1050 Sq. Ft. PRCL#433067300 Improvements: Residential Property

DIANE RAY C.P. February Term, 2012 No. 02010 \$24,651.71 Phelan Hallinan, LLP

1311-796

435 Martin Street 19128-3423 21st wd. 6417 Sq. Ft. BRT#212090400 Subject to Mortgage Improvements: Residential Property

MATTHEW W. REECE AND PATRICIA A. SANTUCCI C.P. March Term, 2013 No. 03098 \$69,891.05 Pressman & Doyle, LLC

1311-797

5921 Cottage Street 19135 41st wd. Det 2 sty frame; 7946 Sq. Ft. BRT#552401900 Improvements: Residential Dwelling

MICHELLE WINKIS C.P. February Term, 2012 No. 01591 \$242,036.46 McCabe, Weisberg, & Conway, P.C.

1311-798

2258 Friendship Street 19149 54th wd. Row b/gar 2sty masonry; 2880.45 Sq. Ft. BRT#542118600 Improvements: Residential Dwelling

BRUCE BASKERVILLE C.P. August Term, 2009 No. 04318 \$152,754.24 McCabe, Weisberg, & Conway, P.C.

1311-799

1417 Weaver Street 19150 50th wd. Row b/gar 2sty masonry; 2508 Sq. Ft. BRT#501470600 Improvements: Residential Dwelling

JACQULEYN TRICE AND THOMAS TRICE C.P. July Term, 2012 No. 02816 \$144,150.30 McCabe, Weisberg, & Conway, P.C.

1311-800

732 West Jefferson Street 19122 20th wd. Row 3 sty masonry; 2403.68 Sq. Ft. BRT#201008300 Improvements: Residential Dwelling

ALBERT D'ANGELO C.P. March Term, 2013 No. 033520 \$174,527.21 McCabe, Weisberg, & Conway, P.C.

1311-801

5420 Kingsessing Avenue 19143 51st wd. Row 2 sty masonry; 2116.46 Sq. Ft. BRT#514248200 Improvements: Residential Dwelling

JOHN NTEFO C.P. March Term, 2013 No. 03339 \$52,879.47 McCabe, Weisberg, & Conway, P.C.

1311-802

2759 Alresford Street 19137 45th wd. Row 2 sty masonry; 2024 Sq. Ft. BRT#453018200 Improvements: Residential Dwelling

PROPERTY OF ROBERT E. TAYLOR, JR., KNOWN HEIR OF ROBERT E. TAYLOR, SR., DECEASED MORTGAGOR AND REAL OWNER; STEPHEN M. TAYLOR., SR., KNOWN HEIR OF ROBERT E. TAYLOR, SR., DECEASED MORTGAGOR AND REAL OWNER; DENNIS TAYLOR, KNOWN HEIR OF ROBERT E. TAYLOR, SR., DECEASED MORTGAGOR AND REAL OWNER. C.P. May Term, 2012 No. 00824 \$138,738.67 McCabe, Weisberg, & Conway, P.C.

1311-803

839 Sanger Street 19124 35th wd. Row b/gar 2sty masonry; 2246.1 Sq. Ft. BRT#351219300 Improvements: Residential Dwelling

EVELYN PEREZ C.P. April Term, 2010 No. 01951 \$77,150.60 McCabe, Weisberg, & Conway, P.C.

1311-804

850 Bridge Street 19124 35th wd. 1038.10 Sq. Ft. BRT#351144700 Improvements: Residential Property

JENNIFER D. DIXON C.P. April Term, 2013 No. 04562 \$100,965.36 KML Law Group, P.C.

SHERIFF'S SALE

1311-805

7409 Rising Sun Avenue 19111 56th wd. Semi det 2.5 sty mas.+oth; 4089.75 Sq. Ft. BRT#561004800 Improvements: Residential Dwelling

JAMES BANKS AKA JAMES L. BANKS AND CAROL BANKS C.P. December Term, 2008 No. 02610 \$212,377.07 McCabe, Weisberg, & Conway, P.C.

1311-806

6609 Algard Street 19135 55th wd. 1420 Sq. Ft. BRT#552371800 Improvements: Residential Property

ALBERT SAWBO C.P. January Term, 2013 No. 00409 \$78,408.93 KML Law Group, P.C.

1311-807

2358 East Letterly Street 19125 31st wd. Row 2 sty masonry; 1633.25 Sq. Ft. BRT#313224200 Improvements: Residential Dwelling

ROBERT L. PALUMBO C.P. October Term, 2011 No. 00663 \$108,697.55 McCabe, Weisberg, & Conway, P.C.

1311-808

1419 East Susquehanna Avenue 19125 18th wd. 2221.92 Sq. Ft. BRT#181252600 Improvements: Residential Property

JOHN GENTNER AND LISA GENTNER AKA LISA GENTER C.P. March Term,

SHERIFF'S SALE

AND ALL UNKNOWN SURVIVING HEIRS OF CHALRES CHIGER, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2012 No. 04625 \$187,965.02 McCabe, Weisberg, & Conway, P.C.

1311-819

1605 Colima Road 19115 57th wd. det w-b/g 1.5 sty frame; 1668 Sq. Ft. BRT#562266800 Improvements: Residential Dwelling
LUZAIDA MARIN C.P. March Term, 2012 No. 00813 \$214,825.45 McCabe, Weisberg, & Conway, P.C.

1311-820

5010 North Sydenham Street 19141 49th wd. Row 2 sty masonry; 1410 Sq. Ft. BRT#172092100 Improvements: Residential Dwelling
BERTHA M. SMITH C.P. August Term, 2012 No. 02984 \$15,869.74 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1311-821

1129 East Johnson Street 19138 22nd wd. s/d w b/g 2s masonry; 1728 Sq. Ft. BRT#221017100 Improvements: Residential Dwelling
DAVID B. SMITH S.R AND LATONIA SMITH C.P. June Term, 2008 No. 00319 \$167,993.43 McCabe, Weisberg, & Conway, P.C.

1311-823

1730 Tustin Street 19152-1808 56th wd. 2217.60 Sq. Ft. PRCL#562229300 Improvements: Residential Property
JACOB MATHEW AND MARIAMMA JACOB C.P. April Term, 2013 No. 00408 \$180,859.92 Phelan Hallinan, LLP

1311-824

8030 Mars Place 19153-1112 40th wd. 2711.70 Sq. Ft. PRCL#405890055 Improvements: Residential Property
DENISE HAWKINS C.P. September Term, 2012 No. 00675 \$50,748.52 Phelan Hallinan, LLP

SHERIFF'S SALE

1311-825

4930 Mulberry Street 19124-2828 23rd wd. 2086.20 Sq. Ft. PRCL#232313700 Improvements: Residential Property
ROBIN SIMS AKA ROBINS SIMS C.P. March Term, 2013 No. 02413 \$69,250.64 Phelan Hallinan, LLP

1311-826

9508A James Street aka 9508 James Street Unit A 19114-3068 88th wd. Together with all right, title and interest to a 0.747% undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration; 0 Sq. Ft. PRCL#888651321 Improvements: Condominium
WILLIAM BIGLER C.P. June Term, 2012 No. 03652 \$169,533.84 Phelan Hallinan, LLP

1311-827

1954 Pratt Street 19124-2135 62nd wd. 1538.50 Sq. Ft. PRCL#622054700 Improvements: Residential Property

SHERIFF'S SALE

VALERIE J. HULME C.P. August Term, 2012 No. 03175 \$83,993.41 Phelan Hallinan, LLP

1311-828A-1

908-910 Spruce Street, Unit B1 - Premises A - 19107 5th wd. 17800 Sq. Ft. BRT#888042031 Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 3 - Premises B - 19107 5th wd. 17800 Sq. Ft. BRT#888042033 Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 5 - Premises C - 19107 5th wd. 17800 Sq. Ft. BRT#888042035 Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 6 - Premises D - 19107 5th wd. 17800 Sq. Ft. BRT#888042036 Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 7 - Premises E - 19107 5th wd. 17800 Sq. Ft. BRT#888042037

SHERIFF'S SALE

Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 8 - Premises F - 19107 5th wd. 17800 Sq. Ft. BRT#888042038 Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 9 - Premises G - 19107 5th wd. 17800 Sq. Ft. BRT#888042039 Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 11 - Premises H - 19107 5th wd. 17800 Sq. Ft. BRT#888042041 Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 12 - Premises I - 19107 5th wd. 17800 Sq. Ft. BRT#888042042w Subject to Mortgage Subject to Rent Improvements: Commercial
EFL PARTNERS, X C.P. January Term, 2010 No. 00314 \$4,005,226.47 Loren L. Speziale, Esq.

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