

Sheriff's Sale Notices for April 2, 2013

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, April 2, 2013 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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

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

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NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on April 2, 2013.

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

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

EXPLANATION

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

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

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

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

The following property, sale of which was postponed from the July 13, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, April 2, 2013.

3-600

1335-37 Pine St., Unit 201 19107 5th Wd. Land Area: 0 sq. ft.; Improvement Area: 1278 sq. ft. BRT# 888030362 Improvements: Condominium
DAVID J. KILLIAN AND LAUREN OTTO C.P. December Term, 2010 No. 03032 \$303,934.85 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the April 3, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 2, 2013.

501-373

2375 Welsh Road 57th Wd. 207.583f x 82.813f x 5.000 BRT# 883381125 Subject to Mortgage Parking lot with a one story, free standing, commercial retail building SRAMPICKAL DEVELOPERS, LLC C.P. August Term, 2011 No. 3972 \$479,182.69 Janet L. Gold, Esq.

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 2, 2013.

502-588 A-D

51st Wd. (5403 Chester Ave. - Premises A - 19143) On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Property
51st Wd. (5405 Chester Ave. - Premises B - 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property
40th Wd. (5349 Chester Ave. - Premises C - 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property
51st Wd. (5403 Chester Ave. - Premises D - 19143). 51st wd. On northwest side of Chester Ave. 16 ft, Southwesterly of 54th St, Front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Property
FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.,

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 2, 2013.

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1206-376A-B

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

1206-439

2639 Aramingo Ave. 19125-2331 31st wd. 881.15 Sq. Ft. BRT#312146500 Improvements: Residential Property
HACHEM HAMDALLAH C.P. February Term, 2010 No. 00705 \$115,489 Phelan Hallinan & Schmiegl, LLP

1206-529

2027 McClellan St. 19145 48th wd. 611 Sq. Ft. BRT#481019700 Improvements: Residential Dwelling
RICHARD CURRO C.P. January Term, 2012 No. 03511 \$53,570 Udren Law Offices, P.C.

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

1207-375

711 Welsh Rd. 19115-1922 58th wd. 8931 sq. ft. BRT#581003000 Improvements: Residential Property
DIANE M. SCARBOROUGH C.P. April Term, 2011 No. 02212 \$231,783.54 Phelan Hallinan & Schmiegl, LLP

1207-383

1212 Devereaux Ave. 19111-5828 53rd wd. 1606.37 sq. ft. BRT#531006400 Improvements: Residential Property
ERNEST MICHAEL BURKE AKA ERNEST M. BURKE C.P. December Term, 2011 No. 00741 \$87,596.29 Phelan Hallinan & Schmiegl, LLP

1207-441

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

1207-484

5451 Diamond St. 19131 55th wd. 1633 sq. ft. BRT#55094900 Improvements: Residential Dwelling
ALIYAH NEWMAN (REAL OWNER), TAHIRA PETERKIN (REAL OWNER), ANTHONY BAXTER (EXECUTOR OF THE ESTATE OF JACQUELYN BELL) C.P. November Term, 2010 No. 03259 \$73,451.67 Mark J. Udren, Esq.

The following property, sale of which was postponed from the August 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 2, 2013.

1208-416

1932 Kentwood Rd. 19116 58th wd. S/D, w/b/g 1 sty, masonry 5752.12 Sq Ft BRT#582036400 Improvements: Residential Dwelling
LAURIE HORN C.P. July Term, 2009 No. 02567 \$185,209.98 McCabe, Weisberg, & Conway, P.C.

1208-443

9456 Fairgreen Ln 19114 apartment 2-4 units, 2 story OPA#572197388 Improvements: Residential Dwelling
CHARLES FRANK AND LORETTA FRANK, HIS WIFE \$105,218.91 Kenneth E. West, Esq.

1208-458

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

1208-490

4351 Pearce St. 19124 23rd wd. 2587.65 Sq Ft

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BRT#231062800 Improvements: Residential Property
KEITH JELLEYMAN AND CHRISTI M. STRUNK C.P. February Term, 2012 No. 03344 \$134,705.23 KML Law Group, PC

1208-578

4927 Morris St. 19144-4713 13th wd. 1675.95 Sq Ft BRT#133143300 Improvements: Residential Property
YOLANDA R. WANSLEY, IN HER CAPACITY AS EXECUTRIX AND DEVISE OF THE ESTATE OF MARY R. WANSLEY AKA MARY RUTH WANSLEY C.P. September Term, 2009 No. 00699 \$60,725.41 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the September 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 2, 2013.

1209-340

3426 Rosehill St. 19134-1641 7th wd. 574 Sq Ft PRCL#073123800 Improvements: Residential Property
MARIA TLUGARDO, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; CANDIDO LUGARDO IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; MARGARITA LUGARDO, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; EVELYN PEREZ, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TERESA CORDERO, DECEASED. C.P. January Term, 2008 No. 00477 \$\$37,855.59 Phelan Hallinan & Schmiegl, LLP

1209-364

2329 S. Bucknell St. 48th wd. Easterly side of Bucknell St 200 ft 2 in south from the south side of Wolf St front 14 ft 2 in, depth 48 ft, 6 in Subject to Mortgage
KENNETH J CASTAGNA C.P. August Term, 2008 No. 002754 \$\$58,002.90 Vincent T Cieslik, Esq.

1209-376

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

1209-413

3318 W. Allegheny Ave. 19132 38th wd. 1560 sq ft BRT#382017600 Improvements: Residential Dwelling
MAXINE THORNTON, DECEASED, ET. AL C.P. May Term, 2009 No. 001675 \$\$37,103.60 Benjamin E. Witmer, Esq.

1209-505

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

1209-506

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

1209-519

2414 E. Allegheny Ave. 19134-4403 25th wd. 2437.26 Sq Ft PRCL#251137300 Improvements: Residential Property
JOHN M KOBA C.P. March Term, 2012 No. 02906 \$\$123,438.31 Phelan Hallinan & Schmiegl, LLP

1209-521

2716 N. 23rd St. 19132-3218 11st wd. 878.99 Sq Ft PRCL#111370200 Improvements: Residential Property
FRANK W BROOKS, III INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF LISA Y BROOKS; CAROLE LIVELY IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LISA Y BROOKS; FAKIRA A. BROOKS IN HER CAPACITY AS HEIR OF THE ESTATE OF LISA Y BROOKS; MIKELL F LIVELY, IN HIS CAPACITY AS HEIR OF THE ESTATE

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OF LISA Y BROOKS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA Y BROOKS, DECEASED C.P. January Term, 2012 No. 04659 \$\$21,262.64 Phelan Hallinan & Schmiegl, LLP

1209-524

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

1209-562

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

1209-586

541 Unruh Ave. 19111-4653 35th wd. 3500 Sq Ft PRCL#353129800 Improvements: Residential Property
NOVLETTE BROWN MILLER C.P. November Term, 2011 No. 02685 \$\$151,549.70 Phelan Hallinan & Schmiegl, LLP

1209-606

314 Gates St. 19128-4617 21st wd. 4000 Sq Ft PRCL#211446400 Improvements: Residential Property
JONATHAN BARKAT AND REBECCA BRAME BARKAT C.P. November Term, 2011 No. 01616 \$\$168,030.10 Phelan Hallinan & Schmiegl, LLP

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

1210-329

1003 S. 8th St. 19147 2nd wd. 640 Sq Ft BRT#021499500 Improvements: Residential Property
HOANG THAI NGUYEN C.P. January Term, 2012 No. 02723 \$297,566.79 KML Law Group, P.C.

1210-334

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

1210-404

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

1210-405

903 E. McPherson St. 50th wd. Situate on the northwest side of the McPherson St (fifty feet wide) at the distance of thirty-five feet eleven inches northeast from the northeast side of Stenton Ave (Seventy feet wide). Subject to Mortgage Improvements: S/D w B/G 2s, masonry
DAISY J JONES C.P. April Term, 2012 No. 01242 \$57,540.16 Chandra M. Arkema, Esq.

1210-417

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

1210-460

1836 N. Bucknell St. 19121 32nd wd. 15'8" frontage x 46 ft depth BRT#322138600 Improvements: Residential Property
CATRICIA L HUGHSTON AKA CATRICIA HUGHSTON C.P. July Term, 2010 No. 00998 \$60,803.53 Richard M. Squire & Associates, LLC

1210-463

7913 Lawndale Ave. 19111 4373 Sq Ft BRT#631176933 Improvements: Residential Dwelling
LISA KAPLAN, SCOTT KAPLAN AND WILLIAM KAPLAN C.P. January Term, 2012 No. 03699 \$497,324.83 Udren Law Offices, P.C.

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1210-479
1827 67th Ave. 19126-2625 50th wd. 1576.08 Sq Ft BRT#101245700 Improvements: Residential Property
 TAKISHA LEE C.P. February Term, 2012 No. 02164 \$146,287.95 Phelan Hallinan & Schmiegl, LLP

1210-519

6816 Finch Pl 19142 40th wd. All that certain lot or piece of ground. Situate in the 40th Ward of the City of Philadelphia, described according to a survey and Plan of Properties made for New Eastwick Corporation by Maurice H. Goldich, Surveyor and Regulator of the 10th District, dated 05/10/1963 to wit: Beginning at a point on the Southeastly side of Finch Place (50 feet wide) measured South 49 degrees 27 minutes 30 seconds West along the Southeastly side of Finch Place, the distance of One hundred ninety-five and eight hundred eighty one-thousandths feet from the Southwesterly side of 68th Street (64 feet wide). Containing in front of or breadth Southwestwardly along the said Southeastly side of Finch Place Eighteen and fourty one-thousandths feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Finch Place 90 feet. The Northeastly and Southwesterly lines passing through party walls between Northeast and Southwest.

BOBBIE GIVENS C.P. September Term, 2011 No. 01969 \$116,232.72 Anthony R. Distasio, Esquire, Linton, Distasio & Edwards, P.C.

1210-549

1515 Arrott St. 19124 1512 Sq Ft OPA#232141300 Improvements: residential ELENA SKYLAR, 19 CARMELITA DR, RICHBORO PA 18954 C.P. September Term, 2011 No. 01503 \$40,985.75 Dana S. Plon, Esq.

1210-580

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

1210-583

6420 Garman St. 40th wd. Row b/gar, 2sty, masonry; Situate on the southeasterly side of Garman St at the distance of One hundred sixty feet (160 ft) southwesterly from the southwesterly side of 64th Street in the 40th Ward of the city of Philadelphia. Containing in front or breadth on the said garman street sixteen feet (16 feet) and extending of that width in length or depth southeastwardly between parallel lines at right angles to the said garman street seventy feet (70 feet) to the center of a certain twelve feet (12 feet) wide driveway extending northeastwardly and southwestwardly from 64th street to 65th street. BRT#406265100 Subject to Mortgage
 PROPERTY OF DOLORES FAHY AND JOSEPH P FAHY JR C.P. October Term, 2011 No. 00339 \$105,376.02 Patrick J. Wesner, Esq.

1210-587

8005 Large St. 6th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the 56th Ward of the City of Philadelphia and described according to an "AS Built" plan, Drawing No. 95007-03 made for Borys L. Pawluk by VPH Associates, Land Surveyors, dated 2/9/1998, as follows, to wit: Beginning at a point on the Southeastly side of Large Street (70 feet wide), said point also being a point in the bed of a driveway between the premises described herein and the premises adjoining on the Southwest, said point being measured North 37 degrees 40 minutes 53 seconds East along the said side of Large Street, the distance of 74 feet 8-3/4 inches from a point of intersection

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formed the said side of Large Street and the Northeastly side of Rhawn Street (70 feet wide), thence extending North 37 degrees 40 minutes 53 seconds East along the said side of Large Street, the distance of 61 feet 3-1/4 inches to a point, thence extending South 37 degrees 40 minutes 53 seconds West, the distance of 61 feet 3-1/4 inches to a point, thence extending North 52 degrees 19 minutes 07 seconds West partly through the bed of the aforesaid driveway, the distance of 100 feet to a point of the Southeastly side of Large Street (70 feet wide), said point being the first mentioned point and place of beginning. Being Lot A as shown on said Plan BRT#562438400 Subject to Mortgage Improvements: det w/det gar 2 sty, mason
 TONYA L. STROUD C.P. August Term, 2010 No. 01985 \$279,704.97 Patrick J. Wesner, Esq.

1210-596

1514 Levick St. 54th wd. Beginning at a point on the southwesterly side of Levick St (seventy feet wide) which point is measured north 52 degrees, 18 minutes 7 seconds west 104 ft 10-1/2 inches from a point of intersection of the southwesterly side of Levick Street and the northwesterly side of Everett Avenue (70 feet wide); thence extending South 37 degrees, 41 minutes, 53 seconds West partly passing through the center of the party wall between this premises and the premises adjoining on the Southeast and crossing the bed of a certain 15 feet wide driveway which extends Southeastwardly into Everett Avenue and communicates at the Northwest end thereof with a certain other 15 feet wide driveway which extends Northeastwardly into Levick Street 207 feet 9-3/8 inches to a point; thence extending North 81 degrees, 4 minutes, 24 seconds West 20 feet 5-3/8 inches to a point; thence extending North 37 degrees, 41 minutes, 53 seconds East recrossing the bed of said driveway and partly passing through the center of the party wall between this premises and the premises adjoining on the Northwest 217 7-1/2 inches to a point on the Southwesterly side of Levick Steet; thence extending along the said side of Levick Street South 52 degrees, 18 minutes, 7 seconds East 17 feet 11 inches to the first mentioned point and place of beginning. BRT#541098200 Subject to Mortgage Improvements: Row b/gar, 2sty, masonry
 JOSE SANCHEZ C.P. July Term, 2011 No. 02352 \$56,513.34 Patrick J. Wesner, Esq.

1210-598

5760 Colgate St. 35th wd. Situate on the northwesterly side of Colgate St at the distance of one hundred eighty-three feet six and seven-eighths inches northeastward from the north-easterly side of Sentner St in the 35th Ward of the City of Philadelphia. Containing in front or breadth on the said Colgate St, fifteen feet one inch and extending of that width in length or depth northwesterly between parallel lines at right angles to the said Colgate St, eighty feet, including the rear end thereof of a certain proposed ten feet wide driveway extending from Sentner St to Cheltenham Ave. BRT#35139900 Subject to Mortgage Improvements: row b/gar 2sty masonry
 EARL CARTER C.P. April Term, 2009 No. 01026 \$103,453.03 Patrick J. Wesner, Esq.

1210-625

638-672 N. 31st St.; 1300-1340 Fairmount Ave.; 1381-1385 Ridge Ave.; 1363-1377 Ridge Ave.; 1306-1326 Melon St. 19130 14th wd. 165041 Sq Ft
 LORRAINE LAND, LP C.P. March Term, 2012 No. 004052 \$10,547,481.01 David R. Augustin, Esq.

The following property, sale of which was postponed from the November 13, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 2, 2013.

1211-324

10840 Lockart Court 19116 58th wd. 3630 Sq Ft BRT#582403100 Improvements: Residential Dwelling
 ROMAN KHOLYAVKA C.P. May Term, 2006 No. 003911 \$260,258.37 Mark J. Udren, Esq.

1211-331

1700 Reed Street 19146 36th wd. 1044 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.

1211-375

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

1211-407

5636 Pentridge Street 19143 51st wd. 1040

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Sq Ft BRT#513237100 Improvements: Residential Property
 TIFFINE NORMAN C.P. January Term, 2012 No. 04591 \$101,929.62 KML Law Group, P.C.

1211-432

7464 Rhoads Street 19151 34th wd. 1626.90 Sq Ft BRT#343156200 Improvements: Residential Property
 CARLA WATTS C.P. January Term, 2011 No. 02976 \$126,895.20 KML Law Group, P.C.

1211-435

6258 Jackson Street 19135 55th wd. 1454.40 Sq Ft BRT#552460400 Improvements: Residential Property
 JOSEPH N. PANTALONE AS ADMINISTRATOR OF THE ESTATE OF KATHLEEN PANTALONE, DECEASED C.P. November Term, 2011 No. 00880 \$57,775.47 KML Law Group, P.C.

1211-443

7249 Souder Street 19149 35th wd. 16'1/2" frontage x 93' depth OPA#542330600 Improvements: Residential Property
 DENNIS T. ANTHONY AKA DENNIS TIMOTHY ANTHONY C.P. December Term, 2011 No. 03328 \$92,604.12 Richard M. Squire & Associates, LLC

1211-459

4313 Ludlow Street 19104 27th wd. 1204 Sq Ft BRT#272006800 Improvements: Residential Dwelling
 BASHISHA SHERRON C.P. January Term, 2007 No. 001374 \$68,697.74 Mark J. Udren, Esq.

1211-622

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

1211-693

6910 Henley Street 19119 22nd wd. 3500 Sq Ft BRT#223256600 Improvements: Residential Property
 C.P. December Term, 2007 No. 2971 \$95,011.77 Kristine M. Anthon, Esq.

1211-698

9514 James Street, Apartment B 19114 88th wd. Res. Condo 2 sty masonry; 1056 Sq Ft BRT#888651328 Subject to Mortgage Improvements: Condominium
 WILLIAM J. BIGLER, JR. C.P. December Term, 2011 No. 02355 \$188,471.15 McCabe, Weisberg, & Conway, P.C.

1211-715

898 Sanger St. AKA 898 East Sanger St. 19124 35th wd. Corner of southwest side of Sanger Street and northwest side of Summerdale Avenue, front 17'1-7/8", depth 70'1/2" OPA#351126801 Improvements: Commercial Property
 EMILY MCKEE C.P. July Term, 2012 No. 02909 Kerry S. Schuman, Esq.

1211-716

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

1211-722A-B

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

1211-727

1401-25 North 5th Street 19122 18th wd. 50'x226' BRT#884589370 Instrument #51852986
 LIBERTY PROPERTY ASSOCIATES, LLC C.P. March Term, 2012 No. 01173 \$4,619,350.20 William Jon Henry Taylor

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 2, 2013.

1212-302

340 North 61st Street 19139-1107 34th wd. 1057.50 Sq Ft TXPRCL#341147900 Improvements: Residential Property

SHERIFF'S SALE

DENISE F. CLARK C.P. March Term, 2012 No. 00206 \$18,713.47 Phelan Hallinan & Schmiegl, LLP

1212-303

4571 G Street 19120-4633 42nd wd. 1125 Sq Ft TXPRCL#421606200 Improvements: Residential Property
 GARY HOLMES C.P. July Term, 2007 No. 04409 \$75,991.68 Phelan Hallinan & Schmiegl, LLP

1212-304

7023 Ogontz Avenue 19138 10th wd. 1600 Sq Ft TXPRCL#101217000 Improvements: Residential Property
 WALTER BUTLER C.P. April Term, 2008 No. 04507 \$74,143.47 Phelan Hallinan & Schmiegl, LLP

1212-305

895 North Fallon Street 19139 44th wd. 2346 Sq Ft TXPRCL#442199822 Improvements: Residential Property
 DWAYNE REESE C.P. April Term, 2011 No. 02256 \$53,614.92 Phelan Hallinan & Schmiegl, LLP

1212-306

1319 Narragansett Street 19138-1911 59th wd. 1106.30 Sq Ft TXPRCL#591149200 Improvements: Residential Property
 SANDRA L. DOWLING C.P. November Term, 2009 No. 00881 \$44,700.02 Phelan Hallinan & Schmiegl, LLP

1212-307

3021 South 70th Street 19142-2531 40th wd. 1728.96 Sq Ft TXPRCL#406628600 Improvements: Residential Property
 MONA LISA HAMILTON AND ROSEMARIE HAMILTON C.P. October Term, 2011 No. 03843 \$158,835.19 Phelan Hallinan & Schmiegl, LLP

1212-308

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

1212-312

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

1212-313

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

1212-316

5800 North 15th Street 19141-2537 17th wd. 1344 Sq Ft PRCL#172066400 Improvements: Residential Property
 BERNICE SAMUELS C.P. February Term, 2012 No. 03692 \$117,998.33 Phelan Hallinan & Schmiegl, LLP

1212-317

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

1212-321

3729 Westhampton Avenue AKA 3729 Westhampton Drive 19154-2014 66th wd. 1995 Sq Ft TXPRCL#663371600 Improvements: Residential Property
 MICHELE C. NARDONE C.P. May Term, 2012 No. 00025 \$172,610.69 Phelan Hallinan & Schmiegl, LLP

1212-323

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

1212-327

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

1212-328

2208 South 10th Street 19148-3005 39th wd. 729 Sq Ft PRCL#393502000 Improvements: Residential Property
 EMMY YAN THON C.P. February Term, 2012 No. 00505 \$130,569.48 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

1212-329

611 North 44th Street 19104-1313 6th wd. 1490.93 Sq Ft PRCL#061293450 Improvements: Residential Property
 JULIA WEATHERS C.P. December Term, 2011 No. 01905 \$174,850.41 Phelan Hallinan & Schmiegl, LLP

1212-331

2333 South Carlisle Street 26th wd. Situate on the east side of Carlisle Street at the distance of 169' northward from the north side of Ritner Street. Subject to Mortgage Improvements: Row 2 Sty Masonry
 ORLANDO J. DILAURO (DECEASED) C.P. November Term, 2011 No. 01491 \$167,926.88 Chandra M. Arkema, Esq.

1212-334

3026 North 23rd Street 19132 11th wd. 1038 Sq Ft BRT#111380400 Subject to Mortgage Improvements: Residential Dwelling
 CHARLES A. J. HALPIN, III ESQUIRE ADMINISTRATOR OF THE ESTATE OF CLARENCE H. CHAMBERS, DECEASED. C.P. June Term, 2012 No. 01791 \$107,889.92 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

1212-339

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

1212-350

6336 Eastwood Street 19149 35th wd. Row b/gar 2sty masonry; approx 1107.01 Sq Ft BRT#541266900 Improvements: Residential Dwelling
 IRENE I. GASKINS C.P. December Term, 2009 No. 03503 Ferman & Associates, LLC

1212-352

2008 Cambridge Street 19130-1414 29th wd. 722.08 Sq Ft PRCL#291010100 Improvements: Residential Property
 JOSE GIOVANNI BAQUERIZO C.P. March Term, 2012 No. 02624 \$387,223.61 Phelan Hallinan & Schmiegl, LLP

1212-354

4759 Loring Street 19136-4106 65th wd. 900 sq Ft PRCL#651031100 Improvements: Residential Property
 ENIOLA O. AKINBO AKA ENIOLA AKINBO C.P. April Term, 2012 No. 01945 \$55,450.36 Phelan Hallinan & Schmiegl, LLP

1212-358

1127 Unruh Avenue 19111-4937 53rd wd. 3060.62 Sq Ft TXPRCL#532071900 Improvements: Residential Property
 MOHAMMED N. HAQUE C.P. May Term, 2012 No. 02254 \$202,583.05 Phelan Hallinan & Schmiegl, LLP

1212-361

4156 North 8th Street 19140 43rd wd. 787.50 sq Ft TXPRCL#433362000 Improvements: Residential Property
 PAULA WILLIAMS C.P. August Term, 2003 No. 00837 \$44,542.45 Phelan Hallinan & Schmiegl, LLP

1212-362

4625 Fernhill Road 19144 13th wd. 1184 Sq Ft TXPRCL#133127500 Improvements: Residential Property
 LESTER BUSSEY C.P. February Term, 2008 No. 04136 \$64,681.29 Phelan Hallinan & Schmiegl, LLP

1212-364

77 East Phil Ellena Street 19119-2223 22nd wd. 2992.50 Sq Ft PRCL#222001800 Improvements: Residential Property
 CONSTANTINE G. GLYPTIS AND MIRELA ARGHIROPOL C.P. October Term, 2011 No. 04532 \$109,479.54 Phelan Hallinan & Schmiegl, LLP

1212-366

8528 Tolbut Street 19152-1211 35th wd. 4528 Sq Ft TXPRCL#562417700 Improvements: Residential Property
 IMRE KIRALY, MAGDA KIRALY AND RICHARD T. KIRALY AKA RICHARD THOMAS KIRALY C.P. February Term, 2012 No. 01250 \$163,609.87 Phelan Hallinan & Schmiegl, LLP

1212-370

4567 G Street 19120-4633 42nd wd. 1125 Sq Ft TXPRCL#421606000 Improvements: Residential Property
 TYRONE THOMAS AND GLORIA THOMAS C.P. March Term, 2012 No. 03868 \$108,634.13 Phelan Hallinan & Schmiegl, LLP

1212-371

1832 Faunce Street 19111-3414 56th wd. 2138.47 Sq Ft PRCL#561390800 Improvements: Residential Property
 GARY WOOLERTON C.P. May Term, 2012 No. 03762 \$191,701.44 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

1212-373
1370 North 75th Street 19151-2935 34th wd. 1682.10 Sq Ft TXPRCL#343280500 Improvements: Residential Property
 MICHAEL D. RUSSELL C.P. February Term, 2012 No. 00028 \$64,593.45 Phelan Hallinan & Schmiegl, LLP

1212-374
2367 East Cumberland Street 19125-3126 31st wd. 1140 Sq Ft TXPRCL#314037300 Improvements: Residential Property
 JAMES ACKLEY C.P. December Term, 2011 No. 00889 \$135,131.86 Phelan Hallinan & Schmiegl, LLP

1212-375
3937 Elsinore Street 19124 33rd wd. 938.97 Sq Ft TXPRCL#332218100 Improvements: Residential Property
 RONYELL GINDRAW C.P. December Term, 2007 No. 00334 \$153,460.71 Phelan Hallinan & Schmiegl, LLP

1212-379
216 East Fisher Avenue 19120-3226 42nd wd. 2250 Sq Ft PRCL#421195300 Improvements: Residential Property
 LATANYA A. BYRD-ATTAWAY AND KENNETH ATTAWAY C.P. September Term, 2008 No. 03238 \$88,770.13 Phelan Hallinan & Schmiegl, LLP

1212-386
9603 Dedaker Street 19115-3112 58th wd. 7640.25 Sq Ft TXPRCL#581327600 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 & Schmiegl, LLP

1212-387
865 Scattergood Street 19124 35th wd. 1038.10 Sq Ft PRCL#351165500 Improvements: Residential Property
 DANA M PORTER C.P. February Term, 2012 No. 03685 \$81,893.23 Phelan Hallinan & Schmiegl, LLP

1212-394
5703 W. Girard Aene 19131 4th wd. 3090 Sq Ft BRT#043028500 Improvements: Residential Dwelling
 TERESA A. WHITLOCK C.P. January Term, 2009 No. 779 \$60,956.04 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

1212-396
2946 Richmond Street 19134 25th wd. 3975 Sq Ft BRT#251163300 Improvements: Commercial Real Estate
 MARGARET R. PETACCIO C.P. July 2012 Term, No. 001870 \$130,906.10 Stern & Eisenberg, PC

1212-399
3225 North 25th Street 19129 38th wd. 1092 Sq Ft BRT#381058400 Improvements: Residential Real Estate
 KEITH JONES AKA KEITH JONES, II AKA KEITH T. JONES C.P. October Term, 2009 No. 00673 \$59,969.54 Stern & Eisenberg, PC

1212-404
1830 South 9th Street 19148 1st wd. 1015 Sq Ft BRT#012389000 Improvements: Residential Property
 JOSEPH MAURIO C.P. November Term, 2009 No. 005546 \$211,481.65 Christopher A. DeNardo, Esq.

1212-405
2615 South Titan Street 19148 36th wd. 766 Sq Ft BRT#362063300 Improvements: Residential Property
 CHARMAINE JOHNSON AKA CHARMINE JOHNSON C.P. February Term, 2012 No. 2681 \$82,526.25 Christopher A. DeNardo, Esq.

1212-406
3242 Jasper Street AKA 1885 East Madison Street 19134 45th wd. 3420 Sq Ft BRT#452017100 Improvements: Residential Property
 GEORGE CAPEWELL C.P. September Term, 2008 No. 003504 \$20,185.38 Christopher A. DeNardo, Esq.

1212-408
5612 Cherry Street 19139-2554 4th wd. 708 Sq Ft TXPRCL#042046800 Improvements: Residential Property
 OLIVIA GABRIEL C.P. May Term, 2012 No. 03170 \$55,615.73 Phelan Hallinan & Schmiegl, LLP

1212-409
2318 Rhawn Street 19152-3316 53rd wd. 2947.04 sq ft TXPRCL#561593400 Improvements: Residential Property
 ROBERT COLL AND CHERRIE COLL C.P. February Term, 2010 No. 02435 \$119,440.10 Phelan Hallinan & Schmiegl, LLP

1212-410
7101 North 19th Street 19126-1508 10th wd. 3161.48 Sq Ft TXPRCL#101114400

SHERIFF'S SALE

Improvements: Residential Property
 JOHN D. IVEY AND MATTIE L. IVEY C.P. August Term, 2007 No. 01614 \$110,614.06 Phelan Hallinan & Schmiegl, LLP

1212-411
5518 Willows Avenue 19143-4025 51st wd. 1336 Sq Ft TXPRCL#513216200 Improvements: Residential Property
 RICHARD A. CHRISTIE AND MARCIA DIXON C.P. January Term, 2012 No. 03718 \$27,262.06 Phelan Hallinan & Schmiegl, LLP

1212-412
2601 Pennsylvania Avenue, Unit 422, AKA 2601 Parkway Condominium Unit 422 19130-2325 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.164628%. TXPRCL#888072690 Improvements: Condominium Unit
 DANIEL BUCCERONI AND SONIA BUCCERONI C.P. October Term, 2011 No. 03310 \$171,516.07 Phelan Hallinan & Schmiegl, LLP

1212-414
6312 North 21st Street 19138-3006 17th wd. 2304 Sq Ft PRCL#172462500 Improvements: Residential Property
 PATRICK M. SARBENG AKA PAT K. SARBENG AKA PATRICK MARFO SARBENG AND EMILIA A. MARFO-SARBENG AKA EMILIA MARFO-SARBENG C.P. April Term, 2012 No. 04294 \$87,546.12 Phelan Hallinan & Schmiegl, LLP

1212-419
7408 Georgian Road 19138-2224 10th wd. 1240 Sq Ft TXPRCL#101134500 Improvements: Residential Property
 VALARIE STEADMAN C.P. May Term, 2012 No. 01888 \$49,504.12 Phelan Hallinan & Schmiegl, LLP

1212-420
1707 Faunce Street 19111-3431 56th wd. 2437.35 Sq Ft PRCL#561407700 Improvements: Residential Property
 DERRICK STROUD C.P. January Term, 2012 No. 03296 \$190,100.22 Phelan Hallinan & Schmiegl, LLP

1212-423
1333 E. Sedwick Avenue AKA 1333 E. Sedgwick Street 19150 50th wd. 1741.25 Sq Ft TXPRCL#502432220 Improvements: Residential Property
 ANTHONY CLARKE AND CAROLL CLARKE C.P. January Term, 2012 No. 02575 \$69,415.93 Phelan Hallinan & Schmiegl, LLP

1212-424
1834 Brandywine Street 19130-3902 15th wd. 1080 Sq Ft TXPRCL#152009900 Improvements: Residential Property
 THERESA PURCELL AKA THERESA J. PURCELL C.P. November Term, 2010 No. 00583 \$498,629.41 Phelan Hallinan & Schmiegl, LLP

1212-428
5029 Arendell Avenue 19114-4225 65th wd. 2541.50 Sq Ft TXPRCL#652143300 Improvements: Residential Property
 DEBORAH A KELLY AND PATRICK M KELLY C.P. February Term, 2009 No. 00162 \$99,127.95 Phelan Hallinan & Schmiegl, LLP

1212-429
5325 Euclid Street 19131-3210 52nd wd. 1175.25 Sq Ft TXPRCL#521083100 Improvements: Residential Property
 GUERINO CHARLES C.P. March Term, 2011 No. 03128 \$53,043.45 Phelan Hallinan & Schmiegl, LLP

1212-430
5314 Yocum Street 19143-5432 51st wd. 750 Sq Ft PRCL#512093700 Improvements: Residential Property
 VALERIE COOPER C.P. January Term, 2008 No. 00103 \$65,883.58 Phelan Hallinan & Schmiegl, LLP

1212-436
2002 Bridge Street 19124-2102 23rd wd. 937.70 Sq Ft PRCL#622100800 Improvements: Residential Property
 MIRELA ARGHIROPOL AND CONSTANTINE GLYPTIS C.P. January Term, 2012 No. 00911 \$66,240.51 Phelan Hallinan & Schmiegl, LLP

1212-450
9402 Kirkwood Road 19114 57th wd. 2156 Sq Ft BRT#572322506 Improvements: Residential Property
 EDWARD A JABS, JR. C.P. May Term, 2009 No. 01780 \$69,542.29 KML Law Group, P.C..

1212-456
265 South 9th Street, Unit 1R 19107 5th wd. 810 Sq Ft. together with a proportionate undivided interest in the common elements of 16.59%. BRT#888049366 Improvements: Residential Property
 MELANIE YOUNG C.P. June Term, 2012 No. 01531 \$254,668.51 KML Law Group, P.C.

SHERIFF'S SALE

1212-459
2011 Carpenter Street 19146 30th wd. 1120 Sq Ft BRT#301235300 Improvements: Residential Property
 ANGELA M. BAYLOCK C.P. July Term, 2009 No. 00918 \$333,753.28 KML Law Group, P.C.

1212-460
105 West Walnut Lane 19144 22nd wd. 9205.86 Sq Ft BRT#593065400 Improvements: Residential Property
 MICHELLE JOSEPH C.P. March Term, 2011 No. 03565 \$3

1212-477
631 Alcott Street 19120 35th wd. 1224 Sq Ft TXPRCL#352081100 Improvements: Residential Property
 GILBERT WHALEY C.P. December Term, 2007 No. 03088 \$69,048.57 Phelan Hallinan & Schmiegl, LLP

1212-485
4146 Levick Street 19135-3018 41st wd. 1514.75 Sq Ft TXPRCL#552073700 Improvements: Residential Property
 GULZAR AHMED AKA G. AHMED C.P. October Term, 2011 No. 02002 \$113,579.24 Phelan Hallinan & Schmiegl, LLP

1212-486
5339 Turner Street 19131-3325 52nd wd. 1034 Sq Ft TXPRCL#521049600 Improvements: Residential Property
 PAMELA B. HAYES AKA PAMELA HAYES C.P. March Term, 2012 No. 01731 \$107,536.32 Phelan Hallinan & Schmiegl, LLP

1212-487
128 West Logan Street 19144-3620 12th wd. 1963.56 Sq Ft TXPRCL#123041300 Improvements: Residential Property
 HERNAN FONT AND KARINA FONT C.P. November Term, 2011 No. 03345 \$121,788.94 Phelan Hallinan & Schmiegl, LLP

1212-488
4717 Bleigh Avenue 19136-4101 65th wd. 972.45 Sq Ft PRCL#651021900 Improvements: Residential Property
 TERRANCE COOK C.P. January Term, 2008 No. 00988 \$127,986.85 Phelan Hallinan & Schmiegl, LLP

1212-492
1027 Mercy Street 19148-2330 39th wd. 619.84 Sq Ft TXPRCL#394019900 Improvements: Residential Property
 TRACY WHELAN C.P. April Term, 2012 No. 00757 \$56,188.78 Phelan Hallinan & Schmiegl, LLP

1212-493
4515 Tudor Street 19136-4013 41st wd. 1441.66 Sq Ft PRCL#412140600 Improvements: Residential Property
 EDWARD FOY AND ANN M. MERK C.P. January Term, 2006 No. 03373 \$81,781.81 Phelan Hallinan & Schmiegl, LLP

1212-498
607 East Hortter Place AKA 607 Hortter Place 19119 22nd wd. 6993.18 Sq Ft TXPRCL#221185600 Improvements: Residential Property
 THELMA BROOKS C.P. August Term, 2005 No. 03071 \$194,932.23 Phelan Hallinan & Schmiegl, LLP

1212-499
1808 South 9th Street 19148-1660 1st wd. 912 Sq Ft PRCL#012387900 Improvements: Residential Property
 MOHAMED A. MENADLI C.P. February Term, 2012 No. 03243 \$227,644.39 Phelan Hallinan & Schmiegl, LLP

1212-505
8309 Dorcas Street 19152-2259 56th wd. 3640 Sq Ft TXPRCL#562314830 Improvements: Residential Property
 LORIANNE A. GERAGHTY AKA LORRAINE A. GERAGHTY C.P. March Term, 2010 No. 01674 \$209,477.40 Phelan Hallinan & Schmiegl, LLP

1212-508
364 Gardner Street 19116-2734 58th wd. 3348.66 Sq Ft PRCL#582229300 Improvements: Residential Property
 LYUBOV SHVARTS C.P. May Term, 2010 No. 03900 \$209,397.43 Phelan Hallinan & Schmiegl, LLP

1212-515
1332 South 31st Street 19146 36th wd. Row 2 sty masonry; 2277.12 Sq Ft BRT#362274900 Improvements: Residential Dwelling
 HENRY R. YARBROUGH C.P. May Term, 2009 No. 01477 \$71,016.41 McCabe, Weisberg, & Conway, P.C.

1212-525
8002 Thouron Avenue 19150 50th wd. S/D w b/g 25 masonry; 4154.51 Sq Ft BRT#502150100 Subject to Mortgage Improvements: Residential Dwelling
 DESMOND SPENCER C.P. July Term, 2009 No. 03198 \$75,264.89 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1212-528
2327 Catherine Street 19146 30th wd. Row conv/apartment 3 sty, masonry; 2678 Sq Ft BRT#302086100 Improvements: Residential Dwelling
 JAMILAH WASHINGTON AND JOHN WASHINGTON C.P. July Term, 2012 No. 00319 \$246,741.53 McCabe, Weisberg, & Conway, P.C

1212-537
1530 W. 68th Avenue 19126 10th wd. 1440 Sq Ft BRT#101248900 Improvements: Residential Property
 DEIDRE JONES-MOORE C.P. November Term, 2008 No. 002046 \$79,779.69 Christopher A. DeNardo, Esq.

1212-538
5916 North 13th Street 19141 49th wd. 4736.40 Sq Ft BRT#493217100 Improvements: Residential Property
 CALVIN V. DIGGS AND ROSE MARY DIGGS C.P. June Term, 2010 No. 003166 \$107,911.54 Christopher A. DeNardo, Esq.

1212-539
5630 Sprague Street 19138 22nd wd. 1554 Sq Ft BRT#122270000 Improvements: Residential Property
 RHONDA Y SPEARMAN C.P. June Term, 2012 No. 1232 \$53,907.49 Christopher A. DeNardo, Esq.

1212-542
5249 Hutchinson Street AKA 5249 North Hutchinson Street 19141 49th wd. 1270 Sq Ft BRT#492154600 Improvements: Residential Property
 EARL THORNTON C.P. July Term, 2012 No. 001594 \$85,642.81 Christopher A. DeNardo, Esq.

1212-544
2217 North 52nd Street 19131 52nd wd. 3050 Sq Ft BRT#521298400 Improvements: Residential Property
 DELORES JONES AND GENNARO RAUSO, INTERVENOR DEFENDANT C.P. September Term, 2008 No. 003690 \$334,433.48 Christopher A. DeNardo, Esq.

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

1212-557
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.

1212-563
12039 Sewell Rd 19116 35th wd. 7500 Sq Ft BRT#582587800 Improvements: Residential Dwelling
 WILLIAM E. EGENOLF C.P. May Term, 2009 No. 03805 \$111,811.71 Mark J. Udren, Esq.

1212-565
549 East Sanger Street 19120 35th wd. 1082.75 Sq Ft BRT#351213400 Improvements: Residential Dwelling
 BOBBIE CARDWELL AND BRIAN CARDWELL C.P. October Term, 2010 No. 03147 \$114,852.86 Udren Law Offices, P.C.

1212-568
6806 Sprague Street 19119 22nd wd. 1322.25 Sq Ft BRT#222228200 Improvements: Residential Dwelling
 VANESSA CARTER C.P. January Term, 2012 No. 02033 \$194,980.73 Udren Law Offices, P.C.

1212-569
2955 Tremont Street 19136 57th wd. 3200 Sq Ft BRT#572060500 Improvements: Residential Dwelling
 MICHAEL KIRLIN C.P. April Term, 2012 No. 00346 \$251,855.26 Udren Law Offices, P.C.

1212-593
3615 Prince Circle 19114 66th wd. 2477.45 Sq Ft BRT#661202700 Improvements: Residential Dwelling
 WILLIAM A. FARRIS AND LUCINDA FARRIS C.P. July Term, 2012 No. 00396 \$127,088.96 Martha E. Von Rosenstiel, Esq.

1212-594
2943 Jenny Place 19136 57th wd. 1953.55 Sq Ft BRT#572040690 Improvements: Residential Dwelling
 MICHAEL J. BERNSTEIN AND CATHERINE BERNSTEIN C.P. October Term, 2011 No. 004405 \$238,356.31 Martha E. Von Rosenstiel, Esq.

1212-595
10908 Lockart Road 19116 58th wd. 2269.50 Sq Ft BRT#582407702 Improvements: Residential Dwelling
 STEPHEN DEITCH AND JOYCE DEITCH C.P. March Term, 2011 No. 003590 \$226,695.12 Martha E. Von Rosenstiel, Esq.

SHERIFF'S SALE

1212-599
1721 East Maryland Street 19138 10th wd.(formerly part of the 15th) 1232 Sq Ft BRT#102266200 Improvements: Residential Real Estate
 DEBORAH R. SUMPTER C.P. February Term, 2012 No. 00032 \$48,610.24 Stern & Eisenberg, PC

1212-600
6142 Locust Street 19139 46th wd. 2522 Sq Ft BRT#031097800 Improvements: Residential Real Estate
 ANTHONY LYNN AND LYNN REAL ESTATE HOLDINGS, LLC C.P. April Term, 2012 No. 02657 \$69,994.79 Stern & Eisenberg, PC

1212-601
1434 Benner Street 19149 54th wd. 1434.43 Sq Ft BRT#541018400 Improvements: Residential Real Estate
 KEYNA D. BARKSDALE AND ANTHONY A. BARKSDALE C.P. December Term, 2011 No. 00849 \$72,571.32 Stern & Eisenberg, P

1212-604
2128 Manton Street 19146 36th wd. 1048 Sq Ft BRT#361063900 Improvements: Residential Real Estate
 NANCY WOODS C.P. February Term, 2012 No. 02428 \$6,191.78 Stern & Eisenberg, PC

1212-608
318 East Hortter Street 22nd wd. Containing in front or breadth on the said Hortter Street 20' and extending southeasterly between parallel lines at right angles to Hortter Street in length or depth 92'5-7/8" to a 15' wide driveway, leading northeastwardly and southwestwardly and communicating at both ends with two other certain 15' wide driveways leading northwestwardly into Hortter St and southeastwardly into Montana street. BRT#221168600 Subject to Mortgage Improvements: Row B/gar 2sty Masonry.
 RENEE COLEMAN C.P. January Term, 2009 No. 03204 \$80,816.20 Patrick J. Wesner, Esq.

1212-609
8506 Marsden Street 65th wd. BEGINNING at a point on the northeasterly side of Blakiston Street (70 feet wide) at the distance of 130' more or less southeasterly from the southeasterly side of Ditman Street (60 feet wide) thence extending northeastwardly 180' 1/8" more or less to a point; thence extending south-easterly 9' 4-3/4" more or less to a point on the northwesterly side of Marsden Street (50 feet wide); thence extending southwestwardly along the northwesterly side of marsden Street 190'6-7/8" to a point on the said Blakiston St; thence extending northwestwardly along the northeasterly side of Blakiston Street 91'3-7/8" more or less to a point, beginning the first mentioned point and place of BEGINNING. BRT#652310815 Subject to Mortgage Improvements: S/d W/gar 2sty Frame
 AARON L. VINCENT AND RASHEENA K. VINCENT C.P. May Term, 2007 No. 01721 \$276,992.13 Patrick J. Wesner, Esq.

1212-611
4244 North American Street AKA 4244 N. American Street 5th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected described according to a plan and survey thereof made by Joseph F. Delaney, Esquire, surveyor and regulator of the Fifth District of the City of Philadelphia on the 11th day of September A.D. 1941 as follows, to wit: BEGINNING at a point on the northwest side of American Street (60 feet wide) at the distance of 132'9" southwest from the southwest side of Bristol Street (60 ft wide). CONTAINING in front or breadth on the said American Street southwest 15'11" and extending of that width in length or depth northwest between lines parallel with Bristol Street and passing through the party walls between this premises and the premises adjoining on the northeast and southwest 60' to the center line of a ceratin 4' wide alley, which extends northeast and southwest from Bristol Street to Hunting Park Avenue (100' wide) parallel with American Street. BRT#072103600 Subject to Mortgage Improvements: Row B/gar 2sty Masonry
 CHARLES V. LEIGH C.P. March Term, 2011 No. 01759 \$55,950.90 Patrick J. Wesner, Esq.

1212-618
2711 Parrish Street 15th wd. Containing in front or breadth on the said Parrish Street 15 ft and extending of that width in length or depth northward between parallel lines at right angles with the said Parrish Street 67 ft to a certain 3 ft wide alley leading westward into Pennock Street and eastward into a ceratin other 3 ft wide alley leading southward into the said Parrish Street. BRT#152300200 Subject to Mortgage Improvements: Row 2 Sty Masonry
 ANTHONY L. TIDD AND TRACEY M. TIDD C.P. October Term, 2008 No. 01145 \$365,851.57 Patrick J. Wesner, Esq.

SHERIFF'S SALE

1212-620

6517 North 5th Street 19126 61st wd. easterly side of fifth st, 80'0" southerly side of Acker St, front 26'6", depth 101' 6-1/2" OPA#611094100 Subject to Mortgage
JAMAR DANIELS C.P. May Term, 2012 No. 02273 \$153,536.65 Louis P. Vitti, Esq.

1212-629

1530 Catharine Street 30th wd. on south side of Catharine St 48 ft 4 in eastward of 16th st; front 16'0", depth 49'6"; BRT#3011309000 Improvements: Two Story Single Family Dwelling
PYRAMID RENTALS, LLC C.P. March Term, 2012 No. 03367 \$73,787.69 James W. Hennessey, Esq.; Dilworth Paxson LLP

1212-636

3935 Lawndale Ave 33rd wd. 1157 Sq Ft BRT#332270400 Improvements: Residential Dwelling
RODERIC H. WATSON AND CHARMELL EDWARDS C.P. January Term, 2012 No. 000959 \$66,727.70 Gregory Javardian, Esq.

1212-637A-B

61st Wd. (6919-29 North Broad Street - Premises A - 19126) Land area 30,000 Sq Ft, BRT#611210306 Improvements: 29,209 Sq Ft
61st Wd. (6926-28 Old York Road - Premises B - 19126) Land 35208 Sq Ft BRT#611203301 Improvements: 0 Sq Ft
THE INTERNATIONAL MISSION CHURCH OF NEW YORK C.P. August Term, 2012 No. 01766 \$991,582.12 Charles N. Shurr, Jr., Esq.

1212-639A-B

41st Wd. (6114 Jackson Street - Premises A - 19135) 2481 Sq Ft BRT#552457700 Subject to Mortgage Improvements: Residential Dwelling
41st Wd. (6113 Gillespie Street - Premises B - 19135) 1984.80 Sq Ft BRT#552440900 Subject to Mortgage Improvements: Residential Dwelling
REBECCA A. MCGEEHAN AKA REBECCA MCGEEHAN C.P. June Term, 2009 No. 04016 \$12,585.10 Mark J. Udren, Esq.

1212-644A-B

60th Wd. (5249 Chestnut St - Premises A - 19139) 1832 Sq Ft BRT#871250650 Improvements: Residential Property
LOPEZ THOMPSON C.P. May Term, 2010 No. 01726 \$241,458.76 KML Law Group, P.C.
60th Wd. (5402 Walnut Street - Premises B - 19139) 3926.15 Sq Ft BRT#603030000 Improvements: Residential Property
LOPEZ THOMPSON C.P. May Term, 2010 No. 01726 \$241,458.76 KML Law Group, P.C.

1212-650

1722 Kendrick Street 19152 56th wd. Lot Size 2156 Sq Ft / Gross Living Area 1254 Sq Ft BRT#562193000 Improvements: Residential Property
DEANNE P. FIDYK C.P. October Term, 2011 No. 02535 \$104,769.52 Andrew C. Bramblett, Esq.

1212-651

5357 Charles Street 19124 23rd wd. 2325 Sq Ft BRT#622291500 Improvements: Residential Dwelling
KEITH BENNETT C.P. July Term, 2012 No. 03112 \$73,152.27 Udren Law Offices, P.C.

The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, April 2, 2013.

1301-303

345 Daly Street 19148 39th wd. 812 Sq. Ft. BRT#392141700 Improvements: Residential Property
PETER P. CONWAY C.P. July Term, 2012 No. 03254 \$130,463.58 KML Law Group, P.C.

1301-312

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

1301-315

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 \$257,771.91 KML Law Group, P.C.

1301-319

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

1301-330

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

SHERIFF'S SALE

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

1301-334

6035 Lansdowne Avenue 19151 34th wd. 1520 Sq. Ft. BRT#342051800 Improvements: Residential Property
CHARLES TROTTER C.P. October Term, 2008 No. 02556 \$77,154.22 KML Law Group, P.C.

1301-339

5904 N Park Avenue 19141 49th wd. 1935 Sq. Ft. BRT#493238100 Improvements: Residential Property
ROBERT J LEE AND LINDA POWERS-LEE C.P. April Term, 2012 No. 01798 \$115,636.50 KML Law Group, P.C.

1301-347

2805 Solly Avenue 19152 25th wd. 3079 Sq. Ft. BRT#641233200 Improvements: Residential Property
FRANK MCANENY AND PATRICIA B. MCANENY C.P. September Term, 2008 No. 4440 \$139,353.14 Scott A. Diatterick, Esq. and/or Kimberly A. Bonner, Esq.

1301-351

802 North 16th Street 19130 15th wd. 1499.16 Sq. Ft. (land); 2637 Sq. Ft. (improved) BRT#151023610 Subject To Mortgage Improvements: Residential Property
C.P. February Term, 2010 No. 1361 \$340,002.28 Susan M. Heimbecker, Esq.

1301-358

1902 Conlyn Street 19141 17th wd. 1695.11 Sq. Ft. BRT#171134100 Improvements: Residential Dwelling
ROSLYN A. WILLIAMS C.P. July Term, 2012 No. 002960 \$36,617.04 Heather Riloff, Esq.

1301-364

5848 Sansom Street 19139 60th wd. 1420.73 Sq. Ft. BRT#604160800 Improvements: Residential Dwelling
LISA THOMAS C.P. March Term, 2010 No. 5458 \$81,758.46 Gregory Javardian, Powers, Kirn & Javardian, LLC

1301-376

3408 Arthur Street 64th wd. Containing in front or breadth on the said Arthur Street, 20 feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to the said Arthur Street. Subject to Mortgage Improvements: Semi/det 2sty Frame
JOSEPH J. BRETT AND ROCHELLE BRETT C.P. May Term, 2011 No. 00526 \$131,095.41 Chandra M. Arkema, Esq.

1301-378

7243 Rupert Street 54th wd. Situate on the southeasterly side of Rupert Street (fifty feet wide) at the distance of four hundred three feet seven and one-half inches northwardly from the northeastwardly side of St. Vincent Street (sixty feet wide). Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry
RICHARD CAPPELLA AND LENORA CAPPELLA C.P. December Term, 2011 No. 00763 \$118,163.32 Chandra M. Arkema, Esq.

1301-380

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

1301-385

8130 Leon Street 19136 35th wd. 1132 Sq. Ft. BRT#642041300 Improvements: Residential Property
PROPERTY OF UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NELLIE MCGINN, DECEASED AND ANNE KINNEY, INDIVIDUALLY AND AS HEIR OF NELLIE MCGINN, DECEASED. C.P. July Term, 2012 No. 728 \$136,317.32 Christopher A. DeNardo, Esq.

1301-399

6 East Johnson Street 19144-1917 59th wd. 2814.38 Sq. Ft. PRCL#884351000

SHERIFF'S SALE

Improvements: Commercial
KHOI N. DANG C.P. April Term, 2007 No. 03836 \$118,500.64 Phelan Hallinan & Schmiegl, LLP

1301-402

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

1301-405

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

1301-440

4133 Helleman Street 19135 55th wd. 1373.94 Sq. Ft. BRT#552111200 Improvements: Residential Property
SAYEDA BEGUM AKA SYEDA R. BEGUM AKA SYEDA BEGUM C.P. February Term, 2008 No. 02575 \$112,358.08 KML Law Group, P.C.

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.

1301-453

2323 Fairmount Avenue 19130 15th wd. 1107.54 Sq. Ft. BRT#871089150 Improvements: Residential Property
SUSAN E. SEAL C.P. July Term, 2012 No. 03578 \$395,551.23 KML Law Group, P.C.

1301-461

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

1301-468

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. 00042 \$68,496.31 McCabe, Weisberg, & Conway, P.C.

1301-472

5730 Poplar Street 19131 04th wd. Row conv/apt 2 sty masonry; 1987.50 Sq. Ft. BRT#043016200 Subject to Mortgage Improvements: Residential Dwelling
RUTH MURPHY AND MARVIN THOMAS C.P. June Term, 2009 No. 03905 \$117,571.93 McCabe, Weisberg, & Conway, P.C.

1301-476

5820-24 Germantown Avenue 59th wd. Approx 0.67 acres BRT#882937995 Improvements: Commercial Building
GERMANTOWN SETTLEMENT C.P. July Term, 2009 No. 3498 \$1,309,392.25 Jane M. Duffy, Esq.

1301-478

5233 Pulaski Avenue 19144-4005 12th wd. 1036 Sq. Ft. BRT#123225600 Improvements: Residential Dwelling
HARRY OLIVERO C.P. April Term, 2012 No. 00351 \$58,352.71 Barbara A. Fein, Esq.

1301-490

3569 Almond Street 19134 45th wd. 2555.49 Sq. Ft. BRT#451288700 Improvements: Residential Property
PATRICK O'CONNOR C.P. January Term, 2012 No. 0137 \$200,762.54 Scott A. 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

1301-505

607 B Edison Avenue 19116 58th wd. Parcel #160 N7-29, 1040 Sq. Ft. and 1.0526% undivided interest in the common elements, as more fully described in the Declaration of Condominium and Plats and Plans dated 01/26/1979 and recorded 01/29/1979 in Deed Book DCC 16567, pg 9 BRT#888581360 Subject to Mortgage Improvements: Residential Condominium
MARK A. CUMMINGS C.P. February Term, 2012 No. 235779 \$12,086.00 Glenn M. Ross, Esq.

1301-506

1105 Wellington Street 19111-4238 35th wd. 2698.83 Sq. Ft. TXPRCL#532341200 Improvements: Residential Property
ANTONIO D'ANGELO, CARLO D'ANGELO AND MARIA D'ANGELO C.P. June Term, 2012 No. 02410 \$84,757.11 Phelan Hallinan & Schmiegl, LLP

1301-515

805 Red Lion Road, Unit A1 19115-1462 58th wd. Together with a proportionate undi-

SHERIFF'S SALE

vided interest in the Common Elements (as defined in such Declaration) of 0.1423%. TXPRCL#888580001 Improvements: Condominium
GRIGORIY AVSHALUMOV C.P. July Term, 2010 No. 02810 \$156,913.73 Phelan Hallinan & Schmiegl, LLP

1301-517

9206 Exeter Road 19114 57th wd. 5500 Sq. Ft. TXPRCL#572247700 Improvements: Residential Property
PATRICIA A. FABBIA C.P. August Term, 2008 No. 01017 \$222,878.22 Phelan Hallinan & Schmiegl, LLP

1301-521

2647 Miller Street 19125-2328 31st wd. 946.01 Sq. Ft. TXPRCL#312074000 Improvements: Residential Property
SHAWN KENYON AND MELINDA KENYON C.P. January Term, 2010 No. 00551 \$115,734.24 Phelan Hallinan & Schmiegl, LLP

1301-523

1876 Haworth Street 19124 62nd wd. 1299.75 Sq. Ft. BRT#622018200 Improvements: Residential Dwelling
AQUIL STINSON C.P. July Term, 2012 No. 03782 \$57,200.43 Udren Law Offices, P.C.

1301-526

774 South Hicks Street 19146 30th wd. 728 Sq. Ft. BRT#301285400 Improvements: Residential Dwelling
CHRIS K. TABB C.P. March Term, 2010 No. 05788 \$287,876.08 Udren Law Offices, P.C.

1301-528

5828 Trinity Street 19143 40th wd. 1312 Sq. Ft. BRT#401106400 Improvements: Residential Dwelling
APRIL CARTER C.P. October Term, 2010 No. 00588 \$87,025.70 Udren Law Offices, P.C.

1301-530

324 Glen Echo Road 19119-2560 22nd wd. 2125 Sq. Ft. PRCL#223164000 Improvements: Residential Property
WALTER HOLLAND AND PAULA SHEPPARD C.P. May Term, 2009 No. 03082 \$316,078.60 Phelan Hallinan & Schmiegl, LLP

1301-532

7265 Pitville Avenue 19126 50th wd. 1353.20 Sq. Ft. TXPRCL#101058300 Improvements: Residential Property
INGRID M. RANSOM C.P. November Term, 2007 No. 01809 \$245,979.42 Phelan Hallinan & Schmiegl, LLP

1301-538

3062 North Water Street 19134-2828 7th wd. 659.75 Sq. Ft. TXPRCL#071341600 Improvements: Residential Property
ROY T. NAGEL AND PATRICIA R. NAGEL AKA PATRICIA NAGEL C.P. May Term, 2012 No. 00584 \$40,742.34 Phelan Hallinan & Schmiegl, LLP

1301-542

8217 Chelwynde Avenue 19153-1005 40th wd. 3355 Sq. Ft. TXPRCL#405818308 Improvements: Residential Property
LAURA T. DOE C.P. June Term, 2012 No. 00555 \$128,607.75 Phelan Hallinan & Schmiegl, LLP

1301-546

1636 South Tany Street 19145-1224 36th wd. 700 Sq. Ft. TXPRCL#364288400 Improvements: Residential Property
AEEA MOSLEY AND BUTCH MOSLEY C.P. January Term, 2012 No. 02565 \$55,758.37 Phelan Hallinan & Schmiegl, LLP

1301-551

3221 Stanwood Street 19136-2231 64th wd. 2797.46 Sq. Ft. TXPRCL#642317400 Improvements: Residential Property
JOSEPH R. LEE, JR. AND LUCYANNE LEE C.P. September Term, 2011 No. 02080 \$225,353.89 Phelan Hallinan & Schmiegl, LLP

1301-554

1451 North Corlies Street AKA 1451 Corlies Street 19121-3504 29th wd. 665.52 Sq. Ft. TXPRCL#292303900 Improvements: Residential Property
BEATRIZ M. CARLE AND OMAR J. GUERRERO C.P. November Term, 2011 No. 01215 \$111,824.94 Phelan Hallinan & Schmiegl, LLP

1301-556

1021 Levick Street 19111-5409 53rd wd. (formerly the 35th wd.) 1956.55 Sq. Ft. TXPRCL#531075800 Improvements: Residential Property
HAMEED M. GILL C.P. February Term, 2010 No. 03072 \$171,843.11 Phelan Hallinan & Schmiegl, LLP

1301-564

1209 Friel Pl. 19116-4301 58th wd. 2700 Sq. Ft. TXPRCL#582017470 Improvements: Residential Property
MOSHE COHEN C.P. April Term, 2012 No.

SHERIFF'S SALE

02075 \$191,369.04 Phelan Hallinan & Schmiegl, LLP

1301-566

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

1301-575

2325 West Thompson Street 19121-4712 29th wd. 1216 Sq. Ft. TXPRCL#291046000 Improvements: Residential Property
GERALDINE WILLOUGHBY C.P. June Term, 2012 No. 00914 \$64,098.00 Phelan Hallinan & Schmiegl, LLP

1301-577

4651 Walnut Street 19139-4402 60th wd. (formerly 46th wd.) 1880.56 Sq. Ft. PRCL#601042400 Improvements: Residential Property
ALFRED CLARK, JR. AKA ALFRED CLARK IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ALFRED CLARK C.P. December Term, 2011 No. 03452 \$79,177.62 Phelan Hallinan & Schmiegl, LLP

1301-579

1238 Patrick Henry Place 19122-4011 20th wd. 1602 Sq. Ft. PRCL#141177100 Improvements: Residential Property
STANLEY INGRAM C.P. June Term, 2012 No. 01655 \$104,033.44 Phelan Hallinan & Schmiegl, LLP

1301-582

4318 Bennington Street 19124-4312 33rd wd. 1366.87 Sq. Ft. PRCL#332292400 Improvements: Residential Property
EVELYN LUNA AND CARLOS COLON C.P. November Term, 2011 No. 01579 \$98,070.61 Phelan Hallinan & Schmiegl, LLP

1301-589

1310 Marlborough Street 19125-3215 18th wd. 1919 Sq. Ft. PRCL#181058000 Improvements: Residential Property
RACHEL BEN-OR C.P. June Term, 2012 No. 00556 \$194,319.96 Phelan Hallinan & Schmiegl, LLP

1301-592A-B

21st Wd. (525-27 Roxborough Avenue) 11052.5 Sq. Ft. Multi-unit Rental Building
21st Wd. (528 Roxborough Avenue - Premises B) 3692.25 Sq. Ft.
JOSEPH J. GLEASON, JR. C.P. September Term, 2008 No. 00188 \$244,925.44 Elliot H. Berton, Esq.

1301-598

944 East Tioga Street 19134-1307 33rd wd. 1260 Sq. Ft. BRT#331204200 Improvements: Residential Property
MIGUEL LAUREANO SANTOS C.P. January Term, 2012 No. 3238 \$36,880.18 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

1301-599

SHERIFF'S SALE

Sq. Ft. BRT#511004100 Improvements: Residential Dwelling
NICOLE D. MCEWAN C.P. August Term, 2010 No. 00764 \$248,318.17 Udren Law Offices, P.C.

1301-610

1702 South 21st Street 19145 36th wd. Approximate size: 16' frontage x 66' depth OPA#363275600 Improvements: Residential Property
JOSEPH MIDDLETON AND MARY MIDDLETON C.P. April Term, 2012 No. 04160 \$88,190.62 Richard M. Squire & Associates, LLC

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

1302-303

5002 Penn Street 19124-2694 23rd wd. 2527.25 Sq Ft TXPRCL#621478400 Improvements: Residential Property
DANIEL LUFFMAN C.P. July Term, 2009 No. 04137 \$272,061.32 Phelan Hallinan & Schmiegl, LLP

1302-306

7229 Bingham Street 19111-4031 53rd wd. 3162.50 Sq Ft TXPRCL#532383800 Improvements: Residential Property
LYNNETTE M SYKES C.P. November Term, 2008 No. 02933 \$90,274.11 Phelan Hallinan & Schmiegl, LLP

1302-308

2739 South 10th Street 19148-5006 39th wd. 1053.36 Sq ft PRCL#395245400 Improvements: Residential Property
DONNA M. COMOROTE C.P. April Term, 2012 No. 01308 \$165,876.22 Phelan Hallinan & Schmiegl, LLP

1302-309

14 South 61st Street 19139-3007 3rd wd. 1350.5 Sq Ft PRCL#031174300 Improvements: Residential Property
MAUREN CRUICKSHANK AND KENROY CRUICKSHANK C.P. July Term, 2012 No. 03184 \$62,330.96 Phelan Hallinan & Schmiegl, LLP

1302-312

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

1302-319

334 North Holly Street 19104-2247 6th wd. 602 Sq Ft PRCL#061235300 Improvements: Residential Property
MARK C. JONES AKA MARK JONES C.P. October Term, 2011 No. 02615 \$68,096.70 Phelan Hallinan & Schmiegl, LLP

1302-322

10867 Harrow Road 19154-3913 66th wd. 1616.40 Sq Ft TXPRCL#662074800 Improvements: Residential Property
LAURIE HORN C.P. May Term, 2012 No. 03675 \$235,668.34 Phelan Hallinan & Schmiegl, LLP

1302-323

6437 North Norwood Street 19138-2507 17th wd. 1005.28 Sq Ft PRCL#172478500 Improvements: Residential Property
CRYSTAL L. THOMAS AKA CRYSTAL THOMAS C.P. March Term, 2012 No. 00542 \$101,839.62 Phelan Hallinan & Schmiegl, LLP

1302-325

12612 Ramer Road 19154 66th wd. 2000 Sq Ft TXPRCL#663292300 Improvements: Residential Property
THOMAS A. NEELY AND CHRISTINA M. NEELY C.P. June Term, 2012 No. 03305 \$178,449.18 Phelan Hallinan & Schmiegl, LLP

1302-326

10871 Parlin Terrace 19116-3525 58th wd. 2347.84 Sq Ft TXPRCL#582509900 Improvements: Residential Property
TARAS TKACHOV C.P. January Term, 2012 No. 02562 \$165,491.17 Phelan Hallinan & Schmiegl, LLP

1302-328

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

1302-331

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

SHERIFF'S SALE**1302-332**

2721 Cranston Road 19131-2803 52nd wd. 5145 Sq Ft TXPRCL#521387700 Improvements: Residential Property
JOHN L. MOBLEY AKA JOHNEE L. MOBLEY C.P. July Term, 2012 No. 04312 \$176,183.21 Phelan Hallinan & Schmiegl, LLP

1302-334

6415 Clearview Street 19119-2041 22nd wd. 1050 Sq Ft TXPRCL#221271100 Improvements: Residential Property
GLORIA DAVIE C.P. January Term, 2012 No. 02412 \$138,813.11 Phelan Hallinan & Schmiegl, LLP

1302-335

6134 Morton Street 19144-1043 59th wd. 2064.74 Sq Ft TXPRCL#592200900 Improvements: Residential Property
SARAH K. FRANKLIN C.P. July Term, 2012 No. 00782 \$56,814.06 Phelan Hallinan & Schmiegl, LLP

1302-337

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

1302-338

5722 Hunter Street 19131-3422 4th wd. 971.52 Sq Ft TXPRCL#043194500 Improvements: Residential Property
KEENAN GORDON C.P. May Term, 2012 No. 00259 \$50,222.27 Phelan Hallinan & Schmiegl, LLP

1302-341

3321 North Bailey Street 19129-1307 38th wd. 1683.29 Sq Ft TXPRCL#381171700 Improvements: Residential Property
DELICINE GILBERT C.P. March Term, 2012 No. 03385 \$98,979.49 Phelan Hallinan & Schmiegl, LLP

1302-342

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

1302-343

7222 Hegerman Street 19135-1311 65th wd. 1493.89 Sq Ft TXPRCL#651280000 Improvements: Residential Property
HUBERT L. ADCOX AND GLADYS G. ADCOX C.P. November Term, 2011 No. 02676 \$73,098.52 Phelan Hallinan & Schmiegl, LLP

1302-344

2442 West Turner Street AKA 2442 Turner Street 19121-2922 29th wd. 790.87 Sq Ft TXPRCL#291238300 Improvements: Residential Property
CECIL GORDON AND SYLVIA GORDON C.P. November Term, 2011 No. 00772 \$63,560.84 Phelan Hallinan & Schmiegl, LLP

1302-346

6641 Greenway Avenue 19142 40th wd. 16' frontage x 62' depth OPA#403129600 Improvements: Residential Property
HA T. LUU AKA HA THI LUU AND SOKHOM RITH C.P. October Term, 2009 No. 01011 \$68,974.80 Richard M. Squire & Associates, LLC

1302-347

4219 Whiting Road 19154 66th wd. Irregular dimensions OPA#662599300 Improvements: Residential Property
ANTHONY SOLE AND KAREN L. PATTON C.P. April Term, 2012 No. 00780 \$169,200.59 Richard M. Squire & Associates, LLC

1302-352

5124 Woodbine Avenue 19131 52nd wd. 2870 Sq Ft BRT#521182400 Improvements: Residential Property
NAEEMAH SULUKI (MORTGAGOR) AND NAEEMAH T. SULUKI 2005 REVOCABLE AGREEMENT OF TRUST (REAL OWNER) C.P. August Term, 2012 No. 0180 \$362,118.48 Christopher A. DeNardo, Esq.

1302-354

6545 Ditman Street 19135 41st wd. 1155 Sq Ft BRT#1111-N-19-350/411241500 Subject To Rent Improvements: Residential Dwelling
CINDY AGOSTO AND FELIX AGOSTO AKA FELIX E. AGOSTO C.P. July Term, 2012 No. 01885 \$69,063.03 Udren Law Offices, P.C.

1302-355

2514 South Garnet Street 19145 26th wd. 2640.44 Sq Ft BRT#26-2-140300 Subject To Mortgage Subject To Rent Improvements: Residential Dwelling
MARIA C. POTITO C.P. June Term, 2012 No. 02600 \$51,532.55 Udren Law Offices, P.C.

1302-358

7241 Kindred Street 19149 54th wd. 1534.72 Sq Ft BRT#54-2-294200 Subject To Rent Improvements: Residential Dwelling

SHERIFF'S SALE

DEBRA RUTIZER AND JEFFREY RUTIZER AKA JEFFREY S. RUTIZER C.P. September Term, 2012 No. 01569 \$154,590.42 Udren Law Offices, P.C.

1302-359

5618 Diamond Street 19131-0000 52nd wd. (formerly the 34th wd.) 1833 Sq Ft BRT#522089400 (110N08-0051) Subject To Rent Improvements: Residential Dwelling
MARY LEE WASHINGTON AND WILLIE WASHINGTON C.P. March Term, 2010 No. 02962 \$95,740.45 Udren Law Offices, P.C.

1302-360

4222 Levick Street 19135 55th wd. 1279.03 Sq Ft BRT#55-2-075200 Subject To Rent Improvements: Residential Dwelling
THERESA E. AUSTIN C.P. August Term, 2012 No. 02125 \$120,096.68 Udren Law Offices, P.C.

1302-362

3154 Friendship Street 19149 55th wd. 1714.65 Sq Ft BRT#551405000 Subject To Rent Improvements: Residential Dwelling
J. SCOTT CUMMINGS AND VICKI J. CUMMINGS C.P. December Term, 2009 No. 03358 \$171,709.97 Mark J. Udren, Esq.

1302-363

2923 Weikel Street 19134 25th wd. 866.96 Sq Ft BRT#25-2380600 Subject To Rent Improvements: Residential Dwelling
JILL DUNCAN C.P. August Term, 2012 No. 02343 \$55,860.17 Udren Law Offices, P.C.

1302-364

2543 South Millick Street 19142-3507 40th wd. 752 Sq Ft BRT#40-2-044600 Subject To Rent Improvements: Residential Dwelling
MARJHE CHANG AKA MARJHE D. CHANG C.P. January Term, 2012 No. 00344 \$72,429.86 Udren Law Offices, P.C.

1302-366

548 West Clapier Street 19144 13th wd. 2534.40 Sq Ft BRT#13-3-061000 Subject To Mortgage Subject To Rent Improvements: Residential Dwelling
MICHAEL B. CASE C.P. September Term, 2012 No. 00482 \$63,871.56 Udren Law Offices, P.C.

1302-367

2822 Narcissus Road 19154 66th wd. 6000 Sq Ft BRT#66-2-513100 Subject To Rent Improvements: Residential Dwelling
JENNIFER A. ABBAMONDI C.P. March Term, 2012 No. 01320 \$331,794.08 Udren Law Offices, P.C.

1302-368

638 West Park Lane 19144 21st wd. 4095 Sq Ft BRT#21-3-0998-00 Subject To Rent Improvements: Residential Dwelling
MERVIN CONNER, JR. C.P. September Term, 2012 No. 00838 \$242,387.68 Udren Law Offices, P.C.

1302-369

5327 Kershaw Street 19131 44th wd. 1131 Sq Ft BRT#73 N7-185 Subject To Rent Improvements: Residential Dwelling
MICHAEL WHITE AKA MICHAEL T. WHITE C.P. September Term, 2012 No. 00845 \$77,374.84 Udren Law Offices, P.C.

1302-371

1930 Ruan Street 19124 23rd wd. 1235.40 Sq Ft BRT#23-2-025500 Subject To Rent Improvements: Residential Dwelling
ANTONIO SERRANO, JR. C.P. April Term, 2012 No. 02260 \$55,073.71 Udren Law Offices, P.C.

1302-374

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

1302-376

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

1302-378

5611 Haverford Avenue 19131 4th wd. 1155 Sq Ft BRT#043000700 Improvements: Residential Property
UNKNOWN HEIRS OF RAMON V. HARRIS, DECEASED; KEITH HARRIS, SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF RAMON V. HARRIS, DECEASED; CELESTE HARRIS, SOLELY IN HER CAPACITY AS HEIR TO THE ESTATE OF RAMON V. HARRIS, DECEASED AND RAMON HARRIS, JR., SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF RAMON V. HARRIS, DECEASED. C.P. February Term, 2011 No. 03621 \$64,147.11

SHERIFF'S SALE

KML Law Group, P.C.

1302-382

3419 Ryan Avenue 19136 64th wd. 1606.91 Sq Ft BRT#642102500 Improvements: Residential Real Estate
FRANCIS AGNONI C.P. August Term, 2012 No. 00522 \$80,776.86 Stern & Eisenberg, PC

1302-384

401 66th Avenue 19126 61st wd. 2419.80 Sq Ft BRT#611410100 Improvements: Residential Property
ANTHONY BIAS AKA ANTHONY W. BIAS C.P. February Term, 2010 No. 01233 \$135,629.71 KML Law Group, P.C.

1302-386

656 North Union Street 19104 24th wd. 1830 Sq Ft BRT#242237800 Improvements: Residential Real Estate
GAIL O. COATES C.P. February Term, 2012 No. 03767 \$10,489.89 Stern & Eisenberg, PC

1302-390

6138 North 7th Street 19120 61st wd. 1431 Sq Ft BRT#61-1153500 Improvements: Residential Dwelling
HORATIUS V. JIWANMALL AKA HORATIUS VICTOR JIWANMALL C.P. May Term, 2012 No. 02725 \$107,858.75 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

1302-396

227 E. Elkhart Street 19134-2807 7th wd. (formerly part of 33rd wd.) 609 Sq Ft PRCL#071263800 Improvements: Residential Property
JULIA BAEZ CARMONA AND CARMEN M. GARCIA C.P. April Term, 2012 No. 01655 \$66,813.52 Phelan Hallinan & Schmiegl, LLP

1302-403

5528 Wyalusing Avenue 19131-4922 4th wd. 1072 Sq Ft TXPRCL#041064500 Improvements: Residential Property
CYNTHIA EBO C.P. February Term, 2012 No. 03446 \$71,401.99 Phelan Hallinan & Schmiegl, LLP

1302-404

1529 West Shunk Street 19145-4650 26th wd. 960 Sq Ft PRCL#261049000 Improvements: Residential Property
JACLYN M. ROSETTI C.P. January Term, 2012 No. 00964 \$186,181.56 Phelan Hallinan & Schmiegl, LLP

1302-405

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

1302-410

4429 Teesdale Street 19136-4009 41st wd. 1520 Sq Ft PRCL#412104400 Improvements: Residential Property
BRIAN S. STEVIO C.P. December Term, 2011 No. 02322 \$137,460.59 Phelan Hallinan & Schmiegl, LLP

1302-412

1325 South Mole Street 19146-4833 36th wd. 553.42 Sq Ft PRCL#365094400 Improvements: Residential Property
ROBERT MITCHELL C.P. March Term, 2012 No. 00020 \$132,610.83 Phelan Hallinan & Schmiegl, LLP

1302-417

6226 N Camac St AKA 6230 N Camac St 19141-3350 49th wd. 3192 Sq Ft PRCL#493190000 Improvements: Residential Property
ERIC HODGE AND SYDELLA HODGE C.P. March Term, 2012 No. 02133 \$124,692.98 Phelan Hallinan & Schmiegl, LLP

1302-419

3991 Lankenau Avenue AKA 3991 Lankenau Street 19131-2808 52nd wd. 2480 Sq Ft PRCL#521438500 Improvements: Apartment Units
KELLY M. COTTLE C.P. November Term, 2011 No. 02203 \$206,573.63 Phelan Hallinan & Schmiegl, LLP

1302-422

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

1302-438

8082 Michener Avenue 19150 50th wd. 2768 Sq Ft; row b/gar 2sty, masonry BRT#501128200

SHERIFF'S SALE

Improvements: Residential Dwelling
BRENDA B. HAWKINS C.P. August Term, 2009 No. 04479 \$82,664.99 McCabe, Weisberg & Conway, P.C.

1302-442

7321 Malvern Avenue 19151-2210 34th wd. 1480 Sq Ft PRCL#344089000 Improvements: Residential Property
ORA ANN JONES C.P. July Term, 2012 No. 01842 \$116,618.28 Phelan Hallinan & Schmiegl, LLP

1302-443

5639 North American Street 19120-2325 61st wd. 1885 Sq Ft PRCL#612402600 Improvements: Residential Property
THELMA JENNINGS C.P. June Term, 2012 No. 03493 \$53,433.38 Phelan Hallinan & Schmiegl, LLP

1302-445

7747 East Roosevelt Boulevard AKA 7747 Roosevelt Boulevard 19152-3916 35th wd. 3928.02 Sq Ft PRCL#641008400 Improvements: Residential Property
XIU ZHEN LIN C.P. August Term, 2012 No. 02216 \$178,542.44 Phelan Hallinan & Schmiegl, LLP

1302-447

2720 Cambridge Street 19130-1207 29th wd. 612.48 Sq Ft PRCL#292010200 Improvements: Residential Property
JOSE RIVERA AND PAULA RIVERA C.P. March Term, 2010 No. 00464 \$223,355.13 Phelan Hallinan & Schmiegl, LLP

1302-449

13054 Townsend Road, Unit J-4 19154-1001 26th wd. Being desingated on said Declaration Plan as Unit No. J-4, as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.159%. PRCL#888660135 Improvements: Condominium Unit
CHERYL E. YATES, DEBORAH L. SCOTT, MICHAEL G. THOMPSON AND DENISE L. MOORE C.P. June Term, 2008 No. 05168 \$59,070.96 Phelan Hallinan & Schmiegl, LLP

1302-451

217 East Duncannon Avenue 19120-3512 42nd wd. 14

SHERIFF'S SALE

Residential Property
JEFFREY A. BOLTON, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF RICHARD DIX BOLTON C.P. January Term, 2011 No. 02704 \$130,257.73 Phelan Hallinan & Schmiegl, LLP

1302-466

4541 Teesdale Street 19136-4011 41st wd. 1460 Sq Ft PRCL#412107000 Improvements: Residential Property
CARMELLA BRUNETTI C.P. December Term, 2011 No. 02746 \$116,556.29 Phelan Hallinan & Schmiegl, LLP

1302-467

670 Adams Avenue 19120-2112 35th wd. 1700.84 Sq Ft PRCL#351009500 Improvements: Residential Property
JOSE HERNANDEZ C.P. January Term, 2012 No. 04903 \$124,142.60 Phelan Hallinan & Schmiegl, LLP

1302-468

2301 Buckius Street 19137-1201 45th wd. 1181.52 Sq Ft PRCL#453364600 Improvements: Residential Property
DEYANIRA H. LOZANO AKA DEYANIRA LOZANO C.P. February Term, 2012 No. 00283 \$47,042.16 Phelan Hallinan & Schmiegl, LLP

1302-469

1114 North 65th Street 19151-3113 34th wd. 2777 Sq Ft PRCL#344313200 Improvements: Residential Property
PAMELA D. CRAWLEY C.P. February Term, 2010 No. 03371 \$48,954.05 Phelan Hallinan & Schmiegl, LLP

1302-470

1933 South 9th Street 19148-2363 39th wd. 960 Sq Ft PRCL#393409000 Improvements: Residential Property
TERRY CAMPIONE AND NICHOLAS C. CAMPIONE C.P. November Term, 2009 No. 00033 \$66,275.98 Phelan Hallinan & Schmiegl, LLP

1302-479

38 East Coulter Street 19144 12th wd. 4990 Sq Ft; det conv apartment 3 sty, masonry BRT#122018700 Improvements: Residential Dwelling
JAMES MILLER C.P. March Term, 2012 No. 01410 \$181,328.42 McCabe, Weisberg & Conway, P.C.

1302-482

1314 Narragansett Street 19138 59th wd. 1065 Sq Ft BRT#591144200 Improvements: Residential Property
JUSTIN L. ALSTON C.P. December Term, 2011 No. 01650 \$72,379.70 KML Law Group, P.C.

1302-483

4054 East Cheltenham Avenue 19124 62nd wd. 1448 Sq Ft BRT#622159320 Improvements: Residential Property
TIMOTHY BOWIE C.P. November Term, 2008 No. 01141 \$188,599.63 KML Law Group, P.C.

1302-496

7309 Drexel Road 19151 34th wd. 1466.12 Sq ft BRT#34-4-1486-00 Improvements: Residential Dwelling
ANDRE SHULER C.P. September Term, 2010 No. 003802 \$131,210.50 Heather Riloff, Esq.

1302-503

5939 Weymouth Street 19120 35th wd. 1162.50 Sq Ft BRT#352229900 Improvements: Residential Property
SENGCHANH XAYASENG C.P. April Term, 2012 No. 01638 \$172,729.17 KML Law Group, P.C.

1302-504

257 East Montana Street 19119 22nd wd. 1855.05 Sq Ft BRT#221154025 Improvements: Residential Property
DESMOND A. HASTY C.P. July Term, 2012 No. 01771 \$142,847.83 KML Law Group, P.C.

1302-506

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

1302-508

7152 Walker Street 19135-1102 41st wd. 1283.20 Sq Ft TXPRCL#412269700 Improvements: Residential Property
KITTY TOM C.P. July Term, 2012 No. 02362 \$103,538.48 Phelan Hallinan & Schmiegl, LLP

1302-510A-B

50th Wd. (7431 East Tulpehocken Street – Premises A – 19138) Width 15 ft 10 inches, depth 75 ft to the northerly side of a certain 15 ft wide driveway BRT#501368000 Subject To Mortgage defendant's fifty percent (50%)

SHERIFF'S SALE

ownership interest in the property only Subject to Rent
17th Wd. (5816 Old York Road – Premises B – 19141) At a point on westerly side of Old York Road (70 ft wide) and distances along the westerly side of Old York Road from a point of intersection formed by northeasterly side of Grange Street (66 ft wide). Property dimensions (1) north 4 degrees, 53 minutes, 30 seconds east, the distance of 134 ft 3-1/2 inches; (2) North 1 degree, 09 minutes, 30 seconds east, the distance of 53 feet, 10-1/2 inches to the point and place of beginning. BRT#882919555 Subject To Mortgage defendant's one hundred percent (100%) ownership interest in the property Subject to Rent
MAMADOU BARRY C.P. February Term, 2011 No. 4707 \$17,758.46 James McGarrity, Esq.

1302-518

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

1302-524

1935 East Pacific Street 19134 45th wd. 1260 Sq Ft BRT#452172900 Improvements: Residential Property
VALERIE P. WASHINGTON C.P. January Term, 2004 No. 003311 \$40,927.64 Christopher A. DeNardo, Esq.

1302-527

2847 North Bailey Street 19132 38th wd. 752 Sq Ft BRT#381162900 Improvements: Residential Property
RANDALL SWADLOW AKA RANDALL N. SWADLOW C.P. April Term, 2010 No. 001015 \$21,265.19 Christopher A. DeNardo, Esq.

1302-528

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

1302-531

5240 Sylvester Street 19124 62nd wd. 1572.88 Sq Ft BRT#621363800 Improvements: Residential Property
CHRISTINE SHANNON C.P. May Term, 2012 No. 01985 \$54,277.19 KML Law Group, P.C.

1302-533

5951 Horrocks Street 19149 62nd wd. (formerly part of the 55th wd.) 1666.35 Sq Ft BRT#621355500 Improvements: Residential Property
JAVIER QUINONES AND MADELYN QUINONES C.P. January Term, 2011 No. 00398 \$195,220.35 KML Law Group, P.C.

1302-537

5811 Pemberton Street 19143 46th wd. 937.50 Sq Ft BRT#032152800 Improvements: Residential Real Estate
HAROLD E. CUSAAC AND VIVIAN I. CUSAAC C.P. September Term, 2012 No. 01340 \$70,941.16 Stern & Eisenberg, PC

1302-540

3332 A Street 19134 7th wd. 1102.50 Sq Ft BRT#073054900 Improvements: Residential Real Estate
MIRIAM PENA AND CELINO PENA C.P. April Term, 2012 No. 01374 \$43,921.84 Stern & Eisenberg, PC

1302-542

6346 Grays Avenue 19142 40th wd. 1050 Sq Ft BRT#402162300 Improvements: Residential Property
JEN TAY S. HOLMAN C.P. August Term, 2007 No. 000586 \$59,143.39 KML Law Group, P.C.

1302-543

6626 Dicks Avenue 19142 40th wd. 1183.92 Sq Ft BRT#406289000 Improvements: Residential Property
TANYA BURNS AND LEMENUEL W. LAWTON C.P. May Term, 2007 No. 000839 \$63,428.02 KML Law Group, P.C.

1302-545

3042 Almond Street 19134 25th wd. 1040 Sq Ft BRT#25-1305300 Improvements: Residential Property
VINCENT A. D'ALONZO, JR. AND EILEEN D'ALONZO C.P. July Term, 2012 No. 4649 \$189,725.03 Christopher A. DeNardo, Esq.

1302-547

633 East Wishart Avenue 23rd wd. 700 Sq Ft BRT#331029100 Improvements: Residential Dwelling
JAY M. BROWN, JR. AND BARBARA ANN BROWN C.P. January Term, 2012 No. 04842

SHERIFF'S SALE

\$60,259.08 Gregory Javardian, Esq.

1302-553

5158 Leiper Street 19124 23rd wd. (formerly part of the 62nd wd.) 1473.60 Sq Ft BRT#621475100 Improvements: Residential Property
SYLVIA DAVIS AKA SYLVIA BOYD C.P. May Term, 2012 No. 02340 \$94,258.98 KML Law Group, P.C.

1302-558

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

1302-560

2519 South 3rd Street 19148-4738 39th wd. 794.61 Sq Ft PRCL#391350700 Improvements: Residential Property
SAMUEL J. MANGINI C.P. June Term, 2012 No. 03087 \$182,206.09 Phelan Hallinan & Schmiegl, LLP

1302-564

2023 East Cambria Street 19134-4003 25th wd. 1240 Sq Ft PRCL#252102900 Improvements: Residential Property
BORIS SKYLAR C.P. October Term, 2011 No. 04323 \$74,499.65 Phelan Hallinan & Schmiegl, LLP

1302-567

449 Slocum Street AKA 449 East Sloucm Street 19119-1946 22nd wd. 1875 Sq Ft PRCL#222059200 Improvements: Residential Property
KATHLEEN F. LEWIS AND AARON LEWIS C.P. February Term, 2012 No. 01653 \$153,853.37 Phelan Hallinan & Schmiegl, LLP

1302-568

6714 Linnmore Avenue 19142-1807 40th wd. 848 Sq Ft PRCL#403183000 Improvements: Residential Property
SHEILA A. WITHERSPOON AKA SHEILA A. PODEN C.P. April Term, 2010 No. 02074 \$30,646.11 Phelan Hallinan & Schmiegl, LLP

1302-571

1948 Devereaux Avenue 19149-3442 62nd wd. (formerly the ward 35th wd.) 1706.25 sq Ft PRCL#621214400 Improvements: Residential Property
JACK COPELAND WOODRUFF C.P. July Term, 2012 No. 03986 \$150,732.02 Phelan Hallinan & Schmiegl, LLP

1302-572

2826 Bridge Street 19137-1810 45th wd. 1921.57 Sq Ft PRCL#453155800 Improvements: Residential Property
ROSEMARY MCAVINEY C.P. August Term, 2012 No. 01895 \$108,896.81 Phelan Hallinan & Schmiegl, LLP

1302-573

3634 Edgemont Street 19134-5507 45th wd. 1327.18 Sq Ft PRCL#451224500 Improvements: Residential Property
C.P. July Term, 2012 No. 01983 \$186,444.47 Phelan Hallinan & Schmiegl, LLP

1302-574

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

1302-577

6731 Yocum Street 19142-1619 40th wd. 1641 Sq Ft PRCL#403138500 Improvements: Residential Property
CHARLES E MITCHELL C.P. December Term, 2008 No. 02635 \$53,480.54 Phelan Hallinan & Schmiegl, LLP

1302-578

3307 North 18th Street 19140-4918 11th wd. (formerly the 38th wd.) 1485.68 Sq Ft PRCL#112246000 Improvements: Residential Property

DEBORAH LANG, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF OLIVIA WOOD DAVIS AKA OLIVIA M. DAVIS AKA OLIVIA DAVIS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

SHERIFF'S SALE

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER OLIVIA WOOD DAVIS, DECEASED C.P. March Term, 2012 No. 02882 \$57,903.62 Phelan Hallinan & Schmiegl, LLP

1302-590

7568 Mayland Street 19138 Row b/gar 2sty, masonry BRT#501381700 Improvements: Residential Dwelling
FRANCES TUCKER C.P. April Term, 2012 No. 2352 \$148,581.19 Federman & Associates, LLC

1302-592

1449 North 56th Street 19131 4th wd. 1667.06 Sq Ft BRT#041348500 Subject To Rent Improvements: Residential Dwelling
STEPHEN LAMAR C.P. May Term, 2012 No. 00075 \$92,893.18 Udren Law Offices, P.C.

1302-596

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

1302-611

3836 Wyalusing Avenue 19104 24th wd. 855 Sq Ft BRT#243178900 Improvements: Residential Property
BRIAN POPE C.P. August Term, 2009 No. 02874 \$48,780.49 KML Law Group, P.C.

1302-617

659 East Lippincott Street 19134 33rd wd. 712.5 Sq Ft BRT#33-1023400 Improvements: Residential Dwelling
JASON R. MAGOWAN AND JULIE E. MAGOWAN C.P. August Term, 2012 No. 02922 \$58,427.19 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

1302-623

634 Lippincott Street 19134 33rd wd. 1776.5 Sq ft; row 2sty, masonry BRT#331018600 Improvements: Residential Dwelling
TERRENCE D. JOHNSON C.P. April Term, 2010 No. 00244 \$39,306.00 McCabe, Weisberg & Conway, P.C.

1302-625

1515 Locust Street #401 19146 8th wd. 1855 sq ft; res.condo.5+ sty, masonry BRT#888035710 Improvements: Residential Dwelling
STEVEN ROSENBERG C.P. March Term, 2012 No. 02667 \$660,313.91 McCabe, Weisberg & Conway, P.C.

1302-633

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

1302-636

2531 South Fairhill Street 19148 39th wd. 1672 Sq Ft; row 2sty, masonry BRT#392314100 Improvements: Residential Dwelling
RAFEEQ SMITH, ONLY KNOWN SURVIVING HEIR OF KIM GLADDEN AKA KIM N. GLADDEN AKA KIMBERLY GLADDEN, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HIERS OF KIM GLADDEN AKA KIM N. GLADDEN AKA KIMBERLY GLADDEN, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2009 No. 04204 \$107,481.08 McCabe, Weisberg & Conway, P.C.

1302-638

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

1302-646

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

1302-648

139 North 52nd Street 19139 44th wd. 2184 Sq Ft BRT#44-1127800 Improvements: Residential Dwelling
SCHNORRIS BURNS C.P. June Term, 2012 No. 00151 \$128,560.43 Heather Riloff, Esq.

1302-651

3756 Lankenau Road 52nd wd. 1786.54 Sq Ft BRT#521425400 Improvements: Residential Dwelling
FREDERICK W. CLAYTON C.P. July Term, 2012 No. 004029 \$223,223.10 Gregory Javardian, Esq.

SHERIFF'S SALE

1302-653

4904 Pulaski Avenue 19144 13th wd. 1660 Sq Ft BRT#133120300 Improvements: Residential Dwelling
JAMES R. MCBRIDE AND BEVERLY LANGSTON C.P. November Term, 2007 No. 304 \$126,513.22 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

1302-655

833 Leland Street 19130 15th wd. 1485 Sq Ft BRT#151367400 Improvements: Residential Dwelling
CHARLIE STEVENS, AS ADMINISTRATOR OF THE ESTATE OF GLADYS HUNTER, DECEASED. C.P. April Term, 2012 No. 01835 \$211,841.97 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

1302-657

2340 East Hazzard Road AKA 2340 East Hazzard Street 19125 31st wd. 997 Sq Ft OPA#314111200 Improvements: Residential Property
CHRISTOPHER STORY C.P. April Term, 2009 No. 003565 \$144,870.32 Christopher A. DeNardo, Esq.

1302-659

546 East Allegheny Avenue 19134 7th wd. 1600 Sq Ft BRT#071308100 Improvements: Residential Property
JOHN E. CARMONA (MORTGAGOR) AND DIANA P. ANTERO (REAL OWNER) C.P. July Term, 2012 No. 1145 \$94,472.66 Christopher A. DeNardo, Esq.

1302-663

3018 West Harper Street 19130 29th wd. 812 Sq Ft BRT#292173500 Improvements: Residential Property
SALVATORE LICASTRI AKA SALVATORE P. LICASTRI C.P. May Term, 2012 No. 02178 \$239,893.60 KML Law Group, P.C.

1302-664

137 West Weaver Street 19119 22nd wd. formerly part of the 49th wd. 956.10 Sq Ft BRT#223029100 Improvements: Residential Property
WILLIAM ASHFORD C.P. August Term, 2011 No. 03955 \$107,738.94 KML Law Group, 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.

1302-671

534 Monastery Avenue 19128 21st wd. 1961.30 Sq Ft BRT#213168400 Improvements: Residential Property
JAMES A. MARTIN AND MICHELLE E. MARTIN C.P. May Term, 2010 No. 03799 \$193,231.59 KML Law Group, P.C.

1302-673

9225 Annapolis Road 19114 57th wd. 5000 Sq Ft BRT#572259500 Improvements: Residential Property
DONNA KLINKE C.P. February Term, 2012 No. 01674 \$288,352.31 KML Law Group, P.C.

1302-677

1941 S. Hollywood Street 19145-2405 48th wd. 1284.09 Sq Ft BRT#48-2-3898-00 Subject To Rent Improvements: Residential Dwelling
DIANE BALUSH C.P. August Term,

SHERIFF'S SALE

1352 South Stanley Street 19140 36th wd. 714 Sq Ft BRT#362263900 Improvements: Residential Property
MARILY ROSADO FKA MARILY PEREZ C.P. August Term, 2012 No. 02401 \$60,323.42 KML Law Group, P.C..

1302-695

2446 North Gratz Street 19132 16th wd. (formerly part of the 28th wd.) 725 Sq Ft BRT#162065200 Improvements: Residential Property
TIMOTHY PARKER C.P. August Term, 2012 No. 00763 \$53,105.38 KML Law Group, P.C.

1302-697

62 E. Slocum Street 19119 22nd wd. 1502.37 Sq Ft BRT#222044600 Improvements: Residential Property
VINSON FLOWERS C.P. September Term, 2012 No. 02471 \$93,775.85 KML Law Group, P.C.

1302-698

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

1302-700

8101 Leon Street 19136 35th wd. 2520.63 Sq Ft BRT#642046000 Subject To Rent Improvements: Residential Dwelling
JULIE A. LUDWIG AND MATTHEW F. LUDWIG C.P. June Term, 2010 No. 00052 \$101,729.63 Udren Law Offices, P.C.

1302-704

5734 Grays Avenue 19143 40th wd. 1260 Sq Ft BRT#40-2155728 Subject To Rent Improvements: Residential Dwelling
LORI BROTHERS C.P. December Term, 2010 No. 00959 \$61,010.69 Udren Law Offices, P.C.

1302-707

5724 Hazel Avenue 19143 46th wd. 0024 AC, residential row, 2 stories masonry BRT#46-3-0231-00
MAXINE URQUHART C.P. April Term, 2012 No. 00783 \$96,433.40 Brian H. Smith, Esq.

1302-712

8242 Fayette Street 19150 50th wd. 1266 Sq Ft BRT#502293700 Improvements: Residential Property
NANCY M. FITZHUGH C.P. August Term, 2012 No. 0550 \$138,601.95 Christopher A. DeNardo, Esq.

1302-714

2408 North 29th Street 19132 28th wd. 1504 Sq Ft BRT#282005100 Improvements: Residential Property
BARBARA MOORE C.P. May Term, 2009 No. 002332 \$35,520.35 Christopher A. DeNardo, Esq.

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

1303-302

5941 Bennington Street 19120-1201 35th wd. 1247.52 Sq Ft PRCL #352331000 Improvements: Residential Property
PENNAMMA KOSHY AND KOSHI KAITHOTATHIL C.P. August Term, 2012 No. 03420 \$102,769.10 Phelan Hallinan, LLP

1303-322

8632 Fayette Street 19150-1904 50th wd. 2385 Sq Ft PRCL #502305200 Improvements: Residential Property
JAMES E. REYNOLDS, JR. C.P. July Term, 2011 No. 02220 \$185,718.78 Phelan Hallinan & Schmieg, LLP

1303-334

7145 North 20th Street 19138-2130 10th wd. 1289.49 Sq Ft PRCL #101152500 Improvements: Residential Property
DANIELLE HAFIZ-LOUIS, SERGE W. LOUIS C.P. December Term, 2011 No. 01733 \$101,375.70 Phelan Hallinan, LLP

1303-336

3160 Capri Drive Unit 22 19145-5773 88th wd. Being and designated as Unit #22 together with a proportionate undivided interest in the common elements as defined in such Declaration. PRCL #888260242 Improvements: Condominium Unit
TERRILL L. BROWN IN HIS CAPACITY AS HEIR OF JAMES BROWN, DECEASED. BROWN LIVING TRUST, DATED AUGUST 10, 2009 UNKNOWN SUCCESSOR, TRUSTEES OF THE BROWN LIVING TRUST, DATED AUGUST 10, 2009. UNKNOWN BENEFICIARIES OF THE BROWN LIVING TRUST, DATED AUGUST 10, 2009. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE

SHERIFF'S SALE

OR INTEREST FROM OR UNDER JAMES BROWN, DECEASED. C.P. March Term, 2012 No. 00543 \$315,361.39 Phelan Hallinan, LLP

1303-340

5936 Springfield Avenue 19143-5235 40th wd. 1448.75 Sq Ft PRCL #401097200 Improvements: Residential Property
WILLIAM KING AKA WILLIAM H. KING AND ROBERT WIPPLINGER C.P. December Term, 2011 No. 03654 \$54,893.40 Phelan Hallinan, LLP

1303-347

1124 Marlborough Street 19125-4139 18th wd. 2435.58 Sq Ft PRCL #181055000 Improvements: Residential Property
LOUIS MOORE AND CHRISTINE MOORE C.P. April Term, 2010 No. 03816 \$164,981.32 Phelan Hallinan, LLP

1303-351

725 South 17th Street, Unit 1A 19146 88th wd. 1000 Sq Ft; res condo 3 sty masonry BRT#888303670 Improvements: Residential Dwelling
THOMAS MURPHY, ADMINISTRATOR OF THE ESTATE OF THOMAS C. MURPHY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2012 No. 00997 \$289,376.24 McCabe, Weisberg, & Conway, P.C.

1303-352

5403 North 12th Street 19141 48th wd. 1484 Sq Ft; row 2sty masonry BRT#481080000 Subject To Mortgage Improvements: Residential Dwelling
SHARONN THOMAS C.P. July Term, 2012 No. 00882 \$93,146.70 McCabe, Weisberg, & Conway, P.C.

1303-357

2600 Bancroft Street 19145 26th wd. 2530 Sq Ft; row conv/apt 2sty masonry BRT#261308100 Improvements: Residential Dwelling
JOHN R. GRAFF C.P. September Term, 2012 No. 01786 \$371,673.43 McCabe, Weisberg, & Conway, P.C.

1303-358

1646 East Tulpehocken Street 19138 10th wd. 2895.54 Sq Ft; row b/gar 2sty masonry BRT#102203000 Improvements: Residential Dwelling
CRYSTAL WALKER-LEWIS C.P. April Term, 2011 No. 01919 \$107,639.74 McCabe, Weisberg, & Conway, P.C.

1303-359

4827 North D Street 19120 42nd wd. 2458.12 Sq Ft; row 2 sty masonry BRT#421473700 Improvements: Residential Dwelling
EDILBETO PRIETO C.P. January Term, 2012 No. 02268 \$73,540.34 McCabe, Weisberg, & Conway, P.C.

1303-364

6608 Cornelius Street 19138 10th wd. 2752 Sq Ft; row b/gar 2sty masonry BRT#102370500 Subject To Mortgage Improvements: Residential Dwelling
MARSHALL L. JOHNSON, III AND CHERYL A. JOHNSON C.P. August Term, 2010 No. 04886 \$147,835.40 McCabe, Weisberg, & Conway, P.C.

1303-376

838 East Thompson Street 19125-3528 18th wd. 1710 Sq Ft BRT#181388000 Subject To Rent Improvements: Residential Dwelling
EILEEN MC CLOUD C.P. June Term, 2012 No. 01465 \$298,305.65 Barbara A. Fein, Esq.

1303-378

4922 Cottage Street 19124 23rd wd. 1189 Sq Ft BRT#232373500 Subject To Rent Improvements: Residential Dwelling
DIANE RODRIGUEZ AND REINALDO RODRIGUEZ C.P. February Term, 2012 No. 03812 \$26,970.13 Udren Law Offices, P.C.

1303-391

749 South Marvne Street 19147 2nd wd. 864.00 Sq Ft BRT#022319000 Subject To Rent Improvements: Residential Dwelling
STEPHANIE T. CAIN AKA STEPHANIE CAIN C.P. June Term, 2008 No. 01379 \$84,227.56 Udren Law Offices, P.C.

1303-392

6129 North 7th Street 19120 61st wd. (formerly part of the 42nd wd.) 1504.00 Sq Ft BRT#611145500 Subject To Rent Improvements: Residential Dwelling
JENNIFER DANCY C.P. March Term, 2010 No. 05870 \$183,244.22 Udren Law Offices, P.C.

1303-403

2928 Cheltenham Avenue 19150 50th wd. 5063.87 Sq Ft BRT#501276200 Subject To Rent Improvements: Residential Dwelling
JOYCE WALLACE C.P. March Term, 2010 No. 05139 \$216,442.02 Udren Law Offices, P.C.

1303-404

3628 Sussex Lane 19114 66th wd. (formerly part of the 58th wd.) 4229 Sq Ft BRT#661207100

SHERIFF'S SALE

Subject To Rent Improvements: Residential Dwelling
SIKA JOACHIM C.P. March Term, 2008 No. 01854 \$206,760.10 Udren Law Offices, P.C.

1303-406

135 North Hobart Street 19139-0000 04th wd. 1036.75 Sq Ft BRT#042101500 Subject To Rent Improvements: Residential Dwelling
STEPHEN J. HILL C.P. August Term, 2012 No. 01515 \$36,969.87 Udren Law Offices, P.C.

1303-411

5026 Cedar Avenue 19153 46th wd. 2090 Sq Ft BRT#462052000 Subject To Rent Improvements: Residential Dwelling
DIABATE MAMADOU AKA MAMADOU DIABATE MARIAM KOITA C.P. May Term, 2010 No. 02372 \$80,410.66 Udren Law Offices, P.C.

1303-415

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

1303-423

1418 West Allegheny Avenue 19132-1708 11th wd. 2057.47 Sq Ft PRCL #111128600 Improvements: Residential Property
ROSALIND MCCREA AKA ROSALIND C. MCCREA C.P. December Term, 2011 No. 00890 \$76,791.58 Phelan Hallinan, LLP

1303-439

1732 Afton Street 19111-3408 56th wd. 2252 Sq Ft PRCL #561421100 Improvements: Residential Property
HOPE HEIN, KARL HEIN C.P. July Term, 2012 No. 01845 \$248,698.32 Phelan Hallinan, LLP

1303-441

5832 Lebanon Avenue 19131-3032 52nd wd. 1508.62 Sq Ft PRCL #522076800 Improvements: Residential Property
CHRISTINA EDWARDS C.P. July Term, 2010 No. 03196 \$77,538.52 Phelan Hallinan, LLP

1303-442

4844 N. Leithgow Road 19120 42nd wd. 1128 Sq Ft BRT#422471400 Subject To Rent Improvements: Residential Dwelling
PRISCILLA R. SMITH AKA PRISCILLA SHEPHERD, DECEASED C.P. April Term, 2012 No. 02361 \$55,761.62 Benjamin E. Witmer, Esq.

1303-445

349 E. Cambria Street 19134 7th wd. 1491 Sq Ft BRT#071225410 Improvements: 3 Story Masonry Row With Office/store
JIAN P. ZHAO AND A-XUE LIN C.P. July Term, 2012 No. 2567 \$16,928.00 John J. McCreesh, III

1303-455

6705 Souder Street 19149-2209 54th wd. 1386.93 Sq Ft PRCL #542314700 Improvements: Residential Property
IMRAN SHARAF, STEPHANIE SHARAF C.P. June Term, 2012 No. 01330 \$126,454.25 Phelan Hallinan, LLP

1303-461

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

1303-466

5552 West Thompson Street AKA 5552 Thompson Street 19131-4247 4th wd. 1456 Sq Ft PRCL #041094600 Improvements: Residential Property
VIVIAN T. PINKETT AKA VIVIAN PINKETT C.P. September Term, 2011 No. 01976 \$124,438.26 Phelan Hallinan, LLP

1303-481

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

1303-485

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

1303-489

467 East Pleasant Street 19119 22nd wd. 1648.33 Sq Ft BRT#222078700 Improvements: Residential Property
CAROLYN WILLIS, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET O. BUCKLEY, DECEASED. C.P. April Term, 2012 No. 02712 \$123,472.77 KML Law Group, P.C.

SHERIFF'S SALE**1303-490**

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

1303-491

2431 North Natrona 19132 28th wd. 710 Sq Ft BRT#282201100 Improvements: Residential Property
THE UNKNOWN HEIRS OF ALEXANDER DEUTSCH, DECEASED AND ZELDA DEUTSCH, SOLELY IN HER CAPACITY AS HEIR OF ALEXANDER DEUTSCH, DECEASED. C.P. May Term, 2010 No. 01996 \$50,517.56 KML Law Group, P.C..

1303-497

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

1303-498

2629 South Watts Street 19148 39th wd. 630 Sq Ft BRT#394483900 Improvements: Residential Property
WILLIAM J. BIRKS, III C.P. August Term, 2009 No. 01601 \$160,225.96 KML Law Group, P.C.

1303-502

2005 Grant Avenue 19115 58th wd. 4958 Sq Ft BRT#581012500 Improvements: Residential Property
SCOTT BROWN C.P. March Term, 2009 No. 03141 \$189,056.98 KML Law Group, P.C.

1303-503

533 West Tabor Road 19120-2723 61st wd. 2000 Sq Ft PRCL #612005700 Improvements: Residential Property
DESIREE SOMMERVILLE C.P. June Term, 2010 No. 01773 \$178,768.84 Phelan Hallinan, LLP

1303-504

2027 South 20th Street 19145-2801 48th wd. 1190 Sq Ft PRCL #481319900 Improvements: Residential Property
HIEU VAN THACH C.P. January Term, 2012 No. 04904 \$70,986.10 Phelan Hallinan, LLP

1303-507

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

1303-515

43 East Pastorius Street 19144-2023 59th wd. 3000 Sq Ft PRCL #592096900 Improvements: Residential Property
HOWARD O. FARQUHARSON C.P. August Term, 2012 No. 01333 \$94,416.86 Phelan Hallinan, LLP

1303-529

1248-50 North Front Street 17th wd. 3660 Sq Ft BRT#882935085 Improvements: Tavern Or Bar Masonry+oth
KFN HOLDINGS, LLC AND JAMES HERMAN, GUARANTOR C.P. December Term, 2009 No. 01007 \$383,286.12 Milstead & Associates, LLC

1303-532

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

1303-538

3411 Emerald Street 45th wd. (formerly part of the 25th wd.) 65.15 Sq Ft BRT#452322100 Improvements: Row 2 Story, Masonry
JOSEPH M. O'MALLEY C.P. December Term, 2004 No. 01841 \$77,687.33 Milstead & Associates, LLC

1303-541

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

1303-543

2433 South Chadwick Street 19145-4306 26th wd. 741 Sq Ft PRCL #261318000 Improvements: Residential Property
EDWARD J. WALBERG, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF DOROTHEA A. WALBERG. DOMINIC M. CERMELE, IN HIS CAPACITY

SHERIFF'S SALE

AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF DOROTHEA A. WALBERG. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOROTHEA A. WALBERG, DECEASED. C.P. November Term, 2011 No. 02106 \$63,410.81 Phelan Hallinan, LLP

1303-588

2022 Greymont Street 19116 58th wd. Irregular dimensions OPA #582024500 Improvements: Residential Property
DIANE M. KLEINBRAHM AND WILLIAM P. KLEINBRAHM C.P. August Term, 2010 No. 00504 \$182,891.14 Richard M. Squire & Associates, LLC

1303-599

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

1303-606

1620 West Clearfield Street 11th wd. 1065 Sq Ft BRT#111108600 Improvements: Row 2 Story Masonry
CALVIN EDWARDS C.P. October Term, 2010 No. 02681 \$34,301.35 Milstead & Associates, LLC

1303-610

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

1303-613

6633-37 Ditman Street 19135 41st wd. 3375 Sq Ft BRT#411244000 Improvements: Residential Property
SUE ANN HOSGOOD AND JAMES R. HOSGOOD AKA JAMES HOSGOOD C.P. July Term, 2012 No. 02120 \$40,386.42 KML Law Group, P.C.

1303-614

1346 East Rittenhouse Street 19138 59th wd. 1110 Sq Ft BRT#591121300 Improvements: Residential Property
JAMES SCILINGO C.P. July Term, 2012 No. 02682 \$80,864.08 KML Law Group, P.C..

1303-617

869 North 47th Street 19139 6th wd.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
1303-636 5331 North 16th Street 19141 17th wd. 2760 Sq Ft BRT#172121500 Improvements: Residential Property CHARLES E. GOUGH C.P. June Term, 2009 No. 02305 \$113,609.72 KML Law Group, P.C.	2sty masonry; 2423.62 Sq Ft BRT#133147900 Subject to Rent Improvements: Residential Dwelling ADENEKAN H. ADESANYA AND AFOLUSO A. ADESANYA C.P. May Term, 2010 No. 00373 \$109,380.70 McCabe, Weisberg, & Conway, P.C.	2500 Sq Ft BRT#622179900 Improvements: Residential Property TIFFANY NEVAU, KNOWN HEIR TO THE ESTATE OF GEORGE MCCONALD, DECEASED AND GEORGE CRIST, KNOWN HEIR TO THE ESTATE OF GEORGE MCDONALD, DECEASED. C.P. December Term, 2011 No. 03566 \$146,644.49 KML Law Group, P.C.	common elements (as defined in such declaration) as 0.16586%. PRCL#888092892 Improvements: Residential Property EDWARD DOUGLAS WILBERDING C.P. October Term, 2011 No. 01507 \$328,808.65 Phelan Hallinan, LLP	GARTH C. JACKSON AKA GARTH JACKSON C.P. July Term, 2012 No. 00524 \$19,511.10 Phelan Hallinan, LLP
1303-644 1917 East Orleans Street 19134 25th wd. 1541.28 Sq Ft BRT#252169200 Improvements: Residential Property JENAE L. BROWN AND ERIC K. PRITT C.P. August Term, 2010 No. 02624 \$37,029.97 KML Law Group, P.C.	1303-676 3419 Cottman Avenue 19149-1605 64th wd. 1595 Sq Ft PRCL#642088500 Improvements: Residential Property JOHN WISNIEWSKI C.P. October Term, 2011 No. 03930 \$148,391.74 Phelan Hallinan, LLP	1303-771 842 N 63rd St 19151 34th wd. 6150 Sq Ft BRT#68N2112 Subject To Rent Improvements: Residential Dwelling ALBERT E. BROWN, JR. AKA ALBERT BROWN GERALD BROWN, REGINALD BROWN, AND NAILAH SHAKIR C.P. July Term, 2012 No. 01884 \$91,055.52 Udren Law Offices, P.C.	1304-311 2128 Larue Street 19124-2019 41st wd. 967.27 Sq Ft PRCL#411011800 Improvements: Residential Property CORINTHIA SHIELDS C.P. December Term, 2011 No. 01734 \$76,817.42 Phelan Hallinan, LLP	1304-326 6645 Edmund Street 19135-2801 41st wd. 1364.40 Sq Ft PRCL#411415800 Improvements: Residential Property MARY J. STUBBS AKA MARY J. GALLAGHER C.P. December Term, 2006 No. 00731 \$74,037.33 Phelan Hallinan, LLP
1303-645 7133 North 20th Street 19138 10th wd. (formerly part of the 50th wd.) 1519.89 Sq Ft BRT#101151900 Improvements: Residential Property JAMES GRAY C.P. August Term, 2012 No. 00940 \$113,099.60 KML Law Group, P.C.	1303-687 1509 South Colorado Street 19146-4734 36th wd. 644 Sq Ft PRCL #365217800 Improvements: Residential Property ROBERT E. PELIKAN, III C.P. January Term, 2012 No. 04910 \$69,087.59 Phelan Hallinan & Schmieg, LLP	1303-352 5403 North 12th Street 19141 48th wd. 1484 Sq Ft; row 2sty masonry TXPRCL#493117100 Subject to Mortgage Improvements: Residential Dwelling SHARONN THOMAS C.P. July Term, 2012 No. 00882 \$93,146.70 McCabe, Weisberg, & Conway, P.C.	1304-312 2353 Moore Street 19145-1821 36th wd. 870 Sq Ft PRCL#364110800 Improvements: Residential Property AMELIA DIBABBO AND JOSEPH C. DIBABBO, SR C.P. August Term, 2012 No. 01532 \$98,682.20 Phelan Hallinan, LLP	1304-327 2425 South Warnock Street 19148-3635 39th wd. 714 Sq Ft PRCL#394148400 Improvements: Residential Property DONALD MADDOX AND JOANNE MADDOX C.P. November Term, 2009 No. 01318 \$201,503.39 Phelan Hallinan, LLP
1303-647 411 West Delphine Street 19120 42nd wd. 864.15 Sq Ft BRT#422270500 Improvements: Residential Property DANIEL PARAMORE, SOLELY IN HIS CAPACITY AS HEIR OF EVONNE PALMER, DECEASED AND UNKNOWN HEIRS OF EVONNE PALMER, DECEASED. C.P. August Term, 2012 No. 01915 \$31,345.88 KML Law Group, P.C.	1303-690 3434 Cottman Avenue 19149-1604 55th wd. 1600 Sq Ft PRCL #551518400 Improvements: Residential Property NICOLE GAHAN AKA NICOLE MEIKLEJOHN AND KEVIN MEIKLEJOHN C.P. August Term, 2012 No. 01887 \$152,138.86 Phelan Hallinan, LLP	1304-313 2838 Almond Street 19134 25th wd. 696.00 Sq Ft BRT#251297300 Improvements: Residential Dwelling PATRICK W. FIELD C.P. August Term, 2012 No. 01514 \$88,011.45 Udren Law Offices, P.C.	1304-314 7615 Ridge Avenue 19128 21st wd. 4908.00 Sq Ft BRT#214139700 Improvements: Residential Dwelling KEITH J. SCOTT C.P. March Term, 2010 No. 03434 \$179,665.95 Udren Law Offices, P.C.	1304-328 722 Winton Street 19148 39th wd. 14'6" frontage x 44' depth OPA #393072800 Improvements: Residential Property TREVA RICHARD C.P. June Term, 2012 No. 003251 \$94,399.96 Richard M. Squire & Associates, LLC
1303-649 614 Lawler Place 19116 58th wd. 4089 Sq Ft BRT#582103100 Improvements: Residential Property IPOLITE MUMLAZDE C.P. August Term, 2007 No. 00892 \$214,713.92 KML Law Group, P.C.	1303-692 802 South 6th Street Rear 8 AKA 802 South 6th Street, #8 AKA 802R South 6th Street, Unit C 19147-3053 2nd wd. 337.36 Sq Ft PRCL #022172230 Improvements: Residential Property CATHERINE A. RUALO C.P. April Term, 2012 No. 03247 \$239,475.38 Phelan Hallinan, LLP	1304-314 1607 Murdoch Road 19150 50th wd. 2174.31 Sq Ft BRT#501505300 Improvements: Residential Dwelling PIERRE H. MOISE C.P. July Term, 2009 No. 00360 \$196,524.64 Udren Law Offices, P.C.	1304-315 315 Chandler Street 19111 35th wd. 3200 Sq Ft BRT#631237000 Improvements: Residential Dwelling DANIEL TRUITT C.P. July Term, 2010 No. 01910 \$189,203.84 Udren Law Offices, P.C.	1304-329 1334 North 60th Street 19151 34th wd. irregular dimension OPA #871155600 Improvements: Residential Property RUEL P. GREEN AKA RUEL P. GREEN, JR. C.P. December Term, 2012 No. 01333 \$78,042.41 Richard M. Squire & Associates, LLC
1303-650 1864 Mohican Street 19138 10th wd. 1260 Sq Ft PRCL #102242100 Improvements: Residential Property MILDRED O'PHER C.P. March Term, 2011 No. 01611 \$97,105.28 KML Law Group, P.C.	1303-700 6145 Webster Street 19143-2217 3rd wd. 1705 Sq Ft PRCL #033023400 Improvements: Residential Property JEROME D. AUSTIN C.P. November Term, 2010 No. 02352 \$60,778.73 Phelan Hallinan & Schmieg, LLP	1304-315 1967 West Spencer Street 19141-1305 17th wd. 1320 Sq Ft PRCL#171262400 Improvements: Residential Property VIRGINIA HAMILTON C.P. December Term, 2010 No. 01357 \$57,402.35 Phelan Hallinan, LLP	1304-316 6709 Marsden Street 19135 41st wd. 2075 Sq Ft BRT#412383000 Improvements: Residential Dwelling MEREDITH TAUBES AND STUART TAUBES C.P. October Term, 2012 No. 00015 \$143,654.68 Udren Law Offices, P.C.	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.
1303-652 5132 Akron Street 19124 62nd wd. 1625 Sq Ft BRT#621413400 Improvements: Residential Property NADINE BLASSINGAME C.P. June Term, 2012 No. 03021 \$99,116.26 KML Law Group, P.C.	1303-704 7139 Dorel Street 19153-2403 40th wd. 1260 Sq Ft PRCL #404362800 Improvements: Residential Property DOMINICK A. CANDITO, IV C.P. May Term, 2012 No. 00961 \$83,885.58 Phelan Hallinan, LLP	1304-317 2037 South Garnet Street 19145 48th wd. 684 Sq Ft BRT#481295000 Improvements: Residential Dwelling AIMEE M. SKALAMERA C.P. April Term, 2012 No. 02478 \$70,417.60 Udren Law Offices, P.C.	1304-318 4018 Higbee Street 19135 62nd wd. formerly known as 41st wd. 1010.10 Sq ft BRT#622198200 Improvements: Residential Dwelling RIMA GLUZMAN AND YAACOV GLUZMAN C.P. April Term, 2012 No. 02474 \$77,711.62 Udren Law Offices, P.C.	1304-331 5532 Ludlow Street 19139 60th wd. 1885 Sq Ft BRT#604012000 Improvements: Residential Dwelling; Row 2 Sty Masonry WILLIAM MCLAUGHLIN AND WILLIARD M. COOPER C.P. October Term, 2008 No. 03688 \$51,633.75 McCabe, Weisberg, & Conway, P.C.
1303-653 6706 Dicks Avenue 19142 40th wd. 1088 Sq Ft BRT#406290600 Improvements: Residential Property ROBERT E. HAGY JR. AND DEANA M. HAGY C.P. July Term, 2012 No. 00138 \$74,054.42 KML Law Group, P.C.	1303-705 1124 McKinley Street 19111-5832 53rd wd. 1455 Sq Ft PRCL #531017400 Improvements: Residential Property MELINDA JONES C.P. August Term, 2012 No. 01369 \$68,490.79 Phelan Hallinan, LLP	1304-318 2933 Aramingo Avenue 19134 25th wd. 1039.94 Sq Ft BRT#251455200 Improvements: Residential Dwelling MICHAEL P. EDMONDSON C.P. November Term, 2012 No. 02935 \$107,719.40 Udren Law Offices, P.C.	1304-319 4806 East Alcott Street AKA 4806 Alcott Street 19135-4102 41st wd. 900 Sq Ft PRCL#411088500 Improvements: Residential Property FRANK DIAZ, III C.P. November Term, 2008 No. 00799 \$114,911.51 Phelan Hallinan, LLP	1304-332 223 West Seymour Street 19144 13th wd. 4633.26 Sq Ft BRT#133074200 Improvements: Residential Dwelling; S/d Conv/ apt 3sty Masonry GRANFORD COLLINS AKA GRANFORD L. COLLINS, JR C.P. January Term, 2010 No. 01752 \$155,516.02 McCabe, Weisberg, & Conway, P.C.
1303-655 2716 Willits Road 19152 57th wd. 2537.52 Sq Ft BRT#571156100 Improvements: Residential Property EMELIA ASAMOAH AND ERIC C. ASAMOAH C.P. August Term, 2012 No. 01762 \$229,000.11 KML Law Group, P.C.	1303-708 407 West Ritner Street AKA 407 Ritner Street 19148-3924 39th wd. 996.45 Sq Ft PRCL #392190900 Improvements: Residential Property RAJAN JUGRAN AND ANJANEE JUGRAN C.P. February Term, 2012 No. 03886 \$138,834.89 Phelan Hallinan, LLP	1304-320 2830 Nightingale Road 19154-1628 66th wd. 6600 Sq Ft PRCL#662504600 Improvements: Residential Property MICHELLE REED C.P. October Term, 2012 No. 00306 \$178,552.52 Phelan Hallinan, LLP	1304-321 2301 West Firth Street 19132-4125 16th wd. (formally the 28th) 802.50 Sq Ft PRCL#162301500 Improvements: Residential Property DENISE STEVENS AKA DENISE M. STEVENS C.P. November Term, 2006 No. 00274 \$28,660.45 Phelan Hallinan, LLP	1304-333 1107 Knorr Street 19111 53rd wd. 4032.87 Sq Ft BRT#532134800 Improvements: Residential Dwelling; S/d W B/g 2s Masonry MCIHAEL A. SMALLER AND CRYSTAL THOMAS-SMALLER C.P. October Term, 2009 No. 03704 \$133,416.68 McCabe, Weisberg, & Conway, P.C.
1303-660 5713 North 21st Street 19138 17th wd. 976 Sq Ft BRT#172437600 Improvements: Residential Property DAVID BUTLER C.P. June Term, 2012 No. 00473 \$66,737.67 KML Law Group, P.C.	1303-709 358 Winton Street 19148-3322 39th wd. 623 Sq Ft PRCL #392101800 Improvements: Residential Property PETER MARANDOLA C.P. March Term, 2012 No. 03856 \$150,897.28 Phelan Hallinan, LLP	1304-321 1119 Foster Street 19116-3771 58th wd. 3220.50 Sq Ft PRCL#582175910 Improvements: Residential Property IRINA GODOVANNIK C.P. October Term, 2011 No. 01990 \$239,258.49 Phelan Hallinan, LLP	1304-322 6728 Leonard Street 19149-2407 54th wd. 2430 sq Ft PRCL#542479000 Improvements: Residential Property ANGELINA JORDAN C.P. November Term, 2008 No. 01373 \$164,119.48 Phelan Hallinan, LLP	1304-334 6627 Lebanon Avenue 19151 34th wd. 2448 Sq Ft BRT#344062900 Subject to Mortgage Improvements: Residential Dwelling; Row G/ gar 2sty Masonry
1303-665 727 North 2nd Street 19123 5th wd. 1458 Sq Ft BRT#884449040 Improvements: Residential Property JOSEPH STEWARD, III TRUSTEE FOR XAVIER STEWARD, SIANI STEWARD, JADE STEWARD, AND VICTORIA STEWARD C.P. July Term, 2012 No. 02684 \$238,344.29 KML Law Group, P.C.	1303-710 6410 North Camac Street 19126 49th wd. 2277 Sq Ft OPA #433191400 Improvements: Residential Property RAHIM R. BURTON, INDIVIDUALLY AND KNOWN AS THE EXECUTOR OF THE ESTATE OF ROBERT E. BURTON, DECEASED AND SYLVIA BURTON C.P. August Term, 2012 No. 0552 \$191,239.15 Christopher A. DeNardo, Esq.	1304-322 3634 North 19th Street 19140-3946 38th wd. 1500 Sq Ft PRCL#131277900 Improvements: Residential Property JOSEPH KIDD AND DORETHA KIDD C.P. January Term, 2012 No. 03290 \$92,146.20 Phelan Hallinan, LLP	1304-323 66 East Coulter Street 19144-2218 12th wd. 2488.75 Sq Ft PRCL#122020100 Improvements: Residential Property JEFFREY DULDULAO C.P. September Term, 2012 No. 03410 \$137,151.61 Phelan Hallinan, LLP	
1303-666 2034 South 6th Street 19148 39th wd. 1040 Sq Ft BRT#392346500 Improvements: Residential Property VANNY DUK C.P. July Term, 2012 No. 02094 \$208,152.87 KML Law Group, P.C.	1303-712 6315 Paschall Avenue 19142 40th wd. 1110 Sq Ft BRT#401351200 Improvements: Residential Property CHEK SENGSOIRISACK AND CHRISTINE YENTCH C.P. July Term, 2012 No. 1449 \$94,854.56 Christopher A. DeNardo, Esq.	1304-323 1611 South Taney Street 19145 36th wd. 1611 Sq Ft PRCL#364282100 Improvements: Residential Property TAMI LEVIN C.P. July Term, 2012 No. 03989 \$69,887.75 Phelan Hallinan, LLP	1304-324 702 East Ontario Street 19134-1221 33rd wd. 975 Sq Ft PRCL#331156300 Improvements: Residential Property	
1303-668 2211 South Mildred Street 19148 39th wd. Row 2sty masonry; 1505 Sq Ft BRT#393358400 Subject to Rent Improvements: Residential Dwelling LUCY MASON C.P. May Term, 2012 No. 01764 \$143,856.32 McCabe, Weisberg, & Conway, P.C.	1303-714 5205 Church Road 19131 34th wd. 1550 Sq Ft BRT#521212900 Improvements: Residential Real Estate MARIE WILKINS-WALKER AND YVONNE MARTIN C.P. November Term, 2011 No. 00096 \$46,312.93 Stern & Eisenberg, PC	1304-324 225 South 18th Street Unit 1405 AKA 219-29 South 18th Street 19103-7907 8th wd. Being and designated as unit 1405 together with a proportionate undivided interest in the		
1303-669 511 Gerritt Street 19147 1st wd. Row 2sty masonry; 1796.5 Sq Ft BRT#011241000 Improvements: Residential Dwelling MICHAEL MARONE, ADMINISTRATOR OF THE ESTATE OF ROSE MARONE, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2010 No. 00126 \$63,565.01 McCabe, Weisberg, & Conway, P.C.	1303-715 4412 Teesdale Street 19136 41st wd. BRT#412091300 Subject To Rent Improvements: Residential Dwelling CAROLINA HERRERA AND REYNALDO R. LOPEZ ESTEVEZ C.P. August Term, 2012 No. 02929 \$110,008.45 Udren Law Offices, P.C.			
1303-673 5073 Mckean Ave 19144 13th wd. Row	1303-718 4309 East Howell Street 19135 62nd wd.			

SHERIFF'S SALE

SONYA THOMPSON C.P. June Term, 2012 No. 01628 \$103,080.69 McCabe, Weisberg, & Conway, P.C.

1304-340

921 South 55th Street 19143 51st wd. 2532 Sq Ft BRT#513011100 Improvements: Residential Dwelling; Semi Det 2 Sty Masonry LEROY T. WOODWARD, ADMINISTRATOR OF THE ESTATE OF PICCOLA A. WOODARD, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2012 No. 00795 \$61,854.35 McCabe, Weisberg, & Conway, P.C.

1304-341

265 West Somerville Avenue 19120 42nd wd. 2576.4 Sq Ft BRT#422278800 Improvements: Residential Dwelling; Semi Det 2 Sty Masonry JAGDISH SATRA C.P. September Term, 2012 No. 01245 \$70,916.11 McCabe, Weisberg, & Conway, P.C.

1304-342

6047 West Girard Avenue 19151 34th wd. 2912 Sq Ft BRT#341061100 Improvements: Residential Dwelling; Row W-off/str 2 Sty Masonry VINCENT HAWK C.P. November Term, 2009 No. 05294 \$108,730.19 McCabe, Weisberg, & Conway, P.C.

1304-343

3528 Joyce Street 19134 45th wd. 1532.75 Sq Ft BRT#452301200 Improvements: Residential Dwelling; Row 2 Sty Masonry TAMILLA DOVMAN C.P. May Term, 2012 No. 01870 \$41,611.41 McCabe, Weisberg, & Conway, P.C.

1304-344

4624 Griscom Street 19124 23rd wd. 4977.5 Sq Ft BRT#232432200 Improvements: Residential Dwelling; S/d W Det Gar 3 Sty Masonry SONJIA A. JOYNER C.P. January Term, 2012 No. 04182 \$98,407.02 McCabe, Weisberg, & Conway, P.C.

1304-345

1834 West Moyamensing Avenue 19145 48th wd. land 1120 Sq ft; improvement 1280 Sq ft BRT#623230000 Subject to Mortgage Improvements: JOSEPH COHEN C.P. March Term, 2012 No. 01456 \$58,758.63 Jennifer Iacono, Esq., Mattioni, Ltd.

1304-346

3058 Tulip Street 25th wd. Situate on the northwesterly side of Tulip Street (fifth feet wide) at the distance of four hundred and ninety-seven feet eleven and seven-eighths inches northeastwardly from the northeasterly side of Ann Street Subject to Mortgage Improvements: Row 2 Sty Masonry LEAH B. BECK AND MICHAEL J. BECK C.P. September Term, 2012 No. 00920 \$111,378.62 Chandra M. Arkema, Esq.

1304-347

1900 Medary Avenue 19141 17th wd. 18'x97' PRCL#171305400, OPA #171305400 Improvements: Two Story Brick Store And Dwelling BYAIRD EDWARDS; TITLE TO SAID PREMISES IS VESTED IN BYAIRD EDWARDS BY DEED FROM GINGER BOLDEN, DATED APRIL 22, 1985 AND RECORDED APRIL 25, 1985 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY IN DEED BOOK FHS 132, PG 10 C.P. June Term, 2012 No. 03317 \$116,302.18 Martin S. Weisberg, Esq.

1304-348

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

1304-349

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

1304-350

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

1304-351

508 Easy Street, Unit T5-1 19111 63rd wd. Land area 0 sq ft 0.84% undivided interest of, in and to the Common Elements BRT#888630240 Improvements: Residential Dwelling PILSOON PARKE C.P. April Term, 2012 No. 003518 \$259,662.84 Heather Riloff, Esq.

1304-352

7232 North 21st Street AKA 7232 North Twenty-first Street 19138 10th wd. 1770 Sq Ft

SHERIFF'S SALE

BRT#101186800 Improvements: Residential Dwelling ARTKEA BOONE C.P. February Term, 2012 No. 001122 \$153,101.31 Heather Riloff, Esq.

1304-353

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

1304-354

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

1304-355

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

1304-356

5441 North Water Street 19120-3019 42nd wd. 5500 Sq Ft PRCL#421287000 Improvements: Residential Property JEANNETTE B. SCHNEIDER C.P. May Term, 2012 No. 00266 \$163,320.96 Phelan Hallinan, LLP

1304-357

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

1304-358

11735 Waldemire Drive 19154-3443 66th wd. 900 Sq Ft PRCL#662131900 Improvements: Residential Property DOMINIC J. MANNO C.P. April Term, 2012 No. 02302 \$184,090.16 Phelan Hallinan, LLP

1304-359

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

1304-360

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

1304-361

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

1304-362

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

1304-363

10830 East Keswick Road 19154-4109 66th wd. 2051.76 Sq Ft PRCL#662098700 Improvements: Residential Property ANDREW BROWN C.P. October Term, 2012 No. 00318 \$59,102.30 Phelan Hallinan, LLP

1304-364

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

1304-365

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

1304-366

5232 Sylvester Street 19124-1816 62nd

SHERIFF'S SALE

wd. 1570.78 Sq Ft PRCL#621363400 Improvements: Residential Property ARCADIO HERNANDEZ C.P. July Term, 2006 No. 00533 \$73,822.44 Phelan Hallinan, LLP

1304-367

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

1304-368

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

1304-369

7213 North 21st Street 19138 10th wd. (formerly part of 50th) 1770.00 Sq Ft BRT#101175500 Improvements: Residential Dwelling GENEVA HOLNESS WILLIAMS C.P. February Term, 2012 No. 03217 \$102,355.95 Udren Law Offices, P.C.

1304-370

1009 Arch Street #4a 19107 0 Sq Ft BRT#888037880 Improvements: Residential Dwelling HSIN HSIAO LIU C.P. August Term, 2012 No. 01520 \$140,060.05 Udren Law Offices, P.C.

1304-371

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

1304-372

1932 69th Avenue 19138 10th wd. 2274 Sq Ft BRT#101265700 Improvements: Residential Dwelling BRIAN FRYE AND YVETTE STYLES-FRYE C.P. November Term, 2009 No. 03795 \$230,798.28 Udren Law Offices, P.C.

1304-373

2734 South Fairhill Street 19148 39th wd. 920 Sq Ft BRT#395163200 Improvements: Residential Dwelling RAYMOND R. LENHART AND ASSUNTA MARINO C.P. March Term, 2011 No. 00458 \$53,269.04 Udren Law Offices, P.C.

1304-374

1714 Arthur Street 19152 56th wd. 7800 Sq Ft BRT#562052500 Improvements: Residential Dwelling JOAN SATIN AND MICHAEL SATIN C.P. June Term, 2011 No. 01968 \$242,563.79 Udren Law Offices, P.C.

1304-375

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

1304-376

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

1304-377

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

1304-378

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.

1304-379

4613 Newhall Street 13th wd. 3625.34 Sq Ft BRT#47 N 13216 Improvements: S/d Con, Apartment 3 Story Masonry ALBERT E. STEWART C.P. January Term, 2012 No. 02338 \$142,004.41 Milstead & Associates, LLC

1304-380

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

1304-381

6824 Cobbs Creek Parkway 40th wd. 2472.20

SHERIFF'S SALE

Sq Ft BRT#403227900 Improvements: Row 2 Sty, Masonry AUGUSTA M. COOPER C.P. June Term, 2011 No. 03232 \$124,481.90 Milstead & Associates, LLC

1304-382

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

1304-383

2209 Bucknell Street AKA 2209 South Bucknell Street 48th wd. 1134 Sq Ft BRT#482295200 Improvements: Row 2 Sty Masonry AUDREY CORE, ADMINISTRATOR OF THE ESTATE OF KELLY JACKSON AKA KELLY ANN JACKSON, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2012 No. 03635 \$40,254.55 Milstead & Associates, LLC

1304-384

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

1304-385

1319 Church Street 19124 23rd wd. 1525 Sq Ft BRT#234029700 Improvements: Residential Property MARK MONTANARO C.P. April Term, 2011 No. 02468 \$40,786.00 KML Law Group, P.C.

1304-386

2011-13 Griffith Street 19152 56th wd. 5000 Sq Ft BRT#561543200 Improvements: Residential Property DENISE M. SPEECE AKA DENISE M CEBOLLERO C.P. February Term, 2012 No. 02637 \$85,907.11 KML Law Group, P.C.

1304-387

6609 Rutland Street 19149 54th wd. 1253.28 Sq Ft BRT#541169100 Improvements: Residential Property SAMUEL MASIH C.P. July Term, 2012 No. 03031 \$133,089.89 KML Law Group, P.C.

1304-388

3110 Westmont Street 19121 32nd wd. 840 Sq Ft BRT#323144200 Improvements: Residential Property CHARLES A. J. HALPIN III AS ADMINISTRATOR OF THE ESTATE OF EDITH BARNES AND JOHN BERNARD SMITH C.P. June Term, 2010 No. 01929 \$32,760.51 KML Law Group, P.C.

1304-389

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

1304-390

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

1304-391

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

1304-392

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.

1304-393

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

1304-394

6121 Jackson Street 19135 41st wd. 2200 Sq Ft BRT#411194600 Improvements: Residential Property CARLA B. WILLIAMS C.P. August Term, 2012 No. 00801 \$72,360.32 KML Law Group, P.C.

1304-395

1820 Strahle Street 19152 56th wd. 2205 Sq Ft BRT#562154600 Improvements: Residential Property BRIAN J. LANDIS C.P. October Term, 2010 No. 03856 \$216,668.85 KML Law Group, P.C.

1304-396

1902 South 21st Street 19145 48th wd. 999.75 Sq Ft BRT#482135900 Improvements: Residential Property

SHERIFF'S SALE

GILBERT GOOLSBY AND MICHELLE GOOLSBY C.P. January Term, 2008 No. 00415 \$34,877.86 KML Law Group, P.C.

1304-397

1461 Creston Street 19111 54th wd. 1274.45 Sq Ft BRT#541010200 Improvements: Residential Property MICHAELANGELO I ADAMO C.P. October Term, 2012 No. 00988 \$95,124.69 KML Law Group, P.C.

1304-398

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

1304-399

4322 Devereaux Street 19135 55th wd. 1200 Sq Ft BRT#552022500 Improvements: Residential Property PETER SOLINSKY JR C.P. September Term, 2012 No. 03148 \$86,932.04 KML Law Group, P.C.

1304-400

12130 Barbary Road 19154 58th wd. 5841.28 Sq Ft BRT#663191300 Improvements: Residential Property ROSLYN WEBB C.P. January Term, 2012 No. 03566 \$196,141.97 KML Law Group, P.C.

1304-401

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

1304-402

3132 Tasker Street 19145 row 2 sty masonry BRT#482001700 Improvements: Residential Dwelling GEORGETTA WALTON C.P. October Term, 2011 No. 002086 \$34,008.14 Federman & Associates, LLC

1304-403

54 East Springer Street 19119 row 3 sty masonry BRT#221189

SHERIFF'S SALE

July Term, 2010 No. 00505 \$164,060.87
KML Law Group, P.C.

1304-412

1328 Palethorp Street 19122 18th wd. 750
Sq Ft BRT#182097300 Improvements:

Residential Property

MOHAMED AJAJ C.P. August Term, 2010
No. 04189 \$87,746.63 KML Law Group, P.C.

1304-413

4951 Rubicam Street 19144 12th wd. 3821.10
Sq Ft BRT#121196200 Improvements:

Residential Property

JEAN ANNE WHITE-HUTCHINS C.P.
October Term, 2008 No. 01236 \$82,294.94
KML Law Group, P.C.

1304-414

2904 Poplar Street 19130 15th wd. 1779.68
Sq Ft BRT#152343800 Improvements:

Residential Property

ANTHONY PIZZARO C.P. November Term,
2006 No. 00440 \$321,599.71 KML Law
Group, P.C.

1304-415

2916 Rorer Street 19134 7th wd. 901 Sq Ft
BRT#071521200 Improvements: Residential
Property

TAMMY NGOC HUYNH C.P. September
Term, 2012 No. 02924 \$20,936.18 KML
Law Group, P.C.

1304-416

1335 Barnett Street 19111 53rd wd. apart-
ment 2-4 units 2 story, masonry, 1116 sq ft
BRT#531063600 Improvements: Residential
Dwelling;

RANIEH MUSA C.P. April Term, 2012 No.
03140 \$87,994.68 Federman & Associates, LLC

1304-417

5811 Akron Street 19149 55th wd. 1232.80
Sq Ft OPA #621440300 Improvements:

Residential Dwelling

MADELINE M. BOOTH, DECEASED C.P.
September Term, 2012 No. 00327 \$86,464.00
Mitchell B. Klein, Esq.

1304-418

2028 South Croskey Street 19145 48th wd. on
the west side of Croskey St., 198 ft southward
from the southside of St, front: 14 ft, depth: 54 ft
BRT#482221000 Subject to Mortgage:

CHARLENE K. WILSON C.P. March Term,
2012 No. 00357 \$107,249.15 Louis P.
Vitti, Esq.

1304-419

848 East Schiller Street 33rd wd. South side of
Schiller Steet 185 ft 6 in westward from the west
side of "H" Street; front 14 ft 4 in; depth 57 ft 0 in
OPA #331186300 Subject to Mortgage.

DAVID RAMIREZ C.P. September Term, 2012
No. 01572 \$36,671.83 Louis P. Vitti, Esq.

1304-420

145 West Wyneva Street 19144 12th wd. (for-
merly the 22nd) 1746 Sq Ft BRT#123030400
Improvements: Residential Real Estate

EARL HAMMOND AND IRMA GARDNER
HAMMOND C.P. May Term, 2012 No. 00337
\$117,380.02 Stern & Eisenberg, P.C.

1304-421

2654 South Franklin Street 19148 39th wd.
672 Sq Ft BRT#393234900 Improvements:

Residential Real Estate

ERNEST WILKIE C.P. October Term, 2012 No.
03313 \$94,713.21 Stern & Eisenberg, P.C.

1304-422

509 West Venago Street 19140 43rd wd.
1734.20 Sq Ft BRT#432034300 Improvements:

Residential Real Estate

WILLIS L. HOOPEL C.P. April Term, 2012
No. 00873 \$58,327.85 Stern & Eisenberg, P.C.

1304-423

666 North 39th Street 19104 24th wd. 1321.75
Sq Ft BRT#242232000 Improvements:

Residential Real Estate

VALERIE FLOWERS C.P. February Term,
2012 No. 01776 \$48,789.08 Stern &
Eisenberg, P.C.

1304-424

6743 North Smedley Street 19126 10th
wd. Irregular dimensions OPA #101036900

Improvements: Residential Property

GERALDINE WASHINGTON, DECEASED
AND ALL UNKNOWN INDIVIDUALS,
HEIRS, SUCCESSORS, ASSIGNS, BUSINESS
ENTITIES, NON-PROFIT ENTITIES, AND/
OR CHARITABLE ENTITIES HAVING AND/
OR CLAIMING ANY RIGHT, TITLE, AND/
OR INTEREST IN AND/OR FROM THE
DECEDENT. C.P. August Term, 2012 No.
02553 \$21,493.74 Richard M. Squire &
Associates, LLC

1304-425

6618 Dicks Avenue 19142 40th wd. 1183.92
Sq Ft BRT#406288600 Improvements:

Residential Property

LAKIA D. HARRIS AND MITCHELL D.
HARRIS C.P. September Term, 2012 No.
02749 \$82,087.46 KML Law Group, P.C.

1304-426

5340 Wingohocking Terrace 19144 53rd

SHERIFF'S SALE

wd. (Formerly part of the 22nd) 2236.68 Sq Ft
BRT#122184800 Improvements: Residential
Property

KARMA WATSON C.P. August Term, 2012
No. 00832 \$73,082.96 KML Law Group, P.C.

1304-427

1731 South Dover Street 19145 36th wd.
981.77 Sq Ft BRT#364385200 Improvements:

Residential Property

JOPSEH W. EDWARDS, III C.P. September
Term, 2012 No. 03276 \$115,889.08 KML
Law Group, P.C.

1304-428

8341 Gilbert Street 19150 50th wd. 1984.40
Sq Ft BRT#502138200 Improvements:

Residential Property

JACQUELINE D. THOMPSON C.P. August
Term, 2012 No. 01919 \$86,208.90 KML
Law Group, P.C.

1304-429

814 Montrose Street 19147 2nd wd. 695.25
Sq Ft BRT#021044600 Improvements:

Residential Property

ANA R CRUZ AND JOSE D. OCAMPO C.P.
October Term, 2012 No. 00078 \$139,383.66
KML Law Group, P.C.

1304-430

3825 North 8th Street 19140 43rd wd. 1057.50
Sq Ft BRT#432301800 Improvements:

Residential Property

NATHAN J. BROWN, CO-ADMINISTRATOR
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.

1304-431

7414 North 21st Street 19138 10th wd. 1815
Sq Ft BRT#101192000 Improvements:

Residential Property

STACI K. JOHNSON AKA STACI KIM
JOHNSON C.P. July Term, 2012 No. 03775
\$34,812.24 KML Law Group, P.C.

1304-432

2934 Tulip Street 19134 25th wd. 945.78 Sq Ft
BRT#252367500 Improvements: Residential
Property

PENNINGTON 189 MANAGEMENT,
LLC C.P. September Term, 2012 No. 03409
\$70,524.59 KML Law Group, P.C.

1304-433

345 E. Horrtter Street 19119 22nd wd. 1850
Sq Ft BRT#221183400 Improvements:

Residential Property

RENEE SMITH AND COREY QUINCY
SMITH C.P. July Term, 2009 No. 00870
\$131,950.66 KML Law Group, P.C.

1304-434

1341 Tyson Avenue 19111 35th wd. 5500 Sq Ft
BRT#532240400 Improvements: Residential
Property

NICHOLAS TRUBISKY C.P. December
Term, 2011 No. 02527 \$95,035.87 KML
Law Group, P.C.

1304-435

1310 Bigler Street 19145 39th wd. 1275 Sq Ft
BRT#395055000 Improvements: Residential
Property

GREGORY H QUIGLEY C.P. June Term,
2009 No. 03883 \$280,555.61 KML Law
Group, P.C.

1304-436

5920 Pulaski Avenue 19144 59th wd. 2520
Sq Ft BRT#593204600 Improvements:

Residential Property

KIM BUSSIE AND KEVIN J. BUSSIE C.P.
September Term, 2012 No. 02736 \$214,079.92
KML Law Group, P.C.

1304-437

1238 Stirling Street 19111 53rd wd. 1744
Sq Ft BRT#531050200 Improvements:

Residential Property

UNKNOWN HEIRS OF MELANIE S. ELLIS,
DECEASED AND ANTHONY ELLIS,
SOLELY IN HIS CAPACITY AS HEIR OF
MELANIE S. ELLIS, DECEASED C.P.
February Term, 2012 No. 04023 \$60,434.07
KML Law Group, P.C.

1304-438

2079 Larue Street 19124 41st wd. 1113.56
Sq Ft BRT#411013800 Improvements:

Residential Property

HOWARD SOLOMON, ADMINISTRATOR
OF THE ESTATE OF JOYCE A. KENNY,
DECEASED C.P. July Term, 2012 No. 04699
\$29,162.13 KML Law Group, P.C.

1304-439

4326 Malta Street 19124 33rd wd. 1746.87
Sq Ft BRT#332134000 Improvements:

Residential Property

JOHN JAQUEZ C.P. June Term, 2012 No.

SHERIFF'S SALE

00614 \$122,520.20 KML Law Group, P.C.

1304-440

1714 Sigel Street 19145 26th wd. 658 Sq Ft
BRT#481041500 Improvements: Residential
Property

SALAHUDIN ASH-SHAHEED AND MARIE
A. JOHNSON C.P. June Term, 2012 No.
03701 \$38,937.20 KML Law Group, P.C.

1304-441

1613 West Lehigh Avenue 19132 11th wd.
(formerly part of the 38th) 1909.22 Sq Ft
BRT#111003200 Improvements: Residential
Property

NATHAN THOMAS C.P. October Term,
2012 No. 00052 \$106,558.46 KML Law
Group, P.C.

1304-442

5828 Warrington Avenue 19143 3rd
wd. 1272.16 Sq Ft BRT#034083900

Improvements: Residential Property

CHARLES A. J. HALPIN III, ESQUIRE AS
ADMINSTRATOR OF THE ESTATE OF
JUDITH A. MCKETHAN C.P. January Term,
2010 No. 01736 \$31,013.27 KML Law
Group, P.C.

1304-443

912 South Yewdall Street 19143 51st wd.
795 Sq Ft BRT#513003500 Improvements:

Residential Property

JOHN DEVORE AND DEVORE
ENTERPRISE, INC C.P. April Term, 2010
No. 03314 \$61,468.29 KML Law Group, P.C.

1304-444

3304 North 15th Street 19140 11th wd. 2126.30
Sq Ft BRT#112174000 Improvements:

Residential Property

C. DELL PROPERTY MANAGEMENT, LLC
AKA C DELL MANAGEMENT, LLC C.P.
July Term, 2012 No. 03297 \$24,068.87 KML
Law Group, P.C.

1304-445 A-B

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

Improvements: Two Adjoining Mixed-use
Buildings

**13th Wd. (4946 North Broad Street -
Premises B - 19141)** Approx 17 ft 5-1/2
inches by 86 ft 11 inches BRT#124 N 1538,
TXPRCL#132015200 Subject to Mortgage

Improvements: Two Adjoining Mixed-used
Buildings

FLOYD L. TILLMAN AND MARTHA L.
TILLMAN C.P. October Term, 2012 No.
002588 \$317,026.55 Alexander Geiger, Esq.

1304-446

8030 Madison Avenue 40th wd. Situate on
the south side of Madison Avenue at the distance
of 100 feet northeastwardly from the north-
east side of 81st Street Subject to Mortgage

Improvements: S/d W Det Gar 2 Sty Masonry

ROBERT E. WILLIAMS, DECEASED C.P.
May Term, 2012 No. 02474 \$141,355.16
Chandra M. Arkema, Esq.

1304-447

1933 South 22nd Street 48th wd. Situate on
the east side of Twenty-second Street at the dis-
tance 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.

1304-448

1843 North 25th Street 19121 32nd wd. East
side of 25th Street 169 ft 0 in southward from
the south side of Berks St; front 14 ft 0 in. depth
65 ft, 0 in BRT#322174900

SHERAH D. FREEMAN AND SHERAH D.
FOWLER C.P. July Term, 2012 No. 02823
\$39,671.78 Louis P. Vitti, Esq.

1304-449

444 West Bringham Street 19144 12th wd.
2588 Sq Ft BRT#123111400 Improvements:

Residential Dwelling

BRINGHURST, LLC C.P. October Term,
2012 No. 844 \$128,446.53 Weber Gallagher
Simpson Stapleton Fires & Newby, LLP, Sarah
A. Elia, Esq.

1304-450

2674 Tilton Street 19125 31st wd. 700 Sq Ft
BRT#312179080 Improvements: Residential
Property

THOMAS B. WACHTMANN C.P. September
Term, 2012 No. 0480 \$340,797.64 Kristine
M. Anthon, Esq.

1304-451

2533 South 69th Street 19142 40th wd. 1328
Sq Ft BRT#406126300 Improvements:

Residential Property

CLARENCE SMART C.P. August Term, 2007
No. 1053 \$65,613.43 Kristine M. Anthon, Esq.

1304-452

5028 Hazel Avenue 19143 46th wd. 2200 Sq Ft
BRT#462026300 Improvements: Residential

SHERIFF'S SALE

Property
JEFFREY THOMPSON C.P. March Term,
2010 No. 01848 \$206,515.70 Kristine M.
Anthon, Esq.

1304-453

5955 Springfield Avenue 19143 3rd wd.
1284 Sq Ft BRT#034117501 Improvements:

Residential Property

ALESHIA WHITE C.P. October Term, 2007
No. 004181 \$53,680.25 Kristine M. Anthon, Esq.

1304-454

6158 Locust Street 19139 3rd wd. 998.40 Sq Ft
BRT#031098700 Improvements: Residential
Property

JEFLIA WILLIAMS C.P. January Term, 2006
No. 0516 \$63,420.91 Kristine M. Anthon, Esq.

1304-455

1662 Granite Street 19124-1366 62nd wd.
819.17 Sq Ft PRCL#622073400 Improvements:

Residential Property

VICTORIA B. DWORAK AKA VICTORIA
CEBZANOV C.P. June Term, 2012 No. 01323
\$33,544.65 Phelan Hallinan, LLP

1304-456

2220 Ellsworth Street 19146-2812 26th
wd. 1376 Sq Ft TXPRCL#361240300

Improvements: Residential Property

ELOISE N. HAINES C.P. June Term, 2012
No. 02861 \$110,855.44 Phelan Hallinan, LLP

1304-457

1835 South 28th Street 19145-1701 48th
wd. 1624.25 Sq Ft PRCL#482345400

Improvements: Residential Property

MARC GARGIULO C.P. December Term, 2011
No. 01738 \$51,844.87 Phelan Hallinan, LLP

1304-458

248 North Ramsey Street 19139 44th wd.
900 Sq Ft PRCL#441106200 Improvements:

Residential Property

KEVIN E. BUTLER AKA KEVIN E. BUTLER,
SR

SHERIFF'S SALE

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

1304-484

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

1304-485

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

1304-486

4240 Romain Street 19124-4547 23rd wd. 1195.74 Sq Ft BRT#232456700 Improvements: Residential Dwelling VICTORIA B. CEBZANOV C.P. August Term, 2012 No. 00572 \$59,659.07 Barbara A. Fein, Esq.

1304-487

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

1304-488

4829 Hazel Avenue 19143 46th wd. 2310.00 Sq Ft BRT#461063000 Improvements: Residential Dwelling DAVID TIBBS AND DENISE E. TIBBS C.P. May Term, 2010 No. 04558 \$159,324.03 Udren Law Offices, P.C.

1304-489

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

1304-490

6614 Dicks Avenue 19142-2601 40th wd. 1183.92 Sq Ft BRT#406288400 Improvements: Residential Property GLADYS GBONDO C.P. December Term, 2011 No. 1626 \$54,509.95 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-491

10981 Decatur 19154 66th wd. 248,965 Sq Ft BRT#884280000 Subject to Mortgage Subject to Rent Improvements: Commercial PIDC FINANCING CORPORATION, AS REAL OWNER AND 10981 DECATUR PARTNERS LP, AS MORTGAGOR AND EQUITABLE OWNER C.P. March Term, 2012 No. 00803 \$4,881,646.64 Loren L. Speziale, Esq.

1304-492

2327 Loney Street 19152 56th wd. 3019.30 Sq Ft OPA #561566800 Subject to Mortgage Improvements: Residential Property RONALD ZABOR C.P. January Term, 2012 No. 1694 \$105,215.20 Lauren Berschler Karl, Esq.

1304-493

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

1304-494

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

1304-495

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

1304-496

2336 South Ithan Street 19143-6110 40th wd. 1113.54 Sq Ft PRCL#402008400 Improvements: Residential Property JOSEPH T. QUINONES AKA JOSEPH QUINONES C.P. August Term, 2010 No. 04573 \$37,988.22 Phelan Hallinan, LLP

1304-497

6720 Dicks Avenue 19142-2605 40th wd.

SHERIFF'S SALE

1088 Sq Ft PRCL#406291300 Improvements: Residential Property JOSEPH T. QUINONES C.P. August Term, 2010 No. 02247 \$55,557.31 Phelan Hallinan, LLP

1304-498

2732 Earp Street 19146-3714 36th wd. 700 Sq Ft PRCL#362109700 Improvements: Residential Property BYRON LAMPKIN C.P. June Term, 2009 No. 00909 \$100,541.73 Phelan Hallinan, LLP

1304-499

5645 Warrington Avenue AKA 5645 Warrington Street 19143-4722 51st wd. 1144 Sq Ft PRCL#513306000 Improvements: Residential Property JOSPEH T. QUINONES C.P. August Term, 2010 No. 00028 \$43,655.14 Phelan Hallinan, LLP

1304-500

2537 South Shields Street AKA 2537 Shields Street 19142-2711 40th wd. 1360 Sq Ft PRCL#406023900 Improvements: Residential Property JOSEPH T. QUINONES C.P. January Term, 2011 No. 03732 \$54,443.73 Phelan Hallinan, LLP

1304-501

5330 Grays Avenue 19143-5821 51st wd. 825 Sq Ft PRCL#512111800 Improvements: Residential Property JOSEPH T. QUINONES C.P. August Term, 2010 No. 00253 \$37,349.47 Phelan Hallinan, LLP

1304-502

7604 Brentwood Road 19151-2021 34th wd. 1308.89 sq Ft PRCL#343224100 Improvements: Residential Property MARK R. ROSE C.P. January Term, 2010 No. 01070 \$112,483.64 Phelan Hallinan, LLP

1304-503

4844 Ogle Street 19127-1905 21st wd. 1336.50 Sq Ft PRCL#212429300 Improvements: Residential Property THOMAS DESTEFANO C.P. March Term, 2010 No. 03549 \$234,781.06 Phelan Hallinan, LLP

1304-504

2928 North Lawrence Street 19133-3209 33rd wd. 522 Sq Ft PRCL#192181600 Improvements: Residential Property GARTH C. JACKSON AKA GARTH JACKSON C.P. May Term, 2012 No. 02952 \$15,844.78 Phelan Hallinan, LLP

1304-505

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

1304-506

5910 A Street 19120-2004 61st wd. (formerly part of the 42nd) 1388.05 Sq Ft PRCL#612492000 Improvements: Residential Property KACIE S. O'BANNON AND DARRIN S. O'BANNON C.P. September Term, 2012 No. 00507 \$98,508.43 Phelan Hallinan, LLP

1304-507

2642 South 62nd Street 19142-3030 40th wd. 1144 Sq Ft PRCL#402111900 Improvements: Residential Property JOSEPH T. QUINONES C.P. August Term, 2010 No. 00846 \$55,365.53 Phelan Hallinan, LLP

1304-508

2703 Phillips Terrace 19153-1727 40th wd. 2781.90 Sq Ft PRCL#405930500 Improvements: Residential Property JEANNE H. MEGALI AND LORELEI MEGALI C.P. April Term, 2012 No. 00758 \$104,195.51 Phelan Hallinan, LLP

1304-509

2906 South Dewey Street AKA 2906 Dewey Street 19142-3408 40th wd. 1137.45 Sq Ft PRCL#402084100 Improvements: Residential Property JOSEPH T. QUINONES C.P. July Term, 2010 No. 03564 \$57,622.19 Phelan Hallinan, LLP

1304-510

8212 Dorcas Street 19152-2210 56th wd. 3947.40 Sq Ft PRCL#562313714 Improvements: Residential Property JOSEPH MAGID C.P. September Term, 2011 No. 01778 \$209,953.25 Phelan Hallinan, LLP

1304-511A-C

59th Wd. (5737 Knox Street – Premises A – 19144) 59th wd. 1494 Sq Ft BRT#593176600 Improvements: Residential Dwelling
12th Wd. (151 West Apsley Street – Premises B – 19144) 12th wd. 2576 Sq Ft BRT#123006600 Improvements: Residential Dwelling
23rd Wd. (1924 Berkshire Street - Premises C – 19124) 980 Sq Ft BRT#232032000 Subject to Mortgage Improvements: Residential Dwelling LIBERATED PROPERTY HOLDINGS IV, LLC C.P. October Term, 2012 No. 808 \$264,166.48 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

SHERIFF'S SALE**1304-512**

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

1304-513

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

1304-514

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

1304-515

206 Radburn Road 63rd wd. 3691.21 Sq Ft BRT#632192000 Improvements: Residential Dwelling JEANNE E. BLACK AND ROY C. BLACK C.P. July Term, 2012 No. 00594 \$243,861.77 Powers, Kirn, & Javardian, LLC

1304-516

2647 East Huntingdon Street 19125 18th wd. 1200 Sq Ft BRT#314165200 Improvements: Residential Property JASON G. HARRISON AKA JASON HARRISON AND MAUREEN R. HARRISON AKA MAUREEN HARRISON C.P. September Term, 2012 No. 002414 \$125,771.97 Christopher A. DeNardo, Esq.

1304-517

2016 South Alden Street 19143 40th wd. 795 Sq Ft BRT#401023800 Improvements: Residential Property KIM ISON C.P. September Term, 2012 No. 3528 \$38,131.77 Christopher A. DeNardo, Esq.

1304-518

12135 Academy Rd, Unit 26 19154 66th wd. 1200 Sq Ft. All that certain unit in the property known, named and identified as "Liberty Estates, a Townhouse Condominium," located in the 66th ward of the city of Philadelphia, commonwealth of Pennsylvania being designated on said Declaration Plan as unit 26 together with the proportionate undivided interest in the Common Elements (as defined in the declaration). BRT#888660525 Subject to Mortgage Improvements: Condominium JEBEH KAWAH C.P. November Term, 2011 No. 00164 \$11,865.42 Hal A. Barrow, Esq.

1304-519

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

1304-520

1123 Foster Street 19116 58th wd. 54' frontage x 180' depth OPA #582175912 Improvements: Residential Property NAILIA LYSENKO AND VLADIMIR LYSENKO AKA VLADIMIRS LYSENKO C.P. June Term, 2012 No. 043469 \$367,996.19 Richard M. Squire & Associates, LLC

1304-521

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

1304-522

2061 East Sanger Street 19124 41st wd. 2453.07 Sq Ft, row b/gar 2 sty, masonry BRT#411038700 Improvements: Residential Dwelling OLUWAKEMI ASHEBU C.P. August Term, 2010 No. 01545 \$105,540.92 McCabe, Weisberg, & Conway, P.C.

1304-523

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

1304-524

1964 Dallas Street 19138 10th wd. 2396 Sq Ft; row b/gar 2 sty masonry BRT#101287600 Improvements: Residential Dwelling JAMES SMITH, KNOWN SURIVING HEIR OF ELIZABETH SMITH, DECEASED MORTGAGOR AND REAL OWNER AND

SHERIFF'S SALE

ALL UNKNOWN SURIVING HEIRS OF ELIZABETH SMITH, DECEASED MORTGAGOR AND REAL OWNER. C.P. November Term, 2011 No. 03136 \$77,245.32 McCabe, Weisberg, & Conway, P.C.

304-525

1313 East Lycoming Street 19124 33rd wd. 2704 Sq Ft BRT#332060800 Improvements: Residential Dwelling; Row 2 Sty Masonry JAMIE J. BAKER, ADMINISTRATOR OF THE ESTATE OF MAE BAKER, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2010 No. 02305 \$132,610.35 McCabe, Weisberg, & Conway, P.C.

1304-526

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

1304-527

2176 Furley Street 19138 17th wd. 1782.25 Sq Ft; row 2 sty, masonry BRT#171113300 Improvements: Residential Dwelling DOROTHY O. JOHNSON AKA DOROTHY JOHNSON AND THE UNITED STATES OF AMERICA C.P. July Term, 2012 No. 01685 \$54,193.20 McCabe, Weisberg, & Conway, P.C.

1304-528

2023 South Third Street 19148 39th wd. 2928 Sq Ft; row conv/apartment 3 sty, masonry BRT#391340500 Improvements: Residential Dwelling JOHN N. SHEPPARD C.P. September Term, 2012 No. 01680 \$93,768.55 McCabe, Weisberg, & Conway, P.C.

1304-529

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

1304-530

8117 Burholme Avenue 19111 63rd wd. 4036 Sq Ft; semi det 2 sty, masonry BRT#631023700 Improvements: Residential Dwelling JEANNIE P. CAHILL C.P. July Term, 2012 No. 03505 \$227,664.78 McCabe, Weisberg, & Conway, P.C.

1304-531

108 West Harvey Street 19144 59th wd. 6450 Sq Ft; s/d conv, apartment 3 sty, stone BRT#593047900 Improvements: Residential Dwelling CHAVONE JACKSON C.P. November Term, 2009 No. 00190 \$274,911.78 McCabe, Weisberg, & Conway, P.C.

1304-532

4958 North 9th Street 19141 49th wd. 2838.68 Sq Ft; row 2 sty, masonry BRT#491300500 Improvements: Residential Dwelling OLLIE MAE ROBINSON AND LAKESHA SMITH C.P. June Term, 2009 No. 01586 \$98,835.69 McCabe, Weisberg, & Conway, P.C.

1304-533

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

1304-534

1902 East Cambria Street 25th wd. Southwest side of Cambria Street 17 ft 0 in southeast of Jasper Street; front 16 ft 0 in; depth 97 ft 0 in Improvements: AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

1304-535

3037 Boudinot Street 7th wd. East side of Boudinot Street 205 ft 6 in north of Indiana Street; front 14 ft 6 in; depth 56 ft 0 in Improvements: AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

1304-536

1418 Church Street 23rd wd. Southwest side of Church Street 148 ft 9.875 in southeast of Leiperer Street; front 16 ft 0 in; depth 68 ft .75 in Improvements: AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

1304-537

1840 East Madison Street 45th wd. Southwest side of Madison Street 200 ft 0 in northwest of Jasper Street; front 14 ft 0 in; depth 78 ft 6 in. AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

SHERIFF'S SALE**1304-538**

2021 East Birch Street 25th wd. Northeast side of Birch Street 178 ft 0 in northwest of Frankford Avenue; front 14 ft 4 in; depth 61 ft 0 in Improvements: AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

1304-539

2011 East Sergeant Street 31st wd. North side of Sergeant Street 248 ft 0 in west of Coral Street; front 15 ft 3 in, depth 73 ft 7 in Improvements: AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

1304-540

4452 North 16th Street 13th wd. West side of 16th Street 31 ft 0 in south of Wingohoking Street; front 14 ft 10 in; depth 70 ft, 0 in. Improvements: AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2012 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

1304-541

604 West Clearfield Street 37th wd. South of Clearfield Street 31 ft 3 in west of 6th Street; front 15 ft 3 in, depth 45 ft, 75.8 in Improvements: AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip J. Berger, Esq.

1304-542

3135 Jasper Street 25th wd. South side of Jasper Street front 15 ft 6-1/2 in, depth 56 ft 4 in Improvements: AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

1304-543

4240 Paul Street 23rd wd. Northwest side of Paul Street 345 ft 10-7/8 in northeast of Womrath Street front 20 ft 0 in; depth 100 ft 0 in. AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

1304-544

818 East Schiller Street 33rd wd. South side of Schiller Street 151 ft 7-3/8 in east of "G" Street; front 15 ft 7-1/8 in, depth 60 ft 0 in. AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2010 No. 001177 \$556,008.41 Phillip D. Berger, Esq.

1304-545

SHERIFF'S SALE

SHAWN RENZ C.P. August Term, 2012 No. 02380 \$422,407.15 Phelan Hallinan, LLP

1304-553

531 North 13th Street 19123-3214 14th wd. 1188 Sq Ft PRCL#141185800 Improvements: Residential Property

ROBERT ENDY AKA ROBERT P. ENDY, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF RICHARD J. ENDY AKA RICHARD ENDY C.P. September Term, 2012 No. 03357 \$216,244.70 Phelan Hallinan, LLP

1304-554

24 North Hirst Street 19139-2224 34th wd. 906.24 Sq Ft PRCL#341236800 Improvements: Residential Property

JIMMIE MOORE C.P. September Term, 2012 No. 02236 \$71,094.85 Phelan Hallinan, LLP

1304-555

5234 Horrocks Street 19124-1812 62nd wd. 1351.87 Sq Ft PRCL#621340300 Improvements: Residential Property

ANN ETHREDGE C.P. July Term, 2012 No. 01174 \$127,635.69 Phelan Hallinan, LLP

1304-556

5751 North Marshall Street 19120-2215 61st wd. 1445.04 Sq Ft PRCL#612264600 Improvements: Residential Property

IRIS N. VARGAS C.P. September Term, 2012 No. 00514 \$103,648.48 Phelan Hallinan, LLP

1304-557

1906 73rd Avenue 19138-2711 10th wd. 1127 Sq Ft PRCL#101344000 Improvements: Residential Property

VEDA J. AUSTIN C.P. April Term, 2012 No. 000546 \$106,733.90 Phelan Hallinan, LLP

1304-558

10822 Perrin Road 19154-3924 66th wd. 1802 Sq Ft PRCL#62076100 Improvements: Residential Property

CONSTANCE SAYRE AND DAVID SAYRE C.P. May Term, 2012 No. 03961 \$156,930.98 Phelan Hallinan, LLP

1304-559

3823 North Smedley Street 19140 38th wd. East side of Smedley Street 189 ft 6 in northward from the north side of Butler Street; front 15 ft 6 in, depth 80 ft, 0 in BRT#1311884000 Subject to Mortgage Improvements:

ELIZABETH AND HILDA SINGLETARY C.P. November Term, 2003 No. 000209 \$51,285.41 Louis P. Vitti, Esq.

1304-560

6056 North American Street 19120 61st wd. 1090.40 Sq Ft BRT#612400000 Improvements: Residential Property

JACOBO MARTE C.P. July Term, 2012 No. 00070 \$87,088.55 KML Law Group, P.C.

1304-561

644 North Frazier Street 19131 4th wd. 1184.54 Sq Ft BRT#043075000 Improvements: Residential Property

PATRICIA S. ABDULLAH AKA SHAKIRA ABDULLAH C.P. October Term, 2009 No. 01204 \$41,063.28 KML Law Group, P.C.

1304-562

1 Academy Circle, Unit 304 19146 745 Sq Ft BRT#888300590 Improvements: Residential Property

ALEXANDER MALYKIN, EDUARD MALYKIN AKA EDWARD MALYKIN AND DMITRY VOLSHONOK AKA DIMITRY VOLCHONOK C.P. August Term, 2010 No. 01739 \$351,617.62 KML Law Group, P.C.

1304-563

5305 Belfield Avenue 19144 12th wd. 1806.30 Sq Ft BRT#122158300 Improvements: Residential Property

CALIPH JOHNSON, KNOWN HEIR TO THE ESTATE OF ANNIE LOW WALKER AKA ANNIE LOU WALKER, DECEASED AND UNKNOWN HEIRS OF ANNIE LOW WALKER AKA ANNIE LOU WALKER DECEASED. C.P. May Term, 2012 No. 03559 \$13,113.53 KML Law Group, P.C.

1304-564

872 Bridge Street 19124 35th wd. 1038.10 Sq Ft BRT#351145800 Improvements: Residential Property

ISABEL RAMIREZ C.P. September Term, 2012 No. 01138 \$56,275.89 KML Law Group, P.C.

1304-565

2648 South Felton Street 19142 40th wd. 976 Sq Ft BRT#402120400 Improvements: Residential Real Estate

RONALD E. FORTUNE AND DAVID COLETTA C.P. July Term, 2012 No. 01838 \$55,250.03 Stern & Eisenberg, P.C.

1304-566

1738 Margaret Street 19124 23rd wd. 2133 Sq Ft BRT#232147400 Improvements: Residential Real Estate

HERBERT FRAYER C.P. September Term, 2012 No. 01673 \$78,702.73 Stern & Eisenberg, P.C.

1304-567

3142 North 29th Street 19132 38th wd. 1080

SHERIFF'S SALE

Sq Ft BRT#381284300 Improvements: Residential Real Estate

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

1304-568

1003 North 64th Street 19151 34th wd. 3795 Sq Ft BRT#344243000 Improvements: Residential Property

CLAUDENE R. THOMPSON-BOUZY AND HERNE T. BOUZY C.P. January Term, 2012 No. 003970 \$221,421.94 Christopher A. DeNardo, Esq.

1304-569

330 East Chelton Avenue 19144 12th wd. 5187.60 Sq Ft OPA#122109200 Improvements: Residential Property

TANISHA V. HOLMES C.P. January Term, 2009 No. 002923 \$131,621.05 Christopher A. DeNardo, Esq.

1304-570

616 Fountain Street 19128 21st wd. 4128 Sq Ft BRT#213327528 Improvements: Residential Property

VERNAL R. VADEN C.P. October Term, 2012 No. 000196 \$17,477.97 Christopher A. DeNardo, Esq.

1304-571

6860 Dicks Avenue 19142 40th wd. 992 Sq Ft BRT#406296500 Improvements: Residential Property

JAMES DARRYL GOLDSMITH C.P. July Term, 2012 No. 002512 \$65,004.81 Christopher A. DeNardo, Esq.

1304-572

1345 Christian Street 2nd wd. 964 Sq Ft BRT#022253200 Improvements: Residential Dwelling

YVONNE HICKS AND ALBERT HICKS C.P. April Term, 2011 No. 1715 \$120,034.13 Law Offices of Gregory Javardian

1304-573

822 Manatwna Avenue 19128 21st wd. 2697.60 Sq Ft BRT#214118000 Improvements: Residential Dwelling

JOANNE LOMBARD AKA JOANNE K. LOMBARD C.P. July Term, 2012 No. 002072 \$165,222.07 Heather Riloff, Esq.

1304-574

1423 Van Kirk Street 19149 62nd wd. 1534.56 Sq Ft BRT#621114400 Improvements: Residential Dwelling

ESTHER NYESU AKA MATILDA D. NYESUAH AND COLLINGTON N. GARR C.P. April Term, 2012 No. 000504 \$129,281.41 Heather Riloff, Esq.

1304-575

2965 Mercer Street 19134 25th wd. 997 Sq Ft BRT#251265700 Improvements: Residential Property

ETHEL L. WHITE C.P. August Term, 2012 No. 02590 \$49,770.42 KML Law Group, P.C.

1304-577

5823 Florence Avenue 19143 3rd wd. 1800 Sq Ft BRT#034067300 Improvements: Residential Property

DERRON MITCHELL C.P. July Term, 2012 No. 03840 \$51,861.18 KML Law Group, P.C.

1304-578

7349 Buist Avenue 19153 40th wd. 1096 Sq Ft BRT#404282500 Improvements: Residential Property

ROSA MEDLEY C.P. October Term, 2012 No. 00079 \$95,068.63 KML Law Group, P.C.

1304-579

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

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

1304-580

5513 Pine Street 19143 60th wd. 1174.50 Sq Ft BRT#604089100 Improvements: Residential Property

CAROL BARBEE C.P. February Term, 2005 No. 01201 \$58,447.71 KML Law Group, P.C.

1304-581

2216 East Hagert Street 19125 31st wd. 1584 Sq Ft BRT#313194600 Improvements: Residential Property

RENEE F. SOREY C.P. February Term, 2010 No. 00173 \$42,037.63 KML Law Group, P.C.

1304-582

7138 North Mt. Pleasant Street 19119 21st wd. 10000 Sq Ft BRT#213259190 Improvements: Residential Property

JANICE COFIELD AND RUDOLPH COFIELD C.P. March Term, 2004 No. 02652 \$271,724.16 KML Law Group, P.C.

SHERIFF'S SALE

1304-583
2005 Emily Street 19145 48th wd. 672.60 Sq Ft BRT#481113600 Improvements: Residential Property

NADIRAH WESTBROOK C.P. November Term, 2011 No. 02985 \$29,991.18 KML Law Group, P.C.

1304-584

123 Sparks Street 19120 61st wd. 1260 Sq Ft BRT#611269000 Improvements: Residential Property

HAROLD T. SEAMON C.P. November Term, 2011 No. 02994 \$62,815.41 KML Law Group, P.C.

1304-585

1165 Atwood Road 19151 34th wd. 1240 Sq Ft BRT#344328400 Improvements: Residential Property

NAKIA M. FERIBEE C.P. August Term, 2010 No. 02298 \$74,349.92 KML Law Group, P.C.

1304-586

1330 North Hobart Street 19131 4th wd. 855 Sq Ft BRT#043166700 Improvements: Residential Property

TESFAYE MEKBEB C.P. September Term, 2012 No. 02868 \$52,995.71 KML Law Group, P.C.

1304-587

1837 West 73rd Avenue 19126 10th wd. 1134 Sq Ft BRT#101350700 Improvements: Residential Property

ANGELIQUE M. COLE C.P. February Term, 2008 No. 00911 \$105,247.57 KML Law Group, P.C.

1304-588

1907-1909 East Arizona Street 19125 31st wd. 12,736 Sq Ft BRT#313106100 & BRT#313106000 Subject to Mortgage Improvements: Residential Property

JOSPEH GOEBIG; JUDITH A. GOEBIG C.P. February Term, 2012 No. 3048 \$146,738.77 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-589

6515 North Smedley Street 19126 17th wd. 1280 Sq Ft BRT#172161400 Improvements: Residential Property

DARRELL ROBINSON C.P. January Term, 2011 No. 0224 \$65,350.11 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-590

5311 Pine Street 19143-1414 60th wd. 1504 Sq Ft BRT#603084100 Improvements: Residential Property

PATRICK CHARLES C.P. March Term, 2012 No. 4096 \$92,067.93 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-591

5829 Warrington Avenue 19143-5215 3rd wd. 1500 Sq Ft BRT#034077900 Improvements: Residential Property

C.P. January Term, 2012 No. 2388 \$55,034.12 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-592

3010 Emerald Street 19134-3110 25th wd. 1174 Sq Ft BRT#252508100 Improvements: Residential Property

SOMSAK SUWANNARAT AKA S. SUWANNARAT C.P. March Term, 2012 No. 0723 \$44,829.72 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-593

1753 Roselyn Street 19141 17th wd. 1391.84 Sq Ft BRT#171226700 Improvements: Residential Property

TRACEY EDWARDS C.P. October Term, 2011 No. 4068 \$82,351.42 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-594

1888 Pratt Street 19124-2139 62nd wd. 1466.10 Sq Ft BRT#622052400 Improvements: Residential Property

JENNIFER MOLNAR C.P. May Term, 2012 No. 0153 \$55,688.28 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-595

5841 Bustleton Avenue 19149 62nd wd. 1623.04 Sq Ft BRT#621508000 Improvements:

SHERIFF'S SALE

Residential Property

RUTH N. ERAZO C.P. November Term, 2010 No. 2114 \$117,451.73 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-596

4333 Devereaux Street AKA Devereaux Avenue 19135-3531 55th wd. 1483 Sq Ft BRT#552030700 Improvements: Residential Property

CHERYL GEORGE AKA CHERYL M. GEORGE; JOSEPH GEORGE AKA JOSEPH P. GEORGE C.P. April Term, 2012 No. 1167 \$43,656.22 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-597

1621 South 31st Street 19145-1659 48th wd. 2913.28 Sq Ft BRT#482405000 Improvements: Residential Property

YVONNE DUBOSE AKA YVONNE S. DUBOSE C.P. February Term, 2012 No. 3294 \$126,027.42 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-598

16 Good Street Situate on the southeast side of Good Street (30 feet wide) at the distance of 128 feet 6 inches southwest from the southwesterly side of Germantown Avenue (60 feet wide) in the City of Philadelphia. Subject to Mortgage Improvements: Det 2.5 Sty Frame

MARIAMA OGILVIE C.P. January Term, 2010 No. 01633 \$74,837.77 Chandra M. Arkema, Esq.

1304-599

102 West Walnut Park Drive 19120 61st wd. 1796.45 Sq Ft BRT#611367500 Improvements: Residential Real Estate

DEBORAH A. EBO-ROBEY C.P. August Term, 2010 No. 3575 \$135,446.55 Stern & Eisenberg, P.C.

1304-600

5712 Thomas Avenue 19143-4523 51st wd. 1952 Sq Ft BRT#513093500 Improvements: Residential Property

STEPHEN LAMAR C.P. March Term, 2012 No. 1718 \$98,099.48 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1304-601

8107 Henry Avenue 19128 21st wd. 3442.08 Sq Ft BRT#214247530 Improvements: Residential Real Estate

RUBY BENTON, OBRA KERNODLE, IV AND KARA LEWIS C.P. December Term, 2011 No. 03216 \$276,430.97 Stern & Eisenberg, P.C.

1304-602

1734 68th Avenue 19126 10th wd. 1844 Sq Ft BRT#101252000 Improvements: Residential Real Estate

SERGE BLANCHARD C.P. April Term, 2006 No. 003444 \$59,922.26 Stern & Eisenberg, P.C.

1304-603

2620 South Robinson Street 19142 40th wd. 1098.74 Sq Ft BRT#402096300 Improvements: Residential Property

GERALDINE CHRISTIAN AND WILLIAM P. FIELDS C.P. September Term, 2004 No. 002064 \$56,525.80 Christopher A. DeNardo, Esq.

1304-604

936 Ernest street assessed as 936 Ernst Street 19147 2nd wd. 768 sq ft BRT#021211500 Improvements: Residential Property

CONNIE PAULSON C.P. January Term, 2009 No. 002431 \$34,502.68 Christopher A. DeNardo, Esq.

1304-605

5527 Irving Street 19139 46th wd. 1350 Sq Ft BRT#604058000 Improvements: Residential Property

CLINTON WASHINGTON C.P. February Term, 2012 No. 2889 \$88,135.81 Christopher A. DeNardo, Esq.

1304-606

187 West Weaver Street 19119 22nd wd. 955.35 Sq Ft BRT#223031600 Improvements: Residential Property