

Sheriff's Sale Notices for May 7, 2013

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, May 7, 2013 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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

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

SHERIFF'S SALE

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on May 7, 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 January 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 7, 2013.

9-419

641 W. Allegheny Ave. 19133 37th Wd. 2,400 sq. ft. BRT#372448300 Improvements: Mised use property
641 SANTIAGO REAL ESTATE VENTURES, LLC C.P. July Term, 2011 No. 1790 \$177,982.10 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

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

11-403

1250 S 24th St. 19146 36th Wd. Approximately 900 sq. ft. more or less BRT# 361372900 Improvements: Residential Dwelling
BRENDA BURTON C.P. August Term, 2007 No. 00882 \$49,046.32 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 7, 2013.

1206-315

3357 Brighton St. 19149 55th wd. 1668 Sq. Ft. BRT#551374900 Improvements: Residential Dwelling
DERRICK LEWIS C.P. November Term, 2011 No. 00899 \$103,963 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg LLP

1206-376A-B

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

1206-469

1132 Unruh Ave. 19111-4938 53rd wd. 2585.06 Sq. Ft. BRT#532058600 Improvements: Residential Property
DEMEA B. HUNTER, WILLIAM T. PERRY, JR. C.P. February Term, 2009 No. 02067 \$255,721 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

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

1207-438

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

1207-442

1601 Spring Garden St, Unit 516 19130 88th wd. 709 sq. ft. and 1.0809% undivided interest in the common elements, as more fully described in the Declaration of Condominium and Plats and Plans dated 12/14/1992 and recorded 12/31/1992 in Deed Book VCS 218 pg 336. BRT#888086328 Subject to Mortgage Improvements: Residential Condominium
BENJAMIN HASSELL, JR., SUBJECT TO FIRST MORTGAGE C.P. March Term, 2011 No. 02860 \$27,542.75 Glenn M. Ross, Esq.

1207-573

2182 E. Cumberland St. 19125 31st wd. 2291 sq. ft. BRT#314012200 Improvements: Residential Property
SAMANTHA MAGUIRE C.P. January Term, 2010 No. 002935 \$129,380.94 Christopher A. DeNardo, Esq.

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

1208-458

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

1208-510

158 Fountain St. 19127-1932 21st wd. 2184.97 Sq Ft BRT#212288510 Improvements: Residential Property
DANIELLE P. LEHMAN C.P. December Term, 2009 No. 01097 \$428,570.60 Phelan Hallinan & Schmiegl, LLP

1208-514

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

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT V. RUFO, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUFU V. RITA DECEASED. MARIA VIZARD, IN HER CAPACITY AS HEIR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO, DECEASED HEIR OF THE ESTATE OF ROBERT RUFO AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO. FRANK VIZARD, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ROBERT RUFO AKA AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO. C.P. June Term, 2010 No. 02487 \$417,371.59 Phelan Hallinan & Schmiegl, LLP

1208-521

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

1208-532

1540 s Garnett St. AKA 1540 S. Garnet Rd. 19146-4628 36th wd. 672 Sq Ft BRT#363222200 Improvements: Residential Property
JOSE M. PEREZ, JR. AKA JOSE W. PEREZ JR. C.P. November Term, 2010 No. 01512 \$71,910.11 Phelan Hallinan & Schmiegl, LLP

1208-583

102 Sigel St. 19148-1906 1st wd. 675 Sq. Ft. BRT#011161200 Improvements: Residential

SHERIFF'S SALE

Property
THERESA ESPOSITO C.P. December Term, 2009 No. 00474 \$241,189.09 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the September 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 7, 2013.

1209-378

4317 Bleigh Ave. AKA 4317 Bleigh St. 19136-3926 41st wd. 1219.95 Sq Ft PRCL#412155500 Improvements: Residential Property
ALEXANDRA BLITMAN C.P. February Term, 2012 No. 02698 \$132,985.19 Phelan Hallinan & Schmiegl, LLP

1209-397

140 W. Ashdale St. 19120 42nd wd. 1152 Sq Ft BRT#422171000 Improvements: Residential Property
LEONARD HILL C.P. December Term, 2011 No. 001822 \$115,688.39 Christopher A. DeNardo, Esq.

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

1209-540

9015 Buttonwood Pl. 19128-1056 21st wd. 6685 Sq Ft PRCL#212502470 Improvements: Residential Property
MADELINE DAVIS, ANETTA L. DANIELS AND ANDRE L. DANIELS C.P. February Term, 2012 No. 03882 \$425,793.91 Phelan Hallinan & Schmiegl, LLP

1209-555

1318 Reese St. 19147 1st wd. 731.25 Sq Ft BRT#01137900 Subject to Mortgage Improvements: row 2 story masonry
JOHN TORRES C.P. June Term, 2011 No. 01168 \$550,333.75 Thomas D Kenny, Esq.

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

1210-320

4926 Pulaski Ave. 19144 22nd wd. 1660 Sq Ft BRT#133121400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PHILIP WHITE, DECEASED C.P. November Term, 2011 No. 000634 \$51,490.52 Christopher A. DeNardo, Esq.

1210-374

2016 Buckius St. 19124-5011 45th wd. 1078 Sq Ft TXPRCL#452210500 Improvements: Residential Property
MANUEL RIVERA AND MARIA SANTIAGO C.P. March Term, 2010 No. 04856 \$59,477.21 Phelan Hallinan & Schmiegl, LLP

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.

1210-465

2420 79th Ave 19150-1414 50th wd. 1088 Sq Ft PRCL#501451700 Improvements: Residential Property
ELEANOR E SALLEY C.P. August Term, 2009 No. 03155 \$102,438.46 Phelan Hallinan & Schmiegl, LLP

1210-475

4000 Gypsy Lane, Unit #730G2 19129 21st wd. Together with a proportionate undivided interest in the common elements (as defined in such declaration) of .407% TXPRCL#888210376 Improvements: Residential Property
RONALD LEE BAUM C.P. March Term, 2012 No. 03116 \$113,600.19 Phelan Hallinan & Schmiegl, LLP

1210-492

227 Delmar St. 19128-4502 21st wd. 1591 Sq Ft TXPRCL#212296050 Improvements:

SHERIFF'S SALE

Residential Property
MATTHEW K WATTS AND THOMAS D GRYSKIEWICZ C.P. April Term, 2012 No. 02287 \$315,316.36 Phelan Hallinan & Schmiegl, LLP

1210-503

2244 Seybert St. 19128 29th wd. 870 Sq Ft OPA#291057200 Subject to Mortgage Improvements: Residential Property
JAMES JOHNSON C.P. December Term, 2011 No. 01607 \$436,694.59 Brett A. Solomon, Esq. And Michael C. Mazack, Esq.

1210-530

1516 East Duval St. 19138-1104 10th wd. 2250 Sq Ft PRCL#102286200 Improvements: Residential Property
TAMARA A. ROSS AKA TAMARA A. ROSS-GRANT AND BILLY L. GRANT AKA BILLY GRANT C.P. December Term, 2008 No. 01129 \$228,494.15 Phelan Hallinan & Schmiegl, LLP

1210-531

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

1210-617

151 Sigel St. 19148 Row 2sty; masonry; 1387.5 Sq Ft BRT#011157300 Subject to Mortgage Improvements: Residential Dwelling
THERESA A. AFRICANO C.P. April Term, 2011 No. 00614 \$52,493.49 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the November 13, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 7, 2013.

1211-307

3462 North Lee Street 19134-1638 7th wd. 960 Sq Ft PRCL#073020400 Improvements: Residential Property
KATHLEEN GALLELLI C.P. April Term, 2012 No. 00561 \$24,567.75 Phelan Hallinan & Schmiegl, LLP

1211-325

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

1211-459

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

1211-502

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

1211-503

926 Borbeck Ave. 19111-2603 35th wd. 5562.50 Sq Ft PRCL#631251300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT R. KULLMANN AKA ROBERT R. KULLMANN, DECEASED C.P. October Term, 2010 No. 00936 \$158,983.30 Phelan Hallinan & Schmiegl, LLP

1211-513

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

1211-523

2211 North 52nd Street 19131 53rd wd. 11250 Sq Ft PRCL#521298300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

SHERIFF'S SALE

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BERTRAND, DECEASED ET AL C.P. July Term, 2009 No. 02028 \$195,744.77 Phelan Hallinan & Schmiegl, LLP

1211-525

1337 Wells Street 19111-4921 53rd wd. 1170 Sq Ft PRCL#532020900 Improvements: Residential Property MIKHAIL KHALAPOV C.P. August Term, 2011 No. 00977 \$134,460.34 Phelan Hallinan & Schmiegl, LLP

1211-571

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

1211-577

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

1211-586

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

1211-634

2601 South Dewey Street 19142 40th wd. Row conv/apt 2sty masonry; 2660.6 Sq Ft BRT#402074400 Improvements: Residential Dwelling MOHAMMAD SHOKROLLAH C.P. February Term, 2011 No. 00662 \$57,640.54 McCabe, Weisberg, & Conway, P.C.

1211-661

324 North Edgewood Street 19139-1116 34th wd. S/D w det gar 2 sty mason; 3367 Sq Ft BRT#341109700 Improvements: Residential Dwelling SHEILA WALLER C.P. May Term, 2012 No. 00285 \$95,692.69 McCabe, Weisberg, & Conway, P.C.

1211-689

1539 E. Tulpehocken Street 19138-1626 50th wd. 1680.36 Sq Ft BRT#102211800 Improvements: Residential Dwelling DENISE M. HALL C.P. April Term, 2012 No. 03352 \$179,489.05 Kristen D. Little, Esq.

1211-692

2126 65th Avenue 19138 17th wd. 1277 Sq Ft BRT#171357100 Improvements: Residential Property GERTRUDE HAMBY C.P. May Term, 2012 No. 02006 \$97,164.11 Kristine M. Anthou, Esq.

1211-700

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

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.

1211-739

2049 E. Susquehanna Ave. 19125-1519 31st wd. 1629.72 Sq Ft PRCL#313039100 Improvements: Residential Property RONALD FAGGINS C.P. July Term, 2010 No. 00873 \$210,843.79 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, May 7, 2013.

1212-309

3187 Tulip Street 19134-3807 25th wd. 772.24 Sq Ft TXPRCL#252364300 Improvements: Residential Property ANIBAL CRUZ SANTIAGO C.P. August Term, 2010 No. 02606 \$49,416.22 Phelan Hallinan & Schmiegl, LLP

1212-330

6337 East Fariston Drive 19120-1009 50th wd. 1800 Sq Ft TXPRCL#611006300 Improvements: Residential Property MICHAEL P. DIXON AND ANGELA L. DIXON C.P. December Term, 2011 No. 02529 \$95,080.15 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

1212-357

1730 Lombard Street 19146-1519 30th wd. 1341.22 Sq Ft TXPRCL#303004304 Improvements: Residential Property STEVEN J. ROSENBERG C.P. June Term, 2012 No. 00561 \$662,490.36 Phelan Hallinan & Schmiegl, LLP

1212-410

7101 North 19th Street 19126-1508 10th wd. 3161.48 Sq Ft TXPRCL#101114400 Improvements: Residential Property JOHN D. IVEY AND MATTIE L. IVEY C.P. August Term, 2007 No. 01614 \$110,614.06 Phelan Hallinan & Schmiegl, LLP

1212-422

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

1212-439

1831 East Orleans Street 19134-3543 25th wd. 1353.24 Sq Ft TXPRCL#252167300 Improvements: Residential Property RONALD J. HALL C.P. August Term, 2010 No. 04416 \$64,810.13 Phelan Hallinan & Schmiegl, LLP

1212-456

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

1212-459

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.

1212-505

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

1212-537

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.

1212-539

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.

1212-569

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.

1212-600

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

1212-604

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

1212-611

4244 North American Street AKA 4244 N. American Street 5th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected described according to a plan and survey thereof made by Joseph F. Delaney, Esquire, surveyor and regulator of the Fifth District of the City of Philadelphia on the 11th day of September A.D. 1941 as follows, to wit: BEGINNING at a point on the northwest side of American Street (60 feet wide) at the distance of 132'9" southwest from the southwest side of Bristol Street (60 ft wide), CONTAINING in front or breadth on the said American Street southwest 15'11" and extending of that width in length or depth northwest between lines parallel with Bristol Street and passing through the party walls between this premises and the premises adjoining on the northeast and southwest 60' to the center line of a certain 4' wide alley, which extends northeast and southwest from Bristol Street to Hunting Park Avenue (100' wide) parallel with American

SHERIFF'S SALE

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 certain other 3 ft wide alley leading southward into the said Parrish Street. BRT#152300200 Subject to Mortgage Improvements: Row 2 Sty Masonry ANTHONY L. TIDD AND TRACEY M. TIDD C.P. October Term, 2008 No. 01145 \$365,851.57 Patrick J. Wesner, Esq.

The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, May 7, 2013.

1301-302

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

1301-305

4430 Hurley Street 19120 42nd wd. 1157.62 Sq. Ft. BRT#421432100 Improvements: Residential Property CHERYL Y. WITHERSPOON C.P. September Term, 2009 No. 03355 \$37,317.80 KML Law Group, P.C.

1301-311

4434 Ernie Davis Circle 19154 66th wd. 2448 Sq. Ft. BRT#662618122 Improvements: Residential Property MELISSA S. TULIN C.P. June Term, 2010 No. 01042 \$142,174.67 KML Law Group, P.C.

1301-314

7343 Ogontz Avenue 19138 50th wd. 1891.32 Sq. Ft. BRT#501309400 Improvements: Residential Property MICHELLE LAMB AS ADMINSTRTRIX OF THE ESTATE OF MAUREEN E. LAMB DECEASED C.P. March Term, 2012 No. 02555 \$39,131.37 KML Law Group, P.C.

1301-317

6350 Eastwood Street 19149 54th wd. 1107.01 Sq. Ft. BRT#541267600 Improvements: Residential Property MARSHA POWELL C.P. July Term, 2012 No. 00062 \$140,688.42 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.

1301-322

576 Rosalie Street 19120 35th wd. 1033.60 Sq. Ft. BRT#352025200 Improvements: Residential Property HAROLD FORD C.P. May Term, 2012 No. 03545 \$48,384.66 KML Law Group, P.C.

1301-327

419 Lemonte Street 19128 21st wd. 1953 Sq. Ft. BRT#212316002 Improvements: Residential Property LAUREN OSWALD C.P. July Term, 2012 No. 02102 \$225,025.75 KML Law Group, P.C.

1301-335

1404 South 28th Street 19146 36th wd. 800.04 Sq. Ft. BRT#364343000 Improvements: Residential Property ROSE T. BRETT C.P. August Term, 2009 No. 03944 \$39,776.07 KML Law Group, P.C.

1301-340

1301 Devereaux Avenue 19149 53rd wd. 1406 Sq. Ft. BRT#531013500 Improvements: Residential Property ELENA SANTIAGO C.P. March Term, 2011 No. 02796 \$149,251.41 KML Law Group, P.C.

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 JOANNE THORNTON C.P. May Term, 2011 No. 003442 \$75,580.10 Christopher A. DeNardo, Esq.

1301-361

8643 Williams Ave. 19150 50th wd. 1462.50 Sq. Ft. BRT#502281300 Improvements: Residential Real Estate JOHN MUHLANGA C.P. April Term, 2012 No. 001710 \$121,157.73 Stern & Eisenberg, PC

1301-365

238 West Olney Avenue 19120 42nd wd. 1011.75 Sq. Ft. BRT#422305100 Improvements: Residential Property

SHERIFF'S SALE

GLADYS PEREZ, SOLELY IN HER CAPACITY AS HEIR OF ISABEL VAZQUEZ, DECEASED AND UNKNOWN HEIRS OF ISABEL VAZQUEZ, DECEASED. C.P. December Term, 2009 No. 02511 \$81,985.95 KML Law Group, P.C.

1301-369

829 McClellan Street 19148 1st wd. 700 Sq. Ft. BRT#012357400 Improvements: Residential Property NELSON MARTINEZ C.P. September Term, 2009 No. 02893 \$40,447.84 KML Law Group, P.C.

1301-373

6910 Rising Sun Avenue 19111 35th wd. 20762.50 Sq. Ft. BRT#353246500 Improvements: Residential Property THINH TRUONG C.P. February Term, 2010 No. 01814 \$284,581.94 KML Law Group, P.C.

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 northwestwardly 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.

1301-381

641 West Allegheny Avenue 19133 37th wd. 2400 Sq. Ft. BRT#372448300 Improvements: Mixed Use Property 641 SANTIAGO REAL ESTAE VENTURES, LLC C.P. July Term, 2011 No. 1790 \$177,982.10 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1301-396

1716 Widener Place 19141 17th wd. 1536 Sq. Ft. TXPRCL#171183400 Improvements: Residential Property STEPHEN V. JOHNSON C.P. September Term, 2005 No. 02224 \$66,062.52 Phelan Hallinan & Schmiegl, LLP

1301-399

6 East Johnson Street 19144-1917 59th wd. 2814.38 Sq. Ft. PRCL#884351000 Improvements: Commercial KHOI N. DANG C.P. April Term, 2007 No. 03836 \$118,500.64 Phelan Hallinan & Schmiegl, LLP

1301-400

2435 South Garnet Street 19145 48th wd. 665.52 Sq. Ft. BRT#262133400 Improvements: Residential Dwelling SAMANTHA RICCI C.P. October Term, 2011 No. 00513 \$224,042.26 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

1301-408

327 East Upsal Street 19119 22nd wd. 440 Sq. Ft. BRT#221096400 Improvements: Residential Property SUSIE A. HOOKS C.P. April Term, 2012 No. 001415 \$108,684.19 Christopher A. DeNardo, Esq.

1301-409

2122 South Woodstock Street 19145 48th wd. 1064 Sq. Ft. BRT#481340600 Improvements: Residential Property JIMMY S. TJOENG C.P. October Term, 2011 No. 003166 \$91,100.66 Christopher A. DeNardo, Esq.

1301-413

3325 Fuller Street 19136 64th wd. 1400 Sq. Ft. BRT#642306851 Improvements: Residential Property RICHARD J. DENNELL C.P. July Term, 2012 No. 1800 \$205,646.47 Christopher A. DeNardo, Esq.

1301-414

1609 Christian Street AKA 1609 South Christian Street 19146 30th wd. 2655 Sq. Ft. BRT#301170800 Improvements: Residential Property JOANNE THORNTON C.P. May Term, 2011 No. 003442 \$75,580.10 Christopher A. DeNardo, Esq.

1301-415

7331 Tabor Avenue 19111 56th wd. 1320 Sq. Ft. BRT#561039000 Improvements: Residential Property THOMAS J. NEVROTSKI AKA THOMAS J. NERVOTSKI AND TERESA ZAFFINO NERVOTSKI AKA TERESA ZAFFINO NERVOTSKI C.P. July Term, 2012 No. 1970 \$139,842.63 Christopher A. DeNardo, Esq.

SHERIFF'S SALE

1301-417

3125 Weikel Street 19134 25th wd. 840 Sq. Ft. BRT#252389000 Improvements: Residential Property DONNA M. RUSSELL C.P. May Term, 2012 No. 3558 \$26,921.07 Christopher A. DeNardo, Esq.

1301-418

5024 Arch Street 19139 44th wd. 2240 Sq. Ft. BRT#441012600 Improvements: Residential Property MAURICE P. THOMAS C.P. June Term, 2008 No. 004711 \$96,018.96 Christopher A. DeNardo, Esq.

1301-419

1632 Haworth Street 19124 62nd wd. 1836 Sq. Ft. BRT#622015900 Improvements: Residential Property BRIDGETTE A. TINNIN C.P. May Term, 2012 No. 1603 \$71,748.73 Christopher A. DeNardo, Esq.

1301-422

2827 Glenview Street 19149 55th wd. 1164 Sq. Ft. BRT#551235600 Improvements: Residential Property RICHARD A. TORRES AND DIANA V. TORRES C.P. May Term, 2012 No. 000678 \$158,752.17 Christopher A. DeNardo, Esq.

1301-428

303 Forest Hills Avenue 19116 58th wd. 6555 Sq. Ft. BRT#583028600 Improvements: Residential Real Estate EDWARD F. O'TOOLE AND KATIE L. O'TOOLE C.P. March Term, 2012 No. 02370 \$140,809.75 Stern & Eisenberg, PC

1301-432

5452 Stewart Street AKA 5452 Merion Avenue 19131 4th wd. 973.50 Sq. Ft. BRT#041267300 Improvements: Residential Property BARTON D. GOODWIN C.P. March Term, 2012 No. 03082 \$60,405.62 KML Law Group, P.C.

1301-437

2446 South Hutchinson Street 19148 39th wd. 665 Sq. Ft. BRT#393478400 Improvements: Residential Property JOHN TREROTOLA C.P. August Term, 2011 No. 04271 \$156,234.44 KML Law Group, P.C.

1301-439

1842 West Thompson Street 19121 47th wd. 960 Sq. Ft. BRT#471066200 Improvements: Residential Property ALICE L. SMITH C.P. May Term, 2009 No. 02151 \$185,703.05 KML Law Group, P.C.

1301-440

4133 Hellerman 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.

1301-454

5930 Drexel Road 19131 52nd wd. (formerly parth of the 34th wd.) 32106.06 Sq

SHERIFF'S SALE

Gregory Javardian, Esq.

1301-479

31 North Saint Bernard Street 19139-2748 44th wd. 1166 Sq. Ft. BRT#441052400
Improvements: Residential Dwelling
FELICIA HARRISON C.P. April Term, 2012 No. 01753 \$107,337.21 Barbara A. Fein, Esq.

1301-480

4841 North 9th Street 19141-3923 49th wd. 1496 Sq. Ft. BRT#491281600 Improvements: Residential Dwelling
ARLENE D. BOOTH C.P. April Term, 2012 No. 03946 \$43,868.58 Barbara A. Fein, Esq.

1301-486

637 North 11th Street 19123 14th wd. 1303.73 Sq. Ft. BRT#141128700 Improvements: Residential Dwelling
CARLOS COLLAZO AND HEATHER C. DERUSSY C.P. September Term, 2010 No. 01247 \$422,891.43 Mark J. Udren, Esq.

1301-489

4126 Farmdale Road 19154 66th wd. 3355.96 Sq. Ft. BRT#6621002800 Improvements: Residential Property
GERARD M. SHAFFER C.P. March Term, 2010 No. 2508 \$117,504.26 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1301-490

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

1301-491

6136 Algard Street 19135 55th wd. 1140 Sq. Ft. BRT#552340600 Improvements: Residential Property
CHRISTOPHER MCCLENDON; CREASIE ASHE C.P. August Term, 2011 No. 4006 \$101,726.41 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1301-492

1733 Stocker Street 19145 26th wd. 710 Sq. Ft. BRT#262307700 Improvements: Residential Property
ANTHONY SANTOSUSSO AND STEPHANIE SANTOSUSSO C.P. July Term, 2012 No. 01460 \$157,690.68 Kristine M. Anthou, Esq.

1301-495

6536 North 18th Street 19126 50th wd. 1431 Sq. Ft. BRT#172284500 Improvements: Residential Property
SINDI SHANTEL THARPE C.P. June Term, 2012 No. 01750 \$154,296.23 Kristine M. Anthou, Esq.

1301-496

217-219 West Coulter Street 19114 12th wd. 4000 Sq. Ft. BRT#124042100 Improvements: Residential Property
ANTONIO W. ZACHARY AKA ANTONIO ZACHARY AND JOANN D. ZACHARY AKA JOANN ZACHARY C.P. June Term, 2012 No. 02473 \$311,793.96 Kristine M. Anthou, Esq.

1301-497

103 Linton Street 19120 61st wd. 1058 Sq. Ft. BRT#612147400 Improvements: Residential Property
TI-JUINE WATERS C.P. June Term, 2012 No. 02356 \$140,514.00 Kristine M. Anthou, Esq.

1301-499

6443 North 17th Street 19126 17th wd. 1391 Sq. Ft. BRT#172198200 Improvements: Residential Property
KENNETH PLUMMER AND WANDA D. WOOTEN C.P. April Term, 2012 No. 04511 \$77,252.64 Kristine M. Anthou, Esq.

1301-505

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

SHERIFF'S SALE

& Schmiegl, LLP

1301-508

625 Fanshawe Street 19111-4713 35th wd. 1500 Sq. Ft. TXPRCL#353118900 Improvements: Residential Property
MILTON R. FLORES AND ANGELA MAIERON C.P. October Term, 2009 No. 01265 \$87,407.90 Phelan Hallinan & Schmiegl, LLP

1301-509

3732 North 15th Street 19140-3602 13th wd. 1552 Sq. Ft. TXPRCL#131147800 Improvements: Residential Property
TANISHA HOLMES AKA TA-TANISHA HOLMES C.P. November Term, 2009 No. 00048 \$99,894.92 Phelan Hallinan & Schmiegl, LLP

1301-513

3127 West Thompson Street AKA 3127 West Thompson Street, Unit 14 19121-4420 29th wd. BRT#888290026 Improvements: Condominium
LORRAINE A. LAND C.P. March Term, 2012 No. 03712 \$253,887.18 Phelan Hallinan & Schmiegl, LLP

1301-514

655 North 53rd Street 19131 44th wd. 1312 Sq. Ft. TXPRCL#442317900 Improvements: Residential Property
CYNTHIA D. WILLIAMS, STACY M. ROBINSON AKA STACY FAISON AND ANGELA WILLIAMS-DAVIS AKA ANGELA WILLIAMS C.P. April Term, 2007 No. 00213 \$68,340.09 Phelan Hallinan & Schmiegl, LLP

1301-515

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

1301-522

119 East Allen Street 19125-4101 18th wd. 785 Sq. Ft. TXPRCL#181285200 Improvements: Residential Property
DE A HOANG C.P. June Term, 2012 No. 00918 \$206,683.43 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.

1301-530

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

1301-537

2117 Stevens Street 19149-3533 62nd wd. 1248 Sq. Ft. PRCL#621204000 Improvements: Residential Property
LATOYA LONG C.P. May Term, 2012 No. 03732 \$164,882.98 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

1301-543

317-19 Wildey Street 19125 18th wd. 1386.41 Sq. Ft. TXPRCL#181325210 Improvements: Residential Property
KHADEEJAH R. JOHNSON C.P. February Term, 2012 No. 00279 \$437,675.12 Phelan Hallinan & Schmiegl, LLP

1301-544

2921 Unruh Avenue 19149-2527 55th wd. 1861.40 Sq. Ft. TXPRCL#551150500 Improvements: Residential Property
ANTHONY N CHIARIZIO AKA ANTHONY N. CHIARIZIO AND GEORGENE CHIARIZIO

SHERIFF'S SALE

AKA GEORGENE BRASS C.P. January Term, 2012 No. 00453 \$172,769.13 Phelan Hallinan & Schmiegl, LLP

1301-545

1238 East Sydney Street AKA 1238 Sydney Street 19150-2812 50th wd. 2756.25 Sq. Ft. PRCL#502472500 Improvements: Residential Property
YVONNE MATHIS C.P. April Term, 2011 No. 00808 \$113,744.47 Phelan Hallinan & Schmiegl, LLP

1301-547

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

1301-557

1732 South 65th Street 19142 40th wd. 1379.70 Sq. Ft. PRCL#403000700 Improvements: Residential Property
JEROME T. CLEMENTS C.P. January Term, 2008 No. 00725 \$53,892.64 Phelan Hallinan & Schmiegl, LLP

1301-558

7009 Woodbine Avenue 19151-2330 34th wd. 12880 Sq. Ft. TXPRCL#344136700 Improvements: Residential Property
LORRAINE ROBINSON C.P. June Term, 2009 No. 03519 \$661,608.82 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

1301-570

9713 Berea Street 19114-1723 66th wd. 10250 Sq. Ft. TXPRCL#661012616 Improvements: Residential Property
LAWRENCE V. HERMAN C.P. December Term, 2011 No. 01545 \$156,854.50 Phelan Hallinan & Schmiegl, LLP

1301-572

1817 East Madison Street 19134-2527 45th wd. 1053.50 Sq. Ft. TXPRCL#452016100 Improvements: Residential Property
PETER I. MISSIMER C.P. February Term, 2012 No. 02266 \$15,707.99 Phelan Hallinan & Schmiegl, LLP

1301-574

1809 Tree Street 19145-3722 26th wd. 700 Sq. Ft. TXPRCL#262230000 Improvements: Residential Property
NICOLE GRANGER C.P. June Term, 2012 No. 01485 \$123,445.40 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

1301-579

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

1301-583

1032 East Tioga Street 19134-1445 33rd wd. 1031.76 Sq. Ft. TXPRCL#331206800 Improvements: Residential Property
JUAN P. CARATTINI C.P. June Term, 2012 No. 01127 \$44,386.00 Phelan Hallinan & Schmiegl, LLP

1301-584

15 North 50th Street 19139-2720 44th wd. 2530 Sq. Ft. PRCL#441056200 Improvements: Residential Property
ALICIA C. GORDON AKA ALICIA GORDON AND RICARDO CLARKE C.P. March Term, 2012 No. 01872 \$147,009.35 Phelan Hallinan & Schmiegl, LLP

1301-588

2618 South 65th Street 19142-2813 40th wd. 1462.50 Sq. Ft. TXPRCL#406002700 Improvements: Residential Property
DEBRAH STERLING C.P. November Term, 2010 No. 00722 \$68,916.99 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE**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

1301-591

4109 Gypsy Lane 19129 21st wd. 21725 Sq. Ft. TXPRCL#213220945 Improvements: Residential Property
ROSIE BROWN C.P. May Term, 2008 No. 00571 \$599,814.71 Phelan Hallinan & 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. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1301-599

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

1301-600

1838 Diamond St. 19121 32nd wd. Front: 18'; Depth: 84' OPA#321180105 Improvements: 3 Story, 4 Unit, 3,305 Sq. Ft. Residential Dwelling
SUI L. DAN-JONES C.P. October Term, 2011 No. 03414 \$337,593.55 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esquire, O'Kelly Ernst & Bielli, LLC

1301-604

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

1301-609

5805 Brush Road 19138 22nd wd. 1406.40 Sq. Ft. BRT#591228400 Improvements: Residential Dwelling
EVELYN C. BROWN C.P. August Term, 2011 No. 01455 \$20,540.83 Udren Law Offices, P.C.

1301-613

1749-1751 Bigler Street 19145 26th wd. 1280 Sq. Ft. BRT#262314100 Improvements: Residential Property
LOUIS PAVONI C.P. July Term, 2012 No. 002829 \$361,898.76 Christopher A. DeNardo, Esq.

1301-620

2084 Clementine Street 19134 25th wd. 888 Sq. Ft. BRT#252256500 Improvements: Residential Property
MICHAEL ANTONYUK AND MARINA PETCHERSKAIA C.P. August Term, 2012 No. 1643 \$28,838.95 Christopher A. DeNardo, Esq.

1301-621

1943 Georgian Road 19138 10th wd. 1664 Sq. Ft. BRT#101273800 Improvements: Residential Property
JOHN NEAL AND LOUISE L. NEAL, AKA LOUISE L. NEIL C.P. July Term, 2012 No. 2345 \$78,147.99 Christopher A. DeNardo, Esq.

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

1302-304

2418 Federal Street 19146-2432 36th wd. 900 Sq. Ft. TXPRCL#361261700 Improvements: Residential Property
ELLIOT B. KAROL AND JOEL W. RILEY C.P. March Term, 2010 No. 01350 \$130,588.80 Phelan Hallinan & Schmiegl, LLP

1302-313

7263 Mansfield Avenue 19138-1620 10th

SHERIFF'S SALE

wd. 1623.60 Sq. Ft. PRCL#102360700 Improvements: Residential Property
HENRY HODGE, JR. AKA HENRY HODGE AND MILDRED J. HODGE C.P. July Term, 2012 No. 01980 \$68,268.00 Phelan Hallinan & Schmiegl, LLP

1302-314

1815 East Tulpehocken Street 19138-1210 10th wd. 2451.69 Sq. Ft. PRCL#102219200 Improvements: Residential Property
TAMARA L. WILLIAMS C.P. April Term, 2012 No. 03763 \$24,401.44 Phelan Hallinan & Schmiegl, LLP

1302-318

9217 Andover Road 19114-3818 57th wd. 6000 Sq. Ft. PRCL#572281100 Improvements: Residential Property
PATRICK C. PARKINSON AND ANNA MARIE PARKINSON AKA ANNA M. ROSSELLI C.P. October Term, 2006 No. 04233 \$152,700.38 Phelan Hallinan & 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

1302-336

1330 Gilham Street 19111-5524 53rd wd. 1068.53 Sq. Ft. TXPRCL#531161300 Improvements: Residential Property
ABDELHAMID MOUHOUCHE C.P. March Term, 2010 No. 03198 \$123,766.83 Phelan Hallinan & Schmiegl, LLP

1302-339

2981 Mercer Street 19134-4906 25th wd. 997 Sq. Ft. TXPRCL#251266500 Improvements: Residential Property
MEGAN A. DUNBAR C.P. July Term, 2012 No. 016

SHERIFF'S SALE

1302-411

219-229 South 18th Street, Unit 1119 19103 88th wd. Being and designated as Unit 1119 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as 0.20415%. PRCL#888092836 Improvements: Condominium
BURCE RYAN AKA BRUCE D. RYAN, JR. AND GREGORY DURGIN AKA GREGORY O. DURGIN C.P. May Term, 2012 No. 00781 \$338,277.54 Phelan Hallinan & Schmiegl, LLP

1302-414

5946 Webster Street 19143-2414 3rd wd. 1640.31 Sq Ft TXPRCL#033032100 Improvements: Residential Property
FRANCES BRINSON AND EMANUEL BRINSON C.P. March Term, 2012 No. 02142 \$87,791.26 Phelan Hallinan & Schmiegl, LLP

1302-415

227 Benner Street 19111-5901 35th wd. 2808 Sq. Ft. PRCL#352163100 Improvements: Residential Property
BULENT SARIKAYA AND MARJORIE SARIKAYA C.P. July Term, 2012 No. 00671 \$105,715.60 Phelan Hallinan & Schmiegl, LLP

1302-416

4849 North 15th Street 19141-2103 13th wd. 1293.05 Sq Ft TXPRCL#132050400 Improvements: Residential Property
SHANISE T. BUTLER C.P. January Term, 2012 No. 02408 \$31,511.51 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

1302-457

4827 North 9th Street 19141-3923 49th wd. 1496 Sq Ft PRCL#491280900 Improvements: Residential Property
JEFFREY VOGEL AND VICTORIA VOGEL AKA VICKI VOGEL C.P. March Term, 2012 No. 01209 \$54,259.88 Phelan Hallinan & Schmiegl, LLP

1302-463

3607 Spring Garden Street 19104-2300 24th wd. 2558 Sq Ft PRCL#242005500 Improvements: Residential Property
ALA S. RABADY AND JIHANE HAJJ C.P. August Term, 2012 No. 01537 \$116,644.32 Phelan Hallinan & Schmiegl, LLP

1302-465

6520 Bobolink Place 19142-3328 40th wd. 2569 Sq Ft PRCL#406567911 Improvements: 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

1302-478

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

1302-485

4634 Ella Street 19120 42nd wd. 1384.17 Sq Ft BRT#421303800 Improvements: Residential Property
RENATA R. ASHBY AND DERRICK BAINES C.P. August Term, 2012 No. 01740 \$84,994.99 KML Law Group, P.C.

1302-499

1828 Mohican Street 19138 10th wd. 1264 Sq ft BRT#102240300 Subject To Rent Improvements: Residential Property
C.P. May Term, 2011 No. 02234 \$11,219.18 Scott A. Dieterick, Esq. and/or Kimberly A. Bonner, Esq.,

1302-500

2015 E Fletcher Street 19125 31st wd. 819.28 Sq Ft BRT#313054700 Improvements: Residential Property
JONATHAN FLOTRON C.P. July Term, 2012 No. 01578 \$147,671.83 KML Law Group, P.C.

1302-503

5939 Weymouth Street 19120 35th wd. 1162.50 Sq Ft BRT#352229900 Improvements: Residential Property
SENGCHANH XAYASENG C.P. April Term,

SHERIFF'S SALE

2012 No. 01638 \$172,729.17 KML Law Group, P.C.

1302-511

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

1302-512

3081 Aramingo Avenue 19134 25th wd. on Southeast side of Aramingo Avenue 101 ft 8 in southwestward from the southwest side of Clearfield St; front 14 ft 1 in, depth 68 ft, 3-3/4 in. BRT#25-1-4623-00 Subject to Mortgage
DAWN WINSLOW-BROWN C.P. June Term, 2012 No. 02350 \$176,173.69 Louis P. Vitti, Esq.

1302-520

2314 Pemberton Street 19146 13th wd. 1042 Sq Ft BRT#30-2-0419-00 Improvements: Residential Real Estate
FELMER LAW AND JACQUELINE L. BANKS C.P. November Term, 2010 No. 003846 \$85,931.68 Stern & Eisenberg, PC

1302-522

7353 N. 19th Street 19126 10th wd. (formerly part of the 42nd wd.) 1320 Sq Ft BRT#101117300 Improvements: Residential Real Estate
BETTY DEAN GEATHERS BROWN C.P. September Term, 2012 No. 01573 \$146,776.45 Stern & Eisenberg, PC

1302-523

1521 Overington Street 19124 23rd wd. 1510 Sq Ft BRT#232118700 Improvements: Residential Property
KEITH HENDRICKS AND LISA D. HENDRICKS C.P. May Term, 2012 No. 001094 \$124,317.99 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.

1302-530

4550 North 12th Street 19140 49th wd. 1371.72 Sq Ft BRT#491456500 Improvements: Residential Property
ALANA BELL C.P. March Term, 2012 No. 01059 \$84,512.45 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

1302-538

7237 Sommers Road 19138 50th wd. (formerly part of the 42nd wd.) 1872.59 Sq Ft BRT#501325600 Improvements: Residential Real Estate
TRINA DORAM AND TRINA DORAM, ADMINISTRATOR OF THE ESTATE OF SANDRA JEFFERSON AKA SONIA JEFFERSON C.P. August Term, 2012 No. 01601 \$112,812.10 Stern & Eisenberg, PC

1302-545

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.

1302-555

1315 Kater Street 19147-1818 2nd wd. 507 Sq Ft PRCL#023175610 Improvements: Residential Property
STEPHEN J. FORMAN C.P. August Term, 2009 No. 00064 \$381,573.89 Phelan Hallinan & Schmiegl, LLP

1302-557

2354 East Clearfield Street 1934-4445 25th wd. 1041.08 Sq Ft TXPRCL#251107000 Improvements: Residential Property
DONNA MARIE GALSON C.P. July Term, 2012 No. 01841 \$88,278.65 Phelan Hallinan & Schmiegl, LLP

1302-563

8307 Rugby Street 19150-2809 50th wd. 1533.68 Sq Ft PRCL#502103600 Improvements: Residential Property
ERNEST TRICE C.P. May Term, 2012 No. 02704 \$93,548.46 Phelan Hallinan & Schmiegl, LLP

1302-566

2029 Dickinson Street 19146-4515 36th wd. 245.23 Sq Ft PRCL#363044900 Improvements: Residential Property
GARDNER GLENN C.P. June Term, 2012 No. 02859 \$148,782.74 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

1302-570

2103 South 3rd Street 19148 39th wd. 1059.44 Sq Ft PRCL#391341800 Improvements: Residential Property
FLORENCE SAMUEL AKA FLORENCE K. SAMUEL C.P. December Term, 2007 No. 00805 \$281,890.98 Phelan Hallinan & Schmiegl, LLP

1302-576

1633 North 59th Street 19151-3939 4th wd. 2030 Sq Ft PRCL#043307200 Improvements: Residential Property
TERESA M. MILLER C.P. July Term, 2012 No. 02851 \$28,816.08 Phelan Hallinan & 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 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

1302-581

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

1302-589

5563 Loretto Avenue 19124 35th wd. 1431.90 Sq Ft OPA#351399200
PEDRO LOPEZ AKA PEDRO LOPEZ CRUZ, DAN LOPEZ, AND SUSANA ACEVEDO LOPEZ C.P. August Term, 2010 No. 637 \$96,603.76 Lauren Berschler Karl, Esq.

1302-590

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

1302-602

3105 Emerald Street 19134-3101 25th wd. 850.50 Sq Ft TXPRCL#252500200 Improvements: Residential Property
VINH T. DINH C.P. March Term, 2010 No. 00466 \$55,922.78 Phelan Hallinan & Schmiegl, LLP

1302-607

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

1302-608

4622 Penn Street 19124-5821 23rd wd. 2200 Sq Ft TXPRCL#234286600 Improvements: Residential Property
OLUGBEMIGA OGUNKUA C.P. January Term, 2012 No. 02052 \$63,686.61 Phelan Hallinan & Schmiegl, LLP

1302-616

6311 Oakland Street 54th wd. 1324.6 Sq Ft BRT#541259600 Improvements: Residential Dwelling
EDDIE H. SMYTHE C.P. July Term, 2012 No. 04038 \$161,279.67 Gregory Javardian, Esq.

1302-618

5308 Willows Avenue 19143 51st wd. 1232 Sq Ft BRT#51-1119100 Subject to Mortgage Improvements: Residential Dwelling
RODNEY SETH ROBERSON C.P. August Term, 2012 No. 01900 \$75,051.81 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

1302-619

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

1302-623

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.

1302-626

3305 North 16th Street 19140 11th wd. 6420 sq ft; semi/det 3sty masonry BRT#112195100 Subject to Mortgage Improvements: Residential Dwelling
CELESTE D. ROBERTS-RUFFIN, CO-EXECUTRIX OF THE ESTATE OF

SHERIFF'S SALE

ARLENE ALBRITTON AND BRIGITTE GARVIN JOHNSON, CO-EXECUTRIX OF THE ESTATE OF ARLENE ALBRITTON C.P. October Term, 2011 No. 04193 \$89,332.45 McCabe, Weisberg & Conway, P.C.

1302-633

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

1302-640

1167 Windrim Avenue 19141 49th wd. Det off/ str lsty masonry; 3139.24 Sq Ft BRT#493008410 Improvements: Residential Dwelling
CORNELL SMITH C.P. May Term, 2012 No. 03977 \$43,408.50 McCabe, Weisberg & Conway, P.C.

1302-647

1144 Snyder Avenue 19148-5522 39th wd. 1110 Sq Ft BRT#394038700 Improvements: Residential Real Property
LOIS BROCCO C.P. October Term, 2012 No. 2355 \$481,710.62 Richard J. Giulianai, Esq.

1302-656

6220 N. Bouvier Street 50th wd. 988.35 Sq ft BRT#172227500 Improvements: Residential Dwelling
REGINA KITCHEN AND JOHN MOSLEY C.P. October Term, 2009 No. 02493 \$82,424.80 Gregory Javardian, Esq.

1302-658

7355 Rockwell Avenue 19111 63rd wd. 1609 Sq Ft BRT#631112311 Improvements: Residential Property
JOSE VAZQUEZ C.P. July Term, 2012 No. 4665 \$171,372.31 Christopher A. DeNardo, Esq.

1302-660

1664 West Cheltenham Avenue 10th wd. 74'9" E Pittville Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry
TYRELL D. MCCOY AND TALISA THOMPSON NKA TALISA MCCOY C.P. February Term, 2011 No. 01663 \$150,587.31 Chandra M. Arkema, 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.

1302-669

315 West Hansberry Street 19144 12th wd. 1852.23 Sq Ft BRT#123104900 Improvements: Residential Property
MILDRED V. BIBBS C.P. May Term, 2009 No. 01447 \$79,516.39 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.

1302-673

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.

1302-674

1121 Knorr Street 19111 53rd wd. 2606.87 Sq Ft BRT#532135500 Improvements: Residential Property
REGINALD GETER C.P. August Term, 2012 No. 03605 \$160,298.69 KML Law Group, P.C.

1302-682

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

1302-683

3210 "H" Street 19134 33rd wd. 1260 Sq Ft BRT#331343500 Improvements: Residential Property
CAROLYN BOND C.P. May Term, 2004 No. 000333 \$32,787.73 Christopher A. DeNardo, Esq.

1302-684

243 West Spencer Street 19120 61st wd. 1140 Sq Ft BRT#611217800 Improvements: Residential Property
NICOLE D. HILLIARD C.P. September Term, 2012 No. 0494 \$65,152.01 Christopher A. DeNardo, Esq.

1302-688

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

SHERIFF'S SALE

1302-689

1536 Tasker Street 19145 36th wd. 1003.3 Sq Ft BRT#36-5377600 Subject to Mortgage Improvements: Residential Dwelling
ROBERT TAUFAN C.P. April Term, 2012 No. 02181 \$180,619.92 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

1302-708

7601-7615 Frankford Avenue 10465 Sq Ft BRT#882746000 Subject to Mortgage Improvements: Gas Station
CHARAN KAUR AND PRINCE FUEL COMPANY C.P. March Term, 2011 No. 2719 \$647,271.41 Gregory Javardian, Esq.

1302-711A-D

22nd Wd. and 59th Wd. (236 Harvey Street - Premises A - 19144) 4975.36 Sq Ft BRT#881210991 Subject to Mortgage Subject to Rent Improvements: Multi-family Residential Real Estate And Other Improvements
22nd Wd. and 59th Wd. (242 Harvey Street - Premises B - 19144) 4974.10 Sq Ft BRT#881210992 Subject to Mortgage Subject to Rent Improvements: Multi-family Residential Real Estate And Other Improvements
22nd Wd. and 59th Wd. (410 W. Cheltenham Avenue - Premises C - 19144) 4756.50 Sq Ft BRT#124096100 Subject to Mortgage Subject to Rent Improvements: Multi-family Residential Real Estate And Other Improvements
22nd Wd. and 59th Wd. (408 W. Cheltenham Avenue - Premises D - 19144) 4760 Sq Ft BRT#124096000 Subject to Mortgage Subject to Rent Improvements: Multi-family Residential Real Estate And Other Improvements
VNM PROPERTIES, LLC 11950 CORPORATE BLVD, ORLANDO, FL 32817; VNM PROPERTIES LLC, 5125 GREENE STREET, PHILADELPHIA, PA 19144 C.P. September Term, 2009 No. 00892 \$761,653.50 Kelly M. Ariosoto, Esq.; Buchanan Ingersoll & Rooney, PC

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

1303-301

2543 Shields Street 19142-2711 40th wd. 1360 Sq Ft PRCL #406024200 Improvements: Residential Property
KENNETH FLYNN C.P. August Term, 2012 No. 00192 \$58,490.27 Phelan Hallinan, LLP

1303-304

2022 Federal Street 19146-4323 36th wd. 950.08 Sq Ft PRCL #361042900 Improvements: Residential Property
LUCRESHA D. LANGLEY C.P. September Term, 2012 No. 02241 \$74,432.64 Phelan Hallinan, LLP

1303-307

1316 Englewood Street 19111-4223 53rd wd. 2310 Sq Ft PRCL #5323523

SHERIFF'S SALE

DAMIAN HARRISON AKA DAMIEN HARRISON C.P. April Term, 2012 No. 01938 \$128,265.02 Phelan Hallinan, LLP

1303-320

5109 Locust Street 19139-4123 60th wd. 1708.52 Sq Ft PRCL #602074900 Improvements: Residential Property KAREN R. SNEAD IN HER CAPACITY AS HEIR OF MARY GOODEN, DECEASED. C.P. February Term, 2012 No. 03097 \$65,769.81 Phelan Hallinan, LLP

1303-321

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

1303-324

6213 Reedland Street 19142-2909 40th wd. 1053.61 Sq Ft PRCL #402200000 Improvements: Residential Property ENIS L. ARCHER C.P. February Term, 2012 No. 03416 \$37,000.67 Phelan Hallinan, LLP

1303-328

3324 Cottman Avenue 19149-1601 55th wd. formerly part of 35th wd. 1608 Sq Ft PRCL #551514900 Improvements: Residential Property FARRAH ROSEN C.P. November Term, 2011 No. 00888 \$109,842.29 Phelan Hallinan, LLP

1303-331

5418 Rutland Street 19124-1128 62nd wd. 1488 Sq Ft PRCL #621326300 Improvements: Residential Property JEAN STRIPLET C.P. December Term, 2011 No. 00457 \$79,798.35 Phelan Hallinan, LLP

1303-332

5317 Laurens Street 19144-4615 12th wd. (formerly 22nd wd.) 1950 Sq Ft PRCL #124149600 Improvements: Residential Property NICOLE BRISCOE C.P. October Term, 2011 No. 03839 \$141,015.17 Phelan Hallinan, LLP

1303-337

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

1303-341

5316 Wyalusing Avenue 19131-5019 44th wd. 2548 Sq Ft PRCL #442069500 Improvements: Residential Property WILLIE MAE JOHNSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SALLIE HUNTER. DANIEL HUNTER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SALLIE HUNTER. KATHERINE STEADLEY, IN HER CAPACITY AS HEIR OF THE ESTATE OF SALLIE HUNTER. BETTIE JOHNSON AKA BETTY JOHNSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF SALLY HUNTER. C.P. February Term, 2012 No. 02735 \$50,302.70 Phelan Hallinan, LLP

1303-345

8164 Lister Street 19152-3108 64th wd. 4461 Sq Ft PRCL #641086900 Improvements: Residential Property CHARLES PLUNKETT AND VIRGINIA ZAYAS C.P. July Term, 2010 No. 03273 \$242,393.57 Phelan Hallinan, LLP

1303-346

5840 Weymouth Street 19120-1147 35th wd. 1360 Sq Ft PRCL #352223400 Improvements: Residential Property ANTHONY A. ARKO C.P. July Term, 2012 No. 00545 \$113,256.05 Phelan Hallinan & Schmiegl, LLP

1303-348

2613 South Shields Street 19142-2713 40th wd. 1296 Sq Ft PRCL #406025800 Improvements: Residential Property JOSEPH T. QUINONES C.P. October Term, 2011 No. 00660 \$59,572.93 Phelan Hallinan, LLP

1303-350

6625 North Fairhill Street 19126 61st wd. 2745 Sq Ft; row b/gar 2sty masonry BRT#61114700 Subject to Rent Improvements: Residential Dwelling OSCAR G. TURNER, JR. C.P. February Term, 2012 No. 03730 \$87,925.73 McCabe, Weisberg, & Conway, P.C.

1303-351

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.

SHERIFF'S SALE**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.

1303-370

1384 Dyre Street 19124 62nd wd. 2509.74 Sq Ft; row b/gar 2sty masonry BRT#621004000 Improvements: Residential Dwelling AMRITPAL SINGH SANDHER C.P. February Term, 2012 No. 00417 \$84,159.11 McCabe, Weisberg, & Conway, P.C.

1303-379

5634 Baltimore Avenue 19143 51st wd. (formerly 40th wd.) 1600 Sq Ft BRT#513057600 Subject To Rent Improvements: Residential Dwelling JOSEPH EDWARDS, SR. C.P. May Term, 2010 No. 04590 \$71,396.28 Udren Law Offices, P.C.

1303-380

143 East Albanus Street 19120 42nd wd. 1050.00 Sq Ft BRT#421151600 Subject To Rent Improvements: Residential Dwelling GITA IGOLKIN C.P. August Term, 2012 No. 01642 \$70,795.82 Udren Law Offices, P.C.

1303-381

1323 West Porter Street AKA 1323 Porter Street 19148 39th wd. 1024 Sq Ft BRT#394322700 Subject To Rent Improvements: Residential Dwelling VERONICA BRANCO C.P. August Term, 2010 No. 03706 \$205,094.17 Mark J. Udren, Esq.

1303-382

3468 Helen Street 19134 45th wd. 1131 Sq Ft BRT#452356100 Subject To Rent Improvements: Residential Dwelling THOMAS C. CALLAHAN AND ANTHONY J. DITRI C.P. September Term, 2012 No. 03427 \$45,275.72 Udren Law Offices, P.C.

1303-383

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

1303-384

2543 South 6th Street 19148 39th wd. 900 Sq Ft BRT#392339600 Subject To Mortgage Subject To Rent Improvements: Residential Dwelling TRUNG THANH NGUYEN C.P. March Term, 2010 No. 05338 \$110,996.26 Udren Law Offices, P.C.

1303-387

2229 Catharine Street AKA 2229 Catharine Street 19146 30th wd. 992 Sq Ft BRT#302083200 Subject To Rent Improvements: Residential Dwelling RACHEL YEAGER AKA RACHAEL YAEBER C.P. August Term, 2012 No. 03312 \$290,115.41 Udren Law Offices, P.C.

1303-388

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

1303-390

5442 Norfolk Street 19143 46th wd. 900.00 Sq Ft BRT#463126800 Subject To Rent Improvements: Residential Dwelling MICHAEL GATES AKA MICHAEL J. GATES AND SANDRA GATES AKA SANDRA N. GATES C.P. July Term, 2012 No. 02076 \$44,331.77 Udren Law Offices, P.C.

1303-394

920 Bergen Street 19111 63rd wd. 2800 Sq Ft BRT#632028907 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling AMY CONVERY AND DANIEL CONVERY C.P. May Term, 2010 No. 02855 \$209,120.98 Udren Law Offices, P.C.

1303-395

3133 Belgrade Street 19134 25th wd. 1015 Sq Ft BRT#251314500 Subject To Rent Improvements: Residential Dwelling CHARLES HETTINGER, III AND SUSAN HETTINGER C.P. December Term, 2009 No. 01597 \$163,002.55 Mark J. Udren, Esq.

1303-396

249 West Harvey Street 19144 59th wd. 3840 Sq Ft BRT#593056000 Subject To Mortgage Subject To Rent Improvements: Residential

SHERIFF'S SALE

Dwelling MARIE GABRIELSON C.P. March Term, 2010 No. 05130 \$74,935.17 Udren Law Offices, P.C.

1303-397

1733 Bainbridge Street 19146 30th wd. 1134.99 Sq Ft BRT#301044800 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling HOWARD GOLDSTON C.P. March Term, 2010 No. 05305 \$386,604.08 Udren Law Offices, P.C.

1303-399

234 West Upsal Street 19119 22nd wd. 39,800.00 Sq Ft BRT#775327000 Subject To Rent Improvements: Residential Dwelling OKOLO THOMAS C.P. May Term, 2008 No. 00974 \$676,238.82 Udren Law Offices, P.C.

1303-401

1800 Lansing Street 19111 56th wd. (part of the 36th wd.) 2812.50 Sq Ft BRT#5614690000 Subject To Rent Improvements: Residential Dwelling MARGARET BERNOCCO, KEITH PATTERSON AND MARGARET PATTERSON C.P. April Term, 2012 No. 01079 \$154,845.29 Udren Law Offices, P.C.

1303-402

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

1303-407

620 North 57th Street 19131 34th wd. 1508.55 Sq Ft BRT#043096400 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling DARREN M. SMITH C.P. July Term, 2010 No. 02299 \$67,925.46 Udren Law Offices, P.C.

1303-409

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

1303-410

4624 Regent Street 19104 46th wd. 1460 Sq Ft BRT#461136500 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling MICHILLE SETTLES (KNOWN HEIR OF MARLENA SETTLES), RODNEY SETTLES (KNOWN HEIR OF MARLENA SETTLES), SHARON SETTLES (KNOWN HEIR OF MARLENA SETTLES), MARLENA SETTLES (LAST RECORD OWNER) C.P. December Term, 2011 No. 00323 \$69,201.88 Udren Law Offices, P.C.

1303-412

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

1303-414

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

1303-417

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

1303-418

419 Jackson Street 19148-5704 39th wd. 877.50 Sq Ft PRCL #392110900 Improvements: Residential Property NHAK KHAN C.P. August Term, 2012 No. 01015 \$17,568.42 Phelan Hallinan, LLP

1303-419

4147 North Fairhill Street 19140-2634 43rd wd. 882 Sq Ft PRCL #433244200 Improvements: Residential Property KEVIN MURRAY AND LATISHA S. MURRAY C.P. February Term, 2012 No. 03586 \$25,605.50 Phelan Hallinan, LLP

1303-420

2824 Brighton Place 19149-1417 55th wd. 1860 Sq Ft PRCL #551346006 Improvements: Residential Property HOLLIS SEABROOKS, JR. C.P. March Term, 2012 No. 03572 \$75,699.97 Phelan Hallinan, LLP

SHERIFF'S SALE**1303-422**

813 West Wellens Avenue AKA 813 West Wellens Street 19141-4021 49th wd. 1167 Sq Ft PRCL #492036400 Improvements: Residential Property CHRISTINE GREEN C.P. April Term, 2012 No. 02070 \$85,835.38 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

1303-426

4138 Parrish Street 19104 6th wd. (formally the 24th wd.) 1331.04 Sq Ft PRCL #062051600 Improvements: Residential Property YERO CARTER C.P. August Term, 2012 No. 03239 \$194,135.91 Phelan Hallinan, LLP

1303-427

10713 Philcrest Road 19154-4003 66th wd. 2020.44 Sq Ft PRCL #662072281 Improvements: Residential Property JOSEPH J. STAINER C.P. January Term, 2010 No. 01632 \$230,883.86 Phelan Hallinan, LLP

1303-429

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

1303-430

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

1303-431

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

1303-432

1823 Fuller Street 19152-2610 56th wd. 4646.85 Sq Ft PRCL #562021200 Improvements: Residential Property DANIEL RZOTKIEWICZ C.P. April Term, 2012 No. 03424 \$259,752.95 Phelan Hallinan, LLP

1303-434

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

1303-436

4200 Vista Street 19136-3623 41st wd. 1020 Sq Ft PRCL #412190500 Improvements: Residential Property STEVE MARI C.P. August Term, 2010 No. 03987 \$62,589.48 Phelan Hallinan, LLP

1303-440

6701 Ogontz Avenue 19126-2639 87th wd. 1672.44 Sq Ft PRCL #871075500 Improvements: Residential Property RAHEEM A. BEY C.P. January Term, 2010 No. 02837 \$236,324.60 Phelan Hallinan, LLP

1303-441

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

1303-450

8727 Jackson Street 19136-2131 65th wd. 1588.41 Sq Ft PRCL #652263300 Improvements: Residential Property DOROTHY M. GABERT C.P. April Term, 2012 No. 03767 \$62,217.01 Phelan Hallinan, LLP

1303-457

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

1303-467

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

1303-468

6623 Jackson Street 19135-2720 41st wd. 2250 Sq Ft PRCL #411200300 Improvements: Residential Property ABDUS S. KHAN C.P. February Term, 2012 No. 04011 \$144,038.57 Phelan Hallinan &

SHERIFF'S SALE

Schmiegl, LLP

1303-470

1919 Ruan Street 19124-4622 23rd wd. 1145.50 Sq Ft PRCL #232029200 Improvements: Residential Property JOSE L. CARABALLO C.P. July Term, 2012 No. 04458 \$70,407.01 Phelan Hallinan & Schmiegl, LLP

1303-471

2178-80 East Oakdale Street 19125-1801 31st wd. 840.58 Sq Ft (parcel 1), 845.75 Sq Ft (parcel 2) PRCL #1314228800, PRCL #2314228900 Improvements: Residential Property JAMES P. O'NEILL C.P. March Term, 2012 No. 01360 \$26,172.43 Phelan Hallinan, LLP

1303-472

1863 East Tulpehocken Street 19138-1210 10th wd. 1524.13 Sq Ft PRCL #102221600 Improvements: Residential Property IESHIA B. ANDERSON C.P. December Term, 2011 No. 00897 \$117,308.13 Phelan Hallinan, LLP

1303-476

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

1303-477

4426 Mckinley Street 19135-3217 55th wd. 1980 Sq Ft PRCL #552034100 Improvements: Residential Property CARLI R. JONES C.P. November Term, 2009 No. 05254 \$204,118.55 Phelan Hallinan & Schmiegl, LLP

1303-479

7239 Haverford Avenue 19151-2240 34th wd. 2054.10 Sq Ft PRCL #344008500 Improvements: Residential Property WALI ASHLEY C.P. December Term, 2010 No. 02624 \$134,905.13 Phelan Hallinan & Schmiegl, LLP

1303

SHERIFF'S SALE

1303-509
13004 Blakeslee Drive 19116-1048 58th wd. 2800 Sq Ft PRCL #583111653 Improvements: Residential Property
 MARAT BAGRAMYAN C.P. January Term, 2012 No. 03570 \$205,030.98 Phelan Hallinan, LLP

1303-511
4742 Tacony Street 19137-1124 45th wd. 2000 Sq Ft PRCL #453427100 Improvements: Residential Property
 JEANNETTE KNIGHT C.P. August Term, 2012 No. 01180 \$164,030.01 Phelan Hallinan, LLP

1303-512
6929 Roosevelt Boulevard AKA 6929 East Roosevelt Boulevard 19149-1932 35th wd. 1475.37 Sq Ft PRCL #551529300 Improvements: Residential Property
 DELORES ZUCCARINI AKA DELORES A. ZUCCARINI C.P. July Term, 2012 No. 02847 \$53,244.54 phelan Hallinan, LLP

1303-513
5706 Malvern Avenue 19131-3010 52nd wd. 1120 Sq Ft PRCL #522110800 Improvements: Residential Property
 NINA WRIGHT-BRYANT C.P. February Term, 2009 No. 02457 \$114,051.46 Phelan Hallinan, LLP

1303-514
4905 Morris Street 19144-4713 13th wd. 1505.59 Sq Ft PRCL #133142200 Improvements: Residential Property
 ANGELA GRAHAM C.P. July Term, 2012 No. 04567 \$130,132.79 Phelan Hallinan, LLP

1303-516
6334 Sherwood Road 19151-2516 34th wd. 12000 Sq Ft PRCL #344161400 Improvements: Residential Property
 JOSEPH DEBREAUX AND FRANCIS DEBREAUX AKA FRANCIS A. DEBREAUX C.P. March Term, 2012 No. 01032 \$338,358.15 Phelan Hallinan, LLP

1303-522
3201 Da Vinci Drive, Unit #13 1355 Sq Ft BRT#888260024 Improvements: Res Condo 4 Story Masonry
 CARMEN L. RAGO C.P. October Term, 2008 No. 02100 \$358,896.73 Milstead & Associates, LLC

1303-525
4611 Naples Street 23rd wd. 1224 Sq Ft BRT#234215300 Improvements: Row B/gar 2 Story, Masonry
 NILDA GARCIA C.P. December Term, 2001 No. 01822 \$93,739.83 Milstead & Associates, LLC

1303-528
7545 Brookhaven Road 34th wd. 1368 Sq Ft BRT#343215700 Improvements: Row B/gar 2 Story, Masonry
 C.P. November Term, 2012 No. 02388 \$85,162.19 Milstead & Associates, LLC

1303-531
6324 Limekiln Pike AKA 6324 Limekiln Turnpike 17th wd. (formerly part of the 50th wd.) 1500 Sq Ft BRT#172316300 Improvements: Row 2 Story Masonry
 LAWRENCE FISHER C.P. December Term, 2006 No. 02754 \$93,347.60 Milstead & Associates, LLC

1303-532
6946 Eastwood Street 54th wd. 1132 Sq Ft BRT#542408700 Improvements: Row B/gar 2 Story Masonry
 CYNTHIA H. PRESCOD C.P. December Term, 2011 No. 00135 \$117,856.15 Milstead & Associates, LLC

1303-533
4334 Pearce Street 23rd wd. 1600 Sq Ft BRT#231059600 Subject to Mortgage Improvements: Row B/gar 2 Story, Masonry
 JOSEPH R. YOUNG C.P. September Term, 2011 No. 02805 \$145,599.44 Milstead & Associates, LLC

1303-534
6806 Marsden Street 41st wd. 1160 Sq Ft BRT#412372800 Subject to Mortgage Improvements: Row B/gar 2 Story Masonry
 JOHN O. MCLOUGHLIN AND GRACE L. MCLOUGHLIN C.P. November Term, 2010 No. 01765 \$105,074.69 Milstead & Associates, LLC

1303-535
7235 Tabor Avenue AKA 7235-7237 Tabor Avenue 53rd wd. (formerly 35th wd.) 1313 Sq Ft BRT#532399700 Improvements: Det W/d. Gar 1.5 Sotry Mas-0
 LAWRENCE PFEIFFER AND BETH PFEIFFER C.P. November Term, 2010 No. 00854 \$327,570.78 Milstead & Associates, LLC

1303-536
4336 Bermuda Street 23rd wd. 1272 Sq Ft BRT#231049700 Improvements: Semi/det 2story Mas + Other
 DAVID M. DITRO, ORIGINAL MORTGAGOR

SHERIFF'S SALE

AND REAL OWNER AND MICHELLE SYMCZAK, ORIGINAL MORTGAGOR C.P. November Term, 2011 No. 02784 \$168,094.44 Milstead & Associates, LLC

1303-537
6149 Montague Street 55th wd. (formerly part of the 41st wd.) 1138 Sq Ft BRT#552297700 Subject to Mortgage Improvements: Row B/gar 2 Story, Masonry
 JON JOUDIN AKA JON JOUNIO C.P. November Term, 2009 No. 02803 \$159,733.41 Milstead & Associates, LLC

1303-539
1217 North 52nd Street 44th wd. 1416 Sq Ft BRT#442278700 Improvements: Residential Property
 PROPERTY OF CHRIS WHITE AKA CHRIS CHARLES WHITE AND MYRA WHITE AKA MYRA CHARLES WHITE C.P. December Term, 2008 No. 02465 \$99,003.58 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 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

1303-546
727 Johnston Street 19148-5032 39th wd. 1053.36 Sq Ft PRCL #395034300 Improvements: Residential Property
 DAVE P. MANLEY AND ALIX MANLEY C.P. June Term, 2009 No. 03930 \$225,098.15 Phelan Hallinan, LLP

1303-547
1403 South Vodges Street 19143-5303 51st wd. 919.80 Sq Ft PRCL #514010400 Improvements: Residential Property
 CASSUNDR A. LOCKHART C.P. June Term, 2012 No. 01322 \$46,948.82 Phelan Hallinan, LLP

1303-548
4344 North Franklin Street 19140-2225 43rd wd. 916.89 Sq Ft PRCL #433343300 Improvements: Residential Property
 MICHELE A. STUBBS C.P. August Term, 2012 No. 01889 \$38,433.84 Phelan Hallinan, LLP

1303-552
149 North 56th Street 19139-2510 4th wd. 954.90 Sq Ft PRCL #041208100 Improvements: Residential Property
 ANTHONY JOSEPH AND MELROSE O. HERRINGTON C.P. August Term, 2012 No. 02618 \$20,497.52 Phelan Hallinan, LLP

1303-554
4634 Magee Avenue 19135-2729 41st wd. 1500 Sq Ft PRCL #411180800 Improvements: Residential Property
 HARRY SCARPIELLO AND JOHN MORRIS C.P. September Term, 2012 No. 00856 \$113,047.86 Phelan Hallinan, LLP

1303-556
975 Bridge Street 19124-1743 35th wd. 1243.09 Sq Ft PRCL #351157800 Improvements: Residential Property
 YUNI RAMOS AND UBALDO RAMOS C.P. September Term, 2012 No. 03252 \$119,556.35 Phelan Hallinan, LLP

1303-558
1927 East Venango Street 19134-1523 45th wd. 1450 Sq Ft PRCL #452151600 Improvements: Residential Property
 ALEXANDER GINCHER AND ZWI WEISS C.P. September Term, 2012 No. 02052 \$51,924.10 Phelan Hallinan, LLP

1303-559
1615 North Edgewood Street 19151-3912 34th wd. 1138.89 Sq Ft PRCL #342223500 Improvements: Residential Property
 MELINDA BERRY C.P. July Term, 2012 No. 03178 \$90,180.69 Phelan Hallinan, LLP

SHERIFF'S SALE

1303-560
22 Evergreen Way 19115-2113 58th wd. 5040 Sq Ft PRCL #581315755 Improvements: Residential Property
 LINDA SANDERS C.P. October Term, 2011 No. 04513 \$139,315.18 Phelan Hallinan, LLP

1303-561
4790 Silverwood Street 19128-4622 21st wd. 1293.47 Sq Ft PRCL #211537300 Improvements: Residential Property
 JOSEPH O'BRIEN C.P. December Term, 2011 No. 03245 \$44,358.77 Phelan Hallinan, LLP

1303-563
5130 Newhall Street 19144-4020 12th wd. 2491 Sq Ft PRCL #123221900 Improvements: Residential Property
 JAY LONGSHORE AKA JAY A. LONGSHORE AKA JAY ALAN LONGSHORE C.P. June Term, 2012 No. 02386 \$47,451.52 Phelan Hallinan, LLP

1303-564
2205 East Huntington Street 19125-1808 31st wd. 825 Sq Ft PRCL #314154600 Improvements: Residential Property
 RUTH ROTINSULU POTTER AND BENJAMIN MARK POTTER C.P. September Term, 2012 No. 01611 \$147,826.44 Phelan Hallinan, LLP

1303-565
4262 Romain Street 19124-4547 23rd wd. 1241.60 Sq Ft PRCL #232457800 Improvements: Residential Property
 MATILDE ROSARIO C.P. October Term, 2012 No. 00185 \$44,839.12 Phelan Hallinan, LLP

1303-566
5732 Reedland Street 19143-6132 40th wd. 1080 Sq Ft PRCL #402194900 Improvements: Residential Property
 MONTEZ CARSWELL C.P. September Term, 2012 No. 03381 \$52,872.54 Phelan Hallinan, LLP

1303-567
5205 North 16th Street 19141-1606 17th wd. 1740 Sq Ft PRCL #172118300 Improvements: Residential Property
 DARLENE D. MAJOR C.P. August Term, 2012 No. 02602 \$62,528.57 Phelan Hallinan, LLP

1303-568
6112 Keystone Street 19135-4220 41st wd. 2500 Sq Ft PRCL #411459800 Improvements: Residential Property
 LEE R. THOMAS AKA LEE ROY THOMAS C.P. August Term, 2012 No. 00189 \$203,554.03 Phelan Hallinan, LLP

1303-569
3415 Eden Street 19114-3605 57th wd. 3373.50 Sq Ft PRCL #572163115 Improvements: Residential Property
 STEPHANIE J. WIEST AND JOHN G. WIEST, JR. C.P. April Term, 2012 No. 00545 \$95,762.36 Phelan Hallinan, LLP

1303-570
6517 North 12th Street 19126-3641 49th wd. 8638 Sq Ft PRCL #493133300 Improvements: Residential Property
 LEERUFFIN AND FERNELL RICHARDSON-RUFFIN C.P. March Term, 2009 No. 04130 \$187,688.97 Phelan Hallinan, LLP

1303-571
2120 South Shields Street 19142 40th wd. 751.80 Sq Ft PRCL #403039600 Improvements: Residential Property
 YACKOV GROSS C.P. June Term, 2008 No. 01377 \$67,258.76 Phelan Hallinan, LLP

1303-572
4600 Oakmont Street 19136-3720 41st wd. 2107.25 Sq Ft PRCL #651067900 Improvements: Residential Property
 KHALED MUHANNA C.P. October Term, 2011 No. 04630 \$147,206.32 Phelan Hallinan, LLP

1303-573
1448 Robbins Avenue AKA 1448 Robbins Street 19149-2750 54th wd. 1734.56 Sq Ft PRCL #541081800 Improvements: Residential Property
 KEMEVLAKO R. DANIEL C.P. April Term, 2012 No. 01145 \$62,279.82 Phelan Hallinan & Schmiegl, LLP

1303-576
1944 South 21st Street 19145 48th wd. 1240 Sq Ft BRT#482138000 Improvements: Residential Property
 SHERRON L. MOORE C.P. December Term, 2011 No. 2730 \$72,700.46 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1303-583
5608 Arlington Street 19131 52nd wd. 1680 Sq Ft BRT#522058800 Improvements: Residential Dwelling
 ESTATE OF SARAH BELLE JUSTICE, DECEASED AND JAKE HOUSTON,

SHERIFF'S SALE

ADMINISTRATOR OF THE ESTATE OF SARAH BELLE JUSTICE, DECEASED. C.P. July Term, 2011 No. 001991 \$78,716.93 Heather Riloff, Esq.

1303-586
5846 Addison Street 19143 60th wd. 16' frontage x 62' depth OPA #604192700 Improvements: Residential Property
 VIENICE R. BLUE C.P. August Term, 2012 No. 01752 \$108,142.06 Richard M. Squire & Associates, LLC

1303-589
6902 N. Broad Street 19126 10th wd. 41'6" frontage x 100' depth OPA #101003500 Improvements: Residential Property
 CARLTON WILLS AND STEPHANIE P. WILLS C.P. June Term, 2011 No. 02011 \$134,069.01 Richard M. Squire & Associates, LLC

1303-594
1413 South Sixth Street 19147 1st wd. 1080 Sq Ft BRT#011346400 Subject To Rent Improvements: Residential Dwelling
 TUAN VO C.P. March Term, 2010 No. 05878 \$309,603.62 Udren Law Offices, P.C.

1303-596
4376 Edgemont Street 19137 10th district 1335.14 Sq Ft BRT#453244200 Subject To Rent Improvements: Residential Dwelling
 ROBERT J. WILLIAMS, III C.P. August Term, 2011 No. 03732 \$185,192.51 Udren Law Offices, P.C.

1303-597
605 Robbins Street 19111 35th wd. 2938 Sq Ft BRT#353030800 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling
 CYNTHIA ZAMICHELII C.P. August Term, 2010 No. 00842 \$90,753.76 Udren Law Offices, P.C.

1303-598
255 West Duval Street 22nd wd. Situate on the northeasterly side of Duval Street at the distance of two hundred and seventy three feet four and seven-eighths inches northeastwardly from the northeasterly side of Greene Street. Subject to Mortgage Improvements: Row B/gar 2 Sty, Masonry
 RAMALLAH EL C.P. May Term, 2012 No. 02008 \$131,161.51 Chandra M. Arkema, Esq.

1303-601
1708 South Dorrance Street 36th wd. Situate on the west side of Dorrance Street at the distance of 60 feet southward from the side of Morris Street. Subject to Mortgage Improvements: Row 2 Sty Masonry
 JAMES BANKS (DECEASED) C.P. April Term, 2012 No. 04329 \$122,554.07 Chandra M. Arkema, Esq.

1303-604
1316 North 7th Street 14th wd. 2142 Sq Ft BRT#141057310 Improvements: Row W/gar 2 Story Masonry
 STEVE VESOTSKY AKA STEVE VESOTSKY, JR. AND LOUIS MACRI C.P. November Term, 2010 No. 03425 \$237,388.03 Milstead & Associates, LLC

1303-605
6491 Woodbine Avenue 34th wd. Situate on the northwest side of Woodbine Avenue and the northeast side of 66th Street, in the 34th Ward of Philadelphia. BRT#344136400 Improvements: Det W/det Gar 3 Story Stone
 THOMAS C. STAFFORD C.P. July Term, 2012 No. 03327 \$940,547.15 Patrick J. Wesner, Esq.

1303-608
4803 North 10th Street 49th wd. 1290 Sq Ft BRT#133N48 Improvements: Row 2 Story Masonry
 CHERYL GARCIA C.P. October Term, 2011 No. 00340 \$51,457.71 Milstead & Associates, LLC

1303-609
1416 E Luzerne Street 19124 33rd wd. 1350 Sq Ft BRT#332015900 Improvements: Residential Dwelling
 DESIREE LONG C.P. December Term, 2006 No. 2070 \$90,716.43 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq..

1303-613
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.

1303-615
4812 Howell Street 19135 41st wd. 2401 Sq Ft BRT#411105100 Improvements: Residential Property
 DIRK PARKER AND CARLENA J. PARKER C.P. July Term, 2012 No. 02787 \$131,820.50 KML Law Group, P.C.

1303-617
869 North 47th Street 19139 6th wd. 977.04 Sq Ft BRT#062409300 Improvements: Residential Property

SHERIFF'S SALE

MUZAMIL A. ELHAG C.P. June Term, 2012 No. 00132 \$67,601.81 KML Law Group, P.C.

1303-618
310 McKean Street 19148 10th wd. 928 Sq Ft BRT#392028300 Subject To Rent Improvements: Row 2 Sty Masonry
 MARIE PIORUN C.P. May Term, 2012 No. 03570 \$34,901.72 Jonathan M. Peterson, Esq.

1303-624
214-218 New Street, Unit D AKA 2-S 19106 5th wd. 1100 Sq Ft BRT#888030406 Improvements: Residential Property
 JEFREY T. HEATH C.P. January Term, 2012 No. 004657 \$309,760.45 Christopher A. DeNardo, Esq.

1303-630
108 Mifflin Street 1st wd. On the south side of Mifflin Street, distance of 59 feet 6 inches, westward from the west side of Front Street; front 14 ft 10-1/2 inches; depth 60 feet, 0 inches Subject to Mortgage Improvements: Single Family Residence
 WILLIAM MOONEY AKA WILLIAM R. MOONEY C.P. June Term, 2012 No. 010006 \$38,381.98 Stephen M. Hladik, Esq.

1303-633
3510-3530 Scotts Lane 38th wd. 2.835 acres BRT#881137200 Subject to Mortgage Subject to Rent Improvements: Commercial Property Consisting Of Six 1-4 Story Buildings, Five Of Which Are Contiguous Containing A Total Of 103,087 Rentalable Squire Feet, Which Is Split Up Between 82,288 Square Feet Of Commercial Space And 20,799 Square Feet Of Apartment MILLS II, LLC C.P. November Term, 2011 No. 00086 \$7,444,139.41 Richard S. Roisman, Esq. and Christine L. Barba, Esq.; McCarter, & English LLP

1303-634
4333 Kelly Drive FNA 4333 East River Road, assessed as 4328-4342 Ridge Avenue and 4343 Kelly Drive FNA 4343 East River Road, assessed as 4328-4342 Ridge Road Avenue 38th wd. 22,295 Sq Ft BRT#883084500 Subject to Mortgage Improvements: Commercial Property Consisting Of Two-story Buildings
 MARK E. SHERMAN C.P. November Term, 2011 No. 00090 \$7,444,139.41 Richard S. Roisman, Esq. and Christine L. Barba, Esq.; McCarter, & English LLP

1303-635
Unit #3 of Symphony House, a Condominium, 400-426 South Broad Street 19146 66,0000 Sq Ft OPA #888088402 Improvements: Amusements Theatre Masonry (condominium)
 THE PHILADELPHIA THEATRE COMPANY C.P. September Term, 2012 No. 02996 \$12,928,473.52 Louise Melchor, Esq.

1303-648
6731 Lebanon Avenue 19151 34th wd. 1672.57 Sq Ft BRT#344065200 Improvements: Residential Property
 VELVIA A. GILCHRIST C.P. February Term, 2012 No. 02602 \$44,003.64 KML Law Group, P.C.

1303-649
614 Lawler Place 19116 58th wd. 4089 Sq Ft BRT#582103100 Improvements: Residential Property
 IPOLITE MUMLADZE C.P. August Term, 2007 No. 00892 \$214,713.92 KML Law Group, P.C.

1303-652
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.

1303-653
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.

1303-659
1405 N. 7th Street 19122 20th wd. 2000 Sq Ft BRT#202000400 Improvements: Residential Property
 BENJAMIN J. PAGENT, JR., AND TINA TODD-PAGENT C.P. June Term, 2012 No. 02077 \$81,826.25 KML Law Group, P.C.

1303-663
109 East Phil Ellena Street 19119 22nd wd. 1401.84 Sq Ft BRT#222002400 Improvements: Residential Property
 SANDRA WHITE C.P. December Term, 2011 No. 03159 \$76,205.46 KML Law Group, P.C.

1303-664
1632 South Ithan Street 19143 51st wd. 941.70 Sq Ft BRT#514039500 Improvements: Residential Property
 TONY A. BUCKMAN C.P. July Term, 2012 No. 03064 \$75,043.18 KML Law Group, P.C.

SHERIFF'S SALE

1303-665
727 North 2nd Street 19123 5th wd. 1458 Sq Ft BRT#884449040 Improvements: Residential Property
 JOSEPH STEWARD, III TRUSTEE FOR XAVIER STEWARD, SIANI STEWARD, JADE STEWARD, AND VICTORIA STEWARD C.P. July Term, 2012 No. 02684 \$238,344.29 KML Law Group, P.C.

1303-666
2034 South 6th Street 19148 39th wd. 1040 Sq Ft BRT#392346500 Improvements: Residential Property
 VANNY DUK C.P. July Term, 2012 No. 02094 \$208,152.87 KML Law Group, P.C.

1303-671
32 West Johnson Street 19144 59th wd. Det 3sty stone; 5892.1 Sq Ft BRT#593121500 Improvements: Residential Dwelling
 SCOTT D. STEPHENS C.P. November Term, 2011 No. 00717 \$227,629.79 McCabe, Weisberg, & Conway, P.C.

1303-677
366 East Sharpnack Street 19119-2013 22nd wd. 1699.07 Sq Ft PRCL #221113600 Improvements: Residential Property
 DEWEY SPANN, JR C.P. May Term, 2012 No. 00422 \$162,617.90 Phelan Hallinan, LLP

1303-678
2512 South Chadwick Street 19145-4520 26th wd. 690 Sq Ft PRCL #261331600 Improvements: Residential Property
 DONNA M. RHOADES AKA DONNA RHOADES C.P. December Term, 2009 No. 01327 \$238,556.52 Phelan Hallinan & Schmiegl, LLP

1303-681
362 East Wister Street 19144-1856 22nd wd. 1184 Sq Ft PRCL #121051900 Improvements: Residential Property
 ALLEN SPEARMAN C.P. July Term, 2012 No. 01164 \$77,694.64 Phelan Hallinan & Schmiegl, LLP

1303-682
3650 Canby Drive 19154-2008 58th wd. 1710.95 Sq Ft PRCL #663388300 Improvements: Residential Property
 CHRISTOPHER LEWIS AND SANDI L. GARBRECHT LEWIS C.P. April Term, 2012 No. 02886 \$90,174.01 Phelan Hallinan, LLP

1303-683
6317 Hegerman Street 19135-3301 41st wd. 1447.20 Sq Ft PRCL #411382500 Improvements: Residential Property
 MICHAEL KRUMENACKER, JR AKA MICHAEL KRUMENACKER, JR. C.P. June Term, 2012 No. 03876 \$109,841.81 Phelan Hallinan & Schmiegl, LLP

1303-685
3638 Canby Drive 19154-2008 66th wd. 2888.95 Sq Ft PRCL #663387700 Improvements: Residential Property
 BRIAN J. BITTNER, REGINA MCGUIRE BITTNER C.P. December Term, 2011 No. 02966 \$93,514.22 Phelan Hallinan & Schmiegl, LLP

1303-688
901 North Penn Street, #1905 19123-3132 88th wd. Being and designated as unit #P-1905 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration). PRCL #888061926 Improvements: Condominium
 ELLEN KELMAN C.P. January Term, 2012 No. 01055 \$226,741.54 Phelan Hallinan & Schmiegl, LLP

1303-689
5440 Discher Street 19124-1105 62nd wd. 1137 Sq Ft PRCL #621359700 Improvements: Residential Property
 NELSON PERALTA C.P. February Term, 2012 No. 01257 \$72,709.57 Phelan Hallinan, LLP

1303-693
1606 Afton Street 19111-3428 56th wd. 2316 Sq Ft PRCL #561418600 Improvements: Residential Property
 ROOBENS FREDERIC C.P. May Term, 2012 No. 03756 \$171,851.68 Phelan Hallinan, LLP

1303-694
1647 North 61st Street 19151-3930 34th wd. 1350 Sq Ft PRCL #342246400 Improvements: Residential Property
 BEVERLY D. STOKES C.P. October Term, 2011 No. 04094 \$69,314.13 Phelan Hallinan, LLP

1303-702
2511 Nicholas Street 19121-2816 32nd wd. 742 Sq Ft PRCL #324030500 Improvements: Residential Property
 JAMES RICE AND DENISE M. PATTERSON C.P. June Term, 2012 No. 01130 \$24,330.74 Phelan Hallinan, LLP

1303-703
714 Marlyn Road 19151-3825 34th wd. 1303.76 Sq Ft PRCL #344278900 Improvements: Residential Property
 CLARENCE J. BROWN C.P. September

SHERIFF'S SALE

Term, 2012 No. 01612 \$62,849.43 Phelan Hallinan, LLP

1303-704
7139 Dorel Street 19153-2403 40th wd. 1260 Sq Ft PRCL #404362800 Improvements: Residential Property
 DOMINICK A. CANDITO, IV C.P. May Term, 2012 No. 00961 \$83,885.58 Phelan Hallinan, LLP

1303-707
6640 Claridge Street 19111-4712 35th wd. 1588.29 Sq Ft PRCL #353291447 Improvements: Residential Property
 FELIPE HAUBRICH AND ANA C. SANTOS HAUBRICH C.P. March Term, 2012 No. 02150 \$124,012.39 Phelan Hallinan, LLP

1303-710
2167 East Dauphin Street 19125-2032 6th wd. 770.10 Sq Ft PRCL #313087400 Improvements: Residential Property
 AYELET JOHNSON, AMOS J. BURNS AKA AMOS BURNS C.P. March Term, 2012 No. 00208 \$150,653.85 Phelan Hallinan, LLP

1303-711
116 Almat Drive 19115-2742 63rd wd. (formally the 57th wd.) 7500 Sq Ft PRCL #632192639 Improvements: Residential Property
 JENNIFER BURKE KUEHNLE AKA JENNIFER BURKE-KUEHNLE C.P. December Term, 2011 No. 02539 \$401,682.50 Phelan Hallinan, LLP

1303-712
3615 North Hereford Lane 19114 66th wd. (formerly the 58th wd.) 2007.77 Sq Ft PRCL #661254600 Improvements: Residential Property
 STANLEY R. TILLOTSON C.P. July Term, 2007 No. 02608 \$115,770.40 Phelan Hallinan, LLP

1303-715
8850 Bradford Street 19115-5002 56th wd. 4111.46 Sq Ft PRCL #562451600 Improvements: Residential Property
 SHELDON S. RAMCHARITAR AND RENA RAMCHARITAR AKA RENA RAMCHARITAR C.P. November Term, 2011 No. 01018 \$104,944.87 Phelan Hallinan, LLP

1303-719
47 North 62nd Street 19139-2211 34th wd. 1149.75 Sq Ft PRCL #341207500 Improvements: Residential Property
 DEBBIE STEVENS C.P. December Term, 2011 No. 02743 \$107,928.76 Phelan Hallinan, LLP

1303-720
5339 Diamond Street 19131 52nd wd. 2100 Sq Ft BRT#521156600 Improvements: Residential Property
 HAROLD DINNALL C.P. November Term, 2007 No. 002086 \$125,478.24 Christopher A. DeNardo, Esq.

1303-722
6104 Ellsworth Street 19143 46th wd. 1728 Sq Ft BRT#033147200 Improvements: Residential Property
 BEVERLY MOSS JOHNSON AND FRANKLIN JOHNSON C.P. August Term, 2012 No. 3401 \$83,927.80 Christopher A. DeNardo, Esq.

1303-726
2020 W. 65th Avenue 19138 10th wd. 3281 Sq Ft BRT#102354500 Improvements: Residential Property
 ROBERT MERRITT, AKA ROBERT MERRITT, SR AND CECELIA MERRITT C.P. September Term, 2012 No. 001623 \$188,138.75 Christopher A. DeNardo, Esq.

1303-729
431 North 64th Street 19151 3rd wd. 2778 Sq Ft BRT#343074200 Improvements: Residential Property
 ALIYA TASHA BASIL C.P. July Term, 2012 No. 3264 \$137,864.68 Christopher A. DeNardo, Esq.

1303-730
10011 Ferndale Street 19116 58th wd. 1846 Sq Ft BRT#582478300 Improvements: Residential Property
 ALEXANDER LIAPITCH C.P. June Term, 2012 No. 670 \$176,786.26 Christopher A. DeNardo, Esq.

1303-732
1667 Granite Street 19124 62nd wd. 807 Sq Ft BRT#622084100 Improvements: Residential Property
 RICHARD SCHLESINGER AND SETH LAMB C.P. September Term, 2012 No. 1182 \$59,651.36 Christopher A. DeNardo, Esq.

1303-733
6741 Lebanon Avenue 19151 34th wd. 1088 Sq Ft BRT#344065700 Improvements: Residential Property
 ERIC HARRISON AND JUANITA HARRISON C.P. June Term, 2010 No. 002498 \$130,630.23 Christopher A. DeNardo, Esq.

SHERIFF'S SALE

1303-736
4417 Tolbut Street 19136 65th wd. 2325 Sq Ft BRT#652099900 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OLEG KANTAROVICH, DECEASED. C.P. April Term, 2010 No. 001018 \$196,064.65 Christopher A. DeNardo, Esq.

1303-737
5328 Howland Street 19124 35th wd. 1230 Sq Ft BRT#351349000 Improvements: Residential Property
 JESSIE M. ROWE AND PLUMMIE W. MILLER C.P. May Term, 2012 No. 000672 \$61,210.28 Christopher A. DeNardo, Esq.

1303-739
4754 Marple Street 19136 41st wd. 1240 Sq Ft BRT#651101600 Improvements: Residential Property
 LUZ WILLIAMS AKA LUZ Y. RODRIGUEZ AKA LUZ RODRIGUEZ WILLIAMS C.P. September Term, 2012 No. 0850 \$64,747.56 Christopher A. DeNardo, Esq.

1303-740
5754 North 17th Street 19141 17th wd. 1576 Sq Ft BRT#172206700 Improvements: Residential Property
 ERIC MCENNIS C.P. September Term, 2012 No. 002962 \$143,924.72 Christopher A. DeNardo, Esq.

1303-742
6506 Smedley Street 19126 17th wd. 1260 Sq Ft BRT#172173600 Improvements: Residential Property
 PRISCILLA MOORE AND RASHEEDA MCNEAIR C.P. July Term, 2012 No. 0944 \$107,415.11 Christopher A. DeNardo, Esq.

1303-744
100 West Tabor Road 19120 42nd wd. 2500 Sq Ft BRT#776725000 Improvements: Residential Property
 GERARD J. KEASHON AND MARIA KEASHON C.P. March Term, 2009 No. 003594 \$203,182.19 Christopher A. DeNardo, Esq.

1303-747
5205 Church Road 19131 34th wd. 1550 Sq Ft BRT#521212900 Improvements: Residential Real Estate
 MARIE WILKINS-WALKER AND YVONNE MARTIN C.P. November Term, 2011 No. 00096 \$46,312.93 Stern & Eisenberg, PC

1303-750
2639 South 64th Street 19142 40th wd. 1100.50 Sq Ft BRT#402135000 Improvements: Residential Real Estate
 SHERRI ANN KING AKA SHERRI PERKINS AND JOSEPH J. KING, JR C.P. September Term, 2012 No. 02103 \$55,378.27 Stern & Eisenberg, PC

1303-758
5429 Whitby Avenue 19143 51st wd. 1440 Sq Ft BRT#513117700 Subject To Rent Improvements: Residential Dwelling
 WILLIAM POWELL AKA WILLIAM POWELL, SR., AKA WILLIAM T. POWELL, SR. AKA WILLIAM T. POWELL C.P. June Term, 2010 No. 00776 \$81,044.77 Udren Law Offices, P.C.

1303-759
240 East Walnut Lane 19144-2045 22nd wd. 3422.40 Sq Ft BRT#592060500 Subject To Rent Improvements: Residential Dwelling
 LEON BUIE C.P. June Term, 2009 No. 00199 \$131,470.82 Udren Law Offices, P.C.

1303-763
613 Catharine Street, Unit A-7 2nd wd. BRT#888021762 Improvements: Residential Dwelling
 PROPERTY OF THE CHE GREEN AND THE UNITED STATES OF AMERICA C.P. June Term, 2009 No. 00489 \$1,041,879.06 Powers, Kim, & Javardian, LLC

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

1304-301
542 Burgess Street 19116-2818 58th wd. 10871 Sq Ft PRCL#582239700 Improvements: Residential Property
 IRENE M THAMMAVONG AND XAYSANG THAMMAVONG C.P. March Term, 2009 No. 01759 \$261,987.89 Phelan Hallinan, LLP

1304-309
1611 South Taney Street 19145 36th wd. 1611 Sq Ft PRCL#364282100 Improvements: Residential Property
 TAMI LEVIN C.P. July Term, 2012 No. 03989 \$69,887.75 Phelan Hallinan, LLP

1304-328
722 Winton Street 19148 39th wd. 14'6" frontage x 44' depth OPA #393072800

SHERIFF'S SALE

Improvements: Residential Property
 TREVA RICHARD C.P. June Term, 2012 No. 003251 \$94,399.96 Richard M. Squire & Associates, LLC

1304-329
1334 North 60th Street 19151 34th wd. irregular dimension OPA #871155600 Improvements: Residential Property
 RUEL P. GREEN AKA RUEL P. GREEN, JR. C.P. December Term, 2012 No. 01333 \$78,042.41 Richard M. Squire & Associates, LLC

1304-331
5532 Ludlow Street 19139 60th wd. 1885 Sq Ft BRT#604012000 Improvements: Residential Dwelling; Row 2 Sty Masonry
 WILLIAM MCLAUGHLIN AND WILLIARD M. COOPER C.P. October Term, 2008 No. 03688 \$51,633.75 McCabe, Weisberg, & Conway, P.C.

1304-333
5021 Ludlow Street 19120 60th wd. 2944.23 Sq Ft BRT#602007000 Improvements: Residential Dwelling; Row 2 Sty, Masonry
 CHARLENE MCCULLEY C.P. October Term, 2006 No. 02703 \$89,243.76 McCabe, Weisberg, & Conway, P.C.

1304-336
1107 Knorr Street 19111 53rd wd. 4032.87 Sq Ft BRT#532134800 Improvements: Residential Dwelling; S/d W B/g 2s Masonry
 MCHAEAL A. SMALLER AND CRYSTAL THOMAS-SMALLER C.P. October Term, 2009 No. 03704 \$133,416.68 McCabe, Weisberg, & Conway, P.C.

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.

1304-369
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.

1304-373
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.

1304-382
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

1304-389
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.

1304-391
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.

1304-397
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.

SHERIFF'S SALE

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.

1304-403
54 East Springer Street 19119 row 3 sty masonry BRT#221189500 Improvements: Residential Dwelling
 TANYA BARNES AND HARVEY BARNES C.P. November Term, 2011 No. 00173 \$52,030.10 Federman & Associates, LLC

1304-404
5326 Roosevelt Boulevard 19124 row b/gar 2sty masonry BRT#351033500 Improvements: Residential Dwelling
 MARIA GONZALEZ C.P. February Term, 2012 No. 000502 \$130,610.07 Federman & Associates, LLC

1304-406
3525 North 18th Street 19140 11th wd. 1576 Sq Ft BRT#112251600 Improvements: Residential Property
 CRYSTAL CUNNINGHAM C.P. December Term, 2009 No. 01151 \$100,767.16 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.

1304-416
1335 Barnett Street 19111 53rd wd. apartment 2-4 units 2 story, masonry, 1116 sq ft BRT#531063600 Improvements: Residential Dwelling;
 RANIEH MUSA C.P. April Term, 2012 No. 03140 \$87,994.68 Federman & Associates, LLC

1304-418
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.

1304-421
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.

1304-431
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.

1304-437
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.

1304-440
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.

1304-449
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. Anthou, Esq.

SHERIFF'S SALE

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

1304-471

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

1304-474

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

1304-478

6237 Trotter Street 19111 53rd wd. 1535.04 Sq Ft BRT#513235300 Improvements: Residential Property CELOUSE SAINT-FLINA AND LUKNER SAINT-JUSTE C.P. December Term, 2011 No. 03208 \$147,889.65 KML Law Group, P.C.

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.

1304-499

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

1304-501

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

1304-506

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

1304-509

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.

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.

1304-517

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 know, named and identified as "Liberty Estates,

SHERIFF'S SALE

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

1304-522

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.

1304-525

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.

1304-527

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.

1304-544

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

1304-564

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.

1304-568

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.

1304-570

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.

1304-580

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.

1304-584

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.

1304-586

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

SHERIFF'S SALE

31st wd. 12,736 Sq Ft BRT#313106100 & BRT#313106000 Subject to Mortgage Improvements: Residential Property JOSPEH GOEBIG; JUDTIH A. GOEBIG C.P. February Term, 2012 No. 3048 \$146,738.77 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

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. 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

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. 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

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. 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

1304-595

5841 Bustleton Avenue 19149 62nd wd. 1623.04 Sq Ft BRT#621508000 Improvements: Residential Property RUTH N. ERAZO C.P. November Term, 2010 No. 2114 \$117,451.73 Scott A. 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

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.

1304-602

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.

1304-605

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.

1304-611

6625 Montague Street 19135-2608 55th wd. 1408.46 Sq Ft PRCL#552302200 Improvements: Residential Property KATHERINE A. MACK C.P. December Term, 2011 No. 02740 \$136,085.14 Phelan Hallinan, LLP

1304-615

321 N. 64th Street 34th wd. 25'x125' BRT#63N1676 Subject to Mortgage. GLEN ERICK RALSTON AND ELIZABETH RALSTON C.P. January Term, 2012 No. 02019 \$150,910.69 Pamela L. Brickner, Esq.

1304-616

2010 Larry Street 19142 40th wd. BRT#403196600 Subject to Mortgage Improvements: Lot Or Piece Of Ground With Buildings And Improvements BROOKE F. GREEN C.P. September Term, 2010 No. 03722 \$39,996.58 Ashley L. Lerch, Esq.

SHERIFF'S SALE

SHERIFF'S SALE OF TUESDAY, MAY 7, 2013

1305-301

4617 Chester Avenue 19143 46th wd. 4544 Sq. Ft. BRT#461122900 Improvements: Residential Real Estate SUI L. JONES AKA SUI LIN JONES C.P. May Term, 2012 No. 01763 \$423,430.81 Stern & Eisenberg, PC

1305-302

3033 Dowitcher Place 19142 40th wd. 2506.50 Sq. Ft. BRT#406613913 Improvements: Residential Property JAMES J. KAMARAH C.P. September Term, 2012 No. 002006 \$151,798.67 Christopher A. DeNardo, Esq.

1305-303

3127 Morse Street 19121 32nd wd. 641.24 Sq. Ft. BRT#323008800 Improvements: Residential Property CHRISTINA NICOLE WOODIE AKA CHRISTINA-NICOLE WOODIE C.P. December Term, 2012 No. 003274 \$75,102.55 Christopher A. DeNardo, Esq.

1305-304

7231 Kindred Street 19149 54th wd. 1542.42 Sq. Ft. BRT#542293700 Improvements: Residential Property JOHN M. HOWELL AND JESSICA R. HOWELL C.P. September Term, 2012 No. 002965 \$7,277,556.31 Christopher A. DeNardo, Esq.

1305-305

2825 Parrish Street 19130 15th wd. 1499.76 Sq. Ft. BRT#15-2-3007-46 Improvements: Residential Property TYRONE L. GILLIAMS (REAL OWNER) C.P. February Term, 2005 No. 003084 \$374,083.46 Christopher A. DeNardo, Esq.

1305-306

2002 Barlow Street 58th wd. On the southwesterly side of Barlow Street, distance of 44'3"-7'8" southeast from the southeasterly side of Evans St; front 32' 0", depth 100' 0" Subject to Mortgage Improvements: Single Family Residence ROMAN J. TKACZ AND KATHLEEN M. TKACZ C.P. June Term, 2012 No. 02059 \$34,038.63 Stephen M. Hladik, Esq.

1305-307

4527 Baltimore Avenue 19143 46th wd. Land area 1406 Sq. Ft.; improvement area 1760 Sq Ft BRT#871211100 Improvements: Store/office + Apts - 2 Sty Masonry UNKNOWN HEIRS, EXECUTORS, SUCCESSORS, ADMINISTRATORS, AND ASSIGNS OF ANTHONY M. RODRIGUEZ, DECEASED. C.P. April Term, 2012 No. 00007 \$379,896.49 Robert J. Wilson, Esq., Wilson Law Firm

1305-308

5909 Charles Street 19135 62nd wd. (formerly the 41st wd.) 2691.84 Sq. Ft. BRT#622301000 Improvements: Residential Real Estate EARL THORNTON C.P. March Term, 2012 No. 02742 \$179,479.88 Stern & Eisenberg, PC

1305-309

6651 Edmund Street 19135 41st wd. 1364.40 Sq. Ft. BRT#411416100 Improvements: Residential Real Estate BARBARA A. JOHNSON AND CRAIG A. FLUCK C.P. September Term, 2012 No. 03232 \$67,713.84 Stern & Eisenberg, PC

1305-310

7401 Rhoads Street 19151 34th wd. Northwest side of Rhoads Street, 60 feet wide with southwest side of Haverford Avenue, 80 feet wide BRT#343157100 Subject to Mortgage JOHN L. MOBLEY AKA JOHNEE LEE MOBLEY C.P. February Term, 2013 No. 000245 \$112,140.14 Jordan Schlossberg, Esq., Astor Weiss Kaplan and Mandel, LLP

1305-311 A-B

28th Wd. (2516 N 5th Street - Premises A - 19133) Land 2502 Sq. Ft.; Improvement area 2670 Sq Ft BRT#88-1-0069-05

28th Wd. (2518 North 5th Street - Premises B - 19133) Land 2502 Sq. Ft.; improvement area 2670 Sq Ft BRT#88-1-0069-10 ROCKLAND DWELLING, LLC C.P. October Term, 2012 No. 03672 \$178,961.18 David Banks, Esq., Banks & Banks

1305-312

511 W Ruscomb Street 19120 49th wd. 2880 Sq. Ft. land, improvement area 4180 Sq ft BRT#49-1-1353-00 LOUIS STEVENS C.P. October Term, 2012 No. 04396 \$483,652.02 David Banks, Esq., Banks & Banks

SHERIFF'S SALE

1305-313

2516 South Rosewood Street 19145 26th wd. 720 Sq. Ft. BRT#261108300 Improvements: Residential Dwelling PATRICIA L. MOYTA AND ROBERT MOYTA C.P. September Term, 2011 No. 01483 \$39,907.68 Udren Law Offices, P.C.

1305-314

963 North 6th Street 19123 5th wd. 1620 Sq. Ft. BRT#057157700 Improvements: Residential Dwelling JEROME RIGGS AND KAREN RIGGS C.P. September Term, 2011 No. 00394 \$138,568.65 Udren Law Offices, P.C.

1305-315

6602 Cottage Street 19135 55th wd. (formerly part of the 41st wd.) 1423.55 Sq. Ft. BRT#55-2-3940000 Improvements: Residential Dwelling JENNIFER FOLEY C.P. January Term, 2012 No. 00870 \$159,067.92 Udren Law Offices, P.C.

1305-316

6616-18 Rutland Street 19149 54th wd. 2042.72 Sq. Ft. BRT#56-1-1664-00 Improvements: Residential Dwelling CHAN KWAI FUNG LEUNG AND YUNG SELIA LEUNG C.P. August Term, 2012 No. 02952 \$124,846.48 Udren Law Offices, P.C.

1305-317

7914 Ridge Avenue 19128 21st wd. 8000 Sq. Ft. BRT#21-2-517900 Subject to Mortgage Improvements: Residential Dwelling JOSEPH R. HORVAT AND YVONNE HORVAT C.P. December Term, 2009 No. 01028 \$476,066.34 Mark J. Udren, Esq.

1305-318

1252 South 21st Street 19146 36th wd. 17' x 74' PRCL#36-1-215400, OPA #361215400 Improvements: Residential Property TITLE TO SAID PREMISES IS VESTED IN ROCCO BENEDETTO BY DEED FROM SUNG CHOEL KIM, DATED APRIL 19, 2006 AND RECORDED MAY 4, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51434640. C.P. June Term, 2012 No. 01786 \$120,811.93 Martin S. Weisberg, Esq.

1305-319

2034 Bridge Street 19124 62nd wd. 1791.90 Sq. Ft. BRT#62-2-1027-00 Improvements: Residential Dwelling ERIC MILLER C.P. May Term, 2011 No. 000918 \$26,959.60 Heather Riloff, Esq.

1305-320

2920 Lardner Street 19149 62nd wd. 1531.40 Sq. Ft. BRT#62-1-1736-00 Improvements: Residential Dwelling FRANKLIN ZABALA C.P. July Term, 2011 No. 001624 \$151,347.40 Heather Riloff, Esq.

1305-321

807 South 60th Street 19143 3rd wd. 1566 Sq. Ft. BRT#0331

SHERIFF'S SALE

Residential Dwelling
JOHN MCGILLEN AND MICHELE MCGILLEN C.P. October Term, 2010 No. 02917 \$100,420.08 Udren Law Offices, P.C.

1305-328

7973 Rugby Street 19150 50th wd. 1830.40 Sq. Ft. BRT#502099800 Improvements: Residential Dwelling
PRESTON WAKEFIELD C.P. December Term, 2011 No. 00881 \$138,206.96 Udren Law Offices, P.C.

1305-329

1016 South 5th Street 19147 2nd wd. 1200 Sq. Ft. BRT#6 S 17-263 Improvements: Residential Dwelling
SHEILA DIXON C.P. December Term, 2012 No. 02659 \$230,061.08 Udren Law Offices, P.C.

1305-330

2236 South 23rd Street 19145 48th wd. 958.12 Sq. Ft. BRT#48-2-263500 Improvements: Residential Dwelling
LEE ANN GLASS C.P. July Term, 2012 No. 02742 \$76,795.68 Udren Law Offices, P.C.

1305-331

1925 East Allegheny Avenue 19134 45th wd. 1732.50 Sq. Ft. BRT#45-2-002500 Improvements: Residential Dwelling
AMANDA PEGUERO AKA AMANDA MARQUEZ AND ANDY PADILLA C.P. June Term, 2012 No. 01817 \$157,700.24 Udren Law Offices, P.C.

1305-332

2351 77th Avenue 19150 50th wd. 1454.40 Sq. Ft. BRT#50-1-4261-00 Improvements: Residential Dwelling
RAMONA MARTIN AND ROBERT MARTIN C.P. April Term, 2012 No. 03643 \$120,314.80 Udren Law Offices, P.C.

1305-333

1227 South 58th Street 19143 51st wd. 3150 Sq. Ft. BRT#51-3-0475-00 Improvements: Residential Dwelling
CAROLYN RIDER C.P. May Term, 2012 No. 03136 \$162,179.20 Udren Law Offices, P.C.

1305-334

2448 Patton Street 19132 28th wd. 708.50 Sq. Ft. BRT#282176700 Improvements: Residential Dwelling
JOSE M. PEREZ, JR. C.P. December Term, 2012 No. 03057 \$66,496.89 Udren Law Offices, P.C.

1305-335

2230 South Woodstock Street 19145-3511 48th wd. 788.15 Sq. Ft. BRT#481343700 Improvements: Residential Dwelling
CARLTON WILLIAMS C.P. July Term, 2011 No. 01394 \$141,223.24 Udren Law Offices, P.C.

1305-336

4060 Higbee Street 19135 62nd wd. 1072.50 Sq. Ft. BRT#62-2-200300 Improvements: Residential Dwelling
ELIZABETH BETTS AND WILLIAM L BETTS C.P. August Term, 2012 No. 02124 \$120,736.30 Udren Law Offices, P.C.

1305-337

929 North 28th Street 19130-1231 29th wd. 893.26 Sq. Ft. PRCL#292088700 Improvements: Residential Property
JOHN S. MARTIN C.P. December Term, 2010 No. 01598 \$100,370.66 Phelan Hallinan & Schmiegel, LLP

1305-338

3928 Haverford Avenue 19104-1808 24th wd. 1584 Sq. Ft. PRCL#242205800 Improvements: Residential Property
GEORGE BLACK C.P. August Term, 2012 No. 00609 \$61,708.74 Phelan Hallinan, LLP

1305-339

2615 South Hobson Street 19142-2721 40th wd. 1104 Sq. Ft. PRCL#406083500 Improvements: Residential Property
KIMBERLY MOSES C.P. August Term, 2009 No. 03758 \$118,696.79 Phelan Hallinan, LLP

1305-340

2123 S 21st Street 48th wd. on the east side of 21st Street, distance 171'7" southward from the south side of Snyder Avenue; front 15'5", depth 98'6" Subject to Mortgage Improvements: Single Family Residence
HOANG M. TRAN DO AND TRAM A. DO C.P. June Term, 2012 No. 01086 \$57,720.48 Stephen M. Hladik, Esq.

1305-341

7349 Central Avenue 63rd wd. On the southeasterly side of Central Avenue 165' 0" north-easterly from the northeasterly side of Tucker St; front 55'0", depth 115'0" BRT#63-1062800 KAREN C. MORRISSEY C.P. September Term, 2011 No. 02007 \$244,081.45 Louis P. Vitti, Esq.

SHERIFF'S SALE**1305-342**

115 West Washington Lane 19144-2613 59th wd. 2046.44 Sq. Ft. BRT#59-3-0883-00 Improvements: Residential Dwelling
KENNETH JOHNSON C.P. April Term, 2012 No. 00475 \$180,924.87 Kristen D. Little, Esquire

1305-343

2103 East Walnut Lane 19138 10th wd. (formerly the 50th ward wd.) 2466.00 Sq. Ft. BRT#109-N-10-69 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GORDON W. BRONNER, DECEASED, WANDA RENE BRONNER, GORDON W. BRONNER, DECEASED C.P. July Term, 2012 No. 02095 \$104,659.67 Udren Law Offices, P.C.

1305-344

5113 North 11th Street 19141 49th wd. 2163.25 Sq. Ft. BRT#49-2-2306-00 Improvements: Residential Dwelling
JULIAN P. BLAKE C.P. July Term, 2012 No. 03096 \$103,803.01 Udren Law Offices, P.C.

1305-345

7140 Theodore Street 19142 40th wd. 1284.19 Sq. Ft. BRT#40-4-2578-00 Improvements: Residential Dwelling
PURNELL PARKER C.P. January Term, 2012 No. 03561 \$84,070.72 Udren Law Offices, P.C.

1305-346

6512 Musgrave Street 19119 22nd wd. 1320.00 Sq. Ft. BRT#221232400 Improvements: Residential Dwelling
RUQAYYAH B KARIM C.P. September Term, 2009 No. 00515 \$109,296.90 Udren Law Offices, P.C.

1305-347

852 N 19th Street 19130 15th wd. 1995.30 Sq. Ft. BRT#15-1055500 Subject to Mortgage Improvements: Residential Dwelling
ANGEL L. RODRIGUEZ AND NILSA RODRIGUEZ C.P. February Term, 2010 No. 01468 \$317,250.34 Udren Law Offices, P.C.

1305-348

6318 Shelbourne Street 19111 35th wd. 3276.13 Sq. Ft. BRT#35-3-199900 Improvements: Residential Dwelling
NORBERTO CONCEPCION AND ESTHER FRANCESCHINI C.P. July Term, 2012 No. 2155 \$158,538.38 Udren Law Offices, P.C.

1305-349

1071 Levick Street 19111 35th wd. 1970.72 Sq. Ft. BRT#53-1078300 Improvements: Residential Dwelling
NATASCHA BASTIEN C.P. May Term, 2010 No. 01315 \$167,082.30 Udren Law Offices, P.C.

1305-350

4148 Levick Street 19135 55th wd. 1507.28 Sq. Ft. BRT#55-2-0738-00 Improvements: Residential Dwelling
JAKIR HUSSAIN KAHIR AND SHAHENA KHANOM C.P. March Term, 2011 No. 01626 \$98,913.47 Udren Law Offices, P.C.

1305-351

5118 North Sydenham Street 19141 17th wd. (formerly part of the 49th wd.) 1584 Sq. Ft. BRT#172094500 Improvements: Residential Dwelling
DAWN Y LARRY C.P. September Term, 2010 No. 02646 \$73,379.70 Udren Law Offices, P.C.

1305-352

641 Washington Avenue 19147 2nd wd. 1120 Sq. Ft. BRT#021145700 Improvements: Residential Property
LEE QUACH C.P. January Term, 2009 No. 02417 \$323,302.44 KML Law Group, P.C.

1305-353

160 West Spencer Street 19120 61st wd. 1050 Sq. Ft. BRT#612219200 Improvements: Residential Property
HENRIETTA CANNON, KNOWN HEIR TO THE ESTATE OF FREEMAN FLETCHER, DECEASED AND THE UNKNOWN HEIRS OF FREEMAN FLETCHER, DECEASED. C.P. April Term, 2012 No. 02090 \$42,860.15 KML Law Group, P.C.

1305-354

2744 Plover Street 19153-2228 40th wd. 1798.20 Sq. Ft. PRCL#406712600 Improvements: Residential Property
LEO KAMINSKI C.P. February Term, 2012 No. 02694 \$53,126.65 Phelan Hallinan, LLP

1305-355

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

SHERIFF'S SALE

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

1305-356

5467 Arlington Street 19131 52nd wd. 1792 Sq. Ft. PRCL#522065200 Improvements: Residential Property
JOSEPH R. ALLSTON AKA JOSEPH RAYMOND ALLSTON AND GENNETH FERGUSON C.P. March Term, 2012 No. 03713 \$96,076.17 Phelan Hallinan, LLP

1305-357

13022 Townsend Road AKA 13022 Townsend Road Unit B2 19154 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.159%. PRCL#888660103 Improvements: Condominium Unit
LARYVONAU ALIAKSEI AKA ALIAKSEI LARYVONAU C.P. February Term, 2012 No. 03103 \$173,938.46 Phelan Hallinan, LLP

1305-358

6018 Hazelhurst Street 19151-3532 34th wd. 1440 Sq. Ft. PRCL#342123300 Improvements: Residential Property
TIMOTHY KENNEDY IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED; WAYNE KENNEDY IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED; KENYETTA KENNEDY IN HER CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED, DERRICK KENNEDY, IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMASINE KENNEDY, DECEASED C.P. February Term, 2012 No. 03686 \$63,675.04 Phelan Hallinan, LLP

1305-359

7205 Walker Street 19135-1112 41st wd. 1440 Sq. Ft. PRCL#412277300 Improvements: Residential Property
AMENTINE SIMPSON AND JOSEPH SIMPSON C.P. August Term, 2010 No. 02715 \$144,293.47 Phelan Hallinan, LLP

1305-360

6750 Grovers Avenue 19142-2609 40th wd. 6080 Sq. Ft. PRCL#406360300 Improvements: Residential Property
MALIK MCLEAN C.P. November Term, 2011 No. 03157 \$124,206.71 Phelan Hallinan, LLP

1305-361

273 Rubicam Street 19120-3316 42nd wd. 910 Sq. Ft. PRCL#422212400 Improvements: Residential Property
LATANYA A. QUINN C.P. July Term, 2012 No. 01152 \$71,690.51 Phelan Hallinan, LLP

1305-362

1249 North Allison Street 19131-4262 4th wd. 1575 Sq. Ft. PRCL#041199400 Improvements: Residential Property
HERBERT YOUNG AND SHEILA YOUNG C.P. October Term, 2012 No. 02235 \$46,266.01 Phelan Hallinan, LLP

1305-363

3107 Custer Street 19134-2408 33rd wd. 708 Sq. Ft. PRCL#331307400 Improvements: Residential Property
YOLANDA KEYS C.P. September Term, 2009 No. 02866 \$39,425.23 Phelan Hallinan, LLP

1305-364

6308 Farnsworth Street 19149-2937 62nd wd. 1685.93 Sq. Ft. PRCL#621527100 Improvements: Residential Property
MAUNG KYAW LINTUN AND NGWE ZIN HTIKE C.P. May Term, 2012 No. 00274 \$107,503.14 Phelan Hallinan, LLP

1305-365

1906 Point Breeze Avenue 19145-2612 48th wd. 829.95 Sq. Ft. PRCL#482269900 Improvements: Residential Property
CHRISTOPHER J. KAUFFMAN C.P. August Term, 2012 No. 01875 \$67,806.45 Phelan Hallinan, LLP

1305-366

342 East Rockland Street 19120-3916 42nd wd. 1648 Sq. Ft. PRCL#421114200 Improvements: Residential Property
EMANUEL TORRES C.P. January Term, 2012 No. 01192 \$76,912.66 Phelan Hallinan, LLP

1305-367

1735 South 55th Street 19143 51st wd. 975 Sq. Ft. PRCL#514198000 Improvements: Residential Property
PEDRO ENCARNACIO AND ESTHER

SHERIFF'S SALE

DURAN ENCARNACION C.P. February Term, 2010 No. 02631 \$57,283.60 Phelan Hallinan, LLP

1305-368

7505 Whitaker Avenue 19111-3315 56th wd. 3150 Sq. Ft. PRCL#561083400 Improvements: Residential Property
SEAN DONNELLY AND CHRISTINE M. DONNELLY C.P. October Term, 2011 No. 02177 \$189,671.05 Phelan Hallinan, LLP

1305-369

2300 East Lehigh Avenue 19125-2316 31st wd. 1530 Sq. Ft. PRCL#314251800 Improvements: Commercial Property
Q & I CONSTRUCTION MANAGEMENT, LLC AND MOHAMMAD QUADIR C.P. February Term, 2010 No. 02149 \$317,240.92 Phelan Hallinan, LLP

1305-370

310 West Loudon Street 19120 42nd wd. 1005.28 Sq. Ft. PRCL#422089200 Improvements: Residential Property
KISHIA M. JOHNSON C.P. August Term, 2010 No. 01032 \$88,096.28 Phelan Hallinan, LLP

1305-371

11704 Joseph Kelly Terrace 19154-1638 66th wd. 10175 Sq. Ft. PRCL#662000412 Improvements: Residential Property
KIMBERLY A. MARTINEZ C.P. September Term, 2010 No. 01735 \$274,277.32 Phelan Hallinan, LLP

1305-372

128 East Albanus Street 19120-3536 42nd wd. 1050 Sq. Ft. PRCL#421143000 Improvements: Residential Property
ALEXIS MALDONADO LUGO C.P. January Term, 2012 No. 00459 \$77,425.51 Phelan Hallinan, LLP

1305-373

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

1305-374

2053 East Sergeant Street 31st wd. 1140 Sq. Ft. OPA #314089500
JAMES HEISLER JR C.P. October Term, 2012 No. 00801 \$266,625.16 Richard A. Barkasy, Esq., Fred W. Hoensch, Esq., Schnader Harrison Segal & Lewis LLP

1305-375 A-B

60th Wd. (5600 Walnut Street - Premises A) southwest corner of 56th Street and Walnut Street front 16'0", depth 77'9-1/2" BRT#604039000
60th Wd. (5602 Walnut Street - Premises B) South side of Walnut Street 16'0" west of 56th Street front 19'5", depth 77'9-1/2" BRT#604039101
5600 BRASS RAIL ASSOCIATES LP AKA 5600 BRASS RAIL LLP C.P. October Term, 2011 No. 01381 \$151,277.00 Phillip D. Berger, Esq., Lundy, Flitter, Beldecos & Berger, P.C.

1305-376

7559 Sherwood Road 19151 34th wd. 1867.50 Sq. Ft. BRT#343245500 Improvements: Residential Property
LYNETTE FORD C.P. January Term, 2012 No. 03096 \$100,268.78 KML Law Group, P.C.

1305-377

1812 Fox Chase Road 19152 56th wd. Irregular dimensions OPA #562176100 Improvements: Residential Property
JOHN JOSEPH CAPALDI AKA JOHN J. CAPALDI C.P. October Term, 2011 No. 02253 \$154,622.37 Richard M. Squire & Associates, LLC

1305-378

3140 Levick Street 19149 55th wd. 1217.70 Sq. Ft. BRT#551017800 Improvements: Residential Property
OANH YEN PHAM C.P. October Term, 2012 No. 00084 \$124,441.15 KML Law Group, P.C.

1305-379

1335 Faunce Street 19111 56th wd. 3228.16 Sq. Ft. BRT#561403500 Improvements: Residential Property
FRANK A. CASTALDI C.P. November Term, 2012 No. 00633 \$185,257.80 KML Law Group, P.C.

1305-380

4315 Lawndale Street 19124 33rd wd. 1366.87 Sq. Ft. BRT#332278900 Improvements: Residential Property
ANTHONY VAZQUEZ C.P. November Term, 2012 No. 00158 \$125,800.67 KML Law Group, P.C.

1305-381

2650 South Daggett Street 19142 40th wd.

SHERIFF'S SALE

1240 Sq. Ft. BRT#406011800 Improvements: Residential Property
TRACEY BARNES C.P. August Term, 2012 No. 02281 \$65,818.52 KML Law Group, P.C.

1305-382

6545 Walker Street 19135 55th wd. 1329.90 Sq. Ft. BRT#552331100 Improvements: Residential Property
LAWRENCE BROWN C.P. July Term, 2011 No. 01640 \$116,564.44 KML Law Group, P.C.

1305-383

6707 Marsden Street 41st wd. Situate on the southeasterly side of Marsden Street at the distance of 75 feet 1 inch northeastwardly from the northeasterly side of Unruh Street at Tacony Subject to Mortgage Improvements: Semi Det 2 Sty Masonry
KATHRYN D. TRUMPFHELLER AND WILLIAM TRUMPFHELLER, JR. C.P. September Term, 2012 No. 02657 \$166,105.56 Chandra M. Arkema, Esq.

1305-384

165 West Harvey Street 19144 59th wd. 3386 Sq. Ft. BRT#593055000 Improvements: Residential Property
RIFKA HERZ C.P. December Term, 2009 No. 003292 \$146,726.37 Christopher A. DeNardo, Esq.

1305-385

2319 Margaret Street 19137 45th wd. 1235.66 Sq. Ft. BRT#45-3-360600 Improvements: Residential Property
GERARD R. BISHOP C.P. July Term, 2012 No. 3152 \$118,884.39 Christopher A. DeNardo, Esq.

1305-386

6740 North 18th Street 19126 50th wd. 1472 Sq. Ft. BRT#101096400 Improvements: Residential Real Estate
KENYA L. JONES C.P. December Term, 2012 No. 02206 \$90,273.81 Stern & Eisenberg, PC

1305-387

5926 Cedar Avenue 3rd wd. 1833 Sq. Ft. BRT#03-2143800 Improvements: Residential Dwelling
FREDERICK D. NEWTON AND CORDELIA WILLIAMS C.P. August Term, 2012 No. 02782 \$58,136.32 Law Offices of Gregory Javardian

1305-388

6047 Osage Avenue 19143 3rd wd. 1485 Sq. Ft. BRT#03-2057700 Improvements: Residential Property
TALEMA HARRIS C.P. September Term, 2012 No. 1175 \$46,480.44 Christopher A. DeNardo, Esq.

1305-389

2202 South 19th Street 19145 26th wd. (formerly part of 48th wd.) 32' x 70' PRCL#26-2-117502, OPA #871283450 Improvements: Residential Property
TITLE TO SAID PREMISES IS VESTED IN JOHN A. BARRY BY DEED FROM BDT REAL ESTATE VENTURES,

SHERIFF'S SALE

Declaration). Condominium BRT#888660031
Improvements: Residential Dwelling
KENNETH C. PETERS, III C.P. April Term,
2012 No. 001047 \$151,059.56 Heather
Riloff, Esq.

1305-394

6734 Bass Street 19119 22nd wd. 728 Sq. Ft.
BRT#222195900 Improvements: Residential
Real Estate

ANDREW DOIRIN C.P. May Term, 2012 No.
03835 \$101,051.21 Stern & Eisenberg, PC

1305-395

3129 South 20th Street 19145 26th wd. 1152
Sq. Ft. BRT#262153700 Improvements:
Residential Real Estate

SONNY CAGUINGUIN C.P. October Term,
2012 No. 04418 \$232,357.43 Stern &
Eisenberg, PC

1305-396

1912 Durfor Street 19145 48th wd. 735 Sq. Ft.
BRT#262255100 Improvements: Residential
Real Estate

WILLIAM FREIDEL AND IRINA FREIDEL
C.P. November Term, 2012 No. 02026
\$125,133.67 Stern & Eisenberg, PC

1305-397

704 Kenmore Road 19151 34th wd. 1387.50
Sq. Ft. BRT#34434660 Improvements:
Residential Dwelling

SONJA WADE C.P. September Term, 2010
No. 01996 \$124,408.39 Mark J. Udren, Esq.

1305-398

5042 Locust Street 19139 60th wd. 1615 Sq.
Ft. BRT#60-2081600 Subject to Mortgage
Improvements: Residential Dwelling

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER THELMA
DAY AKA THELMA E. DAY, DECEASED,
THELMA DAY AKA THELMA E. DAY,
DECEASED, DELORES FRANCIS, KNOWN
HEIR OF THELMA DAY AKA THELMA
E. DAY C.P. July Term, 2012 No. 04514
\$75,493.45 Udren Law Offices, P.C.

1305-399

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

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

1305-400

3528 Arthur Street 19136 56th wd. 2565
Sq. Ft. BRT#115N3-324 Improvements:
Residential Dwelling

JASON JORDAN C.P. September Term,
2012 No. 01568 \$123,262.22 Udren Law
Offices, P.C.

1305-401

705 East Passyunk Avenue 19147 2nd wd.
59' x 18' PRCL#023133000, BRT #023133000
Improvements: Residential Property

TITLE TO SAID PREMISES IS VESTED
IN CURTIS SAVORY BY DEED OF
CORRECTIONS-STRAW PARTY DATED
FEBRUARY 20, 2004 AND RECORDED
MARCH 29, 2004 IN THE OFFICE OF THE
RECORDER OF DEEDS IN AND FOR
PHILADELPHIA COUNTY AS INSTRUMENT
#50894086, GRANTED AND CONVEYED
UNTO CURTIS SAVORY, AS STRAW PARTY,
IN FEE. C.P. January Term, 2012 No. 02007
\$249,552.26 Martin S. Weisberg, Esq.

1305-402

753 South Martin Street 19146 30th wd.
1287 Sq. Ft. BRT#301400900 Improvements:
Residential Property

GERARD M. WALKER AND PAM R.
WALKER C.P. June Term, 2008 No. 05201
\$413,071.38 KML Law Group, P.C.

1305-403

5623 North 19th Street 19141 17th wd. 1360
Sq. Ft. BRT#172336700 Improvements:
Residential Property

MARYLEAN WILLIAMS C.P. December
Term, 2012 No. 02788 \$102,149.63 KML
Law Group, P.C.

1305-404

12120 Rambler Road 19154 66th wd. (for-
merly part of the 44th wd.) 2250 Sq. Ft.
BRT#663206900 Improvements: Residential
Property

JOHN MARTINELLI C.P. July Term, 2012 No.
03831 \$101,304.40 KML Law Group, P.C.

1305-405

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

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

SHERIFF'S SALE

1305-406

1100 Stewart Place 19116 58th wd. 5066.72
Sq. Ft. BRT#582017420 Improvements:
Residential Property

YEVGENY KLIMOV C.P. September Term,
2012 No. 00210 \$306,267.00 KML Law
Group, P.C.

1305-407

1411 East Cheltenham Avenue 19124
62nd wd. 1272.39 Sq. Ft. BRT#621079900
Improvements: Residential Property

GAIL RUSSELL AKA GAIL RUSSELL
DAMES C.P. March Term, 2012 No. 03578
\$61,888.34 KML Law Group, P.C.

1305-408 A-C

**8th Wd. (224-226 West Rittenhouse Square,
The Dorchester Condominium, Unit
3006 - Premises A - 19103)** 1571 Sq. Ft.
BRT#888081477 Subject to Mortgage

**8th Wd. (224-226 West Rittenhouse Square,
The Dorchester Condominium, Unit
3007 - Premises - B - 19103)** 255 Sq. Ft.
BRT#888081478 Subject to Mortgage

**8th Wd. (224-226 West Rittenhouse Square,
The Dorchester Condominium, Unit
3008 - Premises C - 19103)** 611 Sq. Ft.
BRT#888081479 Subject to Mortgage

FREDERIC R. MANN II AND SANDRA
MANN C.P. August Term, 2012 No. 00346
\$899,877.45 Walter Weir, Jr. Esq., Ryan N.
Boland, Esq., Weir & Partners, LLP

1305-409

2228 Earp Street 19146 36th wd. 14' frontage
x 50' depth OPA #361317100 Improvements:
Residential Property

ESTATE OF MARY WILSON, DECEASED
AND ALL KNOWN AND UNKNOWN
INDIVIDUALS, HEIRS, SUCCESSORS,
ASSIGNS, BUSINESS ENTITIES, NON-
PROFIT ENTITIES, AND/OR CHARITABLE
ENTITIES HAVING AND/OR CLAIMING
ANY RIGHT, TITLE, AND/OR INTEREST
THEREIN, THEREFORE, AND/OR
THEREUNDER C.P. May Term, 2012 No.
03974 \$93,850.47 Richard M. Squire &
Associates, LLC

1305-410

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

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

1305-411

6832 Finch Street 19142-2525 40th
wd. 1625.40 Sq. Ft. PRCL#406578300
Improvements: Residential Property

ANTHONY O. NJOKU AND RITA N. NJOKU
C.P. July Term, 2012 No. 02366 \$67,463.30
Phelan Hallinan, LLP

1305-412

721 East Williard Street 19134-1819
33rd wd. 741.50 Sq. Ft. PRCL#331086300
Improvements: Residential Property

JESSE W. COLBERT, JR., REGINALD R.
BARNES AND REGINA M. BARNES C.P.
April Term, 2012 No. 02942 \$44,123.33
Phelan Hallinan, LLP

1305-413

1831 Dudley Street 19145-2923 48th wd. 658
Sq. Ft. PRCL#481083100 Improvements:
Residential Property

LARRY R. LEVIN AND TAMI LEVIN AKA
TAMI J. LEVIN C.P. November Term, 2012
No. 00885 \$45,210.16 Phelan Hallinan, LLP

1305-414

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

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

1305-415

**4263 North Penn Street AKA 4263 Penn
Street 19124-4540** 23rd wd. 1600.6 Sq.
Ft. PRCL#232413100 Improvements:
Residential Property

GRACE E. KAM AND GRACE E. KAM 2001
TRUST 5808 C.P. June Term, 2012 No. 02614
\$82,297.77 Phelan Hallinan, LLP

1305-416

306 West Earlam Terrace 19144-3920
12th wd. 2666 Sq. Ft. PRCL#124047600
Improvements: Residential Property

JAMAL RAY C.P. March Term, 2012 No.

SHERIFF'S SALE

03656 \$232,646.84 Phelan Hallinan, LLP

1305-417

624 Alcott Street 19120-1220 35th wd. 1229.44
Sq. Ft. PRCL#352059500 Improvements:
Residential Property

PATRICIA A. ROBERTS C.P. August Term, 2012
No. 03423 \$54,646.15 Phelan Hallinan, LLP

1305-418

7319 Bryan Street 19119-1635 9th wd. 4950
Sq. Ft. PRCL#092307800 Improvements:
Residential Property

MAUREEN BUONANNO C.P. October
Term, 2012 No. 00302 \$16,402.95 Phelan
Hallinan, LLP

1305-419

2024 Buckius Street 19124-5011 45th wd. 1078
Sq. Ft. PRCL#452210900 Improvements:
Residential Property

GARTH C. JACKSON C.P. June Term, 2012
No. 01654 \$26,616.52 Phelan Hallinan, LLP

1305-420

6238-6240-6242 Catharine Street 19143 3rd
wd. (formerly part of the 46th wd.) 5311.86
Sq. Ft. BRT#0-33-0128-10 Improvements:
Residential Dwelling

MARIA E. PERRIN C.P. July Term, 2012 No.
03497 \$53,207.38 Udren Law Offices, P.C.

1305-421

729 West Fisher Avenue 19120 49th
wd. 1687.50 Sq. Ft. BRT#492049000
Improvements: Residential Dwelling

CHARLES GREGG C.P. January Term, 2010
No. 00075 \$78,211.69 Mark J. Udren, Esq.

1305-422

1731 Saint Paul Street 19140-1815 13th
wd. 909.45 Sq. Ft. PRCL#132325200
Improvements: Residential Property

MICHAEL J. MCMULLIN AKA MICHAEL
JOSEPH MCMULLIN C.P. June Term, 2012
No. 00749 \$49,939.69 Phelan Hallinan, LLP

1305-423

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

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

1305-424

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

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

1305-425

3250 D Street 19134-1704 7th wd. 772.50
Sq. Ft. PRCL#073148800 Improvements:
Residential Property

GREGORY S. STANISLAUS C.P. November
Term, 2012 No. 00171 \$57,603.16 Phelan
Hallinan, LLP

1305-426

2314 West Venango Street 19140-3824
11th wd. 1937.50 Sq. Ft. PRCL#112134600
Improvements: Residential Property

SHEENA BEDI AKO AKA SHEENA A.
BEDI AKO C.P. July Term, 2012 No. 01475
\$54,295.44 Phelan Hallinan, LLP

1305-427

5668 Lebanon Avenue 19131-3127 52nd
wd. 1808 Sq. Ft. PRCL#522076000
Improvements: Residential Property

VIPUL GUPTA AND SITA AWASTHI C.P.
September Term, 2012 No. 03441 \$82,958.36
Phelan Hallinan, LLP

1305-428

3340 Kip Street 19134-1612 7th wd. 862.20
Sq. Ft. PRCL#073087200 Improvements:
Residential Property

MARIYA MASLOVA AND GENNADY
PIKOVSKY C.P. April Term, 2012 No. 01657
\$73,694.55 Phelan Hallinan, LLP

1305-429

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

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

1305-430

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

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,

SHERIFF'S SALE

OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
YOLANDA EVANS, DECEASED C.P. July
Term, 2012 No. 02836 \$58,603.25 Phelan
Hallinan, LLP

1305-431

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

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

1305-432

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

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

1305-433

309 Friendship Street 19111-3905 35th
wd. 3492.39 Sq. Ft. PRCL#353176400
Improvements: Residential Property

JOHN C. DOUGHTERY AKA JOHN C.
DOUHGERTY, SR. C.P. September Term, 2012
No. 02843 \$97,013.48 Phelan Hallinan, LLP

1305-434

**9945 Norwalk Road AKA 9945-49 Norwalk
Road, Unit 10A 19115-2186** 88th wd. Together
with a proportioiate undivided interest in the
common Elements (as defined in such declara-
tion). PRCL#888582550 Improvements:
Condominium Unit

ELMER MANIAGO AKA ELMER B.
MANIAGO AND STELLA MANIAGO C.P.
October Term, 2012 No. 00625 \$129,032.04
Phelan Hallinan, LLP

1305-435

**3997 Stevenson Lane AKA 3997 Stevenson
Street 19114-2015** 66th wd. 1614.60 Sq.
Ft. PRCL#661288063 Improvements:
Residential Property

YUET-YING CHAN C.P. October Term, 2011
No. 04279 \$149,961.10 Phelan Hallinan,
LLP

1305-436

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

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

1305-437

2967 Aramingo Avenue 19134-4332 25th
wd. 1033.48 Sq. Ft. PRCL#251456900
Improvements: Residential Property

AISHA CLAYTON C.P. November Term, 2010
No. 01054 \$46,750.79 Phelan Hallinan, LLP

1305-438

5611 Addison Street 19143-1307 60th wd. 640
Sq. Ft. PRCL#604123800 Improvements:
Residential Property

MICHAEL BERKMAN C.P. October Term,
2009 No. 00453 \$88,469.13 Phelan Hallinan,
LLP

1305-439

3633 East Crown Avenue 19114-1901
66th wd. 3054.33 Sq. Ft. PRCL#661233200
Improvements: Residential Property

GEORGE BENNINGTON AND STEPHEN
CICHOCKI C.P. March Term, 2010 No. 04587
\$188,342.29 Phelan Hallinan, LLP

1305-440

4715 Sansom Street 19139-4633 60th
wd. 1456.38 Sq. Ft. PRCL#601025700
Improvements: Residential Property

CHRISTOPHER WOLFINGTON C.P. May
Term, 2011 No. 00785 \$195,802.34 Phelan
Hallinan, LLP

1305-441

5045 Walnut Street 19139-4250 46th
wd. 2486.33 Sq. Ft. PRCL#602044600
Improvements: Residential Property

CECILIA ANN ROBERTS, IN HER
CAPACITY AS EXECUTRIX AND DEVESEE
OF THE ESTATE OF EDNA ROBERTS
CHERE' CUNNINGHAM, IN HER CAPACITY
AS DEVESEE OF THE ESTATE OF EDNA
ROBERTS, PATRICE CUNNINGHAM, IN HER
CAPACITY AS DEVESEE OF THE ESTATE OF
EDNA ROBERTS C.P. July Term, 2011 No.
02216 \$19,259.75 Phelan Hallinan, LLP

1305-442

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

CATHERINE

SHERIFF'S SALE

northeasterly corner of Anchor St 0 ft 0 in, front 14'8", depth 14'8" BRT#41-1-0623-00 Subject to Mortgage
NICOLA BARRETT C.P. May Term, 2012 No. 02798 \$65,559.17 Louis P. Vititi, Esq.

1305-458

2536 North 11th Street 19133 37th wd. 3153.46 Sq. Ft.; row 2sty masonry BRT#371195300 Subject to Mortgage Improvements: Residential Dwelling
LENNIE GINYARD C.P. January Term, 2011 No. 01426 \$29,485.86 McCabe, Weisberg, & Conway, P.C.

1305-459

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

1305-460

2865 Aramingo Avenue 19134 25th wd. 2008.51 Sq. Ft.; row 2 sty masonry BRT#251452500 Improvements: Residential Dwelling
LISA MARTIN, KNOWN SURVIVING HEIR OF HELEN MARTIN, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF HELEN MARTIN, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 02153 \$64,680.03 McCabe, Weisberg, & Conway, P.C.

1305-461

5648 Pentridge Street 19143 51st wd. 2100 Sq. Ft.; row B/gar 2sty masonry BRT#513237700 Improvements: Residential Dwelling
ERICA A. AYE C.P. October Term, 2012 No. 00324 \$65,094.41 McCabe, Weisberg, & Conway, P.C.

1305-462

5845 Roosevelt Blvd. 19149 62nd wd. 3222.37 Sq. Ft.; row b/gar 2sty masonry BRT#621318100 Subject to Rent Improvements: Residential Dwelling
FRED CHISLOM C.P. September Term, 2012 No. 03048 \$138,347.14 McCabe, Weisberg, & Conway, P.C.

1305-463

1415 Kerper Street 19111 53rd wd. 3168 Sq. Ft.; row b/gar 2sty masonry BRT#532112100 Improvements: Residential Dwelling
CONFESOR R. SIERRA C.P. December Term, 2010 No. 02473 \$89,338.83 McCabe, Weisberg, & Conway, P.C.

1305-464

1407 South Chadwick Street 19146 36th wd. 1732 Sq. Ft.; row 2 sty, masonry BRT#365165400 Improvements: Residential Dwelling
TANYA M. DAVIS C.P. September Term, 2010 No. 01611 \$77,695.25 McCabe, Weisberg, & Conway, P.C.

1305-465

1622 Brill Street 19124 62nd wd. 2411 Sq. Ft.; row 2 sty, masonry BRT#622141200 Improvements: Residential Dwelling
KATRINA GOLDEN C.P. November Term, 2010 No. 04334 \$89,568.17 McCabe, Weisberg, & Conway, P.C.

1305-466

5813 Alter Street 19143 3rd wd. 1952 Sq. Ft.; row 2 sty masonry BRT#033125705 Improvements: Residential Dwelling
GLORIA ANN ROBINSON AKA GLORIA A. ROBINSON AKA GLORIA ROBINSON-HYNSON C.P. October Term, 2009 No. 00997 \$39,636.74 McCabe, Weisberg, & Conway, P.C.

1305-467

4674 Canton Street 19127 21st wd. 4232.09 Sq. Ft.; row 2.5 sty stone BRT#211459900 Improvements: Residential Dwelling
TRACY S. HARDY C.P. June Term, 2009 No. 00958 \$162,629.55 McCabe, Weisberg, & Conway, P.C.

1305-468

842 Kenmore Road 19151 34th wd. 3577.36 Sq. Ft.; row w/gar 2sty masonry BRT#344350100 Improvements: Residential Dwelling
JOSEPH POLLARD C.P. June Term, 2010 No. 01840 \$113,914.37 McCabe, Weisberg, & Conway, P.C.

1305-469

3850 Woodhaven Road Apartment 407 19154 66th wd. 1133 Sq. Ft.; res condo 2 sty mas + other BRT#888660289 Improvements: Condominium
IGOR KUDRYAVTSEV C.P. April Term, 2012 No. 03614 \$132,006.32 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE**1305-470**

2620 West Master Street 19121-0000 29th wd. 1995 Sq. Ft.; row 2 sty masonry BRT#291107400 Improvements: Residential Dwelling
LESLIE C. ADAMS C.P. April Term, 2012 No. 02850 \$62,439.04 McCabe, Weisberg, & Conway, P.C.

1305-471

2242 Longshore Avenue 19149 54th wd. 3206.55 Sq. Ft., row b/gar 2 sty, masonry BRT#542044500 Improvements: Residential Dwelling
ANTHONY HIGGINBOTHAM AKA ANTHONY P. HIGGINBOTHAM AKA ANTHONY DELRS AKA ANTHONY HISSINBOTLE C.P. July Term, 2008 No. 04438 \$192,805.04 McCabe, Weisberg, & Conway, P.C.

1305-472

4854 Parkside Avenue 19131 52nd wd. 3632 Sq. Ft.; row 2 story masonry BRT#521089900 Improvements: Residential Dwelling
STELLA ALLEN C.P. July Term, 2008 No. 04752 \$195,585.74 McCabe, Weisberg, & Conway, P.C.

1305-473

4226 M Street 19124 33rd wd. 2188.8 Sq. Ft.; row 2 sty masonry BRT#332462300 Improvements: Residential Dwelling
CARLOS ANDINO C.P. September Term, 2010 No. 02746 \$102,951.42 McCabe, Weisberg, & Conway, P.C.

1305-474

232 North 60th Street 19139 34th wd. 2365.5 Sq. Ft.; row 2 sty, masonry BRT#341082900 Improvements: Residential Dwelling
JERRY C. CARR C.P. December Term, 2011 No. 03862 \$69,361.65 McCabe, Weisberg, & Conway, P.C.

1305-475

2626 Oakford Street 19146 36th wd. 1818 Sq. Ft.; row 2 sty, masonry BRT#362048700 Improvements: Residential Dwelling
BRUCE POWELL AND SEDELLE POWELL C.P. September Term, 2009 No. 00354 \$75,905.69 McCabe, Weisberg, & Conway, P.C.

1305-476

3533 Emerald Street 19134 45th wd. 1729.15 Sq. Ft., tow 2 sty masonry BRT#452327700 Improvements: Residential Dwelling
ELIEZER BERMUDEZ C.P. December Term, 2012 No. 00703 \$77,032.11 McCabe, Weisberg, & Conway, P.C.

1305-477

822 66th Avenue 19126-3302 49th wd. 935.12 Sq. Ft. BRT#492087400 Improvements: Residential Property
HELENA MOODY C.P. June Term, 2012 No. 01657 \$157,490.78 Phelan Hallinan, LLP

1305-478

6249 Magnolia Street 19144-1610 59th wd. 1488 Sq. Ft. PRCL#592250700 Improvements: Residential Property
DARREL CAMPBELL C.P. March Term, 2012 No. 03384 \$78,885.91 Phelan Hallinan, LLP

1305-479

5219 Webster Street 19143-2626 46th wd. 1856.50 Sq. Ft. PRCL#462111000 Improvements: Residential Property
RICHARD SMITH C.P. November Term, 2009 No. 03371 \$113,503.92 Phelan Hallinan, LLP

1305-480

1006 70th Avenue 19126-2103 61st wd. 11585 Sq. Ft. PRCL#611444500 Improvements: Residential Property
ROCHELLE L. REYNOLDS C.P. August Term, 2012 No. 00611 \$278,345.09 Phelan Hallinan, LLP

1305-481

9986 Crestmont Avenue 19114-1954 66th wd. 2052 Sq. Ft. PRCL#661289525 Improvements: Residential Property
COLLEEN KAMINSKI C.P. April Term, 2012 No. 02076 \$212,564.97 Phelan Hallinan, LLP

1305-482

2226 South 63rd Street 19142-2325 40th wd. 1152 Sq. Ft. PRCL#401169100 Improvements: Residential Property
VAUGHN SLATER C.P. August Term, 2010 No. 00749 \$48,978.18 Phelan Hallinan, LLP

1305-483

3529 Jasper Street 19134-2035 45th wd. 1049.22 Sq. Ft. PRCL#452368000 Improvements: Residential Property
TERESA M. MARTELL AKA TERESA MARTEL C.P. August Term, 2011 No. 03898 \$63,533.42 Phelan Hallinan, LLP

1305-484

979 North 6th street 19123-1405 5th wd. 1266.50 Sq. Ft. PRCL#057158500 Improvements: Residential Property
ADAM H. KONIGSBERG C.P. March Term, 2009 No. 00898 \$695,030.83 Phelan Hallinan, LLP

SHERIFF'S SALE**1305-485**

7943 Michener Avenue 19150-1320 50th wd. 1620 Sq. Ft. PRCL#501151600 Improvements: Residential Property
WILLIAM A. HINES C.P. November Term, 2011 No. 01772 \$70,082.53 Phelan Hallinan, LLP

1305-486

3577 Emerald Street 19134-2033 45th wd. 1251.59 Sq. Ft. PRCL#452329900 Improvements: Residential Property
ANTONIO SERRANO AKA ANTONIO JR SERRANO C.P. August Term, 2012 No. 02609 \$53,270.43 Phelan Hallinan, LLP

1305-487

205 West Duncannon Avenue 19120-3326 42nd wd. 1402.44 Sq. Ft. PRCL#422221100 Improvements: Residential Property
THANH VO AND ZAM VO C.P. August Term, 2012 No. 02582 \$52,697.39 Phelan Hallinan, LLP

1305-488

620 Jackson Street 19148-3227 39th wd. 960 Sq. Ft. PRCL#393078900 Improvements: Residential Property
EUGENE WILSON AND JOANNE BAKER AKA BAKER E. JOANNE C.P. March Term, 2012 No. 03649 \$134,019.96 Phelan Hallinan, LLP

1305-489

2447 South Millick Street 19142-3209 40th wd. 975 Sq. Ft. PRCL#402042200 Improvements: Residential Property
VAUGHN SLATER C.P. August Term, 2010 No. 02594 \$40,937.52 Phelan Hallinan, LLP

1305-490

2556 South 61st Street 19142-3512 40th wd. 1096 Sq. Ft. PRCL#402066000 Improvements: Residential Property
VAUGHN SLATER C.P. August Term, 2010 No. 02299 \$51,726.66 Phelan Hallinan, LLP

1305-491

4622 Fernhill Road 19144-4224 13th wd. 1184 Sq. Ft. PRCL#133132900 Improvements: Residential Property
JAMES WILLIAMS AND PATRICIA A. WILLIAMS C.P. April Term, 2009 No. 00057 \$83,534.21 Phelan Hallinan, LLP

1305-492

545 Van Kirk Street 19120-1231 35th wd. 1200 Sq. Ft. PRCL#352115500 Improvements: Residential Property
KAREN A. WARD C.P. January Term, 2012 No. 04905 \$113,683.93 Phelan Hallinan, LLP

1305-493

2228 South Hobson Street 19142-1805 40th wd. 931.45 Sq. Ft. PRCL#403064100 Improvements: Residential Property
VAUGHN SLATER C.P. August Term, 2010 No. 04175 \$40,803.31 Phelan Hallinan, LLP

1305-494

6845 Guyer Avenue 19142-2518 40th wd. 1088 Sq. Ft. PRCL#406316600 Improvements: Residential Property
VAUGHN SLATER C.P. August Term, 2010 No. 00970 \$52,768.63 Phelan Hallinan, LLP

1305-495

1337 McFerran Street 19140-2005 43rd wd. 1314.75 Sq. Ft. PRCL#433007300 Improvements: Residential Property
GWENDOLYN GOINS C.P. May Term, 2012 No. 03172 \$28,659.44 Phelan Hallinan, LLP

1305-496

2548 Bonaffon Street AKA 2548 South Bonaffon Street AKA 2548 Bonaffon Street 19142-2716 40th wd. 1104 Sq. Ft. PRCL#406076000 Improvements: Residential Property
VAUGHN SLATER C.P. November Term, 2010 No. 00908 \$52,314.59 Phelan Hallinan, LLP

1305-497

2311 South 64th Street 19142-2302 40th wd. 1275 Sq. Ft. PRCL#401173600 Improvements: Residential Property
VAUGHN SLATER C.P. August Term, 2010 No. 00736 \$52,503.45 Phelan Hallinan, LLP

1305-498

2902 South Dewey Street 19142-3408 40th wd. 1137.45 Sq. Ft. PRCL#402083900 Improvements: Residential Property
VAUGHN SLATER C.P. August Term, 2010 No. 04136 \$58,457.00 Phelan Hallinan, LLP

1305-499

5840 Washington Avenue 19143-3022 3rd wd. 1280 Sq. Ft. PRCL#033115000 Improvements: Residential Property
TEHIA V. BUMBRY AKA TAHIA BUMBRY AKA TEHIA BUMBRY C.P. May Term, 2012 No. 01165 \$95,557.66 Phelan Hallinan, LLP

1305-500

1116 West Master Street 19122-4114 20th wd. 1620 Sq. Ft. PRCL#141462400 Improvements:

SHERIFF'S SALE

Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA CARTER, DECEASED. C.P. June Term, 2011 No. 01625 \$73,845.39 Phelan Hallinan, LLP

1305-501

1941 Georgian Road 19138-2113 10th wd. 1872 Sq. Ft. PRCL#101273700 Improvements: Residential Property
DANIEL PETERSON AKA DAN PETERSON AND LORI PETERSON C.P. September Term, 2012 No. 900991 \$85,246.88 Phelan Hallinan, LLP

1305-502

4214 North 7th Street 19140-2514 43rd wd. 1001.65 Sq. Ft. PRCL#433314200 Improvements: Residential Property
SANDRA MATOS C.P. September Term, 2004 No. 03453 \$40,524.84 Phelan Hallinan, LLP

1305-503

111 South 15th Street, Unit P211 19102 12th wd. Being and designated as Unit P211 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) 1.2009%. PRCL#888087474 Improvements: Condominium
MICHAEL JACKSON C.P. October Term, 2009 No. 02184 \$368,601.99 Phelan Hallinan, LLP

1305-504

2009 North Wanamaker Street 19131-3020 52nd wd. 1125.30 Sq. Ft. PRCL#522226500 Improvements: Residential Property
KIMBERLY M. DAVIS BURNETT C.P. October Term, 2011 No. 00874 \$63,939.02 Phelan Hallinan, LLP

1305-505

150 Covington Road 1912-1004 50th wd. 1944 Sq. Ft. PRCL#611442000 Improvements: Residential Property
ROUDY RYMPEL C.P. May Term, 2012 No. 03162 \$78,042.41 Phelan Hallinan, LLP

1305-506

1641 Germantown Avenue 19122-3016 18th wd. 1241.62 Sq. Ft. PRCL#183157805 Improvements: Residential Property
ROBERT HICKS C.P. October Term, 2012 No. 00268 \$31,542.31 Phelan Hallinan, LLP

1305-507

4815 North Marshall Street 19120-3741 49th wd. 1013.70 Sq. Ft. PRCL#491191300 Improvements: Residential Property
DONOVAN J. ADAMS C.P. October Term, 2012 No. 00061 \$24,085.10 Phelan Hallinan, LLP

1305-508

1014 East Rittenhouse Street 19138-1803 59th wd. 2918.79 Sq. Ft. PRCL#591115700 Improvements: Residential Property
CARL R. FREELAND C.P. February Term, 2012 No. 03465 \$72,369.44 Phelan Hallinan, LLP

1305-509

420 Magee Avenue 19111-4619 35th wd. 2500 Sq. Ft. PRCL#353096903 Improvements: Residential Property
VANESSA R. TRAPP C.P. October Term, 2012 No. 00240 \$167,494.42 Phelan Hallinan, LLP

1305-510

2323 Wharton Street 19146-4128 36th wd. 1125.28 Sq. Ft. PRCL#361299300 Improvements: Residential Property
BENNITTA JOSEPH C.P. October Term, 2012 No. 00067 \$195,224.55 Phelan Hallinan, LLP

1305-511

151 Rosemar Street AKA 151 West Rosemar Street 19120-1942 61st wd. 1050 Sq. Ft. PRCL#611244900 Improvements: Residential Property
JAMES WIMBUSH C.P. May Term, 2012 No. 03747 \$53,793.97 Phelan Hallinan, LLP

1305-512

3438 Princeton Avenue 19149-1622 55th wd. 1760 Sq. Ft. PRCL#551388700 Improvements: Residential Property
THERESA SCHOWGUROW AND JOHN SCHOWGUROW C.P. August Term, 2012 No. 01544 \$93,939.79 Phelan Hallinan, LLP

1305-513

4744 Worth Street 19124-2814 23rd wd. 1450 Sq. Ft. PRCL#232397800 Improvements: Residential Property
JOSUE I. PICHARDO C.P. February Term, 2012 No. 02487 \$83,315.33 Phelan Hallinan, LLP

1305-514

253 West Sheldon Street 19120-3318 42nd wd. 910 Sq. Ft. PRCL#422203300 Improvements: Residential Property
DONALD KOLLER C.P. November Term,

SHERIFF'S SALE

2009 No. 05408 \$80,833.68 Phelan Hallinan, LLP

1305-515

5623 Gainor Road 19131-1330 52nd wd. 2250 Sq. Ft. PRCL#522108500 Improvements: Residential Property
PASHEN SOLOMON C.P. July Term, 2012 No. 01474 \$95,575.12 Phelan Hallinan, LLP

1305-516

2143 West Grange Avenue 19138-2809 17th wd. 847.50 Sq. Ft. PRCL#171126100 Improvements: Residential Property
KENNARD HENDERSON AND MAXINE HENDERSON AKA MAXINE D W HENDERSON C.P. September Term, 2012 No. 02839 \$46,932.02 Phelan Hallinan, LLP

1305-517

8937 Blue Grass Road 19152-1303 57th wd. 5381.23 Sq. Ft. PRCL#571206400 Improvements: Residential Property
MATTHEW BOYES C.P. March Term, 2012 No. 02620 \$242,292.20 Phelan Hallinan, LLP

1305-518

4641 Tacony Street 19137 45th wd. 1358 Sq. Ft. OPA #45-3-4336-00 Improvements: Residential Dwelling
SEXTO MERCADO, JR. AND JACQUELINE RAMOS C.P. November Term, 2012 No. 001564 \$95,290.78 Mitchell B. Klein, Esq.

1305-519

1837 East Orleans Street 19134 25th wd. 1345.68 Sq. Ft. BRT#252167600 Improvements: Residential Property
KILDARE ERNESTO OVALLES C.P. November Term, 2012 No. 00679 \$69,054.03 KML Law Group, P.C.

1305-520

2515 West Oakdale Street 19132 28th wd. 840 Sq. Ft. BRT#281352100 Improvements: Residential Property
ELOISE VALENTINE C.P. June Term, 2010 No. 02107 \$28,102.78 KML Law Group

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
1305-528 6601 North Bouvier Street 19126 10th wd. 1288 Sq. Ft. BRT#101064900 Improvements: Residential Property UNKNOWN HEIRS TO THE ESTATE OF ELOIS K. FULTON, DECEASED, HAROLD MCCOY, SOLELY AS HEIR TO ESTATE OF ELOIS K. FULTON, DECEASED, MONTE MCCOY, SOLELY AS HEIR TO ESTATE OF ELOIS K. FULTON, DECEASED, CANDACE MCCOY WARREN, SOLELY AS HEIR TO THE ESTATE OF ELOIS K. FULTON, DECEASED, AND LINDA MCCOY, SOLELY AS HEIR TO THE ESTATE OF ELOIS K. FULTON, DECEASED. C.P. November Term, 2008 No. 03311 \$92,784.44 KML Law Group, P.C.	1305-541 601 Saint Georges Road 19119-3341 9th wd. 39,774.96 Sq. Ft. PRCL#092132600 Improvements: Residential Property DENISE BROUGH AND BRUCE SNYDER C.P. June Term, 2010 No. 03775 \$769,766.58 Phelan Hallinan, LLP	02717 \$109,617.81 KML Law Group, P.C.	1305-569 1929 Dickinson Street 19146 36th wd. 1024 Sq. Ft. BRT#363042900 Improvements: Residential Real Estate EDWARD C. ANDREWS C.P. May Term, 2012 No. 00713 \$80,778.83 Stern & Eisenberg, PC	1305-583 4834 North Carlisle Street 19141 13th wd. 1497.48 Sq. Ft. PRCL#132033800 Improvements: Residential Property SHALONA MERCEDES MERCEIR C.P. June Term, 2012 No. 03091 \$122,181.38 Phelan Hallinan, LLP
1305-529 125 South 55th Street AKA 55th Street 19139-3252 60th wd. 2340 Sq. Ft. BRT#60-3164200 Improvements: Residential Property JONATHAN W. MARCUS AKA JONATHAN MARCUS C.P. April Term, 2012 No. 2781 \$138,924.18 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	1305-542 2063 Bridge Street 19124-2044 62nd wd. 1309.80 Sq. Ft. PRCL#622120200 Improvements: Residential Property BELINDA MCNEAL C.P. March Term, 2012 No. 04049 \$26,720.09 Phelan Hallinan, LLP	1305-555 1419 68th Street 19126 10th wd. 2028.52 Sq. Ft. BRT#101254600 Improvements: Residential Property TAMIKA HUNTER C.P. August Term, 2012 No. 01273 \$329,334.57 KML Law Group, P.C.	1305-570 606 East Willard Street 33rd wd. 15'2"x51'6" BRT#33-1-0766-00 Improvements: Single Family Home DAVID B. STEINER C.P. July Term, 2011 No. 01054 \$37,419.73 John J. Kelly, Jr.	1305-584 1543 66th Avenue AKA 1543 West 66th Avenue 19126-2766 10th wd. 1248 Sq. Ft. PRCL#101220500 Improvements: Residential Property JUWAN DILL C.P. July Term, 2012 No. 02857 \$159,151.57 Phelan Hallinan, LLP
1305-530 1351 Westbury Drive 19151-2817 34th wd. 1680 Sq. Ft. PRCL#343284700 Improvements: Residential Property ABDUL IBRAHIMAH C.P. July Term, 2012 No. 03570 \$96,562.92 Phelan Hallinan, LLP	1305-543 1306 Wagner Avenue 19141-2917 49th wd. 2000 Sq. Ft. PRCL#493017800 Improvements: Residential Property JANET JOHNSON C.P. January Term, 2012 No. 04033 \$70,972.20 Phelan Hallinan, LLP	1305-556 3115 Knorr Street 19149 55th wd. 1760 Sq. Ft. BRT#551211400 Improvements: Residential Property ROBERT BREGENZER C.P. October Term, 2012 No. 04449 \$175,685.65 KML Law Group, P.C.	1305-571 3016 Tremont Street 19136 57th wd. 2345.54 Sq. Ft. OPA #572057400 Improvements: Residential Dwelling ALBERT GABRIELE C.P. February Term, 2012 No. 001799 \$41,660.45 Mitchell B. Klein, Esq.	1305-585 6325 Farnsworth Street 19149-2938 62nd wd. 1379.88 Sq. Ft. PRCL#621533700 Improvements: Residential Property GUO QIANG WENG C.P. October Term, 2012 No. 00049 \$109,313.67 Phelan Hallinan, LLP
1305-531 1246 Passmore Street 19111-5531 53rd wd. 1012 Sq. Ft. PRCL#531106400 Improvements: Residential Property LINDA TIMMONS C.P. November Term, 2012 No. 02816 \$99,026.69 Phelan Hallinan, LLP	1305-544 6108 Castor Avenue 19149-3215 53rd wd. 1756.01 Sq. Ft. PRCL#531347800 Improvements: Residential Property MELODY CAMPBELL C.P. August Term, 2012 No. 00043 \$65,183.96 Phelan Hallinan, LLP	1305-557 1526 Marcy Place Unit #B 19115 56th wd. 1664 Sq. Ft. BRT#888560500 Improvements: Residential Property ZARGHNOA KAKAR AND AHMAD KARWANI C.P. May Term, 2011 No. 03433 \$61,432.01 KML Law Group, P.C.	1305-572 8605 Bayard Street 19150 50th wd. 1438.14 Sq. Ft. BRT#501218900 Improvements: Residential Real Estate KAREN L. HAMILTON FKA KAREN L. WIMBERLY C.P. November Term, 2012 No. 03134 \$104,923.44 Stern & Eisenberg, PC	1305-586 2410 Ritner Street 19145-4116 48th wd. 919.12 Sq. Ft. PRCL#482119000 Improvements: Residential Property JESSICA EASTWOOD C.P. October Term, 2010 No. 02250 \$80,888.33 Phelan Hallinan, LLP
1305-532 5948 Warrington Avenue 19143-5218 3rd wd. 1312 Sq. Ft. PRCL#034087700 Improvements: Residential Property MARLENE F. BARNES C.P. February Term, 2009 No. 03763 \$64,406.60 Phelan Hallinan, LLP	1305-545 5435 Westford Road 19120-2650 42nd wd. 1792.80 Sq. Ft. PRCL#421412500 Improvements: Residential Property ERIC BARMORE C.P. June Term, 2012 No. 01839 \$127,504.10 Phelan Hallinan, LLP	1305-558 943 East Stafford Street 19138 59th wd. 1216.50 Sq. Ft. BRT#591049200 Improvements: Residential Property DELMER GILL C.P. October Term, 2012 No. 04034 \$47,975.28 KML Law Group, P.C.	1305-573 6107 Harley Avenue 40th wd. 1132.50 Sq. Ft. BRT#402285900 Improvements: Residential Dwelling THOMAS WILLIAM MACNEAL AKA THOMAS WILLIAM MACNEAL, III AND DENISE R. MACNEAL C.P. December Term, 2011 No. 02758 \$83,730.15 Law Offices of Gregory Javardian	1305-587 4489 Livingston Street 19137-1621 45th wd. 1600 Sq. Ft. PRCL#453189600 Improvements: Residential Property LORRAINE D. KOCINSKI C.P. December Term, 2011 No. 03530 \$185,188.67 Phelan Hallinan, LLP
1305-533 113 Durfur Street 19148-4007 39th wd. 658 Sq. Ft. PRCL#391111900 Improvements: Residential Property BRIAN GIFFEAR C.P. May Term, 2012 No. 00263 \$119,278.12 Phelan Hallinan, LLP	1305-546 8031 Mars Place 19153-1111 40th wd. 1620.90 Sq. Ft. PRCL#405882642 Improvements: Residential Property ANTHONY C. JONES C.P. May Term, 2012 No. 03602 \$159,835.71 Phelan Hallinan, LLP	1305-559 2408 North Marston Street 19132 28th wd. 700 Sq. Ft. BRT#281085600 Improvements: Residential Property CHARLIE MCCALL AKA CHARLES MCCALL AND JOYCE WEATHERS C.P. July Term, 2012 No. 04646 \$10,447.93 KML Law Group, P.C.	1305-574 1100 S Broad Street, Unit #313A 19146 2nd wd. 626 Sq. Ft. BRT#888113528 Improvements: Residential Real Estate JARET APARO C.P. February Term, 2012 No. 01687 \$195,200.13 Stern & Eisenberg, PC	1305-588 1540 South Patton Street 19146-3426 36th wd. 767.40 Sq. Ft. PRCL#364456400 Improvements: Residential Property CLARA KING C.P. October Term, 2012 No. 00311 \$35,503.72 Phelan Hallinan, LLP
1305-534 146 East Fariston Drive AKA Fariston Drive 19120-1006 61st wd. 1600 Sq. Ft. PRCL#611387400 Improvements: Residential Property SOPHIA DAVIS C.P. April Term, 2012 No. 01809 \$113,909.02 Phelan Hallinan, LLP	1305-547 6222, 6224, 6226 Limekiln Place 19141 17th wd. Property dimensions: (Can check www.phila.gov, property information then property assessments); 6222 - 1350 Sq. Ft. beginning at 199' northwestwardly from the northerly side of Godfrey Ave; 6224 - 1350 Sq. Ft. beginning at 214' northwestwardly from the northerly side of Godfrey Avenue; 6226 - 1350 Sq. Ft. beginning at 229' northwestwardly from the northerly side of Godfrey Avenue OPA #'172313700, OPA#'172313800, OPA#'172313900 Improvements: Residential C.P. July Term, 2012 No. 02256 Edwin M. Goldsmith, Esq.	1305-560 3329 Saint Vincent Street 19149 55th wd. 1625 Sq. Ft. BRT#551449200 Improvements: Residential Property ANTHONY J. VOLPE AND KELLY M. VOLPE C.P. January Term, 2012 No. 01626 \$158,810.57 KML Law Group, P.C.	1305-575 1912 East Cambria Street 19134 25th wd. 1622 Sq. Ft. BRT#252083500 Improvements: Residential Property WILLIAM SANTIAGO AND JAMI NEGLER C.P. June Term, 2011 No. 002644 \$52,766.33 Christopher A. DeNardo, Esq.	1305-589 6505 North 8th Street 19126-3720 49th wd. (formerly 42nd wd.) 9300 Sq. Ft. PRCL#492129200 Improvements: Residential Property MICHAEL J. POLLARD C.P. October Term, 2012 No. 00310 \$301,704.98 Phelan Hallinan, LLP
1305-535 3630 Jasper Street 19134-1512 45th wd. 940.68 Sq. Ft. PRCL#452388200 Improvements: Residential Property ALEKSANDR STIONOV C.P. October Term, 2012 No. 00309 \$53,513.71 Phelan Hallinan, LLP	1305-548 949 Herbert Street 19124 35th wd. 1050 Sq. Ft. OPA #612220300 Subject to Mortgage Improvements: Residential Property MARVIN S. BARNHILL AND SHARON A. BARNHILL C.P. May Term, 2011 No. 03712 \$20,121.57 Brett A. Solomon, Michael C. Mazack	1305-562 1303 South Carlisle Street 19146 26th wd. 1264 Sq. Ft. BRT#36-5-0182-00 Improvements: Residential Dwelling BARBARA CONKLIN AKA BARBARA A. BEST-CONKLIN C.P. September Term, 2011 No. 02762 \$60,142.37 Benjamin E. Witmer, Esq.	1305-576 6243 Broad Street 19141 49th wd. 2079.36 Sq. Ft. BRT#493254100 Improvements: Residential Property GEORGE R. BATTLE C.P. November Term, 2011 No. 001133 \$77,311.42 Christopher A. DeNardo, Esq.	1305-590 6221 Morton Street 19144-1612 59th wd. 1469.28 Sq. Ft. PRCL#592209700 Improvements: Residential Property MAGGIE J. WALDEN C.P. May Term, 2012 No. 00424 \$64,221.06 Phelan Hallinan, LLP
1305-536 2016 East Birch Street 19134-3609 25th wd. 895.62 Sq. Ft. PRCL#252141600 Improvements: Residential Property ALEKSANDR STIONOV C.P. October Term, 2012 No. 00305 \$49,117.01 Phelan Hallinan, LLP	1305-549 138 West Spencer Street 19120 61st wd. 1050 Sq. Ft. OPA #612220300 Subject to Mortgage Improvements: Residential Property PATRICIA A. BLACKLEDGE AND JAMES E. BLACKLEDGE C.P. December Term, 2010 No. 00774 \$37,352.10 Brett A. Solomon, Michael C. Mazack	1305-563 2113 Shelmore Avenue 19152 56th wd. 1 story masonry BRT#561359200 Improvements: Residential Dwelling BETTY J. MANSON AND JANIS E. MANSON C.P. June Term, 2012 No. 00780 \$224,994.16 Federman & Associates, LLC	1305-577 242 West Manheim Street AKA 242 Manheim Street 19144 13th wd. 4761.78 Sq. Ft. BRT#133078600 Improvements: Residential Property DERRICK DAVIS AND ERIC PONDER C.P. June Term, 2008 No. 002009 \$190,370.56 Christopher A. DeNardo, Esq.	1305-591 1420 North 57th Street 19131-3807 4th wd. 1231.05 Sq. Ft. PRCL#043105200 Improvements: Residential Property DEANNA A. GOINES C.P. July Term, 2012 No. 00543 \$130,673.34 Phelan Hallinan, LLP
1305-537 5961 Reach Street 19120-1114 35th wd. 1575 Sq. Ft. PRCL#352243000 Improvements: Residential Property JUAN ORTIZ, JR. C.P. January Term, 2012 No. 00771 \$53,943.11 Phelan Hallinan, LLP	1305-550 2316 S Carlisle Street 19145 26th wd. 690 Sq. Ft. OPA #261131400 Subject to Mortgage Improvements: Residential Property JOHN M. LEONE C.P. February Term, 2011 No. 003710 \$178,860.41 Brett A. Solomon, Michael C. Mazack	1305-564 2235 North 19th Street 16th wd. Situate on the east side of Nineteenth Street at the distance of 264 feet northward from the north side of Susquehanna Avenue Subject to Mortgage Improvements: Row 3 Sty Masonry JUNAT, LLC C.P. May Term, 2012 No. 00276 \$118,393.91 Chandra M. Arkema, Esq.	1305-578 2746 South Randolph Street 19148 39th wd. 1060 Sq. Ft. BRT#395153700 Improvements: Residential Property ANTHONY MESORACA, AS INDIVIDUAL AND IN CAPACITY AS PRESIDENT OF ARACA INDUSTRIES, INC. AND ARACA INDUSTRIES, INC. A PA CORP. (MORTGAGOR) C.P. September Term, 2012 No. 002183 \$108,313.96 Christopher A. DeNardo, Esq.	1305-592 414 West Grange Avenue 19120-1854 61st wd. 1231.92 Sq. Ft. PRCL#612061200 Improvements: Residential Property ANH H. MAI C.P. April Term, 2012 No. 04290 \$54,590.65 Phelan Hallinan, LLP
1305-538 3728 South Hereford Lane 19114-1911 66th wd. 1802 Sq. Ft. PRCL#661267200 Improvements: Residential Property LORETTA GOLOFF C.P. October Term, 2011 No. 03653 \$57,731.66 Phelan Hallinan, LLP	1305-551 2880 Angus Road 57th wd. on the southeast side of Angus Road 420'11-1/2" on the southwest side of Angus Rd front 28'5-3/8", depth 91'5-1/4" OPA #572094845 SUSAN F. DURNIN C.P. April Term, 2012 No. 02977 \$139,369.33 Louis P. Vitti, Esq.	1305-565 1740 Watkins Street 26th wd. Situate on the south side of Watkins Street at the distance of ninety-eight feet eastward from the east side of Eighteenth Street. Subject to Mortgage Improvements: Row 2 Sty Masonry ROSE MARIE MAZZIO C.P. June Term, 2012 No. 02745 \$172,222.40 Chandra M. Arkema, Esq.	1305-579 429 Sigel Street 19148 1st wd. 840 Sq. Ft. BRT#011402200 Improvements: Residential Property FRANK SANTANGELO C.P. February Term, 2012 No. 001874 \$160,566.63 Christopher A. DeNardo, Esq.	1305-593 4544 Ditman Street 19124-3427 23rd wd. 2628 Sq. Ft. PRCL#232358410 Improvements: Residential Property LIZETTE M. LEWIS AKA LIZETTE BANKS C.P. October Term, 2011 No. 01219 \$101,698.53 Phelan Hallinan, LLP
1305-539 2205 South Bonsall Street 19145-3208 48th wd. 708 Sq. Ft. PRCL#482276800 Improvements: Residential Property GENKEETA C. BISHOP RPA MAYES IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LOUISE S. BISHOP. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE S. BISHOP, DECEASED. C.P. October Term, 2011 No. 03935 \$35,625.92 Phelan Hallinan, LLP	1305-552 2349 E Clearfield Street 25th wd. on northeast side of Clearfield St, 16'0" southwestwardly from the southeasterly side of Aramingo Avenue front 15'4", depth 75'0" OPA #251118800 MICHAEL GAMELLI C.P. May Term, 2012 No. 02769 \$103,777.35 Louis P. Vitti, Esq.	1305-566 1522 Manton Street 19146 26th wd. 774.62 Sq. Ft. BRT#365309400 Improvements: Residential Real Estate DENNIS W. RICKERT, JR C.P. December Term, 2012 No. 01623 \$194,393.59 Stern & Eisenberg, PC	1305-580 5809 Osage Avenue 19143 60th wd. 975 Sq. Ft. BRT#604181100 Improvements: Residential Property VERDELL R. REESE C.P. April Term, 2011 No. 002493 \$37,620.24 Christopher A. DeNardo, Esq.	1305-594 5310 West Oxford Street 19131-3320 52nd wd. (formerly the 34th wd.) 2145 Sq. Ft. PRCL#521040600 Improvements: Residential Property ROBIN A. ANDERSON AND RAJEEV SACHDEVA C.P. June Term, 2012 No. 01652 \$121,186.85 Phelan Hallinan, LLP
1305-540 416 Tyson Avenue 19111-3940 35th wd. 1991.50 Sq. Ft. PRCL#353164300 Improvements: Residential Property SONJANE KELLY C.P. February Term, 2010 No. 02868 \$173,218.18 Phelan Hallinan, LLP	1305-553 6148 Reedland Street 19142 40th wd. on southeasterly side of Reedland Street 162 ft 1 in, northeasterly side of 62nd st, front 16'0", depth 16'0" BRT#40-2-2073-00 Subject to Mortgage TIEASHA PULLEY C.P. July Term, 2012 No. 00982 \$90,009.90 Louis P. Vitti, Esq.	1305-567 183 West Nedro Avenue 19120 61st wd. (formerly part of the 4th wd.) 1005.42 Sq. Ft. BRT#612103400 Improvements: Residential Real Estate EDNA W. BAKER AND GEORGE VERDIEU C.P. December Term, 2012 No. 01565 \$85,795.28 Stern & Eisenberg, PC	1305-581 7537 Greenhill Road 19151 34th wd. 1867.50 Sq. Ft. BRT#343250300 Improvements: Residential Property STEPHANIE M. MCCLENDON C.P. June Term, 2012 No. 2157 \$146,935.43 Christopher A. DeNardo, Esq.	1305-595 1637 South 22nd Street 19145-1341 36th wd. 1152 Sq. Ft. PRCL#363295100 Improvements: Residential Property JOHNNY W. SUGGS C.P. November Term, 2009 No. 00148 \$115,540.19 Phelan Hallinan, LLP
	1305-554 1620 South Hicks Street 19145 36th wd. 686 Sq. Ft. BRT#365083500 Improvements: Residential Property JENNIFER NOVERAS AND JESUS NOVERAS, JR C.P. September Term, 2010 No.	1305-568 1829 Nolan Street 19138 10th wd. 1240 Sq. Ft. BRT#102227300 Improvements: Residential Real Estate HELEN EDWARDS C.P. August Term, 2012 No. 00508 \$97,913.04 Stern & Eisenberg, PC	1305-582 1009 South 51st Street 19143 51st wd. 1435 Sq. Ft. BRT#511173800 Improvements: Residential Property CLARA M. KING C.P. November Term, 2012 No. 002725 \$54,286.15 Christopher A. DeNardo, Esq.	1305-596 3505 Mercer Street 19134-5401 45th wd. 894.836 Sq. Ft. PRCL#451263000 Improvements: Residential Property RICHARD KURTZ C.P. February Term, 2012 No. 02167 \$105,622.99 Phelan Hallinan, LLP
			1305-583 1841 Strahle Street 19152-2322 56th wd. 2122.46 Sq. Ft. PRCL#562167900 Improvements: Residential Property HEYAM A. MANSOUR AND GHASSAN MANSOUR C.P. October Term, 2012 No. 00622 \$189,448.74 Phelan Hallinan, LLP	

SHERIFF'S SALE

1305-598
6461 North Smedley Street 19126-3535
 17th wd. 1280 Sq. Ft. PRCL#172160500
 Improvements: Residential Property
 ROOSEVELT HALL C.P. October Term, 2011
 No. 02623 \$69,131.17 Phelan Hallinan, LLP

1305-599
1913 East Pike Street 19124-4431 45th
 wd. 1494.90 Sq. Ft. PRCL#452218800
 Improvements: Residential Property
 MICHAEL R. HENCE AND REGINA M.
 HENCE AKA REGINA M. O'DONNELL C.P.
 February Term, 2011 No. 03386 \$80,768.04
 Phelan Hallinan, LLP

1305-600
2090 Carver Street 19124-1629 41st wd. 915.20
 Sq. Ft. PRCL#411045800 Improvements:
 Residential Property
 PETER J. ROCHFORD C.P. October Term,
 2012 No. 00623 \$41,965.63 Phelan Hallinan,
 LLP

1305-601
58 West Manheim Street AKA 58 Manheim
Street 19144-2973 12th wd. 1238.40 Sq. Ft.
 PRCL#123068700 Improvements: Residential
 Property
 TIA GREENE C.P. October Term, 2012 No.
 00040 \$140,003.20 Phelan Hallinan, LLP

1305-602
3966 Reno Street 19104-4848 24th wd. 1039.50
 Sq. Ft. PRCL#243130100 Improvements:
 Residential Property
 JAMES-BRIAN A. MILLER C.P. November
 Term, 2011 No. 01587 \$82,399.33 Phelan
 Hallinan, LLP

1305-603
4545 Pulaski Avenue 19144-4238 13th
 wd. 2216.05 Sq. Ft. PRCL#133108600
 Improvements: Residential Property
 ANNABELL ALLEN C.P. September Term,
 2012 No. 03020 \$89,961.95 Phelan Hallinan,
 LLP

1305-604
2758 North 45th Street 19131-1517 52nd
 wd. 1355.39 Sq. Ft. BRT#521227600
 Improvements: Residential Property
 KAREN TURNER C.P. October Term, 2012
 No. 00307 \$178,912.74 Phelan Hallinan, LLP

1305-605
182 East Sharpnack Street 19119-2240
 22nd wd. 1225.07 Sq. Ft. PRCL#221109500
 Improvements: Residential Property
 CHANTELL M. HANNA C.P. May Term, 2012
 No. 03164 \$64,484.30 Phelan Hallinan, LLP

1305-606
720 South American Street 19147-3301
 2nd wd. 970.86 Sq. Ft. PRCL#023111420
 Improvements: Residential Property
 CHRISTOPHER ELLIOTT C.P. May Term,
 2010 No. 01937 \$529,071.13 Phelan
 Hallinan, LLP

1305-607
1212 Devereaux Avenue 19111-5828 53rd

SHERIFF'S SALE

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

1305-608
5911 Tackawanna Street 19135-3923 62nd
 wd. (formerly part of the 41st wd.) 1140 Sq. Ft.
 PRCL#622321700 Improvements: Residential
 Property
 MARINIA LEE C.P. January Term, 2012 No.
 00917 \$63,142.32 Phelan Hallinan, LLP

1305-609
4303 North 6th Street 19140-2313 43rd wd.
 992 Sq. Ft. PRCL#433267400 Improvements:
 Residential Property
 JOSE M. BAERGA AND L&E PROPERTIES,
 LLC C.P. June Term, 2012 No. 00554
 \$66,159.82 Phelan Hallinan, LLP

1305-610
5851 McMahon Street AKA McMahon
Avenue 19144-1262 59th wd. 2500 Sq. Ft.
 PRCL#591199600 Improvements: Residential
 Property
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS, OR
 ASSOCIATIONS CLAIMING RIGHT, TITLE
 OR INTEREST FROM OR UNDER ALVARAH
 V. SELBY, DECEASED; MICHELE SMALL,
 IN HER CAPACITY AS HEIR OF ALVAR V.
 SELBY, DECEASED. C.P. April Term, 2012
 No. 02072 \$34,570.44 Phelan Hallinan, LLP

1305-611
8506 Gibson Place 19153-1529 40th wd. 2160
 Sq. Ft. PRCL#405100503 Improvements:
 Residential Property
 ADETUTU AJAGBE AKA ADETUTTU
 AJAGBE C.P. August Term, 2011 No. 03298
 \$26,605.87 Phelan Hallinan, LLP

1305-612
3023 Disston Street 19149-1902 55th
 wd. 1800.92 Sq. Ft. PRCL#551308400
 Improvements: Residential Property
 BADR ALAMERI C.P. August Term, 2012 No.
 02977 \$123,628.69 Phelan Hallinan, LLP

1305-613
2210 North Lambert Street 19132-4816
 16th wd. 900 Sq. Ft. PRCL#162168400
 Improvements: Residential Property
 KOWANA MANLEY C.P. September Term,
 2012 No. 02746 \$76,047.21 Phelan Hallinan,
 LLP

1305-614
1015 Fillmore Street 19124-2924 23rd
 wd. 1081.56 Sq. Ft. PRCL#234114500
 Improvements: Residential Property
 ANDRE MCNAIR C.P. April Term, 2012 No.
 00034 \$102,814.43 Phelan Hallinan, LLP

1305-615
3520 Ashville Street 19136-3002 64th
 wd. 1841.32 Sq. Ft. PRCL#642277300
 Improvements: Residential Property
 JOSEPH A. PAPALEO C.P. March Term, 2012

SHERIFF'S SALE

No. 00540 \$147,516.70 Phelan Hallinan, LLP

1305-616
237 Mifflin Street 19148-1920 1st wd. 1260
 Sq. Ft. PRCL#011174000 Improvements:
 Residential Property
 WILLIAM O. HUDSON, SR. AND ELEANOR
 STEWART C.P. February Term, 2012
 No. 01255 \$205,880.57 Phelan Hallinan, LLP

1305-617
61 West Manheim Street 19144-2942 22nd
 wd. 1959.47 Sq. Ft. PRCL#123075100
 Improvements: Residential Property
 MARC COLLINS C.P. March Term, 2012 No.
 03388 \$119,314.03 Phelan Hallinan, LLP

1305-618
1503 Adams Avenue 19124-4505 23rd
 wd. 740.65 Sq. Ft. PRCL#232003700
 Improvements: Residential Property
 SONIA RUIZ AND RAQUEL RUIZ C.P.
 September Term, 2012 No. 00681 \$80,823.30
 Phelan Hallinan, LLP

1305-619
6433 Lebanon Avenue 19151-3118 34th
 wd. 1498.40 Sq. Ft. PRCL#344057200
 Improvements: Residential Property
 MARSHA WILSON C.P. September Term,
 2012 No. 02242 \$96,409.16 Phelan Hallinan,
 LLP

1305-620
1107 East Cheltenham Avenue 19138-1821
 59th wd. 1536.88 Sq. Ft. PRCL#591017700
 Improvements: Residential Property
 WILLIE C. WASHINGTON, JR. AND CATHY
 LAVETT WASHINGTON C.P. October Term,
 2012 No. 00811 \$84,701.13 Phelan Hallinan,
 LLP

1305-621
3457 Hope Street 19140-4616 7th wd. 800
 Sq. Ft. PRCL#072017600 Improvements:
 Residential Property
 GWEN SHEPPARD AKA GWENDOLYN
 SHEPPARD C.P. March Term, 2012 No. 00464
 \$18,016.09 Phelan Hallinan, LLP

1305-622
7317 Frontenac Street 19111 56th wd. 2131.25
 Sq. Ft. BRT#561157900 Improvements:
 Residential Property
 WILLIAM M. DANSON, III C.P. November
 Term, 2012 No. 02668 \$81,176.11 KML
 Law Group, P.C.

1305-623
1428 S 31st Street 19146 36th wd. 848 Sq. Ft.
 BRT#364434400 Improvements: Residential
 Property
 CORA MARIE BANTUM AKA CORA
 MARIE HENLEY C.P. July Term, 2007
 No. 03138 \$63,313.10 KML Law Group, P.C.

1305-624
2641 Mercer Street 19125 31st wd. 825 Sq. Ft.
 BRT#312101800 Improvements: Residential
 Property
 FRANCIS CONWAY, AS ADMINISTRATOR

SHERIFF'S SALE

OF THE ESTATE OF SANDRA
 CANNIZZARO, DECEASED C.P. October
 Term, 2012 No. 02649 \$37,842.72 KML
 Law Group, P.C.

1305-625
2452 Amber Street 19125 31st wd. 915 Sq. Ft.
 BRT#311127800 Improvements: Residential
 Property
 SHARI B. LEVINE C.P. August Term, 2012
 No. 01735 \$189,018.96 KML Law Group, P.C.

1305-626
1134 East Mounty Airy Avenue 19150
 50th wd. 1837.44 Sq. Ft. BRT#502482600
 Improvements: Residential Property
 ANTHONY GONZALEZ C.P. September
 Term, 2008 No. 02268 \$181,842.02 KML
 Law Group, P.C.

1305-627
2557 South Massey Street 19142 40th
 wd. 1252.40 Sq. Ft. BRT#406115400
 Improvements: Residential Property
 FOFIE KAMARA C.P. September Term, 2012
 No. 02999 \$72,858.57 KML Law Group, P.C.

1305-628
6369 Marsden Street 19135 41st wd. 1109.16
 Sq. Ft. BRT#411270100 Improvements:
 Residential Property
 DAVID ASTER C.P. July Term, 2012 No.
 02739 \$65,207.24 KML Law Group, P.C.

1305-629
12119 Aster Road 66th wd. 4495.40 Sq. Ft.
 BRT#138N1-146 Improvements: Row B/gar
 2 Story Mas + Other
 ROBERT EASELY C.P. July Term, 2012 No.
 02071 \$156,810.13 Milstead & Associates, LLC

1305-630
2020 Naudain Street 30th wd. 909.90 Sq.
 Ft. BRT#303041530 Improvements: Row 3
 Story, Masonry
 SEAN P. DALTON AND MIKA J. DALTON
 C.P. October Term, 2012 No. 00059 \$314,200.02
 Milstead & Associates, LLC

1305-631
12628 Medford Avenue 66th wd. 2000 Sq. Ft.
 BRT#663244100 Improvements: Row B/gar
 2 Story Masonry
 ANDREW CLARK C.P. September Term,
 2012 No. 01032 \$232,014.55 Milstead &
 Associates, LLC

1305-632
559 East Tabor Road 42nd wd. 1820 Sq. Ft.
 BRT#42-1-2060-00 Improvements: Apartment
 2-4 Units, 2 Story Masonry
 IMRAN CHAUDHARY C.P. August Term,
 2012 No. 02690 \$104,784.64 Milstead &
 Associates, LLC

1305-633
2649 S Bouvier Street AKA 2649 Bovier
Street 26th wd. 651 Sq. Ft. BRT#41 S 23-269
 Improvements: Row 2 Story Masonry
 CARMELO COPPOLINO C.P. October Term,
 2011 No. 00343 \$68,074.40 Milstead &

SHERIFF'S SALE

Associates, LLC

1305-634
4838 Griscom Street 19124-5942 23rd
 wd. 2391.60 Sq. Ft. PRCL#232436300
 Improvements: Residential Property
 VICTORIA B. DWORAK AKA VICTORIA
 CEBZANOV C.P. September Term, 2012 No.
 03353 \$44,297.22 Phelan Hallinan, LLP

1305-635
332 Magee Avenue 19111-4617 35th wd. 2495
 Sq. Ft. PRCL#353095800 Improvements:
 Residential Property
 STEVEN J. CAMPBELL C.P. May Term, 2008
 No. 02928 \$72,557.42 Phelan Hallinan, LLP

1305-636
4927 North Smedley Street 19141-1518
 17th wd. 1005 Sq. Ft. PRCL#172153200
 Improvements: Residential Property
 HOWARD KELLER C.P. August Term, 2012
 No. 00559 \$60,477.30 Phelan Hallinan, LLP

1305-637
6619 Malvern Avenue 19151-2346 34th wd.
 1309 Sq. Ft. Improvements: Residential
 Property
 KYSHA DAVIS AND MICHAEL DAVIS C.P.
 June Term, 2008 No. 04930 \$185,855.88
 Phelan Hallinan, LLP

1305-638
1550 South Ringgold Street 19146-4008
 36th wd. 714 Sq. Ft. PRCL#364166900
 Improvements: Residential Property
 ETHEL HAWKINS C.P. November Term, 2010
 No. 01068 \$13,755.05 Phelan Hallinan, LLP

1305-639
5333 Willows Avenue 51st wd. Situate on the
 northwest side of Willows Avenue at the distance
 of 256 feet southwestward from the southwest
 side of 53rd Street. Subject to Mortgage
 Improvements: Row 2 Sty Masonry
 VERA DELOATCH AND WAYNE GARY
 DELOATCH C.P. November Term, 2012 No.
 00782 \$31,124.72 Chandra M. Arkema, Esq.

1305-640
7033 Voight Road 21st wd. Beginning at
 a point on the northwesterly side of Voight
 Road (50 feet wide) measured northwestwardly,
 westwardly, and southwestwardly along the
 northeasterly, northerly, and northwesterly side
 of said Voight Road. Subject to Mortgage
 Improvements: S/d W/ B/g 2s Masonry
 ROBERT LEWIS AND SUSAN LEWIS C.P.
 June Term, 2012 No. 03988 \$236,042.06
 Chandra M. Arkema, Esq.

1305-641
40 West Washington Lane 19144-2602
 59th wd. 2250.52 Sq. Ft. BRT#593078500
 Improvements: Residential Property
 KATHERINE E. ERHARD C.P. November
 Term, 2011 No. 0531 \$138,829.53 Scott A.
 Dietterick, Esq., Kimberly A. Bonner, Esq., Joel
 A. Ackerman, Esq., Ashleigh L. Marin, Esq.,
 Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq.,
 Zucker, Goldberg & Ackerman, LL C

The Legal Intelligencer

www.thelegalintelligencer.com

Is your firm missing out?

With a **Site License** to *The Legal Intelligencer* Website, benefits that begin with substantial savings just keep coming. It is the most convenient and affordable way for everyone in the firm to access the full content of both *The Legal Intelligencer* and *Pennsylvania Law Weekly*.

An Online Site License brings you:

- Breaking statewide legal news as it happens
- PDFs of each issue
- Case Digests and Court News
- Blogs
- Special Reports and Practice Columns
- Searchable archives
- Judicial profiles
- *Pennsylvania Law Weekly* Section
- Video and Interactive Features (polls, comments)
- Online Attorney Directory
- **Firm-wide, password-free, 24/7 access for both on-site and off-site lawyers, paralegals, librarians, and administrators**



Contact your Key Account Manager, Joel Rubin, to get started TODAY! jrubin@alm.com | 215-557-2314