

Sheriff's Sale Notices for January 8, 2013

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, January 8, 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 made 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

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NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on January 8, 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

The following property, sale of which was postponed from the July 13, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

271-697A-B

16th Wd (2532-2534 N. Broad St. - Premise A 19132-4013) on W side of Broad St. 400 ft. 0 in. Northward of Cumberland St. Frt: 50 ft. 0 in. Depth: 175 ft. 10 in. BRT# 882919390

16th Wd (2536-2538 N. Broad St. - Premise B 19132-4013) on SW side of Broad and Huntingdon Sts Frt: 50 ft. 0 in. Depth: 177 ft. 10 in. BRT# 882919395
2536-2538 NORTH BROAD STREET ASSOCIATES, L.P. C.P. April Term, 2010 No. 002206 \$4,389,576.30 Michael J. Cordone, Esq./Stradley Ronon Stevens & Young, LLP

The following property, sale of which was postponed from the February 1, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

278-430

3614 Olive St. 19104 24th Wd Row Conv/APt 2 Sty Masonry; Improvements: 2,006.10 sq. ft. BRT# 243019000 Improvements: Residential Dwelling
ATHEEM STEPHENS C.P. August Term, 2010 No. 04391 \$84,893.73 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the July 12, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

3-633

718 Chestnut St. 19106 5th Wd. Land Area: 3301.80 sq. ft.; Improvement Area: 10970 sq. ft. BRT# 882490600 Subject to Mortgage: Bank of America, N.A., DelVal Improvements: Commercial Property - Store 3 Sty Masonry TOMMY@718, LLC C.P. January Term, 2011 No. 03495 \$1,008,376.33 Jennifer D. Gould, Esq.

The following property, sale of which was postponed from the August 2, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

4-486

8624 Pickering Ave. 19150 50th Wd. 1,434.56 sq. ft. BRT# 501232000 Subject to Mortgage Improvements: Residential Property PATRICIA A. SOBERS C.P. August Term, 2009 No. 03746 \$34,254.98 Brett A. Solomon Michael C. Mazack.

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The following property, sale of which was postponed from the September 13, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

5-534

731 Longshore Ave. 19111-4324 53rd Wd. 3323.03 sq. ft. BRT# 532176600 Improvements: Residential Property KENNETH H. ANAPOL C.P. May Term, 2010 No. 02141 \$229,996.94 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the October 4, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

6-393

7508 Beverly Rd. 19138 50th Wd. 1,500 sq. ft. BRT# 501364900 Improvements: Residential Dwelling KEVIN J. MALONE C.P. January Term, 2010 No. 02812 \$103,283.29 Mark J. Udren, Esq.

6-407

1726 S. 21st St. 19145-1947 36th Wd. 1188 sq. ft. BRT# 363277000 Improvements: Residential Property STEVEN JONES C.P. February Term, 2010 No. 03358 \$333,342.63 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the January 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

9-452

2309 Mifflin St. 19145-1802 48th Wd. 975 sq. ft. BRT#482031400 Improvements: Residential Property CHARLES P. DONATO C.P. March Term, 2010 No. 03709 \$90,457.02 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the February 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

10-426

812 W. Moyamensing Ave. 19148 39th Wd. 2415 Sq. Ft. BRT#393326200 Improvements: Residential Property KSM INVESTMENTS, LLC C.P. June Term, 2011 No. 2634 \$115,407.56 Dean E. Weisgold, Esq.

10-602

9433 Outlook St. 19114 57th Wd. 3260 Sq. Ft. OPA#572300444 Improvements: Residential Dwelling JOHN W. SLANE, DECEASED C.P. March Term, 2011 No. 01483 \$20,249.75 Mitchell B. Klein, Esq.

10-625

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

10-641

7644 Forrest Ave. 19150-2204 50th Wd. 3125 Sq. Ft. BRT#502191000 Improvements: Residential Property IESIAH O. PATTERSON C.P. November Term, 2010 No. 01881 \$300,228.56 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the March 6, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 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 April 3, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

501-311

4000 Gypsy Lane Unit:245 21st Wd.

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Condominium BRT# 888210169 Subject to Mortgage LISSETTE DEJESUS AND TIMOTHY MURPHY C.P. October Term, 2009 No. 4259 \$30,000 Glenn M. Ross, Esq.

501-337

4601 Ashville St. 19136 65th Wd. 2144 Sq. Ft. BRT# 651203800 Subject to Mortgage Residential Dwelling NO AGENT PROPERTIES LLC C.P. November Term, 2011 No. 0924 \$153,130.49 McCabe, Weisberg

501-514

117 S. 55th St. 19139 60th Wd. 4317.26 Sq. Ft. BRT# 603163800 Subject to Rent Residential Dwelling VICTOR MILBOURNE A/K/A VICTOR A. MILBOURNE JR. AND CYNTHIA T. CASSETT-MILBOURNE C.P. March Term, 2010 No. 2064 \$103,894.75 McCabe, Weisberg

501-618

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

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

502-313

1902 S Hollywood St. 19145 Two-story masonry with garage; 1122 Sq. Ft. BRT#482391900 Improvements: A Residential Dwelling RAYMONE MANN, SARY YIP, AND ROUN DOUNG BY DEED DATED 1/31/07 AND RECORDED 2/7/07 IN INSTRUMENT NO. 516274640 C.P. May Term, 2010 No. 004086 \$142,760.17 Federman & Associates, LLC

502-336

870 N 28th St., Unit 116 19130 88th wd. 840 Sq. Ft. BRT#888152800 Subject to Mortgage Subject to Rent DEFENDANT, STATE TRUSTEE SERVICES, LLC AS TRUSTEE OF 28TH ST. SILVER APPLE LAND TRUST C.P. October Term, 2011 No. 04026 \$48,267.16 Evan R. Bachove, Esq.

502-367

328 Dickinson St. 19147 1st wd. Row 3-sty masonry; 111101257 Sq. Ft. BRT#011265300 Improvements: Residential Dwelling KALIMAH Z. WHITE 3272 \$198,845.80 McCabe, Weisberg, & Conway, P.C.

502-538

1114 S. Wilton St. 19143-4207 51st wd. 1892.47 Sq. Ft. BRT#511211400 Improvements: Residential Property GRANT L. PALMER C.P. February Term, 2009 No. 02439 \$69,444.64 Phelan Hallinan & Schmiegl, LLP

502-588 A-C

51st Wd. (5403 Chester Ave. - Premises A - 19143) On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Property
51st Wd. (5405 Chester Ave. - Premises B - 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property
40th Wd. (5349 Chester Ave. - Premises C - 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth105 ft OPA #511276402 Improvements: Commercial Property
FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.

502-631

328 Robbins St. 19111 35th wd. Row B/GAR 2-sty, masonry; 2543.5 Sq. Ft. BRT#353017200 Improvements: Residential Dwelling RAUSHANAH JENKINS C.P. February Term, 2010 No. 01384 \$128,068.75 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

1206-315

3357 Brighton St. 19149 55th wd. 1668

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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

502-407

6547 N. 18th St. 19126 50th wd. 1424 Sq. Ft. BRT#172274500 Improvements: Residential Property JUDY HOYLE NKA JUDY RASUL C.P. March Term, 2011 No. 00900 \$35,393.44 KML Law Group, P.C.

502-408

2226 W. Harold St. 19132 28th wd. 900 Sq. Ft. BRT#162325300 Improvements: Residential Property AUDREY K. VICTOR C.P. October Term, 2011 No. 03554 \$30,928.00 KML Law Group, P.C.

502-468

2615 S. 70th St. 19142 40th wd. 993.24 Sq. Ft. BRT#406135400 Improvements: Residential Dwelling OSARHIEMEN OKPESEYI AKA OSARHIEMAN OKPESEYI C.P. December Term, 2011 No. 01341 \$64,784.99 Udren Law Offices, P.C.

1206-583

1905 Kimball St. 30th wd. Row 3 sty, masonry; 672 Sq. Ft. BRT#301244600 Improvements: 3 Storey - Store And Apartment FEIGIE MANHEIMER C.P. June Term, 2011 No. 02582 \$391,562 William J. Levant, Esq.

The following property, sale of which was postponed from the July 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

1207-307

5306 Cedar Ave 19143 46th wd. Row 2 sty, masonry; 3030 sq. ft. BRT#462058801 Improvements: Residential Dwelling DENISE WHITE C.P. June Term, 2011 No. 01938 \$107,356.77 McCabe, Weisberg, & Conway, PC

1207-330

3308 N. Water St. 7th wd. Row 2 sty masonry, 1128 sq. ft. BRT#73033500 Subject to Mortgage DANIEL RIVERA AND NEIDALINA ORTIZ C.P. July Term, 2011 No. 02514 \$63,825.22 Patrick J. Wesner, Esq.

1207-332

1435 Ellsworth St. 36th wd. 1480 sq. ft. BRT#365263000 Improvements: Residential Property ROCHELLE SPROUEL AKA ROCHELLEE SPROUEL C.P. January Term, 2010 No. 00915 \$166,653.39 Mary L. Harbert-Bell, Esq.

1207-359

3322 Primrose Rd. 19114 57th wd. 4885.51 sq. ft., APT 2-4 unts, 2sty, masonr BRT#572125331 Improvements: Residential Dwelling YAKOV KANTAROVICH C.P. January Term, 2012 No. 01140 \$154,965.67 McCabe, Weisberg, & Conway, PC

1207-382

338 W. Seymour St. 19144-4114 13th wd. 1900 sq. ft. BRT#133073700 Improvements: Residential Property HELEN TURNAGE C.P. March Term, 2010 No. 02065 \$155,720.30 Phelan Hallinan & Schmiegl, LLP

1207-390

514 Poplar St. 19123 5th wd. 1503.24 sq. ft. BRT#056161545 Improvements: Residential Property CRYSTAL MARIE STEPHENS C.P. September Term, 2009 No. 1470 \$213,384.96 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

1207-395

5871 Woodcrest Ave. 19131 52nd wd. Row w/det gar 2 sty masonry; 2722.72 sq. ft. BRT#522160600 Improvements: Residential Dwelling LORNELL B. MURPHY C.P. January Term, 2011 No. 04880 \$112,507.04 McCabe, Weisberg, & Conway, PC

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1207-398
7439 E. Walnut Ln. 19138 10th wd. 3075 sq. ft., Row b/gar 2sty masonry BRT#101204000 Improvements: Residential Dwelling
 BURNETTE BUSSEY AND KEITH BUSSEY C.P. February Term, 2011 No. 00627 \$115,044.43 McCabe, Weisberg, & Conway, PC

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

1207-440
417 E. Penn St. 19144-5803 12th wd. 1297.60 sq. ft. BRT#122004100 Improvements: Residential Property
 KARL MITCHELL C.P. February Term, 2010 No. 03379 \$37,969.19 Phelan Hallinan & Schmieg, LLP

1207-450
8500 Temple Rd. 19150-1909 50th wd. 2362.50 sq. ft. BRT#501080300 Improvements: Residential Property
 DAWN M. EVANS, AKA DAWN EVANS, AKA DAWN M. WARREN AND ORRIN EVANS AKA ORRIN M. EVANS C.P. October Term, 2010 No. 01675 \$110,459.48 Phelan Hallinan & Schmieg, LLP

1207-471
115-123 S. 46th St. 19139 46th wd. On northeast corner of 46th & Sansom Streets, 104' of northerly Sansom St, front: 46'4" OPA#601073600 Improvements: Commercial Property
 2ND CHANCE REALTY LLC C.P. April Term, 2008 No. 02727 \$1,066,672.09 Kerry S. Schuman, Esq.

1207-483
3513 Pennhurst St. 19134 33rd wd. 607.50 sq. ft. BRT#331338800 Improvements: Residential Dwelling
 MALIKA GORLEY C.P. May Term, 2011 No. 00097 \$90,408.71 Stern & Eisenberg, PC

1207-511
530 E. Johnson St. 19144-1001 59 wd. 2950.57 sq. ft. BRT#592179900 Improvements: Residential Property
 FRED A. DENNISON C.P. November Term, 2011 No. 01217 \$85,175.96 Phelan Hallinan & Schmieg, LLP

1207-541
7526 Brockston Rd. 19151-2825 34th wd. 1760 sq. ft. BRT#343147700 Improvements: Residential Property
 WILLIE B. FORD C.P. November Term, 2009 No. 02163 \$115,821.70 Phelan Hallinan & Schmieg, LLP

1207-567
5236 Walnut St. 19139 16th wd. 1800 sq. ft. BRT#602056700 Improvements: Residential Property
 HENRY JACKSON C.P. June Term, 2009 No. 000097 \$55,430.59 Christopher A. DeNardo, 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.

1207-581
8616 Rugby St. 19150-2706 50th wd. 1534.40 sq. ft. BRT#502089500 Improvements: Residential Property
 LEONARD M. WAKEFIELD AKA LEONARD WAKEFIELD C.P. January Term, 2012 No. 04366 \$157,843.37 Phelan Hallinan & Schmieg, LLP

1207-609
7805 Buist Ave. 19153 40th wd. 1792.80 sq. ft. BRT#405755878 Improvements: Residential Dwelling
 DAWN S. BROWN C.P. July Term, 2010 No. 02774 \$76,659.65 Udren Law Offices, PC

1207-621
244 W. Somerville Ave. 19120 42nd wd. Sem det, 2 sty, masonry 3553.3 sq. ft. BRT#422272600 Improvements: Residential Dwelling
 QASIM EDWARDS AND TOREY EDWARDS C.P. November Term, 2010 No. 04365 \$140,611.37 McCabe, Weisberg, & Conway, PC

The following property, sale of which was postponed from the August 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

1208-324
2410 E. Boston St. 19125-3000 31st wd. 928 Sq Ft BRT#313175010 Improvements: Residential Property

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DANIELLE ANDRE AND HAROLD T. BOOKER C.P. September Term, 2010 No. 03378 \$323,116.40 Phelan Hallinan & Schmieg, LLP

1208-374
1313 S. Fairhill St. 19147 1st wd. 731.25 Sq Ft BRT#011340000 Improvements: Residential Property
 KEVIN M. PRICE C.P. May Term, 2010 No. 04495 \$178,859.71 KML Law Group, PC

1208-412
1239 Unruh Av 19111 53rd wd. Row B/gar, 2sty, masonry, 3202 Sq Ft BRT#532074300 Subject to Rent Improvements: Residential Dwelling
 SYEDA J. NAHAR C.P. March Term, 2012 No. 00427 \$140,943.43 McCabe, Weisberg, & Conway, P.C.

1208-417
4801 A St.reet 19120 42nd wd. s/d w det gar 2 sty, masonry+, 2921.3 Sq Ft BRT#421298700 Subject to Mortgage Improvements: Residential Dwelling
 EDMUND PLUMMER C.P. June Term, 2010 No. 02851 \$107,527.46 McCabe, Weisberg, & Conway, P.C.

1208-443
9456 Fairgreen Ln 19114 apartment 2-4 units, 2 story OPA#572197388 Improvements: Residential Dwelling
 CHARLES FRANK AND LORETTA FRANK, HIS WIFE \$105,218.91 Kenneth E. West, Esq.

1208-455
6031 Chestnut St. 19139 3rd wd. Row conv/apt 3 sty, masonry; 5181.12 Sq Ft BRT#031021600 Improvements: Residential Dwelling
 MARCELLUS THOMAS C.P. December Term, 2009 No. 02854 \$85,820.61 McCabe, Weisberg, & Conway, P.C.

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.

1208-461
5824 Brush Rd. 19138 22nd wd. Row b/gar 2 sty, masonry; 2512.8 Sq Ft BRT#591226100 Subject to Mortgage Improvements: Residential Dwelling
 MARY ANN FARRELL, EXECUTRIX OF THE ESTATE OF ALBERTA M. RANTON, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2012 No. 02274 \$61,685.92 McCabe, Weisberg, & Conway, P.C.

1208-462
2532 S. Claymont St. 19153 40th wd. Row b/gar, 2 sty, masonry; 2392.91 Sq Ft BRT#404156254 Improvements: Residential Dwelling
 JARMAL ARTHUR AKA JAMAL D. ARTHUR C.P. September Term, 2009 No. 02721 \$117,944.57 McCabe, Weisberg, & Conway, P.C.

1208-472
6140 Lebanon Ave. 19151 34th wd. 2090 Sq Ft BRT#342126400 Improvements: Residential Property
 JAMES P. BROWN, JR. C.P. April Term, 2010 No. 000541 \$149,173.84 Christopher A. DeNardo, Esq.

1208-478
3052 Aramingo Ave. 19134 25th wd. 1027.5 Sq Ft BRT#251477100 Improvements: Residential Dwelling
 JUAN RIVERA C.P. February Term, 2012 No. 03811 \$100,296.77 Udren Law Offices, P.C.

1208-504
5807 Fernwood St. 19143-3920 3rd wd. 1266.40 Sq Ft BRT#034032600 Improvements: Residential Property
 BARBARA MORRIS IN HER CAPACITY AS EXECUTRIX AS DEESEE OF THE ESTATE OF PRISCILLA MCCASKILL AKA PRISCILLA MCGASKILL AKA PRISCILLA MCGASKILL C.P. February Term, 2012 No. 03688 \$33,568.86 Phelan Hallinan & Schmieg, LLP

1208-516
1231-1233 E. Chelton Ave. 19138 59th wd. 5073.20 Sq Ft. BRT#591020500 Improvements: Residential Property
 KENNETH ROUSE AND TIFFANI JORDAN C.P. September Term, 2010 No. 03386 \$177,363.96 Phelan Hallinan & Schmieg, LLP

1208-573
1309 S. 17th St. 19146 36th wd. 1674 Sq Ft BRT#365190000 Improvements: Residential Dwelling
 ANTHONY M. BUONOMO C.P. January

SHERIFF'S SALE

Term, 2012 No. 03282 \$170,362.54 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

1208-580
377 E. Cliveden St. 19119-2321 22nd wd. 1287.72 Sq Ft BRT#221051400 Improvements: Residential Property
 STOCKTON T. DUPONT C.P. October Term, 2010 No. 03307 \$30,508.40 Phelan Hallinan & Schmieg, LLP

1208-595
3604 Genesee Pl 66th wd. Southwesterly side of Genesee Pl 69' 9-3/8" northwestwardly from the southwesterly side of Genesee Dr, front Irregular, deputy: irregular Improvements: Single Family Residence
 JESSICA KNAUSS C.P. November Term, 2010 No. 00443 \$212,118.79 Stephen M. Hladik, Esq.

1208-674
5348 Winghocking Terrace 19144 12th wd. Semi det 3sty stone; 4684.98 Sq Ft BRT#122185200 Improvements: Residential Dwelling
 JEFFREY DULDULAO C.P. January Term, 2012 No. 02323 \$144,236.87 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the September 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

1209-301
5329 Wakefield St. 19144 12th wd. 2550 Sq Ft BRT#122144700 Improvements: Residential Property
 BOSTON ROBERTSON C.P. January Term, 2011 No. 000787 \$123,426.97 Christopher A. DeNardo, Esq.

1209-302
5231 Horrocks St. 19124 62nd wd. 1401 Sq Ft BRT#621327100 Improvements: Residential Property
 JOHN HARPER III C.P. September Term, 2009 No. 000378 \$108,792.72 Christopher A. DeNardo, Esq.

1209-307
621 Fitzgerald St. 19148 39th wd. 904 Sq Ft BRT#393109300 Improvements: Residential Property
 CHRISTOPHER ROSATO C.P. February Term, 2009 No. 02981 \$103,646.36 Scott A. 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

1209-308
235 W. Rockland St. 19120 42nd wd. 1438 Sq Ft BRT#422118100 Improvements: Residential Property
 NDUBUISI OKORO C.P. April Term, 2009 No. 01108 \$65,507.92 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

1209-310
313 S. Frazier St. 19143 60th wd. 2 sty masonry, 1410 Sq ft BRT#604233300 Improvements: Residential Dwelling
 GARFIELD G VASELL C.P. March Term, 2012 No. 00070 \$104,625.78 Federman & Associates, LLC

1209-322
439 E. Somerset St. 19134 33rd wd. 784 Sq Ft BRT#071206900 Improvements: Residential Dwelling
 DAISY RIVERA C.P. April Term, 2012 No. 001981 \$42,102.04 Heather Riloff, Esq.

1209-324
6241 Trotter St. 53rd wd. on the southeast side of Trotter St 372 ft 6 in, northeast from the northeast side of Deveraux Ave, front 18 ft 0 in, depth 81 ft, 5.5 in; rear 18 ft 1.25 in, depth 83 ft 4.5 in BRT#531235500 Improvements: Single Family Residence
 SHAMELLE L ROBERSON AKA SHAMELLE ALEXANDER BAZLEY AKA SHAMELLE LYNETTE ALEXANDER BAZLEY AKA SHAMELLE LYNETTE BAZLEY AKA SHAMELLE LYNETTE ALEXANDER C.P. April Term, 2012 No. 00535 \$162,702.33 William E Miller, Esq.

1209-331
5344 Baltimore Ave. 19143 51st wd. 2290.26 Sq Ft BRT#511080300 Improvements: Residential Property
 LEROY IRVIN JR AND CATHERINE BOLTON IRVIN C.P. July Term, 2010 No. 00248 \$45,599.40 KML Law Group, P.C.

1209-335
7923-31 Ridge Ave. Unit #39, A/K/A 7925 Ridge Ave. Unit #39 19128 21st wd. PRCL#888210839 Improvements: Condominium Unit
 POLA M. YU C.P. February Term, 2012 No. 03874 \$186,010.77 Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE

1209-340
3426 Rosehill St. 19134-1641 7th wd. 574 Sq Ft PRCL#073123800 Improvements: Residential Property
 MARIA T LUGARDO, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; CANDIDO LUGARDO IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; MARGARITA LUGARDO, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; EVELYN PEREZ, IN HER CAPACITY AS HEIR OF TERESA CORDERO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TERESA CORDERO, DECEASED. C.P. January Term, 2008 No. 00477 \$37,855.59 Phelan Hallinan & Schmieg, LLP

1209-352
1946 S. Iseminger St. 19148-2207 39th wd. 644 Sq Ft PRCL#394408000 Improvements: Residential Property
 KIMMARIE S SANTOSUSSO C.P. March Term, 2012 No. 02386 \$37,258.94 Phelan Hallinan & Schmieg, LLP

1209-362
3943 N. 7th St. 19140 43rd wd. 1110 Sq Ft BRT#433090000 Improvements: Residential Property
 JESUS M DIAZ C.P. March Term, 2012 No. 03491 \$32,281.43 KML Law Group, P.C.

1209-369
2041 Lansing St. 19152-3609 56th wd. 2519.95 Sq Ft PRCL#561482000 Improvements: Residential Property
 BHUMIBEN T PATEL AKA BHUMIBEN PATEL AKA BHUMIBENT PATEL AND TUSHAR R. PATEL AKA TUSHAR PATEL C.P. October Term, 2011 No. 01483 \$146,106.00 Phelan Hallinan & Schmieg, LLP

1209-372
126 W. Ashdale St. 19120 42nd wd. Row b/gar 2sty masonry; 2398.23 Sq Ft BRT#422170300 Improvements: Residential Dwelling
 NILSA GONZALEZ C.P. December Term, 2011 No. 03520 \$56,651.84 McCabe, Weisberg, & Conway, P.C.

1209-374
3056 Magee Ave. 19149-2532 55th wd. 1622.82 Sq Ft PRCL#551087300 Improvements: Residential Property
 NICOLE F. BUFFINGTON C.P. November Term, 2011 No. 00362 \$112,136.03 Phelan Hallinan & Schmieg, LLP

1209-376
9448 Woodbridge Rd. 19114-3457 57th wd. 1791.61 Sq Ft PRCL#572197436 Improvements: Residential Property
 HOLLIS SEABROOKS C.P. February Term, 2012 No. 03450 \$82,549.53 Phelan Hallinan & Schmieg, LLP

1209-382
6840 Gorsten St. 19119 22nd wd. 5400 Sq Ft BRT#222260500 Improvements: Residential Dwelling
 INEZ A DUSSARD AKA INEZ DUSSARD AND SHIRLEY JOHNSON C.P. July Term, 2010 No. 02160 \$347,097.06 Udren Law Offices, P.C.

1209-385
4530 Sheffield Ave. 19136 41st wd. 1376.96 Sq Ft BRT#651135400 Improvements: Residential Dwelling
 KIMBERLY A. O'CONNOR C.P. November Term, 2011 No. 00779 \$167,393.06 Udren Law Offices, P.C.

1209-390
429 Sigel St. 19148 1st wd. 840 Sq Ft BRT#011402200 Improvements: Residential Property
 FARNK SANTANGELO C.P. February Term, 2012 No. 001874 \$160,566.63 Christopher A. DeNardo, Esq.

1209-392
2015 S. 11th St. 19148 39th wd. 1600 Sq Ft BRT#394172800 Improvements: Residential Property
 ANNETTE M OAKLEY C.P. April Term, 2010 No. 004355 \$312,769.00 Christopher A. DeNardo, Esq.

1209-393
4150-4152 Paul St. 19124 23rd wd. 847 Sq Ft & 826 Sq Ft BRT#232510900 & BRT#232511000 Improvements: Residential Property
 RICHARD SCHLESINGER AND EVAN SCHLESINGER C.P. March Term, 2012 No. 3947 \$106,316.34 Christopher A. DeNardo, Esq.

1209-396
2900 S. Smedley St. 19145 26th wd. 1216 Sq Ft BRT#261349700 Improvements: Residential Property
 JOHN MCDEVITT C.P. March Term, 2009 No. 000942 \$206,841.65 Christopher A. DeNardo, Esq.

SHERIFF'S SALE

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.

1209-398
5123 Cottage St. 19124 1165 Sq Ft BRT#622382400 Improvements: Residential Property
 HECTOR M. ORTIZ, SR C.P. January Term, 2012 No. 002670 \$30,406.28 Christopher A. DeNardo, Esq.

1209-404
112 S. 58 St. 60th wd. Situate on the west side of 58 St at the distance of 40 ft northward from the north side of Sansom St in the 60th Ward of the city of Philadelphia. Containing in front or breadth on the said 58th St, 20 ft and extending of that width in length or depth Westward between parallel lines at right angles to the said 58th Street 83 feet 3 inches to a certain 3 feet wide alley leading Southward into Sansom Street. BRT#604291400 Subject to Mortgage Improvements: Semi det 2 sty masonry
 AMINA MASSAQUOI C.P. October Term, 2010 No. 02436 \$60,235.59 Patrick J. Wesner, Esq

1209-409
2315 S. 11th St. 19148 39th wd. Row 2 sty masonry; 2320 Sq Ft BRT#394177700 Improvements: Residential Dwelling
 ANTHONY GRANATO III AND ELIZABETH GRANATO C.P. April Term, 2011 No. 01053 \$47,772.98 McCabe, Weisberg, & Conway, P.C.

1209-410
7150 Jackson St. 19135 41st wd. row b/gar 2sty, masonry; 2778.40 sq ft BRT#412310300 Improvements: Residential Dwelling
 ANDRE JEAN SIMON C.P. February Term, 2012 No. 02121 \$105,296.32 McCabe, Weisberg, & Conway, P.C.

1209-411
644 E. Tabor Rd. 19120 42nd wd. 1443.6 Sq Ft BRT#421201200 Subject to Mortgage Improvements: Residential Dwelling
 TROY BUDD C.P. March Term, 2010 No. 02211 \$133,438.63 Mark J. Udren, Esq.

1209-413
3318 W. Allegheny Ave. 19132 38th wd. 1560 sq ft BRT#382017600 Improvements: Residential Dwelling
 MAXINE THORNTON, DECEASED, ET AL C.P. May Term, 2009 No. 001675 \$837,103.60 Benjamin E. Witmer, Esq.

1209-418
4841 Pulaski Ave. 19144-4128 13rd wd. 5815.31 Sq Ft PRCL#133110400 Improvements: Residential Property
 KENNETH GILLIARD, SR. AND LATONYA M. GILLIARD C.P. March Term, 2012 No. 01741 \$193,850.83 Phelan Hallinan & Schmieg, LLP

1209-439
2815 Normandy Dr 19154 66th wd. Det 1-1/2 sty frame, 7100 Sq Ft BRT#662495900 Subject to Mortgage Improvements: Residential Dwelling
 JORGE L OYOLA C.P. September Term, 2009 No. 02910 \$331,501.59 McCabe, Weisberg, & Conway, P.C.

1209-444
5239 Westford Rd. 19120 42nd wd. Row B/gar, 2sty, masonry; 3007.6 Sq Ft BRT#421408500 Improvements: Residential Dwelling
 JEAN J RENARD C.P. January Term, 2012 No. 03411 \$132,014.68 McCabe, Weisberg, & Conway, P.C.

1209-453
1030 Wagner Ave. 19141 49th wd. Row b/gar, 2sty, masonry; 3731.1 Sq Ft BRT#492012300 Improvements: Residential Dwelling
 MARRAE G DARGAN C.P. February Term, 2010 No. 00970 \$99,187.40 McCabe, Weisberg, & Conway, P.C.

1209-457
6708 N. 12 St. 19126 61st wd. 4200 Sq Ft BRT#611191900 Improvements: Residential Property
 RUTH MILES AND KENNETH MILES C.P. January Term, 2012 No. 000837 \$415,673.58 Christopher A. DeNardo, Esq.

1209-458
8101 Large St. 19152 56th wd. Det w/d gar 1.5 sty mas+0; 6914.42 Sq Ft BRT#562439100 Improvements: Residential Dwelling
 GILBERT SOARES AND UNITED STATES OF AMERICA C.P. October Term, 2011 No. 03994 \$320,788.62 McCabe, Weisberg, & Conway, P.C.

1209-470
3902 Howland St. 19124 33rd wd. Row b/gar, 2sty, masonry; 2046.25 Sq Ft BRT#332360300 Subject to Rent Improvements: Residential Dwelling

SHERIFF'S SALE

DMITRY KIPERVAŠ C.P. March Term, 2012
No. 01094 \$79,713.12 McCabe, Weisberg,
& Conway, P.C.

1209-484

362 W. Milne St. AKA 362 Milne St. 19144-4206 13rd wd. 1364.16 Sq Ft PRCL#133003400
Improvements: Residential Property
BRENDA ESPINOSA C.P. February Term,
2012 No. 03456 \$88,471.87 Phelan Hallinan
& Schmiegl, LLP

1209-487

6014 Ogontz Ave. 19141-1312 17th wd. 1744
Sq Ft PRCL#172253800 Improvements:
Residential Property
BELLA WILSON, ADMINISTRATRIX AND
HEIR OF THE ESTATE OF DAMIAN WILSON
AKA DAMIAN CHRISTOPHER WILSON,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER DAMIAN
WILSON AKA DAMIAN CHRISTOPHER
WILSON, DECEASED C.P. May Term, 2009
No. 02851 \$139,808.87 Phelan Hallinan &
Schmiegl, LLP

1209-489

1016 S. Chadwick St. 19146-2008 13rd wd.
800 Sq Ft PRCL#301321100 Improvements:
Residential Property
PERRY M JACKSON C.P. March Term, 2010
No. 06069 \$253,296.91 Phelan Hallinan &
Schmiegl, LLP

1209-504

2859 S. Sydenham St. 19145-4920 26th
wd. 712.50 Sq Ft PRCL#261232400
Improvements: Residential Property
GEORGE CALLE C.P. March Term, 2012
No. 03386 \$174,381.93 Phelan Hallinan &
Schmiegl, LLP

1209-505

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

1209-506

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

1209-507

2131 Montrose St. 19146-2527 13rd wd. 700
Sq Ft PRCL#302194300 Improvements:
Residential Property
TYNETTA S FAUST C.P. March Term, 2012
No. 00217 \$62,156.73 Phelan Hallinan &
Schmiegl, LLP

1209-517

2716 Kirkbride St. 19137-2122 45th wd. 997.8
Sq Ft PRCL#453121000 Improvements:
Residential Property
DANIEL A HAWTHORNE AND ANDREA
D. HAWTHORNE C.P. February Term, 2012
No. 03407 \$76,347.87 Phelan Hallinan &
Schmiegl, LLP

1209-519

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

1209-520

3412 Crystal St. 19134-1207 33rd wd. 598.26
Sq Ft PRCL#331256200 Improvements:
Residential Property
JOEL W. RILEY JR C.P. March Term, 2012
No. 01875 \$60,757.04 Phelan Hallinan &
Schmiegl, LLP

1209-521

2716 N. 23rd St. 19132-3218 11st wd. 878.99
Sq Ft PRCL#111370200 Improvements:
Residential Property
FRANK W BROOKS, III INDIVIDUALLY AND
IN HIS CAPACITY AS HEIR OF THE ESTATE
OF LISA Y BROOKS; CAROLE LIVELY IN
HER CAPACITY AS ADMINSTRATOR OF
THE ESTATE OF LISA Y BROOKS; FAKIRA
A. BROOKS IN HER CAPACITY AS HEIR
OF THE ESTATE OF LISA Y BROOKS;
MIKELL F LIVELY, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF LISA Y BROOKS
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER LISA Y
BROOKS, DECEASED C.P. January Term,
2012 No. 04659 \$21,262.64 Phelan Hallinan
& Schmiegl, LLP

1209-524

222 W. Coulter St. 19144-3916 22nd
wd. 2992.80 Sq Ft PRCL#124036200
Improvements: Residential Property
ANTONIO W ZACHARY AND JOANN
ZACHARY C.P. February Term, 2012 No.

SHERIFF'S SALE

03119 \$156,909.98 Phelan Hallinan &
Schmiegl, LLP

1209-525

71 E. Coulter St. 19144-2217 12nd wd. 1239.48
Sq Ft PRCL#122022700 Improvements:
Residential Property
WILLIAM J MCKENNEY, CHERYL L
MCKENNEY, BILLY C HARPER AND
DOROTHY F HARPER C.P. October Term,
2011 No. 03846 \$91,949.34 Phelan Hallinan
& Schmiegl, LLP

1209-537

2211 S. Woodstock St. 19145-3510 48th wd.
778.8 Sq Ft PRCL#481335700 Improvements:
Residential Property
JOSEPH EDWARD LANE, AKA JOE LANE,
AKA JOSEPH E LANE, VASHTI FOOTE
AND WILLIAM P FOOTE C.P. January Term,
2008 No. 01458 \$50,491.81 Phelan Hallinan
& Schmiegl, LLP

1209-545

8622 Dicks Pl. 19153-1530 40th wd. 4680
Sq Ft PRCL#405124411 Improvements:
Residential Property
FRANCIS NELSON C.P. August Term, 2009
No. 00792 \$215,636.79 Phelan Hallinan &
Schmiegl, LLP

1209-547

5120 N. Marvine St. 49th wd. Beginning at a
point on the westerly side of Marvine St at
the distance of 267 east six inches southwardly
from the southerly side of Duncannon Ave
Subject to Mortgage Improvements: Semi det 2 sty
masonry

RICHARD NEWSOME C.P. March Term,
2011 No. 01898 \$89,635.71 Chandra M.
Arkema, Esq.

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 \$50,333.75 Thomas D Kenny, Esq.

1209-561

3900 Brown St. 19104 24th wd. 1466.08 Sq Ft
BRT#243067200 Improvements: commercial
real estate
LEAH M. LEATHERBURY C.P. March
Term, 2012 No. 02750 \$144,271.45 Stern
& Eisenberg, PC

1209-562

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

1209-566

402 Parlin St. 19116 58th wd. 2841 Sq Ft
BRT#582048300 Improvements: Residential
Property
MARIAMMA ABRAHAM AND BIJU
ABRAHAM C.P. December Term, 2011 No.
3304 \$171,883.52 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

1209-572

173 Fern St. AKA W. Fern St. 19120 61st wd.
1027 Sq Ft BRT#612209000 Improvements:
Residential Property
RICARDO KELLY JR C.P. January Term,
2012 No. 0692 \$66,316.37 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

1209-577

7342 Hasbrook Ave. 19111 63rd wd. 5924.32
Sq Ft BRT#631081900 Subject to Mortgage
Improvements: Residential Dwelling
LOAN THI NGUYEN C.P. August Term, 2010
No. 02871 \$178,153.82 Mark J. Udren, Esq.

1209-579

7008 W. Passyunk Ave. 19142 40th wd. 2012
Sq Ft BRT#406301500 Improvements:
Residential Dwelling
RHONDA BROWN AND VALGENE
WEST C.P. October Term, 2010 No. 02424
\$128,454.65 Udren Law Offices, P.C.

1209-582

1546 N. Felton St. 19151 34th wd. 1350 Sq
Ft BRT#342348000 Subject to Mortgage
Improvements: Residential Dwelling
SHIRLEY A P HOWARD C.P. October Term,
2010 No. 01696 \$30,872.74 Mark J. Udren,
Esq.

1209-583

9968 Bridle Rd. 19115 58th wd. 2901.6 Sq Ft
BRT#581321000 Improvements: Residential
Dwelling
MAGGIE SH ROBERTSON AKA SHUK
HAN ROBERTSON AND CHARLIE A
ROBERTSON II C.P. July Term, 2009 No.
00696 \$51,439.77 Udren Law Offices, P.C.

1209-585

4626 Tampa St. 19120-4636 42nd wd. 1353.6

SHERIFF'S SALE

Sq Ft PRCL#421571200 Improvements:
Residential Property
CINDY MORALES C.P. February Term, 2012
No. 03877 \$72,821.82 Phelan Hallinan &
Schmiegl, LLP

1209-586

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

1209-587

3247 Salmon St. 19134-5921 45th wd. 525
Sq Ft PRCL#451169700 Improvements:
Residential Property
GAYLE S BONNER AKA GAYLE BONNER
C.P. February Term, 2012 No. 03633
\$126,647.11 Patrick J. Wesner, Esq.

1209-592

12145 Rambler Rd. 19154-1722 66th wd.
2250 Sq Ft PRCL#663213500 Improvements:
Residential Property
DAWN MALONE C.P. March Term, 2012
No. 03393 \$79,680.19 Phelan Hallinan &
Schmiegl, LLP

1209-593

1212 McKinley St. 19111-5834 53rd wd. 2037.7
Sq Ft PRCL#531018500 Improvements:
Residential Property
AFTAB UDDIN C.P. March Term, 2012 No.
03112 \$154,219.17 Phelan Hallinan &
Schmiegl, LLP

1209-595

5339 Pine St. 19143-1414 60th wd. 1264
Sq Ft PRCL#603085500 Improvements:
Residential Property
VENITA GLOVER C.P. December Term,
2011 No. 02952 \$99,699.26 Phelan
Hallinan & Schmiegl, LLP

1209-606

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

1209-607

247 E. Sheldon St. 19120-3517 42nd
wd. 1180.57 Sq Ft PRCL#421169300
Improvements: Residential Property
PATRICIA J GAINES C.P. March Term, 2012
No. 01565 \$331,985.97 Phelan Hallinan &
Schmiegl, LLP

1209-611

6744 Guyer Ave. 19142 7th wd. 1105 Sq Ft
BRT#406327300 Improvements: Residential
Dwelling
MARY ANN BYRD C.P. October Term, 2011
No. 000171 \$884,313.53 Martha E. Von
Rosentiel, Esq.

1209-612

3527 Vinton Rd. 19154 66th wd. 2000 Sq Ft
BRT#663130400 Improvements: Residential
Dwelling
TIMOTHY ANDREW WEST (MORTGAGOR
AND REAL OWNER) C.P. April Term, 2010
No. 001343 \$178,413.57 Jacqueline F.
McNally, Esq.

1209-613

618 E. Lippincott St. 19134 33rd wd. 1064
Sq Ft BRT#331017800 Improvements:
Residential Property
YITZCHOK MEYER C.P. November Term,
2009 No. 002007 \$36,319.09 Christopher A.
DeNardo, Esq.

1209-628

32 S. 40th St. 19104 27th wd. 1775 Sq Ft
BRT#271173200 Subject to Mortgage Subject
to Rent Improvements: improvements consist
of three-story mixed use structure w/commercial
space on the ground floor, an apartment unit on
the second, and another on the third floor with
brick and stucco exterior walls
DR. WYATT'S UNIVERSITY HERBS
COMPANY C.P. October Term, 2011 No. 04041
\$230,428.40 Jack, J. Seitz, Esq.; Zachary J.
Cohen, Esq.; Leavoy Butz & Seitz, LLC

**The following property, sale of which was postponed
from the October 2, 2012 Sheriff's Sale, will be offered
for sale on TUESDAY, January 8, 2013.**

1210-319

141 W. Delphine St. 19120 42nd wd. 1050
Sq Ft BRT#422268200 Improvements:
Residential Property
ESTEBAN GERENA (MORTGAGOR) AND
EILEEN GERENA (REAL OWNER) C.P.
January Term, 2012 No. 003717 \$127,646.58
Christopher A. DeNardo, Esq.

1210-321

3635 N. 21 St. 19140 13th wd. 3034.36 Sq Ft
BRT#131294600 Improvements: Residential
Property
GARNER BANNISTER C.P. August Term,

SHERIFF'S SALE

2009 No. 02901 \$46,290.08 KML Law
Group, P.C.

1210-325

129-01 E. Walnut Ln 19144 22nd wd.
Two story row, masonry; approx 1152 Sq
Ft BRT#592071710 Subject to Mortgage
Improvements: Residential Dwelling
JAMESCINA WHITAKER; TITLE IS VESTED
IN JAMESCINA WHITAKER BY DEED
DATED 5/21/96 AND RECORDED 11/25/96
IN BOOK 159, PG 134. C.P. June Term,
2011 No. 002200 \$93,027.68 Federman &
Associates, LLC.

1210-328

3903 K St. 19124 3rd wd. 1131.20 Sq Ft
BRT#332320900 Improvements: Residential
Property
ADELINE SAINT-CYR C.P. February Term,
2010 No. 03566 \$94,512.64 KML Law
Group, P.C.

1210-343

3450 Cottman Ave. 19149-1604 55th wd.
1600 Sq Ft BRT#551219200 Improvements:
Residential Property
WALTER MARCHOWSKY AKA WALTER
MARCHOWSKY, III AND JASON G
HARRISON C.P. January Term, 2012 No.
00708 \$136,830.94 Scott A. Dietterick, Esq.,
Kimberly A. Bonner, Esq., Joel A. Ackerman,
Esq., Ashleigh L. Marin, Esq., Ralph M.
Salvia, Esq., Jaime R. Ackerman, Esq., Zucker,
Goldberg & Ackerman, LLC

1210-356

1812 Beverly Rd. 19138-1202 10th wd.
1648.50 Sq Ft TXPRCL#102164200
Improvements: Residential Property
ANTHONY MIDDLETON C.P. April Term,
2009 No. 00183 \$100,779.44 Phelan
Hallinan & Schmiegl, LLP

1210-361

6028 Belden St. 19149-3232 53rd wd. 1421.88
Sq Ft PRCL#531295900 Improvements:
Residential Property
LORI S JONES C.P. April Term, 2012 No.
00148 \$108,414.77 Phelan Hallinan &
Schmiegl, LLP

1210-365

2215 N. Hobart St. 19131-2204 52nd
wd. 1282.77 Sq Ft PRCL#522241400
Improvements: Residential Property
KEITH P GIVENS C.P. August Term, 2009
No. 02509 \$94,372.27 Phelan Hallinan &
Schmiegl, LLP

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

1210-384

2119 Vista St. 19152-4214 56th wd. 1344 Sq
Ft TXPRCL#561329100 Improvements:
Residential Property
MAN YING LIAO C.P. June Term, 2010
No. 00578 \$90,270.37 Phelan Hallinan &
Schmiegl, LLP

1210-385

5816 Tulip St. 19135-4208 41st wd. 2000
Sq Ft PRCL#411420800 Improvements:
Residential Property
ANGELIC VIERA C.P. January Term, 2012
No. 00482 \$135,862.71 Phelan Hallinan &
Schmiegl, LLP

1210-391

3322 Glenview St. 19149 55th wd. 1706.02
Sq Ft BRT#551233500 Improvements:
Residential Property
DENNIS M BRETTLER C.P. February Term,
2010 No. 03178 \$159,091.20 KML Law
Group, P.C.

1210-396

1558 McKinley St. 19149 54th wd. (formerly
35th) 1144.31 Sq Ft BRT#541075100
Improvements: Residential Property
ANNA CAPOBIANCHI AND BENNIE A
CAPOBIANCHI C.P. January Term, 2012 No.
03752 \$151,192.34 KML Law Group, P.C.

1210-397

2217 N. 33 St. 19132 28th wd. 1600 Sq Ft
BRT#282235300 Improvements: Residential
Property
TRACIE STOKES C.P. May Term, 2010 No.
02542 \$114,583.50 KML Law Group, P.C.

1210-398

9561B James St. #20B 19114 65th wd. 0 Sq Ft
BRT#888651450 Improvements: Residential
Property
KENNY YERETZIAN C.P. March Term,
2012 No. 02550 \$213,416.71 KML Law
Group, P.C.

1210-399

1906 Devereaux Ave. 19149 62nd wd. 1706.25
Sq Ft BRT#621212300 Improvements:
Residential Property
WASHINGTON CUVI C.P. December Term,
2011 No. 03038 \$154,519.43 KML Law
Group, P.C.

SHERIFF'S SALE**1210-408**

1517 E. Cheltenham Ave. 19124-1103
62nd wd. 1320.70 Sq Ft BRT#621083700
Improvements: Residential Property
FRENEIC YOUNG C.P. December Term,
2011 No. 3417 \$142,360.59 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

1210-420

901 E. Phil Eilena St. 19150 50th wd. 2400
Sq Ft BRT#502355900 Improvements:
Residential Property
ANTHONY STREATER C.P. June Term,
2008 No. 04518 \$162,974.00 KML Law
Group, P.C.

1210-422

1362 Fanshawe St. 19111 53rd wd. (formerly
35th) 1203.53 Sq Ft BRT#532034900
Improvements: Residential Property
WAYNE M. CROZIER AKA WAYNE M
CROZIER AKA WAYNE CROZIE SR C.P.
June Term, 2008 No. 04734 \$91,863.48
KML Law Group, P.C.

1210-427

2647 E. Toronto St. 19134 25th wd. 763 Sq Ft
BRT#251085600 Improvements: Residential
Property
MAUREEN P MCGOVERN C.P. October
Term, 2009 No

SHERIFF'S SALE

1210-523

1916 South 68th St. 19142-1214 40th wd. 1170 Sq Ft TXPRCL#403188300 Improvements: Residential Property ANTOINETTE MARSHALL AND JONATHAN COUSINS C.P. October Term, 2011 No. 03495 \$66,503.97 Phelan Hallinan & Schmiegl, LLP

1210-538

1702 Wolf St. 19145-4326 26th wd. 1160 Sq Ft PRCL#262246400 Improvements: Residential Property JUSTIN MENNA C.P. March Term, 2009 No. 05454 \$231,192.40 Phelan Hallinan & Schmiegl, LLP

1210-553

6319 Horrocks St. 19149 54th wd. Row B/Gar, 2sty, masonry; 2411.37 Sq Ft BRT#541234500 Improvements: Residential Dwelling DAN MARINO C.P. August Term, 2011 No. 03458 \$35,416.92 McCabe, Weisberg, & Conway, P.C.

1210-568

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

1210-576

130 North Edgewood St. 19139 34th wd. Row 2 sty, masonry; 2030.5 Sq Ft BRT#341104700 Subject to Rent Improvements: Residential Dwelling GENNADIY GERSHANOVICH AKA GENNADIY GERSHANOVICH C.P. January Term, 2012 No. 01889 \$79,622.25 McCabe, Weisberg, & Conway, P.C.

1210-582

354 West Ritner St. 39th wd. Row 2 sty, masonry; Situate on the south side of Ritner Street at the distance of 405 feet Westward from the west side of 3rd Street in the 39th Ward of the City of Philadelphia. Containing in front or breadth on the said Ritner Street 15 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Ritner Street 58 feet to a 2 feet 6 inches wide alley Eastward and Westward. BRT#392196100 Subject to Mortgage PROPERTY OF EDWARD WHALIN AND CHRISTINA WHALIN AKA CHRISTINA KELLY C.P. February Term, 2012 No. 03122 \$205,806.23 Patrick J. Wesner, Esq.

1210-592

1244 E. Colona St. 18th wd. Beginning at a point of intersection said point formed by the intersection of the northeasterly side of Susquehanna Avenue (50 feet wide) and the southeasterly side of Thompson Street (50 feet wide), thence extending from said point of beginning, North 67 degrees, 29 minutes, 38 seconds East along the Southeasterly side of said Thompson St, the distance of 108.083 feet to a point at the intersection of the Southeasterly side of said thompson St and the Southwesterly side of Colona St (15 feet wide); thence extending South 20 degrees, 50 minutes, 22 seconds East along the Southwesterly side of said Colona St, the distance of 36.000 feet to a point; thence extending South 67 degrees, 29 minutes, 38 seconds West, the distance of 46.000 feet to a point; thence extending North 20 degrees, 50 minutes, 22 seconds West, the distance of 18.000 feet to a point; thence extending South 67 degrees, 29 minutes, 38 seconds West the distance of 62.083 feet to a point on the Northeastly side of said Susquehanna Ave; thence extending north 20 degrees, 50 minutes, 22 seconds West along the Northeastly side of Susquehanna Ave, the distance of 18.000 feet to the first mentioned point and place of beginning. BRT#181254605 Subject to Mortgage Improvements: Det 2 sty, masonry MEHMET YILMAZ C.P. October Term, 2009 No. 02792 \$266,286.27 Patrick J. Wesner, Esq.

1210-593

1324 Tasker St. 39th wd. Containing in front or breadth on the said Tasker Street 16 feet and extending of that width in length or depth southward along the said Juniper Street 65 feet. BRT#394524200 Subject to Mortgage Improvements: Row conv/apartment, 3 sty masonry JOSEPH V. RESTIFO C.P. February Term, 2005 No. 00774 \$185,000.00 Patrick J. Wesner, Esq.

1210-596

1514 Levick St. 54th wd. Beginning at a point on the southwesterly side of Levick St (seventy feet wide) which point is measured north 52 degrees, 18 minutes 7 seconds west 104 ft 10-1/2 inches from a point of intersection of the southwesterly side of Levick Street and the northwesterly side of Everett Avenue (70 feet wide); thence extending South 37 degrees, 41 minutes, 53 seconds West partly passing through the center of the party wall between this premises and the premises adjoining

SHERIFF'S SALE

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

1210-603

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

1210-604

5780 Dunlap St. 19131 52nd wd. Row b/gar 2sty, masonry; 2565 Sq Ft BRT#043238100 Improvements: Residential Dwelling TERITA D MATHIS C.P. April Term, 2012 No. 00819 \$57,434.20 McCabe, Weisberg, & Conway, P.C.

1210-610

656 W. Rittenhouse St. 19144 59th wd. Apt 2-4 units 2sty; mas+O; 5245.25 Sq Ft BRT#593028300 Subject to Rent Improvements: Residential Dwelling RHONDA ALEXANDER C.P. September Term, 2009 No. 02838 \$193,126.30 McCabe, Weisberg, & Conway, P.C.

1210-612

6913 Garman St. 19142 40th wd. Row b/gar 2sty, masonry; 2098 Sq Ft BRT#406262600 Improvements: Residential Dwelling BYRON JONES C.P. June Term, 2009 No. 00559 \$107,773.35 McCabe, Weisberg, & Conway, P.C.

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.

1210-625

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

The following property, sale of which was postponed from the November 13, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

1211-301

3842 J Street 19124 33rd wd. 1320 Sq Ft BRT#332225300 Improvements: Residential Property SPARKLE L. PENDER AKA SPARKLE L. DOLVIERA C.P. September Term, 2011 No. 1687 \$78,322.61 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

1211-302

2333 East Hagert Street 19125 31st wd. 1325 Sq Ft BRT#313211700 Improvements: Residential Property THE UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE VIOLA F. HARTMAN C.P. September Term, 2008 No. 04164 \$76,117.19 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

1211-305

592 Alcott Street 19120 35th wd. 1020 Sq Ft PRCL#352057700 Improvements: Residential Property MARCUS HARRIS C.P. March Term, 2011 No. 03130 \$42,369.77 Phelan Hallinan & Schmiegl, LLP

1211-306

3549 Tudor Street 19136-3814 64th wd. 1616 Sq Ft PRCL#642138300 Improvements: Residential Property SCOTT FRIEDMAN C.P. August Term, 2011 No. 03114 \$123,569.65 Phelan Hallinan &

SHERIFF'S SALE

Schmiegl, LLP

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

1211-312

11740 Academy Place 19154-2533 66th wd. 2341.17 Sq Ft PRCL#662043100 Improvements: Residential Property DANIEL C. OATES AND JOAN OATES C.P. April Term, 2012 No. 01455 \$183,902.49 Phelan Hallinan & Schmiegl, LLP

1211-314

936 Wolf Street 19148-3132 39th wd. 1017.76 Sq Ft PRCL#393343400 Improvements: Residential Property MIN LIU C.P. April Term, 2012 No. 01147 \$141,354.95 Phelan Hallinan & Schmiegl, LLP

1211-315

7616 Rugby Street 19150-2610 10th wd. 1431.55 Sq Ft PRCL#102463300 Improvements: Residential Property DAYNA PARKER C.P. April Term, 2012 No. 01451 \$99,428.79 Phelan Hallinan & Schmiegl, LLP

1211-316

6058 Loretta Avenue 19149-3209 53rd wd. 1402.50 Sq Ft PRCL#531313800 Improvements: Residential Property MADILISE GEDEON C.P. April Term, 2012 No. 00026 \$124,163.20 Phelan Hallinan & Schmiegl, LLP

1211-324

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

1211-325

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.

1211-327

2130 South Street 19146 30th wd. 1200 Sq Ft BRT#302001900 Improvements: Residential Dwelling JOSEPH C. DEPIANO AND JOSEPH J. DEPIANO C.P. April Term, 2010 No. 02078 \$132,609.60 Udren Law Offices, P.C.

1211-329

5417 Vine Street 19139 04th wd. 2400 Sq Ft BRT#041034200 Subject to Mortgage Improvements: Residential Dwelling ICILDA E. BRISSETT C.P. September Term, 2007 No. 002707 \$16,920.40 Mark J. Udren, Esq.

1211-330

5939 North Franklin Street 19120 61st wd. 1360 Sq Ft BRT#612227900 Improvements: Residential Dwelling CHRISTOPHER NELLONS C.P. April Term, 2012 No. 01080 \$77,971.31 Udren Law Offices, P.C.

1211-331

1700 Reed Street 19146 36th wd. 1044 Sq Ft BRT#365355600 Improvements: Residential Dwelling DAMON K. ROBERTS AND ARLINE R. ROBERTS C.P. April Term, 2008 No. 004001 \$213,653.44 Mark J. Udren, Esq.

1211-332

2962 Jasper Street 19134 25th wd. 702 Sq Ft BRT#252537500 Improvements: Residential Property JOSE VILELLA C.P. March Term, 2011 No. 02564 \$49,909.64 KML Law Group, P.C.

1211-333

310 West Wellens Avenue 19120 42nd wd. 924.28 Sq Ft BRT#422229400 Improvements: Residential Property GARFIELD L. GAINES C.P. December Term, 2011 No. 03352 \$35,969.88 KML Law Group, P.C.

1211-337

404 Walter Street 19111 35th wd. 2500 Sq Ft BRT#353181200 Improvements: Residential Property MARLENE KAPETULA C.P. October Term, 2011 No. 00030 \$170,291.56 KML Law Group, P.C.

1211-338

1133 Pierce Street 19148 39th wd. 682.50 Sq Ft BRT#394544500 Improvements: Residential Property JOANNA LAMBERTI C.P. January Term, 2012 No. 01614 \$152,139.85 KML Law Group, P.C.

1211-340

1345 North Masher Street 19122 18th

SHERIFF'S SALE

wd. 1234 Sq Ft BRT#182067005 Subject to Mortgage Improvements: Residential Dwelling ROBERT L. PFLAUMER ADMINISTRATOR OF THE ESTATE OF WILLIAM H. PFLAUMER, DECEASED. C.P. April Term, 2012 No. 01842 \$164,898.91 Gregory Javardian, Powers, Kim & Javardian, LLC

1211-341

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

1211-349

6742 Tulip Street 19135 41st wd. 3750 Sq Ft BRT#412448000 Improvements: Residential Property MARGO L. HUDSON AKA MARGO L. GRADY C.P. May Term, 2012 No. 02765 \$122,741.91 KML Law Group, P.C.

1211-350

7969 Temple Road 19150 50th wd. 1620 Sq Ft BRT#501095700 Improvements: Residential Property GORDON WILLIAMS AND JACQUELINE WILLIAMS C.P. September Term, 2009 No. 01283 \$97,471.50 KML Law Group, P.C.

1211-351

2226 South Shields Street 19142 40th wd. 1720.50 Sq Ft BRT#403042200 Improvements: Residential Property EDLINA THOMAS C.P. January Term, 2012 No. 01581 \$88,599.78 KML Law Group, P.C.

1211-353

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

1211-358

2037 South Garnet Street 19145 48th wd. 684 Sq Ft BRT#481295000 Improvements: Residential Dwelling AIMEE M. SKALAMERA C.P. April Term, 2012 No. 02478 \$70,417.60 Udren Law Offices, P.C.

1211-363

3511 North 22nd Street 19140 38th wd. 2925 Sq Ft BRT#112307100 Improvements: Residential Property SHALIMAR BLAKELY C.P. March Term, 2010 No. 00870 \$89,402.55 KML Law Group, P.C.

1211-365

1510 East Mohican Street 19138 10th wd. (formerly 50th) 1440 Sq Ft BRT#102230100 Improvements: Residential Property KIA HANDY C.P. May Term, 2010 No. 01682 \$127,328.49 KML Law Group, P.C.

1211-367

1335 Dyre Street 19124 62nd wd. 1510.32 Sq Ft BRT#621007200 Improvements: Residential Property ELWOOD G. THOMAS C.P. March Term, 2010 No. 05118 \$99,885.06 KML Law Group, P.C.

1211-368

509 West Tabor Road 19120 61st wd. (formerly part of the 42nd) on North side of Tabor Road 85 ft 0" westwardly from the westerly side of Fifth Street front 25'0", depth 0'0" BRT#612006500 FREDRICK D. HAMEL AND JOHNAY S. GREENE C.P. September Term, 2010 No. 03926 \$107,234.60 Louis P. Vitti, Esq.

1211-370

2650 South 62nd Street 19142 40th wd. 1141.85 Sq Ft BRT#402112300 Improvements: Residential Dwelling JACK JANES AKA JACK L. JANES C.P. March Term, 2012 No. 01130 \$65,076.56 Udren Law Offices, P.C.

1211-371

6359 Cottage Street 19135 55th wd. 1458 Sq Ft BRT#552410100 Improvements: Residential Dwelling ALL UNKNOWN HEIRS OF THE ESTATE OF RICHARD WRIGHT C.P. July Term, 2010 No. 01647 \$164,140.48 Mark J. Udren, Esq.

1211-373

2647 South Felton Street 19142 40th wd. 1144 Sq Ft BRT#402116200 Improvements: Residential Dwelling JACK JANES AKA JACK L. JANES C.P. February Term, 2012 No. 02098 \$63,619.15 Udren Law Offices, P.C.

1211-375

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

SHERIFF'S SALE

1211-380

5621 North 11th Street 19141 49th wd. (formerly part of the 42nd) 1440 Sq Ft BRT#492238100 Improvements: Residential Property KARMA WATSON C.P. May Term, 2010 No. 02313 \$100,938.14 KML Law Group, P.C.

1211-391

5714 Harbison Avenue 19135 62nd wd. 1246.08 Sq Ft BRT#622402200 Improvements: Residential Property KOWANA MANLEY C.P. May Term, 2012 No. 02171 \$67,484.33 KML Law Group, P.C.

1211-395

2438 77th Avenue 19150 50th wd. 1894.80 Sq Ft BRT#501420200 Subject to Mortgage Improvements: Residential Property RICHARD H JORDAN C.P. June Term, 2011 No. 01342 \$45,418.00 KML Law Group, P.C.

1211-399

1174 East Dorset Street 19150 50th wd. 1616 Sq Ft BRT#502371900 Improvements: Residential Property CHARLES H. EMERY C.P. February Term, 2012 No. 03335 \$132,535.34 KML Law Group, P.C.

1211-400

1533 North 28th Street 19121 29th wd. 1044.67 Sq Ft BRT#292097000 Improvements: Residential Property EDWARD J. O'FLYNN JR. C.P. May Term, 2012 No. 00157 \$72,479.40 KML Law Group, P.C.

1211-403

6731 North Sydenham Street 19126 10th wd. (formerly part of the 50th) 1490 Sq Ft BRT#101022400 Improvements: Residential Property LEMUEL SCOTT COLTER C.P. January Term, 2012 No. 04569 \$149,336.62 KML Law Group, P.C.

1211-415

1764 S. 65th St. 19146 3rd Wd. 1,320 sq. ft. BRT#403002300 Improvements: Residential Property BRIAN C. AUSTIN, C.P. July Term, 2011 No. 02262 \$79,849.11 Michael S. Bloom, Esq.

1211-417

2913 Rorer Street 19134 33rd wd. 1010 Sq Ft BRT#071528300 Improvements: Residential Property BORIS SKYLAR C.P. May Term, 2012 No. 000669 \$62,559.82 Christopher A. DeNardo, Esq.

1211-420

2014 South Garnet Street 19145 48th wd. 962 Sq Ft BRT#481298800 Improvements: Residential Property NAGHAMANA JAMAL AKA NAGHAMANA JAMAL C.P. January Term, 2012 No. 4222 \$83,302.76 Christopher A. DeNardo, Esq.

1211-425

2767 Kirkbride Street 19137 45th wd. 1316 Sq Ft BRT#453127700 Improvements: Residential Dwelling LAWRENCE J. LUDWIG AND CHARLEEN M. LUDWIG C.P. April Term, 2012 No. 02210 \$56,508.16 Gregory Javardian, Powers, Kim & Javardian, LLC

1211-426

7556 Overbrook Avenue 19151 34th wd. Two story masonry; 1152 Sq Ft BRT#343253900 Improvements: Residential Dwelling NO AGENT PROPERTIES, LLC AND DEAN ROSSI C.P. April Term, 2012 No. 003173 \$92,097.70 Federman & Associates, LLC

1211-429

4324 Pilling Street 19124 23rd wd. 1406.50 Sq Ft BRT#234239900 Improvements: Residential Property ANTONIO NEVAREZ AND JESSICA NEVAREZ C.P. February Term, 2010 No. 02186 \$65,581.72 KML Law Group, P.C.

SHERIFF'S SALE

1211-437
437 East Mount Pleasant Avenue 19119 22nd wd. 18,500 Sq Ft BRT#222148900
 Improvements: Residential Property
 KHADRI ABDUS-SABOOR AND RASHIDA PATIENCE C.P. August Term, 2009 No. 02451 \$766,346.11 KML Law Group, P.C.

1211-448
6656 Edmund Street 19135 41st wd. 1280 Sq Ft BRT#411399600 Improvements: Residential Dwelling
 TRACY WANINGER C.P. May Term, 2010 No. 00937 \$64,184.31 Benjamin E. Witmer, Esq.

1211-450
1555 N. Orkney Street 17th wd. Row 3 sty, masonry; situate no the eastside of Orkney Street (25 feet wide) at the distance of 28'7-3/8" southward from the south line of Oxford Street (50 ft wide). Subject to Mortgage
 RAQUEL MANGUAL C.P. March Term, 2012 No. 01971 \$79,756.37 Chandra M. Arkema, Esq.

1211-452
3137 W. Thompson Street 19121 29th wd. 1367 Sq Ft together with a proportionate undivided interest in the common elements of 0.694% BRT#888290036 Improvements: Residential Property
 EDWARD AYZENBERG C.P. March Term, 2012 No. 01611 \$247,070.26 KML Law Group, P.C.

1211-454
3302 Fairdale Rd 19154 66th wd. 1800 Sq Ft BRT#663022000 Improvements: Residential Property
 BOHDAN CHAC AND LINDA RAUDENBUSH C.P. January Term, 2012 No. 02337 \$104,609.68 KML Law Group, P.C.

1211-457
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 \$44,526.97 KML Law Group, P.C.

1211-458
6306 Leonard Street 19149 62nd wd. 1510.52 Sq Ft BRT#621512800 Improvements: Residential Dwelling
 MOON JEKARL AND HYE KYUNG BAXTER C.P. September Term, 2010 No. 04011 \$129,379.36 Mark J. Udren, Esq.

1211-459
4313 Ludlow Street 19104 27th wd. 1204 Sq Ft BRT#272006800 Improvements: Residential Dwelling
 BASHISHA SHERRON C.P. January Term, 2007 No. 001374 \$68,697.74 Mark J. Udren, Esq.

1211-461
4829 Hazel Avenue 19143 46th wd. 2310 Sq Ft BRT#461063000 Improvements: Residential Dwelling
 DAVID TIBBS AND DENISE E. TIBBS C.P. May Term, 2010 No. 04558 \$159,324.03 Udren Law Offices, P.C.

1211-464
2311 Loney Street 19152 56th wd. 1486 Sq Ft BRT#561566000 Improvements: Residential Property
 JOSEPH K. KELLER AND MARGARET A. KELLER C.P. June Term, 2012 No. 0677 \$133,880.04 Christopher A. DeNardo, Esq.

1211-465
1427 Marlborough Street 19125 18th wd. 1329 Sq Ft BRT#181070600 Improvements: Residential Property
 HECTOR O. RODRIGUEZ C.P. March Term, 2012 No. 00513 \$264,382.57 Christopher A. DeNardo, Esq.

1211-469
6822 Paschall Street AKA 6822 Paschall Avenue 19142-1817 40th wd. 3772.80 Sq Ft PRCL#403320700 Improvements: Residential Property
 LINDA WILLIAMS C.P. October Term, 2011 No. 04684 \$167,811.09 Phelan Hallinan & Schmieg, LLP

1211-473
6252 Tackawanna Street 19135 55th wd. 1994.64 Sq Ft BRT#552243800 Improvements: Residential Property
 JOHN S. MAHONEY AND CARA STEARS C.P. February Term, 2012 No. 04086 \$140,206.55 KML Law Group, P.C.

1211-474
2441 South Alder Street 19148 39th wd. (formerly known as 3rd) 714 Sq Ft BRT#394122500 Improvements: Residential Property
 JAMIE DEVITO AND JOHN M. DEVITO C.P. March Term, 2008 No. 01030 \$55,972.93 KML Law Group, P.C.

1211-477
257 East Haines Street 19144-5769 59th wd. 2191.28 Sq Ft PRCL#592003805 Improvements: Residential Property
 PATRICIA RAMSEY C.P. August Term, 2009

SHERIFF'S SALE

No. 04203 \$73,521.61 Phelan Hallinan & Schmieg, LLP

1211-481
902 Bridge Street 19124-1711 35th wd. 1140 Sq Ft PRCL#351147200 Improvements: Residential Property
 STEPHANIE LUNDY C.P. May Term, 2009 No. 00491 \$77,494.11 Phelan Hallinan & Schmieg, LLP

1211-483
6339 Glenloch Street 19135-3203 41st wd. 1046 Sq Ft PRCL#411211700 Improvements: Residential Property
 DONNA M. BALLARD C.P. May Term, 2009 No. 01944 \$118,941.41 Phelan Hallinan & Schmieg, LLP

1211-484
3308 Aldine Street 19136-3802 56th wd. 1623.64 Sq Ft PRCL#642107500 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VERONICA MULCAHY, DECEASED C.P. June Term, 2010 No. 03143 \$124,960.81 Phelan Hallinan & Schmieg, LLP

1211-486
6547 Theodore Street 19142-2821 14th wd. 1042.60 Sq Ft PRCL#406239800 Improvements: Residential Property
 NYIMA J. HARRIS C.P. July Term, 2010 No. 01079 \$45,316.03 Phelan Hallinan & Schmieg, LLP

1211-488
6739 Gillespie Street 19135-2205 41st wd. 1440 Sq Ft PRCL#552452000 Improvements: Residential Property
 OLENA MALAYDAKH C.P. June Term, 2010 No. 03251 \$151,655.40 Phelan Hallinan & Schmieg, LLP

1211-497
160A Fountain Street 19127-1924 21st wd. 2550 Sq Ft PRCL#212288800 Improvements: Residential Property
 CHRISTOPHER CAMPBELL C.P. February Term, 2012 No. 03449 \$324,994.95 Phelan Hallinan & Schmieg, LLP

1211-502
6549 Ditman Street 19135-2704 41st wd. 1182.22 Sq Ft PRCL#411241700 Improvements: Residential Property
 SERGEY MUSHEYEV AKA SERGY MUSHEYEV AND EDVARD MUSHEYEV C.P. March Term, 2012 No. 00554 \$87,295.29 Phelan Hallinan & Schmieg, 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. KULLMAN AKA ROBERT R. KULLMANN, DECEASED C.P. October Term, 2010 No. 00936 \$158,983.30 Phelan Hallinan & Schmieg, LLP

1211-507
2519 Nicholas Street AKA 2519 West Nicholas Street 19121-2816 32nd wd. 751.54 Sq Ft PRCL#324030900 Improvements: Residential Property
 JAMES RICE AND DENISE M. PATTERSON C.P. June Term, 2011 No. 00660 \$22,752.52 Phelan Hallinan & Schmieg, LLP

1211-509
1117 Custis Place 19122-4141 20th wd. 1800 Sq Ft PRCL#141447100 Improvements: Residential Property
 HELENE SLOAN C.P. November Term, 2011 No. 02554 \$46,304.26 Phelan Hallinan & Schmieg, LLP

1211-511
1926 North Patton Street 19121-1719 32nd wd. 679.68 Sq Ft PRCL#323310000 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ERVIN TOLAND, DECEASED C.P. December Term, 2011 No. 02846 \$33,757.66 Phelan Hallinan & Schmieg, LLP

1211-514
2243 Dickinson Street 19146-4204 36th wd. 868 Sq Ft PRCL#364028300 Improvements: Residential Property
 BONNIE KUSHNER AND PETER DISSIN C.P. March Term, 2012 No. 02146 \$90,509.80 Phelan Hallinan & Schmieg, LLP

1211-515
810 North Uber Street 19130-2018 15th wd. 2840.80 Sq Ft PRCL#151067410 Improvements: Residential Property
 MIGDALIA M RAMIREZ C.P. July Term, 2011 No. 00616 \$52,422.01 Phelan Hallinan

SHERIFF'S SALE

& Schmieg, LLP

1211-517
8061 Cresco Avenue 19136-2226 64th wd. 4175.10 Sq Ft PRCL#642001000 Improvements: Residential Property
 CHRISTOPHER HENNIGAR AND TIFFANY A. MARYANSKI AKA TIFFANY MARYANSKI C.P. November Term, 2010 No. 04614 \$271,419.13 Phelan Hallinan & Schmieg, LLP

1211-522
1727 S. 16th Street 36th wd. 896 Sq Ft BRT#365126800 Improvements: Residential Property
 MULJANTI LILJAN C.P. August Term, 2011 No. 02661 \$124,822.04 Pressman & Doyle, LLC

1211-530
7118 Rising Sun Avenue 35th wd. Situate at the corner formed by the intersection of the northwesterly side of Friendship Street (50 ft wide) Subject to Mortgage Improvements: S/D w det gar 2 sty masonry
 LINDA G. SMITH C.P. February Term, 2012 No. 00351 \$146,073.20 Chandra M. Arkema, Esq.

1211-535
813 Knorr Street 19111-4825 53rd wd. 3328 Sq Ft PRCL#532131700 Improvements: Residential Property
 FRANK R. DOYLE, III AND DEBORAH ANN DOYLE C.P. April Term, 2012 No. 03371 \$182,069.80 Phelan Hallinan & Schmieg, LLP

1211-536
6511 Walnut Park Drive 19120-1031 61st wd. 2048 Sq Ft PRCL#611029400 Improvements: Residential Property
 TOSHIKA SALMONS-GREEN C.P. March Term, 2009 No. 03245 \$91,404.88 Phelan Hallinan & Schmieg, LLP

1211-537
1825 West Ashdale Street 19141-1006 17th wd. 900 Sq Ft PRCL#171054800 Improvements: Residential Property
 GUY M. SCHOOLFIELD AND MELISSA V. SCHOOLFIELD C.P. March Term, 2012 No. 02611 \$32,439.42 Phelan Hallinan & Schmieg, LLP

1211-541
2008 Carpenter Street 19146-2617 30th wd. 960 Sq Ft PRCL#301241800 Improvements: Residential Property
 JOHN J. CHEATLEY C.P. May Term, 2012 No. 00588 \$227,126.32 Phelan Hallinan & Schmieg, LLP

1211-542
90 West Sharpnack Street 19119-2723 5th wd. 2000 Sq Ft PRCL#223035800 Improvements: Residential Property
 YASMINE PERKINS, IN HER CAPACITY AS HEIR OF MARY H. PERKINS AKA MARY C PERKINS, DECEASED, YVETTE PERKINS IN HER CAPACITY AS HEIR OF MARY H. PERKINS AKA MARY C. PERKINS, DECEASED STEWART PERKINS, IN HIS CAPACITY AS HEIR OF MARY H. PERKINS AKA MARY C. PERKINS, DECEASED KARL PERKINS, IN HIS CAPACITY AS HEIR OF MARY H. PERKINS AKA MARY C. PERKINS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY H. PERKINS, DECEASED. C.P. June Term, 2010 No. 00963 \$130,586.25 Phelan Hallinan & Schmieg, LLP

1211-552
9955 Alicia Street 19115 58th wd. 2899.20 Sq Ft BRT#581225800 Improvements: Residential Dwelling
 ERIC PATRICK AND SONDRACHACHMANN C.P. April Term, 2012 No. 001043 \$221,728.99 Martha E. Von Rosenstiel, Esq.

1211-554
642 North 56th Street 19131 4th wd. (formerly part of the 34th) 1,440 Sq Ft BRT#043047700 Improvements: Residential Dwelling
 ROBYN D. BROTHERS C.P. August Term, 2011 No. 04286 \$78,756.74 Udren Law Offices, P.C.

1211-562
611 E. Courtland Street 19124 42nd wd. 1083.22 Sq Ft BRT#421028900 Improvements: Residential Dwelling
 NATHANIEL HEAD AND SHARLENE HEAD AKA SHARLENE R HEAD (INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER A. SAUNDERS, JR.) C.P. August Term, 2011 No. 03300 \$28,198.74 Udren Law Offices, P.C.

1211-563
122 West Sharpnack Street 19119 22nd wd. 2002 Sq Ft BRT#223037400 Improvements: Residential Dwelling
 MARCEL C. FRANKLIN C.P. May Term, 2010 No. 04319 \$212,340.53 Udren Law Offices, P.C.

1211-564
132 North 55th Street 19139 04th wd. 1844 Sq Ft BRT#041170002 Improvements: Residential Dwelling
 KAREN LEMON C.P. May Term, 2007 No. 001043 \$68,965.15 Mark J. Udren, Esq.

1211-568
49 West Carpenter Lane 19119 22nd wd. 4324.92 Sq Ft BRT#223114600 Improvements: Residential Dwelling
 CORINTHIA CALHOUN AND RONNIE CALHOUN C.P. September Term, 2011 No. 00670 \$244,668.07 Udren Law Offices, P.C.

SHERIFF'S SALE

1211-570
2133 South Chadwick Street 19145 26th wd. 745.16 Sq Ft BRT#261311600 Improvements: Residential Dwelling
 ROBERT DELVICCIO C.P. February Term, 2011 No. 03103 \$103,459.81 Udren Law Offices, P.C.

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.

1211-573
6447 North 12th Street FKA 6415 North 12th Street 19126 49th wd. BRT#493132400 Subject to Mortgage Improvements: Residential Dwelling
 RENEE LIFE C.P. July Term, 2011 No. 03117 \$354,616.09 Udren Law Offices, P.C.

1211-574
1723 South Street AKA 1720 Rodman Street 19146 30th wd. 1360 Sq Ft BRT#303067400 Improvements: Residential Dwelling
 RONALD J. PRESSLEY C.P. October Term, 2007 No. 00419 \$385,352.79 Udren Law Offices, P.C.

1211-575
337 Leverington Ave. 19128 21st wd. 1463.72 Sq Ft BRT#211402100 Improvements: Residential Dwelling
 BRYAN FULGINITTI AND HEATHER MODRES C.P. October Term, 2007 No. 02148 \$120,078.95 Udren Law Offices, P.C.

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.

1211-580
8022 Buist Avenue 19153 40th wd. 1290 Sq Ft BRT#405766700 Improvements: Residential Dwelling
 PAULA A. CLARK AND GREGORY S. CLARK C.P. November Term, 2009 No. 02248 \$137,401.83 Mark J. Udren, Esq.

1211-581
5234 Irving Street 19139 60th wd. 1360 Sq Ft BRT#602101300 Improvements: Residential Dwelling
 AMIN AMENRA C.P. January Term, 2012 No. 02031 \$101,284.28 Udren Law Offices, P.C.

1211-582
6246 North Camac Street 19141 49th wd. 3192 Sq Ft BRT#493190200 Improvements: Residential Dwelling
 RAYMOND E. SMITH C.P. March Term, 2009 No. 001503 \$23,573.41 Mark J. Udren, Esq.

1211-584
5753 Pemberton Street 19143 46th wd. 909.60 Sq Ft BRT#463064300 Improvements: Residential Dwelling
 STEVEN SIMS C.P. March Term, 2010 No. 05145 \$62,998.54 Udren Law Offices, P.C.

1211-585
2019 Stanwood Street 19152 56th wd. 5400 Sq Ft BRT#562036800 Improvements: Residential Dwelling
 FERNANDA C. DEFREITAS C.P. May Term, 2012 No. 03937 \$358,430.33 Udren Law Offices, P.C.

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.

1211-587
3002 Agate Street 19134 25th wd. 672 Sq Ft BRT#252340800 Improvements: Residential Dwelling
 WILLIAM WING AKA WILLIAM O WING C.P. June Term, 2012 No. 02056 \$41,083.49 Udren Law Offices, P.C.

1211-590
6228 Cottage Street 19135 41st wd. 1440 Sq Ft BRT#552385200 Improvements: Residential Dwelling
 TIMOTHY S. BRILL C.P. October Term,

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2011 No. 00500 \$136,656.78 Udren Law Offices, P.C.

1211-597
2624 South 73rd Street 19153 40th wd. 1258.91 Sq Ft BRT#404076400 Improvements: Residential Dwelling
 LASHON ROPER C.P. June Term, 2011 No. 01172 \$76,590.80 Udren Law Offices, P.C.

1211-600
2650 North Bancroft Street 19132-3933 28th wd. 672 Sq Ft PRCL#161115000 Improvements: Residential Property
 BRANTLEY T. TAYLOR C.P. March Term, 2012 No. 01564 \$68,723.35 Phelan Hallinan & Schmieg, LLP

1211-602
1924 South Bouvier Street 19145-2908 26th wd. 605.41 Sq Ft PRCL#481243400 Improvements: Residential Property
 JOHN CHEATLEY C.P. May Term, 2012 No. 00267 \$64,142.79 Phelan Hallinan & Schmieg, LLP

1211-603
1335 Friendship Street 19111-4205 35th wd. 2713.50 Sq Ft PRCL#532308400 Improvements: Residential Property
 NAZMUL I CHOWDHURY C.P. February Term, 2012 No. 03460 \$150,821.04 Phelan Hallinan & Schmieg, LLP

1211-606
4617 Chester Ave. 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

1211-609
9197 Ryerson Road 57th wd. all that certain lot or piece of ground with buildings and improvements thereon erected, situate in the 57th ward of the City of Philadelphia, described in accordance with a survey and plan of property made for Ashton Park, Inc, by John J. McKeough, Jr. surveyor and regulator of the First district dated March 18, 1966, to wit: Beginning at a point on the Northeasterly side of Ryerson Road (50 feet wide) measured South 51 degrees, 3 minutes, 18 seconds East along the said northeasterly side of Ryerson Road the distance of 15 feet 3 and 1/2 inches, from a point of tangent is measured southwardly on the arc of a circle curving to the left connecting the said northeasterly side of Ryerson Road and the southeasterly side of ashton road (64 feet wide) having radius of 20 feet the arc distance of 31 feet 5 inches from a point of curve on the said southeasterly side of Ashton Road. Containing in front or breadth along said Ryerson Road 18 feet and 1 inch and extending of that width in length or depth northeastwardly between parallel lines at right angles to the said Ryerson Road 90 feet. The southeasterly and northwesterly lines passing through the centers of party walls between the aid premises and the premisis adjoining on the southeast and northwest. BRT#572197200 Subject to Mortgage Improvements: Row b/ gar 2sty masonry

MICHAEL J. MCSORLEY, JR. AND MARY E MCSORLEY C.P. March Term, 2012 No. 00959 \$172,284.03 Patrick J. Wesner, Esq.

1211-610
1514 Levick Street 54th wd. Beginning at a point on the southwesterly side of Levick street (seventy feet wide), which point is measured north 52 degrees, 18 minutes, 7 seconds west 104 feet 10-1/2 inches from a point of intersection of the southwesterly side of Levick St and the northwesterly side of Everett Ave (70 ft wide); thence extending south 37 degrees, 41 minutes, 53 seconds west partly passing through the center of the party wall between this premisis and the premisis adjoining on the southeast and crossing the bed of a certain 15 ft wide driveway which extends southeastwardly into Everett Ave and communicates at the Northwest end thereof with a certain other 15 ft wide driveway which extends northeastwardly into Levick St 207 ft 9-3/8 inches to a point; thence extending north 81 degrees, 4 minutes, 24 seconds west 20 ft 5-3/8 inches to a point; thence extending north 37 degrees, 41 minutes, 53 seconds east recrossing the bed of said driveway and partly passing through the center of the party wall between this premisis and the premisis adjoining on the northwest 217 7-1/2 inches to a point on the southwesterly side of Levick St; thence extending along the side of Levick St south 52 degrees, 18 minutes, 7 seconds east 17 ft 11 inches to the first mentioned point and place of beginning. BRT#541098200 Subject to Mortgage Improvements: Row b/ gar 2sty masonry

JOSE SANCHEZ C.P. July Term, 2011 No. 02350 \$63,047.85 Patrick J. Wesner, Esq.

1211-611
740 Susquehanna Road 63rd wd. containing in front or breadth on the said 66th Ave north 28 feet and extending of that width in length or depth southward on the west line thereof 90

feet and extending of that width in length or depth southward on the west line thereof 90

feet and extending of that width in length or depth southward on the west line thereof 90

feet and extending of that width in length or depth southward on the west line thereof 90

feet and extending of that width in length or depth southward on the west line thereof 90

feet and extending of that width in length or depth southward on the west line thereof 90

SHERIFF'S SALE

feet 8 and 3/4 inches and on the easterly line thereof, which extends along the westerly side of Park Ave 88 ft, 4-3/4 inches to a certain 16 ft wide driveway which extends eastwardly into Park Ave and west into broad St and containing in width along the rear line thereof 28 ft 1-3/16 inches. BRT#632040200 Subject to Mortgage Improvements: S/D w b/g 2s masonry DANIEL CAMPBELL AKA DANIEL J CAMPBELL C.P. December Term, 2011 No. 02362 \$214,507.58 Patrick J. Wesner, Esq.

1211-615

2013 Spruce Street 8th wd. Beginning at a point on the northerly side of Spruce Street (56 feet wide) measured westwardly along the said northerly side of Spruce Street. Subject to Mortgage Improvements: Row 4 sty masonry MARVIN GALFAND AND MYRNA WEISS GALFAND C.P. March Term, 2010 No. 06387 \$1,178,260.20 Chandra M. Arkema, Esq.

1211-616

5400 Regent Street 19143-4919 51st wd. 1140 Sq Ft BRT#514144100 Improvements: Residential Property DONNA M. COOPER AKA DONNA COOPER AND DONELL COOPER C.P. December Term, 2011 No. 3416 \$50,471.83 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

1211-617

1235 Levick Street 19111 53rd wd. 1530 Sq Ft BRT#531082900 Improvements: Residential Property KAMIKA L. SUDLER, ADMINSTRATRIX OF THE ESTATE OF CHARLES A. SUDLER, JR., AKA CHARLES ALLEN SUDLER, DECEASED. C.P. June Term, 2011 No. 3184 \$78,299.32 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-618

4912 North Smedley Street 19141 17th wd. Row b/gar 2 sty masonry; 1955 Sq Ft BRT#172164300 Subject to Mortgage Improvements: Residential Dwelling IVAN PERRY AKA IVAN PERRY, JR. C.P. January Term, 2012 No. 04857 \$57,396.41 McCabe, Weisberg, & Conway, P.C.

1211-619

5141 North 6th Street 42nd wd. Containing in front or breadth on the said Sixth Street, fourteen feet eleven inches and extending of that width in length or depth eastwardly between lines parallel with the said Duncannon Ave, partly passing through the center brick party walls, 116 ft 7-1/2 inches to a point in the bed of a certain 15 ft wide driveway which extends northwardly and southwardly and communicates at its northernmost end thereof with a certain other 10 ft wide driveway which extends westwardly into the said 6th St. BRT#492105400 Subject to Mortgage Improvements: Row b/gar 2sty masonry SOUDCHAI SENOUTHAI AKA SOUDCHAI SENONTHAI AND VORA DOUANGPRASEUTH C.P. October Term, 2011 No. 03363 \$46,427.15 Patrick J. Wesner, Esq.

1211-620A-B

49th wd. (5912 North 11th Street - Premises A) 120' N of Nedro; 400 Sq Ft BRT#493075500 Subject to Mortgage Improvements: Priv gar 1 sty masonry

49th wd. (5914 North 11th Street - Premises B) 140' N of Nedro; 1280 Sq Ft BRT#493075600 Subject to Mortgage Improvements: Apt 2-4 units 2sty, masonr BETTY B. BLUE C.P. September Term, 2008 No. 05189 \$93,732.13 Patrick J. Wesner, Esq.

1211-621

5435 Upland Way 34th wd. Containing in front or breadth on the said Upland Way fifteen feet, seven inches, and extending of that width in length or depth northeastwardly between parallel lines at right angles with the said Upland Way Eighty-eight feet, cr BRT#522001000 Subject to Mortgage Improvements: Row b/gar 2sty masonry PROPERTY OF GREG CLARK, KNOWN HEIR OF EDWARD CLARK, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD, AND KAREN THORPE, ADMINSTRATRIX OF THE ESTATE OF EDWARD CLARK, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2009 No. 03282 \$49,744.69 Patrick J. Wesner, Esq.

1211-624

6838 Gorsten Street 19119 22nd wd. 5400 Sq Ft BRT#222260400 Improvements: Residential Property FERNWOOD M JONES, III; EILEEN A JONES AKA EILEEN JONES C.P. May

SHERIFF'S SALE

Term, 2010 No. 3552 \$82,965.27 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

1211-628

921 Alburger Ave. 19115 57th wd. 49140 Sq Ft land, 1144 Sq Ft improvement OPA#632153100 Improvements: Residential Real Estate - Single Family Dwelling GOSS FAMILY TRUST C.P. June Term, 2012 No. 02779 \$220,669.28 Robert J. Wilson, Esq., Wilson Law Firm

1211-629

3302 Princeton Avenue 19149 55th wd. 1815 Sq Ft BRT#551383900 Improvements: Residential Property EDWARD S. NUGENT C.P. April Term, 2008 No. 01273 \$126,110.45 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

1211-631

349 East Albanus Street 19120 42nd wd. Row conv/apt 2sty, masonry; 2371.42 Sq Ft BRT#421157700 Improvements: Residential Dwelling HERTILYN CARTH Y C.P. April Term, 2011 No. 01280 \$98,560.14 McCabe, Weisberg, & Conway, P.C.

1211-632

5431 Sansom Street 19139 60th wd. Apt 2-4 units 2sty masonr; 3546 Sq Ft BRT#603019000 Improvements: Residential Dwelling PROPERTY OF RAVEN O'JOY LEIGERTWOOD, ADMINSTRATRIX OF THE ESTATE OF VENO E. LEIGERTWOOD, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2011 No. 00537 \$72,609.16 McCabe, Weisberg, & Conway, P.C.

1211-633

2205 North Bouvier Street 19132 16th wd. Row 2 sty, masonry; 1693.68 Sq Ft BRT#161210600 Improvements: Residential Dwelling PROPERTY OF GUY BROWN, ONLY KNOWN SURVIVING HEIR OF JOSEPHINE GREEN, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JOSEPHINE GREEN, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2010 No. 01884 \$57,145.52 McCabe, Weisberg, & Conway, P.C.

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.

1211-636

1245 South 20th Street 19146 36th wd. Row 2 sty masonry; 2346 Sq Ft BRT#361185500 Improvements: Residential Dwelling DAREN FINCH C.P. September Term, 2009 No. 02161 \$98,895.94 McCabe, Weisberg, & Conway, P.C.

1211-637

7102 Bustleton Avenue 19149 54th wd. Row b/gar 2sty masonry; 2064.70 Sq Ft BRT#542454500 Improvements: Residential Dwelling RAYMOND G BROWN AND PATRICIA A. BROWN C.P. February Term, 2012 No. 02988 \$81,739.86 McCabe, Weisberg, & Conway, P.C.

1211-638

2767 Island Avenue 19153 40th wd. Row b/gar 1sty masonry; 2655.50 Sq Ft BRT#406717400 Improvements: Residential Dwelling HUSSEIN O FASASI C.P. March Term, 2012 No. 00241 \$136,850.71 McCabe, Weisberg, & Conway, P.C.

1211-639

757 South 22nd Street 19146 30th wd. Row 3 sty masonry; 3096 Sq Ft BRT#302145700 Improvements: Residential Dwelling VALERIE L LIPFORD C.P. November Term, 2009 No. 04759 \$693,495.96 McCabe, Weisberg, & Conway, P.C.

1211-642

6144 Nassau Road 19151 34th wd. S/D w b/g 3s masonry; 5248.75 Sq Ft BRT#342079300 Improvements: Residential Dwelling HAROLD E. PARKER AKA HAROLD PARKER AND BERNADETTE C. PARKER AKA BERNADETTE PARKER C.P. April Term, 2008 No. 03041 \$111,784.16 McCabe, Weisberg, & Conway, P.C.

1211-643

236 Roumfort Rd 19119 09th wd. Det 2.5 sty stone; 9751 Sq Ft BRT#091052300 Improvements: Residential Dwelling ARTHUR TANSKY C.P. October Term, 2011 No. 2943 \$55,450.06 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1211-644

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

1211-645

4916 Hoopes Street 19139 44th wd. Row conv/apt 2sty masonry; 1921.08 Sq Ft BRT#442032100 Improvements: Residential Dwelling JENNIFER A. MOLNAR Docket #51595423 \$30,121.32 McCabe, Weisberg, & Conway, P.C.

1211-646

2411 Kimball Street 19146 30th wd. Row 2 sty masonry; 2061 Sq Ft BRT#302246200 Improvements: Residential Dwelling JOHN J. CHEATLEY C.P. June Term, 2012 No. 02808 \$234,917.47 McCabe, Weisberg, & Conway, P.C.

1211-647

2651 South 7th Street 19148 39th wd. Row 2 sty, masonry; 1710 Sq Ft Subject to Mortgage Improvements: Residential Dwelling KATHLEEN LUDY C.P. April Term, 2008 No. 04545 \$33,586.09 McCabe, Weisberg, & Conway, P.C.

1211-648

30 North Preston Street 19104 06th wd. Row 3 sty masonry; 3256 Sq Ft BRT#061191400 Improvements: Residential Dwelling PURNIMA SOM C.P. June Term, 2012 No. 01688 \$166,646.76 McCabe, Weisberg, & Conway, P.C.

1211-649

1206 South Bonsall Street 19146 36th wd. Row 2 sty masonry; 1929 Sq Ft BRT#361349500 Improvements: Residential Dwelling PAMELA STROMAN-GIBSON, ADMINSTRATRIX OF THE ESTATE OF LEROY STROMAN, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2011 No. 04435 \$93,884.56 McCabe, Weisberg, & Conway, P.C.

1211-652

4650 Edmund Street 19124 23rd wd. Row 2 sty masonry; 2681.27 Sq Ft BRT#232386600 Improvements: Residential Dwelling FRANCIS X. DALEY C.P. January Term, 2010 No. 00744 \$64,164.67 McCabe, Weisberg, & Conway, P.C.

1211-655

1802 North 77th Street 19151 34th wd. Row b/gar 2sty masonry; 2816 Sq Ft BRT#343357900 Improvements: Residential Dwelling NICOLE F. MITCHELL C.P. May Term, 2012 No. 00709 \$110,998.01 McCabe, Weisberg, & Conway, P.C.

1211-656

1259 South Peach Street 19143 51st wd. Row 2 sty masonry; 1602 Sq Ft BRT#511237200 Subject to Rent Improvements: Residential Dwelling JACOB HASIS C.P. June Term, 2012 No. 01876 \$48,793.21 McCabe, Weisberg, & Conway, P.C.

1211-659

5306 Lebanon Avenue 19131 53rd wd. Row b/gar 2sty masonry; 3576 Sq Ft BRT#521134900 Subject to Mortgage Improvements: Residential Dwelling DENEANE HUGHES, ADMINSTRATRIX OF THE ESTATE OF EDNA T CURTIS, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2011 No. 01652 \$75,300.24 McCabe, Weisberg, & Conway, P.C.

1211-660

1311 Waking Street 19124 62nd wd. Semi/det 3 sty masonry; 5345 Sq Ft BRT#621000700 Improvements: Residential Dwelling SHAMAINE JONES C.P. June Term, 2012 No. 01269 \$177,268.67 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.

1211-659

5306 Lebanon Avenue 19131 53rd wd. Row b/gar 2sty masonry; 3576 Sq Ft BRT#521134900 Subject to Mortgage Improvements: Residential Dwelling DENEANE HUGHES, ADMINSTRATRIX OF THE ESTATE OF EDNA T CURTIS, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2011 No. 01652 \$75,300.24 McCabe, Weisberg, & Conway, P.C.

1211-660

1311 Waking Street 19124 62nd wd. Semi/det 3 sty masonry; 5345 Sq Ft BRT#621000700 Improvements: Residential Dwelling

SHERIFF'S SALE

SHAMAINE JONES C.P. June Term, 2012 No. 01269 \$177,268.67 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.

1211-663

2804 Sebring Rd 19152 57th wd. 2717 Sq Ft OPA#571056500 Subject to Mortgage Improvements: Residential Property ELIZABETH E WILDING C.P. April Term, 2012 No. 2830 \$28,523.56 Lauren Berschler Karl, Esq.

1211-665

4023 J Street 19124-5211 33rd wd. 1260 Sq Ft BRT#332244900 Improvements: Residential Property JOSE A. PENA; MARIA I. PENA C.P. January Term, 2012 No. 0713 \$114,704.31 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

1211-668

236 Dorset Street AKA 236 E. Dorset Street 19119 22nd wd. 80 ft x 15 ft (1200 total Sq Ft) BRT#222017900 Improvements: Row 2 sty masonry SWEET HOME REAL ESTATE, LLC C.P. May Term, 2012 No. 02308 \$83,184.19 Janet L. Gold, Esq.

1211-669

1802 North 22nd Street 19121 32nd wd. 1360 Sq Ft BRT#322089300 Improvements: Residential Property WILL A. PITT, JR. C.P. May Term, 2010 No. 002716 \$141,173.01 Christopher A. DeNardo, Esq.

1211-673

1423 Lardner Street 19149 54th wd. 868.60 Sq Ft BRT#541033900 Improvements: Residential Property RICARDO JOHNSON C.P. March Term, 2012 No. 00466 \$124,889.56 KML Law Group, P.C.

1211-674

1930 West Sparks Street 19141 17th wd. (formerly part of the 49th, formerly party of the 42nd) 1470 Sq Ft BRT#171272500 Improvements: Residential Property THE UNKNOWN HEIRS OF HELEN BUNTING, DECEASED AND MICHAEL BUNTING, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF HELEN BUNTING, DECEASED C.P. January Term, 2012 No. 02435 \$125,394.79 KML Law Group, P.C.

1211-676

6709 Caster Ave. 54th wd. on the Southeast side of Castor Ave 83 ft 0 in of Unruh Ave front: 18 ft 0 in depth: 106 ft 1/4 in CUI MEI ZHEN AKA CUI MEI ZEHN C.P. June Term, 2012 No. 0126 \$24,729.30 McGrath Law Group

1211-682

5109 Oxford Ave. 19124 62nd wd. 15,638.84 Sq Ft BRT#621309700 Improvements: Residential Dwelling MARIE DELLER C.P. September Term, 2010 No. 03234 \$132,241.53 Udren Law Offices, P.C.

1211-687

6451 Grays Ave. 19142 40th wd. All that certain lot or piece of ground. Situate on the northwest side of Grays Avenue (80 ft wide) and the northeast side of 65th St (70 ft wide) in the 40th Ward of the City of Philadelphia. Containing in front or breadth on the said Grays Avenue (16 ft) and extending of that width in length or depth Northwestward between lines parallel with and along the East side of the said 65th St (56 ft) to a certain 3 feet wide alley which extends Westward from 64th St to 65th St. Together with the free and common use, right, liberty and privilege of the said alleys as and for passageways and watercourses at all times hereafter, forever. Improvements: row w-off/Str 2 sty masonr O=LRANDO CHIARADONNA AND MOHAMED A. MOHAMED AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KOSAI A. BAROUKI 40-6184300 \$145,890.18 Anthony R. Distasio, Esq.

1211-688

7510 Sherwood Road 19151-2114 34th wd. 1381.40 Sq Ft BRT#343235700 Improvements: Residential Dwelling ALI SEIDLE C.P. December Term, 2011 No. 03679 \$90,403.56 Kristen D. Little, Esq.

1211-689

1539 E. Tulpehocken Street 19138-1626

SHERIFF'S SALE

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. Anthon, Esq.

1211-693

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

1211-697

831 North Beechwood St 19130 15th wd. row 2 sty masonry; 2317.50 Sq Ft BRT#151132400 Improvements: Residential Dwelling JAROSLAW A KRUPA C.P. August Term, 2011 No. 01317 \$157,251.14 McCabe, Weisberg, & Conway, P.C.

1211-698

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

1211-700

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.

1211-702

1700 Roselyn St 19141 17th wd. (formerly the 49th) 2364.92 Sq Ft BRT#171217200 Improvements: Residential Property DEBRA DIGGS C.P. May Term, 2012 No. 02349 \$133,015.95 KML Law Group, P.C.

1211-707

1812 Manton Street 19146 36th wd. Row 2 sty masonry; 2176 Sq Ft BRT#361056900 Subject to Mortgage Improvements: Residential Dwelling MANNIE COOK C.P. October Term, 2011 No. 01252 \$203,099.01 McCabe, Weisberg, & Conway, P.C.

1211-711

6015 Palmetto St 19111 35th wd. Semi det 2 sty masonry; 3650 Sq Ft BRT#352296000 Improvements: Residential Dwelling NANCY KANITA THIANG C.P. June Term, 2011 No. 02114 \$120,663.61 McCabe, Weisberg, & Conway, P.C.

1211-712

617 Washington Ave. 19147 02nd wd. Row conv/apt 3 sty masonry; 3488 Sq Ft BRT#021144500 Improvements: Residential Dwelling LEE QUACH C.P. June Term, 2009 No. 03444 \$413,526.71 McCabe, Weisberg, & Conway, P.C.

1211-714

1234-40 Rising Sun Avenue 19140 43rd wd. Land area 4894 Sq Ft, improvement area 8656 Sq Ft BRT#881054630 RISING SUN REALTY CORP, LLC C.P. June Term, 2012 No. 01209 \$283,819.12 David Banks, Esq., Banks & Banks

1211-715

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

1211-716

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

SHERIFF'S SALE

westwardly from the southwesterly side of Oakdale St; front 58' 3/8", depth 16' 10-5/8" BRT#312072900

PRISCILLA KOCH AND NICHOLAS FATIGA C.P. December Term, 2011 No. 03558 \$192,132.94 Louis P. Vitti, Esq.

1211-727

1401-25 North 5th Street 19122 18th wd. 50'x226' BRT#884589370 Instrument #51852986

LIBERTY PROPERTY ASSOCIATES, LLC C.P. March Term, 2012 No. 01173 \$4,619,350.20 William Jon Henry Taylor

1211-738

641 Mayfair Street 19120-2645 35th wd. 2567.25 Sq Ft PRCL#351071900 Improvements: Residential Property ESTHA JACQUE LO GRIFFITH AND MILORY MUZALIER C.P. April Term, 2012 No. 01459 \$63,248.39 Phelan Hallinan & Schmiegl, LLP

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

1211-742

644 North 32nd Street 19104 24th wd. 2053.50 Sq Ft BRT#242135500 Improvements: Residential Dwelling KERA RITTER C.P. January Term, 2012 No. 003475 \$249,814.57 Heather Riloff, Esq.

1211-743

4909 Knorr Street 19135 41st wd. 2004.75 Sq Ft BRT#412023100 Improvements: Residential Dwelling WILLIAM WITSMAN AND CATHLEEN PRICE C.P. April Term, 2012 No. 003510 \$130,807.64 Heather Riloff, Esq.

1211-748A-B

34th wd. (437 North 63rd Street – Premises A) 3,125 sq ft BRT#341272000 Improvements: 3 story brick messuage

34th wd. (439-441 North 63rd Street – Premises B) 9000 sq ft BRT#341272100 Improvements: vacant land RODERICK FOXWORTH C.P. April Term, 2012 No. 003556 \$186,940.01 Janet L. Gold, Esq.

1211-750

3901-3903 Kensington Avenue Premises "A & B" 19134 All That certain tract, piece or parcel of land, situate in the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania BRT#882932030 Improvements: JANET M DUNPHY AND MICHAEL B DUNPHY, JR. C.P. April Term, 2010 No. 01278

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, January 8, 2013.

1212-308

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

1212-317

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

1212-318

440 Edgemoore Road AKA 440 North Edgemoore Road 19151-4017 34th wd. 1843 Sq Ft PRCL#343140300 Improvements: Residential Property MARTIN HUTLEY C.P. December Term, 2011 No. 02114 \$134,628.16 Phelan Hallinan & Schmiegl, LLP

1212-323

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

1212-328

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

1212-336

3045 North Bonsall Street 19132 38th wd. 784 Sq Ft BRT#111394400 Improvements: Residential Dwelling MARGARET THOMAS C.P. January Term, 2012 No. 003272 \$41,266.91 Gregory

SHERIFF'S SALE

Javardian, Esq.; Powers, Kim & Javardian, LLC

1212-345

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

1212-347

1438 Alcott Street 19149 62nd wd. 2 story masonry BRT#621100500 Improvements: Residential Dwelling AMARA KESSELLY AKA AMARA C. KESSELLY C.P. February Term, 2010 No. 03495 \$127,494.74 Federman & Associates, LLC

1212-351

11833 Academy Road, Apartment A AKA Unit B-7 19154 66th wd. residential condo BRT#888660411 Improvements: A Residential Dwelling WILLIAM P. DOMARADSKI C.P. December Term, 2011 No. 001195 \$63,405.41 Federman & Associates, LLC

1212-353

1956 Kohl Street 19115-3805 58th wd. 2500 Sq Ft TXPRCL#581023800 Improvements: Residential Property VICTOR I. RIOS AND VICTOR S. RIOS C.P. October Term, 2011 No. 02618 \$78,303.74 Phelan Hallinan & Schmiegl, LLP

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

1212-377

1918 West Hunting Park Avenue 19140-2807 13th wd. 1200 Sq Ft TXPRCL#131104900 Improvements: Residential Property EASTERN NATIONAL INVESTMENTS, LLC AND THOMAS M. HIGGINS C.P. February Term, 2012 No. 03684 \$58,338.21 Phelan Hallinan & Schmiegl, LLP

1212-385

2131 South Woodstock Street 19145-3508 48th wd. 783.75 Sq Ft TXPRCL#481334000 Improvements: Residential Property MARIA FOKTAVIANA C.P. November Term, 2011 No. 01398 \$77,905.67 Phelan Hallinan & Schmiegl, LLP

1212-393

4145 East Roosevelt Boulevard 19124-3003 23rd wd. 1355.70 Sq Ft BRT#233017800 Improvements: Residential Property SOKDARY MAO AND CHIN LAO C.P. October Term, 2011 No. 4069 \$110,465.37 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

1212-395

2991 Frankford Avenue 19134 25th wd. 3366 Sq Ft BRT#252470110 Improvements: Residential Real Estate EDUVIGES SANCHEZ, EDWIN CRUZ AND THE UNKNOWN HEIRS, EXECUTORS, AND DEWISES OF THE ESTATE OF MIGUEL A. PEREZ C.P. April Term, 2012 No. 04345 \$40,300.23 Stern & Eisenberg, PC

1212-399

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

1212-408

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

SHERIFF'S SALE**1212-411**

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

1212-412

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

1212-424

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

1212-461

7612 Thouron Avenue 19150 50th wd. 1440 sq Ft BRT#102496900 Improvements: Residential Property FRANCIS R. JONES C.P. March Term, 2012 No. 02115 \$111,532.95 KML Law Group, P.C.

1212-467

2519 Memphis Street 19125 31st wd. 756 Sq Ft BRT#312024300 Improvements: Residential Property MICHAEL ZIMNEY C.P. May Term, 2012 No. 02343 \$286,538.94 KML Law Group, P.C.

1212-469

5217 North Hope Street AKA 5217 Hope Street 19120-3415 42nd wd. 1341.02 Sq Ft TXPRCL#422324600 Improvements: Residential Property ANGELA A. PHILLIP C.P. December Term, 2011 No. 03640 \$142,093.53 Phelan Hallinan & Schmiegl, LLP

1212-474

2149 Disston Street 19149-1808 35th wd. 1497.41 Sq Ft PRCL#542071200 Improvements: Residential Property MICHAEL EPSTEIN C.P. August Term, 2008 No. 103051 \$115,257.79 Phelan Hallinan & Schmiegl, LLP

1212-476

6614 Gillespie Street 19135-2717 55th wd. 1473.3 Sq Ft PRCL#552432700 Improvements: Residential Property PEDRO PIMENTEL AND RAMONA PEGUERO C.P. September Term, 2009 No. 02058 \$162,928.41 Phelan Hallinan & Schmiegl, LLP

1212-493

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

1212-499

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

1212-509

4316 Waln Street 19124-4050 19th wd. 840.75 Sq Ft TXPRCL#232301100 Improvements: Residential Property KENNETH J. HAINES, SR. C.P. January Term, 2012 No. 04912 \$44,131.52 Phelan Hallinan & Schmiegl, LLP

1212-511

2128 Magee Avenue 19149 54th wd. 1211.71 Sq Ft OPA#541133700 Improvements: Residential Property ADEL ALAMERI C.P. June Term, 2012 No. 525 \$122,433.87 Lauren Berschler Karl, Esq.

1212-517

2246 East Washington Lane 19138 50th wd. Row b/gar 2 sty masonry; 3232 Sq Ft BRT#501393300 Improvements: Residential Dwelling LISA N. PACE C.P. February Term, 2012 No. 03629 \$177,109.10 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE**1212-520**

6340 Algard Street 19135 55th wd. Row b/gar 2 sty, masonry; 2333 Sq Ft BRT#552347200 Subject to Mortgage Improvements: Residential Dwelling MARY ANN RIVERA C.P. January Term, 2011 No. 02982 \$145,251.88 McCabe, Weisberg, & Conway, P.C.

1212-523

1012 West Rockland Street 19141 49th wd. Semi det 2 sty masonry; 3576.50 Sq Ft BRT#491115400 Subject to Mortgage Improvements: Residential Dwelling LISA BISHOP AKA LISA E. BISHOP, DANIEL BISHOP AKA DANIEL L. BISHOP, III AND UNITED STATES OF AMERICA C.P. September Term, 2011 No. 01314 \$71,187.82 McCabe, Weisberg, & Conway, P.C.

1212-528

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

1212-533

8718 Alicia Street 19115 63rd wd. Det w/d gar 1.5 sty mas+0; 10446 Sq Ft BRT#632229200 Improvements: Residential Dwelling KENNETH D. STEVENS C.P. April Term, 2009 No. 00771 \$261,821.41 McCabe, Weisberg, & Conway, P.C.

1212-536

7705 Woolston Avenue 19150 50th wd. 4730 Sq Ft, Apartment 2-4 Units 2 sty, masonry BRT#502065400 Improvements: Residential Dwelling FERN ANDREWS C.P. March Term, 2012 No. 00779 \$126,468.76 McCabe, Weisberg, & Conway, P.C.

1212-543

1554 North Alden Street 19131 4th wd. 1380 Sq Ft BRT#043297200 Improvements: Residential Property JOEL WILLIAMS C.P. February Term, 2012 No. 2682 \$63,587.85 Christopher A. DeNardo, Esq.

1212-547

2120 66th Avenue 19138 50th wd. (formerly the 42nd) 1176 Sq Ft BRT#102365000 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROLEL COLEMAN. C.P. January Term, 2012 No. 4761 \$106,871.51 Christopher A. DeNardo, Esq.

1212-554

4104 I Street 19124 33rd wd. 1083.38 Sq Ft BRT#332150900 Improvements: Residential Property ALEXANDER RAMOS-ECHEVARRIA C.P. May Term, 2012 No. 01097 \$121,440.48 KML Law Group, P.C.

1212-560

7237 Mallard Place 19153 40th wd. 2342.70 Sq Ft BRT#406649008 Improvements: Residential Dwelling CHARLES HAVENS AKA CHARLES P HAVENS AND JOAN HAVENS AKA JOAN C. HAVENS C.P. June Term, 2012 No. 01185 \$138,532.43 Udren Law Offices, P.C.

1212-562

1517 South Stanley Street 19146 36th wd. 858 Sq Ft BRT#364425900 Improvements: Residential Dwelling LAZARUS A. ANGBAZO C.P. June Term, 2012 No. 03475 \$42,298.74 Udren Law Offices, P.C.

1212-563

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

1212-564

6208 Dickens Avenue 19142 40th wd. 1455.00 Sq Ft BRT#402240800 Improvements: Residential Dwelling ROBERT M. BUTLER C.P. June Term, 2012 No. 03744 \$69,083.95 Udren Law Offices, P.C.

1212-569

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

1212-572

1412 Ellsworth Street 19146 36th wd. 1360 Sq Ft BRT#365271100 Improvements: Residential Dwelling

SHERIFF'S SALE

CHARLES L. NICHOLSON C.P. May Term, 2008 No. 002416 \$382,470.31 Mark J. Udren, Esq.

1212-587

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

1212-592

1241 East Fletcher Street 19125 18th wd. 1833.66 Sq Ft BRT#181260900 Improvements: Residential Dwelling JOHN DOOLEY AND COLLEEN DOOLEY AND JACOB J. BOOTH AND KATHLEEN D. BOOTH C.P. March Term, 2008 No. 05799 \$198,159.45 Heather Riloff, Esq.

1212-595

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

1212-599

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

1212-603

5634 Lebanon Avenue 19131 52nd wd. 1260 sq ft BRT#522074300 Improvements: Residential Real Estate ANTOINE GARDINER C.P. January Term, 2012 No. 04104 \$78,846.01 Stern & Eisenberg, PC

1212-607

5926 Weymouth Street 35th wd. Containing in front or breadth on said Weymouth Street 15'6" of that width extending in length or depth northwestwardly between parallel lines at right angles to said Weymouth Street 75' to the middle of a certain 14' wide driveway, which extends northeastwardly from Vankirk Street and communications within a certain other 13'6" wide driveway which extends from Weymouth Street to Crystal Street. BRT#352225500 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry SURETHA LIPSCOMB AND ERNEST LERICHE C.P. August Term, 2007 No. 03202 \$101,042.66 Patrick J. Wesner, Esq.

1212-610

5303 Arlington Road 49th wd. SITUATE on the north side of Arlington Street at the distance of 29'5-1/2" westward from the west side of 53rd Street in the 52nd (formerly part of the 34th) Ward of the City of Philadelphia. CONTAINING in front or breadth on the said Arlington Street 16' and extending of that width in length or depth northward between parallel lines at right angles to said Arlington Street 105' to the middle of a certain 15' wide driveway, leading from 53rd St to George Lane. BRT#521129500 Subject to Mortgage Improvements: Row Conv/apt 2 Sty Masonry AGATHA AWELE NZEH AND GHANDY NZEH C.P. November Term, 2009 No. 05027 \$190,255.40 Patrick J. Wesner, Esq.

1212-622

6155 Algard Street 41st wd. on the Southeast side of Algard St 171'6" southwest from the southwest side of Devereaux St, front 14'3", depth 65'0" OPA#5523610

SHERIFF'S SALE

RECORDED OCTOBER 14, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51035424. C.P. April Term, 2009 No. 02379 \$189,980.33 Martin S. Weisberg, Esq.

1212-635

1703 Anchor Street 62nd wd. 1456 Sq Ft BRT#622159211 Improvements: Residential Dwelling
JAMES D. GRUNINGER AND MARILYN GRUNINGER C.P. April Term, 2012 No. 001398 \$194,347.34 Gregory Javardian, Esq.

1212-637A-B

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

1212-642A-B

30th Wd. (1903 Kimball Street - Premises A) 390 Sq Ft BRT#301244500 Improvements: Row 3 Sty Masonry
30th Wd. (2012 Kimball St. - Premises B) 30th wd. 660 Sq Ft BRT#301253100 Improvements: Row 2 Sty Masonry
FAY MANHEIMER AKA FEIGIE MANHEIMER C.P. June Term, 2011 No. 02591 \$677,680.22 William J. Levant, Esq.

1212-645

78 W. Godfrey Avenue 61st wd. 1290 Sq Ft BRT#611284300 Subject to Mortgage Improvements: Residential
DIONNE N. JACKSON AKA DIONNE N. SINGLETON C.P. January Term, 2012 No. 00819 \$97,780.90 Thomas A. Capehart, Esq.

1212-652

704 North Preston Street 19104 6th wd. 1592 Sq Ft BRT#061198000 Improvements: Residential Dwelling
REINETTA COLEMAN C.P. April Term, 2012 No. 00142 \$107,463.98 Udren Law Offices, P.C.

SHERIFF'S SALE OF TUESDAY, JANUARY 8, 2013

1212-603

5634 Lebanon Avenue 19131 52nd wd. 1260 Sq. Ft. BRT#522074300 Improvements: Residential Real Estate
ANTOINE GARDINER C.P. January Term, 2012 No. 04104 \$78,846.01 Stern & Eisenberg, PC

1301-301

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

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.

1301-303

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

1301-304

5959 Malta Street 19120 35th wd. 960 Sq. Ft. BRT#352286500 Improvements: Residential Property
COLETTE POWELL C.P. January Term, 2012 No. 04336 \$103,504.46 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.

1301-306

7028 Vandike Street 19135 41st wd. 1643.25 Sq. Ft. BRT#412422200 Improvements: Residential Property
PAUL KOIMENE, JR C.P. May Term, 2012 No. 02323 \$164,378.08 KML Law Group, P.C.

1301-307

4921 Walnut Street 19139 46th wd. 924 Sq. Ft. BRT#364431100 Improvements:

SHERIFF'S SALE

Residential Property
HEAVYWEIGHT MANAGEMENT LLC AND NOEL P. COHEN, III INDIVIDUALLY AND AS VICE PRESIDENT OF HEAVYWEIGHT MANAGEMENT LLC C.P. May Term, 2010 No. 02810 \$232,293.38 KML Law Group, P.C.

1301-308

5577 Blakemore Street 19138 12th wd. 850.20 Sq. Ft. BRT#122284300 Improvements: Residential Property
MEKEBA JONES C.P. December Term, 2011 No. 03191 \$80,361.71 KML Law Group, P.C.

1301-309

1500 East Walnut Lane 19138 50th wd. 2420 Sq. Ft. BRT#102148300 Improvements: Residential Property
JANICE JESSUP C.P. January Term, 2012 No. 02686 \$133,549.37 KML Law Group, P.C.

1301-310

2323 East Boston Street 19125 31st wd. 938 Sq. Ft. BRT#313182800 Improvements: Residential Property
GINA BATTAGLINI AND ROD BENJAMIN C.P. February Term, 2010 No. 03685 \$128,732.10 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.

1301-312

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

1301-313

6120 Hasbrook Avenue 19111 35th wd. 1566.33 Sq. Ft. BRT#352256800 Improvements: Residential Property
YARDLEY CALIXTE AND CHARLES D. CALIXTE C.P. April Term, 2012 No. 02826 \$107,997.31 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.

1301-315

6955 Pawling Street 19128 21st wd. 5000 Sq. Ft. BRT#212453200 Improvements: Residential Property
STUART M. SCOTT AND CAROLYN T SCOTT C.P. September Term, 2008 No. 01164 \$257,771.91 KML Law Group, P.C.

1301-316

1667 Worrell Street 19124 33rd wd. 1245 Sq. Ft. BRT#332042500 Improvements: Residential Property
MARCELINO CAMPIS C.P. June Term, 2012 No. 03535 \$89,208.95 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.

1301-318

6532 Lansdowne Avenue 19151 34th wd. 1395 Sq. Ft. BRT#344019500 Improvements: Residential Property
BASIL A. SCOTT AND JANICE V. SCOTT C.P. March Term, 2011 No. 03346 \$141,283.09 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.

1301-320

2522 N. 18th Street 19132 16th wd. 1038.50 Sq. Ft. BRT#1620111000 Improvements: Residential Property
EUGENE D. DAVIS C.P. October Term, 2007 No. 00451 \$63,544.26 KML Law Group, P.C.

1301-321

4015 M Street 19124 33rd wd. 1125 Sq. Ft. BRT#332467700 Improvements: Residential Property
YSA MEDINA C.P. June Term, 2012 No. 03349 \$98,382.80 KML Law Group, P.C.

1301-322

576 Rosalie Street 19120 35th wd. 1033.60 Sq. Ft. BRT#352025200 Improvements: Residential Property

SHERIFF'S SALE

HAROLD FORD C.P. May Term, 2012 No. 03545 \$48,384.66 KML Law Group, P.C.

1301-323

2031 East Cheltenham Avenue 19124 41st wd. 1255.60 Sq. Ft. BRT#411077900 Improvements: Residential Property
EVELIO IRIZARRY III C.P. June Term, 2012 No. 02021 \$78,840.56 KML Law Group, P.C.

1301-324

4841 North 8th Street 19120 49th wd. 1090.73 Sq. Ft. BRT#491252900 Improvements: Residential Property
GLENDA DE JESUS C.P. May Term, 2012 No. 02174 \$144,877.94 KML Law Group, P.C.

1301-325

1130 Longshore Avenue 19111 53rd wd. (formerly part of the 35th wd.) 2697.81 Sq. Ft. BRT#532172100 Improvements: Residential Property
USHA DEVASIA AND DEVASIA C DEVASIA C.P. July Term, 2012 No. 01777 \$172,735.85 KML Law Group, P.C.

1301-326

4010 Gilham Street 19135 55th wd. (formerly part of the 41st wd.) 975 Sq. Ft. BRT#552128200 Improvements: Residential Property
RICHARD D. HARWATH AND MARIA L. HARWATH C.P. July Term, 2012 No. 02745 \$121,778.89 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.

1301-328

2930 Mckinley Street 19149 62nd wd. 991.25 Sq. Ft. BRT#621250000 Improvements: Residential Property
FRANK E BATCHELOR III C.P. January Term, 2012 No. 01573 \$95,477.14 KML Law Group, P.C.

1301-329

3323 Kip Street 19134 7th wd. 862.20 Sq. Ft. BRT#073094600 Improvements: Residential Property
HECTOR GUZMAN AND PROVIDENCIA GUZMAN C.P. April Term, 2012 No. 02550 \$8,833.47 KML Law Group, P.C.

1301-330

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

1301-331

2506 South Carroll Street 19142 40th wd. 1232 Sq. Ft. BRT#406107100 Improvements: Residential Property
ANITA K. TYLER C.P. May Term, 2012 No. 00665 \$80,991.04 KML Law Group, P.C.

1301-332

3306 Bleigh Avenue 19136 64th wd. 1892.13 Sq. Ft. BRT#642139100 Improvements: Residential Property
SAMERA AHMAD C.P. February Term, 2010 No. 03567 \$130,039.80 KML Law Group, P.C.

1301-333

6012 Lawndale Avenue 19111 35th wd. 1533 Sq. Ft. BRT#352317800 Improvements: Residential Property
KEVIN THOMAS AKA KEVIN L. THOMAS C.P. February Term, 2010 No. 01480 \$130,241.59 KML Law Group, P.C.

1301-334

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

1301-335

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.

1301-336

2648 Lloyd Street 19142 40th wd. 1120 Sq. Ft. BRT#404019700 Improvements: Residential Property
HAZEL FERREIRA C.P. August Term, 2010 No. 04774 \$54,392.19 KML Law Group, P.C.

1301-337

3522 Wellington Street 19149 55th wd. 1408 Sq. Ft. BRT#551467300 Improvements: Residential Property
GEORGE HENDRICKS, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BONNIE S. SANDER C.P. April Term,

SHERIFF'S SALE

2012 No. 04158 \$142,143.06 KML Law Group, P.C.

1301-338

4635 Sansom Street 19139 60th wd. 2000 Sq. Ft. BRT#601024500 Improvements: Residential Property
THOMAS L. O. CRENSHAW C.P. February Term, 2012 No. 02607 \$219,131.15 KML Law Group, P.C.

1301-339

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

1301-340

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.

1301-341A-B

3359 Tilden Street - Premises A - 19129 16'x92' BRT#382139400 and city registry #107N6282 Improvements: Residential
3461 Tilden Street - Premises B - 19129 15'10" x 62" 6" BRT#382142800 Subject To Mortgage; Citizens Bank Improvements: Residential
FREDA GOWLING, 3461 TILDEN STREET, PHILADELPHIA PA 19129 C.P. March Term, 2010 No. 00842 \$320,653.97 Dana S. Plon, Esq.

1301-342

1436 North 61st Street 34th wd. 1500 Sq. Ft. BRT#342257100 Subject To Mortgage Improvements: Residential Property
EBODEAME MARY AGBUGUI-WALKER C.P. January Term, 2012 No. 01781 \$53,214.41 Pressman & Doyle, LLC

1301-343

7186 Andrews Avenue 19138 10th wd. 1818.72 Sq. Ft. BRT#101146200 Improvements: Residential Dwelling
PORTIA SPEAKES C.P. January Term, 2011 No. 02202 \$129,213.96 Mark J. Udren, Esq.

1301-344

1937 South Iseminger Street 19148 39th wd. 674.63 Sq. Ft. BRT#394396300 Improvements: Residential Dwelling
PROPERTY OF KRISTEN ACROS (KNOWN HEIR OF DOMINIC L. SPADACCINI, LAST RECORD OWNER); DONNA BUCKLEY (KNOWN HEIR OF DOMINIC L. SPADACCINI, LAST RECORD OWNER); DOMINIC SPADACCINI (KNOWN HEIR OF DOMINIC L. SPADACCINI, LAST RECORD OWNER); MICHAEL SPADACCINI (KNOWN HEIR OF DOMINIC L. SPADACCINI, LAST RECORD OWNER); DOMENIC SPADACCINI AKA DOMINIC SPADACCINI (LAST RECORD OWNER) C.P. October Term, 2010 No. 01175 \$25,293.72 Udren Law Offices, P.C.

1301-345

1610 South Orkney Street 19148 1st wd. 729 Sq. Ft. BRT#011444600 Subject To Mortgage Improvements: Residential Dwelling
ANGELO AUDDINO C.P. July Term, 2012 No. 00477 \$180,548.46 Udren Law Offices, P.C.

1301-346

2331 East Cambria Street 19134 25th wd. 940.8 Sq. Ft. BRT#252112800 Improvements: Residential Property
GEORGE SOWDEN C.P. July Term, 2012 No. 0663 \$54,617.24 Kristine M. Anthou, Esq.

1301-347

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

1301-348

4755 C Street 19120 42nd wd. 15'4" frontage x 85' 3-1/8" depth OPA#421371200 Improvements: Residential Property
JENNIFER M. PORTALATIN AKA JENNIFER M. ZAYAS C.P. December Term, 2010 No. 03097 \$109,049.42 Richard M. Squire & Associates, LLC

1301-349

5215 Oakland Street 19124 62nd wd. 17 ft 9.5 inches, frontage x 99 ft 9 inches depth OPA#621401300 Improvements: Residential Property
JEFFREY A. WILSON C.P. January Term, 2011 No. 03815 \$161,380.52 Richard M. Squire & Associates, LLC

SHERIFF'S SALE

1301-350

1618 W. Westmoreland Street 19140 11th wd. 2522 Sq. Ft. BRT#112018800 Subject To Mortgage Improvements: Residential Property
UNITED REAL ESTATE INVESTMENT GROUP, LLC A DEFENDANT IN THE REFERENCED CONFESSION OF JUDGMENT IS THE PRIOR OWNER OF 1618 W. WESTMORELAND STREET, PHILADELPHIA PA 19140 C.P. May Term, 2012 No. 2995 \$64,078.03 Susan M. Heimbecker, Esq.

1301-351

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

1301-352

898 Granite Street 19124 35th wd. 1292.90 Sq. Ft.; lot 110, block 139N2 BRT#351133100 Improvements: Commercial Real Estate
CHRISTOPHER A. WILLIAMS C.P. Term, 2012 No. 001819 \$47,679.42 Bruce S. Luckman, Esq.

1301-353

1324 Locust Street, Unit 422 All that certain unit in the property known, named, and identified in the Declaration referred to below as the Arts Condominium, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act 68, PA CS 3101 et seq by the recording in the Philadelphia Department of Records of a certain Declaration for the Arts Condominium, dated October 3, 2006. Subject to Mortgage Improvements: Res Condo 5+ Sty, Masonry
DEBORAH L. WINIK AND JAY L. WINIK C.P. February Term, 2012 No. 02522 \$89,145.92 Briane E. Caine, Esq.

1301-354

6062 N. American Street 61st wd. Beginning at a point on the westerly side of American Street at the distance of 464 feet, 11 inches northwardly from the northerly side of Champlost Avenue Subject to Mortgage Improvements: Row B/gar 2sty Masonry
JANET HOLLAND C.P. January Term, 2012 No. 04684 \$84,086.70 Chandra M. Arkema, Esq.

1301-355

6047 North 13th Street 19141 49th wd. 2382.81 Sq. Ft. BRT#493207100 Improvements: Residential Dwelling
VONDALEAH M. DOANE C.P. April Term, 2012 No. 003513 \$47,739.32 Heather Riloff, Esq.

1301-356

1212 Kerper Street 19111 53rd wd. 1681.74 Sq. Ft. BRT#532088700 Improvements: Residential Dwelling
JOSEPH F. ESTINVILLE AND JEANNE M. ESTINVILLE C.P. March Term, 2011 No. 002435 \$145,163.94 Heather Riloff, Esq.

1301-357

1268 South Newkirk Street 19146 36th wd. 712.50 Sq. Ft. BRT#362151500 Improvements: Residential Dwelling
KEVIN TAYLOR C.P. July Term, 2010 No. 001478 \$55,532.32 Heather Riloff, Esq.

1301-358

SHERIFF'S SALE

1301-363
1103 Dorset St 50th wd. 1648.20 Sq. Ft. BRT#502377100 Improvements: Residential Real Estate
 ODELL DEBOSE JR AND LORRIE DEBOSE C.P. July Term, 2012 No. 00206 \$24,004.84 Stern & Eisenberg, PC

1301-364
5848 Sansom Street 19139 60th wd. 1420.73 Sq. Ft. BRT#604160800 Improvements: Residential Dwelling
 LISA THOMAS C.P. March Term, 2010 No. 5458 \$81,758.46 Gregory Javardian, Powers, Kirm & Javardian, LLC

1301-365
238 West Olney Avenue 19120 42nd wd. 1011.75 Sq. Ft. BRT#422305100 Improvements: Residential Property
 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.

1301-366
4614 Greene Street 19144 22nd wd. 1926.92 Sq. Ft. BRT#123157300 Improvements: Residential Property
 UNKNOWN HEIRS OF MORRIS FERRELL, DECEASED AND LATOYA WILLOGHBY, SOLELY IN HER CAPACITY AS HEIR OF MORRIS FERRELL, DECEASED. C.P. November Term, 2008 No. 00380 \$168,090.48 KML Law Group, P.C.

1301-367
6415 North 20th Street 19138 17th wd. 4000 Sq. Ft. BRT#172376900 Improvements: Residential Property
 SYEIDAH THORN AKA SYEIDAH THOORN C.P. June Term, 2010 No. 03193 \$55,342.72 KML Law Group, P.C.

1301-368
1652 North Robinson Street 19151 34th wd. 1434.56 Sq. Ft. BRT#342289300 Improvements: Residential Property
 RODNEY J. KEITT, AS ADMINISTRATOR TO THE ESTATE OF EDWARD KEITT, JR. DECEASED. C.P. April Term, 2012 No. 01045 \$78,502.20 KML Law Group, P.C.

1301-369
829 Mclellan 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.

1301-370
212 West Apsley Street 19144 13th wd. 1392 Sq. Ft. BRT#133028700 Improvements: Residential Property
 METRO REDEVELOPMENT LLC AND JARRET S BYRD MEMBER OF METRO REDEVELOPMENT LLC C.P. June Term, 2008 No. 02786 \$93,914.77 KML Law Group, P.C.

1301-371
4622 Pilling Street 19124 23rd wd. 3750 Sq. Ft. BRT#234240800 Improvements: Residential Property
 GLENN A. HUTCHINSON C.P. December Term, 2009 No. 03461 \$60,082.67 KML Law Group, P.C.

1301-372
5732 North 12th Street 19141 49th wd. 1469.70 Sq. Ft. BRT#493141300 Improvements: Residential Property
 CHERIE JOHNSON C.P. January Term, 2011 No. 01616 \$66,595.59 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.

1301-374
2111 Fraley Street 19124 41st wd. 941.12 Sq. Ft. BRT#411027600 Improvements: Residential Property
 STUART R. KULLA C.P. December Term, 2009 No. 02189 \$16,363.12 KML Law Group, P.C.

1301-375
3150 Wellington Street 19149 55th wd. on southwesterly side of Wellington St 60 ft 0 in, front 16 ft 4 in, depth 16 ft 4 in BRT#551457400 Subject to Mortgage
 COLLEEN M. KARASINSKI C.P. December Term, 2011 No. 00131 \$176,027.66 Louis P. Vitti, Esq.

1301-376
3408 Arthur Street 64th wd. Containing in front or breadth on the said Arthur Street, 20 feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to the said Arthur Street. Subject

SHERIFF'S SALE

to Mortgage Improvements: Semi/det 2sty Frame
 JOSEPH J. BRETT AND ROCHELLE BRETT C.P. May Term, 2011 No. 00526 \$131,095.41 Chandra M. Arkema, Esq.

1301-377
2804 Fuller Street 64th wd. Beginning at a point on the southwest side of Fuller Street (50 feet wide) which point is measured South 53 degrees 6 minutes 37 seconds east 35 feet 10-1/2 inches from a point which is measured on the arc of the circle curving to the right. Subject to Mortgage Improvements: S/d W B/g 1 Sty Masonry
 JOHN SULLICK C.P. April Term, 2012 No. 03662 \$165,550.81 Chandra M. Arkema, Esq.

1301-378
7243 Rupert Street 54th wd. Situate on the southeasterly side of Rupert Street (fifty feet wide) at the distance of four hundred three feet seven and one-half inches 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.

1301-379
2051 Church Lane 17th wd. on the northwest side of Church Lane, front 51 ft 3/4", depth 57 ft 2-1/8" Improvements: Commercial Property
 FAMILY FIRST BAR, INC. C.P. April Term, 2012 No. 003472 \$190,510.27 Phillip D. Berger, Esq.

1301-380
2313 S. 17th Street 19145 26th wd. All that certain lot or piece of ground, situate on the east side of Seventeenth Street at the distance of ninety-six feet southward from the south side of Wolf Street in the twenty-sixth ward of the City of Philadelphia. Containing in front or breadth on the said Seventeenth Street sixteen feet and extending of that width in length or depth between line at right angles to the said Seventeenth Street sixty-two feet or a four feet wide alley which extends northward and southward and communicates at each end with another four feet wide alley extending eastward into Chadwick Street. Together with the free and common use, right, liberty, and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter forever. Subject to Mortgage Improvements: Single Family Row
 ROBERT M. EDGAR C.P. August Term, 2011 No. 04375 \$110,235.14 Anthony R. Distasio, Esq.; Linton, DiStasio & Edwards, P.C.

1301-381
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.

1301-382
2319 S. Beulah Street 19148 39th wd. 944 Sq. Ft. BRT#393195700 Improvements: Residential Property
 ABRAHAM N. VALLADARES AKA ABRAHAM NAPOLEON VALLADARES C.P. July Term, 2012 No. 1437 \$162,338.58 Christopher A. DeNardo, Esq.

1301-383
756 South Darien Street AKA 10 Lincoln Avenue, #9R 19147 2nd wd. 585 Sq. Ft. BRT#022277000 Improvements: Residential Property
 ANDREW SCHWALM C.P. May Term, 2012 No. 3093 \$128,295.87 Christopher A. DeNardo, Esq.

1301-384
4227 Ormond Street 19124 33rd wd. 930 Sq. Ft. BRT#332540700 Improvements: Residential Property
 PROPERTY OF UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLORIA MARRERO C.P. November Term, 2007 No. 003665 \$44,876.08 Christopher A. DeNardo, Esq.

1301-385
8130 Leon Street 19136 35th wd. 1132 Sq. Ft. BRT#642041300 Improvements: Residential Property
 PROPERTY OF UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NELLIE MCGINN, DECEASED AND ANNE KINNEY, INDIVIDUALLY AND AS HEIR OF NELLIE MCGINN, DECEASED. C.P. July Term, 2012 No. 728 \$136,317.32 Christopher A. DeNardo, Esq.

SHERIFF'S SALE

1301-386
4320 North Hicks Street 19140 13th wd. 944 Sq. Ft. BRT#132078700 Subject To Mortgage; Bank of America, N.A. Improvements: Residential Property
 BANK OF AMERICA, N.A. C.P. December Term, 2011 No. 11201380 \$55,691.75 David J. Demers, Esq.

1301-387
5834 Filbert Street 19139 4th wd. 1248 Sq. Ft. BRT#042018100 Subject To Mortgage; United States Bank National Association as Trustee on Behalf of SASCO Mortgage Loan Trust 2007-RNP1 Improvements: Residential Property
 UNITED STATES BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF SASCO MORTGAGE LOAN TRUST 2007-RNP1 C.P. December Term, 2011 No. 11200941 \$53,471.56 David J. Demers, Esq.

1301-388
5843 Florence Avenue 19143 40th wd. BRT#034068300 Improvements: Residential Dwelling
 ETHEL E EDWARDS BY DEED DATED 11/6/00 AND RECORDED 1/30/03 IN INSTRUMENT #50605243. C.P. October Term, 2010 No. 00464 \$52,676.23 Federman & Associates, LLC

1301-389
7224 Ditman Street 19135 41st wd. row home with basement and garage 2sty with masonry BRT#412356000 Improvements: Residential Dwelling
 ISMAEL APONTE AND LILIANA APONTE, BY DEED DATED 4/28/06 AND RECORDED 5/11/06 IN INSTRUMENT #51439559. C.P. August Term, 2010 No. 01812 \$110,787.97 Federman & Associates, LLC

1301-390
4033 Dungan Street 33rd wd. 14'3" x 60' BRT#332420200
 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02595 \$70,401.77 Jenifer G. Fowler, Esq.

1301-391
3042 Aramingo Avenue 25th wd. 14'11" x 75' BRT#251476600
 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02601 \$102,831.37 Jenifer G. Fowler, Esq.

1301-392
3098 Aramingo Avenue 25th wd. 15' x 68'6" BRT#251479400
 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02596 \$108,920.10 Jenifer G. Fowler, Esq.

1301-393
3157 Aramingo Avenue 25th wd. 14'4" x 68' 3-3/4" BRT#251465300
 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02599 \$124,739.37 Jenifer G. Fowler, Esq.

1301-394
3126 Aramingo Avenue 25th wd. 14' x 71' x 3-3/4" BRT#251480600
 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02598 \$110,798.62 Jenifer G. Fowler, Esq.

1301-395
3132 Agate Street 25th wd. 15'6"x47'6" BRT#252347500
 JG REAL ESTATE DEVELOPMENT LLC C.P. March Term, 2012 No. 02600 \$75,587.21 Jenifer G. Fowler, Esq.

1301-396
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 & Schmieg, LLP

1301-397
3925 Henry Avenue 19129 38th wd. 11947 Sq. Ft. BRT#383134500 Subject To Mortgage; Luzerne Bank, formerly Luzerne National Bank, 5/4/01, Instrument #50251521, \$271,600.00 Improvements: Single Dwelling
 TERESA O. BITTENBENDER BY VIRTUE OF A WRIT OF EXECUTION FILED BY LUZERNE BANK, FORMERLY LUZERNE NATIONAL BANK C.P. April Term, 2011 No. 02002 \$239,501.16 Hourigan, Kluger, & Quinn PC

1301-398
662 Artwood Drive 19115-2807 63rd wd. 3596.25 Sq. Ft. TXPRCL#632168400 Improvements: Residential Property
 KIMBERLY M. RUDDICK C.P. April Term, 2010 No. 02052 \$354,155.73 Phelan Hallinan & Schmieg, 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 &

SHERIFF'S SALE

Schmieg, 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.

1301-401
6165 Delancey Street 19143 3rd wd. 1085 Sq. Ft. BRT#032017900 Improvements: Residential Dwelling
 JOSEPH PERLOW C.P. July Term, 2012 No. 03092 \$111,487.45 Udren Law Offices, P.C.

1301-402
623 C South American Street 19147-2300 2nd wd. 230.32 Sq. Ft. BRT#023108010 Improvements: Residential Dwelling
 SUSAN B. FARRELL C.P. January Term, 2012 No. 01842 \$54,601.57 Udren Law Offices, P.C.

1301-403
1934-36 E. Passyunk Avenue 19148 39th wd. land, 2053 Sq. Ft.; total dwelling livable area 4737 Sq. Ft. BRT#871182950
 MAURICE T. PISANO C.P. May Term, 2007 No. 002386 \$711,660.40 Fleisher & Associates LLC

1301-404
3724 North 8th Street 19140 43rd wd. 736 Sq. Ft. BRT#432304700 Improvements: Residential Real Estate
 THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF RUTH JACKSON. C.P. November Term, 2011 No. 001411 \$51,566.01 Stern & Eisenberg, PC

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

1301-406
1529 Sellers Street 19124 23rd wd. 1299.90 Sq. Ft. BRT#232063100 Improvements: Residential Real Estate
 DONNELL COOPER AND DONNA M. COOPER C.P. May Term, 2012 No. 01324 \$84,297.25 Stern & Eisenberg, PC

1301-407
6826 North Gratz Street 19126 10th wd. 1608 Sq. Ft. BRT#101108700 Improvements: Residential Real Estate
 THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESATE OF ANN PRICE C.P. June Term, 2012 No. 01904 \$25,605.16 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.

1301-410
1535 Foulkrod Street 19124 23rd wd. 1125 Sq. Ft. BRT#232177100 Improvements: Residential Property
 KOWANA MANLEY C.P. June Term, 2012 No. 2606 \$106,190.64 Christopher A. DeNardo, Esq.

1301-411
1510 Cardeza Street 19150 10th wd. 1458 Sq. Ft. BRT#102317400 Improvements: Residential Property
 RICHARD LOWE, III, ADMINISTRATOR OF THE ESTATE OF RICHARD LOWE, JR. C.P. May Term, 2012 No. 1600 \$61,613.37 Christopher A. DeNardo, Esq.

1301-412
3035 West Norris Street 19121 32nd wd. 1378 Sq. Ft. BRT#323080000 Improvements: Residential Property
 JOURDAIN DAMAS C.P. June Term, 2012 No. 3641 \$72,557.56 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

SHERIFF'S SALE

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.

1301-416
4716 A Street 19120 42nd wd. 1800 Sq. Ft. BRT#421290300 Improvements: Residential Property
 LINADALEN SUON C.P. July Term, 2012 No. 1146 \$175,445.20 Christopher A. DeNardo, Esq.

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 Hawthorn 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.

1301-420
2619 South Fairhill Street 19148 39th wd. 940 Sq. Ft. BRT#392316300 Improvements: Residential Property
 ERNEST WILKIE C.P. July Term, 2012 No. 1433 \$70,346.53 Christopher A. DeNardo, Esq.

1301-421
7248 Montour Street 19111 23rd wd. 1425 Sq. Ft. BRT#532411700 Improvements: Residential Property
 ALFRED WILLIAMS AND REBECCA WILLIAMS C.P. May Term, 2012 No. 3552 \$240,979.08 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.

1301-423
3350 Emerald Street 19134 45th wd. 1148 Sq. Ft. BRT#452336200 Improvements: Residential Property
 JEFFREY DULDULAO C.P. July Term, 2012 No. 4654 \$64,579.12 Christopher A. DeNardo, Esq.

1301-424
5030 Market Street 19139 60th wd. 1380 Sq. Ft. BRT#602001700 Improvements: Residential Property
 ANDREA SCLAFFORD C.P. May Term, 2012 No. 000020 \$129,308.06 Christopher A. DeNardo, Esq.

1301-425
6718 Rutland Street 19149 54th wd. 1681.12 Sq. Ft. BRT#542151500 Improvements: Residential Dwelling
 EVELYN SHORE C.P. April Term, 2012 No. 001354 \$137,414.11 Martha E. Von Rosenstiel, Esq.

1301-426
6814 Paschall Avenue 19142 40th wd. 3772.80 Sq. Ft. BRT#403320300 Improvements: Residential Real Estate
 EUGENE GARFIELD, JR C.P. July Term, 2012 No. 03919 \$85,431.13 Stern & Eisenberg, PC

1301-427
7615 Thouron Street 19150 50th wd. 2000 Sq. Ft. BRT#502163600 Improvements: Residential Real Estate
 JOHN L. BAILEY C.P. July Term, 2012 No. 01797 \$96,921.82 Stern & Eisenberg, PC

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

1301-429
5302 Spruce Street 19139 60th wd. 1501 Sq. Ft. BRT#603064700 Improvements: Residential Property
 PERRY BOLDEN JR. C.P. July Term, 2012

SHERIFF'S SALE

No. 03347 \$106,387.65 KML Law Group, P.C.

1301-430

3618 North Gratz Street 19140 13th wd. 1280 Sq. Ft. BRT#131264200 Improvements: Residential Property
FAYETTA ADAMS AKA FAYETTA PORTER ADAMS C.P. February Term, 2009 No. 03261 \$77,027.81 KML Law Group, P.C.

1301-431

2434 South Milan Street 19153 40th wd. 1158.56 Sq. Ft. BRT#404128800 Improvements: Residential Property
MALIK SNELL AND TAWANDA A. SNELL C.P. June Term, 2012 No. 03107 \$142,129.79 KML Law Group, P.C.

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.

1301-433

4347 Tackawanna Street 19124 23rd wd. 1706.90 Sq. Ft. BRT#232347100 Improvements: Residential Property
ROSARIO R. TAYLOR C.P. April Term, 2012 No. 02707 \$95,137.87 KML Law Group, P.C.

1301-434

258 West Somerville Avenue 19120 42nd wd. 2203.30 Sq. Ft. BRT#422273300 Improvements: Residential Property
TYRONE HILL AS ADMINISTRATOR OF THE ESTATE OF DIANA OWENS, DECEASED C.P. October Term, 2011 No. 04117 \$78,597.71 KML Law Group, P.C.

1301-435

2309 South Hemberger Street 19145 48th wd. 696.43 Sq. Ft. BRT#482235300 Improvements: Residential Property
MARGARITA RASING AND NARCISO RASING C.P. July Term, 2012 No. 03824 \$147,272.36 KML Law Group, P.C.

1301-436

3313 Aldine Street 19136 64th wd. (formerly part of the 35th wd.) 1618.59 Sq. Ft. BRT#642114800 Improvements: Residential Property
AMIE BRETT-JOHNSON AND CHRISTOPHER JOHNSON C.P. July Term, 2012 No. 00170 \$163,415.34 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.

1301-438

5927 Bingham Street 19120 35th wd. 990 Sq. Ft. BRT#352310600 Improvements: Residential Property
MIRTA I. ANGLERO AND LUIS R. ANGLERO C.P. August Term, 2012 No. 02060 \$126,604.26 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.

1301-441

229 Widener Street 19120 61st wd. (formerly part of the 42nd wd.) 1024.07 Sq. Ft. BRT#612122300 Improvements: Residential Property
NOELIA ANDINIO-TORO C.P. February Term, 2012 No. 04034 \$85,351.83 KML Law Group, P.C.

1301-442

3318 Glenview Street 19149 55th wd. (formerly part of the 35th wd.) 1710.32 Sq. Ft. BRT#551233300 Improvements: Residential Property
MARY BENSON C.P. July Term, 2012 No. 03956 \$46,213.15 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.

1301-444

960 Allengrove Street 19124 23rd wd. 2892.62 Sq. Ft. BRT#233042400 Improvements:

SHERIFF'S SALE

Residential Property
WILLIAM D. CROWTHERS, JR. C.P. February Term, 2007 No. 01276 \$163,110.23 KML Law Group, P.C.

1301-445

217 West Colonial Street 19126 61st wd. 1360 Sq. Ft. BRT#611327600 Improvements: Residential Property
FELICIA DAWSON C.P. January Term, 2012 No. 02463 \$110,958.41 KML Law Group, P.C.

1301-446

2635 South 3rd Street 19148 39th wd. 771.72 Sq. Ft. BRT#391354100 Improvements: Residential Property
SREANG PO C.P. October Term, 2011 No. 04410 \$59,578.35 KML Law Group, P.C.

1301-447

3027 Comly Road 19154 66th wd. 2011 Sq. Ft. BRT#662482600 Improvements: Residential Property
SUSAN SIMONSON AND JESSE SIMONSON, JR. C.P. February Term, 2012 No. 02206 \$224,976.56 KML Law Group, P.C.

1301-448

150 East Walnut Lane 19144 59th wd. (formerly part of the 22nd wd.) 2614.62 Sq. Ft. BRT#592059400 Improvements: Residential Property
DIAMOND A. WEBB C.P. January Term, 2012 No. 01600 \$122,927.68 KML Law Group, P.C.

1301-449

7533 Tulehocken Street 19138 50th wd. 1500 Sq. Ft. BRT#501372800 Improvements: Residential Property
SHANTE ANTROM-GOWANS C.P. July Term, 2012 No. 03845 \$110,901.11 KML Law Group, P.C.

1301-450

5420 Harlan Street 19131 4th wd. 945 Sq. Ft. BRT#041234000 Improvements: Residential Property
SEAN D. SMITH C.P. July Term, 2012 No. 03778 \$68,744.39 KML Law Group, P.C.

1301-451

6560 North Uber Street 19138 10th wd. 1080 Sq. Ft. BRT#102027500 Improvements: Residential Property
THE UNKNOWN HEIRS OF ETHEL M. COOLEY, DECEASED AND JOYCE HUDSON, SOLELY IN HER CAPACITY AS HEIR OF ETHEL M. COOLEY, DECEASED. C.P. May Term, 2012 No. 03587 \$27,984.84 KML Law Group, P.C.

1301-452

6515 North Park Avenue 19126 49th wd. 2474.22 Sq. Ft. BRT#493234900 Improvements: Residential Property
JAMES WATSON C.P. June Term, 2012 No. 03462 \$126,216.11 KML Law Group, P.C.

1301-453

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

1301-454

5930 Drexel Road 19131 52nd wd. (formerly part of the 34th wd.) 32106.06 Sq. Ft. BRT#522192500 Improvements: Residential Property
JUDITH STEVENSON AND PETER STEVENSON C.P. June Term, 2012 No. 03419 \$542,751.11 KML Law Group, P.C.

1301-455

2539 S. Fairhill Street 19148 39th wd. 672 Sq. Ft. BRT#392314500 Improvements: Residential Property
GINA ROMEO AND SANTO ROMEO C.P. July Term, 2012 No. 03954 \$81,140.00 KML Law Group, P.C.

1301-456

826 East Stafford Street 19138 59th wd. (formerly part of the 22nd wd.) 1204.42 Sq. Ft. BRT#591030700 Improvements: Residential Property
MAKSIM GORMAKH C.P. July Term, 2012 No. 04700 \$61,536.73 KML Law Group, P.C.

1301-457

7939 Thouron Avenue 19150 50th wd. 2262.50 Sq. Ft. BRT#502169800 Improvements: Residential Property
RANDALL C. GARDNER C.P. October Term, 2011 No. 02645 \$178,825.93 KML Law Group, P.C.

1301-458

5231 Pine Street 19143 60th wd. Row 2sty, masonry; 2666.40 Sq. Ft. BRT#602128800 Subject to Mortgage Improvements: Residential Dwelling
ABDELLATIF CHAKRANE C.P. March Term, 2010 No. 00259 \$51,692.00 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1301-459
6825 Souder Street 19149 54th wd. row b/gar 2sty,masonry; 2381.69 Sq. Ft. BRT#542318900 Improvements: Residential Dwelling
SHAO JUN CHEN C.P. July Term, 2012 No. 04576 \$92,819.04 McCabe, Weisberg, & Conway, P.C.

1301-460

1318 S. Ruby Street 19143 51st wd. Row 2sty, masonry; 1392 Sq. Ft. BRT#511250800 Improvements: Residential Dwelling
ROBERT D. BOOKHART AKA ROBERT DANIEL BOOKHART C.P. April Term, 2010 No. 01496 \$51,740.11 McCabe, Weisberg, & Conway, P.C.

1301-461

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

1301-462

1436 South 16th Street 19146 36th wd. Row 2 sty masonry; 2176 Sq. Ft. BRT#365135500 Improvements: Residential Dwelling
UNITED STATES OF AMERICA, YAMIN SABREE AND CASSANDRA HAYES C.P. April Term, 2012 No. 02393 \$122,137.70 McCabe, Weisberg, & Conway, P.C.

1301-463

5600 Warrington Avenue 19143 51st wd. Row b/gar 2sty, masonry; 2592 Sq. Ft. BRT#514061100 Improvements: Residential Dwelling
ERROL A. RICKETTS AKA ERROL RICKETTS C.P. March Term, 2012 No. 02247 \$79,338.63 McCabe, Weisberg, & Conway, P.C.

1301-464

2303 East Clearfield Street 19134 25th wd. Row 2 sty masonry; 2046.72 Sq. Ft. BRT#252247200 Improvements: Residential Dwelling
RICARDO RAMIREZ AND ROSA RAMIREZ C.P. July Term, 2012 No. 02218 \$77,645.82 McCabe, Weisberg, & Conway, P.C.

1301-465

5204 Rorer Street 19120 42nd wd. Row b/gar 2 sty, masonry; 2445.77 Sq. Ft. BRT#421530800 Improvements: Residential Dwelling
CHARMING BOONYAPISIT, PHONGSAVAT PITAKANON AND CHARINTHORN AIMVILAI C.P. November Term, 2010 No. 01010 \$83,897.21 McCabe, Weisberg, & Conway, P.C.

1301-466

168 West Thelma Street 19140 42nd wd. Row 2 sty masonry; 1764 Sq. Ft. BRT#422043400 Improvements: Residential Dwelling
BERNICE L. TOWNSEND C.P. April Term, 2009 No. 02899 \$52,524.51 McCabe, Weisberg, & Conway, P.C.

1301-467

43 East School House Lane 19144 12th wd. Row conv/apartment 3 sty; masonry 3390.2 Sq. Ft. BRT#122052200 Improvements: Residential Dwelling
KENNETH JOHNSON C.P. November Term, 2009 No. 00488 \$83,617.56 McCabe, Weisberg, & Conway, P.C.

1301-468

3152 E Street 19134 7th wd. Row 2 sty masonry; 960 Sq. Ft. BRT#071561000 Improvements: Residential Dwelling
NDUBUISI OKORO AND BRENDA OKORO C.P. April Term, 2009 No. 00042 \$68,496.31 McCabe, Weisberg, & Conway, P.C.

1301-469

517 Porter Street 19148 39th wd. Row 2 sty masonry; 1972.5 Sq. Ft. BRT#332216100 Subject to Mortgage Improvements: Residential Dwelling
CHANN CHHIM C.P. July Term, 2012 No. 04575 \$98,412.43 McCabe, Weisberg, & Conway, P.C.

1301-470

1872 Nolan Street 19138 10th wd. Row b/gar 2sty masonry; 3484 Sq. Ft. BRT#102225700 Improvements: Residential Dwelling
JACQUELINE CRAIG C.P. August Term, 2011 No. 02387 \$76,491.47 McCabe, Weisberg, & Conway, P.C.

1301-471

9200 Blue Grass Road, Unit E-92 19114 57th wd. res condo 2 sty, mas + other; 1248 Sq. Ft. BRT#888570384 Improvements: Residential Dwelling
CHANG CHOO AKA CHANG W. CHOO C.P. April Term, 2011 No. 02596 \$136,613.12 McCabe, Weisberg, & Conway, P.C.

1301-472

5730 Poplar Street 19131 04th wd. Row conv/apt 2 sty masonry; 1987.50 Sq. Ft. BRT#043016200 Subject to Mortgage Improvements: Residential Dwelling

SHERIFF'S SALE

RUTH MURPHY AND MARVIN THOMAS C.P. June Term, 2009 No. 03905 \$117,571.93 McCabe, Weisberg, & Conway, P.C.

1301-473

955 East Schiller Street 19134 33rd wd. Row 2 sty, masonry; 2152.12 Sq. Ft. BRT#331196200 Improvements: Residential Dwelling
INGA AZVOLINSKY C.P. April Term, 2010 No. 03228 \$44,494.53 McCabe, Weisberg, & Conway, P.C.

1301-474

15138 Endicott Street 19116 58th wd. 3300 Sq. Ft. BRT#583175200 Improvements: Residential Real Estate
HEATHER WONN C.P. February Term, 2010 No. 003391 \$290,409.78 Stern & Eisenberg,LLP

1301-475

1921 South Croskey Street 48th wd. 761.5 Sq. Ft. BRT#482208700 Improvements: Residential Dwelling
STEPHEN M. PERRY AND MAE PERRY C.P. July Term, 2012 No. 01114 \$12,643.83 Gregory Javardian, Esq.

1301-476

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

1301-477

5730 North 3rd Street 19120-2320 61st wd. 2941.50 Sq. Ft. BRT#612378600 Improvements: Residential Dwelling
CUONG VI TRAN C.P. June Term, 2012 No. 02968 \$101,746.28 Barbara A. Fein, Esq.

1301-478

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

1301-479

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.

1301-481

5900 N 12th Street 19141 49th wd. 1680 Sq. Ft. BRT#493145400 Improvements: Mixed Use Property
ANTHONY MCNEIL C.P. May Term, 2008 No. 1880 \$212,936.91 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1301-482

215 Sigel Street 1st wd. front 14 ft; depth 53 ft OPA#011158900 Subject to Mortgage Improvements: Single Family Dwelling
KATIE LYNN SERAD C.P. April Term, 2012 No. 00228 \$78,080.07 Jerome R. Balka, Esq.

1301-483

5001 North 11th Street 19141 2400.00 Sq. Ft. BRT#491401900 Subject to Mortgage Improvements: Residential Dwelling
MICHELLE T. FRAZIER C.P. July Term, 2012 No. 03487 \$99,304.33 Udren Law Offices, P.C.

1301-484

4423 Vista Street 19136 41st wd. 1081.81 Sq. Ft. BRT#412209400 Improvements: Residential Dwelling
ANTHONY BROXTON AND ANTHONY MOLINA C.P. June Term, 2011 No. 03112 \$134,052.42 Udren Law Offices, P.C.

1301-485

2112 South Woodstock Street 19145 48th wd. 776.8 Sq. Ft. BRT#481340100 Improvements: Residential Dwelling
FRANCISCA JUARSA AKA FRANSISCA JUARSA C.P. May Term, 2012 No. 02049 \$79,275.74 Udren Law Offices, P.C.

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.

1301-487

6608 Oakland Street 19149 54th wd. 1247.02 Sq. Ft. OPA#541256500 Improvements: Residential Property
SOON POK YUN AND JUNG KEUM YUN C.P. August Term, 2011 No. 1491 \$106,937.39 Lauren Berschler Karl, Esq.

SHERIFF'S SALE

1301-488A-B

5th Wd. (100 Market Street - Premises A) 1405 Sq. Ft. or .032254 acres BRT#882497600;BRT#052122300 Subject To Mortgage
5th Wd. (102 Market Street - Premises B) 1405 Sq. Ft. or .032254 acres BRT#882497700;BRT#052122400 Subject To Mortgage
PRIMEROCK REAL ESTATE FUND, LP C.P. March Term, 2012 No. 01868 \$780,800.00 Gregory L. Taddonio, 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. 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

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. 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

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. 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

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.

1301-493

1223 South 52nd Street 19143 51st wd. 1440 Sq. Ft. BRT#511194500 Improvements: Residential Property
JAMES B. WATSON C.P. July Term,

SHERIFF'S SALE

1301-501
3138 North Patton Street 19132 38th wd. 1140 Sq. Ft. BRT#382175200 Improvements: Residential Property
 JOHN J. MORRONE C.P. March Term, 2010 No. 01753 \$91,201.74 Kristine M. Anthon, Esq.

1301-502
5225 N. Fairhill Street 19120 49th wd. 1600 Sq. Ft. BRT#492096500 Improvements: Residential Property
 RAQUEL L. EDWARDS, ADMINSTRATOR OF THE ESTATE OF CRAIG D. EDWARDS C.P. February Term, 2008 No. 3375 \$51,718.61 Kristine M. Anthon, Esq.

1301-503
1729 North Wilton Street 19131 52nd wd. 825 Sq. Ft. BRT#521309800 Improvements: Residential Property
 ELLA FRANCIS C.P. April Term, 2010 No. 01552 \$71,473.65 Kristine M. Anthon, Esq.

1301-504
609 B Edison Avenue 19116 58th wd. Parcel #160 N7-30, 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#888581370 Subject to Mortgage Improvements: Residential Condominium
 MARK A. CUMMINGS C.P. June Term, 2012 No. 215355 \$7,912.00 Glenn M. Ross, 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 & Schmiegl, LLP

1301-507
7319 Limekiln Pike 19138-1334 50th wd. 4900 Sq. Ft. TXPRCL#501289800 Improvements: Residential Property
 ANNALIZA J. ANDERSON AKA ANNALIZA ANDERSON C.P. June Term, 2012 No. 00757 \$105,321.01 Phelan Hallinan & 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

1301-510
6503 Theodore Street 19142-2821 40th wd. 1020.50 Sq. Ft. TXPRCL#406237500 Improvements: Residential Property
 NATALIE ELLIS C.P. May Term, 2012 No. 02953 \$60,014.62 Phelan Hallinan & Schmiegl, LLP

1301-511
4541 Old York Road 19140-1209 49th wd. 2082.02 Sq. Ft. PRCL#491518500 Improvements: Residential Property
 MAKSIM GORMAKH C.P. July Term, 2012 No. 02167 \$59,827.57 Phelan Hallinan & Schmiegl, LLP

1301-512
1538 West Butler Street 19140-3636 13th wd. 1346.76 Sq. Ft. TXPRCL#131078300 Improvements: Residential Property
 KIA SWINTON C.P. June Term, 2012 No. 02220 \$81,024.44 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

SHERIFF'S SALE

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 propiorionate 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

1301-516
6222 North Palethorp Street AKA 6222 Palethorp Street 19120-1515 61st wd. 1200 Sq. Ft. TXPRCL#611041800 Improvements: Residential Property
 CARMELA DAVIS MACK C.P. September Term, 2011 No. 01148 \$61,951.80 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

1301-518
2723 North 6th Street 19133-2737 43rd wd. 1291.52 Sq. Ft. TXPRCL#192284000 Improvements: Residential Property
 MIGUEL FIGUEROA, III C.P. May Term, 2012 No. 03506 \$59,157.45 Phelan Hallinan & Schmiegl, LLP

1301-519
2416 North Garnet Street 19132-3725 16th wd. 699.84 Sq. Ft. TXPRCL#162107400 Improvements: Residential Property
 LAMONT C. WHITE AKA LAMONT WHITE AND TAMMI SPENCE-WHITE C.P. January Term, 2012 No. 00553 \$47,197.83 Phelan Hallinan & Schmiegl, LLP

1301-520
2409 North 17th Street 19132-4441 28th wd. 1040.05 Sq. Ft. TXPRCL#161152400 Improvements: Residential Property
 ROBERT A. CRYOR C.P. November Term, 2009 No. 04703 \$43,270.46 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.

1301-524
5024 Hazel Avenue 19143 27th wd. 2200.00 Sq. Ft. BRT#462026100 Improvements: Residential Dwelling
 DAWN BROWN AND GREGORY BROWN AKA GREGORY A. BROWN, SR. C.P. June Term, 2012 No. 02595 \$174,510.15 Udren Law Offices, P.C.

1301-525
1742 South Conestoga Street 19143 51st wd. 930.00 Sq. Ft. BRT#514190300 Improvements: Residential Dwelling
 JOEL KESTENBAUM AKA JOEL KESTERBAUM C.P. April Term, 2012 No. 00838 \$50,740.58 Udren Law Offices, P.C.

1301-526
774 South Hicks Street 19146 30th wd. 728 Sq. Ft. BRT#301285400 Improvements: Residential Dwelling
 CHRIS K. TABB C.P. March Term, 2010 No. 05788 \$287,876.08 Udren Law Offices, P.C.

1301-527
4130 Ogdan Street 19104 24th wd. 579.42 Sq. Ft. BRT#062070400 Improvements: Residential Dwelling
 CHARLOTTE ALLEN C.P. February Term, 2012 No. 03673 \$68,626.35 Udren Law Offices, P.C.

1301-528
5828 Trinity Street 19143 40th wd. 1312

SHERIFF'S SALE

Sq. Ft. BRT#401106400 Improvements: Residential Dwelling
 APRIL CARTER C.P. October Term, 2010 No. 00588 \$87,025.70 Udren Law Offices, P.C.

1301-529
5629 North 12th Street 19141 49th wd. 1800 Sq. Ft. BRT#493120700 Improvements: Residential Dwelling
 KIESHA HORNE C.P. January Term, 2011 No. 01595 \$150,970.12 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

1301-531
2138 South Norwood Street 19145-3411 48th wd. 843.84 Sq. Ft. TXPRCL#482158400 Improvements: Residential Property
 FNU RUDYANTO C.P. February Term, 2012 No. 00975 \$126,450.81 Phelan Hallinan & Schmiegl, LLP

1301-532
7265 Pitville Avenue 19126 50th wd. 1353.20 Sq. Ft. TXPRCL#101058300 Improvements: Residential Property
 INGRID M. RANSOM C.P. November Term, 2007 No. 01809 \$245,979.42 Phelan Hallinan & Schmiegl, LLP

1301-533
6741 Horrocks Street 19149-2211 54th wd. 1340.62 Sq. Ft. TXPRCL#542346600 Improvements: Residential Property
 EDWIN R. DARDON C.P. March Term, 2011 No. 03449 \$73,260.61 Phelan Hallinan & Schmiegl, LLP

1301-534
2932 North 25th Street 19132-1903 38th wd. 930 Sq. Ft. TXPRCL#381064000 Improvements: Residential Property
 NIKOLE ADAMS C.P. June Term, 2012 No. 01329 \$47,936.16 Phelan Hallinan & Schmiegl, LLP

1301-535
1623 North 56th Street 19131-3501 4th wd. 1552 Sq. Ft. TXPRCL#041352100 Improvements: Residential Property
 LINDA M. WILLIAMS C.P. April Term, 2010 No. 02289 \$70,455.19 Phelan Hallinan & Schmiegl, LLP

1301-536
4940 Baynton Street 19144-1849 12th wd. (formerly the 22nd wd.) 1479 Sq. Ft. TXPRCL#121174900 Improvements: Residential Property
 ANDREI MOISEYEV C.P. March Term, 2010 No. 03101 \$53,655.26 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

1301-538
3062 North Water Street 19134-2828 7th wd. 659.75 Sq. Ft. TXPRCL#071341600 Improvements: Residential Property
 ROY T. NAGEL AND PATRICIA R. NAGEL AKA PATRICIA NAGEL C.P. May Term, 2012 No. 00584 \$40,742.34 Phelan Hallinan & Schmiegl, LLP

1301-539
2062 East Ann Street 19134-3605 25th wd. 787.50 Sq. Ft. TXPRCL#252204600 Improvements: Residential Property
 TINA HOSGOOD AND DINO PADUANO C.P. November Term, 2009 No. 02623 \$95,481.80 Phelan Hallinan & Schmiegl, LLP

1301-540
2318 Strahle Street 19152-2518 57th wd. 3107.50 Sq. Ft. TXPRCL#562161200 Improvements: Residential Property
 HEYAM MANSOUR C.P. June Term, 2012 No. 02232 \$96,519.30 Phelan Hallinan & Schmiegl, LLP

1301-541
5215 Pine Street 19143-1520 60th wd. 1600 Sq. Ft. TXPRCL#602128000 Improvements: Residential Property
 ARGENIA MCCLENDON C.P. June Term, 2012 No. 00739 \$29,595.11 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

SHERIFF'S SALE

1301-543
317-19 Wildey Street 19125 18th wd. 1386.41 Sq. Ft. TXPRCL#181325210 Improvements: Residential Property
 KHADDEEJAH 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 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

1301-546
1636 South Taney Street 19145-1224 36th wd. 700 Sq. Ft. TXPRCL#364288400 Improvements: Residential Property
 AEESHA MOSLEY AND BUTCH MOSLEY C.P. January Term, 2012 No. 02565 \$55,758.37 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

1301-548
1939 South Croskey Street 19145-2707 49th wd. 764.64 Sq. Ft. TXPRCL#482209600 Improvements: Residential Property
 URSULA N. ONUCHUKWU AKA URSULA NNENNA ONUCHUKWU AND JOSEPH ONUCHUKWU C.P. July Term, 2012 No. 01848 \$80,484.26 Phelan Hallinan & Schmiegl, LLP

1301-549
2841 Lardner Street 19149-3517 35th wd. 922.30 Sq. Ft. TXPRCL#621190600 Improvements: Residential Property
 F OLAOYE AKA FUNMILOLA O. OLAOYE AND FELIX O AKA FELIX OLAOYE C.P. June Term, 2012 No. 01832 \$81,150.97 Phelan Hallinan & Schmiegl, LLP

1301-550
9228 Blue Grass Road Unit 2, AKA 9228-38 Blue Grass Road 19114-4308 88th wd. Being and designated as Unit 2 together with a propiorionate undivided interest in the Common Elements (as defined in such Declaration) of 2.38095% TXPRCL#888570902 Improvements: Condominium
 HOMER BORROMEO C.P. March Term, 2012 No. 03098 \$193,692.75 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

1301-552
562 Van Kirk Street 19120-1229 35th wd. 1200 Sq. Ft. TXPRCL#352098500 Improvements: Residential Property
 MARRIETTA SPRAGGANS C.P. August Term, 2008 No. 03138 \$69,156.54 Phelan Hallinan & Schmiegl, LLP

1301-553
1929 Wallace Street, Unit 1A 19130-3299 88th wd. Together with all right, title, and interest being an 11.2% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium. TXPRCL#888152601 Improvements: Condominium
 PAULA A. JAMES C.P. September Term, 2011 No. 00685 \$244,927.45 Phelan Hallinan & Schmiegl, LLP

1301-554
1451 North Corlies Street AKA 1451 Corlies Street 19121-3504 29th wd. 665.52 Sq. Ft. TXPRCL#292303900 Improvements: Residential Property
 BEATRIZ M. CARLE AND OMAR J. GUERRERO C.P. November Term, 2011 No. 01215 \$111,824.94 Phelan Hallinan & Schmiegl, LLP

1301-555
4463 Garden Street 19137-2013 45th wd. 1134 Sq. Ft. PRCL#453339200 Improvements: Residential Property
 LISA A. HOHLFELD C.P. June Term, 2012 No. 01327 \$29,143.87 Phelan Hallinan &

SHERIFF'S SALE

Schmiegl, LLP
1301-556
1021 Levick Street 19111-5409 53rd wd. (formerly the 35th wd.) 1956.55 Sq. Ft. TXPRCL#531075800 Improvements: Residential Property
 HAMEED M. GILL C.P. February Term, 2010 No. 03072 \$171,843.11 Phelan Hallinan & Schmiegl, LLP

1301-557
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

1301-559
1635 South Taney Street 19145-1223 36th wd. 662.62 Sq. Ft. TXPRCL#364283300 Improvements: Residential Property
 CHRISTOPHER MOUREY C.P. January Term, 2011 No. 02630 \$45,439.42 Phelan Hallinan & Schmiegl, LLP

1301-560
1447 North 57th Street 19131-3806 4th wd. 984.45 Sq. Ft. TXPRCL#043093700 Improvements: Residential Property
 TERESA HINTON C.P. April Term, 2010 No. 02950 \$48,574.29 Phelan Hallinan & Schmiegl, LLP

1301-561
954 Marcella Street 19124-1735 35th wd. 930 Sq. Ft. TXPRCL#351125000 Improvements: Residential Property
 JERRY V. SMITH C.P. November Term, 2011 No. 02355 \$53,034.80 Phelan Hallinan & Schmiegl, LLP

1301-562
3900 Ford Road, Unit 14-G 19131-2039 55th wd. PRCL#888520197 Improvements: Condominium
 LEE CHAPMAN AND EMILY CHAPMAN C.P. April Term, 2012 No. 04293 \$91,092.78 Phelan Hallinan & Schmiegl, LLP

1301-563
2910 North 24th Street 19132-1901 38th wd. 1147 Sq. Ft. TXPRCL#381003200 Improvements: Residential Property
 ABDUR RAHIYM-NEQUAYE C.P. May Term, 2012 No. 00964 \$54,341.12 Phelan Hallinan & Schmiegl, LLP

1301-564
1209 Friel Pl. 19116-4301 58th wd. 2700 Sq. Ft. TXPRCL#582017470 Improvements: Residential Property
 MOSHE COHEN C.P. April Term, 2012 No. 02075 \$191,369.04 Phelan Hallinan & Schmiegl, LLP

1301-565
708 East Thayer Street AKA 708 Thayer Street 19134-1814 33rd wd. 859.80 Sq. Ft. TXPRCL#331138900 Improvements: Residential Property
 KENNETH HAINES C.P. February Term, 2012 No. 03104 \$41,607.88 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. BROCKENBROU AKA KEITH D. BROCKENBROUGH AKA KEITH BROCKENBROWGH AND BRENDA SMITH C.P. May Term, 2006 No. 04356 \$77,415.12 Phelan Hallinan & Schmiegl, LLP

1301-567
3415 Edgemont Street 19134-5301 45th wd. 787.50 Sq. Ft. TXPRCL#451211600 Improvements: Residential Property
 FREDERICK J. WEBB AKA FREDERICK WEBB C.P. December Term, 2011 No. 01105 \$125,514.91 Phelan Hallinan & Schmiegl, LLP

1301-568
431 Fairmount Avenue, Unit 1B AKA 423-431 Fairmount Avenue, Unit 1 19123-2850 88th wd. Being and designated on Declaration Plan as Unit NO 1, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration). PRCL#888059666 Improvements: Condominium Unit
 AMYAPOLLO AND CRAIG A. SCHROEDER C.P. June Term, 2012 No. 01834 \$312,676.51 Phelan Hallinan & Schmiegl, LLP

1301-569
5954 Elsinore Street 19120-1208 35th wd. 960 Sq. Ft. PRCL#352300800 Improvements: Residential Property

SHERIFF'S SALE

TRACI R. JORDAN C.P. September Term, 2011 No. 03843 \$55,568.74 Phelan Hallinan & Schmieg, 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 & Schmieg, LLP

1301-571

6514 Algon Avenue 19111-5402 53rd wd. 2226 Sq. Ft. TXPRCL#531214000 Improvements: Residential Property
BADRELDIN H. ALHAG AND OMELHUSSEIN ALISAID C.P. March Term, 2011 No. 02223 \$242,662.87 Phelan Hallinan & Schmieg, 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 & Schmieg, LLP

1301-573

6655 McCallum Street, Unit 401 19119-3135 88th wd. Together with all right, title and interest being 1.78914% interest and to the Common Elements as set forth in aforesaid Declaration of Condominium and Corrective Amendment to Declaration of Condominium. TXPRCL#888220086 Improvements: Condominium Unit
ANGELA L. SCIPIO C.P. November Term, 2009 No. 00910 \$114,872.44 Phelan Hallinan & Schmieg, 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 & Schmieg, 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 & Schmieg, LLP

1301-576

2005 South Redfield Street 19143-5902 40th wd. 1077.78 Sq. Ft. TXPRCL#401063700 Improvements: Residential Property
PRITIKA BENJAMIN C.P. June Term, 2012 No. 01827 \$89,807.71 Phelan Hallinan & Schmieg, LLP

1301-577

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

1301-578

1347 Devereaux Avenue 19111-5815 53rd wd. 1184 Sq. Ft. TXPRCL#531015800 Improvements: Residential Property
JOSE A. BARBOSA C.P. August Term, 2009 No. 04195 \$46,938.16 Phelan Hallinan & Schmieg, 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 &

SHERIFF'S SALE

Schmieg, LLP

1301-580

1226 Adams Avenue 19124-3902 23rd wd. 1516 Sq. Ft. TXPRCL#234010000 Improvements: Residential Property
ROSLYN WRIGHT C.P. September Term, 2011 No. 00668 \$68,111.82 Phelan Hallinan & Schmieg, LLP

1301-581

411 West Porter Street AKA 411 Porter Street 19148-3920 39th wd. 880 Sq. Ft. TXPRCL#392214400 Improvements: Residential Property
DENISE CROWLEY C.P. February Term, 2012 No. 00976 \$60,816.94 Phelan Hallinan & Schmieg, LLP

1301-582

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

1301-585

481 Minerva Street 19128 21st wd. 2528.09 Sq. Ft. OPA#212376500 Improvements: Residential Dwelling
CHRISTIAN E. GOLAS AND KELLY ANN NAST-GOLAS C.P. October Term, 2011 No. 01628 \$226,812.11 Mitchell B. Klein, Esq.

1301-586A-B

61st Wd. (6829 North 9th Street - Premises A - 19140) 1440 Sq. Ft. BRT#611174200 Improvements: Residential Property
61st Wd. (6823 North 9th Street - Premises B - 19140) 600 Sq. Ft. BRT#611174100 Improvements: Residential Property
GLADYS HUGHES C.P. September Term, 2011 No. 03096 \$171,526.93 Christopher A. DeNardo, Esq.

1301-587

5549 Pulaski Avenue 19144 12th wd. 1824 Sq. Ft. BRT#124128600 Improvements: Residential Property
CHRISTOPHER HAYWOOD C.P. January Term, 2002 No. 00382 \$87,158.96 Christopher A. DeNardo, Esq.

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 & Schmieg, LLP

1301-589

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

1301-590

5956 North Norwood Street 19138-2920 49th wd. 1190 Sq. Ft. TXPRCL#172481000 Improvements: Residential Property

SHERIFF'S SALE

ANGELA SPRUILL C.P. April Term, 2012 No. 00169 \$57,617.53 Phelan Hallinan & Schmieg, LLP

1301-591

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

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.

1301-593

4223 Bleigh Street 41st wd. 1181.28 Sq. Ft. BRT#412153400 Subject To Mortgage; Fox Chase Bank \$100,000 recorded 8/16/2007, instrument #51754763, residential
KIMBERLYA. MAGLOWSKI C.P. December Term, 2011 No. 02119 \$102,896.70 Robert J. Murtaugh, Esq.

1301-594

5816 Trinity Street 19143 40th wd. Row 2 sty masonry; 2712 Sq. Ft. BRT#401105800 Improvements: Residential Dwelling
JAMES S. GRIFFIN AKA JAMES GRIFFIN C.P. July Term, 2010 No. 01128 \$30,326.12 McCabe, Weisberg, & Conway, P.C.

1301-595

1831 South 20th Street 48th wd. East side of 20th Street, 64 feet northward from the north side of Mifflin Street; front 16 ft 0 in, depth 66 ft, 0 in Improvements: Single Family Residence
UNITED STATES BANK NATIONAL ASSOCIATION, ET AL C.P. June Term, 2011 No. 01122 \$50,355.13 Stephen M. Hladik, Esq.

1301-596

4127 North Franklin Street 19140 43rd wd. 960 Sq. Ft. BRT#433323400 Improvements: Residential Property
JOHN J. MORRONE AKA JOHN J. MORRONE, JR. C.P. February Term, 2010 No. 001114 \$45,669.23 Christopher A. DeNardo, Esq.

1301-597

72 West Rockland Street 19144 12th wd. 1333 Sq. Ft. BRT#123035800 Improvements: Residential Property
NATALIE A. SOLOMON INDIVIDUALLY AS REAL OWNER AND AS EXECUTRIX OF THE ESTATE OF KEVIN SOLOMON AKA KEVIN ANDRE SOLOMON (MORTGAGOR) DECEASED. C.P. July Term, 2006 No. 000866 \$64,131.60 Christopher A. DeNardo, 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';

SHERIFF'S SALE

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

1301-601

2727 West Lehigh Avenue 19132 37th wd. 1752 Sq. Ft. BRT#281379000 Improvements: Residential Dwelling
CORNELIA HESTER-WILLIAMS C.P. November Term, 2011 No. 01011 \$21,856.88 Udren Law Offices, P.C.

1301-602

7937 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.

1301-603

1304 North 56th Street 19131 34th wd. 1845 Sq. Ft. BRT#043051700 Improvements: Residential Dwelling
BEVERLY STUART C.P. February Term, 2010 No. 01677 \$41,124.05 Mark J. Udren, Esq.

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.

1301-605

1627 South 8th Street 19148 1st wd. 1024 Sq. Ft. BRT#012189600 Improvements: Residential Dwelling
TONU VUONG C.P. April Term, 2010 No. 00208 \$346,742.01 Udren Law Offices, P.C.

1301-606

460 E. Walnut Lane 19144 59th wd. 2640 Sq. Ft. BRT#592065100 Improvements: Residential Dwelling
RAWL JOHN C.P. February Term, 2010 No. 00904 \$175,037.03 Udren Law Offices, P.C.

1301-607

5336 Priscilla Street 19144 12th wd. 2208 Sq. Ft. BRT#124136100 Improvements: Residential Dwelling
ERVIL SPENCER AKA ERVIL G. SPENCER C.P. August Term, 2012 No. 02346 \$131,954.08 Udren Law Offices, P.C.

1301-608

928 South 49th Street 19143 46th wd. 2750 Sq. Ft. BRT#511004100 Improvements: Residential Dwelling
NICOLE D. MCEWAN C.P. August Term, 2010 No. 00764 \$248,318.17 Udren Law Offices, P.C.

1301-609

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.

1301-610

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

1301-611

1864 Sanford Street 58th wd. 4240 Sq. Ft. BRT#582066000 Subject to Mortgage Improvements: Residential Property
WILLIAM M. JENNINGS AND TERRI ANN

SHERIFF'S SALE

JENNINGS C.P. July Term, 2012 No. 01952 \$28,521.92 Pressman & Doyle, LLC

1301-612

1551 East Luzerne Street 19124 33rd wd. ROW B/GAR 2STY Masonry; 2682.96 Sq. Ft. BRT#332030300 Improvements: Residential Dwelling
ERNESTO HEREDIA C.P. January Term, 2012 No. 03273 \$90,616.80 McCabe, Weisberg, & Conway, 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.

1301-614

226 East Sheldon Street 19120 42nd wd. 1190 Sq. Ft. BRT#421163100 Improvements: Residential Property
HOMES ARE US, L.P. BY ANNA ENTERPRISES LCC ITS GENERAL PARTNER BY ALAN STASSON, MEMBER C.P. August Term, 2012 No. 00009 \$64,207.85 Christopher A. DeNardo, Esq.

1301-615

3840 K Street 19124 33rd wd. 1200 Sq. Ft. BRT#332307900 Improvements: Residential Dwelling
MIGUEL A. DELEON C.P. March Term, 2012 No. 4038 \$101,091.55 Christopher A. DeNardo, Esq.

1301-616

3850 Woodhaven Road 19154 66th wd. 1133 Sq. Ft. BRT#888660360 Improvements: Residential Property
JAMES C. MULHOLLAND C.P. April Term, 2012 No. 03012 \$73,459.01 Christopher A. DeNardo, Esq.

1301-617

2101 Chestnut Street, #1017 19103 8th wd. 658 Sq. Ft. BRT#888112116 Improvements: Residential Property
KEVIN M. BRANDES C.P. May Term, 2012 No. 3749 \$179,842.58 Christopher A. DeNardo, Esq.

1301-618

115 East Fariston Drive 19120 61st wd. 1296 Sq. Ft. BRT#611377600 Improvements: Residential Property
YVONNE D. RANDOLPH C.P. July Term, 2012 No. 3265 \$124,853.38 Christopher A. DeNardo, Esq.

1301-619

845 East Stafford Street 19138 59th wd. 1200 Sq. Ft. BRT#591046300 Improvements: Residential Property
GREGORY MILLER AND EMMA FORTUNE C.P. July Term, 2012 No. 002826 \$71,346.30 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.

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