

# Sheriff's Sale Notices for February 4, 2014

## SHERIFF'S SALE

### THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, February 4, 2014 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 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 certified check, attorney's check or money order with the Sheriff

The balance of the purchase money must be deposited in 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 certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

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

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

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

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

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

## SHERIFF'S SALE

### NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on February 4, 2014.

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

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

### EXPLANATION

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

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

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

Very truly yours,

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

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

### 1206-376A-B

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

The following property, sale of which was postponed from the November 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

### 1211-722A-B

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

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

### 1212-639

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

The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

### 1301-490

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

## SHERIFF'S SALE

2012 No. 0137 \$200,762.54 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

### 1301-599

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

The following property, sale of which was postponed from the March 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

### 1303-525

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

The following property, sale of which was postponed from the April 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

### 1304-430

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

The following property, sale of which was postponed from the June 4, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

### 1306-340

**8553 Old Line Road 19128** 21st wd. 14301 Sq. Ft., det w/gar 2 sty frame BRT#214255080 Improvements: Residential Dwelling  
MARIA PERILLO AND FILOMENA PERILLO C.P. April Term, 2012 No. 03718 \$137,998.68 McCabe, Weisberg, & Conway, P.C.

### 1306-402

**2724 Cleltenham Avenue AKA 2724 West Cheltenham Avenue 19150** 50th wd. 2081.04 Sq. Ft. BRT#501274400 Improvements: Residential Dwelling  
JEFFREY B. THOMPSON AKA JEFFREY D. THOMPSON C.P. July Term, 2010 No. 03039 \$119,322.33 Udren Law Offices, P.C.

### 1306-428

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

### 1306-441

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

### 1306-461A-B

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

## SHERIFF'S SALE

Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Kenneth M. Portner, Esq.

### 1306-561

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

### 1306-652A-B

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

The following property, sale of which was postponed from the July 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

### 1307-356

**1123 E Montgomery Avenue 19125** 18th wd. All that certain lot of ground with the buildings and improvements thereon erected situate on the easterly side of Montgomery Avenue at the distance of one hundred thirty-seven feet six inches southward from the southeast corner of Girard Avenue and Montgomery Avenue in the Eighteenth Ward of the City of Philadelphia. Containing in front or breadth on Montgomery Avenue twelve feet six inches and extending in length or depth easterly-fifth-eight feet.  
RICHARD E. HORAN C.P. September Term, 2012 No. 00216 \$119,392.65 Anthony R. Distasio, Esq., LINTON, DISTASIO, & EDWARDS, P.C.

### 1307-359

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

### 1307-473

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

### 1307-488

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

### 1307-494

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

### 1307-518

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

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### 1307-558

**2520 East Sergeant Street 19125** 31st wd. Southwesterly side of Sergeant Street 48 ft 5.375 in northwesterly of Almond St front 12 ft 0 in, depth 47 ft 3 in OPA#314082300 Improvements: Residential Dwelling  
OBAFEMI S. TAIWO C.P. August Term, 2012 No. 00742 \$124,155.05 Kerry S. Schuman, Esq.

### 1307-584

**5942 Spruce Street 19139** row b/gar 2sty masonry BRT#032002000 Improvements: Residential Dwelling  
DAWN R. ROBINSON C.P. November Term, 2012 No. 00965 \$26,550.42 Federman & Associates, LLC

### 1307-631

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

The following property, sale of which was postponed from the August 6, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

### 1308-343A-B

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

### 1308-359

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

### 1308-384

**4232 Shel mire Avenue 19136** 41st wd. Row b/gar 2 sty, masonry; 2520.76 Sq. Ft. BRT#412218500 Subject to Mortgage Improvements: Residential Dwelling  
JOHN DELUCA AND TRACIE L. DELUCA AKA TRACIE L. DULUCA AKA TRACIE L. HANLEY C.P. September Term, 2012 No. 037386 \$135,303.02 McCabe, Weisberg & Conway, P.C.

### 1308-453

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

### 1308-467

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

### 1308-481

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

### 1308-543

**2316 Coral Street 19125** 31st wd. Apt 2-4 units, 3sty, masonry; 6938.15 Sq. Ft. BRT#121187010 Improvements: Residential Dwelling  
SHANNON NILAND AKA SHANNON D. NILAND AND DEMETRIOS POUSATIS C.P. July Term, 2012 No. 02979 \$256,821.43 McCabe, Weisberg & Conway, P.C.

### 1308-566

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



## SHERIFF'S SALE

**1308-611**  
**2614 South 6th Street 19148-4625** 39th wd. 714 Sq. Ft. PRCL#392357700 Improvements: Residential Property  
 SAMANTHA HO AKA SAMATHA HO C.P. July Term, 2012 No. 01846 \$111,604.20 Phelan Hallinan, LLP

**1308-640**  
**6600 Sylvester Street 19149-2232** 54th wd. 2762.20 Sq. Ft. BRT#541245400 Improvements: Residential Dwelling  
 MERLYN HORSFORD C.P. July Term, 2012 No. 01231 \$169,383.69 Powers, Kim, & Javardian, LLC

**1308-644**  
**1908 Stanwood Street 19152** 35th wd. 2848.72 Sq. Ft. BRT#562044700 Improvements: Residential Dwelling  
 EDNA SANDINE C.P. July Term, 2012 No. 02451 \$184,536.41 Richard J. Nalbandian, Esq. for Powers, Kim and Javardian, LLC

**1308-645**  
**5520 Boyer Street 19138-2306** 12th wd. 1852.9 Sq. Ft. BRT#122243600 Subject to Mortgage Improvements: Residential Dwelling  
 SHIRLEY WILLIAMS C.P. August Term, 2012 No. 01563 \$73,856.64 Law Offices of Gregory Javardian, Esq.

**1308-652**  
**4144 Levick Street 19135-3018** 55th wd. 1514.75 Sq. Ft. BRT#552073600 Improvements: Residential Property  
 GREGORY CARUSO AND PATRICIA A. CARUSO C.P. September Term, 2012 No. 01157 \$70,588.51 Pressman & Doyle, LLC

The following property, sale of which was postponed from the September 10, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

**1309-310**  
**301-323 Spring Garden Street 19123-2976** 5th wd. West side of 3rd Street, front 33' 9-5/8 inch, depth 108 ft 1/8 in  
 HUMER, LLC C.P. January Term, 2011 No. 02167 \$1,057,224.18 Phillip D. Berger, Esq.

**1309-322**  
**1810 West Albanus Street 19141** 14th wd. 1067.50 Sq. Ft. BRT#171036900 Improvements: Residential Property  
 O'NEAL THOMAS C.P. December Term, 2012 No. 00152 \$54,581.26 KML Law Group, P.C.

**1309-332**  
**2112 South Garnet Street 19145** 48th wd. 1820.92 Sq. Ft. BRT#481301600 Improvements: Residential Dwelling  
 LILLY DEWI C.P. January Term, 2012 No. 02288 \$112,230.74 McCabe, Weisberg, & Conway, P.C.

**1309-355**  
**2435 East Indiana Avenue 19134** 25th wd. 1014 Sq. Ft. BRT#251094800 Improvements: Residential Property  
 CHRISTINA STEVER AND JAMES STEVER C.P. August Term, 2012 No. 00010 \$122,526.94 KML Law Group, P.C.

**1309-374**  
**9212 Annapolis Road 19114** 57th wd. 5360 Sq. Ft. BRT#572252300 Improvements: Residential Property  
 WILFREDO SANTIAGO C.P. September Term, 2010 No. 02572 \$318,393.60 KML Law Group, P.C.

**1309-400**  
**7200 Limekiln Turnpike 19138** 10th wd. 1470.66 Sq. Ft. BRT#102072200 Improvements: Residential Property  
 JENNIFER PEARSON C.P. April Term, 2013 No. 01474 \$242,007.15 KML Law Group, P.C.

**1309-458**  
**2052 East Cheltenham Avenue 19124** 41st wd. 1260 Sq. Ft. BRT#411069200 Subject to Mortgage Improvements: Row B/gar 2 Sty, Masonry  
 WILLIAM ORTIZ C.P. October Term, 2009 No. 02921 \$92,132.76 Sarah E. Ehasz, Esq.

**1309-462**  
**5331 Chester Avenue 19143** 51st wd. 1616 Sq. Ft. BRT#511275800 Improvements: Residential Property  
 AMANDA WASHINGTON C.P. January Term, 2013 No. 002561 \$86,778.01 Christopher A. DeNardo, Esq.

**1309-487**  
**4845 Osage Avenue 19143** 46th wd. Row b/gar 2 sty masonry; 3072 Sq. Ft. BRT#461037300 Improvements: Residential Dwelling  
 CHIMA M. ORJI AND AUGUSTINA N. ORJI C.P. May Term, 2012 No. 01485 \$232,052.28 McCabe, Weisberg, & Conway, P.C.

**1309-498**  
**608 South 12th Street 19147** 2nd wd. Row 2 sty, masonry; 1275.3 Sq. Ft. BRT#023278060

## SHERIFF'S SALE

Improvements: Residential Dwelling  
 KATIE YELSON AND KELLY YELSON C.P. June Term, 2012 No. 00180 \$286,637.33 McCabe, Weisberg, & Conway, P.C.

**1309-516**  
**2015 South Bucknell Street 19145** 48th wd. 806.00 Sq. Ft. BRT#482292900 Improvements: Residential Dwelling  
 ROLAND IEM C.P. April Term, 2013 No. 02643 \$88,167.88 Udren Law Offices, P.C.

**1309-554**  
**5473 Morse Street 19131** 52nd wd. 1224.00 Sq. Ft. OPA#522029000 Improvements: Residential Property  
 OLIN D. JOHNSON C.P. May Term, 2010 No. 2028 \$72,218.36 Lauren Berschler Karl, Esq.

**1309-578**  
**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.

The following property, sale of which was postponed from the October 1, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

**1310-302**  
**442-444 East Indiana Avenue 19134** 7th wd. 1849.5 Sq. Ft.; row 2 sty masonry BRT#071240600 Improvements: Residential Dwelling  
 KEITH FEINGOLD, KNOWN SURVIVING HEIR OF ALMAR FEINGOLD, DECEASED MORTGAGOR, AND REAL OWNER, CORINNA FEINGOLD, KNOWN SURVIVING HEIR OF ALMAR FEINGOLD, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ALMAR FEINGOLD, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2012 No. 00292 \$73,937.50 McCabe, Weisberg, & Conway, P.C.

**1310-308**  
**2168 Unruh Avenue 19149** 54th wd. 5462.40 Sq. Ft. BRT#541151400 Improvements: Residential Property  
 JAHANGIR AHMED C.P. March Term, 2013 No. 03671 \$155,727.28 KML Law Group, P.C.

**1310-313**  
**412 Tyson Avenue 19111** 35th wd. 2449.14 Sq. Ft. BRT#353164100 Improvements: Residential Property  
 DAWN REIDY AND DAVID J. REIDY C.P. September Term, 2009 No. 00132 \$71,096.52 KML Law Group, P.C.

**1310-314**  
**7464 Rhoads Street 19151** 34th wd. 1626.90 Sq. Ft. BRT#343156200 Improvements: Residential Property  
 CARLA WATTS C.P. January Term, 2011 No. 02976 \$126,895.20 KML Law Group, P.C.

**1310-315**  
**6320 Milton Street 19138** 22nd wd. 4168.38 Sq. Ft. BRT#221303800 Improvements: Residential Property  
 HERSHEL DAVIS JR. AND DERRICK HARRISON C.P. February Term, 2012 No. 03316 \$232,951.17 KML Law Group, P.C.

**1310-319**  
**3211 Aramingo Avenue 19134** 45th wd. 1073 Sq. Ft. BRT#451392300 Improvements: Residential Property  
 ARMINDA L. PAZ C.P. January Term, 2013 No. 00712 \$122,726.35 KML Law Group, P.C.

**1310-320**  
**1318 North Marshall Street 19122** 14TH wd. 2392.20 Sq. Ft. BRT#141031815 Improvements: Residential Property  
 CARLISA MITCHELL AND DAVID W. MITCHELL C.P. January Term, 2013 No. 00476 \$192,930.89 KML Law Group, P.C.

**1310-321A-B**  
**2541 North 9th Street (Premises A - 19133-1908)** 37th wd. parcel #1 - Situate on the easterly side of Ninth Street at the distance of One Hundred and fifty six feet eleven inches southwardly from the southerly side of Huntington Street. Parcel #3- situate on the east side of 9th Street at the distance of 113 feet 10 inches southwardly from the south side of Huntington Street. Improvements: Row 2 Sty, Masonry (both Properties)  
**2547 North 9th Street (Premises B - 19133-1908)** 37th wd. parcel #1 - Situate on the easterly side of Ninth Street at the distance of One Hundred and fifty six feet eleven inches southwardly from the southerly side of Huntington Street. Parcel #3- situate on the east side of 9th Street at the distance of 113 feet 10 inches southwardly from the south side of Huntington Street. Improvements: Row 2 Sty, Masonry (both Properties)

AMERICAN DREAM GROUP

## SHERIFF'S SALE

INVESTMENTS, LLC C.P. April Term, 2012 No. 03429 \$69,787.37 Chandra M. Arkema, Esq.

**1310-331**  
**734 Millwood Road 19115-4122** 63rd wd. 6774 Sq. Ft. PRCL#632049100 Improvements: Residential Property  
 MATTHEW KLINE AND DELILAH KLINE C.P. March Term, 2013 No. 02984 \$267,249.35 Phelan Hallinan, LLP

**1310-333**  
**1418 West Somerville Avenue 19141-1614** 17th wd. 1435 Sq. Ft. PRCL#171077600 Improvements: Residential Property  
 LISA ACHILLE BLUME C.P. August Term, 2012 No. 01173 \$82,187.30 Phelan Hallinan, LLP

**1310-341**  
**2214 West Cumberland Street 19132** 16th wd. 2700 Sq. Ft.; row 2sty masonry BRT#162283500 Improvements: Residential Dwelling  
 RONALD W. WARREN C.P. September Term, 2012 No. 01780 \$61,727.54 McCabe, Weisberg, & Conway, P.C.

**1310-342**  
**5739 Dunlap Street 19131** 4th wd. 2625 Sq. Ft.; row b/gar 2sty masonry BRT#043241100 Improvements: Residential Dwelling  
 GILBERT J. ROGERS C.P. March Term, 2013 No. 03449 \$53,143.57 McCabe, Weisberg, & Conway, P.C.

**1310-343**  
**5033 Schuyler Street 19144** 13th wd. 6888 Sq. Ft.; s/d w det gar 3 sty masonry BRT#133158300 Improvements: Residential Dwelling  
 ANTHONY WALL C.P. July Term, 2008 No. 02738 \$481,628.89 McCabe, Weisberg, & Conway, P.C.

**1310-344**  
**4625 Sheffield Street 19136** 41st wd. 1200 Sq. Ft.; row 2 sty, masonry BRT#651146500 Improvements: Residential Dwelling  
 DAVID J. CLAWGES C.P. July Term, 2012 No. 00975 \$168,290.44 McCabe, Weisberg, & Conway, P.C.

**1310-346**  
**4017 Howland Street 19124** 33rd wd. 1200 Sq. Ft.; row b/gar 2sty masonry BRT#332374400 Improvements: Residential Dwelling  
 JOSE A. BAEZ, JR. C.P. November Term, 2012 No. 00027 \$36,164.92 McCabe, Weisberg, & Conway, P.C.

**1310-350**  
**8636 Bayard Street 19150** 50th wd. 2586.56 Sq. Ft.; row b/gar 2 sty masonry BRT#501208500 Improvements: Residential Dwelling  
 THEOLA THOMPSON AND THOMAS THOMPSON C.P. August Term, 2009 No. 03564 \$119,653.51 McCabe, Weisberg, & Conway, P.C.

**1310-351**  
**2942 McKinley Street 19149** 62nd wd. 2269025 Sq. Ft.; row b/gar 2sty masonry BRT#621250600 Improvements: Residential Dwelling  
 DORIAN PARSLEY C.P. April Term, 2012 No. 00802 \$150,823.61 McCabe, Weisberg, & Conway, P.C.

**1310-360**  
**7345 Woodbine Avenue 19151-2212** 34th wd. 1477.22 Sq. Ft. PRCL#344139300 Improvements: Residential Property  
 TAMARA BATTLE C.P. December Term, 2011 No. 00736 \$131,584.44 Phelan Hallinan, LLP

**1310-362**  
**4041 North Twelfth Street 19140-2101** 43rd wd. 1305 Sq. Ft. PRCL#433162500 Improvements: Residential Property  
 GWENDOLYN BURBAGE C.P. March Term, 2013 No. 02234 \$68,322.85 Phelan Hallinan, LLP

**1310-365**  
**6067 North Norwood Street 19138-2409** 17th wd. 1274.40 Sq. Ft. PRCL#172471500 Improvements: Residential Property  
 MUHAMMAD M. AL AHMAR C.P. March Term, 2013 No. 01002 \$79,413.56 Phelan Hallinan, LLP

**1310-371**  
**2644 Sylmar Street 19142** 4th wd. 928 Sq. Ft. BRT#406133500 Improvements: Residential Dwelling  
 KIMBERLY L. BARKLEY C.P. February Term, 2010 No. 00563 \$75,535.82 Udren Law Offices, P.C.

**1310-378**  
**15081 London Road 19116** 58th wd. 2904 Sq. Ft. BRT#583169400 Improvements: Residential Dwelling  
 DOROTHY A. KEOUGH C.P. January Term, 2013 No. 01764 \$117,317.95 Udren Law Offices, P.C.

## SHERIFF'S SALE

**1310-380**  
**4313 Ludlow Street 19104**  
 BASHISHA SHERROD C.P. January Term, 2007 No. 01374 \$68,697.74 Udren Law Offices, P.C.

**1310-391**  
**6345 Bingham Street 19111** 35th wd. 1584 Sq. Ft. PRCL#353272900 Improvements: Residential Property  
 ALVARAO A. ACOSTA C.P. June Term, 2012 No. 03903 \$116,948.43 Phelan Hallinan, LLP

**1310-395**  
**2125 Loney Street 19152-3218** 56th wd. 2619.75 Sq. Ft. PRCL#147N14220 Improvements: Residential Property  
 AVRAHAM KATALAN AND JOY KATALAN C.P. June Term, 2012 No. 01482 \$174,619.07 Phelan Hallinan, LLP

**1310-397**  
**5011 North Franklin Street 19120-3111** 49th wd. 996.87 Sq. Ft. PRCL#491231400 Improvements: Residential Property  
 KIMBERLY SPADY C.P. July Term, 2012 No. 04450 \$76,356.36 Phelan Hallinan, LLP

**1310-399**  
**902 Emily Street 19148-2304** 39th wd. 768 Sq. Ft. PRCL#393288700 Improvements: Residential Property  
 AZHAR JAMAL C.P. March Term, 2012 No. 02606 \$75,603.14 Phelan Hallinan, LLP

**1310-402**  
**1316 Longshore Avenue aka 1316-18 Longshore Avenue 19111-4510** 53rd wd. (formerly of the 35th wd.) 9000 Sq. Ft. PRCL#532173900 Improvements: Residential Property  
 ERCILIA E. VARGAS AND JOSE ROJA C.P. July Term, 2012 No. 03186 \$245,046.14 Phelan Hallinan, LLP

**1310-404**  
**7036 Torresdale Avenue 19135-1915** 41st wd. 2500 Sq. Ft. PRCL#412401800 Improvements: Residential Property  
 JOSE A. BORGES, JR. C.P. February Term, 2013 No. 02834 \$159,177.80 Phelan Hallinan, LLP

**1310-406**  
**1218 South 50th Street 19143-5102** 27th wd. 882 Sq. Ft. PRCL#273082600 Improvements: Residential Property  
 GAU LY AKA GAU TI LY AND MEI YU WU C.P. November Term, 2011 No. 02678 \$39,927.97 Phelan Hallinan, LLP

**1310-420**  
**4037 North Broad Street 19140-3030** 43rd wd. 1600 Sq. Ft. PRCL#433184200 Improvements: Residential Property  
 CHARLES D. MASON C.P. September Term, 2012 No. 00509 \$204,524.46 Phelan Hallinan, LLP

**1310-423**  
**3153 Hartville Street 19134-2304** 33rd wd. 667.50 Sq. Ft. PRCL#071552700 Improvements: Residential Property  
 OMYRA SANCHEZ, MIRIAM E FAULKNER, CONFESSOR BAEZ AND VERNON L. JOHNSON C.P. August Term, 2011 No. 03112 \$19,989.48 Phelan Hallinan, LLP

**1310-428**  
**29 North Robinson Street 19139-2311** 34th wd. 1349.04 Sq. Ft. PRCL#341165300 Improvements: Residential Property  
 TANYA R REID C.P. April Term, 2010 No. 00028 \$63,818.40 Phelan Hallinan, LLP

**1310-430**  
**4311 Shelmire Avenue 19136-3624** 65th wd. 1279.47 Sq. Ft. PRCL#651045700 Improvements: Residential Property  
 ANDREW DEMPSEY AND CYNTHIA DEMPSEY C.P. March Term, 2012 No. 01216 \$126,734.24 Phelan Hallinan, LLP

**1310-433**  
**2367 East Cumberland Street 19125-3126** 31st wd. 1140 Sq. Ft. PRCL#314037300 Improvements: Residential Property  
 JAMES P. ACKLEY, JR., HEIR OF JAMES ACKLEY, DECEASED. NORA LOUISE ACKLEY, HEIR OF JAMES ACKLEY, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES ACKLEY, DECEASED. C.P. December Term, 2011 No. 00889 \$148,565.67 Phelan Hallinan, LLP

**1310-435**  
**8502 Fayette Street 19150-1902** 50th wd. 1458 Sq. Ft. PRCL#502300300 Improvements: Residential Property  
 JEROME ROLLERSON C.P. October Term, 2007 No. 04061 \$75,467.35 Phelan Hallinan, LLP

**1310-436**  
**1737 North Lindenwood Street 19131-3617** 52nd wd. 750 Sq. Ft. PRCL#521317200

## SHERIFF'S SALE

Improvements: Residential Property  
 KIMBERLY BARKLEY AND JAMES BARKLEY C.P. June Term, 2009 No. 00162 \$65,984.97 Phelan Hallinan, LLP

**1310-440**  
**732 Brighton Street 19111-4028** 53rd wd. 2689.50 Sq. Ft. PRCL#532244100 Improvements: Residential Property  
 NATACHA E. AUDAIN AKA NATACHA AUDAIN C.P. August Term, 2012 No. 03177 \$105,180.62 Phelan Hallinan, LLP

**1310-441**  
**1814 Farrington Road 19151-2011** 34th wd. 1530.56 Sq. Ft. PRCL#343350800 Improvements: Residential Property  
 RICARDO ROSA AKA RICARDO A. ROSA C.P. October Term, 2012 No. 00218 \$165,380.60 Phelan Hallinan, LLP

**1310-442**  
**5418 Rutland Street 19124-1128** 62nd wd. 1488 Sq. Ft. PRCL#621326300 Improvements: Residential Property  
 JEAN STRIPLET C.P. December Term, 2011 No. 00457 \$93,379.75 Phelan Hallinan, LLP

**1310-452**  
**8550 Temple Road 19150** 50th wd. Land area: 1450.80 Sq. Ft. Improvement area: 1088 Sq. Ft. OPA#501082800 Improvements: Residential Real Estate - Single Family Dwelling  
 ROBIN RENEE BRACE AKA ROBIN BRACE C.P. December Term, 2012 No. 01704 \$135,066.80 Robert J. Wilson, Esq., Wilson Law Firm

**1310-456**  
**927 Marcella Street 19124-1734** 35th wd. 1050 Sq. Ft. PRCL#351128200 Improvements: Residential Property  
 CHERYL D. WATSON C.P. April Term, 2010 No. 00884 \$71,332.16 Phelan Hallinan, LLP

**1310-465**  
**6231 North Gratz Street 19141** 50th wd. 1200 Sq. Ft. BRT#172288600 Improvements: Residential Real Estate  
 DOROTHY BUTLER C.P. April Term, 2013 No. 00354 \$67,567.84 Stern & Eisenberg, PC

**1310-475**  
**1637 East Comly Street 19149-3437** 62nd wd. 2126.30 Sq. Ft. BRT#621139600 Improvements: Residential Dwelling  
 JOANNE R. MARTINELLI AND CRAIG J. MARTINELLI C.P. April Term, 2012 No. 03792 \$91,480.71 Powers, Kim & Javardian, LLC

**1310-484**  
**3334 Cottman Avenue 19149-1601** 55th wd. 1600 Sq. Ft. BRT#551515400 Subject to Mortgage Improvements: Residential Dwelling  
 ROSE TOMBERLAIN C.P. August Term, 2012 No. 00651 \$149,878.62 Powers, Kim & Javardian, LLC

**1310-497**  
**5922 Vine Street 19139** 4th wd. 1050 Sq. Ft. BRT#042162100 Improvements: Residential Property  
 DAIREN L. THOMAS C.P. February Term, 2013 No. 001307 \$58,212.99 Christopher A. DeNardo, Esq.

**1310-498**  
**2122 South Woodstock Street 19145** 48th wd. 783.75 Sq. Ft. BRT#481340600 Improvements: Residential Property  
 JIMMY S. TJOENG C.P. October Term, 2011 No. 003166 \$91,100.66 Christopher A. DeNardo, Esq.

**1310-501**  
**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

**1310-504**  
**7102 Bustleton Avenue 19149** 54th wd. 2064.70 Sq. Ft.; row b/gar 2sty masonry 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.

**1310-507**  
**1909 Bainbridge Street 19146** 30th wd. 3300 Sq. Ft.; row 3 sty masonry BRT#301047600 Improvements: Residential Dwelling  
 CHARLOTTE MILES C.P. September Term, 2008 No. 01954 \$263,591.01 McCabe, Weisberg, & Conway, P.C.

**1310-510**  
**914 Brighton Street 19111** 53rd wd. 1220 Sq. Ft.; s/d w b/g 2s masonry BRT#532248000 Improvements: Residential Dwelling  
 DERRICK CAIN C.P. December Term, 2011 No. 01713 \$128,580.01 McCabe, Weisberg, & Conway, P.C.



## SHERIFF'S SALE

## 1310-513

**729 Disston Street 19111** 53rd wd. 4196.25 Sq. Ft.; s/d w b/g 2s masonry BRT#532200700 Improvements: Residential Dwelling  
**ARIEL VIRELLA** C.P. December Term, 2011 No. 02672 \$194,155.84 McCabe, Weisberg, & Conway, P.C.

## 1310-517

**346 East Church Lane 19144** 12th wd. 4113 Sq. Ft.; semi/det 3 sty stone BRT#122032700 Improvements: Residential Dwelling  
**RICHARD A. TYLER JR., DIVONNE TYLER** AND THE UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. February Term, 2013 No. 00993 \$203,469.26 McCabe, Weisberg, & Conway, P.C.

## 1310-524

**742 South Frazier Street 19143** 46th wd. 935.55 Sq. Ft. BRT#463232800 Improvements: Residential Property  
**COREY J. DORSEY** C.P. December Term, 2012 No. 02210 \$49,614.84 KML Law Group, P.C.

## 1310-527

**1921 West Berks Street 19121-2242** 32nd wd. North side of Berks Street 148 ft 11 in west of 19th St; front 14 ft 11 in, depth 56 ft 3 in  
**OLIVER ACQUISITION GROUP, LLC** C.P. November Term, 2012 No. 003100 \$133,113.42 Phillip D. Berger, Esq.,

## 1310-528A-C

**34th wd. (152 North Edgewood Street - Premises A - 19139-2323)** West side of Edgewood Street 393 ft 4 in north of Arch Street; front 15 ft 1 in, depth 62 ft 6 in

**4th wd. (127 North 59th Street - Premises B - 19139-2417)** East side of 59th Street 194 ft 0 in north of Arch Street; front 15 ft 0 in, depth 67 ft 0 in

**32nd wd. (2131 North 30th Street - Premises C - 19121-1139)** East side of 30th Street 75 ft 6 in north of Westmont Street; front 15 ft 0 in, depth 57 ft 0 in  
**STRONG FAMLY PROPERTIES, LLC** C.P. September Term, 2012 No. 001784 \$226,227.47 Phillip D. Berger, Esq.,

## 1310-530

**6148 Reedland Street 19142** 40th wd. Southeastly side of Reedland Street 162 ft 1 in northeastly side of 62nd st; front 16 ft, depth 16 ft BRT#402207300 Subject to Mortgage  
**TIEASHA PULLEY** C.P. July Term, 2012 No. 00982 \$90,009.90 Louis P. Vitti, Esq.

## 1310-536

**4911 Girard Avenue 19131** 44th wd. 2932 Sq. Ft.; row w/det gar 3sty masonry BRT#442080700 Subject to Mortgage Improvements: Residential Dwelling  
**PATRICIA RICE NKA PATRICIA KNOX** C.P. June Term, 2010 No. 02964 \$28,145.15 McCabe, Weisberg, & Conway, P.C.

## 1310-537

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

## 1310-538

**3511 Ashville Street 19136** 64th wd. 2965.44 Sq. Ft.; row b/gar 2 sty masonry BRT#642283200 Improvements: Residential Dwelling  
**KRISTY SWEDBERG** C.P. October Term, 2011 No. 04788 \$168,386.37 McCabe, Weisberg, & Conway, P.C.

## 1310-548

**2307 Almond Street 19125** 31st wd. 889 Sq. Ft. BRT#312086000 Improvements: Residential Property  
**WILLIAM J. COLLINS JR** C.P. April Term, 2010 No. 01769 \$117,886.27 KML Law Group, P.C.

## 1310-562

**1116 East Tioga Street 19134** 33rd wd. 1345.55 Sq. Ft. BRT#331208600 Improvements: Residential Property  
**DAVID R PRADO** C.P. March Term, 2013 No. 02602 \$65,952.91 KML Law Group, P.C.

## 1310-574

**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 \$147,137.94 KML Law Group, P.C.

## 1310-576

**1147 South 61st Street 19143** 3rd wd. 1591 Sq. Ft. BRT#033225200 Improvements: Residential Property  
**ROSALINID D. MILES AKA ROSALIND MILES-THOMPSON** C.P. March Term, 2013 No. 02807 \$82,623.46 KML Law Group, P.C.

## SHERIFF'S SALE

## 1310-578

**5959 Upland Way 19131-2233** 52nd wd. 1320.48 Sq. Ft. BRT#522010900 Improvements: Residential Property  
**WANDA HENRY** C.P. January Term, 1999 No. 01690 \$69,848.43 KML Law Group, P.C.

## 1310-580

**236 West Sparks Street 19120** 61st wd. 1050 Sq. Ft. BRT#611251800 Improvements: Residential Property  
**MICHELLE CARTER** C.P. October Term, 2012 No. 00051 \$51,795.67 KML Law Group, P.C.

## 1310-582

**4522 Carwithan Street 19136** 65th wd. 1894.80 Sq. Ft. BRT#652119300 Improvements: Residential Property  
**JORGE LOPEZ** C.P. March Term, 2012 No. 03592 \$140,942.44 KML Law Group, P.C.

## 1310-589

**1900 Lott Street aka 1900 Lott Avenue 19115-3216** 58th wd. 6750 Sq. Ft. PRCL#581044900 Improvements: Residential Property  
**ADEL ETREIH** C.P. March Term, 2009 No. 01971 \$356,845.64 Phelan Hallinan, LLP

## 1310-592

**2115 South Woodstock Street 19145-3508** 48th wd. 783.75 Sq. Ft. PRCL#481333200 Improvements: Residential Property  
**MARJORIE WILKINSON AKA MARGIE WILKINSON AKA MARGURITE WILKINSON** C.P. October Term, 2009 No. 01796 \$114,085.11 Phelan Hallinan, LLP

## 1310-611

**115 South 61st Street 19139** 46th wd. 1326.75 Sq. Ft. BRT#031170200 Improvements: Residential Dwelling  
**ANGELIQUE PRESSLEY AND SAMUEL PRESSLEY** C.P. March Term, 2012 No. 00532 \$45,631.91 Udren Law Offices, P.C.

## 1310-618

**110 West Chew Avenue 19120-2428** 61st wd. 1792 Sq. Ft. BRT#105N18266 Improvements: Row Conv/apr 2 Story Masonry  
**WAHABIT EDWARDS** C.P. December Term, 2003 No. 002181 \$76,357.47 Milstead & Associates, LLC

## 1310-623

**2110 Federal Street 19146** 36th wd. 1034.11 Sq. Ft. BRT#361044800 Improvements: Residential Dwelling  
**CHANEL CUNNINGHAM** C.P. March Term, 2013 No. 000361 \$201,513.34 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1310-625

**2951 Disston Street 19149** 55th wd. 2624.06 Sq. Ft. BRT#551307200 Improvements: Residential Dwelling  
**JEFFREY E. DEGNAN** C.P. January Term, 2013 No. 003552 \$84,544.71 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1310-652

**5835 North Park Avenue 19141-3102** 49th wd. 2368.20 Sq. Ft. PRCL#493229900 Improvements: Residential Property  
**RONALD WILBUR SMITH** C.P. August Term, 2012 No. 01543 \$97,193.99 Phelan Hallinan, LLP

## 1310-654

**7369 Woolston Avenue 19138-1226** 10th wd. 1280 Sq. Ft. PRCL#102418500 Improvements: Residential Property  
**SHAINA C. BATTIS** C.P. December Term, 2010 No. 01407 \$120,133.20 Phelan Hallinan, LLP

## 1310-666

**2832 Memphis Street 19134-4208** 25th wd. 714 Sq. Ft. PRCL#252314200 Improvements: Residential Property  
**JAMES D. BUSK** C.P. April Term, 2013 No. 04945 \$65,335.99 Phelan Hallinan, LLP

## 1310-668

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

## 1310-670

**329 North 9th Street aka 329 North 9th Street Unit A-8 19107-1409** 5th wd. 1069.32 Sq. Ft. PRCL#056296105 Improvements: Residential Property  
**SAM A. SAM** C.P. December Term, 2012 No. 03129 \$144,867.49 Phelan Hallinan, LLP

## 1310-674

**5134 Parkside Avenue 19131-4715** 44th wd. 1312 Sq. Ft. PRCL#521093900 Improvements: Residential Property  
**ELLA DEANS-FRANCIS** C.P. September Term, 2012 No. 00033 \$138,062.78 Phelan Hallinan, LLP

## 1310-676

**2411 South Chadwick Street 19145** 26th wd. 902 Sq. Ft. BRT#261316900 Improvements:

## SHERIFF'S SALE

Residential Dwelling  
**MICHAEL SOFI, ROBERT POLIZZANO AND MICHELE POLIZZANO** C.P. March Term, 2012 No. 3629 \$76,900.79 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

## 1310-680

**5527 Ludlow Street 19139** 60th wd. 1032 Sq. Ft.; ROW 2 STY MASONRY BRT#604006400 Improvements: Residential Dwelling  
**PROPERTY OF ARLEAN D. BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, HOWARD BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, VERNATTA BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, MARCUS BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, ALL UNKNOWN SURVIVING HEIRS OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER** C.P. December Term, 2011 No. 00111 \$40,513.87 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the November 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.

## 1311-317

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

## 1311-321

**1713 Wakeling Street 19124-2756** 62nd wd. 2000 Sq. Ft. PRCL#622003900 Improvements: Residential Property  
**OMAR NEGRON** C.P. June Term, 2012 No. 01481 \$61,063.21 Phelan Hallinan, LLP

## 1311-325

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

## 1311-327

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

## 1311-331

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

## 1311-339

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

## 1311-345

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

## 1311-359

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

## 1311-361A-B

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

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

## 1311-366

**3263-3265 Emerald Street 19134** 45th wd. On southeast side of Emerald Street 75 ft 2-3/4-in southwestward of Westmoreland Street; front irregular ft, depth irregular feet.

## SHERIFF'S SALE

Improvements: Ind. Shop, Masonry, 13,413 Sq Ft  
**EMERALD STREET ASSOCIATES, LP** C.P. June Term, 2013 No. 01893 \$172,402.15 Steven J. White, Esq.; Stradley Ronon Stevens & Young, LLP

## 1311-368

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

## 1311-403

**2023 Fernon Street 19145** 36th wd. 1400 Sq. Ft. row 2 sty masonry BRT#363080200 Improvements: Residential Dwelling  
**MARVIN WOMACK AND MILTON S. GREEN** C.P. January Term, 2012 No. 04105 \$87,144.57 McCabe, Weisberg, & Conway, P.C.

## 1311-405

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

## 1311-410

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

## 1311-412

**406 Wood Street 19106** 5th wd. 663 Sq. Ft. BRT#056015000 Improvements: Residential Dwelling  
**RONALD B. MCKAY** C.P. August Term, 2012 No. 03320 \$443,378.86 Udren Law Offices, P.C.

## 1311-418

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

## 1311-423

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

## 1311-439

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

## 1311-440

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

## 1311-449

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

## 1311-452

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

## 1311-457

**1543 North 56th Street 19131-3906** 4th wd. 1712 Sq. Ft. PRCL#041350800 Improvements: Residential Property  
**KAMILAH J. MININALL** C.P. March Term, 2012 No. 03936 \$126,136.52 Phelan Hallinan, LLP

## 1311-482

**5837 North Camac Street 19141** 49th wd. 1672.44 Sq. Ft. BRT#493164200 Improvements: Residential Property  
**TALISA R. DOUGLAS** C.P. February Term,

## SHERIFF'S SALE

2011 No. 03360 \$101,106.19 KML Law Group, P.C.

## 1311-495

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

## 1311-502

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

## 1311-508

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

## 1311-510

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

## 1311-520

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

## 1311-528

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

## 1311-535

**5946 Webster Street 19143-2414** 3rd wd. 1640.31 Sq. Ft. PRCL#033032100 Improvements: Residential Property  
**FRANCES BRIN**



## SHERIFF'S SALE

## 1311-576

**4463 Garden Street 19137-2013** 45th wd. 1134 Sq. Ft. PRCL#80N20223 Improvements: Residential Property  
LISA A. HOHLFELD C.P. June Term, 2012 No. 01327 \$32,286.79 Phelan Hallinan, LLP

## 1311-581

**6828 Chew Avenue 19119-1921** 22nd wd. 6000 Sq. Ft. PRCL#222202100 Improvements: Residential Property  
JOSHUA E. POPE, JR. AND SHEILA A. POPE C.P. November Term, 2009 No. 03712 \$245,443.10 Phelan Hallinan, LLP

## 1311-583

**1129 West Jefferson Street aka 1129 Jefferson Street 19122-3441** 20th wd. 1800 Sq. Ft. PRCL#201017000 Improvements: Residential Property  
STANLEY INGRAM C.P. September Term, 2012 No. 02646 \$142,911.64 Phelan Hallinan, LLP

## 1311-599

**1223 Atwood Road 19151-3110** 34th wd. 1488.80 Sq. Ft. BRT#344329700 Improvements: Residential Property  
SEBASTIAN R. REMBERT AND FRANCINE M. REMBERT C.P. August Term, 2012 No. 01882 \$57,550.63 Phelan Hallinan, LLP

## 1311-613

**1731 Naudain Street 19146-1522** 30th wd. 1200 Sq. Ft. PRCL#303021300 Improvements: Residential Property  
ANDREW CATTANEO C.P. July Term, 2012 No. 00526 \$417,736.83 Phelan Hallinan, LLP

## 1311-614

**5747 North Lawrence Street 19120-2340** 61st wd. 1397.77 Sq. Ft. PRCL#612347600 Improvements: Residential Property  
MANUEL GAMBOA C.P. August Term, 2012 No. 00359 \$62,013.86 Phelan Hallinan, LLP

## 1311-623

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

## 1311-626

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

## 1311-638

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

## 1311-648

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

## 1311-649

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

## 1311-654

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

## 1311-662

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

## 1311-674

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

## 1311-676

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

## SHERIFF'S SALE

## 1311-678

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

## 1311-682

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

## 1311-697

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

## 1311-705

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

## 1311-708

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

## 1311-712

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

## 1311-714

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

## 1311-716

**44 North 62nd Street 19139** 34th wd. 1195.74 Sq. Ft. BRT#341221300 Improvements: Residential Property  
LAKISHA SNIPE C.P. March Term, 2013 No. 02500 \$94,132.82 KML Law Group, P.C.

## 1311-717

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

## 1311-725

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

## 1311-729

**820 Greenwich Street 19147** 1st wd. Land area: 672 Sq. Ft. BRT#012230000 Improvements: Residential Dwelling  
JOSEPH D. DOLAN, JR. C.P. June Term, 2013 No. 000703 \$115,860.59 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

## 1311-730

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

## 1311-735

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

## SHERIFF'S SALE

## 1311-738

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

## 1311-741

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

## 1311-742

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

## 1311-745

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

## 1311-757

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

## 1311-764

**1 Willig Avenue 19125-3324** 18th wd. 790.02 Sq. Ft. PRCL#181145700 Improvements: Residential Property  
SAMUEL E. KAHUILA C.P. March Term, 2013 No. 01571 \$96,635.79 Phelan Hallinan, LLP

## 1311-770

**5754 Haddington Street 19131** 4th wd. 1185 Sq. Ft. BRT#043224600 Improvements: Residential Dwelling  
OLIVIA K. MYERS C.P. May Term, 2013 001226 \$63,812.17 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

## 1311-793

**7845 Woolston Avenue 19150-3112** 15th wd. 1630 Sq. Ft. PRCL#502068200 Improvements: Residential Property  
HELEN FURLOW C.P. October Term, 2012 No. 00179 \$131,559.88 Phelan Hallinan, LLP

## 1311-803

**839 Sanger Street 19124** 35th wd. Row b/gar 2sty masonry; 2246.1 Sq. Ft. BRT#351219300 Improvements: Residential Dwelling  
EVELYN PEREZ C.P. April Term, 2010 No. 01951 \$77,150.60 McCabe, Weisberg, & Conway, P.C.

## 1311-811

**164 West Abbottsford Avenue 19144** 12th wd. Semi det 2 sty masonry; 1818 Sq. Ft. BRT#123015800 Improvements: Residential Dwelling  
RICHARD C. WELLS AND MICHAEL R. KERR C.P. January Term, 2011 No. 02481 \$114,880.26 McCabe, Weisberg, & Conway, P.C.

## 1311-824

**8030 Mars Place 19153-1112** 40th wd. 2711.70 Sq. Ft. PRCL#405890055 Improvements: Residential Property  
DENISE HAWKINS C.P. September Term, 2012 No. 00675 \$50,748.52 Phelan Hallinan, LLP

**The following property, sale of which was postponed from the December 3, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.**

## 1312-304

**6801 Quincy Street 19119** 22nd wd. 9573.07 Sq. Ft. BRT#223213320 Improvements: Residential Property  
PROPERTY OF ALICIA GILBERT, SOLELY IN HER CAPACITY AS HEIR OF ALFRED HENRY GILBERT, III, DECEASED; CRISTEN GILBERT, SOLELY IN HER CAPACITY AS HEIR OF ALFRED HENRY GILBERT, III, DECEASED; LAURA GILBERT-KING, SOLELY IN HER CAPACITY AS HEIR OF ALFRED HENRY GILBERT, III, DECEASED; AND GALEN SCOTT GILBERT, SOLELY IN HIS CAPACITY AS HEIR OF ALFRED HENRY GILBERT, III, DECEASED C.P. April Term, 2013 No. 00429 \$282,078.17 KML Law Group, P.C.

## 1312-306

**1528 South Etting Street 19146-0000** 1021

## SHERIFF'S SALE

Sq. Ft.; row 2 sty masonry BRT#364314400 Improvements: Residential Dwelling  
KATRINA FLOYD AND RONALD MOORE C.P. August Term, 2001 No. 01297 \$46,287.09 McCabe, Weisberg & Conway, P.C.

## 1312-308

**5515 Kingsessing Avenue 19143** 51st wd. 1125 Sq. Ft. BRT#514150700 Improvements: Residential Property  
JACQUELINE WILSON C.P. February Term, 2013 No. 00150 \$72,475.50 KML Law Group, P.C.

## 1312-314

**609 East Wishart Street 19134** 33rd wd. 1064 Sq. Ft.; row 2 sty masonry BRT#331027900 Improvements: Residential Dwelling  
GREGORY STANISLAUS C.P. June Term, 2013 No. 01488 \$52,662.11 McCabe, Weisberg & Conway, P.C.

## 1312-315

**4651-53 Torresdale Avenue 19124** 23rd wd. 3008 Sq. Ft.; row 2 sty masonry BRT#232382700 Improvements: Residential Dwelling  
WILLIAM WEST AND BATIYAH WEST C.P. January Term, 2010 No. 03407 \$222,424.39 McCabe, Weisberg & Conway, P.C.

## 1312-317

**2835 North Mutter Street 19133** 7th wd. 1080 Sq. Ft.; Row 2 sty masonry BRT#071117500 Improvements: Residential Dwelling  
URSULA N. ONUCHUKWU AND JOSEPHAT C. ONUCHUKWU C.P. June Term, 2013 No. 02699 \$40,573.96 McCabe, Weisberg & Conway, P.C.

## 1312-318

**3705-07 Spring Garden Street 19104** 24th wd. 5400 Sq. Ft. BRT#242007300 Improvements: Residential Property  
YAN LIN C.P. February Term, 2013 No. 03283 \$343,524.65 KML Law Group, P.C.

## 1312-324

**510 Dickinson Street 19147** 1st wd. 1168 Sq. Ft.; row 3 sty masonry BRT#011268200 Improvements: Residential Dwelling  
KATHLEEN FRANGOS AND PAUL FRANGOS C.P. June Term, 2013 No. 01919 \$230,102.73 McCabe, Weisberg & Conway, P.C.

## 1312-328

**5506 Crowson Street 19144** 12th wd. 1952.55 Sq. Ft.; row 2 sty masonry BRT#122209500 Improvements: Residential Dwelling  
MARQUISE ROBINSON C.P. May Term, 2013 No. 00633 \$65,192.14 McCabe, Weisberg & Conway, P.C.

## 1312-329

**2429 South Mildred Street 19148** 39th wd. 1724 Sq. Ft.; row 2 sty masonry BRT#393362700 Improvements: Residential Dwelling  
DONATO CIFELLI AND ANGELINA JEAN CIFELLI C.P. August Term, 2010 No. 04094 \$221,408.71 McCabe, Weisberg & Conway, P.C.

## 1312-330

**2027 Church Lane 19138** 49th wd. 1194 Sq. Ft.; row 2 sty masonry BRT#171248200 Subject to Mortgage Improvements: Residential Dwelling  
HAROLD GUTZMORE AND LASHONDA YOUNG C.P. August Term, 2010 No. 029728 \$52,419.61 McCabe, Weisberg & Conway, P.C.

## 1312-339

**2349 Duncan Street 19124** 23rd wd. 1600 Sq. Ft. BRT#231011100 Improvements: Residential Property  
RAYMOND E LERRO C.P. June Term, 2012 No. 03682 \$79,077.34 KML Law Group, P.C.

## 1312-341

**413 Spruce Street 19106** 5th wd. 487 Sq. Ft.; res condo 3sty masonry BRT#888042025 Subject to Mortgage Improvements: Condominium  
CAROLE ACKERMAN C.P. December Term, 2009 No. 02242 \$135,097.67 McCabe, Weisberg & Conway, P.C.

## 1312-342

**10766 Helmer Drive 19154** 66th wd. 3340 Sq. Ft.; row b/gar 2sty mas + other BRT#662107100 Subject to Mortgage Improvements: Residential Dwelling  
CHEVON YOUNG C.P. April Term, 2011 No. 02240 \$153,990.77 McCabe, Weisberg & Conway, P.C.

## 1312-343

**6655 Leeds Street 19151** 34th wd. 2328 Sq. Ft.; row 2 sty masonry BRT#344037700 Improvements: Residential Dwelling  
JOSEPH PAUL-FILS C.P. March Term, 2013 No. 01998 \$80,310.15 McCabe, Weisberg & Conway, P.C.

## SHERIFF'S SALE

## 1312-345

**3249 Princeton Avenue 19149** 55th wd. 1696.80 Sq. Ft. BRT#551395000 Improvements: Residential Property  
JOSEPH BERTI AND JOSEPH R CASEY C.P. May Term, 2013 No. 01459 \$138,425.73 KML Law Group, P.C.

## 1312-353

**267 Shawmont Street, Unit B (9 E 4) 19128-4208** 21st wd. 1792 Sq. Ft. (no land area) Subject to Mortgage Improvements: Residential Condominium Unit  
NADIA DARBOUZE C.P. October Term, 2011 No. 01444 \$26,181.82 Elliot H. Berton, Esq.

## 1312-355

**6251 North 5th Street 19120** 1400 Sq. Ft.; apt 2-4 units 2sty masonr BRT#611092700 Improvements: Residential Dwelling  
GIA N. SCOTT C.P. July Term, 2011 No. 02970 \$161,620.35 McCabe, Weisberg & Conway, P.C.

## 1312-357

**9208 Ditman Street 19114** 65th wd. 1600 Sq. Ft.; s/d w/gar 2sty frame BRT#652291310 Improvements: Residential Dwelling  
SEAN O'DONNELL AND MELISSA O'DONNELL C.P. January Term, 2013 No. 03043 \$312,928.13 McCabe, Weisberg & Conway, P.C.

## 1312-358

**1251 Alcott Street 19149** 35th wd. 1088 Sq. Ft.; row 2 sty masonry BRT#352089200 Improvements: Residential Dwelling  
JOSEPH R. RAYMOND C.P. January Term, 2013 No. 01963 \$104,732.60 McCabe, Weisberg & Conway, P.C.

## 1312-361

**6626 Chew Avenue 19119** 22nd wd. 1108 Sq. Ft.; row 2 sty masonry BRT#221255100 Improvements: Residential Dwelling  
PROPERTY OF DWAIN DUCKETT, KNOWN SURVIVING HEIR OF LILLIAN P. DUCKETT, DECEASED MORTGAGOR AND REAL OWNER, VALORIE DUCKETT, KNOWN SURVIVING HEIR OF LILLIAN P. DUCKETT, DECEASED MORTGAGOR AND REAL OWNER, AND UNKNOWN SURVIVING HEIRS OF LILLIAN P. DUCKETT, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2011 No. 02266 \$71,980.56 McCabe, Weisberg & Conway, P.C.

## 1312-367

**1226 McKinley Street 19111** 53rd wd. 1394 Sq. Ft. BRT#531019200 Improvements: Residential Property  
CHARLENE PRYOR C.P. September Term, 2012 No. 03127 \$170,523.30 Kristine M. Anthou, Esq.

## 1312-372

**3623 North 19th Street 19140-3945** 13th wd. 1800 Sq. Ft. OPA#131270300 Improvements: Residential Property  
JASON TAITT C.P. April Term, 2011 No. 02281 \$93,939.71 Phelan Hallinan, LLP

## 1312-373

**4302 Sheffield Avenue 19136-3128** 41st wd. 1573.20 Sq. Ft. OPA#651131000 Improvements: Residential Property  
MICHAEL P. GUINAN AKA MICHAEL GUINAN C.P. May Term, 2013 No. 03695 \$133,063.29 Phelan Hallinan, LLP  
Udren Law Offices, P.C.

## 1312-375



## SHERIFF'S SALE

wd. 1849.65 Sq. Ft. PRCL#502096900  
Improvements: Residential Property  
CHANDRA ANDREWS C.P. January Term,  
2005 No. 01861 \$87,759.06 Phelan Hallinan,  
LLP

## 1312-383

**324 Devereaux Avenue 19111-6015** 35th  
wd. 1430.10 Sq. Ft. OPA#352192700  
Improvements: Residential Property  
RHONDA K. LARRY, HEIR OF ROBERT  
LARRY, JR.; KETURAH LARRY, HEIR OF  
ROBERT LARRY, JR.; ROBERT LARRY,  
III, HEIR OF ROBERT LARRY, JR. C.P.  
November Term, 2000 No. 00159 \$92,277.47  
Phelan Hallinan, LLP

## 1312-384

**1126 Daly Street 19148-3019** 39th wd. 700  
Sq. Ft. BRT#394083100 Subject to Mortgage  
Improvements: Residential Dwelling  
GEORGE EDWIN EASTWOOD C.P.  
December Term, 2012 No. 03472 \$122,528.37  
Powers, Kirm & Javardian, LLC

## 1312-386

**135 North 60th Street 19139-2315** 34th  
wd. 1155 Sq. Ft. PRCL#042135000  
Improvements: Residential Property  
JOHN AAGESEN C.P. December Term, 2011  
No. 02761 \$48,352.17 Phelan Hallinan, LLP

## 1312-388

**5745 North 20th Street 19138-2901** 17th  
wd. 1834.16 Sq. Ft. PRCL#172375300  
Improvements: Residential Property  
JOEL J. DAVENPORT, IN HIS CAPACITY  
AS HEIR OF THE ESTATE OF GOLDIE E.  
DAVENPORT, JACQUELINE DAVENPORT,  
IN HER CAPACITY AS HEIR OF THE  
ESTATE OF GOLDIE E. DAVENPORT.  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE,  
OR INTEREST FROM OR UNDER GOLDIE  
E. DAVENPORT, DECEASED. C.P. June  
Term, 2012 No. 03959 \$95,600.30 Phelan  
Hallinan, LLP

## 1312-390

**2426 South Mildred Street 19148** row 2 sty  
masonry PRCL#134S9284, BRT#134S9284  
Improvements: Residential Dwelling  
RICHARD SITES C.P. April Term, 2012  
No. 002928 \$105,081.35 Federman &  
Associates, LLC

## 1312-398

**7410 Dicks Avenue 19153-2215** 40th wd. 2340  
Sq. Ft. OPA#406677300 Improvements:  
Residential Property  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE, OR INTEREST FROM OR UNDER  
CHALRES D. WHITE, DECEASED C.P.  
February Term, 2013 No. 01605 \$86,799.35  
Phelan Hallinan, LLP

## 1312-400

**2640 South 16th Street 19145-4513** 26th wd.  
840 Sq. Ft. OPA#261277000 Improvements:  
Residential Property  
LESLIE A. BOTTI C.P. May Term, 2012 No.  
00035 \$187,711.23 Phelan Hallinan, LLP

## 1312-404

**3408 Arthur Street 19136-2322** 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 paral-  
lel lines at right anles to the said Arthur Street.  
Improvements: Semi/det 2 Sty Frame  
JOSEPH J. BRETT AND ROCHELLE BRETT  
C.P. May Term, 2011 No. 00526 \$131,095.41  
Chandra M. Arkema, Esq.

## 1312-405

**3534 North Marshall Street 19140-4406**  
43rd wd. 1291.08 Sq. Ft. PRCL#44N10276  
Improvements: Row 2 Story Masonry  
JOSE FIGUEROA C.P. April Term, 2013 No.  
03446 \$58,258.69 Milstead & Associates,  
LLC

## 1312-408

**3518 North 22nd Street 19140-3825** 38th  
wd. 1193.50 Sq. Ft. OPA#112312000  
Improvements: Residential Property  
TERESA Y EDMUNDS C.P. May Term, 2012  
No. 02087 \$46,992.89 Phelan Hallinan, LLP

## 1312-409

**1156 North 64th Street 19151-3127** 34th wd.  
1600 Sq. Ft. BRT#344255600 Improvements:  
Residential Dwelling  
PHYLLIS WELTON C.P. February Term,  
2013 No. 00105 \$151,458.43 Law Offices  
of Gregory Javardian

## 1312-410

**4309 Elsinore St 19124-4305** 30th wd. 1394.93  
Sq. Ft. OPA#33222100 Improvements:  
Residential Property  
ANGEL OCASIO C.P. December Term, 2012  
No. 03437 \$89,815.58 Phelan Hallinan, LLP

## SHERIFF'S SALE

## 1312-411

**2019 South Beechwood Street 19145-2705**  
48th wd. 1024 Sq. Ft. OPA#482164700  
Improvements: Residential Property  
RAMONA N. ROBINSON C.P. March  
Term, 2011 No. 03342 \$39,061.16 Phelan  
Hallinan, LLP

## 1312-412

**7120 Guyer Avenue 19153-2406** 40th  
wd. 1227.7 Sq. Ft. BRT#404352800  
Improvements: Residential Dwelling  
RAHAMATOU LAH TRAORE AND HADY  
TRAORE C.P. July Term, 2012 No. 03857  
\$76,151.84 Law Offices of Gregory Javardian

## 1312-413

**7602 Elmwood Avenue 19153-1315** 40th  
wd. 1166.54 Sq. Ft. PRCL#404239500  
Improvements: Residential Property  
MOHAMED KABBA AKA MOHAMED M.  
KABBA C.P. June Term, 2013 No. 01751  
\$158,538.64 Phelan Hallinan, LLP

## 1312-414

**5921 Crystal Street 19120-1127** 35th  
wd. 1227.75 Sq. Ft. OPA#352220300  
Improvements: Residential Property  
CHRYSAL J. PITTMAN AND MARK D.  
PITTMAN C.P. August Term, 2012 No. 02604  
\$85,823.68 Phelan Hallinan, LLP

## 1312-416

**1408 North 18th Street 19121-4246** 47th wd.  
On westerly side of St 220 ft 8-1/4 in southward  
from the southerly side of Jefferson St front: 31  
ft 6-1/4 in, depth: 86 ft 11 in OPA#471299405  
ROXANNE WHITNEY PRICE C.P.  
September Term, 2012 No. 00175 \$53,971.47  
Louis P. Vitti, Esq.

## 1312-418

**1019 Tomlinson Road 19116** 58th wd. 1730  
Sq. Ft. BRT#582204100 Improvements:  
Residential Dwelling  
MURSHED HAJ (REAL OWNER) C.P.  
October Term, 2010 No. 002137 \$256,004.19  
Martha E. Von Rosenstiel Esq., Heather Riloff,  
Esq.

## 1312-425

**7626 Wyndale Avenue 19151-2707** 34th  
wd. 2186.08 Sq. Ft. PRCL#343178100  
Improvements: Residential Property  
CRYSTAL Y. LIGHT AKA CRYSTAL LIGHT  
C.P. October Term, 2010 No. 01104 \$90,900.56  
Phelan Hallinan, LLP

## 1312-427

**5723 Hunter Street 19131-3421** 4th wd. 1280  
Sq. Ft. BRT#043201600 Subject to Mortgage  
Improvements: Residential Dwelling  
LAVERNIS C. RICHARDSON C.P. April  
Term, 2013 No. 02242 \$74,416.15 Law  
Offices of Gregory Javardian

## 1312-429

**2127 West 66th Avenue 19138-2627**  
10th wd. 1223.6 Sq. Ft. BRT#102367700  
Improvements: Residential Dwelling  
SHAMUS L. ARMSTEAD C.P. December  
Term, 2012 No. 00552 \$171,826.29 Law  
Offices of Gregory Javardian

## 1312-431

**5430 North Mascher Street 19120** 42nd  
wd. 3226.50 Sq. Ft. BRT#422373700  
Improvements: Residential Property  
LOURDES MERCADO C.P. September  
Term, 2012 No. 01615 \$140,972.76 KML  
Law Group, P.C.

## 1312-432

**2963 Aramingo Avenue 19134** 25th wd. 1226  
Sq. Ft. BRT#251456700 Improvements:  
Residential Property  
BRIDGET DEVLIN C.P. April Term,  
2013 No. 04908 \$86,629.75 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

## 1312-434

**715 Sparks Street 19120-1332** 61st wd. 2322  
Sq. Ft. OPA#611259600 Improvements:  
Residential Property  
SAMIR HICKSON C.P. August Term, 2007  
No. 00100 \$103,543.35 Phelan Hallinan,  
LLP

## 1312-435

**3847 Elsinore Street 19124-5409** 33rd wd.  
1200 Sq. Ft. OPA#332215800 Improvements:  
Residential Property  
CHALON SIMMONS-SAUNDERS C.P.  
April Term, 2013 No. 02810 \$60,036.27  
Phelan Hallinan, LLP

## 1312-438

**2923 South Juniper Street 19148-4950**  
39th wd. 1376 Sq. Ft. OPA#395354000  
Improvements: Residential Property  
ARTHUR P. JULIANO, III AND RENEE  
JULIANO C.P. February Term, 2013 No.  
01079 \$128,912.98 Phelan Hallinan, LLP

## 1312-439

**6333 Ardleigh Street 19138-1049** 22nd

## SHERIFF'S SALE

wd. 4204.78 Sq. Ft. OPA#221299500  
Improvements: Residential Property  
ERIKA STEVENS, IN HER CAPACITY AS  
ADMINSTRATRIX DBN AND HEIR OF THE  
ESTATE OF MARY FREEMAN. UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST  
FROM OR UNDER MARY FREEMAN,  
DECEASED. C.P. April Term, 2013 No.  
03267 \$162,444.14 Phelan Hallinan, LLP

## 1312-440

**300 Byberry Road, Unit L4 19116-1912**  
88th wd. 639 Sq. Ft. PRCL#888582207  
Improvements: Residential Property  
LUCILLE RANDOLPH C.P. March Term,  
2012 No. 02604 \$119,407.44 Phelan  
Hallinan, LLP

## 1312-443

**5245 North Marshall Street aka 5245  
Marshall Street 19120-3134** 49th wd. 1080  
Sq. Ft. OPA#492115400 Improvements:  
Residential Property  
BARBARA ALLEYNE, IN HER CAPACITY  
AS ADMINSTRATRIX AND HEIR OF THE  
ESTATE OF ALFRETIA LEWIS. CALVIN  
LEWIS IN HIS CAPACITY AS HEIR OF THE  
ESTATE OF ALFRETIA LEWIS. UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST  
FROM OR UNDER ALFRETIA LEWIS,  
DECEASED. C.P. April Term, 2013 No.  
00439 \$98,787.38 Phelan Hallinan, LLP

## 1312-444

**217 East Duncannon Avenue 19120-3512**  
42nd wd. 1480.96 Sq. Ft. OPA#421182600  
Improvements: Residential Property  
BETTYANN SUMILANG C.P. July Term,  
2012 No. 03955 \$103,972.73 Phelan  
Hallinan, LLP

## 1312-450

**887 East Sanger Street 19124-1014** 35th  
wd. 1038.10 Sq. Ft. BRT#351221700  
Improvements: Residential Property  
TINA L. VASQUEZ C.P. October Term, 2008  
No. 00027 \$61,367.11 Phelan Hallinan, LLP

## 1312-452

**1033 Alcott Street 19149-3609** 35th  
wd. 2479.73 Sq. Ft. OPA#352082100  
Improvements: Residential Property  
JAMILA PHILLIPS, INDIVIDUALLY AND  
IN HER CAPACITY AS HEIR OF JANET C.  
YOUNG, DECEASED. TYRONE B. YOUNG,  
IN HIS CAPACITY AS ADMISTRATOR AND  
HEIR OF JANET C. YOUNG, DECEASED.  
TYLISA YOUNG, IN HER CAPACITY AS  
HEIR OF THE ESTATE OF JANET C. YOUNG.  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE,  
OR INTEREST FROM OR UNDER JANET C.  
YOUNG, DECEASED. TRINA BELLAMY IN  
HER CAPACITY AS HEIR OF THE ESTATE  
OF JANET C. YOUNG. C.P. December  
Term, 2011 No. 01840 \$82,464.76 Phelan  
Hallinan, LLP

## 1312-454

**4736 Large Street 19124-2947** 23rd  
wd. 1979.40 Sq. Ft. PRCL#234202300  
Improvements: Residential Property  
DOMINICK GIBBS C.P. April Term, 2013  
No. 01049 \$170,209.30 Phelan Hallinan,  
LLP

## 1312-456

**3417 Emerald Street 19134-2010** 45th  
wd. 1242.92 Sq. Ft. OPA#452322400  
Improvements: Residential Property  
KEVIN RICHMOND AND MARIE E  
RICHMOND C.P. March Term, 2013 No.  
01977 \$44,432.16 Phelan Hallinan, LLP

## 1312-457

**1044 County Line Road 19116-1345**  
58th wd. 17100 Sq. Ft. OPA#583090300  
Improvements: Residential Property  
WILLIAM E RUSDEN, III AND MICHEL  
RUSDEN AKA MICHELE P RUSDEN C.P.  
June Term, 2012 No. 03503 \$126,963.00  
Phelan Hallinan, LLP

## 1312-464

**4367 Ernie Davis Circle 19154-1750** 66th wd.  
3515 Sq. Ft. OPA#662618034 Improvements:  
Residential Property  
SONIA NKOUMO AKA SONIA N'KOUMO  
AND DIBY NZI C.P. August Term, 2012 No.  
01011 \$244,468.52 Phelan Hallinan, LLP

## 1312-468

**2401 Pennsylvania Avenue, Unit 14A9 19130-  
3045** 88th wd. Together with all right, title, and  
interest to a 0.747% undivided interest of, in and  
to the common elements as more particularly  
set forth in the declaration. OPA#888150866  
Improvements: Condominium Unit  
LORRAINE MIRIAM DUTILL IN HER  
CAPACITY AS HEIR JEROME DORN AKA  
ISRAEL JEROME DORN, DECEASED.  
JOEL CARTER DORN, IN HIS CAPACITY

## SHERIFF'S SALE

AS HEIR OF I. JEROME DORN AKA ISRAEL  
JEROME DORN, DECEASED. UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST  
FROM OR UNDER I. JEROME DORN AKA  
ISRAEL JEROME DORN, DECEASED C.P.  
January Term, 2013 No. 03192 \$174,454.42  
Phelan Hallinan, LLP

## 1312-469

**7406 10 Large Street 19152** 56th wd. 3458.27  
Sq. Ft. BRT#561214200 Improvements:  
Residential Property  
ABRASH ARONBAYEV AND IOSIF  
GAVRIELOV C.P. February Term, 2013  
No. 002056 \$326,887.33 Christopher A.  
DeNardo, Esq.

## 1312-470

**423 Knorr Street 19111-4614** 35th wd. 2500  
Sq. Ft. OPA#353147100 Improvements:  
Residential Property  
REGINALD SMITH C.P. February Term,  
2013 No. 03235 \$95,352.34 Phelan Hallinan,  
LLP

## 1312-472

**6511 North 3rd Street 19126-3913** 50th wd.  
5250 Sq. Ft. OPA#611054800 Improvements:  
Residential Property  
GARY MASON C.P. December Term, 2011  
No. 01319 \$318,940.64 Phelan Hallinan,  
LLP

## 1312-473

**6333 Vandike Street 19135-3305** 41st  
wd. 1336.50 Sq. Ft. OPA#411346000  
Improvements: Residential Property  
FRANK MCCLAIN C.P. December Term,  
2011 No. 02908 \$77,525.45 Phelan Hallinan,  
LLP

## 1312-475

**3942 Lankenau Avenue 19131-2809** 52nd wd.  
2000 Sq. Ft. OPA#521427900 Improvements:  
Residential Property  
ANNETTE F. EVANS, IN HER CAPACITY  
AS HEIR OF LUCILA WELLS. UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST  
FROM OR UNDER LUCILA WELLS,  
DECEASED. C.P. November Term, 2012 No.  
02297 \$124,413.06 Phelan Hallinan, LLP

## 1312-476

**2737 South Muhlfeld Street 19153-2408**  
40th wd. 1152 Sq. Ft. OPA#406158200  
Improvements: Residential Property  
ALIMAMY SACCOH AND MOUSSA SACKO  
C.P. April Term, 2013 No. 03268 \$67,593.04  
Phelan Hallinan, LLP

## 1312-478

**312 Mifflin Street 19148-1821** 39th wd. 888  
Sq. Ft. BRT#392000800 Improvements: Row  
2 Story Masonry  
PROPERTY OF LISA ANN CIASTON,  
KNOWN HEIR OF MICHAEL BURKE,  
DECEASED MORTGAGOR AND REAL  
OWNER AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER MICHAEL BURKE,  
DECEASED MORTGAGOR AND REAL  
OWNER C.P. June Term, 2012 No. 03168  
\$64,259.89 Milstead & Associates, LLC  
00801 \$132,265.31 Phelan Hallinan, LLP

## 1312-480

**633 West Olney Avenue 19120** 61st wd. 2475  
Sq. Ft. BRT#612009100 Improvements:  
Residential Property  
ANTHONY COBB C.P. May Term, 2013  
No. 002365 \$113,433.38 Christopher A.  
DeNardo, Esq.

## 1312-481

**5723 Malcom Street 19143** 51st wd. 930  
Sq. Ft. BRT#513172500 Improvements:  
Residential Property  
DOROTHY STEWART HOWARD C.P.  
March Term, 2012 No. 000147 \$54,327.73  
Christopher A. DeNardo, Esq.

## 1312-482

**2311 Loney Street 19152** 56th wd. 2670.50  
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.

## 1312-483

**2167 Wakeling Street 19124** 62nd wd. 3868.50  
Sq. Ft. BRT#622014300 Improvements:  
Residential Real Estate  
DION ALLICOCK C.P. May Term, 2013 No.  
00329 \$131,012.98 Stern & Eisenberg, P.C.

## 1312-485

**2715-17 Sears Street 19146** 36th wd. 1608  
Sq. Ft. OPA#362092005 Improvements:  
Residential Property

## SHERIFF'S SALE

SONYA M. SWIMPSON C.P. August Term,  
2012 No. 00193 \$38,267.75 Phelan Hallinan,  
LLP

## 1312-486

**5050 Umbria Street 19128** 53,750 Sq. Ft.  
OPA#884629940 Improvements: Auto Repair  
Shop Masonry + Other  
HARRY C. GALLAGHER AND MICHAEL F.  
GALLAGHER AS JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP C.P. September  
Term, 2012 No. 02398 \$769,967.46 Louise  
Melchor, Esq

## 1312-488

**300 Domino Lane 19128** 72547 Sq. Ft.  
OPA#884630410 Improvements: Ind Whse  
Mas + Other  
HARRY C. GALLAGHER AND MICHAEL F.  
GALLAGHER, AS JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP C.P. September  
Term, 2012 No. 02386 \$588,611.76 Louise  
Melchor, Esq

## 1312-494

**1511 North 54th Street 19131** 44th wd. 1543  
Sq. Ft. BRT#442361100 Improvements:  
Residential Property  
WENDELL GREEN C.P. June Term, 2013  
No. 03495 \$111,118.90 KML Law Group,  
P.C.

## 1312-495

**36 South 53rd Street 19139-3413** 60th  
wd. 1677.28 Sq. Ft. PRCL#603123500  
Improvements: Residential Property  
RONALD L JARMON AKA RONALD  
JARMON AKA RON LEE JARMON C.P.  
July Term, 2012 No. 01982 \$85,182.51  
Phelan Hallinan, LLP

## 1312-496

**649 East Clementine Street 19134-2333**  
33rd wd. 712.50 Sq. Ft. OPA#331015700  
Improvements: Residential Property  
KAWANA BLAKE C.P. March Term, 2013  
No. 00164 \$29,658.83 Phelan Hallinan, LLP

## 1312-500

**5129 North 15th Street 19141-1622** 17th wd.  
2047 Sq. Ft. OPA#172042600 Improvements:  
Residential Property  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE,  
OR INTEREST FROM OR UNDER RENE  
MC KENZIE, DECEASED C.P. March  
Term, 2013 No. 02221 \$103,696.21 Phelan  
Hallinan, LLP

## 1312-505

**715 West Fisher Avenue 19120-2725**  
49th wd. 1076 Sq. Ft. PRCL#492048300  
Improvements: Residential Property  
CHERITA M. BROWN C.P. April Term, 2013  
No. 00310 \$84,662.94 Phelan Hallinan, LLP

## 1312-509

**1314 North 53rd Street 19131** 44th wd.  
1424.70 Sq. Ft. BRT



## SHERIFF'S SALE

EVERETTE GREENE, JR. C.P. April Term, 2013 No. 04957 \$105,863.71 Phelan Hallinan, LLP

## 1312-531

**364 East Wister Street 19144-1856** 22nd wd. 1184 Sq. Ft. BRT#121052000 Improvements: Residential Dwelling  
RENEE DENARD AND TEAK DENARD C.P. June Term, 2012 No. 00010 \$12,038.93 Law Offices of Gregory Javardian

## 1312-535

**6325 Vine Street 19139** 34th wd. 2535 Sq. Ft. BRT#343009100 Improvements: Residential Property  
ELAINE FARNUM AND JOHN FARNUM C.P. December Term, 2009 No. 03464 \$110,705.34 KML Law Group, P.C.

## 1312-541

**6711 Lansdowne Avenue aka 6711 Lansdowne Street 19151-3027** 34th wd. 3200.86 Sq. Ft. BRT#344029200 Improvements: Residential Property  
THOMAS M. BACON, JR. C.P. March Term, 2012 No. 4095 \$133,110.81 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

## 1312-543

**1402 South 23rd Street 19146-4115** 36th wd. 1440 Sq. Ft. OPA#364129500 Improvements: Residential Property  
SUZANNE BROWN C.P. July Term, 2013 No. 00634 \$161,991.00 Phelan Hallinan, LLP

## 1312-545

**13009 Townsend Road, Unit L-2 19154-1001** 66th wd. PRCL#888660489 Improvements: Condominium Unit  
RANDI S. HORN C.P. April Term, 2012 No. 02543 \$139,291.14 Phelan Hallinan, LLP

## 1312-546

**1210 McKinley Street 19111-5834** 53rd wd. 2037 Sq. Ft. OPA#531018400 Improvements: Residential Property  
ROSALINDA HOWELL AND SHAWN M. HOWELL C.P. April Term, 2013 No. 00019 \$183,252.33 Phelan Hallinan, LLP

## 1312-549

**3535 Jasper Street 19134-2035** 45th wd. 1049.22 Sq. Ft. OPA#452368300 Improvements: Residential Property  
KIMBERLY L. JONES C.P. April Term, 2013 No. 04223 \$25,570.13 Phelan Hallinan, LLP

## 1312-551

**4917 North 12th Street 19141-3509** 49th wd. 1920.38 Sq. Ft. OPA#491451200 Improvements: Residential Property  
WILLIAM E. HUNTER C.P. May Term, 2012 No. 00773 \$42,324.99 Phelan Hallinan, LLP

## 1312-553

**5355 Charles Street 19124** 62nd wd. 2325 Sq. Ft. BRT#622291400 Improvements: Residential Property  
KERRY DEBELLIS AND LOUIS ASTUTO C.P. April Term, 2013 No. 004870 \$55,337.34 Christopher A. DeNardo, Esq.

## 1312-554

**1409 Longshore Avenue 19111-4511** 53rd wd. 1525 Sq. Ft. OPA#532186600 Improvements: Residential Property  
VICTORIA BETHEA AND JUNIOR A. SANCHEZ C.P. July Term, 2012 No. 03196 \$279,947.99 Phelan Hallinan, LLP

## 1312-556

**1549 South Ringgold Street 19146** 36th wd. 700 Sq. Ft. BRT#364155000 Improvements: Residential Dwelling  
RAYMOND C. VANDEGRIFT AKA RAYMOND VANDEGRIFT C.P. June Term, 2013 No. 03464 \$65,326.43 Udren Law Offices, P.C.

## 1312-557

**1306 South Carlisle Street 19146** 36th wd. 1184 Sq. Ft. BRT#365028500 Improvements: Residential Property  
PROPERTY OF UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LILLIE BROWN, DECEASED (MORTGAGOR), ANDRE MURRAY (REAL OWNER) AND DELORES MURRAY (REAL OWNER) C.P. October Term, 2007 No. 002516 \$43,468.69 Christopher A. DeNardo, Esq.

## 1312-559

**2407 North Myrtlewood Street 19132** 28th wd. 1120 Sq. Ft.; row 2 sty masonry BRT#282039600 Improvements: Residential Dwelling  
JAMES A. MOTLEY AND LAUREN MOTLEY C.P. January Term, 2010 No. 00904 \$63,676.48 McCabe, Weisberg & Conway, P.C.

## SHERIFF'S SALE

## 1312-562

**1351 Saint Vincent Street 19111** S/D w detached garage 2 story mason BRT#532332400 Improvements: Residential Dwelling  
SHANE ROSENTHAL C.P. June Term, 2010 No. 02288 \$162,091.18 Federman & Associates, LLC

## 1312-563

**1425 East Susquehanna Avenue 19125** Row 3 story masonry BRT#181252900, PRCL#18N4105 Improvements: Residential Dwelling  
JONATHAN WOJTIW C.P. March Term, 2013 No. 03820 \$219,058.76 Federman & Associates, LLC

## 1312-564

**5427 Belmar Terrace 19143** 51st wd. 1184 Sq. Ft. BRT#514089300 Improvements: Residential Property  
AARON PORTER C.P. February Term, 2010 No. 1520 \$59,982.64 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

## 1312-565

**1409-13 N 76th St, Unit 702 19151** 34th wd. 893 Sq. Ft.; all that certain unit in the property known, named and identified in the Declaration referred to below as "Woodcrest Garden Condominium Association", located in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania being designated on said Declaration Plan as Unit 702 together with the proportionate undivided interest in the common elements (as defined in the declaration). BRT#888340026 Improvements: Residential Condominium  
ESTATE OF HELEN MUNDIN C/O BURTON YOUNG, ADMINISTRATOR C.P. April Term, 2013 No. 004696 \$12,013.48 Hal A. Barrow, Esq.

## 1312-567

**3634 Edgemont Street 19134-5507** 45th wd. 1327.18 Sq. Ft. PRCL#451224500 Improvements: Residential Property  
EDWARD ANTONELLI C.P. July Term, 2012 No. 01983 \$190,936.95 Phelan Hallinan, LLP

## 1312-568

**8232 Bayard Street 19150-1702** 50th wd. 4500 Sq. Ft. OPA#501204300 Improvements: Residential Property  
SANDRA L. MITCHELL C.P. April Term, 2013 No. 03279 \$334,551.08 Phelan Hallinan, LLP

## 1312-569

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

## 1312-580

**3833 Chalfont Drive 19154** 35th wd. 1160 Sq. Ft.; det w/bas gar 1 sty mas + o BRT#662412000 Improvements: Dwelling  
UNKNOWN SURVIVING HEIRS OF DIANE SOLTYS, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2012 No. 01589 \$195,719.33 McCabe, Weisberg & Conway, P.C.

## 1312-582

**432 Glen Echo Road 19119** 22nd wd. 5094.25 Sq. Ft.; s/d w/b/g 2s masonry BRT#2231668800 Improvements: Residential Dwelling  
JESSE A. WILSON JR AKA JESSE ALLEN WILSON, JR. AND MONIQUE JOHNSON AKA MONIQUE T. JOHNSON AKA MONIQUE T. WILSON C.P. October Term, 2009 No. 04263 \$273,606.13 McCabe, Weisberg & Conway, P.C.

## 1312-583

**4739 Bingham Street 19120** 42nd wd. 2325 Sq. Ft.; row 2 sty masonry BRT#421499900 Improvements: Residential Dwelling  
PAMELA K. RICHARDSON C.P. April Term, 2013 No. 04635 \$58,513.58 McCabe, Weisberg & Conway, P.C.

## 1312-584

**405 West Stafford Street 19144-4407** 59th wd. 2717.72 Sq. Ft. PRCL#593007400 Improvements: Residential Property  
PHILIP DAVIDSON AND GABRIELLE E. DAVIDSON C.P. March Term, 2003 No. 01288 \$136,977.49 Phelan Hallinan, LLP

## 1312-585

**1348 Fanshawe Street 19111** 53rd wd. 2413.53 Sq. Ft.; row b/gar 2sty masonry BRT#532034200 Improvements: Residential Dwelling  
AGATHA TOLUHI, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2011 No. 01205 \$119,926.97 McCabe, Weisberg & Conway, P.C.

## SHERIFF'S SALE

## 1312-593

**917 Anchor Street 19124** 35th wd. 2101.5 Sq. Ft.; row b/gar 2 sty masonry BRT#351285200 Improvements: Residential Dwelling  
ANGEL A. RODRIGUEZ C.P. March Term, 2013 No. 01575 \$38,251.14 McCabe, Weisberg & Conway, P.C.

## 1312-594A-B

**40th wd. (5430 Willows Avenue - Premises A - 19143-4130)** 1222.50 Sq. Ft. (land area) Improvements: 2 Story Row Home With Garage  
**36th wd. (2221 Cross Street - Premises B - 19146-4202)** 686 Sq. Ft. (land area) Improvements: 2 Story Row Home  
JEAFRY TIMOTHY AKA TIMOTHY JEAFRY C.P. December Term, 2012 No. 03373 \$46,449.01 Elliot H. Berton, Esq.

## 1312-595

**3875 Frankford Avenue 19124-5635** 45th wd. 1136 Sq. Ft. (land area) Improvements: Rental Building  
MARY ANNE PAVONI C.P. May Term, 2013 No. 02527 \$101,057.15 Elliot H. Berton, Esq.

## 1312-600

**7542 Woodbine Avenue 19151-2720** 34th wd. 1633.50 Sq. Ft. PRCL#343200000 Improvements: Residential Property  
DANA H. WILLIAMS C.P. April Term, 2013 No. 01199 \$88,037.47 Phelan Hallinan, LLP

## 1312-601

**6375 Marsden Street 19135-3208** 41st wd. 1076 Sq. Ft. OPA#411270400 Improvements: Residential Property  
DOLORES C. PETERSON, IN HER CAPACITY AS ADMINISTRATRIX OF ESTATE OF JAMES J. LIVINGSTONE. MEGHAN LIVINGSTONE, IN HER CAPACITY AS HEIR OF THE ESTATE OF JAMES J. LIVINGSTONE. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES J. LIVINGSTONE, DECEASED. C.P. September Term, 2012 No. 03366 \$142,635.68 Phelan Hallinan, LLP

## 1312-606

**1547 South Mole Street 19146-4837** 36th wd. 1072 Sq. Ft. OPA#365099600 Improvements: Residential Property  
CARIDAD A. MARANAN C.P. September Term, 2012 No. 02849 \$27,791.60 Phelan Hallinan, LLP

## 1312-609

**7534 Wheeler Street 19153-1324** 40th wd. 1590.27 Sq. Ft. PRCL#404216855 Improvements: Residential Property  
KIM MULLINS AND TYRONE CUNNINGHAM C.P. December Term, 2011 No. 01543 \$106,313.59 Phelan Hallinan, LLP

## 1312-613

**1669 Granite Street 19124-1365** 62nd wd. 995.25 Sq. Ft. OPA#622084200 Improvements: Residential Property  
KENNETH J. HAINES, SR. C.P. December Term, 2012 No. 04160 \$54,534.07 Phelan Hallinan, LLP

## 1312-616

**3541 Germantown Avenue 19140-4223** 43rd wd. BRT#432181200 Subject to Mortgage  
YOUSOU DIAGNE C.P. December Term, 2010 No. 01149 \$164,021.49 Amar A. Agrawal, Esq.

## 1312-619

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

## 1312-621

**2947 Weikel Street 19134-4106** 25th wd. 866.96 Sq. Ft. PRCL#252381800 Improvements: Residential Property  
MARIA V. RAMOS C.P. September Term, 2007 No. 03648 \$45,636.99 Phelan Hallinan, LLP

## 1312-625

**1227 Glenview Street 19111** 53rd wd. 23 ft width x 102 feet depth OPA#532161900 Subject to Mortgage Improvements: Single Family Residential Property  
MOSHE ATTIAS C.P. December Term, 2012 No. 04117 \$138,605.40 Robert S. Esposito, Esq.

## 1312-626

**8612 Thouron Avenue 19150-2311** 50th wd. 1650.25 Sq. Ft. OPA#502157600 Improvements: Residential Property  
LESLIE D. GREEN AKA LESLIE DANAILLE GREEN C.P. January Term, 2013 No. 01619 \$166,427.66 Phelan Hallinan, LLP

## 1312-629

**2454 South Millick Street 19142-3210** 40th wd. 975 Sq. Ft. PRCL#402049300

## SHERIFF'S SALE

Improvements: Residential Property  
GAYDUS E. H. UREY AKA KEBEH BANAH UREY C.P. April Term, 2013 No. 03280 \$65,721.59 Phelan Hallinan, LLP

## 1312-630

**4335 L Street 19124-4323** 33rd wd. 1546.40 Sq. Ft. OPA#332404400 Improvements: Residential Property  
ANNETTE LIGHTNER C.P. June Term, 2013 No. 02507 \$57,903.42 Phelan Hallinan, LLP

## 1312-632

**9216 Convent Avenue 19114-3515** 57th wd. 6000 Sq. Ft. OPA#572214600 Improvements: Residential Property  
JOANN PIRNIE C.P. March Term, 2013 No. 01750 \$277,933.69 Phelan Hallinan, LLP

## 1312-633

**3247 Englewood Street 19149-1506** 55th wd. 1743.81 Sq. Ft. OPA#551499000 Improvements: Residential Property  
KRISTEN M. REPERT IN HER CAPACITY AS HEIR TO MICHAEL J. QUINN, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL J. QUINN, DECEASED. C.P. April Term, 2013 No. 02033 \$111,148.83 Phelan Hallinan, LLP

## 1312-637

**224 Stearly Street 19111-5915** 35th wd. 1212 Sq. Ft. OPA#352169300 Improvements: Residential Property  
DANIELLE N. FLETCHER AKA DANIELLE FLETCHER AKA DENIELLE NICOLE FLETCHER C.P. June Term, 2012 No. 03089 \$62,643.60 Phelan Hallinan, LLP

## 1312-638

**5029 Woodland Avenue 19143-5132** 27th wd. 1680 Sq. Ft. OPA#273147300 Improvements: Residential Property  
JACOB HASIS C.P. April Term, 2012 No. 02925 \$197,024.13 Phelan Hallinan, LLP

## 1312-639

**5527 North Lawrence Street 19120-2807** 42nd wd. 1200 Sq. Ft. OPA#422479900 Improvements: Residential Property  
ANTHONY LOVE AND AMY R. LOVE C.P. April Term, 2012 No. 00153 \$70,326.80 Phelan Hallinan, LLP

## 1312-642

**307 Unruh Avenue 19111-4654** 35th wd. 2500 Sq. Ft. OPA#353126400 Improvements: Residential Property  
TAIKESHA N. MOSS C.P. July Term, 2012 No. 01844 \$205,828.64 Phelan Hallinan, LLP

## 1312-643

**The following property, sale of which was postponed from the January 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, February 4, 2014.**

## 1401-327

**9754 Cowden Street 19115-2404** 58th wd. 3380 Sq. Ft. OPA#581450300 Improvements: Residential Property  
RANDA A. SHANTI C.P. August Term, 2012 No. 02978 \$255,458.30 Phelan Hallinan, LLP

## 1401-330

**244 North 3rd Street Unit 5D The Commons at New Street Condominiums 19106** 5th wd. 850 sq ft; res condo 5+ sty masonry BRT#888053481 Improvements: Condominium  
REBECCA L. TRAINER C.P. June Term, 2013 No. 01159 \$239,864.37 McCabe, Weisberg, & Conway, P.C.

## 1401-354

**840-842 North Broad Street 19130-2234** 15th wd. Situate on the west side of Broad Street (as widened to 113 feet) at the distance of 78 feet northward from the north side of Parrish Street. Subject to Mortgage Improvements: Auto Repair Shop Masonry  
EFEDUA E. OKOLO AND ROSEMARY OKOLO C.P. September Term, 2012 No. 01783 \$127,452.07 Emmanuel J. Argentieri, Esq.

## 1401-355

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

## 1401-376

**6519 Dorcas Street 19111** 35th wd. 1332 Sq. Ft.; s/d w b/g 2s masonry BRT#531205100 Improvements: Residential Dwelling  
WANDA COTTOM C.P. February Term, 2012 No. 00668 \$166,953.19 McCabe, Weisberg, & Conway, P.C.

## 1401-388

**8528 Tolbut Street 19152-1211** 35th wd. 4528

## SHERIFF'S SALE

Sq. Ft. OPA#562417700 Improvements: Residential Property  
IMRE KIRALY, MAGDA KIRALY AND RICHARD T. KIRALY AKA RICHARD THOMAS KIRALY C.P. February Term, 2012 No. 01250 \$185,330.08 Phelan Hallinan, LLP

## 1401-400

**3418 Chalfont Drive 19154-3908** 66th wd. 1625.40 Sq. Ft. OPA#662392600 Improvements: Residential Property  
ROBERT S. RENN AND BONNIE S. RENN C.P. February Term, 2012 No. 03447 \$187,916.51 Phelan Hallinan, LLP

## 1401-405

**2928 North 13th Street 19133-1327** 37th wd. 990 Sq. Ft. OPA#372276000 Improvements: Residential Property  
DARRYL RUFFIN AND MADELINE D. RUFFIN C.P. June Term, 2012 No. 02286 \$12,937.67 Phelan Hallinan, LLP

## 1401-416

**7110 Theodore Street 19142-1520** 40th wd. 1245.28 Sq. Ft. OPA#404256500 Improvements: Residential Property  
LASHAWN BROWN C.P. November Term, 2009 No. 00111 \$104,235.99 Phelan Hallinan, LLP

## 1401-428

**2113 South 68th Street 19142** 40th wd. 1504 Sq. Ft.; row conv/apt 2sty masonry BRT#40306990 Improvements: Residential Dwelling  
ERIC SHARPE C.P. March Term, 2013 No. 01808 \$87,075.17 McCabe, Weisberg, & Conway, P.C.

## 1401-437

**5231 Pine Street 19143** 60th wd. 1400 Sq. Ft.; row 2 sty masonry BRT#602128800 Improvements: Residential Dwelling  
ABDELLATIF CHAKRANE C.P. March Term, 2010 No. 00259 \$51,692.00 McCabe, Weisberg, & Conway, P.C.

## 1401-440

**32 West Johnson Street 19144** 59th wd. 2446 Sq. Ft.; det 3 sty stone BRT#593121500 Improvements: Residential Dwelling  
SCOTT D. STEPHENS C.P. November Term, 2011 No. 00717 \$247,157.67 McCabe, Weisberg, & Conway, P.C.

## 1401-444

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

## 1401-454

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

## 1401-456

**4033 Glendale Street 19124** 33rd wd. 926.25 Sq. Ft. BRT#332443900 Improvements: Residential Property  
VIRGILIO LOPEZ C.P. August Term, 2012 No. 01810 \$82,382.90 KML Law Group, P.C.

## 1401-462

**3066 Joyce Street 19134** 25th wd. 912.24 Sq. Ft. BRT#252493500 Improvements: Residential Property  
JEANNETTE HORAN C.P. April Term, 2013 No. 01106 \$



## SHERIFF'S SALE

## 1401-479

**705 West Mermaid Lane 19118** 9th wd. 19519 Sq. Ft. BRT#09214410 Improvements: Residential Property  
DOROTHY L. POOLE C.P. March Term, 2012 No. 03044 \$1,060,950.21 KML Law Group, P.C.

## 1401-480

**1009 Rosalie Street 19149** 35th wd. 1181.16 Sq. Ft. BRT#352044000 Improvements: Residential Property  
DAO T. LUU C.P. June Term, 2013 No. 02731 \$82,781.55 KML Law Group, P.C.

## 1401-481

**6704 Dorel Street 19142** 40th wd. 1137.50 Sq. Ft. BRT#406349200 Improvements: Residential Property  
ROBERT W. LAWSTON C.P. June Term, 2012 No. 03429 \$76,603.87 KML Law Group, P.C.

## 1401-498

**614 East Olney Avenue 19120** 42nd wd. 1088 Sq. Ft.; row 2 sty masonry BRT#421251100 Improvements: Residential Dwelling  
KHOA PHAM AND TRAM DINH C.P. April Term, 2013 No. 03082 \$112,001.80 McCabe, Weisberg, & Conway, P.C.

## 1401-500

**8761 Gillespie Street 19136** 5th wd. 1700 Sq. Ft. BRT#652243900 Subject to Mortgage Improvements: Row B/gar 2sty Masonry  
DEMPSEY ELLISON AND PATRICIA ELLISON C.P. September Term, 2007 No. 01623 \$116,473.39 Keri P. Ebeck, Esq.

## 1401-505

**1745 South Avondale Street 19142** 40th wd. 920 Sq. Ft.; row 2 sty masonry BRT#401180100 Improvements: Residential Dwelling  
MARLENE BROCKINGTON AND DARNELL BROCKINGTON C.P. November Term, 2012 No. 01039 \$44,191.60 McCabe, Weisberg, & Conway, P.C.

## 1401-511

**1317 North 2nd Street 19122-4503** 18th wd. 1186.11 Sq. Ft. BRT#182103700 Improvements: Residential Dwelling  
EVELYN LEBRON AND JOSE ROBERT LEBRON C.P. September Term, 2012 No. 03207 \$117,635.33 Law Offices of Gregory Javardian

## 1401-520

**1316 S. Warnock St 19147** 1st wd. All that certain lot or piece of ground, described according to a recent survey thereof made by R. A. McFadden, surveyor and regulator of the second survey District of the City of Philadelphia, on 08/06/1907 as follows to wit: Situate on the west side of Warnock Street at the distance of 121 Feet southward from the south side of Wharton Street in the 1st ward of the City of Philadelphia. Containing in front or breadth on the said Warnock Street 15 feet and extending of that width in length or depth westward between lines parallel with said Wharton street 53 feet 6 inches to the face of the east wall of a brick stable including therein the southernmost moiety or half part of an alley 3 feet in width and extending in length or depth westward 37 feet. Subject to Mortgage  
JOSEPH N. REILLY C.P. August Term, 2013 No. 02595 \$218,555.83 Anthony R. Distasio, Esq., LINTON, DISTASIO, & EDWARDS, P.C.

## 1401-548

**4916-18 North Uber Street 19141** 17th wd. 3513.20 Sq. Ft. OPA#172357000 Improvements: Residential Property  
TONYA BEAUFORD C.P. May Term, 2009 No. 04368 \$106,973.84 Phelan Hallinan, LLP

## 1401-562

**2846 Walnut Hill Street 19152** 57th wd. 1800 Sq. Ft. BRT#571073318 Improvements: Residential Real Estate  
LISA D. FULTON C.P. June Term, 2013 No. 3437 \$200,794.22 Stern & Eisenberg, PC

## 1401-579

**2601 Pennsylvania Avenue, Unit 607 19130-2330** 15th wd. 632 Sq. Ft. OPA#888072842 Improvements: Residential Property  
JOSEPH S. GASS C.P. October Term, 2012 No. 00041 \$162,221.10 Phelan Hallinan, LLP

## 1401-581

**2140 Bridge Street 19124** 62nd wd. 1125 Sq. Ft. BRT#622107700 Improvements: Residential Dwelling  
JOHN M. SCHAULER C.P. November Term, 2009 No. 03470 \$53,442.37 Udren Law Offices, P.C.

## 1401-609

**5411 North 4th Street 19120-2813** 42nd wd. 2300 Sq. Ft. OPA#422453000 Improvements: Residential Property  
HEIDY MANIERO C.P. November Term, 2011 No. 01594 \$75,997.93 Phelan Hallinan, LLP

## SHERIFF'S SALE

## 1401-623

**400 West Cheltenham Avenue 19120** 61st wd. On southwesterly side of the intersection of southwest line of Cheltenham Avenue and northwesterly side of 4th Street. Front: 101 ft 2-384/1000 in Depth: Irreg OPA#882756700 Improvements: Commercial Property  
GWANG HO YI C.P. April Term, 2009 No. 01149 \$899,460.38 Ron L. Woodman, Esq.

## 1401-635

**1152 South 10th Street 19147** 2nd wd. 992 Sq. Ft. BRT#021548700 Improvements: Residential Property  
HAROLD EVANS C.P. May Term, 2010 No. 03153 \$423,070.49 KML Law Group, P.C.

## 1401-669

**1264 Alcott Street 19149-3710** 35th wd. 1093.40 Sq. Ft. PRCL#352069700 Improvements: Residential Property  
MAUVALYN O. TOMLIN AKA MAUVALYN TOMLIN C.P. December Term, 2012 No. 03784 \$46,297.46 Phelan Hallinan, LLP

## 1401-673

**6124 Walnut Street 19139-3704** 46th wd. 1413.72 Sq. Ft. OPA#031070400 Improvements: Residential Property  
RODNEY L. BROWN C.P. May Term, 2013 No. 00286 \$57,703.51 Phelan Hallinan, LLP

## 1401-674

**7964 Thouron Avenue 19150-2521** 50th wd. 1485 Sq. Ft. OPA#502149500 Improvements: Residential Property  
JENNIFER J. MILLS AKA JENNIFER MILLS C.P. January Term, 2012 No. 02057 \$55,861.65 Phelan Hallinan, LLP

## 1401-675

**1510 Federal Street 19146-3125** 36th wd. 1968 Sq. Ft. BRT#365296300 Subject to Mortgage Subject to Rent  
KAMAU FLOYD AKA KAMAU H. FLOYD C.P. March Term, 2013 No. 03735 \$226,972.62 Matthew McGuigan, Esq.

## 1401-677

**5627 Catharine Street 19143-2814** 46th wd. 1065 Sq. Ft. OPA#463096300 Improvements: Residential Property  
LATANYA HOLMES, MARGARET HOLMES AND KENYA D. HOLMES C.P. January Term, 2012 No. 02772 \$101,244.49 Phelan Hallinan, LLP

## 1401-680

**548 East Woodlawn Street aka 348 East Woodlawn Street 19144** 12th wd. ALL THAT CERTAIN: lot or piece of ground with the buildings and improvements thereon erected. SITUATE on the southeast side of Woodlawn Street, at the distance of one hundred seventy-four feet eight inches southwestward from the southwest side of Musgrave Street in the 12th ward of the city of Philadelphia. CONTAINING in front or breadth on the said Woodlawn Street nineteen feet ten inches and extending of that width in length or depth southward between parallel lines at right angles to the said Woodlawn Street one hundred feet bounded northeastward, southeastward, and southwestward by other ground now or late of the said Joshua M. Holmes and northwestward by Woodlawn Street.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Thomas and Jeanette Thomas, his wife, by Deed from Stanford Keyne, dated 05/25/1980, recorded 11/26/1980 in Book EFP 89, Page 453. *Jeanette Thomas was previously a co-record owner of said premises, prior to her Death on 01/06/2007. Title to said premises is currently vested solely in Edward J. Thomas.* OPA#122082100 Improvements: Residential Property  
EDWARD J. THOMAS C.P. July Term, 2013 No. 04270 \$98,064.95 Phelan Hallinan, LLP

## 1401-693

**807 North 66th Street 19151** 34th wd. 1072 Sq. Ft. BRT#344357100 Improvements: Residential Property  
PATRICIA GRAY C.P. November Term, 2012 No. 00761 \$75,699.86 KML Law Group, P.C.

## 1401-699

**8111 Williams Avenue 19150** 15th wd. 1447.20 Sq. Ft. BRT#502266000 Improvements: Residential Real Estate  
ANDREA P. LEE C.P. June Term, 2013 No. 00084 \$115,559.60 Stern & Eisenberg, PC

## 1401-712

**6042 Wissahickon Avenue 19144** 21st wd. 3600 Sq. Ft. BRT#213260700 Improvements: Residential Real Estate  
GUMLAN DUNCAN C.P. May Term, 2013 No. 00171 \$133,557.82 Stern & Eisenberg, PC

## SHERIFF'S SALE

## SHERIFF'S SALE OF TUESDAY, FEBRUARY 4, 2014

## 1402-301

**15128 Beverly Drive 19116-1409** 58th wd. 3255 Sq. Ft. OPA#583165516 Improvements: Residential Property  
GENNADIY PSHENITSYN C.P. June Term, 2013 No. 03556 \$170,784.63 Phelan Hallinan, L.L.P.

## 1402-302

**5406 North Water Street 19120-3020** 42nd wd. 2526.59 Sq. Ft. PRCL#421284200 Improvements: Residential Property  
RUSSELL L. THOMPSON AND CATHERINE C. THOMPSON C.P. November Term, 2012 No. 01293 \$131,712.29 Phelan Hallinan, L.L.P.

## 1402-303

**4728 Oxford Avenue 19124** 23rd wd. row w-off/str 2sty masonr; 1572 Sq. Ft. BRT#232142400 Improvements: Residential Dwelling  
MARIE G. DELANY AND BERNARD KENNETH DELANY C.P. June Term, 2013 No. 00611 \$126,644.26 McCabe, Weisberg, & Conway, P.C.

## 1402-304

**5519 Boyer Street 19138** 12th wd. 8035.25 Sq. Ft. BRT#122249600 Improvements: Residential Property  
SHAROND. TAYLOR AND JOHN J. TAYLOR, HUSBAND AND WIFE C.P. December Term, 2010 No. 0948 \$93,671.45 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, L.L.C.

## 1402-305

**3421 Aldine Street 19136** 64th wd. 1614.56 Sq. Ft. BRT#642117100 Improvements: Residential Property  
ANH BUU LY C.P. April Term, 2012 No. 1031 \$171,660.05 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, L.L.C.

## 1402-306

**2440 West 80th Street 19150** 50th wd. 1882.40 Sq. Ft. BRT#5014461800 Improvements: Residential Real Estate  
MARY A. SAUNDERS C.P. July Term, 2013 No. 002234 \$180,256.76 Stern & Eisenberg, P.C.

## 1402-307

**5309 Locust Street 19139-4057** 46th wd. 1696.93 Sq. Ft. BRT#603042700 Improvements: Residential Dwelling  
VERNON BUTLER, EXECUTOR OF THE ESTATE OF CLARENCE BUTLER, DECEASED C.P. June Term, 2013 No. 00195 \$107,630.68 Law Offices of Gregory Javardian

## 1402-308

**6128 Lawndale Avenue aka 6128 Lawndale Street 19111** 935 Sq. Ft. BRT#352320215 Improvements: Residential  
CUONG MANH PHAM AND DOA B. NGUYEN, H/W C.P. March Term, 2013 No. 02052 \$278,308.33 Dana S. Plon, Esq.

## 1402-309

**3141 Byberry Road 19154-1813** 66th wd. 2213.34 Sq. Ft. OPA#663052500 Improvements: Residential Property  
EVELYN AMBROSANO AND FRANCIS N. AMBROSANO, SR. C.P. December Term, 2009 No. 00150 \$196,158.90 Phelan Hallinan, L.L.P.

## 1402-310

**301 Byberry Road, Apartment A18 19116-1900** 88th wd. Together with all right, title and interest to a 0.747% undivided interest of, in and to the Common Elements, as more particularly set forth in the declaration. OPA#888581898 Improvements: Residential Property  
ILYA CHEBOTAR C.P. July Term, 2011 No. 01396 \$177,197.74 Phelan Hallinan, L.L.P.

## 1402-311

**3466 Helen Street 19134-2021** 45th wd. 1131 Sq. Ft. OPA#452356000 Improvements: Residential Property  
GEORGE ABBOTT C.P. September Term, 2012 No. 02751 \$70,234.98 Phelan Hallinan, L.L.P.

## 1402-312

**5151 Akron Street 19124-1901** 62nd wd. 1470.02 Sq. Ft. OPA#621430500 Improvements: Residential Property  
GREGORY BRYANT C.P. April Term, 2009 No. 00506 \$116,353.33 Phelan Hallinan, L.L.P.

## SHERIFF'S SALE

## 1402-313

**7526 Brockton Road 19151-2825** 34th wd. 1760 Sq. Ft. OPA#343147700 Improvements: Residential Property  
WILLIE B. FORD C.P. November Term, 2009 No. 02163 \$126,773.23 Phelan Hallinan, L.L.P.

## 1402-314

**6723 North 18th Street 19126-2603** 10th wd. 1252.80 Sq. Ft. OPA#101085200 Improvements: Residential Property  
RAINFORD THOMAS C.P. March Term, 2013 No. 00160 \$141,981.43 Phelan Hallinan, L.L.P.

## 1402-315

**3858 North 17th Street 19140-3502** 38th wd. 1395 Sq. Ft. OPA#131229300 Improvements: Residential Property  
TAMAR R. DEVINE AKA TAMAR DEVINE C.P. September Term, 2012 No. 00349 \$41,222.99 Phelan Hallinan, L.L.P.

## 1402-316

**2022 Margaret Street 19124-2806** 23rd wd. 1360.91 Sq. Ft. OPA#232151300 Improvements: Residential Property  
SCOTT W. FIADINO AKA SCOTT FIADINO C.P. August Term, 2013 No. 03394 \$46,599.18 Phelan Hallinan, L.L.P.

## 1402-317

**2219 South 24th Street 19145-3205** 48th wd. 958.12 Sq. Ft. OPA#482310600 Improvements: Residential Property  
STEPHEN P. TRANTAS C.P. July Term, 2012 No. 01195 \$164,615.70 Phelan Hallinan, L.L.P.

## 1402-318

**2129 Homer Street 19138-1935** 50th wd. 1943.76 Sq. Ft. OPA#102141600 Improvements: Residential Property  
DONTE JULIA C.P. August Term, 2013 No. 03064 \$125,144.99 Phelan Hallinan, L.L.P.

## 1402-319

**820 West Roosevelt Boulevard 19140-1324** 49th wd. 4305.42 Sq. Ft. OPA#491079200 Improvements: Residential Property  
GARY J. BATAILLE C.P. April Term, 2013 No. 02450 \$84,528.64 Phelan Hallinan, L.L.P.

## 1402-320

**1826 Placid Street 19152-1113** 56th wd. 4173.35 Sq. Ft. OPA#562248600 Improvements: Residential Property  
CLEATUS SANTEE AND JENNIFER SANTEE C.P. January Term, 2012 No. 00446 \$162,359.11 Phelan Hallinan, L.L.P.

## 1402-321

**4747 Leiper Street 19124-3222** 23rd wd. 3422.40 Sq. Ft. OPA#234270200 Improvements: Residential Property  
MARY ANNE PIETRAK C.P. July Term, 2013 No. 03904 \$52,261.06 Phelan Hallinan, L.L.P.

## 1402-322

**7468 Sommers Road 19138-1407** 50th wd. 1904 Sq. Ft. OPA#501323600 Improvements: Residential Property  
DENISE M. RYKARD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOHN D. DORSEY. BRANDON DORSEY IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN D. DORSEY. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN DORSEY, DECEASED. C.P. November Term, 2009 No. 03843 \$182,527.26 Phelan Hallinan, L.L.P.

## 1402-323

**117 East Walnut Lane 19144-2004** 59th wd. 1600.50 Sq. Ft. OPA#592071400 Improvements: Residential Property  
KIMBERLY WILLIAMS C.P. April Term, 2013 No. 00091 \$34,057.16 Phelan Hallinan, L.L.P.

## 1402-324

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

## 1402-325

**440 West Susquehanna Avenue 19122-1537** 19th wd. 906.61 Sq. Ft. OPA#191393500 Improvements: Residential Property  
CAMERON GLENN C.P. March Term, 2013 No. 02414 \$59,397.72 Phelan Hallinan, L.L.P.

## SHERIFF'S SALE

## 1402-326

**15022 Theresa Drive 19116-1442** 58th wd. 5628.96 Sq. Ft. OPA#583165146 Improvements: Residential Property  
RICHARD HULL AND HELEN HULL C.P. March Term, 2013 No. 02992 \$132,125.85 Phelan Hallinan, L.L.P.

## 1402-327

**1310 North 51st Street 19131-4402** 44th wd. 1161.12 Sq. Ft. OPA#442253900 Improvements: Residential Property  
SHAREEA M. TURNER C.P. August Term, 2009 No. 03843 \$106,867.07 Phelan Hallinan, L.L.P.

## 1402-328

**6638 Ditman Street 19135** 41st wd. 2250 Sq. Ft. OPA#411224400 Improvements: Residential Property  
JOSE G. COLON C.P. July Term, 2007 No. 00531 \$79,517.10 Phelan Hallinan, L.L.P.

## 1402-329

**4109 Gypsy Lane 19129** 21st wd. 21,725 Sq. Ft. OPA#213220945 Improvements: Residential Property  
ROSIE BROWN C.P. May Term, 2008 No. 00571 \$746,810.81 Phelan Hallinan, L.L.P.

## 1402-330

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

## 1402-331

**5946 Hammond Avenue 19120-2011** 61st wd. 1742 Sq. Ft. OPA#612511800 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER STANFORD F. JACKSON, DECEASED. SHARYN JACKSON, IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED. KELLY WHITTIER, IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED. TRACY LINACRE IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED. C.P. December Term, 2011 No. 00718 \$93,109.79 Phelan Hallinan, L.L.P.

## 1402-332

**3936 North 8th Street 19140-3208** 43rd wd. 736 Sq. Ft. OPA#433120400 Improvements: Residential Property  
ANDREA GONZALEZ C.P. August Term, 2013 No. 01947 \$67,145.75 Phelan Hallinan, L.L.P.

## 1402-333

**5903 Osage Avenue 19143-1119** 3rd wd. 883.50 Sq. Ft. OPA#032052500 Improvements: Residential Property  
DORCINE V. CROPPER AND ROBERT L. CROPPER C.P. September Term, 2013 No. 00634 \$18,840.67 Phelan Hallinan, L.L.P.

## 1402-334

**545 North Allison Street 19131-4902** 4th wd. 949.35 Sq. Ft. OPA#041197000 Improvements: Residential Property  
JACQUELINE C. ROBINSON AND GWENDOLYN SMITH C.P. September Term, 2011 No. 03824 \$39,499.84 Phelan Hallinan, L.L.P.

## 1402-335

**857 Foulkrod Street 19124-2301** 35th wd. 1488 Sq. Ft. OPA#351080400 Improvements: Residential Property  
GUILLERMO A. AYALA AND NOLVIA E. VELASQUEZ C.P. May Term, 2013 No. 01034 \$103,413.93 Phelan Hallinan & Schmiegl, L.L.P.

## 1402-336

**8437 Williams Avenue 19150-1920** 50th wd. 1604.70 Sq. Ft. OPA#502275100 Improvements: Residential Property  
LISA WICKS C.P. May Term, 2012 No. 01444 \$136,496.08 Phelan Hallinan, L.L.P.

## 1402-337

**5043 Valley Street 19124-1420** 62nd wd. 943.04 Sq. Ft. OPA#622330300 Improvements: Residential Property  
BRYANT N. BIRCH C.P. April Term, 2013 No. 02813 \$71,779.39 Phelan Hallinan, L.L.P.



## SHERIFF'S SALE

FREDERICK SHAPLEY AND CATHERINE MARY SHAPLEY C.P. June Term, 2012 No. 02856 \$265,508.04 Phelan Hallinan, L.L.P.

## 1402-340

**2044 South 65th Street 19142-1921** 40th wd. 855.50 Sq. Ft. OPA#403010600 Improvements: Residential Property PATRICIA BROWN C.P. February Term, 2013 No. 00751 \$77,778.56 Phelan Hallinan, L.L.P.

## 1402-341

**167 West Godfrey Avenue 19120-1519** 61st wd. 1050 Sq. Ft. OPA#611288600 Improvements: Residential Property DAWN S. MOODY C.P. June Term, 2013 No. 03314 \$140,523.66 Phelan Hallinan, L.L.P.

## 1402-342

**2944 North Taney Street 19132-1209** 38th wd. 720 Sq. Ft. OPA#381197800 Improvements: Residential Property WILLIAM BANKS C.P. June Term, 2013 No. 03538 \$22,947.47 Phelan Hallinan, L.L.P.

## 1402-343

**2729 Wharton Street 19146-3722** 36th wd. 683.64 Sq. Ft. OPA#362075100 Improvements: Residential Property JAMES T. LOVETT AKA JAMES LOVETT AND JANELL LOVETT C.P. August Term, 2010 No. 03088 \$75,033.74 Phelan Hallinan, L.L.P.

## 1402-344

**865 North 47th Street 19139-1850** 6th wd. 977.04 Sq. Ft. OPA#062409100 Improvements: Residential Property BYRONETTE E. WATSON, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF CYNTHIA A. DURRANT C.P. March Term, 2013 No. 00018 \$40,032.48 Phelan Hallinan, L.L.P.

## 1402-345

**54 North Ruby Street 19139-2640** 34th wd. 942.59 Sq. Ft. OPA#441201300 Improvements: Residential Property DEBBIE ANNE COLZIE AKA DEBBIE A. COLZIE C.P. June Term, 2013 No. 01219 \$33,106.72 Phelan Hallinan, L.L.P.

## 1402-346

**1500 West Ruscomb Street 19141-2208** 17th wd. 3085.63 Sq. Ft. OPA#171041500 Improvements: Residential Property MURRAY DIXON AND JANEL DIXON-WORRELL C.P. June Term, 2013 No. 02381 \$70,206.74 Phelan Hallinan, L.L.P.

## 1402-347

**2308 Cedar Street 19125-2902** 31st wd. 823.50 Sq. Ft. OPA#312031200 Improvements: Residential Property ANTHONY OPALKA AND KATHLEEN OPALKA C.P. September Term, 2008 No. 02416 \$23,833.22 Phelan Hallinan, L.L.P.

## 1402-348

**5209 C Street 19120-3608** 42nd wd. 1416.45 Sq. Ft. OPA#421381100 Improvements: Residential Property TIFFANY BROWN C.P. February Term, 2013 No. 02827 \$131,277.57 Phelan Hallinan, L.L.P.

## 1402-349

**7229 Bingham Street 19111-4031** 53rd wd. 3162.5 Sq. Ft. OPA#532383800 Improvements: Residential Property KENISE ALIKE JONES C.P. November Term, 2008 No. 02933 \$90,274.11 Phelan Hallinan, L.L.P.

## 1402-350

**3490 Weikel Street 19134-2619** 45th wd. 560 Sq. Ft. OPA#451441000 Improvements: Residential Property RICHARD DESOUZA C.P. September Term, 2013 No. 00515 \$46,515.80 Phelan Hallinan, L.L.P.

## 1402-351

**4930 Pulaski Avenue 19144-4131** 13th wd. 1773.46 Sq. Ft. OPA#133121700 Improvements: Residential Property ANTHONY JACKSON C.P. February Term, 2013 No. 00162 \$149,058.79 Phelan Hallinan, L.L.P.

## 1402-352

**1978 West Cheltenham Avenue 19138-2234** 10th wd. 1424 Sq. Ft. OPA#101407300 Improvements: Residential Property MARGUERITE M. JEAN-BAPTISTE AND MANETTE HYACINTHE C.P. March Term, 2013 No. 03655 \$119,696.52 Phelan Hallinan, L.L.P.

## 1402-353

**820 South Saint Bernard Street 19143-3309** 51st wd. 2100 Sq. Ft. OPA#512005600 Improvements: Residential Property FATIN DANTZLER C.P. November Term, 2011 No. 00788 \$346,254.96 Phelan Hallinan, L.L.P.

## SHERIFF'S SALE

## 1402-354

**3620 Richmond Street 19134-6218** 45th wd. 1552 Sq. Ft. OPA#451154200 Improvements: Residential Property JAMES RISPO AKA JAMES R. RISPO, SR. C.P. June Term, 2013 No. 02378 \$70,178.82 Phelan Hallinan, L.L.P.

## 1402-355

**5109 Locust Street 19139-4123** 60th wd. 1708.52 Sq. Ft. OPA#602074900 Improvements: Residential Property KAREN R. SNEAD, IN HER CAPACITY AS HEIR OF MARY L. GOODEN, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY L. GOODEN, DECEASED. C.P. February Term, 2012 No. 03097 \$73,728.52 Phelan Hallinan, L.L.P.

## 1402-356

**459 West Hansberry Street 19144-4026** 12th wd. 2718 Sq. Ft. OPA#123108600 Improvements: Residential Property CYNTHIA RASCOE C.P. April Term, 2013 No. 01376 \$203,964.07 Phelan Hallinan, L.L.P.

## 1402-357

**1348 Pennington Road 19151-2838** 34th wd. 1603 Sq. Ft. OPA#343327100 Improvements: Residential Property CURTIS SINGLETON C.P. February Term, 2013 No. 01075 \$141,946.87 Phelan Hallinan, L.L.P.

## 1402-358

**5923 Elsinore Street 19120-1207** 35th wd. 960 Sq. Ft. OPA#352302300 Improvements: Residential Property PAULA M. ACOSTA AKA PAULA ACOTSA AND ULYSES ALBERTO ACOSTA C.P. May Term, 2013 No. 02761 \$32,988.43 Phelan Hallinan, L.L.P.

## 1402-359

**7017 Limekiln Pike 19138-2022** 10th wd. 1604.80 Sq. Ft. OPA#102058900 Improvements: Residential Property ESTHER BURTON C.P. May Term, 2013 No. 00466 \$46,322.50 Phelan Hallinan, L.L.P.

## 1402-360

**4910 A Street 19120-3926** 42nd wd. 1284.30 Sq. Ft. OPA#421293700 Improvements: Residential Property DIANA P. SANTIAGO C.P. March Term, 2013 No. 04150 \$59,648.90 Phelan Hallinan, L.L.P.

## 1402-361

**7023 Charles Street 19135-1601** 55th wd. 1839.60 Sq. Ft. OPA#552236000 Improvements: Residential Property KATHERINE MUNGUIA AKA KATHERINE FRENCH C.P. June Term, 2013 No. 03550 \$77,845.80 Phelan Hallinan, L.L.P.

## 1402-362

**5624 North 11th Street 19141-3608** 49th wd. 1469.70 Sq. Ft. OPA#493073800 Improvements: Residential Property JOSEPH KIDD AND DORETHA KIDD C.P. March Term, 2013 No. 02786 \$103,078.41 Phelan Hallinan, L.L.P.

## 1402-363

**1817 East Madison Street 19134-2527** 45th wd. 1053.50 Sq. Ft. OPA#452016100 Improvements: Residential Property PETER I. MISSIMER C.P. February Term, 2012 No. 02266 \$20,352.65 Phelan Hallinan, L.L.P.

## 1402-364

**6641 Greenway Avenue 19142** 40th wd. 16' frontage x 62' depth OPA#403129600 Improvements: Residential Property HA T. LUU AKA HA THI LUU AND SOKHOM RITH C.P. October Term, 2009 No. 01011 \$89,124.33 Richard M. Squire & Associates, L.L.C.

## 1402-365

**5302 Knox Street 19144** 12th wd. 3280 Sq. Ft. BRT#124110100 Improvements: Residential Real Estate DERIEC DORMAN AND TAMICA OGLESBY-DORMAN C.P. August Term, 2012 No. 00159 \$289,089.91 Stern & Eisenberg, P.C.

## 1402-366

**4707 Frankford Avenue 19124** 23rd wd. 1574.28 Sq. Ft. BRT#871112250 Improvements: Commercial Real Estate INDRAMATIE PERMESARDIAN AND TARIQ ADHAM C.P. July Term, 2012 No. 02356 \$108,282.24 Stern & Eisenberg, P.C.

## 1402-367

**7211 Eastwood Street 19149** 54th wd. 1865.20 Sq. Ft. BRT#542422100 Improvements: Residential Property RAUNAK PATHEJA C.P. July Term, 2013 No. 01374 \$97,568.95 KML Law Group, P.C.

## SHERIFF'S SALE

## 1402-368

**4607 Princeton Avenue 19135** 41st wd. 1592.17 Sq. Ft. BRT#412060100 Improvements: Residential Property MAUREEN P. OVERWISE C.P. January Term, 2013 No. 00717 \$138,773.43 KML Law Group, P.C.

## 1402-369

**2005 East Elkhart Street 19134** 25th wd. 1078.14 Sq. Ft. BRT#252221400 Improvements: Residential Property VINCENT D. RAWLS C.P. December Term, 2012 No. 00825 \$82,097.40 KML Law Group, P.C.

## 1402-370

**4131 East Howell Street 19135** 62nd wd. 1320.17 Sq. Ft. BRT#622177900 Improvements: Residential Property STEPHANIE A. PARKER C.P. July Term, 2013 No. 01876 \$99,648.94 KML Law Group, P.C.

## 1402-371

**2510 South 75th Street 19153** 40th wd. 1235 Sq. Ft. BRT#404153600 Improvements: Residential Property ERIN M. EVANS AND TYRONE T. EVANS, JR. C.P. August Term, 2012 No. 00804 \$162,636.06 KML Law Group, P.C.

## 1402-372

**2526 Dickinson Street 19146** 36th wd. 705 Sq. Ft. BRT#364038300 Improvements: Residential Property BRUCE RHODES C.P. July Term, 2013 No. 01995 \$131,688.20 KML Law Group, P.C.

## 1402-373

**833 Bridge Street 19124** 35th wd. 1038.10 Sq. Ft. BRT#351151100 Improvements: Residential Property MARLON BOYD GRIFFITHS C.P. February Term, 2013 No. 01681 \$38,872.52 KML Law Group, P.C.

## 1402-374

**827 North 65th Street 19151** 34th wd. 1513.16 Sq. Ft. BRT#344295900 Improvements: Residential Property RAJON A. DAVIS C.P. June Term, 2013 No. 03075 \$152,616.77 KML Law Group, P.C.

## 1402-375

**6736 Ogontz Avenue 19126** 10th wd. 1199.68 Sq. Ft. BRT#102008400 Improvements: Residential Property ANNETTA CRUMP C.P. March Term, 2013 No. 01659 \$86,248.94 KML Law Group, P.C.

## 1402-376

**1003 Lansing Street 19111** 63rd wd. 5612.50 Sq. Ft. BRT#631206800 Improvements: Residential Property GREGORY M. WALLACE C.P. June Term, 2013 No. 03619 \$199,486.43 KML Law Group, P.C.

## 1402-377

**7235 North 21st Street 19138** 10th wd. 1770 Sq. Ft. BRT#101176600 Improvements: Residential Property CHERONDA N. WARD C.P. March Term, 2013 No. 00387 \$120,816.64 KML Law Group, P.C.

## 1402-378

**842 Scattergood Street 19124** 35th wd. 1038.10 Sq. Ft. BRT#351158600 Improvements: Residential Property NIKIA WOMACK C.P. January Term, 2009 No. 02853 \$68,140.93 KML Law Group, P.C.

## 1402-379

**1016 Edgemore Road 19151** 34th wd. 1440 Sq. Ft. BRT#344393700 Improvements: Residential Property ASHLEY BROWN C.P. July Term, 2010 No. 00009 \$137,772.57 KML Law Group, P.C.

## 1402-380

**238 South 59th Street 19139** 3rd wd. 1040 Sq. Ft. BRT#031130400 Improvements: Residential Property ALONDA OWENS C.P. October Term, 2012 No. 02363 \$44,441.37 KML Law Group, P.C.

## 1402-381

**721 Atwood Road 19151** 34th wd. 1391.40 Sq. Ft. BRT#344320100 Improvements: Residential Property BAHIYA MORTON ANDREWS C.P. June Term, 2013 No. 03629 \$137,109.53 KML Law Group, P.C.

## 1402-382

**2640 South 66th Street 19142-2702** 40th wd. 1012 Sq. Ft. BRT#406021300 Improvements: Residential Real Estate THE UNKNOWN HEIRS, EXECUTORS, OF DEVISESS OF THE ESTATE OF BEATRICE H. BILLA C.P. August Term, 2013 No. 3146 \$87,284.76 Stern & Eisenberg, P.C.

## SHERIFF'S SALE

## 1402-383

**243 Regina Street 19116** 58th wd. 1716 Sq. Ft. BRT#582308305 Improvements: Residential Real Estate JENNIFER GOMER AND ROSS GOMER C.P. July Term, 2013 No. 000637 \$253,327.69 Stern & Eisenberg, P.C.

## 1402-384

**402 South 57th Street 19143** 60th wd. (formerly part of the 46th wd.) 1392 Sq. Ft. BRT#604255400 Improvements: Residential Real Estate JOHN R. PIGFORD C.P. January Term, 2013 No. 00992 \$58,955.98 Stern & Eisenberg, P.C.

## 1402-385

**2725 Plover Street 19153** 40th wd. 860 Sq. Ft. BRT#406709600 Improvements: Residential Real Estate WALTER L KING, III C.P. September 2013 No. 1769 \$118,389.18 Stern & Eisenberg, P.C.

## 1402-386

**5733 Larchwood Avenue 19143** 60th wd. (formerly part of the 46th wd.) 1214 Sq. Ft. BRT#604142900 Improvements: Residential Real Estate ROGER BRYAN AND DENISE BRYAN C.P. March Term, 2013 No. 2310 \$76,028.24 Stern & Eisenberg, P.C.

## 1402-387

**3102 Delaire Landing Road 19114** 65th wd. 982 Sq. Ft.; res condo 2sty frame BRT#888650465 Improvements: Residential Dwelling BARBARA E. MURPHY C.P. September Term, 2013 No. 00445 \$118,699.11 McCabe, Weisberg, & Conway, P.C.

## 1402-388

**6023 Tackawanna Street 19135** 62nd wd. 1080 Sq. Ft.; row 2 sty masonry BRT#622323800 Improvements: Residential Dwelling JOSEPH L. JEAN-PIERRE, ADMINISTRATOR OF THE ESTATE OF MARIANNE JEAN-PIERRE, DECEASED, MORTGAGOR, AND REAL OWNER C.P. April Term, 2012 No. 00286 \$81,695.38 McCabe, Weisberg, & Conway, P.C.

## 1402-389

**469 East Pleasant Street 19119** 22nd wd. 1406 Sq. Ft.; row b/gar 2sty masonry BRT#222078800 Improvements: Residential Dwelling FILBERT FRANCOIS C.P. February Term, 2009 No. 02202 \$144,295.97 McCabe, Weisberg, & Conway, P.C.

## 1402-390

**4578 Mitchell Street 19128** 21st wd. 1208 Sq. Ft.; row 2sty mas + other BRT#212486000 Improvements: Residential Dwelling FRANK G. PICCOLO, JON B. PICCOLO AND NANCY J. PICCOLO C.P. May Term, 2013 No. 02940 \$96,436.82 McCabe, Weisberg, & Conway, P.C.

## 1402-391

**6605 North 13th Street 19126** 61st wd. 61'6"-5/8" frontage x 153'9"-5/8" depth OPA#611193500 Improvements: Residential Property GREGORY BROWN AND VANESSA BROWN C.P. July Term, 2012 No. 00881 \$46,057.46 Richard M. Squire & Associates, L.L.C.

## 1402-392

**34 South Salford Street 19139** 3rd wd. 16' frontage x 59' depth OPA#031141500 Improvements: Residential Property AMIR ABDULLAH AND CHANTIA D. ROSE AKA CHANTIA DILL-ROSE C.P. April Term, 2013 No. 04020 \$55,994.58 Richard M. Squire & Associates, L.L.C.

## 1402-393

**2431 Reed Street, Unit 2 19146** 36th wd. North side of Reed St intersection of Reed & 25th; front irregular lot BRT#884122506 Improvements: Industrial Condominium Containing 14954 Sq Ft Improvement Area SCST REALTY GROUP, L.L.C. C.P. January Term, 2012 No. 01424 \$627,178.99 James W. Hennessey, Esq., Dilworth Paxson L.L.P.

## 1402-394-A-B

**1506 South 30th Street - Premises A - 19146** 16 ft by 52 ft BRT#364417200 Subject to Mortgage Subject to Rent Improvements: Residence

**949 Brill Street - Premises B - 19111** 15 ft by 60 ft BRT#351187800 Subject to Mortgage Subject to Rent Improvements: Residence ED'S INVESTMENT PROPERTIES C.P. March Term, 2012 No. 02232 \$90,509.61 Hugh J. Gillespie, Esq.

## 1402-395

**2106 North Marvne Street 19122** 20th wd. 1839 Sq. Ft. more or less BRT#202246100 Improvements: Residential Dwelling QUANDA N. GARRISON C.P. September

## SHERIFF'S SALE

Term, 2011 No. 01193 \$99,668.32 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg L.L.P.

## 1402-396

**5801 Brush Road 19138** 59th wd. Front 16'4", depth 80' OPA#591228200 Improvements: 3 Story, 3 Unit, Mixed Use Row W/basement, Office/store & Apartments BRIAN THOMPSON C.P. July Term, 2008 No. 04362 \$148,986.51 Thomas D Bielli, Esq., Daniel P. Murray, Esq., O'Kelly Ernst & Bielli, L.L.C.

## 1402-397

**267 East Bringham Street 19144** 12th wd. 844 Sq. Ft. more or less BRT#121117900 Improvements: Residential Dwelling GLORIA S. FOSTER C.P. April Term, 2010 No. 04140 \$46,610.45 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg L.L.P.

## 1402-398

**216 South 52nd Street 19139** 60th wd. 1530 Sq. Ft. BRT#602182300 Improvements: Multi-story Office C.P. May Term, 2013 No. 03977 \$116,807.75 Scott A. Diatterick, Esq. and/or Kathryn L. Mason, Esq.

## 1402-399

**1828 Mohican Street 19138** 10th wd. 1264 Sq. Ft. BRT#102240300 Improvements: Residential Property C.P. May Term, 2011 No. 02234 \$11,219.18 Scott A. Diatterick, Esq. and/or Kathryn L. Mason, Esq.

## 1402-400

**16 North Dewey Street 19139-2306** 34th wd. On the west side of Dewey Street at a distance of 110 feet northwest from the north side of Markey Street; front 15 ft 0 in; depth 62 ft 0 in Subject to Mortgage Improvements: Single Family Residence MARY PENN C.P. January Term, 2013 No. 02120 \$49,896.62 Stephen M. Hladik, Esq.

## 1402-401

**249 West Harvey Street 19144** 59th wd. 3840 Sq. Ft. BRT#593056000 Improvements: Residential Dwelling MARIE GABRIELSON C.P. March Term, 2010 No. 05130 \$74,935.17 Udren Law Offices, P.C.

## 1402-402

**1330 East Hunting Park Avenue 19124** 33rd wd. 1079.93 Sq. Ft. BRT#332071600 Improvements: Residential Dwelling RASAAN FREEMAN C.P. June Term, 2013 No. 02583 \$136,057.81 Udren Law Offices, P.C.

## 1402-403

**8202 Gilbert Street 19150** 50th wd. 2457.50 Sq. Ft. BRT#502118800 Improvements: S/d W B/g 2s Masonry VERONICA F. MCPHERSON, ALSO KNOWN AS VERONICA A. FLORENCE-MCPHERSON AND THE UNITED STATES OF AMERICA C.P. October Term, 2012 No. 04084 \$238,163.67 William J. Levant, Esq.

## 1402-404

**4660 Torresdale Avenue 19124-3451** 23rd wd. 1193.55 Sq



## SHERIFF'S SALE

Improvements: Residential Property  
**MARCIA RUBIN AS SOLE OWNER** C.P. May Term, 2012 No. 3456 \$91,277.60 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, L.L.C.

## 1402-410

**1813 Penfield Street 19126-1539** 10th wd. 1014 Sq. Ft. OPA#101378900 Improvements: Residential Property  
**ERIC LEE** C.P. June Term, 2013 No. 02379 \$90,675.70 Phelan Hallinan, L.L.P.

## 1402-411

**6335 Morton Street 19144-1606** 22nd wd. 1324.51 Sq. Ft. OPA#592213035 Improvements: Residential Property  
**ALONZO PICKERON AKA ALONZO PICKRON** C.P. September Term, 2013 No. 00694 \$70,298.52 Phelan Hallinan, L.L.P.

## 1402-412

**94 Roselyn Street 19120-1912** 61st wd. 1082.75 Sq. Ft. OPA#612183000 Improvements: Residential Property  
**LINNET OKPULOR** C.P. September Term, 2009 No. 01134 \$87,523.19 Phelan Hallinan, L.L.P.

## 1402-413

**1504 North 56th Street 19131-3802** 4th wd. 1550 Sq. Ft. OPA#043268500 Improvements: Residential Property  
**ALONZO PICKRON** C.P. August Term, 2013 No. 00991 \$36,373.74 Phelan Hallinan, L.L.P.

## 1402-414

**2552 East Somerset Street 19134-4743** 25th wd. 2000 Sq. Ft. OPA#251006000 Improvements: Residential Property  
**JAMES R. RISPO** C.P. June Term, 2013 No. 02382 \$91,604.49 Phelan Hallinan, L.L.P.

## 1402-415

**2227 West Dauphin Street 19132-4704** 16th wd. 1170 Sq. Ft. BRT#162252800 Improvements: Residential Property  
**KEENA M. BRINKLEY** C.P. April Term, 2012 No. 2026 \$84,761.24 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, L.L.C.

## 1402-416

**6224 Mascher Street aka 6224 North Mascher Street 19120** 61st wd. 1200 Sq. Ft. BRT#611024900 Subject to Mortgage Improvements: Residential Property  
**JEANNETTE L. CRYOR AND LUCILLE CRYOR, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** C.P. July Term, 2012 No. 0003 \$57,936.42 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, L.L.C.

## 1402-417

**2656 Bonaffon Street 19142-2718** 40th wd. 1104 Sq. Ft. BRT#406079300 Improvements: Residential Property  
**DENNIS A. MCKENZIE, JR., HIS HEIRS AND ASSIGNS** C.P. March Term, 2012 No. 2845 \$44,018.23 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, L.L.C.

## 1402-418

**1731 McClellan Street 19145-2122** 49th wd. 1024 Sq. Ft. BRT#481013700 Subject to Mortgage Improvements: Residential Property  
**GAIL TYSON** C.P. June Term, 2012 No. 1262 \$87,726.64 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, L.L.C.

## 1402-419

**1410 South 52nd Street 19143-5041** 51st wd. 1811 Sq. Ft. BRT#27 S 18219; Tax Acct #512009000 Subject to Mortgage Improvements: Residential Property  
**ZAHAVA FISCH** C.P. December Term, 2011 No. 2447 \$73,043.23 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, L.L.C.

## 1402-420

**7927 Temple Road 19150-2115** 50th wd. 1642.50 Sq. Ft. BRT#501093600 Subject to Mortgage Improvements: Residential Property  
**WILLIAM MANGUM** C.P. December Term, 2012 No. 1530 \$42,660.12 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, L.L.C.

## SHERIFF'S SALE

## 1402-421

**4420 Aberdale Road 19136** 65th wd. 3250 Sq. Ft. BRT#652106400 Subject to Mortgage Improvements: Residential Property  
**JAMES DUNN** C.P. March Term, 2011 No. 3751 \$242,686.80 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, L.L.C.

## 1402-422

**1948 South 23rd Street 19124** 48th wd. 1188 Sq. Ft. BRT#482259300 Improvements: Residential Property  
**ROBERT D. WILSON** C.P. October Term, 2009 No. 1636 \$78,890.39 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, L.L.C.

## 1402-423

**3425 West Allegheny Avenue 19132** 38th wd. 1974 Sq. Ft. BRT#382027800 Improvements: Residential Property  
**JAMES RICE** C.P. March Term, 2009 No. 04866 \$140,257.86 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, L.L.C.

## 1402-424

**423 East Godfrey Avenue 19120-1606** 35th wd. 3125 Sq. Ft. BRT#351102100 Improvements: Residential Property  
**SOMSAK SUWANNARAT, AS SOLE OWNER** C.P. May Term, 2012 No. 03280 \$109,573.90 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, L.L.C.

## 1402-425

**4705-07 James Street 19137** 45th wd. 4024 Sq. Ft. BRT#453418000 Subject to Mortgage Improvements: Residential Property  
**WILBURT E. JAMES** C.P. April Term, 2011 No. 0352 \$120,604.27 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, L.L.C.

## 1402-426

**2878 Angus Road 19114** 57th wd. 1695.11 Sq. Ft. BRT#572094844 Subject to Mortgage Improvements: Residential Property  
**PENNY T. DOVAK** C.P. January Term, 2011 No. 1430 \$156,320.54 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, L.L.C.

## 1402-427

**3135 F Street 19134-2403** 33rd wd. 1120 Sq. Ft. BRT#331292500 Subject to Mortgage Improvements: Residential Property  
**REGINA S. JONES, AS SOLE OWNER** C.P. February Term, 2012 No. 1465 \$60,432.44 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, L.L.C.

## 1402-428

**7335 Rockwell Avenue 19111-3005** 63rd wd. 2724.72 Sq. Ft. BRT#631112301 Improvements: Residential Property  
**DENISE ALLEN, AS SOLE OWNER** C.P. May Term, 2012 No. 0720 \$151,294.70 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, L.L.C.

## 1402-429

**2411 Bleigh Avenue aka 2411 Bleigh Street 19152-4309** 56th wd. 2583 Sq. Ft. BRT#561311300 Improvements: Residential Property  
**SHAHENA BEGUM AND MAMUNUR RASHID, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY** C.P. May Term, 2012 No. 2233 \$213,441.28 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, L.L.C.

## 1402-430

**1235 Levick Street 19111** 53rd wd. 1530 Sq. Ft. BRT#531082900 Subject to Mortgage Improvements: Residential Property  
**CHARLES A. SUDLER, JR.** C.P. June Term, 2011 No. 3184 \$78,299.32 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, L.L.C.

## 1402-431

**1140 Passmore Street 19111-5412** 53rd wd.

## SHERIFF'S SALE

1962 Sq. Ft. BRT#531102400 Improvements: Residential Property  
**RAJU A. VARGHESE AND ANNAMMA RAJU, HUSBAND AND WIFE** C.P. December Term, 2012 No. 3450 \$126,493.73 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, L.L.C.

## 1402-432

**4334 Vista Street 19136** 41st wd. 1078 Sq. Ft. BRT#412194600 Improvements: Residential Property  
**GLORIA GARCIA, AS SOLE OWNER** C.P. January Term, 2011 No. 1431 \$53,700.03 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, L.L.C.

## 1402-433

**5918 Magnolia Street 19144-1114** 59th wd. 1146 Sq. Ft. BRT#592233200 Subject to Mortgage Improvements: Residential Property  
**DARYL PRAY, ADMINISTRATOR OF THE ESTATE OF SUSAN PRAY** C.P. June Term, 2009 No. 00311 \$60,674.37 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, L.L.C.

## 1402-434

**2430 South 11th Street 19148** 39th wd. 1080 Sq. Ft. BRT#394197400 Improvements: Residential Property  
**PETER INNAURATO, AS SOLE OWNER** C.P. April Term, 2011 No. 1855 \$175,008.50 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, L.L.C.

## 1402-435

**2842 Sebring Road 19152-1650** 57th wd. 2765.04 Sq. Ft. BRT#571057500 Improvements: Residential Property  
**DAVID R. CHRISTY AND ANGELA N. CHRISTY** C.P. November Term, 2011 No. 0712 \$204,195.22 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, L.L.C.

## 1402-436

**2512 South 66th Street aka 2512 66th Street South 19143** 40th wd. 1712 Sq. Ft. BRT#406016900 Improvements: Residential Property  
**GIVEMORE MATAKANURE** C.P. March Term, 2011 No. 02278 \$67,758.82 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, L.L.C.

## 1402-437

**8111 Forrest Avenue 19150-2401** 50th wd. 2504 Sq. Ft. BRT#502224135 Subject to Mortgage Improvements: Residential Property  
**BARRINGTON HYLTON AND TANYA COVINGTON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** C.P. May Term, 2012 No. 0554 \$188,098.76 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, L.L.C.

## 1402-438

**353 East Vernon Road 19144** 22nd wd. 1550 Sq. Ft. BRT#222034600 Subject to Mortgage Improvements: Residential Property  
**ROBERT MARKOWSKI** C.P. December Term, 2011 No. 2449 \$179,357.57 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, L.L.C.

## 1402-439

**1727 West Colonial Street 19126-3415** 17th wd. 1440 Sq. Ft. OPA#171349200 Improvements: Residential Property  
**DANIEL SMITH RAMSEY** C.P. August Term, 2012 No. 01362 \$81,129.69 Phelan Hallinan, L.L.P.

## 1402-440

**7028 Marsden Street 19135-1832** 41st wd. 2250 Sq. Ft. OPA#412375900 Improvements: Residential Property  
**IRMA I CLAUDIO** C.P. December Term, 2011 No. 01103 \$124,626.48 Phelan Hallinan, L.L.P.

## 1402-441

**7123 Torresdale Avenue 19135** 65th wd. 2430 Sq. Ft. BRT#651257000 Improvements: Residential Property  
**JOSEPH A. DAUT AND MICHELLE DAUT, AS TENANTS BY THE ENTIRETIES** C.P. May Term, 2011 No. 1332 \$143,025.06 Scott

## SHERIFF'S SALE

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, L.L.C.

## 1402-442

**764 Uber Street aka 764 North Uber Street 19130** 15th wd. 1624.50 Sq. Ft. BRT#151066611 Subject to Mortgage Improvements: Residential Property  
**CARL PETERSON AND SYLVIA PETERSON, HIS WIFE** C.P. March Term, 2011 No. 3603 \$228,157.83 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, L.L.C.

## 1402-443

**4779 Tampa Street 19120-4621** 42nd wd. 2630 Sq. Ft. OPA#421586800 Improvements: Residential Property  
**AISHA R. MCCLAIN AND LORETTA MCCLAIN** C.P. August Term, 2010 No. 02554 \$61,325.34 Phelan Hallinan, L.L.P.

## 1402-444

**604 Van Kirk Street 19120-1226** 35th wd. 1280 Sq. Ft. OPA#352101400 Improvements: Residential Property  
**JOHN O. ABIOLA** C.P. August Term, 2012 No. 01176 \$115,754.83 Phelan Hallinan, L.L.P.

## 1402-445

**4022 East Roosevelt Boulevard 19124** 45th wd. 1604 Sq. Ft.; row b/gar 2 sty masonry BRT#351018400 Improvements: Residential Dwelling  
**EVELYN A. KESSLER** C.P. November Term, 2010 No. 00160 \$139,999.75 McCabe, Weisberg, & Conway, P.C.

## 1402-446

**3467 Richmond Street 19104** 45th wd. 2840 Sq. Ft. BRT#451134800; PRCL#25N1534 Subject to Mortgage Subject to Rent Improvements: Improvements Consist Of (i) A Two Part Three Story, Semi-detached Mixed Use Structure With A Bar And Kitchen On The First Floor And Living Space On The Second And Third Floors, And (ii) A Garage Located At The Rear Of The Main Building  
**3467 RICHMOND REAL ESTATE VENTURES, L.L.C.** C.P. January Term, 2013 No. 02083 \$316,217.90 Jack M Seitz, Esq.; Zachary J. Cohen, Esq.; Leavoy Butz & Seitz, L.L.C.

## 1402-447

**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 Amy Glass, Esq.

## 1402-448

**1504 South Corlies Street 19146-3510** 36th wd. On westerly side of Corlies Street, 352 ft 0 in, northwardly from the northerly side of Tasker St; front 16; 0-in; depth 52 ft 0 in OPA#364422600  
**RODGER ABBOTT** C.P. June Term, 2013 No. 1930 \$46,543.76 Louis P. Vitti, Esq.

## 1402-449

**2722 North 45th Street 19131** 52nd wd. 1354 Sq. Ft.; row b/gar 2sty stone BRT#521225800 Improvements: Residential Dwelling  
**GLENROY THOMPSON** C.P. April Term, 2013 No. 04663 \$154,932.99 McCabe, Weisberg, & Conway, P.C.

## 1402-450

**2061 Albright Street 19134** 45th wd. 1149 Sq. Ft. BRT#452187000 Subject to Mortgage Improvements: Residential Property  
**DAVID A. BAUMANN AND JANICE BAUMANN, HIS WIFE** C.P. September Term, 2008 No. 001291 \$70,811.38 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, L.L.C.

## 1402-451

**4945 Florence Avenue 19143** 51st wd. 1126 Sq. Ft.; row 2sty masonry BRT#511139700 Improvements: Residential Dwelling  
**JAMES WATSON** C.P. May Term, 2013 No. 01657 \$144,749.08 McCabe, Weisberg, & Conway, P.C.

## 1402-452

**5649 Warrington Avenue 19143** 51st wd. 1144 Sq. Ft. BRT#513306200 Improvements: Residential Property  
**LASONYA D. CURTISS AND JAMES G. CURTISS** C.P. February Term, 2009 No. 03132 \$51,645.35 KML Law Group, P.C.

## 1402-453

**2418 South 8th Street 19148** 39th wd. 840 Sq. Ft. BRT#393259300 Improvements: Residential Property  
**MIT MEY** C.P. April Term, 2013 No. 03052 \$64,486.65 KML Law Group, P.C.

## SHERIFF'S SALE

## 1402-454

**3023 Chatham Street 19134-4306** 25th wd. On the southeast side of Chatham St, 112' 7-1/4 in, northward from the northeast side of Indiana Avenue; front 14 ft 4 in; depth 82 ft 6 in OPA#251402900  
**JORGE CARABALLO** C.P. September Term, 2010 No. 00794 \$128,330.77 Louis P. Vitti, Esq.

## 1402-455

**4735 Whitaker Avenue 19120** 42nd wd. 1200 Sq. Ft.; row b/gar 2sty masonry BRT#421565100 Improvements: Residential Dwelling  
**REGINALD BATES** C.P. December Term, 2012 No. 00967 \$64,421.76 McCabe, Weisberg, & Conway, P.C.

## 1402-456

**6059 Allman Street 19142** 40th wd. 952 Sq. Ft. BRT#401243300 Improvements: Residential Property  
**SANAYAH H. MILLER** C.P. July Term, 2013 No. 00828 \$86,625.80 KML Law Group, P.C.

## 1402-457

**4826 Howell Street 19135** 41st wd. on south-westerly side of Howell St, 100 ft 0 in north-westerly from the westerly corner of Howell and Tullp St; front 30 ft, 0 in; depth 140 ft 0 in OPA#411105500 Subject to Mortgage  
**PAUL E. VOIT** C.P. April Term, 2011 No. 00651 \$106,341.43 Louis P. Vitti, Esq.

## 1402-458

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

## 1402-459

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

## 1402-460

**6141 Wheeler Street 19143** 40th wd. 1072 Sq. Ft. BRT#402171000 Improvements: Residential Dwelling  
**LAMONT JONES** C.P. August Term, 2011 No. 004860 \$36,142.65 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

## 1402-461

**1326 East Airdrie Street 19124-5522** 33rd wd. 1050 Sq. Ft. BRT#331237200 Improvements: Residential Property  
**CHRISTINA C. HARRIS, AS SOLE OWNER** C.P. March Term, 2012 No. 1314 \$68,048.65 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, L.L.C.

## 1402-462

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

## 1402-463



## SHERIFF'S SALE

eastward between parallel lines at right angles to the said Garnet Street forty-seven feet (47') feet to a certain three feet (3') wide alley leading north-ward into Ritter Street and Southward into another 3 feet wide alley leading westward into the said Garnet Street Subject to Mortgage WILLIAM CARBO C.P. August Term, 2013 No. 03464 \$177,116.22 Anthony R. Distasio, Esq., Linton, DiStasio & Edwards, P.C.

## 1402-467

**2409 West Cumberland Street 19132** 28th wd. 1585.58 Sq. Ft. BRT#281272400 Improvements: Residential Property VIVIAN FREEMAN C.P. March Term, 2013 No. 04060 \$43,048.60 KML Law Group, P.C.

## 1402-468

**7008 West Passyunk Avenue 19142** 40th wd. 2012 Sq. Ft. BRT#406301500 Improvements: Residential Dwelling RHONDA BROWN AND VALGENE WEST C.P. October Term, 2010 No. 02424 \$137,566.67 Udren Law Offices, P.C.

## 1402-469

**224 North 50th Street 19139** 44th wd. 2338.93 Sq. Ft. BRT#441066302 Improvements: Residential Dwelling MARQUITTA FORTUNE AND BYRONE TYREE C.P. May Term, 2010 No. 04021 \$65,892.73 Mark J. Udren, Esq.

## 1402-470

**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.

## 1402-471

**7332 Briar Road 19138-1328** 50th wd. 1472.55 Sq. Ft. BRT#501335800 Improvements: Row B/gar 2 Sty Masonry MANOLITA I. M. EVANS C.P. June Term, 2013 No. 02585 \$153,604.24 Milstead & Associates, L.L.C.

## 1402-472

**4312 Pechin Street 19128** 21st wd. 1908.00 Sq. Ft. BRT#212164400 Improvements: Residential Dwelling JACQUELINE WAWRZYNEK AND ROBERT WAWRZYNEK C.P. August Term, 2010 No. 04630 \$89,889.06 Udren Law Offices, P.C.

## 1402-473

**2651 North Reese Street 19133-2635** 19th wd. 854 Sq. Ft. BRT#192233320 Improvements: Row 2 Story Masonry YOLICET GRIN AKA YOLICET GRIN-LOPEZ C.P. June Term, 2012 No. 00924 \$23,747.68 Milstead & Associates, L.L.C.

## 1402-474

**2006 South Garnet Street 19145** 48th wd. 672.60 Sq. Ft. BRT#16S13276 Improvements: Residential Dwelling ANGELO CUCULINO AKA ANGELO CUCULINO C.P. July Term, 2010 No. 01941 \$64,433.96 Udren Law Offices, P.C.

## 1402-475

**4930 Knorr Street 19135-2425** 41st wd. 1778.60 Sq. Ft. BRT#412017000 JOHN C. KUHN C.P. August Term, 2012 No. 01822 \$188,571.56 Milstead & Associates, L.L.C.

## 1402-476

**610 Morris Street 19148-1202** 1st wd. 1024 Sq. Ft. BRT#012118100 Improvements: Row 2 Story Masonry SROY KIM KARNG AND CHAM SOK C.P. August Term, 2012 No. 00389 \$207,033.60 Milstead & Associates, L.L.C.

## 1402-477

**133 East Maryland Street 19144** 59th wd. 1900.00 Sq. Ft. BRT#592130600 Improvements: Residential Dwelling AIYANA SMITH AND MICHAEL SMITH C.P. July Term, 2012 No. 04672 \$124,178.34 Udren Law Offices, P.C.

## 1402-478

**5850 Filbert Street 19139-2449** 4th wd. 776.12 Sq. Ft. BRT#042018900 Improvements: Row 2 Story Masonry TYRELL BOWIE C.P. December Term, 2012 No. 00839 \$81,092.23 Milstead & Associates, L.L.C.

## 1402-479

**605 East Sanger Street 19120-1720** 35th wd. 1162.27 Sq. Ft. BRT#351216200 Improvements: Row/b Gar 2 Story Masonry VALERIE GARY-MITCHELL AND JAMES E. MITCHELL C.P. February Term, 2012 No. 00034 \$139,426.06 Milstead & Associates, L.L.C.

## 1402-480

**6014 Ogontz Avenue 19141-1312** 17th wd. 1744 Sq. Ft. OPA#172253800 Improvements: Residential Property ESTATE OF DAMIAN WILSON AKA

## SHERIFF'S SALE

DAMIAN CHRISTOPHER WILSON. 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 \$143,011.49 Phelan Hallinan, L.L.P.

## 1402-481

**4430 McKinley Street 19135-3217** 41st wd. 2160 Sq. Ft. BRT#552034300 Subject to Mortgage Improvements: Residential Dwelling PROPERTY OF WILLIAM J. DEARDEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARYANNE DEARDEN AKA MARYANNE K. MCGOVERN C.P. August Term, 2013 No. 02476 \$28,974.21 Law Offices of Gregory Javardian

## 1402-482

**3037 Fanshawe Street 19149-2516** 55th wd. 2104.38 Sq. Ft. BRT#551124900 Improvements: Residential Dwelling WALTER R. HELLER AND MARY HELLER C.P. March Term, 2013 No. 00024 \$147,263.20 Law Offices of Gregory Javardian

## 1402-483

**2716 North 23rd Street 19132-3218** 11th wd. 878.99 Sq. Ft. OPA#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 HEIR 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 \$34,264.30 Phelan Hallinan, L.L.P.

## 1402-484

**3127 Glenview Street 19149-2602** 55th wd. 1715.52 Sq. Ft. BRT#554213500 Improvements: Residential Dwelling ROSEMARY DISTEFANO C.P. July Term, 2012 No. 04767 \$195,289.79 Law Offices of Gregory Javardian

## 1402-485

**108 West Norris Street 19122-2439** 18th wd. 1625 Sq. Ft. BRT#183195108 Improvements: Residential Dwelling HAROLD WINGFIELD C.P. February Term, 2013 No. 000122 \$51,884.83 Law Offices of Gregory Javardian

## 1402-486

**2409 Gaul Street 19125-3003** 31st wd. 813.75 Sq. Ft. OPA#312068700 Improvements: Residential Property ROEY SORASKY AND MINDY SORASKY C.P. September Term, 2013 No. 01611 \$128,092.60 Phelan Hallinan, L.L.P.

## 1402-487

**6107 Harley Avenue 19142-3411** 40th wd. 1132.5 Sq. Ft. BRT#402285900 Improvements: Residential Dwelling THOMAS WILLIAM MACNEAL AKA THOMAS WILLIAM MACNEAL, III AND DENISE R. MACNEAL C.P. December Term, 2011 No. 02758 \$83,730.15 Law Offices of Gregory Javardian

## 1402-488

**2131 Carver Street 19124-1609** 41st wd. 915.20 Sq. Ft. OPA#411053400 Improvements: Residential Property ROBERT GONZALEZ C.P. November Term, 2010 No. 02828 \$90,214.90 Phelan Hallinan, L.L.P.

## 1402-489

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

## 1402-490

**5327 North Sydenham Street 19141-1619** 17th wd. 1680 Sq. Ft. BRT#172085900 Improvements: Residential Dwelling ROBIN H. GARY AND JANICE M. GARY C.P. April Term, 2013 No. 04566 \$47,156.31 Law Offices of Gregory Javardian

## 1402-491

**1823 East Moyamensing Avenue 19148-1944** 1st wd. 1242.50 Sq. Ft. OPA#011214200 Improvements: Residential Property JOHN E. MCNAMEE C.P. July Term, 2012

## SHERIFF'S SALE

No. 03408 \$292,150.00 Phelan Hallinan, L.L.P.

## 1402-492

**849 Hendrix Street 19116-2525** 58th wd. 2225 Sq. Ft. OPA#582334420 Improvements: Residential Property LARYSA BAZYLSKA STIPA AND ROBERT P. STIPA C.P. October Term, 2010 No. 01948 \$248,322.74 Phelan Hallinan, L.L.P.

## 1402-493

**5309 Ludlow Street 19139** 60th wd. 1600 Sq. Ft. BRT#603005300 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA NORMAN C.P. July Term, 2013 No. 004713 \$93,599.45 Amy Glass, Esq.

## 1402-494

**6142 Tackawanna Street 19135-3416** 41st wd. 1785.92 Sq. Ft. OPA#552239800 Improvements: Residential Property BRYAN J. GALIE C.P. August Term, 2012 No. 00036 \$38,853.30 Phelan Hallinan, L.L.P.

## 1402-495

**5212 Marlowe Street aka 5212 Marlow Street 19124** 62nd wd. 827.20 Sq. Ft. BRT#622265900 Improvements: Residential Property WAYNE JOHNSON, JR. AND ANGELA R. JOHNSON C.P. June Term, 2013 No. 002628 \$70,333.02 Amy Glass, Esq.

## 1402-496

**2735 Lardner Street 19149** 62nd wd. (formerly part of the 55th wd., which was formerly the 35th wd.) 1005 Sq. Ft. BRT#621187400 Improvements: Residential Property HUMBERTO L. TORRES, JR. C.P. July Term, 2013 No. 001207 \$116,412.73 Amy Glass, Esq.

## 1402-497

**1236 Robbins Street 19111-5836** 53rd wd. 3300 Sq. Ft. OPA#631038900 Improvements: Residential Property CATRINA D. BANKS C.P. June Term, 2012 No. 00916 \$173,542.24 Phelan Hallinan, L.L.P.

## 1402-498

**5630 Elmwood Avenue 19143** 40th wd. 1136 Sq. Ft. BRT#402229200 Improvements: Residential Property TERRY JACKSON, ROBERTO COOPER AND DOROTHY MORRIS C.P. August Term, 2013 No. 001114 \$51,008.99 Amy Glass, Esq.

## 1402-499

**6105 Torresdale Avenue 19135-3717** 41st wd. 1203.60 Sq. Ft. OPA#411312900 Improvements: Residential Property KEVIN MILLER C.P. July Term, 2012 No. 00778 \$38,860.72 Phelan Hallinan, L.L.P.

## 1402-500

**1737 Tasker Street 19145** 36th wd. 1104 Sq. Ft. BRT#365373600 Improvements: Residential Property CAVELLO REX C.P. April Term, 2013 No. 003439 \$112,633.31 Amy Glass, Esq.

## 1402-501

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

## 1402-502

**7330 North 20th Street 19138** 42nd wd. 1798 Sq. Ft. BRT#101170000 Improvements: Residential Property YVONNE P. STEVENSON AKA YVONNE STEVENSON (MORTGAGOR) AND BARBARA STEVENSON-NOBLE (REAL OWNER) C.P. September 2013 No. 000973 \$55,819.72 Christopher A. DeNardo, Esq.

## 1402-503

**2143 West Grange Avenue 19138-2809** 17th wd. 847.50 Sq. Ft. OPA#171126100 Improvements: Residential Property KENNARD HENDERSON AND MAXINE HENDERSON AKA MAXINE D. W HENDERSON C.P. September Term, 2012 No. 02839 \$54,122.56 Phelan Hallinan, L.L.P.

## 1402-504

**1260 North Alden Street 19131** 4th wd. 915 Sq. Ft. BRT#043118100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CONSTANCE TORRENCE, DECEASED C.P. June Term, 2012 No. 3639 \$35,206.05 Amy Glass, Esq.

## SHERIFF'S SALE

## 1402-505

**4131 Dungan Street 19124-5317** 33rd wd. 1200 Sq. Ft. OPA#332422900 Improvements: Residential Property MITZI A. SHELTON C.P. September Term, 2012 No. 00039 \$63,306.21 Phelan Hallinan, L.L.P.

## 1402-506

**1304 Gilham Street 19111** 53rd wd. 1068.53 Sq. Ft. BRT#531160000 Improvements: Residential Property ALEXANDER LIAPITCHAKA ALEXANDRE LIAPITCH C.P. August Term, 2012 No. 0177 \$114,668.08 Amy Glass, Esq.

## 1402-507

**5512 Warrington Avenue 19143-4721** 51st wd. 1145.20 Sq. Ft. OPA#514059000 Improvements: Residential Property GENEVA WRIGHT C.P. May Term, 2012 No. 01397 \$110,548.92 Phelan Hallinan, L.L.P.

## 1402-508

**7335 Garman Street 19153-2208** 40th wd. 1096 Sq. Ft. OPA#404305200 Improvements: Residential Property ANGELIQUE MORRIS C.P. March Term, 2013 No. 01011 \$66,219.80 Phelan Hallinan, L.L.P.

## 1402-509

**961 Bridge Street 19124-1743** 35th wd. 1320 Sq. Ft. OPA#351157100 Improvements: Residential Property GREGORY CAPERS C.P. September Term, 2013 No. 00895 \$119,366.73 Phelan Hallinan, L.L.P.

## 1402-510

**757 South 17th Street 19146** 30th wd. 1328 Sq. Ft. BRT#6S2065, BRT#881577100 Improvements: Residential Dwelling MAURICE UPSHUR AND ZINA UPSHUR C.P. September Term, 2013 No. 00492 \$353,308.70 Udren Law Offices, P.C.

## 1402-511

**332 East Roosevelt Boulevard 19120-3949** 42nd wd. 2250.80 Sq. Ft. BRT#421130800 Improvements: Residential Dwelling EDWARD SMITH AKA EDWARD A. SMITH AND VANESSA SMITH AKA VANESSA ALLEN SMITH C.P. September Term, 2013 No. 01435 \$109,576.55 Udren Law Offices, P.C.

## 1402-512

**903 Hoffman Street 19148** 39th wd. 768 Sq. Ft. BRT#393268700 Improvements: Residential Dwelling LAURA PREZIO C.P. April Term, 2013 No. 05080 \$66,624.21 Udren Law Offices, P.C.

## 1402-513

**1234 Christian Street 19147** 2nd wd. Front 16', depth 100' OPA#021020300 Improvements: 3 Story 4 Bedroom, 2.5 Bath Townhouse LAJOHNTY HOLDINGS, L.L.C. C.P. October Term, 2013 No. 00307 \$148,986.51 Thomas D. Bielli, Esq., Daniel P. Murray, Esq., O'Kelly Ernst & Bielli, L.L.C.

## 1402-514

**4111 Claridge Street 19124** 33rd wd. 1283.10 Sq. Ft. BRT#332353000 Improvements: Residential Property HOMES ARE US, L.P. BY ANNA ENTERPRISES LCC ITS GENERAL PARTNER BY ALAN STASSON, MEMBER C.P. July Term, 2012 No. 1802 \$58,428.25 Amy Glass, Esq.

## 1402-515

**3010 Aramingo Avenue 19134** 25th wd. 954.10 Sq. Ft. BRT#251475000 Improvements: Residential Property ANA VALENTIN C.P. July Term, 2013 No. 003002 \$28,130.18 Amy Glass, Esq.

## 1402-516

**638 South 57th Street 19143** 46th wd. 1392 Sq. Ft. BRT#463246300 Improvements: Residential Property KHAMILAH MUHAMMAD C.P. July Term, 2013 No. 002993 \$86,200.97 Amy Glass, Esq.

## 1402-517

**3453 Cottman Avenue 19129** 64th wd. (formerly part of the thirty-fifth wd.) 1597 Sq. Ft. BRT#642090200 Improvements: Residential Property MARY M. JONES C.P. July Term, 2013 No. 2502 \$149,354.43 Amy Glass, Esq.

## 1402-518

**3024 West Lehigh Avenue 19132** 28th wd. 1216 Sq. Ft. BRT#282380700 Improvements: Residential Property DENISE GLOVER C.P. May Term, 2013 No. 000565 \$83,166.98 Amy Glass, Esq.

## 1402-519

**5519 Catharine Street 19143** 46th wd. 1065 Sq. Ft. BRT#463093100 Improvements: Residential Property FRANK BROOKS, III C.P. September 2013 No. 001153 \$139,815.72 Amy Glass, Esq.

## SHERIFF'S SALE

## 1402-520

**1970 West Hunting Park Avenue 19140** 13th wd. 655.50 Sq. Ft. BRT#131106100 Improvements: Residential Property ANGELA M. SMITH C.P. July Term, 2013 No. 002364 \$16,803.45 Amy Glass, Esq.

## 1402-521

**10011 Ferndale Street 19116** 58th wd. 1846 Sq. Ft. BRT#582478300 Improvements: Residential Property ALEXANDER LIAPITCH C.P. June Term, 2012 No. 670 \$176,786.26 Amy Glass, Esq.

## 1402-522

**2001 Hamilton Street, Apartment 409 19130-4200** 8th wd. Together with all right, title, and interest to a 0.747% undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration OPA#888091634 Improvements: Residential Property CARLO COLOMBO C.P. February Term, 2013 No. 00805 \$220,232.44 Phelan Hallinan, L.L.P.

## 1402-523

**646 Alcott Street 19120** 35th wd. 1224 Sq. Ft. BRT#352060600 Improvements: Residential Property DORLEATHA JOHNSON AKA DORLEATHA M. JOHNSON C.P. July Term, 2013 No. 2503 \$81,555.76 Amy Glass, Esq.

## 1402-524

**1832 Green Street aka 1832 Green Street, Unit C 19130-4143** 15th wd. 0.00 Sq. Ft. OPA#888154074 Improvements: Residential Property MARK W. TOTTEN C.P. September Term, 2013 No. 00491 \$175,308.96 Phelan Hallinan, L.L.P.

## 1402-525

**614 West Rittenhouse Street 19144** 59th wd. 1800 Sq. Ft. BRT#593026700 Improvements: Residential Property ALMANINA BARBOUR C.P. June Term, 2013 No. 01152 \$156,573.14 KML Law Group, P.C.

## 1402-526

**8651 Gilbert Street 19150-2703** 50th wd. 1534.40 Sq. Ft. OPA#502140800 Improvements: Residential Property ERICA K. MATTOX C.P. November Term, 2012 No. 02021 \$89,928.18 Phelan Hallinan, L.L.P.

## 1402-527

**4805 East Howell Street 19135** 41st wd. 1189.12 Sq. Ft. BRT#411109800 Improvements: Residential Property YARILIS RUIZ C.P. July Term, 2013 No. 02316 \$97,764.00 KML Law Group, P.C.

## 1402-528

**331 Cantrell Street 19148-3319** 39th wd. 665 Sq. Ft. OPA#392077600 Improvements: Residential Property JOEY S. FANG AND YUN F. HUANG C.P. April Term, 2013 No. 02634 \$99,204.35 Phelan Hallinan, L.L.P.

## 1402-529

**4315 North 9th Street 19140-2226** 43rd wd. 870 Sq. Ft. OPA#433394000 Improvements: Residential Property ALBERT HARRELL, JR. C.P. October Term, 2010 No. 00670 \$38,043.53 Phelan Hallinan, L.L.P.

## 1402-530

**3065 Coral Street 19134** 25th wd. 810 Sq. Ft. BRT#252457700 Improvements: Residential



## SHERIFF'S SALE

**7440 Walnut Lane aka 7440 East Walnut Lane 19138-2217** 50th wd. 1125 Sq. Ft. OPA#501353200 Improvements: Residential Property  
NORMA WILCOX, IN HER CAPACITY AS HEIR OF ELAINE MACK AKA ELAINE V. BROOKS, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELANE V. MACK AKA ELAINE V. BROOKS, DECEASED. C.P. March Term, 2013 No. 00165 \$102,195.31 Phelan Hallinan, L.L.P.

## 1402-535

**6550 North Bouvier Street 19126** 17th wd. 1291.50 Sq. Ft. BRT#172232300 Improvements: Residential Property  
DENISE CHAMBERS JILES AND JASMINE JILES C.P. October Term, 2009 No. 00178 \$123,000.48 KML Law Group, P.C.

## 1402-536

**1026 Westview Street 19119** 21st wd. 39,298 Sq. Ft. BRT#213114700 Improvements: Residential Dwelling  
ANTHONY K. MOORE AND HENRI GILLIAM MOORE C.P. March Term, 2013 No. 01740 \$869,276.18 Udren Law Offices, P.C.

## 1402-537

**5029 Chancellor Street 19139-4232** 46th wd. 971.85 Sq. Ft. BRT#602059200 Subject to Mortgage Improvements: Residential Dwelling  
SHARON HOLMES C.P. July Term, 2012 No. 02314 \$148,439.18 Powers, Kirn & Javardian, L.L.C.

## 1402-538

**2443 Tremont Street 19115-5032** 56th wd. BRT#562265818 Subject to Mortgage Improvements: Residential Dwelling  
JERROME R. STINNIE AND MANUELA T. STINNIE C.P. July Term, 2012 No. 04662 \$259,472.23 Powers, Kirn & Javardian, L.L.C.

## 1402-539

**5245 Florence Avenue 19143** 51st wd. 1068 Sq. Ft. OPA#511144300 Subject to Mortgage Improvements: Residential Property  
SUI DAN JONES C.P. September Term, 2013 No. 00922 \$60,621.06 Brett A. Solomon, Esq.; Michael C. Mazack, Esq.

## 1402-540

**936 Brill Street 19124-1008** 35th wd. 1057 Sq. Ft. BRT#351178200 Subject to Mortgage Improvements: Residential Dwelling  
YELENA SHOKH C.P. August Term, 2012 No. 02226 \$45,186.29 Powers, Kirn & Javardian, L.L.C.

## 1402-541

**5525 Miriam Road 19124** 35th wd. 1277.09 Sq. Ft. BRT#351413200 Improvements: Residential Dwelling  
VANECIA T. WILLIAMS C.P. November Term, 2008 No. 01227 \$124,724.98 Udren Law Offices, P.C.

## 1402-542

**1059 Edgemore Road 19151-3009** 34th wd. 1120 Sq. Ft. BRT#344387800 Subject to Mortgage Improvements: Residential Dwelling  
EDWARD CRAWFORD C.P. July Term, 2012 No. 04496 \$88,426.26 Powers, Kirn & Javardian, L.L.C.

## 1402-543

**5351 August Street 19137** 45th wd. 692.02 Sq. Ft. BRT#453407000 Improvements: Residential Dwelling  
DAVID W. ROSANIA AND JENNIFER L. ROSANIA AKA JENNIFER ROSANIA C.P. May Term, 2010 No. 03020 \$90,540.54 Udren Law Offices, P.C.

## 1402-544

**3134 Gaul Street 19134-4447** 25th wd. 1440 Sq. Ft. BRT#251396600 Subject to Mortgage Improvements: Residential Dwelling  
GAVIN FENNELLY AND MONICA FENNELLY C.P. July Term, 2012 No. 04803 \$144,450.21 Powers, Kirn & Javardian, L.L.C.

## 1402-545

**4119 Baring Street 19104-2266** 6th wd. 1252.80 Sq. Ft. BRT#061026500 Subject to Mortgage Improvements: Residential Dwelling  
ANTHONY JORDAN C.P. July Term, 2012 No. 02305 \$147,696.77 Powers, Kirn & Javardian, L.L.C.

## 1402-546

**11 North 54th Street 19139** s/d conv apt 2sty masonry BRT#441207000 Improvements: Residential Dwelling  
JAMES B. WATSON C.P. June Term, 2012 No. 00564 \$79,698.02 Federman & Associates, L.L.C.

## 1402-547

**13420 Trevoze Road 19116** 58th wd. 1460 Sq. Ft. BRT#583122300 Improvements:

## SHERIFF'S SALE

Residential Real Estate  
GREGORY TILLSON AND TRACY A. TILLSON C.P. September Term, 2012 No. 003175 \$350,378.07 Stern & Eisenberg, P.C.

## 1402-548

**7815 Germantown Avenue 19118-3526** 9th wd. 2270.80 Sq. Ft. OPA#091151400 Improvements: Residential Property  
DAVID W. DAVIS AND WILFORD E. MORTON C.P. July Term, 2012 No. 01659 \$245,397.66 Phelan Hallinan, L.L.P.

## 1402-549

**7005 Ardleigh Street 19119-1302** 22nd wd. 4025 Sq. Ft. OPA#222249300 Improvements: Residential Property  
MARY DOUGLASS AKA MARY ANN DOUGLASS C.P. May Term, 2013 No. 00532 \$246,325.80 Phelan Hallinan, L.L.P.

## 1402-550

**3527 East Crown Avenue 19114-1916** 66th wd. 3254 Sq. Ft. OPA#661230800 Improvements: Residential Property  
THOMAS HINTON AND JENNIFER HINTON C.P. December Term, 2012 No. 04006 \$219,137.43 Phelan Hallinan, L.L.P.

## 1402-551

**4226 Ormond Street 19124** 33rd wd. 810 Sq. Ft. BRT#332535100 Improvements: Residential Property  
LAPINA JAMISON C.P. June Term, 2009 No. 04659 \$49,163.85 KML Law Group, P.C.

## 1402-552

**6209 Hasbrook Avenue 19111** 35th wd. 1526.56 Sq. Ft. BRT#353194400 Improvements: Residential Property  
WILLIAM G. ELWELL C.P. April Term, 2013 No. 00096 \$46,854.07 KML Law Group, P.C.

## 1402-553

**609 North Wilton Street 19131** 44th wd. 1004 Sq. Ft. BRT#442302700 Improvements: Residential Dwelling  
CHARLES SHAW C.P. May Term, 2013 No. 01635 \$82,562.34 Udren Law Offices, P.C.

## 1402-554

**4037 North Darien Street 19140** 43rd wd. 607.50 Sq. Ft. BRT#433128700 Improvements: Residential Property  
PRITIKA BENJAMIN AND BLASONCAMI, L.L.C. AKA BLASONCAMI, I, L.L.C. C.P. April Term, 2013 No. 02241 \$58,148.59 KML Law Group, P.C.

## 1402-555

**3565 Emerald Street 19134** 45th wd. 1103.41 Sq. Ft. BRT#452329300 Improvements: Residential Property  
ROHANNI N. RODRIGUEZ C.P. June Term, 2013 No. 00140 \$56,309.13 KML Law Group, P.C.

## 1402-556

**5144 Brown Street 19139-1526** 44th wd. 992 Sq. Ft. BRT#441271600 Improvements: Residential Dwelling  
HARVEY GOLDENBERG AKA HARVEY S. GOLDENBERG C.P. June Term, 2013 No. 02328 \$62,217.03 Udren Law Offices, P.C.

## 1402-557

**6912 Old York Road 19126** 61st wd. 6091.08 Sq. Ft. BRT#611203000 Improvements: Residential Property  
ANNIE M. JOHNSON C.P. May Term, 2010 No. 01129 \$26,285.75 KML Law Group, P.C.

## 1402-558

**2359 North Gratz Street 19132** 16th wd. 665.52 Sq. Ft. BRT#162048700 Improvements: Residential Dwelling  
DWAINE JOHNSON C.P. September Term, 2013 No. 02689 \$35,199.40 Udren Law Offices, P.C.

## 1402-559

**8625 Ditman Street 19136** 65th wd. 1600 Sq. Ft. BRT#652298200 Improvements: Residential Property  
ANTONIO J. RIOS C.P. May Term, 2013 No. 03758 \$145,533.38 KML Law Group, P.C.

## 1402-560

**Premises "A" 2506 South 22nd Street, Premises "B" 2506R South 22nd Street 19145** 26th wd. Premises "A" 2125 Sq. Ft.; Premises "B" 665 Sq. Ft. "A" OPA#262204800; "B" OPA#262204820 Improvements: Residential Dwelling  
GREGORY TENUTO AND MICHELLE TENUTO C.P. October Term, 2012 No. 03454 \$342,299.73 Joseph R. Loverdei, Esq.

## 1402-561

**7112 Ditman Street 19135-1211** 41st wd. 2025 Sq. Ft. OPA#412352400 Improvements: Residential Property  
KEITH BAILEY C.P. January Term, 2011 No. 03508 \$101,864.22 Phelan Hallinan, L.L.P.

## 1402-562

**1328 North Hancock Street 19122** 18th

## SHERIFF'S SALE

wd. 2494.66 Sq. Ft. BRT#182083500 Improvements: Residential Dwelling  
SHERIDAN L. SOSTRE C.P. June Term, 2013 No. 002403 \$230,185.14 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

## 1402-563

**242 North Creighton Street 19139** 44th wd. 1140 Sq. Ft.; row 2 sty masonry BRT#441123600 Improvements: Residential Dwelling  
PROPERTY OF 242 NORTH CREIGHTON LP AND KAREN SCHULLERE C.P. September Term, 2013 No. 00773 \$48,217.58 McCabe, Weisberg, & Conway, P.C.

## 1402-564

**2915 Rosehill Street 19134-2949** 33rd wd. 602 Sq. Ft. OPA#071425100 Improvements: Residential Property  
DENIS HERNANDEZ C.P. May Term, 2013 No. 02602 \$18,387.17 Phelan Hallinan, L.L.P.

## 1402-565

**6230 Torresdale Avenue 19135-3719** 41st wd. 1701.90 Sq. Ft. BRT#411291700 Subject to Mortgage Improvements: Row B/gar 1 Story Masonry  
JOHN R. KLEMICK C.P. July Term, 2013 No. 02894 \$65,439.08 Milstead & Associates, L.L.C.

## 1402-566

**7211 North Broad Street 19126-1729** 61st wd. 4314.86 Sq. Ft. OPA#611214100 Improvements: Residential Property  
JUAN COREANO C.P. March Term, 2013 No. 03660 \$230,120.09 Phelan Hallinan, L.L.P.

## 1402-567

**4505 Vista Street 19136-3710** 41st wd. 1079.16 Sq. Ft. BRT#412210800 Improvements: Row B/gar 2story Masonry  
DANIEL WIECZOREK AND KAMILA WIECZOREK C.P. July Term, 2013 No. 00441 \$107,051.88 Milstead & Associates, L.L.C.

## 1402-568

**1124 O'Neil Street 19123-1610** 5th wd. 528 Sq. Ft. OPA#057030400 Improvements: Residential Property  
MICHAEL TOMARCHIO C.P. September Term, 2013 No. 00123 \$62,013.20 Phelan Hallinan, L.L.P.

## 1402-569

**6524 North Bouvier Street 19126-3413** 17th wd. 1291.50 Sq. Ft. BRT#172231000 Improvements: Row B/gar 2story Masonry  
MICHAEL STOKLEY C.P. July Term, 2013 No. 03648 \$138,148.03 Milstead & Associates, L.L.C.

## 1402-570

**4041 Dungan Street 19124-5316** 33rd wd. 1232 Sq. Ft. OPA#332420600 Improvements: Residential Property  
NAEEM LANGSTON C.P. March Term, 2013 No. 02412 \$107,104.98 Phelan Hallinan, L.L.P.

## 1402-571

**1149 Brill Street 19124** 23rd wd. 2000 Sq. Ft. BRT#621039700 Improvements: Residential Dwelling  
ANDREW T. KOZUL C.P. September 2013 No. 000180 \$101,373.71 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

## 1402-572

**13049 Trina Drive 19116-1813** 58th wd. 3203.70 Sq. Ft. OPA#583163298 Improvements: Residential Property  
TRACIE EDWARDS AND WARREN EDWARDS C.P. December Term, 2011 No. 00893 \$412,092.75 Phelan Hallinan, L.L.P.

## 1402-573

**4134 Cambridge Street 19104** 6th wd. 1,245.50 Sq. Ft. BRT#062159700 Improvements: Residential Dwelling  
CRAIG OVERTON C.P. February Term, 2009 No. 3899 \$127,891.67 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

## 1402-574

**3309 Morning Glory Road aka L1D9 Morning Glory Road 19154-1819** 66th wd. 2160 Sq. Ft. OPA#663041700 Improvements: Residential Property  
LAWRENCE O. PHILLIPS C.P. March Term, 2013 No. 00029 \$155,954.15 Phelan Hallinan, L.L.P.

## 1402-575

**5912 North 11th Street 19141** 12th wd. 3360 Sq. Ft. BRT#493075500 Improvements: Priv Gar 1 Story Masonry  
BETTY B. BLUE C.P. September Term, 2008 No. 005189 \$93,723.13 Robert W. Williams, Esq.

## 1402-576

**800 South 57th Street 19143-2702** 46th wd. 1132.50 Sq. Ft. OPA#463249900

## SHERIFF'S SALE

Improvements: Residential Property  
ANTHONY HAYE C.P. July Term, 2009 No. 03092 \$69,772.40 Phelan Hallinan, L.L.P.

## 1402-577

**1735 South Taylor Street 19145** 36th wd. 672 Sq. Ft. BRT#364183800 Improvements: Residential Dwelling  
ELLEN REGENBOGEN AND BONI WOLF C.P. June Term, 2013 No. 001623 \$61,135.09 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

## 1402-578

**513 North Hobart Street 19131** 4th wd. 602 Sq. Ft. BRT#043156500 Improvements: Residential Property  
ROBERT POPE C.P. September Term, 2013 No. 02420 \$28,520.98 KML Law Group, P.C.

## 1402-579

**166 Convington Road 19120** 61st wd. 1944 Sq. Ft. BRT#611442800 Improvements: Residential Property  
HERBERT FRAYER C.P. February Term, 2010 No. 02163 \$165,811.04 KML Law Group, P.C.

## 1402-580

**6614 Chew Avenue 19119** 22nd wd. 1069.95 Sq. Ft. BRT#221254500 Improvements: Residential Property  
DONNA WELDON C.P. March Term, 2008 No. 04023 \$83,516.61 KML Law Group, P.C.

## 1402-581

**2615 Almond Street 19125** 31st wd. (formerly part of the 18th wd.) 624 Sq. Ft. BRT#312090400 Improvements: Residential Dwelling  
ROCHELLE PORTER C.P. February Term, 2012 No. 03813 \$157,823.49 Udren Law Offices, P.C.

## 1402-582

**512 North 66th Street 19151** 34th wd. 750 Sq. Ft. BRT#343136320 Improvements: Residential Property  
SANDRA THOMAS C.P. April Term, 2013 No. 01435 \$162,154.19 KML Law Group, P.C.

## 1402-583

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

## 1402-584

**6626 Dicks Avenue 19142** 40th wd. 1183.92 Sq. Ft. BRT#406289000 Improvements: Residential Property  
TANYA BURNS AND LEMENUEL W. LAWTON C.P. May Term, 2007 No. 00839 \$63,428.02 KML Law Group, P.C.

## 1402-585

**836 Federal Street 19147** 2nd wd. 800 Sq. Ft. BRT#021268600 Improvements: Residential Dwelling  
GABRIEL BRAVO AND GUADALUPE BRAVO C.P. July Term, 2009 No. 03452 \$487,201.07 Mark J. Udren, Esq.

## 1402-586

**1346 North Dover Steet 19121** 29th wd. 700 Sq. Ft. BRT#292141910 Improvements: Residential Dwelling  
BEATRICE LITTLE C.P. September Term, 2013 No. 02061 \$45,852.14 Udren Law Offices, P.C.

## 1402-587

**3619 Brandywine Street 19104** 17 ft by 50 ft BRT#242124010 Subject to Mortgage Improvements: Residence  
BIANCA S. HART Civil Division June 2013 No. 002513 \$138,126.95 Hugh J. Gillespie, Esq.

## 1402-588

**423 Leverington Avenue 19128** 21st wd. On southeasterly side of Leverington Avenue 175 ft 0 in southwestly side of Mitchell St front; 25 ft, 0 in; depth 81 ft 1-3/4-in OPA#212248700 Improvements: Residential Dwelling  
ANTHONY R. MASCIERI C.P. June Term, 2013 No. 02834 \$232,654.75 Kerry S. Schuman, Esq.

## 1402-589

**6611 Eastwood Street 19149-2331** 54th wd. 1262.47 Sq. Ft. BRT#139N1180 Improvements: Row B/gar 2sty Masonry  
TRACEY ARRINGTON AKA TRACEY N. ARRINGTON C.P. May Term, 2012 No. 03153 \$110,500.00 Milstead & Associates, L.L.C.

## 1402-590

**611 East Mt. Pleasant Avenue and 615 East Mt. Pleasant Avenue 19119** 22nd wd. 11161.05 Sq. Ft. and 20759.08 Sq. Ft. BRT#222149700 & BRT#222149800 Subject to Mortgage Improvements: Residential Dwelling

## SHERIFF'S SALE

LOUIS DREW AND LA VADA DREW ENGLISH C.P. January Term, 2011 No. 00251 \$683,717.08 Udren Law Offices, P.C.

## 1402-591

**2027 South Colorado Street 19145** 48th wd. 700 Sq. Ft. BRT#481233400 Improvements: Residential Dwelling  
INDONESIAN FULL GOSPEL CHURCH, INC. C.P. May Term, 2010 No. 01263 \$100,740.48 Udren Law Offices, P.C.

## 1402-592

**6323 Jackson Street 19135** 41st wd. 1630.80 Sq. Ft. BRT#411197100 Improvements: Residential Property  
KATHLEEN BRENNAN AKA KATHLEEN R. BRENNAN C.P. June Term, 2013 No. 000742 \$60,580.50 Amy Glass, Esq.

## 1402-593

**4405 Longshore Avenue 19135** 55th wd. 1280 Sq. Ft. BRT#552180200 Improvements: Residential Real Estate  
KEVIN M. OSLAR AND BERNADETTE OSLAR C.P. May Term, 2013 No. 002492 \$118,315.14 Stern & Eisenberg, P.C.

## 1402-594

**8523 Cratin Place 19153** 40th wd. 3240 Sq. Ft. BRT#405183804 Improvements: Residential Real Estate  
SHAMSIDDIN HAMEEN ISLAM C.P. April Term, 2013 No. 5107 \$215,321.36 Stern & Eisenberg, P.C.

## 1402-595

**828 South 56th Street 19143-2840** 46th wd. 1475 Sq. Ft. BRT#46322430 Improvements: Residential Real Estate  
WILLIAM LOVETT C.P. July Term, 2013 No. 2791 \$82,676.62 Stern & Eisenberg, P.C.

## 1402-596

**6133 Oakley Street 19111** 35th wd. 1605 Sq. Ft. BRT#352260100 Improvements: Residential Dwelling  
HOLLY CRON C.P. February Term, 2013 No. 02392 \$135,069.70 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

## 1402-597

**2085 Anchor Street 19124** 41st wd. 915.20 Sq. Ft. BRT#411064000 Improvements: Residential Property  
FUNMILAYO AGUN C.P. September 2013 No. 002611 \$42,218.94 Amy Glass, Esq.

## 1402-598

**4231 Frost Street 19136-3125** 41st wd. 1080 Sq. Ft. BRT#651222500 Improvements: Residential Dwelling



## SHERIFF'S SALE

OR INTEREST FROM OR UNDER VALERINE THOMAS AKA VALERIE E. THOMAS, DECEASED. VALERINE THOMAS AKA VALERIE E. THOMAS, DECEASED. JERROLD THOMAS KNOWN HEIR OF VALERINE E. THOMAS AKA VALERIE E. THOMAS, DECEASED. RAMON THOMAS, KNOWN HEIR OF VALERINE E. THOMAS AKA VALERIE E. THOMAS, DECEASED. C.P. June Term, 2011 No. 03262 \$170,269.61 Udren Law Offices, P.C.

## 1402-606

**225 North 52nd Street 19139-1502** 44th wd. 1700 Sq. Ft. OPA#441129300 Improvements: Residential Property ALLEYA BESS C.P. April Term, 2013 No. 00627 \$94,206.25 Phelan Hallinan, L.L.P.

## 1402-607

**2125 Emerson Street 19152-2406** 35th wd. 3080.95 Sq. Ft. OPA#562096900 Improvements: Residential Property NANCY L. MATTHEWS C.P. July Term, 2013 No. 00633 \$103,418.60 Phelan Hallinan, L.L.P.

## 1402-608

**8519 Cratin Place 19153-1915** 40th wd. 2160 Sq. Ft. OPA#405183802 Improvements: Residential Property EVELYN GODDARD C.P. July Term, 2013 No. 00321 \$114,368.92 Phelan Hallinan, L.L.P.

## 1402-609

**7613 Bradford Street 19152** 56th wd. 3233.60 Sq. Ft. BRT#561242800 Subject to Mortgage Subject to Rent Improvements: Single Family Row And Twin; 1 Story Masonry FOX CHASE BANK C.P. November Term, 2010 No. 01752 \$129,869.09 Anthony M. Brichta, Esq.

## 1402-610

**3606 Hartel Avenue 19136-3015** 64th wd. (formerly part of the 35th wd.) 2196.50 Sq. Ft. BRT#642263900 Improvements: Residential Real Estate BRIAN YARNELL AND JENNIFER G. YARNELL C.P. July Term, 2013 No. 4680 \$134,556.42 Stern & Eisenberg, P.C.

## 1402-611

**2619 Tulip Street 19125** 31st wd. 1072 Sq. Ft. BRT#311269700 Improvements: Residential Real Estate UNKNOWN HEIRS OF FLORENCE FERRETTI AKA FLORENCE A. FERRETTI C.P. May Term, 2013 No. 02057 \$88,322.44 Stern & Eisenberg, P.C.

## 1402-612

**453 West Bringham Street 19144** 12th wd. 2412 Sq. Ft.; semi/det 3 sty masonry BRT#123113700 Improvements: Residential Dwelling SONJA J. HASKINS C.P. August Term, 2013 No. 02197 \$97,365.40 McCabe, Weisberg, & Conway, P.C.

## 1402-613

**3513 Pennhurst Street 19134** 33rd wd. 607.50 Sq. Ft. BRT#331338800 Improvements: Residential Dwelling MALIKA GORLEY C.P. May Term, 2011 No. 00097 \$90,408.71 Udren Law Offices, P.C.

## 1402-614

**6211 Race Street 19139** 34th wd. 1480 Sq. Ft. BRT#341021000 Improvements: Residential Real Estate RICHARD T. CALDWELL C.P. May Term, 2013 No. 1489 \$71,203.68 Stern & Eisenberg, P.C.

## 1402-615

**3355 Hartville Street 19134** 7th wd. 651

## SHERIFF'S SALE

Sq. Ft. BRT#073187300 Improvements: Residential Property ERNEST CAMPBELL C.P. April Term, 2013 No. 01898 \$29,870.81 KML Law Group, P.C.

## 1402-616

**2366-70 North 4th Street 19133** 19th wd. 3817 Sq. Ft. BRT#871099850 Improvements: Commercial Property 2366 J & J, INC. C.P. May Term, 2010 No. 00913 \$199,911.42 Wilentz, Goldman, & Spitzer, P.A.

## 1402-617

**2542 East Norris Street 19125** 18th wd. 2047.81 Sq. Ft. BRT#181270600 Improvements: Residential Property JOHN KIDWELL, RICHARD LEINENBACH AND ROBERT SHIRLEY C.P. April Term, 2013 No. 03836 \$168,824.69 KML Law Group, P.C.

## 1402-618

**2130 South Beechwood Street 19145** 48th wd. 980 Sq. Ft.; row 2sty masonry BRT#482178900 Improvements: Residential Dwelling KRISTI A. HOPKINS, EXECUTRIX OF THE ESTATE OF RICHARD R. HOPKINS, JR., DECEASED MORTGAGOR AND REAL OWNER AND RICHARD R. HOPKINS, JR. C.P. June Term, 2013 No. 01636 \$52,234.30 McCabe, Weisberg, & Conway, P.C.

## 1402-619

**7014 East Roosevelt Boulevard 19149** 35th wd. 1176 Sq. Ft.; row b/gar 2sty masonry BRT#542517800 Improvements: Residential Dwelling ZI KAI WANG C.P. September Term, 2013 No. 01527 \$76,878.34 McCabe, Weisberg, & Conway, P.C.

## 1402-620

**6922 Theodore Street 19142** 40th wd. 1210.75 Sq. Ft. BRT#406246300 Improvements: Residential Property VICKI R. OFORI AND DEBORAH RILEY C.P. December Term, 2007 No. 02016 \$69,455.86 KML Law Group, P.C.

## 1402-621

**3343 Rand Street 19134** 33rd wd. 868 Sq. Ft.; row 2 sty masonry BRT#331361900 Improvements: Residential Dwelling EVERLENE WILLIAMS, KNOWN SURVIVING HEIR OF NANNIE M. CLANTON, DECEASED MORTGAGOR AND REAL OWNER, NANNIE M. CLANTON AND ALL UNKNOWN SURVIVING HEIRS OF NANNIE M. CLANTON, DECEASED MORTGAGOR AND REAL OWNER. C.P. January Term, 2013 No. 03510 \$20,788.84 McCabe, Weisberg, & Conway, P.C.

## 1402-622

**212-20 Race Street, Unit 3C 19106** 5th wd. 1820 Sq. Ft.; res condo. 4sty masonry BRT#888040509 Improvements: Condominium JUDE T. MACINTOSH C.P. July Term, 2013 No. 02007 \$273,960.96 McCabe, Weisberg, & Conway, P.C.

## 1402-623

**8208 Williams Avenue 19150** 50th wd. 1464 Sq. Ft. BRT#502245000 Improvements: Residential Real Estate UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF DAISY M. TAYLOR C.P. March Term, 2013 No. 01528 \$114,180.31 Stern & Eisenberg, P.C.

## 1402-624

**3417 Rhawn Street 19136-2628** 64th wd. 2855.02 Sq. Ft. OPA#642300100 Improvements: Residential Property

## SHERIFF'S SALE

RONA J. MCHARRIS AKA RONA MCHARRIS C.P. November Term, 2010 No. 02617 \$293,411.34 Phelan Hallinan, L.L.P.

## 1402-625

**11833 Brandon Road 19154** 66th wd. 1380 Sq. Ft. BRT#662032200 Improvements: Residential Real Estate CRAIG S. WOOD AND LINDA M. WOODS AKA LINDA BORDEN C.P. August Term, 2012 No. 1608 \$204,226.64 Stern & Eisenberg, P.C.

## 1402-626

**4340 North Orianna Street 19140** 7th wd. 690 Sq. Ft. BRT#072137700 Improvements: Residential Property CHARLES BEEKS AND PAMELA SHEARD BEEKS C.P. July Term, 2013 No. 04075 \$24,345.67 KML Law Group, P.C.

## 1402-627

**4317 Leiper Street 19124** 23rd wd. 899.07 Sq. Ft. BRT#234263400 Improvements: Residential Property AQUIL STINSON C.P. July Term, 2013 No. 004404 \$46,124.31 Amy Glass, Esq.

## 1402-628

**1667 Granite Street 19124** 62nd wd. 987 Sq. Ft. BRT#622084100 Improvements: Residential Property RICHARD SCHLESINGER AND SETH LAMB C.P. September 2012 No. 1182 \$59,651.36 Amy Glass, Esq.

## 1402-629

**614 North 57th Street 19131** 34th wd. 1524.64 Sq. Ft. BRT#043096000 Improvements: Residential Dwelling MICHAEL B. KELLY C.P. May Term, 2013 No. 02575 \$45,985.40 Udren Law Offices, P.C.

## 1402-630

**4717 Bleigh Avenue 19136-4101** 65th wd. 1560 Sq. Ft. OPA#651021900 Improvements: Residential Property TERRANCE COOK C.P. January Term, 2008 No. 00988 \$127,986.85 Phelan Hallinan, L.L.P.

## 1402-631

**9115 Bickley Street 19115** 56th wd. 7000 Sq. Ft. BRT#562398515 Improvements: Residential Real Estate KAREN M. BALDINO C.P. July Term, 2013 No. 00647 \$217,409.18 Stern & Eisenberg, P.C.

## 1402-632

**43 West Upsal Street 19119** 22nd wd. 5829.62 Sq. Ft. BRT#223020600 Improvements: Residential Property SAUL BRADLEY AND ROBIN BRADLEY C.P. August Term, 2012 No. 3592 \$171,586.57 Amy Glass, Esq.

## 1402-633

**6003 North 11th Street 19141** 49th wd. 6721.20 Sq. Ft. BRT#492241300 Subject to Mortgage Improvements: 2 Units/2 Story Residential Dwelling DENISE LYONS C.P. June Term, 2013 No. 002695 \$130,771.06 Jay C. Scheinfeld, Esq.

## 1402-634

**933 East Sharpnack Street 19150** 50th wd. 1914 Sq. Ft. BRT#502331800 Improvements: Residential Real Estate RICHARD T. CALDWELL C.P. May Term, 2013 No. 2076 \$214,457.98 Stern & Eisenberg, P.C.

## 1402-635

**640 South 51st Street 19143** 46th wd. 1792 Sq. Ft. BRT#462137500 Improvements: Residential Real Estate

## SHERIFF'S SALE

ANDRIA RICHARDSON-FOUNTAIN, ADMINSTRATRIX OF THE ESTATE OF HATTIE L. ABRAHAM C.P. June Term, 2013 No. 1413 \$25,956.49 Stern & Eisenberg, P.C.

## 1402-636

**1543 66th Avenue aka 1543 West 66th Avenue 19126-2766** 10th wd. 1248 Sq. Ft. OPA#101220500 Improvements: Residential Property JUWAN DILL C.P. July Term, 2012 No. 02857 \$159,151.57 Phelan Hallinan, L.L.P.

## 1402-637

**7426 Malvern Avenue 19151-2921** 34th wd. 1512 Sq. Ft. PRCL#343168600 Improvements: Residential Property PAIGE KRAMER C.P. August Term, 2009 No. 02334 \$172,688.65 Phelan Hallinan, L.L.P.

## 1402-638

**2881 Hedley Street 19137-1924** 45th wd. 1397.03 Sq. Ft. OPA#453012200 Improvements: Residential Property JENNIFER I. YOUNG C.P. June Term, 2013 No. 00922 \$78,112.41 Phelan Hallinan, L.L.P.

## 1402-639

**7349 Dicks Avenue 19153** 40th wd. 1120 Sq. Ft.; row b/gar 2sty masonry BRT#404328500 Improvements: Residential Dwelling DARCI L. PHILPOTT C.P. August Term, 2008 No. 02940 \$107,630.82 McCabe, Weisberg, & Conway, P.C.

## 1402-640

**3106 Knorr Street 19149** 55th wd. 1754.50 Sq. Ft. BRT#551196000 Improvements: Single Family Row Home JENNIFER MCCALLUM C.P. June Term, 2013 No. 001378 \$144,396.17 Craig H. Fox, Esq.

## 1402-641

**2319 East Cabot Street 19125** 31st wd. 743 Sq. Ft.; row 2 sty masonry BRT#312141100 Improvements: Residential Dwelling CHRISTINA THOMPSON C.P. February Term, 2013 No. 01595 \$135,692.27 McCabe, Weisberg, & Conway, P.C.

## 1402-642

**1723 Harrison Street 19124** 23rd wd. 1880 Sq. Ft.; semi det 2 sty masonry BRT#232210500 Improvements: Residential Dwelling PROPERTY OF MARSHA FLETCHER KNOWN SURVIVING HEIR OF MATTIE FLETCHER, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2013 No. 01924 \$43,569.44 McCabe, Weisberg, & Conway, P.C.

## 1402-643

**3250 North Lee Street 19134-2211** 7th wd. 917 Sq. Ft. OPA#073014100 Improvements: Residential Property JORGE VAZQUEZ AND ALMA VAZQUEZ C.P. March Term, 2013 No. 02427 \$66,034.15 Phelan Hallinan, L.L.P.

## 1402-644

**6827 North Broad Street 19126-2805** 61st wd. 2054.56 Sq. Ft. OPA#611208800 Improvements: Residential Property JACQUELINE BAYNES C.P. November Term, 2012 No. 02289 \$159,234.15 Phelan Hallinan, L.L.P.

## 1402-645

**3600 Conshohocken Avenue, Unit 701 19131** 52nd wd. Together with all right, title, and interest to a 0.747% undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration OPA#888520452

## SHERIFF'S SALE

Improvements: Condo NAJEEB SHEIKH C.P. July Term, 2013 No. 01010 \$160,569.69 Phelan Hallinan, L.L.P.

## 1402-646

**1527 Womrath Street 19124-4550** 23rd wd. 1591 Sq. Ft. OPA#232012100 Improvements: Residential Property JOHN D. CONNOR C.P. July Term, 2012 No. 03406 \$109,510.00 Phelan Hallinan, L.L.P.

## 1402-647

**7917 Barnes Street 19111-2204** 63rd wd. 3922 Sq. Ft. OPA#631036600 Improvements: Residential Property CATHERINE HARRIGAN C.P. July Term, 2012 No. 04448 \$113,124.08 Phelan Hallinan, L.L.P.

## 1402-648

**6760 Linmore Avenue 19142-1807** 40th wd. 954 Sq. Ft. OPA#403185300 Improvements: Residential Property TIAH SLANGER C.P. December Term, 2011 No. 00458 \$57,795.76 Phelan Hallinan, L.L.P.

## 1402-649

**4119-4121 Salem Street 19124-4624** 23rd wd. 940.51 Sq. Ft. OPA#232501500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN B. KIRK, DECEASED C.P. February Term, 2013 No. 01460 \$91,903.14 Phelan Hallinan, L.L.P.

## 1402-650

**135 East Herman Street aka 135 Herman Street 19144-2018** 59th wd. 2250 Sq. Ft. OPA#592088800 Improvements: Residential Property VICTORIA AKWEI AKA VICTORIA AKWEL AND SAMUEL A. AKWEI AKA SAMUEL A. AKWEL C.P. June Term, 2013 No. 00566 \$62,285.23 Phelan Hallinan, L.L.P.

## 1402-651

**4325 North 17th Street 19140** 13th wd. 1038.10 Sq. Ft. BRT#132139900 Improvements: Residential Property RODNEY MCQUEEN C.P. March Term, 2013 No. 03384 \$79,962.47 KML Law Group, P.C.

## 1402-652

**4928 Rosehill Street 19120-3924** 42nd wd. 1102.50 Sq. Ft. OPA#421338900 Improvements: Residential Property GILBERTO SERRANO AND MARCDER M. GUERRIER C.P. May Term, 2012 No. 00786 \$54,840.04 Phelan Hallinan, L.L.P.

## 1402-653

**2324 South Franklin Street 19148-3821** 39th wd. 672 Sq. Ft. OPA#393225900 Improvements: Residential Property JOWANNA SCOTT AKA JOWANNA S. SCOTT C.P. September Term, 2013 No. 02624 \$48,761.33 Phelan Hallinan, L.L.P.

## 1402-654

**229 West Duval Street 1944** 59th wd. 1655 Sq. Ft. BRT#593117200 & PRCL #51 N 254 Subject To Mortgage Mortgage held by the Bank of New York Mellon Trust Company, N.A. as trustee on behalf of CWABS Asset-Backed Certificates Trust 2005-7 by Green Tree Servicing, LLC, its servicing agent Improvements: A Single Family Residence Erected Thereon ADAM S. MALERMAN AND ANGELA DAILEY-MALERMAN C.P. April Term, 2013 No. 00611 \$73,438.26 Erin P. Dyer, Esq.

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