

Sheriff's Sale Notices for April 1, 2014

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, April 1, 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

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NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on April 1, 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.OfficeofPhiladelphiaSheriff.com

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 2014.

502-588 A-C

51st Wd. (5403 Chester Ave. - Premises A -19143) On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Property

51st Wd. (5405 Chester Ave. - Premises B - 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property

40th Wd. (5349 Chester Ave. - Premises C - 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property
FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 2014.

1206-376A-B

51st wd. (5420-28 Paschall Ave. - Premises A - 19143) 170' Northeast of 55th St., Front: 130'. Depth 195' BRT#884350840 Improvements: Commercial Property
51st wd. (5430-44 Paschall Ave. - Premises 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 13, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 2014.

1211-693

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

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 2014.

1212-639A-B

41st Wd. (6114 Jackson Street - Premises A - 19135) 2481 Sq Ft BRT#552457700 Subject to

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Mortgage Improvements: Residential Dwelling
41st Wd. (6113 Gillespie Street - Premises B - 19135) 1984.80 Sq Ft BRT#552440900 Subject to Mortgage Improvements: Residential Dwelling
REBEECA 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 April 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 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, April 1, 2014.

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.

1306-461A-B

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

1306-499

2618 South Howard Street AKA 2618 Howard Street 19148-4743 39th wd. 1530 Sq. Ft. PRCL#391251216 Improvements: Residential Property
MAUREEN KANE C.P. January Term, 2012 No. 03056 \$79,427.86 Phelan Hallinan, LLP

The following property, sale of which was postponed from the July 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 2014.

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.

1307-470

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

The following property, sale of which was postponed from the August 6, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 2014.

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

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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, Kirn, & 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, Kirn and Javardian, LLC

The following property, sale of which was postponed from the September 10, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 2014.

1309-333

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

1309-355

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.

1309-389

1915 McClellan Street 19145-2024 48th wd. 928 Sq. Ft. BRT#481017000 Improvements: Residential Property
CHRISTOPHER KING C.P. November Term, 2011 No. 0269 \$102,199.16 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

1309-425

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

1309-458

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.

1309-530

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

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

1310-314

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.

1310-320

1318 North Marshall Street 19122 14TH

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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.

1310-331

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

1310-341

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.

1310-350

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.

1310-423

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

1310-430

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

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.

1310-517

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.

1310-536

4911 Girard Avenue 19131 44th wd. 2932 Sq. Ft.; row w/det gar 3sty mason-

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ry 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.

1310-576

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.

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.

1310-589

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

1310-676

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

The following property, sale of which was postponed from the November 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 2014.

1311-302

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

1311-358

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

1311-363

4301 Ludlow Street 19104 27th wd. Front 14.00 ft x depth 86.00 ft, 1204 Sq. Ft. BRT#27200620 DOUBLE CROWN, LLC C.P. July Term, 2011 No. 02207 \$10,212.03 Justin L. Krik, Esq., Lipsky and Brandt

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.

1311-412

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#33221600 Improvements: Residential Property CHRISTIAN LAFTY C.P. April Term, 2013 No. 03879 \$25,976.27 KML Law Group, P.C.

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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.

1311-555

6522 Lansdowne Avenue 19151-3704 34th wd. 1485 Sq. Ft. PRCL#344020500 Improvements: Residential Property DEBRA A. CHANCE C.P. July Term, 2012 No. 03568 \$79,258.85 Phelan Hallinan, LLP

1311-630

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

1311-682

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

1311-700

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

1311-705

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.

1311-725

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. February Term, 2012 No. 03040 \$120,846.57 Milstead & Associates, LLC

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 CATHELIN C. POLYCARPE C.P. April Term, 2013 No. 02752 \$125,947.10 McCabe, Weisberg, & Conway, P.C.

1311-783

1540 South Garnett Street aka 1540 South Garnet Road 19146-4628 36th wd. 672 Sq. Ft. PRCL#363222200 Improvements: Residential Property JOSE M PEREZ, JR. C.P. November Term, 2010 No. 01512 \$71,910.11 Phelan Hallinan, LLP

1311-801

5420 Kingsessing Avenue 19143 51st wd. Row 2 sty masonry; 2116.46 Sq. Ft. BRT#514248200 Improvements: Residential Dwelling JOHN NTEFO C.P. March Term, 2013 No. 03339 \$52,879.47 McCabe, Weisberg, & Conway, P.C.

1311-820

5010 North Sydenham Street 19141 49th wd. Row 2 sty masonry; 1410 Sq. Ft. BRT#172092100 Improvements: Residential Dwelling BERTHA M. SMITH C.P. August Term, 2012 No. 02984 \$15,869.74 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the December 3, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 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

SHERIFF'S SALE

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 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.

1312-314

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.

1312-324

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.

1312-334

556 Geneva Avenue 19120 42nd wd. 1500 Sq. Ft. BRT#421215100 Improvements: Residential Property EVELYN L. CAMPBELL C.P. January Term, 2012 No. 01938 \$129,034.98 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.

1312-353

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.

1312-357

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.

1312-363

1236 Atwood Road 19151 34th wd. 1256 Sq. Ft.; row b/gar 2sty masonry BRT#344340700 Improvements: Residential Dwelling RASHIDA PICKETT C.P. June Term, 2012

SHERIFF'S SALE

No. 01353 \$133,261.10 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.

1312-375

2446 South Garnet Street 19145-4228 48th wd. 665.52 Sq. Ft. OPA#262139100 Improvements: Residential Property FRANK J. RICCOBONO AND GINA RICCOBONO C.P. August Term, 2012 No. 02215 \$190,798.37 Phelan Hallinan, LLP

1312-377

1909 East Venago Street 19134-1536 45th wd. 1058.68 Sq. Ft. BRT#452150900 Subject to Mortgage Improvements: Residential Dwelling BRANDON REEVES C.P. August Term, 2012 No. 01907 \$72,761.16 Powers, Kirm & Javardian, LLC

1312-380

2022 Mifflin Street 19145-2837 48th wd. 882 Sq. Ft. OPA#481070900 Improvements: Residential Property DENISE EDWARDS AND ERIC EDWARDS C.P. January Term, 2010 No. 03253 \$45,401.35 Phelan Hallinan, LLP

1312-381

7915 Rugby Street 19150-2511 50th 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

1312-382

7239 Guyer Avenue 19153-2416 40th wd. 1233.03 Sq. Ft. BRT#404348800 Subject to Mortgage Improvements: Residential Dwelling BRUCE E MARTIN AKA BRUCE MARTIN C.P. August Term, 2012 No. 02678 \$102,337.34 Powers, Kirm & Javardian, LLC

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

1312-388

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

1312-398

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 GOLDIE E. DAVENPORT, 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

1312-401

5545 Lena Street 19144 12th wd. 2597 Sq. Ft. BRT#502502010 per Improvements: Residential CRYNELL PROPERTIES, LLC C.P. January Term, 2012 No. 03599 \$191,677.00 Christopher M. Brubaker, Esq.

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 parallel lines at right angles 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.

1312-409

1156 North 64th Street 19151-3127 34th wd. 1600 Sq. Ft. BRT#344255600 Improvements:

SHERIFF'S SALE

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#332222100 Improvements: Residential Property ANGEL OCASIO C.P. December Term, 2012 No. 03437 \$89,815.58 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

1312-415

708 West York Street 19123-2123 37th wd. 1344 Sq. Ft. OPA#371355900 Improvements: Residential Property NANETTE WILKINS AKA NANETTE M WILKINS AKA NANNETTE WILKINS C.P. February Term, 2013 No. 02835 \$93,382.98 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.

1312-421

7309 Drexel Road 19151 34th wd. 1466.12 Sq. Ft. BRT#344148600 Improvements: Residential Dwelling ANDRE SHULER (MORTGAGOR AND REAL OWNER) AND NAKIA SHULER (MORTGAGOR) C.P. September Term, 2010 003802 \$131,210.50 Martha E. Von Rosenstiel; Heather Riloff, Esq.

1312-430

4649 Whitaker Avenue 19120-4637 42nd wd. 1557.13 Sq. Ft. BRT#421563700 Subject to Mortgage Improvements: Residential Dwelling DIANA M. BARANIECKI C.P. May Term, 2011 No. 02475 \$30,796.41 Powers, Kirm & Javardian, LLC

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.

1312-434

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

SHERIFF'S SALE

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

1312-464

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

1312-467

1621 North Edgewood Street aka 1621 Edgewood Street 19151 34th wd. 1114.77 Sq. Ft. BRT#342223800 Improvements: Residential Property DONNA G. MARSHALL, ADMINISTRATRIX OF THE ESTATE OF ERIC X MARSHALL C.P. September Term, 2012 No. 002189 \$95,328.24 Christopher A. DeNardo, Esq.

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

1312-479

2906 Princeton Avenue 19149-1411 35th wd. 1921.47 Sq. Ft. OPA#551378114 Improvements: Residential Property HARVEY SKOLNICK IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF ESTATE OF HILDA SKOLNICK; JANICE DASSLER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF HILDA SKOLNICK C.P. February Term, 2013 No. 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

SHERIFF'S SALE

Sq. Ft. BRT#622014300 Improvements: Residential Real Estate DION ALLICOCK C.P. May Term, 2013 No. 00329 \$131,012.98 Stern & Eisenberg, P.C.

1312-486

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

1312-493

4703 Sheffield Street 19136 65th wd. 2469.48 Sq. Ft. BRT#651147004 Improvements: Residential Property CHRISTIPHER D. LANE C.P. May Term, 2010 No. 02048 \$197,020.66 KML Law Group, P.C.

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.

1312-496

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

1312-505

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

1312-509A-B

1314 North 53rd Street 19131 44th wd. 1424.70 Sq. Ft. BRT#442336200 Subject to Mortgage

1434 North Felton Street OPA/BRT#513172500 K & F INVESTMENTS, LLC C.P. August Term, 2012 No. 01853 \$385,766.80 Jeffrey S. Cianciulli, Esq.

1312-520

1207 Unruh Avenue 19111-4933 53rd wd. 1780 Sq. Ft. PRCL#532072700 Improvements: Residential Property CASSANDRA M. HAYNES C.P. June Term, 2012 No. 01487 \$79,875.08 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

1312-541

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. 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

1312-545

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

1312-549

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

1312-550

5557 Osage Avenue 19143-1315 46th wd. 930 Sq. Ft. OPA#604106400 Improvements: Residential Property LAWRENCE TOBLER C.P. March Term, 2013 No. 00156 \$21,110.71 Phelan Hallinan, LLP

1312-554

1409 Longshore Avenue 19111-4511 53rd wd. 1525 Sq. Ft. OPA#532186600 Improvements: Residential Property

SHERIFF'S SALE

VICTORIA BETHEA AND JUNIOR A. SANCHEZ C.P. July Term, 2012 No. 03196 \$279,947.99 Phelan Hallinan, LLP

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

1312-580

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.

1312-594A-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 JEAFFRY TIMOTHY AKA TIMOTHY JEAFFRY C.P. December Term, 2012 No. 03373 \$46,449.01 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 ADMINSTRATRIX 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

1312-613

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

1312-632

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. REPPERT 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 MICAHIEL J. QUINN, DECEASED. C.P. April Term, 2013 No. 02033 \$111,148.83 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

1312-642

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

The following property, sale of which was postponed from the January 7, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, April 1, 2014.

1401-316

217 West Penn Street 19144-3903 12th wd. 2812 Sq. Ft. OPA#124025200 Improvements:

SHERIFF'S SALE

Residential Property TROY SLAFFEY C.P. May Term, 2013 No. 03044 \$323,440.10 Phelan Hallinan, LLP

1401-320

158 Fountain Street 19127-1932 24th wd. 2184.97 Sq. Ft. OPA#212288510 Improvements: Residential Property DANIELLE P. LEHMAN C.P. December Term, 2009 No. 01097 \$485,068.40 Phelan Hallinan, LLP

1401-326

2533 South 69th Street 19142-2110 40th wd. 1328 Sq. Ft. OPA#406126300 Improvements: Residential Property CLARENCE SMART C.P. August Term, 2007 No. 01053 \$65,613.43 Phelan Hallinan, LLP

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

1401-333

5518 Master Street 19131 4th wd. 1215 Sq. Ft. BRT#041226300 Improvements: Residential Property STEPHEN BASS C.P. May Term, 2013 No. 00824 \$50,284.95 KML Law Group, P.C.

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.

1401-360

1414 Seller Street 19124-3630 23rd wd. 1892.22 Sq. Ft. OPA#234047100 Improvements: Residential Property BEATRICE FEREBEE C.P. May Term, 2012 No. 02968 \$81,578.93 Phelan Hallinan, LLP

1401-362

6628 Greene Street 19119-3113 22nd wd. 14075.58 Sq. Ft. OPA#223243300 Improvements: Residential Property CHARLES H. CUFFELD, CHARLES H. CUFFELD, AS TRUSTEE FOR THE CHARLES CUFFELD TRUST, MICHAEL L. NIX, AS TRUSTEE FOR THE CHARLES H. CUFFELD TRUST, CHARLES H. CUFFELD TRUST C.P. January Term, 2010 No. 00068 \$116,715.77 Phelan Hallinan, LLP

1401-397

5861 Osage Avenue 19143-1213 60th wd. 1040 Sq. Ft. OPA#604183700 Improvements: Residential Property NORRIS T. DAVIS C.P. June Term, 2013 No. 03063 \$70,276.43 Phelan Hallinan, LLP

1401-423

842 Kenmore Road 19151 34th wd. 1078 Sq. Ft.; row w/gar 2sty masonry BRT#344350100 Improvements: Residential Dwelling JOSEPH POLLARD C.P. June Term, 2010 No. 01840 \$153,569.81 McCabe, Weisberg, & Conway, P.C.

1401-424

5147 Oakland Street 19124 23rd wd. 1214 Sq. Ft.; row b/gar 2sty BRT#621399800 Subject to Rent Improvements: Residential Dwelling JOSEPH BIANCHIMANO AND THOMAS PRENDERGAST C.P. March Term, 2012 No. 04080 \$105,691.76 McCabe, Weisberg, & Conway, P.C.

1401-433

1751 North 29th Street 19121 32nd wd. 1190 Sq. Ft.; row 2 sty masonry BRT#324179100 Improvements: Residential Dwelling JOYCE L. PAGE C.P. June Term, 2013 No. 01295 \$75,558.46 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.

1401-444

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.

1401-448

523 Burnham Road 19119 22nd wd. 2650 Sq. Ft. BRT#223071900 Improvements: Residential Property JOHN C. CHIVERS C.P. May Term, 2012 No. 00685 \$94,008.94 KML Law Group, P.C.

1401-461

7300 Cresheim Road, Unit B-9 19119 9th wd. 1019 Sq. Ft.. All that certain unit designated

SHERIFF'S SALE

as Unit B-9 being a unit in "Cresheimbrook Condominium", a condominium located at 7302 Cresheim Road, in the 9th ward of the City of Philadelphia, Commonwealth of Pennsylvania designated in the Declaration Creating and Establishing Cresheimbrook Condominium, dated 4/3/1979 and recorded in the Department of Records in and for the County of Philadelphia on 4/6/1979 in Deed Book DCC 1924 page 454 and any amendments thereto and in the Declaration Plan of Cresheimbrook Condominium, dated 4/1/1979 and recorded as aforesaid on 04/16/1979 in Deed Book DCC 1924 page 478 and any amendments thereto. BRT#888200017 Subject to Mortgage Improvements: Residential Condominium SIGRID JOHNSON C.P. May Term, 2010 No. 4008 \$17,962.98 Hal A. Barrow, Esq.

1401-464

1324 Fillmore Street 19124-5926 23rd wd. 1373.12 Sq. Ft. OPA#234111900 Improvements: Residential Property MICHAEL T. LEITHEAD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH N. BICKE, DECEASED. C.P. February Term, 2013 No. 01449 \$81,745.39 Phelan Hallinan, LLP

1401-467

1324 North 53rd Street 19131-4335 44th wd. 1520 Sq. Ft. OPA#442336700 Improvements: Residential Property LISA PEEK C.P. August Term, 2006 No. 02911 \$48,383.52 Phelan Hallinan, LLP

1401-469

1808 South 9th Street 19148-1660 1st wd. 912 Sq. Ft. OPA#012387900 Improvements: Residential Property MOHAMED A. MENADLI C.P. February Term, 2012 No. 03243 \$269,783.92 Phelan Hallinan, LLP

1401-482

7831 Thouron Avenue 19150-2513 50th wd. 2012.50 Sq. Ft. OPA#502167000 Improvements: Residential Property MILTON J. RAINEY, JR. AKA MILTON RAINEY, POLLY A. RAINEY AKA POLLY CROSBY C.P. September Term, 2012 No. 00686 \$90,970.32 Phelan Hallinan, LLP

1401-494

5318 Arlington Street 19131-3205 52nd wd. 1680 Sq. Ft. OPA#521123200 Improvements: Residential Property TINA JOHNSON C.P. June Term, 2013 No. 00046 \$139,592.19 Phelan Hallinan, LLP

1401-495

1641 South 26th Street 19145-1214 36th wd. 691.88 Sq. Ft. OPA#364213000 Improvements: Residential Property ROBERT CHAMBERS C.P. July Term, 2013 No. 00323 \$37,227.28 Phelan Hallinan, LLP

1401-496

13004 Blakeslee Drive 19116-1048 58th wd. 2800 Sq. Ft. OPA#583111653 Improvements: Residential Property MARAT BAGRAMYAN C.P. January Term, 2012 No. 03570 \$225,040.50 Phelan Hallinan, LLP

1401-499

725 North 44th Street 19104 6th wd. 1620 Sq. Ft.; row 3sty masonry BRT#0612

SHERIFF'S SALE

LEBRON C.P. September Term, 2012 No. 03207 \$117,635.33 Law Offices of Gregory Javardian

1401-539

148 North 51st Street 19139-2701 44th wd. 1705 Sq. Ft. OPA#441101400 Improvements: Residential Property
SHALONDE DOZIER-CALHOON AKA SHALONE DOZIER-CALHOON C.P. June Term, 2009 No. 00752 \$106,533.86 Phelan Hallinan, LLP

1401-549

5731 North 6th Street 19120-2201 61st wd. 1753.92 Sq Ft OPA#612284300 Improvements: Residential Property
ANITA SWARTZ C.P. June Term, 2013 No. 01576 \$49,900.34 Phelan Hallinan, LLP

1401-556

1925 East Somerset Street 19134 25th wd. 1114 Sq. Ft. BRT#252025300 Improvements: Residential Real Estate
EDWARD TORRALVO C.P. May Term, 2013 No. 0264 \$51,597.62 Stern & Eisenberg, PC

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

1401-583

6659 Vandike Street 19135 41st wd. 2021.25 Sq. Ft. BRT#411353700 Improvements: Residential Dwelling
DANIEL MCILHENNY C.P. July Term, 2013 No. 03164 \$55,885.26 Udren Law Offices, P.C.

1401-591

1236 Cardeza Street 19119 22nd wd. 2196.90 Sq. Ft. BRT#221000500 Improvements: Residential Dwelling
EDWARD BROWN C.P. March Term, 2010 No. 04984 \$258,760.33 Udren Law Offices, P.C.

1401-607

5749 North 20th Street 19138 17th wd. 2036.64 Sq. Ft. OPA#172375500 Improvements: Residential Property
GRACIE POOLE, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF CHARLES E. BRANCH AKA CHARLES EDWARD BRANCH AKA CHARLES BRANCH. VELMA B. STEED AKA VELMA B. BRANCH IN HER CAPACITY AS HEIR OF THE STATE OF CHARLES E. BRANCH AKA CHARLES EDWARD BRANCH AKA CHARLES BRANCH, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHALRES E. BRANCH AKA CHARLES EDWARD BRANCH AKA CHALRES BRANCH DECEASED. MARY MALONE -BRANCH IN HER CAPACITY AS HEIR OF LOYAL BRANCH, DECEASED HEIR OF CHALRES E. BRANCH AKA CHARLES EDWARD BRANCH AKA CHARLES BRANCH, DECEASED. JEANETTA BRANCH, IN HER CAPACITY AS HEIR OF LOYAL BRANCH, DECEASED HEIR OF CHARLES E. BRANCH AKA CHALRES EDWARD BRANCH AKA CHARLES BRANCH, DECEASED. C.P. October Term, 2010 No. 02452 \$124,167.87 Phelan Hallinan, LLP

1401-630

534 Alcott Avenue 19120 35th wd. 900 Sq. Ft. BRT#352053500 Improvements: Residential Property
EDWARD E. WHITE C.P. May Term, 2013 No. 002719 \$83,905.56 Amy Glass, Esq.

1401-641

6658 Cottage Street 19135-2713 55th wd. 1412 Sq. Ft. BRT#552396800 Improvements: Residential Property
NICOLE NEAL C.P. May Term, 2012 No. 00664 \$126,820.97 Pressman & Doyle, LLC

1401-646

1829 Wilmot Street 19124-3309 23rd wd. 2651 Sq. Ft. BRT#232134805 Subject to Mortgage Improvements: Residential Property
WENDY L. DANIELS C.P. November Term, 2011 No. 01241 \$50,870.28 Pressman & Doyle, LLC

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

SHERIFF'S SALE

AND KENYA D. HOLMES C.P. January Term, 2012 No. 02772 \$101,244.49 Phelan Hallinan, LLP

1401-687

1838 North Marston Street 19121-2623 32nd wd. 581 Sq. Ft. OPA#323194800 Improvements: Residential Property
MAURICIO DAWSONIA C.P. May Term, 2013 No. 02443 \$59,817.60 Phelan Hallinan, LLP

1401-689

1724 North Gratz Street 19121 47th wd. 2472 Sq. Ft. BRT#471318000 Subject to Mortgage Subject to Rent
KAMAU FLOYD AKA KAMAU H. FLOYD C.P. March Term, 2013 No. 03693 \$243,250.85 Matthew McGuigan, Esq.

1401-701

227 East Elkhart Street 19134-2807 7th wd. 609 Sq. Ft. OPA#071263800 Improvements: Residential Property
JULIA BAEZ CARMONA AND CARMEN M. GARCIA C.P. April Term, 2012 No. 01655 \$74,730.76 Phelan Hallinan, LLP

1401-704

7815 Rugby Street 19150-2509 50th wd. 1818.25 Sq. Ft. OPA#502094600 Improvements: Residential Property
JAMES K. HATCHELL, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF GERALDINE HATCHELL AKA GERALDINE D. HATCHELL. KEVIN M. HATCHELL, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF GERALDINE HATCHELL AKA GERALDINE D. HATCHELL. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERALDINE HATCHELL, DECEASED. C.P. October Term, 2010 No. 03286 \$147,305.68 Phelan Hallinan, LLP

1401-719

2339 South Bucknell Street 19145-3214 48th wd. 686.76 Sq. Ft. BRT#482299300 Improvements: Residential Dwelling
ANTHONY D. MCBRIDE C.P. April Term, 2013 No. 04059 \$55,854.16 BARBARA A. FEIN, Esq.

1401-734

1227 Longshore Avenue 19111-4532 53rd wd. 5125 Sq. Ft. OPA#532184700 Improvements: Residential Property
SAI CHIANG AND NIM IAN KUONG C.P. April Term, 2013 No. 00445 \$279,515.21 Phelan Hallinan, LLP

1401-749

2631 East Dauphin Street 19125-3643 31st wd. 826 Sq. Ft. BRT#313097900 Improvements: Row 2 Sty Masonry
WALTER E. SZYMKOWIAK C.P. February Term, 2012 No. 01245 \$170,678.01 Milstead & Associates, LLC

1401-752

24 West Sharpnack Street 19119 22nd wd. 930.56 Sq. Ft. BRT#223032800 Improvements: Residential Property
JOSEPH PACINI AND KIMBERLY PACINI C.P. June Term, 2013 No. 000933 \$141,248.62 Christopher A. DeNardo, Esq.

1401-754

2837 Magee Avenue 19149 55th wd. 1555.12 Sq. Ft. BRT#551094200 Improvements: Residential Dwelling
DAVE M. COX C.P. May Term, 2013 No. 002115 \$71,405.53 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1401-756

7202 Eastwood Street 19149 35th wd. 1356.14 Sq. Ft. BRT#542412500 Improvements: Residential Dwelling
MEIZI LI C.P. May Term, 2013 No. 002332 \$95,920.26 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

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

1402-304

5519 Boyer Street 19138 12th wd. 8035.25 Sq. Ft. BRT#122249600 Improvements: Residential Property
SHARON D. 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.

1402-308

6128 Lawndale Avenue aka 6128 Lawndale Street 19111 935 Sq. Ft. BRT#352320215 Improvements: Residential

SHERIFF'S SALE

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.

1402-313

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.

1402-322

7468 Sommers Road 19138-1407 50th wd. 1904 Sq. Ft. OPA#501323600 Improvements: Residential Property
DENISE M. RYKARD, IN HER CAPACITY AS ADMINSTRATRIX 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.

1402-328

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.

1402-330

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 STANDFORD 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 & Schmiege, L.L.P.

1402-337

5043 Valley Street 19124-1420 62nd

SHERIFF'S SALE

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.

1402-338

1841 Master Street 19121-4907 47th wd. 1666 Sq. Ft. OPA#471114800 Improvements: Residential Property
FREDA D. EBBA AKA FREDA EBBA C.P. March Term, 2007 No. 00158 \$125,371.36 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.

1402-359

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.

1402-366

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

1402-371

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.

1402-381

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 DEVEISS OF THE ESTATE OF BEATRICE H. BILLA C.P. August Term, 2013 No. 3146 \$87,284.76 Stern & Eisenberg, 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.

1402-392

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.

1402-398

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. Dieterick, Esq. and/or Kathryn L. Mason, 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.

1402-404

4660 Torresdale Avenue 19124-3451 23rd wd. 1193.55 Sq. Ft. OPA#232378900 Improvements: Residential Property
SANDRA VAZQUEZ AKA SANDRA MELINDA VAZQUEZ C.P. March Term, 2012 No. 00703 \$84,485.25 Phelan Hallinan, L.L.P.

SHERIFF'S SALE

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.

1402-416

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.

1402-422

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.

1402-432

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.

1402-436

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.

1402-447

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.

1402-449

2722 North 45th Street 19131 52nd wd. 1354 Sq. Ft.; row b/gar 2sty stone BRT#521225800 Improvements:

SHERIFF'S SALE

SEAN C. LYNCH C.P. July Term, 2013 No. 001075 \$125,875.25 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1402-465

4249 Romain Street 19124 23rd wd. 1878.71 Sq. Ft. BRT#232460100 Improvements: Residential Property
RAYMOND MOORE C.P. July Term, 2012 No. 03212 \$73,008.97 KML Law Group, P.C.

1401-466

9331 Edmund Street 19114 65th wd. 7500 Sq. Ft. BRT#652390600 Improvements: Residential Property
LARITZA DEL VALLE AND JUSTO FIGUEROO C.P. September Term, 2010 No. 02170 \$471,483.45 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.

1402-472

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

1402-479

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 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.

1402-489

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.

1402-493

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.

1402-496

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.

1402-499

6105 Torresdale Avenue 19135-3717 41st wd. 1203.60 Sq. Ft. OPA#411312900

SHERIFF'S SALE

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.

1402-511

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.

1402-516

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.

1402-521

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.

1402-528

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.

1402-533

334 Pensdale Street 19128 21st wd. 1786.90 Sq. Ft. BRT#212058800 Improvements: Residential Property
JAMES KOSLOSKY, SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH KOSLOSKY, JR., DECEASED AND MARIANNE TONER, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH KOSLOSKY, JR. DECEASED C.P. May Term, 2013 No. 01738 \$160,572.37 KML Law Group, P.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, Kim & Javardian, L.L.C.

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, Kim & Javardian, L.L.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, Kim & Javardian, L.L.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, Kim & Javardian, L.L.C.

1402-545

4116 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, Kim & 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.

1402-549

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.

1402-553

609 North Wilton Street 19131 44th wd. 1004 Sq. Ft. BRT#442302700 Improvements: Residential Dwelling

SHERIFF'S SALE

CHARLES SHAW C.P. May Term, 2013 No. 01635 \$82,562.34 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
DWAIN 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.

1402-563

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.

1402-571

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.

1402-574

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 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.

1402-579

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.

1402-586

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.

1402-589

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

SHERIFF'S SALE

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.

1402-599

4049 K Street 19124 33rd wd. 1056 Sq. Ft. BRT#332326100 Improvements: Residential Property
CARMEN SAEZ C.P. July Term, 2011 No. 003184 \$116,831.85 Amy Glass, Esq.

1402-602

226 East Roosevelt Boulevard 19120-3935 42nd wd. 2285 Sq. Ft. OPA/BRT#421128000 Improvements: Residential Property
NORMAN BEY C.P. March Term, 2011 No. 2003 \$81,510.84 Andrew L. Miller, Esq.

1402-603

2443 South Hicks Street 19145 26th wd. 720 Sq. Ft. BRT#41S6163 & BRT#261187000 Improvements: Residential Dwelling
CYNTHIA CARBONARO AND DANIEL F. CARBONARO C.P. April Term, 2013 No. 00756 \$176,353.28 Udren Law Offices, P.C.

1402-605

908 East Mount Pleasant Avenue 19150 50th wd. 4300 Sq. Ft. BRT#502437600 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, 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.

1402-607

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.

1402-612

453 West Brighthurst 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.

1402-615

3355 Hartville Street 19134 7th wd. 651 Sq. Ft. BRT#073187300 Improvements: Residential Property
ERNEST CAMPBELL C.P. April Term, 2013 No. 01898 \$29,870.81 KML Law Group, P.C.

1402-617

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.

1402-619

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.

1402-622

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.

1402-633

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.

1402-641

2319 East Cabot Street 19125 31st wd. 743

SHERIFF'S SALE

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.

1402-645

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

1402-652

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.

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

1403-317

735 Standwood Street 19111-2332 63rd wd. 2500 Sq. Ft. OPA#631332506 Improvements: Residential Property
DEBORAH ANN GARVEY AKA DEBORAH GARVEY C.P. July Term, 2010 No. 02430 \$169,774.39 Phelan Hallinan, LLP

SHERIFF'S SALE

1403-340

200 East Girard Avenue 19125 18th wd. 18 x 65 PRCL#18-1-3338-00, BRT#18-1-3338-00 Improvements: Residential Property
ROBERT REED MURPHY AND KAREN G. MURPHY. TITLE TO SAID PREMISES IS VESTED IN ROBERT REED MURPHY AND KAREN G. MURPHY, HIS WIFE BY DEED FROM JOHN J. KRUPCZAK, DATED JULY 19, 1995 AND RECORDED AUGUST 22, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY IN DEED BOOK VCS 0950, PAGE 342. C.P. September Term, 2012 No. 03165 \$295,862.88 Martin S. Weisberg, Esq.

1403-351

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

1403-355

2031 South Croskey Street 19145 48th wd. 783 Sq. Ft. BRT#48-2-211700 Subject to Mortgage Improvements: Residential Dwelling
APRIL B. LOVETT C.P. September Term, 2012 No. 01571 \$45,844.32 Udren Law Offices, P.C.

1403-364

2555 Hobson Street aka 2555 South Hobson Street 19142 40th wd. 1108.52 Sq. Ft. BRT#406082400 Improvements: Residential Property
FREDDIE M. HARRIS, JR., AS SOLE OWNER C.P. November Term, 2010 No. 4125 \$95,626.60 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, LLC

1403-366

2316 East Cambria Street 19134 25th wd. 1204.65 Sq. Ft. BRT#252096400 Subject to Mortgage Improvements: Row 2sty Masonry
JESSICA SANTA AKA JESSICA N. SANTA AKA JESSICA NATASHA SANTA C.P. July Term, 2012 No. 00856 \$64,720.50 Keri P. Ebeck, Esq.

1403-375

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

1403-397

4617 Devereaux Street 19135 41st wd. Northeasterly side of Devereaux St 60 ft 0 in southeasterly side of Marsden St; front 20 ft 0 in; depth 20 ft -0 in BRT#41.1154000 Subject to Mortgage
MICHAEL C. SMITH C.P. August Term, 2012 No. 02305 \$151,441.21 Louis P. Vitti, Esq.

1403-400

1216 Kenwyn Street 19124-2518 62nd wd. 4329.89 Sq. Ft. BRT#62-1-01117-00 Improvements: Row B/gar 2story Masonry
CHARLES J. CALLAHAN, JR. C.P. September Term, 2012 No. 01020 \$105,748.43 Milstead & Associates, LLC

1403-403

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

1403-408

6034 North 11th Street 19141 49th wd. 1344.80 Sq. Ft. BRT#493077500 Improvements: Residential Property
ZAKIYAH SALAHUD-DIN C.P. February Term, 2013 No. 02768 \$102,221.28 KML Law Group, P.C.

1403-411

2121 Disston Street 19149 54th wd. 1182 Sq. Ft. BRT#542069800 Subject to Mortgage Improvements: Residential Property
ALEX NICOLAS, AS SOLE OWNER C.P. April Term, 2013 No. 04935 \$124,834.34 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

1403-412

6715 Paschall Avenue 19142-1808 40th wd. 1268 Sq. Ft. BRT#403164800 Improvements: Residential Property
TAMIKA N. HEATH AND DONTE M. ADAMS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP. C.P. May Term, 2012 No. 2516 \$88,290.45 Scott A.

SHERIFF'S SALE

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

1403-418A-E

47th wd. (1416 West Girard Avenue - Premises A - 19130-1626) Southwest corner of Girard Avenue & Carlisle Street; front 20 ft; depth 114 ft 8 in Improvements: Residential Properties

32nd wd. (1920 West Diamond Street - Premises B - 19121-1522) South side of Diamond Street 210 ft east of 20th St; front 16 ft depth 100 ft Improvements: Residential Property

38th wd (2723 West Lehigh Avenue - Premises C - 19132-3129) 38th wd. North side of Lehigh Avenue 166 ft 6 in west of 27th St front 15 ft, depth 74 ft Improvements: Residential Property

32nd Wd. (3211 West Oxford Street - Premises D - 19121-3518) North side of Oxford Street 81 ft 6 in west of Thirty-Second Street front 16 ft, depth 80 ft Improvements: Residential Property

59th wd. (6200 Germantown Avenue - Premises E - 19144-2034) West corner of Germantown Avenue & Tulpehocken St front 17 ft 3-5/8", depth 79 ft 7/8 in (irregular) Improvements: Residential Property
ST. CHARLES PLACE, LLC C.P. January Term, 2010 No. 003427 \$1,409,729.51 Phillip D. Berger, Esq., Berger Law Group, PC

1403-423

663 Hermitage Street 19128 21st wd. 9000 Sq. Ft. BRT#213288020 Improvements: Residential Property
JANE BRANDON-BROWN AND ALBERT E. BROWN, JR., AKA ALBERT J. BROWN AKA ALBERT BROWN AKA ALBERT J. BROWN, JR. C.P. November Term, 2007 No. 02889 \$269,814.53 KML Law Group, P.C.

1403-427

1206 Sydney Street 19150 50th wd. 2748.37 Sq. Ft. BRT#502470900 Improvements: Residential Dwelling
RICHARD KENNEY AKA RICHARD LAWRENCE KENNEY C.P. March Term, 2013 No. 03303 \$206,372.22 Udren Law Offices, P.C.

1403-431

5926 Malvern Avenue 19131 52nd wd. 1816.27 Sq. Ft. BRT#522117100 Improvements: Residential Dwelling
JENNIFER MAND AND IYOLO MABILA C.P. September Term, 2013 No. 001982 \$116,082.84 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1403-435

7104 Akron Street 19149-1201 54th wd. 1286.40 +/- Sq. Ft. BRT#54242770 Subject To Mortgage original principal amount \$100,000.00 with an outstanding balance of \$93,594.980 plus interest from 5/3/13 at \$16.8759 per diem Improvements: Unknown
BCP HOLDINGS C.P. January Term, 2013 No. 03434 \$93,594.98 Brian M. Fleischer, Esq.

1403-437

5540 North 4th Street 19120 42nd wd. 1595 Sq. Ft. BRT#422467600 Improvements: Residential Property
LILLIE CARTER, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF DENISE CARTER, DECEASED C.P. June Term, 2012 No. 00427 \$89,107.87 KML Law Group, P.C.

1403-446

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

1403-453

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

1403-472

7349 Central Avenue 19111-3024 63rd wd. on the southeasterly side of Central Avenue 165 ft 0 in northeastwardly from the northeasterly side of Tucker St front 55 ft, depth 115 ft OPA#63-1062800
KAREN C. MORRISSEY C.P. September Term, 2011 No. 02007 \$244,081.45 Louis P. Vitti, Esq.

1403-479

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

SHERIFF'S SALE

1403-494

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

1403-497

1252 South 22nd Street aka 1252 South 22nd Street 19146-4237 36th wd. 1184 Sq. Ft. BRT#36-1-327300 Improvements: Row 2 Story Masonry
PRISCILLA HOPE NKA PRISCILLA DOWNING C.P. December Term, 2011 No. 00916 \$24,173.43 Milstead & Associates, LLC

1403-507

239 Berkley Street 19144 22nd wd. 1188.96 Sq. Ft. BRT#133014100 Improvements: Residential Dwelling
KIM N. LEE C.P. February Term, 2013 No. 01536 \$44,308.46 Udren Law Offices, P.C.

1403-511

4830 A Street 19120 42nd wd. 1668.60 Sq. Ft. BRT#4212926002 Improvements: Residential Dwelling
WESLEY, THOMAS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAISY HALL. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAISY HALL, DECEASED. REGINA PATRICIA HALL, KNOWN HEIR OF DAISY HALL, FATIMA CHARMAINE HALL, KNOWN HEIR OF DAISY HALL, LAKITA MONIQUE HALL, KNOWN HEIR OF DAISY HALL, ESTATE OF DAISY HALL, C/O WESLEY THOMAS, PERSONAL REPRESENTATIVE C.P. March Term, 2013 No. 03529 \$37,930.07 Udren Law Offices, P.C.

1403-522

349 East Albanus Street 19120 42nd wd. 1260 Sq. Ft. BRT#421157700 Improvements: Residential Dwelling; Row Conv/apt 2sty Masonry
HERTILYN CARTHY C.P. April Term, 2011 No. 01280 \$98,560.14 McCabe, Weisberg & Conway, P.C.

1403-528

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

1403-532

6327 Tulip Street 19135 41st wd. land area 1800 Sq. Ft. BRT#411446300 Subject to Mortgage Subject to Rent Improvements: Semi/det 3sty Frame
THOMAS DAWSON AND CHRISTINE E. DAWSON C.P. September Term, 2013 No. 01907 \$159,021.19 Keri P. Ebeck, Esq.

1403-534

6537 Souder Street 19149 54th wd. 1425.60 Sq. Ft. BRT#541220000 Improvements: Residential Property
CELESTE BARNES AND ROSETTA R. TURNER C.P. February Term, 2013 No. 03058 \$158,144.92 KML Law Group, P.C.

1403-536

330 East Gale Street 19120 42nd wd. 1140 Sq. Ft. BRT#421241500 Improvements: Residential Real Estate
LEROY JAMES, JR. AND MICHELE D. JAMES C.P. May Term, 2013 No. 02663 \$110,100.76 Stern & Eisenberg, P.C.

1403-539

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

1403-548

Pennsport Mall - Unit C-17, 230 Moore Street 19148 front 25'11-1/4" depth 59'1-7/8" OPA#011143350 Improvements: Commerical Condominium Unit
MARSHA BETOFF C.P. July Term, 2013 No. 02952 \$78,689.99 Jerome R. Balka, Esq.

1403-556

730 East Upsal Street 19119 22nd wd. 1888 Sq. Ft. BRT#221087600 Improvements: Residential Dwelling; S/d W B/g 2s Masonry
PAULINE P. GRIERSON C.P. September Term, 2010 No. 00884 \$294,516.56 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

1403-559A-I

908-910 Spruce Street, Unit B1 - Premises A - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-31 Subject to Mortgage Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 3 - Premises B - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-33 Subject to Mortgage Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 5 - Premises C - 19107 5th wd. Approx 17800 Sq. Ft. BRT#88-8-0420-35 Subject to Mortgage Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 6 - Premises D - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-36 Subject to Mortgage Subject to Rent Improvements: Condominium Units

908-910 Spruce Street Unit 7 - Premises E - 19107 5th wd. Approx 17,800 Sq. Ft. BRT#88-8-0420-37 Subject to Mortgage Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 8 - Premises F - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-38 Subject to Mortgage Subject to Rent Improvements: Condominium Units

908-910 Spruce Street Unit 9 - Premises G - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-39 Subject to Mortgage Subject to Rent Improvements: Condominium Units

908-910 Spruce Street, Unit 11 - Premises H - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-41 Subject to Mortgage Subject to Rent Improvements: Condominium Units

908-910 Spruce St, Unit 12 - Premises I - 19107 5th wd. approx 17,800 Sq. Ft. BRT#88-8-0420-42 Subject to Mortgage Subject to Rent Improvements: Condominium Units
EFL PARTNERS, X C.P. January Term, 2010 No. 00314 \$4,005,226.47 Loren L. Speziale, Esq.

1403-563

1583 East Hewson Street 19125 18th wd. 676 Sq. Ft. BRT#181232100 Improvements: Residential Dwelling; Row 2sty Masonry
EDWARD N. PEREIRA C.P. April Term, 2012 No. 03830 \$168,560.66 McCabe, Weisberg & Conway, P.C.

1403-566

549 North 64th Street 19151 34th wd. 1354 Sq. Ft. BRT#343077100 Improvements: Residential Dwelling; Row 2sty Masonry
MARIAN J. LANCASTER C.P. October Term, 2011 No. 00741 \$98,308.07 McCabe, Weisberg & Conway, P.C.

1403-567

2009 South Darien Street 19148 39th wd. 820 Sq. Ft. BRT#393382200 Improvements: Residential Dwelling; Row 2sty Masonry
PETRUZZA MAZZONE AND ANTHONY M. MAZZONE C.P. September Term, 2013 No. 02322 \$94,027.87 McCabe, Weisberg & Conway, P.C.

1403-572

1501 Alcott Street 19149 62nd wd. 1471 Sq. Ft. BRT#621106400 Improvements: Residential Dwelling; Row B/gar 2sty Masonry
JOYCE B. WYETH C.P. February Term, 2013 No. 03276 \$148,322.07 McCabe, Weisberg & Conway, P.C.

1403-580

3088 Jasper Street 19134 25th wd. 1200 Sq. Ft. BRT#252539100 Improvements: Residential Dwelling; Row 2sty, Masonry
FRANK N. MESSINA C.P. May Term, 2013 No. 00832 \$54,311.08 McCabe, Weisberg & Conway, P.C.

1403-582

1536 Magee Avenue 19149 54th wd. 3772.10 Sq. Ft. BRT#541130500 Improvements: Residential Dwelling; Apt 2-4 Unts 2sty Masonry
ALEXANDER V. KOSTIN C.P. March Term, 2012 No. 00801 \$190,378.19 McCabe, Weisberg & Conway, P.C.

1403-583

2437 South Lawrence Street 19148 39th wd. 750.00 Sq. Ft. BRT#392264400 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EILEEN HORNER, EILEEN HORNER, LAST RECORD OWNER C.P. September Term, 2013 No. 02402 \$115,507.75 Udren Law Offices, P.C.

1403-585

4530 Locust Street 19139 46th wd. 1584 Sq. Ft. BRT#46-1-0094-00 Improvements: Residential Dwelling
MARIE E. GABRIEL C.P. January Term, 2013 No. 01454 \$403,830.74 Udren Law Offices, P.C.

1403-593

4634 Kendrick Street 19136 65th wd. 1296 Sq. Ft. BRT#652070200 Improvements: Residential Dwelling; Row B/gar 2sty Masonry
RAISHEL C. GANGES-YARDE,

SHERIFF'S SALE

ADMINSTRATOR OF THE ESTATE OF BETTY YARDE, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2012 No. 03643 \$135,338.97 McCabe, Weisberg & Conway, P.C.

1403-596

527 Penny Lane, Unit C53 19111 BRT#888630202 Subject to Mortgage Improvements: Residential Dwelling; Res Condominium 3 Story Mas + Other
KATHLEEN CHUNG AKA KATHLEEN BANGWHAM CHUNG AND EUGENE E. CHUNG C.P. November Term, 2010 No. 03349 \$110,803.61 Federman & Associates, LLC

1403-600

2040 Aikens Street 19142-1217 40th wd. 938 Sq. Ft. OPA#403194500 Improvements: Residential Property
ANTELICIA M. SCOTT C.P. September Term, 2013 No. 01448 \$22,886.94 Phelan Hallinan, LLP

1403-606

1521 Wynsam Street 19138 10th wd. 1453.17 Sq. Ft. BRT#10-2-1928-00 Improvements: Residential Dwelling
GREGORY L. MORSE C.P. April Term, 2013 No. 04879 \$63,046.49 Udren Law Offices, P.C.

1403-607

6130 Walnut Street 19139 3rd wd. 1413.72 Sq. Ft. BRT#03-1-070700 Improvements: Residential Dwelling
MONIQUE FERGUSON C.P. October Term, 2013 No. 01992 \$92,621.45 Udren Law Offices, P.C.

1403-610

2765 North Dover Street 19132 38th wd. 990 Sq. Ft. BRT#281149700 Improvements: Residential Dwelling; Row 2 Sty Masonry
WALTER H. GREEN C.P. August Term, 2010 No. 04177 \$47,250.92 McCabe, Weisberg & Conway, P.C.

1403-613

2083 Bridge Street 19124-2044 62nd wd. 1404 Sq Ft BRT#62-2121100 Improvements: Residential Dwelling
BERNARD C. NEWTON AND LISA A. NEWTON C.P. June Term, 2013 No. 03235 \$14,334.64 Law Offices of Gregory Javardian, Esq.

1403-614

572 Rosalie Street 19120-1233 35th wd. 1033.60 Sq. Ft. OPA#352024900 Improvements: Residential Property
MAURICE B. NOCK C.P. February Term, 2013 No. 00797 \$165,587.87 Phelan Hallinan, LLP

1403-615

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

1403-620

1645 West Nedro Avenue 19141

SHERIFF'S SALE

1404-304

2412 North 5th Street 19133 19th wd. 1022 Sq Ft BRT#19-1-3142-00 Improvements: 3 Story Masonry Row Home With 3 Units RIVERSIDE PROPERTIES & INVESTMENTS, LLC C.P. August Term, 2013 No. 001820 \$103,197.13 Janet L. Gold, Esq.

1404-305

457 East Vernon Road 19119 22nd wd. 2258.75 Sq Ft BRT#222037757 Improvements: Residential Property DARNELL RUSSELL C.P. September Term, 2008 No. 05069 \$131,791.16 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

1404-306

5103 F Street 19124 35th wd. 1741.30 Sq Ft BRT#351338900 Improvements: Residential Property JOSE WAKEFIELD AND RUTH WAKEFIELD C.P. September Term, 2007 No. 03013 \$50,271.76 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, LLC

1404-307

6514 Oxford Avenue 19111 35th wd. 2840.53 Sq Ft OPA#353310300 Improvements: Residential Dwelling RAYMOND TORRES C.P. May Term, 2013 No. 02439 \$127,332.92 Joseph R. Loverdi, Esq.

1404-308

4502 Benner Street 19135 41st wd. 2821.50 Sq Ft BRT#411134500 Improvements: Residential Property ANTONIO S. IOSUE C.P. August Term, 2013 No. 00687 \$74,031.32 KML Law Group, P.C.

1404-309

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

1404-310

5268 Arlington Street 19131 52nd wd. 3675 Sq Ft BRT#521122200 Improvements: Residential Property CLAUDIA PARKS AND RONALD JAMES PARKS C.P. April Term, 2013 No. 02254 \$72,461.43 KML Law Group, P.C.

1404-311

2446 West Toronto Street 19132 38th wd. 658 Sq Ft BRT#381314900 Improvements: Residential Property KAREN TUCKER C.P. March Term, 2013 No. 03840 \$16,219.07 KML Law Group, P.C.

1404-312

3219 Friendship Street 19149 55th wd. 1633 Sq Ft BRT#551419200 Improvements: Residential Property MICHAEL J. LANE C.P. April Term, 2013 No. 03846 \$187,343.46 KML Law Group, P.C.

1404-313

1362 Fanshawe Street 19111 53rd wd. 1203.53 Sq Ft BRT#532034900 Improvements: Residential Property WAYNE M. CROZIER AKA WAYNE M. CROZIER AKA WAYNE CROZIE SR. C.P. June Term, 2008 No. 04734 \$125,398.71 KML Law Group, P.C.

1404-314

3927 Elsinore Street 19124 33rd wd. 938.97 Sq Ft BRT#332217600 Improvements: Residential Property SYREETA LUGO C.P. July Term, 2013 No. 01388 \$101,329.25 KML Law Group, P.C.

1404-315

563 East Marwood Road 19120 42nd wd. 1469.68 Sq Ft BRT#421226100 Improvements: Residential Property JOHN P. MCTEAGUE C.P. July Term, 2013 No. 02278 \$69,361.68 KML Law Group, P.C.

1404-316

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

1404-317

613 East Willard Street 19134 33rd wd. 780.74 Sq Ft BRT#331084600 Improvements: Residential Property

SHERIFF'S SALE

JERMAL M. BRYANT C.P. April Term, 2013 No. 02523 \$34,012.94 KML Law Group, P.C.

1404-318

2113 Fuller Street 19152 56th wd. 2495 Sq Ft BRT#562025800 Improvements: Residential Property MARGARET S HERZER C.P. August Term, 2013 No. 01177 \$193,410.11 KML Law Group, P.C.

1404-319

5654 Pentridge Street 19143 51st wd. 1040 Sq Ft BRT#513238000 Improvements: Residential Property NHASHARA SAMUELS C.P. May Term, 2013 No. 00875 \$64,614.38 KML Law Group, P.C.

1404-320

3202 South 20th Street 19145 26th wd. 1533.60 Sq Ft BRT#262166710 Improvements: Residential Property MARTIN A. JANCO AND MARY C JANCO C.P. July Term, 2012 No. 940 \$496,691.46 Bradley J. Osborne, Esq.

1404-321

8612 Provident Road 19150 50th wd. 1448.90 Sq Ft BRT#501179600 Improvements: Residential Property JUDITH QUARLES C.P. September Term, 2012 No. 002747 \$96,230.33 Bradley J. Osborne, Esq.

1404-322

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

1404-323

431 North 64th Street 19151 34th wd. 2778 Sq Ft BRT#343074200 Improvements: Residential Property ALIYA TASHA BASIL C.P. July Term, 2012 No. 3264 \$137,864.68 Bradley J. Osborne, Esq.

1404-324

1431 East Lycoming Avenue 19124-5363 33rd wd. 1110 Sq Ft BRT#332064400 Improvements: Row B/gar 2story Masonry WILLIAM DIAZ, DIETRICK LEWIS AND WILMA DIAZ C.P. June Term, 2013 No. 01149 \$146,895.45 Milstead & Associates, LLC

1404-325

1435 Ellsworth Street 19146-3107 36th wd. 1496.60 Sq Ft BRT#36-5-2630-00 Improvements: Row 2 Story Masonry ROCHELLE SPROUOL AKA ROCHELLEE SPROUOL C.P. January Term, 2010 No. 00915 \$166,653.39 Milstead & Associates, LLC

1404-326

1024 Magee Avenue 19111-4816 53rd wd. 2877 Sq Ft BRT#531180400 Improvements: Residential Real Estate MANJINDER KAUR, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF SOHAN SINGH SIDHU C.P. October Term, 2013 No. 03281 \$127,688.82 Stern & Eisenberg, P.C.

1404-327

667 Maris Street 19128 21st wd. 1622 Sq Ft BRT#213162100 Improvements: Residential Real Estate UNKNOWN HEIRS, EXECUTORS AND DEVICES OF THE ESTATE OF FRANK P. ESBENSEN C.P. September Term, 2013 No. 02052 \$231,476.80 Stern & Eisenberg, P.C.

1404-328

11 West Upsal Street 19119 57th wd. 5377.95 Sq Ft BRT#223019100 Improvements: Residential Real Estate DARLENE Y. DAVIS C.P. July Term, 2013 No. 04677 \$261,491.74 Stern & Eisenberg, P.C.

1404-329

427 Regina Street 19116 58th wd. 4089 Sq Ft BRT#571073318 Improvements: Residential Real Estate OLEG SVIATNENKO C.P. November Term, 2013 No. 00040 \$117,278.85 Stern & Eisenberg, P.C.

1404-330

6628 Malvern Avenue 19151-3122 34th wd. 1198 Sq Ft OPA#344076100 Improvements: Residential Property KALIERA C.P. July Term, 2009 No. 02327 \$114,083.31 Phelan Hallinan, LLP

1404-331

4447 North 5th Street 19140-2329 7th wd. 1090.60 Sq Ft OPA#072185800 Improvements: Residential Property YENNI BALLESTEROS C.P. April Term, 2013 No. 02804 \$53,111.84 Phelan Hallinan, LLP

SHERIFF'S SALE

1404-332

2331 North 19th Street 19132-4320 16th wd. 1634 Sq Ft BRT#162074500 Subject to Mortgage Improvements: Residential Property TANYA KOSH, AS SOLE OWNER C.P. January Term, 2012 No. 0689 \$43,513.11 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

1404-333

6136 Algard Street 19135 55th wd. 1140 Sq Ft BRT#552340600 Improvements: Residential Property CHRISTOPHER MCCLENDON AND CREASIE ASHE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. August Term, 2011 No. 4006 \$101,726.41 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

1404-334

2964 North Bambrey Street 19132-1905 38th wd. 940 Sq Ft BRT#381129400 Improvements: Residential Property ABDUR-RAHIYM NEEQUAYE C.P. January Term, 2012 No. 3221 \$56,392.03 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, LLC

1404-335

7428 Torresdale Avenue 19136 41st wd. 1260 Sq Ft Improvements: Residential Property WILLIAM SULLIVAN C.P. March Term, 2011 No. 0939 \$105,003.32 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, LLC

1404-336

629 North Frazier Street 19131-4810 34th wd. situate on the east side of Frazier Street at the distance of three hundred and eighty-two (382) feet southward from the south side of Girard Avenue Improvements: Row 2 Sty Masonry JEFFREY L. THOMAS, SR. C.P. September Term, 2012 No. 03104 \$72,611.42 Bradley J. Osborne, Esq.

1404-337

1901 Tomlinson Road 19116 58th wd. 4600 Sq Ft BRT#582206400 Improvements: Residential Property EDWARD J. MCNAMEE III C.P. September Term, 2013 No. 00195 \$221,421.85 KML Law Group, P.C.

1404-338

3470 Helen Street 19134-2021 45th wd. Northwest side of Helen Street 186 ft 6 in southwest of Tioga Street; front 14 ft 6 in, depth 78 ft, 0 in TAMIKA SHANNON C.P. July Term, 2013 No. 02646 \$93,331.38 Phillip D. Berger, Esq.,

1404-339

8112 Lindbergh Blvd 19153 40th wd. 1600 Sq Ft BRT#40-5-8475-37 Improvements: Single Family Row Home TRACY BOGANS C.P. August Term, 2013 No. 00265 \$133,572.11 Craig H. Fox, Esq

1404-340

4507 Vista Street 19136 41st wd. 1084.47 Sq Ft BRT#412210900 Improvements: Residential Dwelling CHARLES MCCULLOUGH AND PAMELA MCCULLOUGH C.P. November Term, 2013 No. 01222 \$152,305.81 Udren Law Offices, P.C.

1404-341

3320 Kip Street 19134 33rd wd. 862.2 Sq Ft BRT#073086200 Improvements: Residential Dwelling KAREN ORTIZ AKA KAREN N ORTIZ C.P. July Term, 2013 No. 04416 \$61,045.85 Udren Law Offices, P.C.

1404-342

5645 Boyer Street 19138 12th wd. 1032.50 Sq Ft BRT#122253800 Improvements: Residential Property RUTH ANN WEARY AND RUFUS EDWARD WEARY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. April Term, 2012 No. 1168 \$16,264.12 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, LLC

1404-343

60 West Manheim Street AKA 60 Manheim Street 19144-2973 12th wd. 1315.80 Sq Ft BRT#12-3068800 Subject to Mortgage

SHERIFF'S SALE

Improvements: Residential Dwelling PAULA JACKSON C.P. August Term, 2012 No. 03139 \$257,719.08 Powers, Kim, & Javardian, LLC

1404-344

8716 Glenloch Street 19136-2115 65th wd. 1769.28 Sq Ft OPA#652268700 Improvements: Residential Property KORMASSA D. BETTIE AKA KORMASSA BETTIE C.P. August Term, 2009 No. 03839 \$182,668.56 Phelan Hallinan, LLP

1404-345

7624 Fayette Street 19150 15th wd. 15' frontage x 99'2" depth OPA#501018700 Improvements: Residential Property ANGEL A. MARRERO JR. AND LEENA K. MARRERO C.P. February Term, 2013 No. 02331 \$23,881.42 Richard M. Squire & Associates, LLC

1404-346

4239 Salem Street 19124 23rd wd. 1443.75 Sq Ft BRT#232506200 Improvements: Residential Dwelling VICTORIA B. CEBZANOV C.P. October Term, 2013 No. 000728 \$66,146.61 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1404-347

5413 Akron Street 19124-1201 62nd wd. 1200 Sq Ft OPA#621438000 Improvements: Residential Property ADAMARY SANTANA C.P. May Term, 2013 No. 02297 \$107,226.89 Phelan Hallinan, LLP

1404-348

5506 Walnut Street 19139 60th wd. 2000 Sq Ft BRT#60-4-0367-00 Improvements: Residential Dwelling LINDA CONYERS AND NOLTON CONYERS C.P. July Term, 2013 No. 001082 \$168,714.15 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1404-349

4742 Tacony Street 19137-1124 45th wd. 2000 Sq Ft OPA#453427100 Improvements: Residential Property JEANNETTE KNIGHT C.P. August Term, 2012 No. 01180 \$178,086.75 Phelan Hallinan, LLP

1404-350

2626 South Daggett Street 19142-2805 40th wd. 1240 Sq Ft OPA#406010600 Improvements: Residential Property ILISA GREENE AND MICHAEL GREENE C.P. September Term, 2012 No. 03433 \$80,657.99 Phelan Hallinan, LLP

1404-351

422 McClellan Street 19148-1817 1st wd. 762.45 Sq Ft OPA#011397000 Improvements: Residential Property STEPHEN PETTIWAY C.P. March Term, 2012 No. 02619 \$104,873.07 Phelan Hallinan, LLP

1404-352

2318 Rhawn Street 19152-3316 56th wd. 2947.04 Sq Ft OPA#561593400 Improvements: Residential Property ROBERT COLL AND CHERIE COLL C.P. February Term, 2010 No. 02435 \$124,759.55 Phelan Hallinan, LLP

1404-353

1923 Penfield Street 19138-2716 42nd wd. 1102.50 Sq Ft OPA#10-1381300 Improvements: Residential Property KEVIN WALLACE C.P. June Term, 2013 No. 02509 \$106,389.85 Phelan Hallinan, LLP

1404-354

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

1404-355

5041 Arch Street 19139-2733 44th wd. 1232 Sq Ft OPA#441018000 Improvements: Residential Property LORRAINE SMALLEY AND TYESE SMALLEY C.P. April Term, 2013 No. 01793 \$54,391.40 Phelan Hallinan, LLP

1404-356

4747 Grisco Street 19124-5833 23rd wd. 967.12 Sq Ft OPA#232451500 Improvements: Residential Property DAVID B. STEINER AND KAREN M. STEINER C.P. August Term, 2012 No. 01365 \$49,153.67 Phelan Hallinan, LLP

1404-357

7023 Ogontz Avenue 19138-2013 10th wd. 1600 Sq Ft OPA#101217000 Improvements: Residential Property WALTER BUTLER C.P. April Term, 2008 No. 04507 \$89,326.02 Phelan Hallinan, LLP

SHERIFF'S SALE

1404-358

3625 North Bouvier Street 19140-4023 13th wd. 910 Sq Ft OPA#131231100 Improvements: Residential Property ALIMAH N. SHAMSID-DEEN AKA ALIMAH DEAN C.P. April Term, 2013 No. 00106 \$47,465.31 Phelan Hallinan, LLP

1404-359

6631 North 3rd Street 19126-3121 61st wd. 8400 Sq Ft OPA#611055900 Improvements: Residential Property JEAN S. JEBOHAM C.P. March Term, 2012 No. 02128 \$251,471.12 Phelan Hallinan, LLP

1404-360

8525 Bustleton Avenue 19152 56th wd. 1087 Sq Ft; s/d w b/g 1 sty masonry BRT#562389300 Improvements: Residential Dwelling GALINA GENDINA C.P. May Term, 2012 No. 02153 \$186,873.43 McCabe, Weisberg, & Conway, P.C.

1404-361

3329 North Mascher Street 19140-5818 7th wd. 1008 Sq Ft BRT#07-2-0522-00 Improvements: Residential Property FRANCISCO SANTIAGO C.P. February Term, 2013 No. 03335 \$45,901.90 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, LLC

1404-362

6955 Hegerman Street 19135-1927 41st wd. 2200 Sq Ft BRT#412437600 Improvements: Residential Property CORTNEY GREEN AND LISA PIERCE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON C.P. May Term, 2012 No. 3458 \$183,974.40 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

1404-363

336 West Mount Pleasant Avenue 19119-2903 22nd wd. 1800 Sq Ft BRT#22-3185800 Improvements: Residential Property BRADFORD W. GALLAGHER AND LUCIA ZAPATERO, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. May Term, 2012 No. 2226 \$165,741.98 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

1404-364

3316 Brighton Street 19149-2029 55th wd. 1665.20 Sq Ft BRT#551356900 Improvements: Residential Property WILLIAM YOUNG, JR., AND CAROL YOUNG, AS TENANTS BY THE ENTIRETY, THEIR ASSIGNS, THE SURVIVOR OF THEM AND THE SURVIVOR'S PERSONAL REPRESENTATIVES AND ASSIGNS. C.P. April Term, 2012 No. 3703 \$163,813.88 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

1404-365

12 South 50th Street 19139-3538 60th wd. 1760 Sq Ft OPA#602150700 Improvements: Residential Property KEITH D. BROCKENBOROUGH, AKA KEITH G. BROCKENBROU, AKA KEITH D. BROCKENBROUGH, AKA KEITH BROCKENBROUGH AND BRENDA SMITH C.P. May Term, 2006 No. 04356 \$85,665.49 Phelan Hallinan, LLP

1404-366

1910 Dalkeith Street 19140-1719 38th wd. 735 Sq Ft OPA#131348600 Improvements: Residential Property JOSEPH HASKINS AKA JOSEPH HASKIN C.P. April Term, 2013 No. 03526 \$73,566.01 Phelan Hallinan, LLP

1404-367</

SHERIFF'S SALE

CARLI R JONES C.P. November Term,
2009 No. 05254 \$204,118.55 Phelan
Hallinan, LLP

1404-370

8816 Ridge Avenue, Unit 1 19128 21st
wd. 1848 Sq Ft; all that certain lot or parcel
of land, situate in the city and county of
Philadelphia, Commonwealth of Pennsylvania,
bound and described according to a plan made
for Wissahickon Construction Company, Inc.
by DeCroce and Leapson, Civil Engineers and
Surveyors, dated April 24, 1987 as follows
to wit: beginning at a point also a corner of
Lot b-2 on said plan; said point of beginning
located South 52 degrees 29 minutes 06
seconds west 71.78 feet from the westerly side
of Ridge Avenue (100 ft wide), thence south
52 degrees 29 minutes 06 seconds west 49.19
feet to a point, also a corner of lot 2; thence
along the same passing thru a party wall north
27 degrees 58 minutes 36 seconds, west 73.50
feet to a point in the line of Anthony Lane, a
private drive of variable width; thence along
the same north 55 degrees 36 minutes 10
seconds east 48.81 feet to a point, also a corner
of Lot b-2; thence along the same south 27
degrees 58 minutes 36 seconds east 70.82 feet
to the first mentioned point and place of begin-
ning. BRT#212522806 Subject to Mortgage
Improvements: Residential Condominium
LYNN BURNEY C.P. October Term, 2012
No. 04316 \$8,015.52 Hal A. Barrow, Esq.

1404-371

2212 North Salford Street 19131-2210
52nd wd. 1443.20 Sq Ft OPA#522265800
Improvements: Residential Property
ZACHARY ROBINSON C.P. January
Term, 2008 No. 01586 \$127,512.17 Phelan
Hallinan, LLP

1404-372

14 Summit Street 19118 22nd wd. 7712 Sq
Ft BRT#09-1-1293-00 Improvements: Single
Family Dwelling
THOMAS E. BUTLER, JR. AND KAREN V.
BUTLER C.P. April Term, 2012 No. 00505
\$470,000.00 Craig H. Fox, Esq

1404-373

1532 North Felton Street 19151 34th wd.
2518 Sq Ft BRT#342347300 Improvements:
Residential Dwelling; Row Conv/apt 2sty
Masonry
P. ERIK POGWIST AKA P. ERIC POGWIST
C.P. July Term, 2012 No. 02223 \$48,009.53
McCabe, Weisberg, & Conway, P.C.

1404-374

357 Fanshawe Street 19111-4605 35th wd.
5000 Sq Ft OPA#353116200 Improvements:
Residential Property
CHERYL BROWN BOONE AND WESLEY
BOONE C.P. January Term, 2009 No. 02491
\$237,201.05 Phelan Hallinan, LLP

1404-375

1008 Bingham Street 19115 63rd wd. 5768
Sq Ft BRT#632119500 Improvements:
Residential Property
ROBERT G. VACCARINO AND MARIA R.
VACCARINO C.P. July Term, 2013 No.
02124 \$126,779.24 KML Law Group, P.C.

1404-376

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

1404-377

5527 North Fairhill Street 19120 22nd
wd. 2432.40 Sq Ft BRT#612305000
Improvements: Residential Dwelling
PAULINE ABRICAH AKA PAULINA
ABRICAH C.P. November Term, 2013
No. 02057 \$33,099.46 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.

1404-378

30 South 62nd Street 19139 3rd wd. 2219
Sq Ft BRT#031190800 Improvements:
Residential Real Estate
THE ESTATE OF PHILIP B. MURRAY C.P.
November Term, 2010 No. 00152 \$45,066.97
Stern & Eisenberg, P.C.

1404-379

1135 East Barringer Street 19119 24th
wd. 3321.75 Sq Ft BRT#22-1-028300
Improvements: Residential Real Estate
DONTE MCCLLOUD, SOLELY IN HIS
CAPACITY AS ADMINISTRATOR OF THE
ESTATE OF WANDA C. MCCREARY C.P.
May Term, 2013 No. 00928 \$94,417.96
Stern & Eisenberg, P.C.

1404-380

4909 N 15th Street 19141 13th wd. 1186.95
Sq Ft BRT#132051100 Improvements:
Residential Property
NONDAS BROWN AKA NONDAS DAVIS
C.P. September Term, 2007 No. 03038
\$60,177.95 KML Law Group, P.C.

SHERIFF'S SALE

1404-381

126 North 60th Street 19139 34th wd. 1055.60
Sq Ft BRT#341079300 Improvements:
Residential Property
ROBERT CALLAND, JR. C.P. July Term,
2007 No. 02174 \$40,131.91 KML Law
Group, P.C.

1404-382

7540 Sherwood Road 19151 34th wd. 1389.19
Sq Ft BRT#343237200 Improvements:
Residential Property
KIA S. SAWYER C.P. August Term, 2013
No. 02951 \$135,708.18 KML Law Group,
P.C.

1404-383

1113 Anchor Street 19124-1114 62nd wd. 1670
Sq Ft BRT#62-1-0674-00/BRT#73N23-311
Improvements: Residential Property
GERARD ALEXANDER AND FRANTZ
LOUIS AND MICHELLE LOUIS, HUSBAND
AND WIFE, AS TENANTS BY THE
ENTIRETY AND AS / OR THE ENTIRE
INTEREST AS JOINT TENANTS WITH THE
RIGHT OF SURVIVORSHIP C.P. May
Term, 2012 No. 3122 \$90,244.99 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

1404-384

8613 Lykens Lane 19128-1109 21st wd. 3700
Sq Ft BRT#21-4261800 Improvements:
Residential Property
JOHN ERIC LAUMER C.P. February
Term, 2012 No. 3922 \$265,631.50 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

1404-385

1606 South Newkirk Street 19145 36th wd.
910 Sq Ft BRT#364370700 Improvements:
Residential Property
JOSEPH ROBINSON, AS SOLE OWNER
C.P. March Term, 2011 No. 02824 \$77,893.35
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

1404-386

1425 North 29th Street 19121 29th wd. 1328
Sq Ft BRT#292156100 Improvements:
Residential Property
JAMES E. SMITH C.P. November Term,
2010 No. 04659 \$80,232.54 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

1404-387

3438 Primrose Road 19114 57th wd. 2668
Sq Ft BRT#572125420 Improvements:
Residential Property
BRIAN J. MCNICHOL C.P. December
Term, 2010 No. 0943 \$227,528.26 Scott A.
Dietterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Marin, Esq.,
Ralph M. Salvia, Esq., Jaime R. Ackerman,
Esq., Zucker, Goldberg & Ackerman, LLC

1404-388

4351 North 5th Street 19140-2333 7th wd.
1650 Sq Ft BRT#072183000 Improvements:
Residential Property
TIA L. KIMBLE C.P. May Term, 2012 No.
2187 \$121,980.66 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

1404-389

4636 Wingate Street 19136-2860 65th wd.
3800 Sq Ft BRT#652031940 Improvements:
Residential Property
ABEL FULLMAN C.P. February Term,
2012 No. 2527 \$133,212.69 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

1404-390

4000 Gypsy Lane, Unit 206 19129-5405 21st
wd. 858 Sq Ft (no land area) Improvements:
Residential Condominium Unit
ESTATE OF ARMITA B. SIMS C.P. October
Term, 2013 No. 00575 \$6,493.70 Elliot H.
Berton, Esq.; Benjamin F. Dill, Esq.

1404-391

11704 Corry Road 19154 66th wd. 2272.02
Sq Ft BRT#66-2-038700 Improvements:
Residential Dwelling
SUZANNE MAIER O'DONNELL AKA
SUZANNE M. MAIER C.P. April Term,
2013 No. 02988 \$181,452.23 Udren Law
Offices, P.C.

SHERIFF'S SALE

1404-392

1835 East Cambria Street 19134 25th
wd. 1562.55 Sq Ft BRT#252098200
Improvements: Residential Property
JEANINE N. GILBERT-WILSON C.P.
November Term, 2012 No. 01578 \$103,426.45
KML Law Group, P.C.

1404-393

2015 68th Avenue 19138 10th wd. 739.50
Sq Ft BRT#102439500 Improvements:
Residential Property
ROBERT TUCKER C.P. October Term,
2012 No. 02144 \$88,130.32 KML Law
Group, P.C.

1404-394

2422 South 3rd Street 19148-4027 39th wd.
966.28 Sq Ft OPA#391364600 Improvements:
Residential Property
TONI REED C.P. September Term, 2012 No.
02382 \$170,466.24 Phelan Hallinan, LLP

1404-395

5426 Westminster Avenue 19131 4th
wd. 1199.52 Sq Ft BRT#041053700
Improvements: Residential Property
THE UNKNOWN HEIRS OF JOHN POPE,
DECEASED. C.P. May Term, 2013 No.
01886 \$60,874.35 KML Law Group, P.C.

1404-396

151 West Godfrey Avenue 19120 61st wd.
1050 Sq Ft BRT#611287800 Improvements:
Residential Property
SHANDA S. GREENE, INDIVIDUALLY AND
IN HER CAPACITY AS ADMINISTRATRIX
OF THE ESTATE OF KIM WARREN AKA
KIM MARTHA WARREN, DECEASED AND
JALEEL WARREN C.P. April Term, 2013
No. 02130 \$132,309.15 KML Law Group,
P.C.

1404-397

7339 Loretto Avenue 19111 56th wd. 2731.30
Sq Ft BRT#561189900 Improvements:
Residential Property
MICHAEL J. NELSON AND TANISHA M.
NELSON C.P. March Term, 2013 No.
002149 \$370,860.25 Bradley J. Osborne,
Esq.

1404-398

2550 Shields Street 19142 40th wd. 1451.76
Sq Ft BRT#406030600 Improvements:
Residential Property
HAROLD SEARLES C.P. May Term,
2013 No. 001047 \$151,803.36 Bradley J.
Osborne, Esq.

1404-399

**2322 South Hemberger Street 19145-
3315** 48th wd. 672 Sq Ft OPA#482244800
Improvements: Residential Property
TYREIK H. TURNER AND BRETT GRAY
C.P. April Term, 2012 No. 01946 \$106,052.60
Phelan Hallinan, LLP

1404-400

**3750 Clarendon Ave, Apt 48, aka 3750
Clarendon Rd, Apt 48 19114-1938** 88th wd.
Together with all right, title, and interest being
1.1494% and undivided interest of, in and to
the common elements as defined by the unit
property act of Pennsylvania and as more fully
set forth in the aforementioned declaration of
condominium and plan OPA#888660048
Improvements: Condominium
ADRIANA C. CUGINI C.P. January Term,
2012 No. 03059 \$101,107.89 Phelan
Hallinan, LLP

1404-401

4763 Tacony Street 19137-1123 45th wd.
3000 Sq Ft OPA#453437100 Improvements:
Residential Property
LISA PATTERSON AND DONNA HARVEY
C.P. March Term, 2013 No. 01425 \$54,762.39
Phelan Hallinan, LLP

1404-402

2205 Coral Street 19125-1511 31st wd. 804
Sq Ft OPA#311110400 Improvements:
Residential Property
BASILIA RIVERA C.P. October Term, 2013
No. 02466 \$14,014.81 Phelan Hallinan, LLP

1404-403

1619 West Westmoreland Street 19140
38th wd. 2055 Sq Ft BRT#112029400
Improvements: Residential Dwelling; Row
Conv/apt 3sty Masonry
BERTIE HAMILTON C.P. July Term, 2013
No. 01449 \$108,934.44 McCabe, Weisberg,
& Conway, P.C.

1404-404

8015 Rodney street 19150 50th wd. 1926 Sq Ft
BRT#502045000 Improvements: Residential
Dwelling; Apt 2-4 Units 2sty Masonry
EDITH ALEXANDER AKA EDITH V.
ALEXANDER C.P. September Term, 2013
No. 02142 \$86,605.70 McCabe, Weisberg,
& Conway, P.C.

1404-405

7235 Pittville Street 19126 50th wd. 1216
Sq Ft BRT#101056800 Improvements:

SHERIFF'S SALE

Residential Dwelling; Row B/gar 2sty Mason
LYNIA HARPER C.P. July Term, 2013 No.
02744 \$44,719.57 McCabe, Weisberg, &
Conway, P.C.

1404-406

1506 South 58th Street 19143 3rd wd. 2404.08
Sq Ft BRT#034123900 Improvements:
Residential Property
SARAH SCOTT C.P. August Term, 2013
No. 000708 \$91,358.12 Bradley J. Osborne,
Esq.

1404-407

4034 Higbee Street 19135 62nd wd. 997.75
Sq Ft BRT#622199000 Improvements:
Residential Property
LYUDMILA SAVITSKAYA AND
ALEKSANDR SAVITSKIY C.P. September
Term, 2013 No. 000443 \$61,604.28 Bradley
J. Osborne, Esq.

1404-408

4152 I Street 19124 33rd wd. 1083.38 Sq Ft
BRT#332153300 Improvements: Residential
Property
JOSE D. BONET C.P. August Term, 2013
No. 002687 \$21,979.54 Bradley J. Osborne,
Esq.

1404-409

1830 East Airdrie Street 19124 45th
wd. 1058.54 Sq Ft BRT#452205200
Improvements: Residential Property
SAUL MONTGOMERY JR. C.P. December
Term, 2012 No. 004281 \$99,441.90 Bradley
J. Osborne, Esq.

1404-410

223 West Seymour Street 19144 13th
wd. 2053.26 Sq Ft BRT#133074200
Improvements: Residential Dwelling; S/d Con/
apt 3sty Masonry
GRANFORD COLLINS AKA GRANFORD L.
COLLINS, JR. C.P. January Term, 2010 No.
01752 \$155,516.02 McCabe, Weisberg, &
Conway, P.C.

1404-411

3323 Conrad Street 19129 1300 Sq Ft
BRT#382227400 Improvements: Residential
Dwelling; Row 2sty Stone
WILLIAM MALIZIA JR. KNOWN
SURVIVING HEIR OF CLARE C. MALIZIA,
DECEASED MORTGAGOR AND REAL
OWNER, JOSEPH MALIZIA KNOWN
SURVIVING HEIR OF CLARE C. MALIZIA,
DECEASED MORTGAGOR AND REAL
OWNER, CLARE GIBBONS, KNOWN
SURVIVING HEIR OF CLARE C. MALIZIA,
DECEASED MORTGAGOR AND REAL
OWNER, ALL UNKNOWN SURVIVING
HEIRS OF CLARE MALIZIA, DECEASED
MORTGAGOR AND REAL OWNER C.P.
March Term, 2013 No. 01592 \$196,325.87
McCabe, Weisberg, & Conway, P.C.

1404-412

6601 Chew Avenue 19119 22nd wd. 1956
Sq Ft OPA#871106600 Subject to Mortgage
Improvements: Commercial Property
TRACEY ALSTON C.P. August Term, 2013
No. 1112 \$114,887.31 Weber Gallagher
Simpson Stapleton Fires & Newby, LLP, Sarah
A. Elia, Esq.

1404-413

370 Tomlinson Place 19116 58th wd. 1732
Sq Ft BRT#582185800 Improvements:
Residential Dwelling; S/d W Bg 2s Masonry
MICHAEL GEREAGHTY C.P. September
Term, 2013 No. 00974 \$381,481.68 McCabe,
Weisberg, & Conway, P.C.

1404-414

2682 Tilton Street 19125 1728 Sq Ft
BRT#312179120 Improvements: Residential
Dwelling; Row W Bas.gar 3sty Masonry
ELIZABETH ARNOLD AND RUSSELL M.
ARNOLD C.P. October Term, 2013 No.
00244 \$313,547.17 McCabe, Weisberg, &
Conway, P.C.

1404-415

2638 East Thompson Street 19125 18th wd.
960 Sq Ft BRT#312126300 Improvements:
Residential Dwelling; Row 2sty Masonry
CHRISTINE JOANNE POMROY C.P.
July Term, 2013 No. 01758 \$135,468.64
McCabe, Weisberg, & Conway, P.C.

1404-416

626 East Raymond Street 19120 42nd wd.
800 Sq Ft BRT#42-1-015500 Improvements:
Residential Dwelling; Row 2sty Masonry
FUNMILAYO AGUN C.P. September Term,
2013 No. 02153 \$30,016.66 McCabe,
Weisberg, & Conway, P.C.

1404-417

1152 Brill Street 19124 62nd wd. 2000 Sq Ft
BRT#621036100 Improvements: Residential
Dwelling; Row B/gar 2sty Masonry
MARIA M. VARGAS C.P. September Term,
2013 No. 00550 \$136,023.88 McCabe,
Weisberg, & Conway, P.C.

SHERIFF'S SALE

1404-418

6816 Horrocks Street 19149 54th wd. 1260
Sq Ft BRT#542334600 Improvements:
Residential Dwelling; Row B/gar 2sty Masonry
MARY C CAVALLARO AND EDWARD P.
FIELDS C.P. October Term, 2009 No.
00241 \$208,017.74 McCabe, Weisberg, &
Conway, P.C.

1404-419

1616 North 57th Street 19131 4th wd. 1044
Sq Ft; row 2sty masonry BRT#043288400
Improvements: Residential Dwelling
JEFFREY BUNDY AND RENEE BUNDY
C.P. November Term, 2009 No. 04331
\$100,004.99 McCabe, Weisberg, & Conway,
P.C.

1404-420

1908 Alter Street 19146 36th wd. 840
Sq Ft; row 2 masonry BRT#361002200
Improvements: Residential Dwelling
ADAM SMOLANOWICZ C.P. June Term,
2013 No. 03841 \$188,626.19 McCabe,
Weisberg, & Conway, P.C.

1404-421

1906 North 22nd Street 19121 28th wd. 2112
Sq Ft; row 3sty masonry BRT#322092400
Improvements: Residential Dwelling
ALIMAH SHAMSID-DEEN C.P. September
Term, 2013 No. 00166 \$154,019.62 McCabe,
Weisberg, & Conway, P.C.

1404-422

833 North 66th Street 19151 34th wd. 1260
Sq Ft; row 2sty masonry BRT#344358400
Improvements: Residential Dwelling
BABASOLA ODUWAIYE C.P. June Term,
2012 No. 03415 \$95,304.54 McCabe,
Weisberg, & Conway, P.C.

1404-423

4303 K Street 19124-4321 33rd wd. 720 Sq
Ft; row b/gar 1sty masonry BRT#332331900
Improvements: Residential Dwelling
VICTOR ESTRADA AKA VICTOR MANUEL
ESTRADA C.P. May Term, 2013 No.
00364 \$118,693.26 McCabe, Weisberg, &
Conway, P.C.

1404-424

1651 Worrell Street 19124 33rd wd. 1245
Sq Ft; row 2sty masonry BRT#332041700
Improvements: Residential Dwelling
FRANK STINSON AND SHARON STINSON
C.P. December Term, 2012 No. 01219
\$119,631.54 McCabe, Weisberg, & Conway,
P.C.

1404-425

454 East Church Lane 19144 12th wd. 1931
Sq Ft; semi/det 3sty masonry BRT#122035900
Improvements: Residential Dwelling
BARBARA GOLL C.P. December Term,
2011 No. 00783 \$95,928.89 McCabe,
Weisberg, & Conway, P.C.

1404-426

1802 Dallas Street 19126 10th wd. 1260 Sq
Ft; row b/gar 2sty masonry BRT#101282200
Improvements: Residential Dwelling
LINDA COLLINS AKA L

SHERIFF'S SALE

1404-431

1021 Cross Street 19147-6313 1st wd. 990 Sq Ft BRT#012239800 Improvements: Residential Property
EVAN KAPLAN C.P. January Term, 2013 No. 0046 \$282,746.64 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

1404-432

4145 East Roosevelt Boulevard 19124-3003 23rd wd. 1355.70 Sq Ft BRT#233017800 Improvements: Residential Property
SOKDARY MAO AND CHIN LAO, HUSBAND AND WIFE C.P. October Term, 2011 No. 4069 \$110,465.37 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-433

309 East Thompson Street aka 309 E Thompson 19135 18th wd. 1035 Sq Ft BRT#181392000 Subject to Mortgage Improvements: Residential Property
MICHAEL PERKOWSKI, AS SOLE OWNER C.P. November Term, 2010 No. 2883 \$147,587.22 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, LLC

1404-434

1219 North 28th Street 19121 29th wd. 1896 Sq Ft BRT#292089400 Improvements: Residential Property
JAMES E. SMITH C.P. December Term, 2010 No. 0002 \$64,853.40 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

1404-435

1834 South Cecil Street 19143-5506 40th wd. 1264 Sq Ft BRT#40-1-0403-00-00 Improvements: Residential Property
DONELL COOPER AND DONNA M. COOPER, HIS WIFE C.P. January Term, 2012 No. 0715 \$44,764.05 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, LLC

1404-436

3162 Livingston Street 19134 25th wd. 709.33 Sq Ft BRT#251330100 Improvements: Residential Real Estate
KATARZYNA TRAFALSKI AKA KATHERINE TRAFALSKA C.P. June Term, 2013 No. 03479 \$91,801.22 Stern & Eisenberg, P.C.

1404-437

5462 Morse Street 19131 52nd wd. 1224 Sq Ft BRT#522023800 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF LEOLA WHITE C.P. November Term, 2013 No. 01363 \$99,838.36 Stern & Eisenberg, P.C.

1404-438

4434 Ernie Davis Circle 19154 66th wd. 2448 Sq Ft BRT#662618122 Improvements: Residential Property
MELISSA S. TULIN C.P. June Term, 2010 No. 01042 \$148,247.46 KML Law Group, P.C.

1404-439

252 West Delphine Street 19120 42nd wd. 658 Sq Ft BRT#422262200 Improvements: Residential Property
JAIME GONZALEZ C.P. August Term, 2013 No. 02662 \$24,270.77 KML Law Group, P.C.

1404-440

1244-1246 South 20th Street 19147 36th wd. 858.90 Sq Ft BRT#361191700 & BRT#361191800 Improvements: Residential Property
BARBARA MOMENT, ADMINISTRATIX OF THE ESTATE OF CORNS MOMENT, DECEASED C.P. September Term, 2013 No. 004269 \$70,888.73 Bradley J. Osborne, Esq.

1404-441

5242 North Front Street 19120 42nd wd. 2073.2 Sq Ft BRT#42-2-319800 Improvements: Residential Dwelling
NICHOLAS LOMAX AKA NICHOLAS O. LOMAX C.P. May Term, 2013 No. 02576 \$164,248.24 Udren Law Offices, P.C.

1404-442

3712 President Street 19114 66th wd. 6000 Sq Ft BRT#661078600 Improvements: Residential Property
STEPHEN CROSS AND KEVIN CROSS, FATHER AND SON, AS JOINT TENANTS

SHERIFF'S SALE

WITH THE RIGHT OF SURVIVORSHIP
C.P. September Term, 2011 No. 3189 \$197,392.03 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, LLC

1404-443

7319 Woodcrest Avenue 19151-2214 34th wd. 1489.25 Sq Ft OPA#344123300 Improvements: Residential Property
REBECCA BIGHUM ROBINSON AKA REBECCA ROBINSON C.P. May Term, 2013 No. 00562 \$157,095.28 Phelan Hallinan, LLP

1404-444

2439 South 57th Street 19143 40th wd. 1113.54 Sq Ft BRT#40-2016300 Subject to Mortgage Improvements: Residential Dwelling
ESTATE OF WALTER L. DODSON, AKA WALTER L. DODSON, SR., DECEASED C.P. March Term, 2013 No. 01453 \$191,638.55 Jill Manuel-Coughlin, Esq.

1404-445

6805 Jackson Street 19135-2211 41st wd. 4507.5 Sq Ft BRT#412316300 Improvements: Residential Dwelling
JOHN PASQUARELLO AKA JOHN PASQUERELLO AND RENEE O'CONNELL C.P. April Term, 2013 No. 03807 \$157,771.01 Law Offices of Gregory Javardian, Esq.

1404-446

1219 Princeton Avenue 19111-4209 53rd wd. 5750 Sq Ft BRT#53-2288900 Improvements: Residential Property
JANINE TUCKER C.P. March Term, 2012 No. 1530 \$268,231.52 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

1404-447

226 Ripka Street 19127 21st wd. 2070 Sq Ft BRT#211416400 Improvements: Residential Property
LYMAN L. HALE IV C.P. August Term, 2012 No. 2370 \$282,327.87 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

1404-448

3475 Weikel Street 19134 45th wd. 1008 Sq Ft BRT#45-1435600 Improvements: Residential Property
DANIEL P. EMERY, AS SOLE OWNER C.P. March Term, 2011 No. 3601 \$50,850.35 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

1404-449

434 North 64th Street 19151 34th wd. 2250 Sq Ft BRT#343083400 Improvements: Residential Property
CORDELL SMITH C.P. October Term, 2010 No. 0454 \$96,142.94 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

1404-450

3037 Disston Street 19149-1902 55th wd. 1800.92 Sq Ft BRT#551309100 Improvements: Residential Property
MICHAEL J. HAAS AND EILEEN P. FITZPATRICK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. February Term, 2012 No. 0948 \$164,673.68 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

1404-451

2730 South Colorado Street 19145-4707 26th wd. 1440 Sq Ft BRT#262042800 Improvements: Residential Property
DON ANTHONY PICURI, AS SOLE OWNER C.P. February Term, 2012 No. 02859 \$330,317.68 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

1404-452

206 West Albanus Street 19120-3827 42nd wd. 1120 Sq Ft BRT#422133700 Improvements: Residential Property
ALEXANDER GINCHER AND ZWI WEISS, AS TENANTS BY THE ENTIRETY C.P. July Term, 2012 No. 0744 \$50,325.67 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

SHERIFF'S SALE

1404-453

5829 Warrington Avenue 19143-5215 3rd wd. 1500 Sq Ft BRT#034077900 Improvements: Residential Property
DARIUS GERALD, AS SOLE OWNER C.P. January Term, 2012 No. 2388 \$55,034.12 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, LLC

1404-454

2834 B Street 19134 7th wd. 1102 Sq Ft BRT#071392300 Improvements: Residential Property
JOHANNA ORTIZ SOLELY IN HER CAPACITY AS HEIR OF LUCIANO ORTIZ, DECEASED, JUANITA MORALES REYES ORTIZ, SOLELY IN HER CAPACITY AS HEIR OF LUCIANO ORTIZ, DECEASED AND UNKNOWN HEIRS OF LUCIANO ORTIZ, DECEASED. C.P. June Term, 2013 No. 01327 \$74,414.72 KML Law Group, P.C.

1404-455

5800 Kemble Avenue 19141-1211 17th wd. 1072 Sq Ft OPA#172328100 Improvements: Residential Property
AYIESHA N. ELDEMIRE C.P. May Term, 2013 No. 00479 \$106,744.38 Phelan Hallinan, LLP

1404-456

129 East Wyoming Avenue 19120-4429 42nd wd. 2261.60 Sq Ft OPA#421055600 Improvements: Residential Property
JOAN NAHRGANG C.P. July Term, 2013 No. 04209 \$85,247.64 Phelan Hallinan, LLP

1404-457

3323 Wellington Street 19149-1615 55th wd. 1438.24 Sq Ft OPA#551474500 Improvements: Residential Property
BETTY NICHOLSON AKA BETTYANN NICHOLSON C.P. December Term, 2011 No. 01729 \$119,386.80 Phelan Hallinan, LLP

1404-458

1124 Unruh Avenue 19111 53rd wd. 2585.06 Sq Ft BRT#53-2058200 Subject to Mortgage Improvements: Residential Dwelling
JUAN PIZARRO AND SARA PIZARRO AKA SARA A. PIZARRO C.P. October Term, 2013 No. 02198 \$89,950.87 Udren Law Offices, P.C.

1404-459

605 West Medary Avenue 19126 61st wd. (formerly 12th wd.) Northerly side of Medary St 50 ft wide at the distance of 231 ft 6 in southeastwardly from northeast corner of intersection of 7th st. Front; 60 ft 0 in on a radius of 1294.185 ft, thence extending eastwardly along the said Medary Avenue on the same curve and radius a distance of 80 ft OPA#611310900 Subject to Mortgage
CHERYL DAVIS C.P. March Term, 2011 No. 02321 \$334,162.07 Louis P. Vitti, Esq.

1404-460

8653 Michener Avenue 19150 50th wd. 1434.56 Sq Ft BRT#501163500 Improvements: Residential Property
WAKIDA A. WILLIAMS C.P. February Term, 2012 No. 03332 \$143,149.30 KML Law Group, P.C.

1404-461

2115 Bryn Mawr Avenue 19131-2501 52nd wd. 2824.23 Sq Ft BRT#521265200 Improvements: Residential Property
KINGSLEY NYARKO C.P. December Term, 2011 No. 2448 \$165,094.11 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

1404-462

6731 Magnolia Street 19144-1649 59th wd. 1088 Sq Ft BRT#592255000 Improvements: Residential Property
LYNN A. FAUST C.P. May Term, 2012 No. 2230 \$61,362.07 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

1404-463

1436 North 53rd Street aka 1436 53rd Street North 19131-4038 44th wd. 1405.55 Sq Ft BRT#442338400 Improvements: Residential Property
ROBENA SHEPPARD C.P. February Term, 2012 No. 3292 \$71,193.24 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, LLC

SHERIFF'S SALE

1404-464

4325 Tackawanna Street 19124 23rd wd. 2604 Sq Ft BRT#232346100 Improvements: Residential Property
KENENTH J. HAINES, SR. AS SOLE OWNER C.P. September Term, 2011 No. 2245 \$44,069.76 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, LLC

1404-465

1027 Chandler Street 19111 63rd wd. 3157.95 Sq Ft BRT#63-1243500 Improvements: Residential Dwelling
RITA DUFFY AND GERARD P. DUFFY, JR. C.P. July Term, 2013 No. 01852 \$244,804.16 Udren Law Offices, P.C.

1404-466

509 East Wyoming Avenue 19120-4509 42nd wd. 1280 Sq Ft BRT#421062600 Improvements: Residential Property
SHANETTE JOHNSON, MARRIED & TODD MONTAGUE, MARRIED AS JOINT TENANTS, NOT AS TENANTS BY THE ENTIRETY OR TENANTS IN COMMON C.P. May Term, 2012 No. 0719 \$83,879.09 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

1404-467

2127 Reed Street 19146-4533 36th wd. 976 Sq Ft OPA#361139100 Improvements: Residential Property
LEO JIWANMALL C.P. September Term, 2013 No. 02920 \$131,481.48 Phelan Hallinan, LLP

1404-468

10101 Wilbur Street 19116-3935 58th wd. 5670 Sq Ft OPA#582603410 Improvements: Residential Property
LEWIS SAXON C.P. May Term, 2013 No. 00017 \$221,067.25 Phelan Hallinan, LLP

1404-469

3323 Argyle Street 19134-1903 33rd wd. 602 Sq Ft OPA#331367800 Improvements: Residential Property
GREGORY STANISLAUS C.P. September Term, 2013 No. 03319 \$35,551.61 Phelan Hallinan, LLP

1404-470

5351 Eadom Street 19137-1304 45th wd. 902.98 Sq Ft OPA#453403000 Improvements: Residential Property
RANDY GRUBB AKA RANDALL J. GRUBB C.P. April Term, 2013 No. 02617 \$66,828.51 Phelan Hallinan, LLP

1404-471

4033 Creston Street 19135-4426 62nd wd. 997.75 Sq Ft OPA#622194600 Improvements: Residential Property
IRENA PETROVSKY AKA IRENE PETROVSKY C.P. March Term, 2013 No. 01754 \$81,288.01 Phelan Hallinan, LLP

1404-472

3042 Longshore Avenue 19149-1905 55th wd. 2020.70 Sq Ft OPA#551258900 Improvements: Residential Property
BRIAN J. VIVINO C.P. October Term, 2012 No. 00760 \$211,933.14 Phelan Hallinan, LLP

1404-473

1623 Griffith Street 19111 56th wd. 2280 Sq Ft BRT#561539100 Improvements: Residential Real Estate
WILLIAM WAINWRIGHT AND KATHLEEN WAINWRIGHT C.P. June Term, 2013 No. 002855 \$267,390.08 Stern & Eisenberg, P.C.

1404-474

2839 Ridge Avenue 19121 32nd wd. 1091.16 Sq Ft BRT#323044500 Improvements: Residential Property
CHILL SPOT LOUNGE, INC C.P. May Term, 2013 No. 01484 \$465,406.14 KML Law Group, P.C.

1404-475

6603 McCallum Street 19119 22nd wd. 5266 Sq Ft BRT#223229300 Improvements: Residential Property
VINCENT GREEN C.P. April Term, 2013 No. 03799 \$597,412.02 KML Law Group, P.C.

1404-476

634 Van Kirk Street 19120 35th wd. 1280 Sq Ft BRT#352102900 Improvements: Residential Property
SANTO LUGO AND LYDIA E. PERALEZ C.P. August Term, 2013 No. 01844 \$84,432.50 KML Law Group, P.C.

1404-477

4107 Disston Street 19135 55th wd. 444.65 Sq Ft BRT#552185700 Improvements:

SHERIFF'S SALE

Residential Property
WENDY JACKSON C.P. June Term, 2013 No. 02172 \$170,937.25 KML Law Group, P.C.

1404-478

2722 South 76th Street 19153 40th wd. 1795.50 Sq Ft BRT#405914300 Improvements: Residential Property
THE UNKNOWN HEIRS OF DOROTHY M. MCCALL, DECEASED C.P. March Term, 2013 No. 03117 \$104,932.42 KML Law Group, P.C.

1404-479

5801 Stockton Road 19138 59th wd. 1600 Sq Ft BRT#59-122-16-00 Improvements: Single Family Row Home
FRANCES REDDY C.P. August Term, 2013 No. 03084 \$75,555.13 Craig H. Fox, Esq.

1404-480

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

1404-481

1928 East Ontario Street 19134 45th wd. 1172 Sq Ft BRT#452074100 Improvements: Residential Property
GINA ROCKMORE AND ERIK ROCKMORE, HER HUSBAND C.P. December Term, 2009 No. 3270 \$60,105.89 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

1404-482

1711 Fernon Street 19145 36th wd. 1050 Sq Ft BRT#365381300 Improvements: Residential Property
BAO PING CHEN AND SWEE YING CHEN C.P. January Term, 2011 No. 1246 \$51,322.10 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

1404-483

402 Parlin Street 19116 58th wd. 3170 Sq Ft BRT#582048300 Improvements: Residential Property
MARIAMMA ABRAHAM C.P. December Term, 2011 No. 3304 \$171,883.52 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

1404-484

2042 North 57th Street 19131 52nd wd. 1212 Sq Ft; row b/gar 2sty masonry BRT#522218000 Improvements: Residential Dwelling
KEITH BRIDDELL, EXECUTOR OF THE ESTATE OF ANNIE STEWART, DECEASED MORTGAGOR AND REAL OWNER, QUINTON A. TOWNS AND ANNIE K. STEWART, FKA ANNIE K. TOWNS C.P. August Term, 2013 No. 02908 \$55,920.78 McCabe, Weisberg, & Conway, P.C.

1404-485

7817 Cedarbrook Avenue 19150 50th wd. 32'8" footage x 55' depth OPA#501259000 Improvements: Residential Property
LUQMAN L. AKBAR C.P. November Term, 2013 No. 01841 \$131,734.71 Richard M. Squire & Associates, LLC

1404-486

431 West Brighthurst Street 19144 12th wd. 2412 Sq Ft; semi/det 3 sty masonry BRT#123112600 Improvements: Residential Dwelling
CHRISTOPHER WONG C.P. August Term, 2013 No. 01249 \$234,664.80 McCabe, Weisberg, & Conway, P.C.

1404-487

846 Tyson Avenue 19111 53rd wd. 1358 Sq Ft; s/d w b/g 2s masonry BRT#532216400 Improvements: Residential Dwelling
NGON T. MAK C.P. September Term, 2013 No. 02976 \$177,240.84 McCabe, Weisberg, & Conway, P.C.

1404-488

2941 South 66th Street 19142 40th wd. 1360 Sq Ft; row b/gar 2sty masonry BRT#406613400 Improvements: Residential Dwelling
JOSEPH A. LYBRAND C.P. August Term, 2013 No. 02765 \$95,184.15 McCabe, Weisberg, & Conway, P.C

SHERIFF'S SALE

DERECK E. KENNEDY, SR. C.P. July Term, 2013 No. 02771 \$99,013.75 McCabe, Weisberg, & Conway, P.C.

1404-490

915 West Tabor Road 19141 49th wd. 1156 Sq Ft; row b/gar 2sty masonry BRT#492058000 Improvements: Residential Dwelling JONATHAN A. POPE, JR. C.P. July Term, 2013 No. 01899 \$85,155.49 McCabe, Weisberg, & Conway, P.C.

1404-491

2613 South 71st Street 19142-1705 40th wd. 1153.66 Sq Ft BRT#40-6166400 Improvements: Residential Property AGNES COOPER C.P. March Term, 2012 No. 3928 \$88,657.81 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

1404-492

1510 Benner Street 19149-3302 54th wd. 1158.08 Sq Ft BRT#541020500 Improvements: Residential Property JOHAVIN BENCITO C.P. July Term, 2012 No. 2349 \$125,081.71 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

1404-493

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

1404-494

231-235 North 2nd Street, unit 114 19106 88th wd. 135 Sq Ft OPA#888030786 Improvements: Parkominium Condominium ALAN STASSON C.P. December Term, 2013 No. 1301 \$30,883.63 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1404-495

4955 Pennway Street 19124 35th wd. 1120 Sq Ft; row b/gar 2sty masonry BRT#233107900 Improvements: Residential Dwelling ANTOINETTE ARROYO AKA ANTOINETTE ABSTON C.P. October Term, 2012 No. 00333 \$32,870.71 McCabe, Weisberg, & Conway, P.C.

1404-496

3405 North 11th Street 19140 43rd wd. 1664 Sq Ft; row 2sty masonry BRT#431131700 Improvements: Residential Dwelling MARITZA DELGADO C.P. December Term, 2012 No. 01417 \$27,849.33 McCabe, Weisberg, & Conway, P.C.

1404-497

6425 Windsor Street 19142-1428 40th wd. 1260 Sq Ft; s/d det gar 2 sty mason BRT#401209900 Improvements: Residential Dwelling BEVERLY BRYANT C.P. January Term, 2013 No. 03657 \$49,457.16 McCabe, Weisberg, & Conway, P.C.

1404-498

4674 Canton Street 19127 21st wd. 1440 Sq Ft; row 2.5 sty stone BRT#211459900 Subject to Mortgage Improvements: Residential Dwelling TRACY S. HARDY C.P. June Term, 2009 No. 00958 \$162,629.55 McCabe, Weisberg, & Conway, P.C.

1404-499

3418 Bleigh Avenue 19136 35th wd. 1432 Sq Ft; row b/gar 2sty masonry BRT#642141000 Improvements: Residential Dwelling KELLY ROSTICK, ADMINSTRATRIX OF THE ESTATE OF ANTOINETTE M. KELLER, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 04176 \$113,664.11 McCabe, Weisberg, & Conway, P.C.

1404-500

6129 Vandike Street 19135-3722 41st wd. 1155.15 Sq Ft BRT#41-1342500 Subject to Mortgage Improvements: Residential Dwelling RAYMOND MORRISON AND MARCELINA GOMEZ C.P. May Term, 2013 No. 02397 \$91,477.00 Powers, Kirm, & Javardian, LLC

1404-501

2448 East Huntingdon Street 19125 31st wd. 1968 Sq Ft; str/off + apts 2 sty masonry BRT#871286850 Improvements: Residential Dwelling KILE AND SOBOLOSKI REAL ESTATE PARTNERSHIP, AKA KILE & SOBOLOSKI REAL ESTATE PARTNERSHIP C.P. August Term, 2013 No. 02919 \$131,067.40 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1404-502

6050 Spruce Street 19139 3rd wd. 1504 Sq Ft; row 2sty masonry BRT#032005100 Improvements: Residential Dwelling STEPHEN J. HILL C.P. August Term, 2011 No. 01356 \$76,084.55 McCabe, Weisberg, & Conway, P.C.

1404-503

5800 Chew Avenue 19138 59th wd. 1438 Sq Ft; row b/gar 2sty masonry BRT#591200900 Improvements: Residential Dwelling PROPERTY OF WILLIAM C. JONES, KNOWN SURVIVING HEIR OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF WILLIAM JONES, DECEASED MORTGAGOR AND REAL OWNER. C.P. April Term, 2012 No. 01408 \$93,585.75 McCabe, Weisberg, & Conway, P.C.

1404-504

15011 Endicott Street 19116 58th wd. 1349 Sq Ft; det w/d.gar 1.5 sty mas+0 BRT#583177500 Improvements: Residential Dwelling CASEY L. ZAKRZEWSKI C.P. July Term, 2013 No. 01891 \$151,528.06 McCabe, Weisberg, & Conway, P.C.

1404-505

134 East Pleasant Street 19119 22nd wd. 1290 Sq Ft; row 2sty masonry BRT#222063700 Improvements: Residential Dwelling ILYA DEKHKANOV C.P. July Term, 2013 No. 01590 \$75,890.47 McCabe, Weisberg, & Conway, P.C.

1404-506

2524 Almond Street 19125 31st wd. 680 Sq Ft; row 2 sty masonry BRT#312080000 Improvements: Residential Dwelling ANDREW LANDIS C.P. August Term, 2013 No. 01503 \$140,394.24 McCabe, Weisberg, & Conway, P.C.

1404-507

2024 Carpenter Street 19146 30th wd. 1272 Sq Ft; row 2 sty masonry BRT#301242700 Improvements: Residential Dwelling RONALD SINGLETON C.P. October Term, 2010 No. 00891 \$272,196.13 McCabe, Weisberg, & Conway, P.C.

1404-508

6548 Algard Street 19135 55th wd. row b/gar 2sty masonry BRT#552351300 Improvements: Residential Dwelling HAKIKULISLAM CHOWDHURY C.P. August Term, 2012 No. 02675 \$76,666.85 McCabe, Weisberg, & Conway, P.C.

1404-509

4534 Teesdale Street 19136 41st wd. 1204 Sq Ft; row b/gar 2sty masonry BRT#412094400 Improvements: Residential Dwelling RODRIGO GALLO JIMENEZ C.P. September Term, 2010 No. 00351 \$150,401.56 McCabe, Weisberg, & Conway, P.C.

1404-510

248-250 Market Street 19106 12,500 Sq Ft OPA#871270300/BRT#88-2-502000 Subject to Rent Improvements: Apts 5-50 Units, Masonry GIULIANO PROPERITES, INC. C.P. June Term, 2013 No. 01502 \$1,983,955.15 Kassia Fialkoff, Esq.

1404-511

149 North Robinson Street 19139 34th wd. 927.48 Sq Ft BRT#34-116-92-00 Improvements: Single Family, Two-story Row Home ELIJAH PETERSON, DECEASED AND OCTAVIA PETERSON, DECEASED C.P. August Term, 2013 No. 00640 \$48,113.54 Craig H. Fox, Esq.

1404-512

1535 West Loudon Street 19141 49th wd. 1299.75 Sq Ft BRT#132409100 Improvements: Residential Dwelling ESTATE OF HELEN E. HART, DECEASED AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISEES AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTATE HELEN E. HART, DECEASED. C.P. August Term, 2013 No. 02577 \$55,744.67 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1404-513

1448 Alcott Street 19149 62nd wd. 1528.03 Sq Ft BRT#621101000 Improvements: Residential Dwelling JONATHAN MILLER C.P. May Term, 2012 No. 02205 \$167,031.14 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1404-514

1316 Magee Avenue 19111 53rd wd. 1182 Sq Ft; row b/gar 2sty masonry BRT#531186900 Improvements: Residential Dwelling PROPERTY OF SCOTT FOSTER, KNOWN SURVIVING HEIR OF ESTER E. FOSTER,

SHERIFF'S SALE

DECEASED MORTGAGOR AND REAL OWNER, STEVEN RAY FOSTER, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, ALL UNKNOWN SURVIVING HEIRS ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, HOLLY LYNN LOGGING, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, AND BRIAN C. FOSTER, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER. C.P. December Term, 2011 No. 02167 \$117,071.98 McCabe, Weisberg, & Conway, P.C.

1404-515

3320 Malta Street 19134 33rd wd. 1442 Sq Ft; row 2 sty masonry BRT#331370700 Improvements: Residential Dwelling JANNETT GUZMAN C.P. October Term, 2009 No. 03703 \$62,665.83 McCabe, Weisberg, & Conway, P.C.

1404-516

552 Marwood Road 19120 42nd wd. 2644.9 Sq Ft; row w/det gar 2sty masonr BRT#421222000 Subject to Rent Improvements: Residential Dwelling RONALD FULTON C.P. September Term, 2012 No. 03045 \$139,898.78 McCabe, Weisberg, & Conway, P.C.

1404-517

325 North 60th Street 19131 34th wd. 1404 Sq Ft, row conv/apt 2sty masonry BRT#042271400 Improvements: Residential Dwelling LISA COTTMAN-NEWSOME C.P. April Term, 2013 No. 05026 \$74,321.76 McCabe, Weisberg, & Conway, P.C.

1404-518

6437 Garman Street 19142-3022 40th wd. 1223 Sq Ft; row b/gar 2sty masonry BRT#406261300 Improvements: Residential Dwelling ERNEST DUKES AND PATRICIA HARRIS, EXECUTRIX OF THE ESTATE OF ERNEST DUKES, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2013 No. 02497 \$96,433.98 McCabe, Weisberg, & Conway, P.C.

1404-519

5308 Rising Sun Avenue 19120 42nd wd. 1459.73 Sq Ft BRT#871197000 Subject to Mortgage Improvements: Residential Dwelling ED AND SONS, INC. AND EDWIN SANTIAGO C.P. July Term, 2013 No. 00874 \$211,306.37 Udren Law Offices, P.C.

1404-520

2151 Homer Street 19138 10th wd. 1569.04 Sq Ft BRT#102140500 Improvements: Residential Dwelling YOLANDA FEASTER C.P. August Term, 2013 No. 02172 \$100,568.75 Udren Law Offices, P.C.

1404-521

7043 Torresdale Avenue 19135 41st wd. 2115 Sq Ft BRT#412416400 Subject to Mortgage Improvements: Residential Dwelling JAMES MACELROY C.P. March Term, 2011 No. 00945 \$161,503.75 Udren Law Offices, P.C.

1404-522

2732 North Garnet Street 19132 38th wd. 787.5 Sq Ft BRT#11-1-2348-00 Improvements: Residential Dwelling ABDUR-RAHIYM NEEQUAYE C.P. January Term, 2013 No. 01953 \$70,580.40 Udren Law Offices, P.C.

1404-523

3136 North Patton Street 19132 38th wd. 1140 Sq Ft BRT#382175100 Improvements: Residential Dwelling ETHEL MAE PAYTON AND ROBERT L. PAYTON AKA ROBERT L. PAYTON, SR. C.P. March Term, 2007 No. 00881 \$26,095.16 Udren Law Offices, P.C.

1404-524

832 East Phil Ellena Street 19119-0000 22nd wd. 4256 Sq Ft BRT#221207200 Improvements: Residential Dwelling LASHAN MADDIX C.P. July Term, 2013 No. 03572 \$280,070.70 Udren Law Offices, P.C.

1404-525

2833 Rosehill Street 19134 7th wd. 1064 Sq Ft BRT#07-1-423600 Improvements: Residential Dwelling RICHARD BAKER C.P. August Term, 2013 No. 00094 \$51,927.55 Udren Law Offices, P.C.

1404-526

5438 Whitby Avenue 19143 51st wd. 1222.5 Sq Ft BRT#51-3-156000 Improvements: Residential Dwelling CLAUDIE MAE MANLEY AND JOHN VINCENT MANLEY C.P. October Term, 2003 No. 01193 \$41,449.00 Udren Law Offices, P.C.

SHERIFF'S SALE

1404-527
30 South 62nd Street 19139 33rd wd. 812 Sq Ft BRT#332321300 Improvements: Residential Real Estate ELSA I. CANDELARIA C.P. May Term, 2013 No. 02168 \$108,542.66 Stern & Eisenberg, P.C.

1404-528

11182 Hendrix Street 19116 58th wd. 5836 Sq Ft BRT#582372008 Improvements: Residential Real Estate LORRAINE COURTNEY AND LORRAINE GREEN C.P. March Term, 2008 No. 05410 \$231,502.14 Stern & Eisenberg, P.C.

1404-529

4256 I Street 19124 33rd wd. 1737.2 Sq Ft BRT#33-2-156500 Improvements: Residential Dwelling NORMA I. ESQUILIN AND ELLIOTT SANCHEZ C.P. December Term, 2011 No. 00253 \$103,017.87 Udren Law Offices, P.C.

1404-530

5759 Leonard Street 19149 62nd wd. (formerly part of the 35th wd.) 1130.49 Sq Ft BRT#621518200 Improvements: Residential Real Estate LYNN KANE AND THOMAS K. KANE C.P. June Term, 2013 No. 00357 \$77,647.28 Stern & Eisenberg, P.C.

1404-531

234 South 57th Street 19139 60th wd. 1282.23 Sq Ft BRT#60-4-252700 Improvements: Residential Dwelling ALBERT GEDDES C.P. November Term, 2010 No. 03114 \$72,257.07 Udren Law Offices, P.C.

1404-532

102 West Walnut Park Drive 19120 61st wd. 1796.45 Sq Ft BRT#611367500 Improvements: Residential Real Estate DEBORAH A. EBO-ROBEY C.P. August Term, 2010 No. 3575 \$135,446.55 Stern & Eisenberg, P.C.

1404-533

6744 Guyer Avenue 19142 40th wd. 1105 Sq Ft BRT#406327300 Improvements: Residential Dwelling MARY ANN BYRD C.P. October Term, 2011 No. 00171 \$84,313.53 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1404-534

7333 Sommers Road 19138 50th wd. 1936.38 Sq Ft BRT#501327800 Improvements: Residential Dwelling BRENDA PERRY AKA BRENDA A. PERRY AKA BRENDA A. NESMITH C.P. October Term, 2013 No. 02477 \$104,110.65 Udren Law Offices, P.C.

1404-535

415 South 49th Street 19143-1709 60th wd. 1760 Sq Ft BRT#461226000 Subject to Mortgage Improvements: Two-story Masonry Dwelling KIM ANH THI NGUYEN C.P. July Term, 2011 No. 02040 \$252,499.86 Bernstein-Burkley, P.C.

1404-536

6833 North Broad Street 19126 50th wd. 1558 Sq Ft; row conv/apt 2 sty stone BRT#611209100 Improvements: Residential Dwelling BARRINGTON HYLTON C.P. July Term, 2013 No. 02288 \$75,879.29 McCabe, Weisberg, & Conway, P.C.

1404-537

5410 Large Street 19124 62nd wd. 1455.36 Sq Ft BRT#621334000 Improvements: Residential Dwelling GREGORY JONES C.P. December Term, 2012 No. 02661 \$108,845.78 Udren Law Offices, P.C.

1404-538

1309 Wellington Street 19111 35th wd. 2712.60 Sq Ft BRT#53-2-3450-00 Improvements: Residential Dwelling FENG ZHEN LIU C.P. June Term, 2013 No. 00150 \$206,170.33 Udren Law Offices, P.C.

1404-539

464 East Comly Street 19120 35th wd. 3365.18 Sq Ft BRT#352142800 Improvements: Residential Dwelling BARBARA A. TYLER AKA BARBARA ANN TYLER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA A. TYLER AKA BARBARA ANN TYLER, DECEASED, FRANK LABBE. C.P. June Term, 2012 No. 04007 \$113,511.40 Udren Law Offices, P.C.

1404-540

224 East Cheltenham Avenue 19120 61st wd. 2600 Sq Ft BRT#61-1-471800 Improvements: Residential Dwelling

SHERIFF'S SALE

CHARLES O. HALL AND CHERYL M. HALL C.P. March Term, 2011 No. 01748 \$158,145.39 Udren Law Offices, P.C.

1404-541

4211 Saint Denis Drive 19114 65th wd. 1928.14 Sq Ft BRT#65245500 Improvements: Residential Dwelling BRIAN C. KENNISH AND DANIELLE C. KENNISH C.P. September Term, 2007 No. 01682 \$172,496.36 Udren Law Offices, P.C.

1404-542

1983 Renovo Street 19138-2225 10th wd. 1782 Sq Ft BRT#10-1402300 Subject to Mortgage Improvements: Residential Property RICHARD F. NELSON AND ANNETTE NELSON, HIS WIFE C.P. December Term, 2012 No. 3831 \$122,181.33 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

1404-543

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

1404-544

2224 South Rosewood Street 19145 26th wd. 690 Sq Ft BRT#261102700 Improvements: Residential Real Estate LISA NOTORFRANCESCO AND LOUIS OLIVERIO C.P. November Term, 2011 No. 02465 \$171,496.43 Stern & Eisenberg, P.C.

1404-545

7905 Caesar Place 19153 40th wd. 1995 Sq Ft BRT#405814500 Improvements: Residential Real Estate PATRICIA DAVIS C.P. May Term, 2013 No. 02362 \$72,860.58 Stern & Eisenberg, P.C.

1404-546

2424 South Camac Street 19148 39th wd. 679 Sq Ft BRT#394347500 Improvements: Residential Property JOHN S. MCKNIGHT (MORTGAGOR) AND FRANCES A. MCKNIGHT (REAL OWNER & MORTGAGOR) C.P. September Term, 2012 No. 0491 \$41,472.18 Bradley J. Osborne, Esq.

1404-547

2901 Secane Drive 19154 66th wd. 3991 Sq Ft BRT#63071400 Improvements: Residential Property STANLEY DUBIN ADMINISTRATOR OF THE ESTATE OF JASON DUBIN AND KATHILEEN A. KOMARNICKI CO-ADMINISTRATOR ON THE ESTATE OF JASON DUBIN C.P. April Term, 2013 No. 003710 \$197,367.54 Bradley J. Osborne, Esq.

1404-548

4132 North 6th Street 19140 43rd wd. 1379.12 Sq Ft BRT#433272000 Improvements: Residential Property MARIA NEGRON C.P. April Term, 2013 No. 005023 \$26,651.05 Bradley J. Osborne, Esq.

1404-549

6733 North Woodstock Street 19138-2621 50th wd. 1088 Sq Ft BRT#10-2078810 Improvements: Residential Dwelling LINCOLN JOHNSON C.P. December Term, 2012 No. 03173 \$71,547.01 Law Offices of Gregory Javardian, Esq.

1404-550

3678 Sussex Lane 19114 58th wd. 1912.95 Sq Ft BRT#66-1-209600 Improvements: Residential Dwelling HALA HAMEID C.P. May Term, 2010 No. 00078 \$195,004.03 Udren Law Offices, P.C.

1404-551

318 North Edgewood Street 19139 34th wd. 1995 Sq Ft BRT#341109400 Subject to Mortgage Improvements: Residential Dwelling CALVIN SANDERS C.P. April Term, 2012 \$72,215.58 Powers, Kirm & Javardian

SHERIFF'S SALE

WILKINS C.P. June Term, 2013 No. 02552
\$122,047.31 Powers, Kirm & Javardian, LLC

1404-555

1729 South 21st Street 19145 36th wd. 1080
Sq Ft BRT#363269500 Improvements:
Residential Dwelling
BARON HERDER C.P. December Term,
2012 No. 02658 \$72,526.52 Udren Law
Offices, P.C.

1404-556

145 West Spencer Street 19120 61st wd. 1140
Sq Ft BRT#611222700 Subject to Mortgage
Improvements: Residential Dwelling
SOMSAK SUWANNARAT C.P. March
Term, 2013 No. 02594 \$56,842.09 Powers,
Kirm & Javardian, LLC

1404-557

2242 Earp Street 19146-4215 36th wd. 784
Sq Ft BRT#36-1317800 Subject to Mortgage
Improvements: Residential Dwelling
JERMANITA BAILEY C.P. August Term,
2012 No. 01756 \$60,583.78 Powers, Kirm
& Javardian, LLC

1404-558

324 Par Drive 19115 58th wd. 10034.13
Sq Ft BRT#581189548 Subject to Mortgage
Improvements: Det W/gar 2 Sty Frame
JENNIFER CAFFEY AND THE UNITED
STATES OF AMERICA C.P. March Term,
2013 No. 1326 \$467,251.75 William J.
Levant, Esq.

1404-559

2512 Dickinson Street 19146 36th wd. 1102
Sq Ft OPA#364037600 Subject to Mortgage
BRUCE RHODES C.P. October Term, 2013
No. 00533 \$111,804.20 W. Lyle Stamps,
Esq., Lightman & Manochi

1404-560

**7 North Christopher Columbus Boulevard,
Unit 117 19106** 2243 Sq Ft BRT#571073318
Improvements: Residential Real Estate
MELONEASE SHAW C.P. November
Term, 2013 No. 01493 \$549,931.06 Stern
& Eisenberg, P.C.

1404-561

2248 Friendship Street 19149-1325 35th wd.
1710 Sq Ft BRT#54-2-1181-00 Subject to
Mortgage Improvements: Residential Property
MARC DAVID KAMAN AND CATHERINE
KAMAN C.P. December Term, 2012 No.
03910 \$104,146.38 Pressman & Doyle, LLC

1404-562

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

1404-563

5841 Chester Avenue 19143-5516 40th wd.
1911 Sq Ft BRT#40-1115200 Subject to
Mortgage Improvements: Residential Dwelling
THELMA A. WILLIAMS AKA THELMA
ANN WILLIAMS AKA THELMA WILLIAMS
C.P. October Term, 2012 No. 02022 \$97,154.13
Powers, Kirm & Javardian, LLC

1404-564

**7818 Provident Street aka 7818 Provident
Road 19150** 50th wd. 1237.50 Sq
Ft BRT#501165000 Subject to Mortgage
Improvements: Row B/gar 2 Sty Masonry
DONNA L. LOMAX C.P. January Term,
2011 No. 00194 \$123,282.46 Milstead &
Associates, LLC

1404-565

5819 Wakefield Street 19144-2151 59th wd.
586 Sq Ft BRT#59-1-1820-00 Improvements:
Residential Property
JOHN B. HESSER AKA JOHN B. HESSER,
JR., AKA JOHN HESSER AKA JOHN
HESSER, JR., AKA JOHN BIRD HESSER,
JR., AND TERESA K. HESSER C.P. April
Term, 2013 No. 02897 \$37,635.89 Pressman
& Doyle, LLC

1404-566

559 East Tabor Road 19120-2635 42nd wd.
1820 Sq Ft BRT#42-1-2060-00 Improvements:
Apt 2-4 Unts 2sty Masonry
IMRAN CHAUDHARY C.P. August Term,
2012 No. 02690 \$104,784.64 Milstead &
Associates, LLC

1404-567

1502 Cardeza Street 19150-3306 10th wd.
4258.85 Sq Ft BRT#102317000 Subject to
Mortgage Improvements: Residential Dwelling
VALERIE M. FRUGE AND JUSTIN F.
FRUGE C.P. August Term, 2012 No. 00847
\$107,739.79 Powers, Kirm & Javardian, LLC

1404-568

4238 O Street 19124-4924 33rd wd. 1130.88
Sq Ft BRT#332547100 Improvements: Row
2 Sty Masonry

SHERIFF'S SALE

SERGEY MUSHEYEV C.P. March Term,
2012 No. 00318 \$97,202.37 Milstead &
Associates, LLC

1404-569

143 North Wanamaker Street 19139-2444
4th wd. 835.62 Sq Ft BRT#04-2-095800
Improvements: Row 2 Sty Masonry
JOSEPH KLIMCZAK AND JEFFREY
DULDULAO AKA JEFFREY DULDAO C.P.
October Term, 2013 No. 02768 \$70,072.15
Milstead & Associates, LLC

1404-570

7727 Rockwell Avenue 19111 63rd wd. 7500
Sq Ft BRT#63-1-1166-00 Subject to Mortgage
Improvements: Residential Dwelling
ESTATE OF JEROME BILBEE C.P.
February Term, 2013 No. 02856 \$236,271.19
Powers, Kirm & Javardian, LLC

1404-571

3354 E Street 19134-1726 7th wd. 735 Sq Ft
BRT#07-3-1959-00 Improvements: Row 2
Story Masonry
JORGE L. MATEO, JR. C.P. August Term,
2012 No. 02299 \$62,051.66 Milstead &
Associates, LLC

1404-572

1932 East Madison Street 19134-2530
45th wd. 1448.05 Sq Ft BRT#45-2-0130-00
Improvements: Row 2 Sty Masonry
ANTHONY T. CHIAVAROLI AND
CONCETTA CHIAVAROLI C.P. October
Term, 2013 No. 02540 \$46,523.84 Milstead
& Associates, LLC

1404-573

6743 North Smedley Street 19126-2759
10th wd. 1453.50 Sq Ft BRT#138-N-21-70
Improvements: Row B/gar 2sty Masonry
TO BE SOLD AS THE PROPERTY OF
ESTELLE WASHINGTON, AKA DENNA
WASHINGTON AKA DONNA WASHINGTON
AKA DONNA ESTELLE WASHINGTON,
SOLELY AS HEIR OF GERALDINE
WASHGINTON, DECEASED; GERALDINE
WASHINGTON, DECEASED, AND ALL
KNOWN AND UNKNOWN INDIVIDUALS,
HEIRS, SUCCESSORS, BUSINESS
ENTITIES, NON-PROFIT ENTITIES, AND/
OR CHARITABLE ENTITIES HAVING
AND/OR CLAIMING ANY RIGHT, TITLE,
AND/OR INTEREST IN AND/OR FROM
THE DECEDENT; JOANNE ROBERTA
WASHINGTON, SOLELY AS AN HEIR OF
GERALDINE WASHINGTON, DECEASED;
PAYTON CHARLES JEFFERSON, SOLELY
AS HEIR OF GERALDINE WASHINGTON,
DECEASED. C.P. August Term, 2012 No.
02553 \$21,493.74 Milstead & Associates,
LLC

1404-574

842 North 42nd Street 19104 6th wd. 1819.20
Sq Ft BRT#062286000 Improvements:
Residential Property
MATTHEW L. HOLMES, JR. C.P. July
Term, 2013 No. 01062 \$62,576.26 KML
Law Group, P.C.

1404-575

2243 South Bonsall Street 19145 48th wd.
708 Sq Ft BRT#482278700 Improvements:
Residential Property
TYESHA TILGHMAN C.P. August Term,
2013 No. 01964 \$35,648.69 KML Law
Group, P.C.

1404-576

1307 South Hicks Street 19146-4831 36th
wd. Land area: 835.80 Sq Ft BRT#365064700
Improvements: Row 2 Sty Masonry
DONNIKA WASHINGTON C.P. June Term,
2012 No. 00929 \$103,428.27 Milstead &
Associates, LLC

1404-577

4647 Benson Street 19136-2401 65th
wd. 1435.50 Sq Ft OPA#652057200
Improvements: Residential Property
ORN NING C.P. November Term, 2013 No.
01129 \$140,556.62 Phelan Hallinan, LLP

1404-578

1324 Locust Street, #322 19107-5643 5th wd.
319 Sq Ft OPA#888115282 Improvements:
Residential Property
SHERRY L. SFORZA AKA SHERRY
SFORZA C.P. April Term, 2013 No. 02807
\$99,248.39 Phelan Hallinan, LLP

1404-579

221 North 64th Street 19139 34th wd. 1050
Sq Ft OPA#343070000 Improvements:
Residential Property
BOBBY MCLEAN C.P. March Term, 2009
No. 04359 \$25,831.50 Phelan Hallinan, LLP

1404-580

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

SHERIFF'S SALE

1404-581

5813 North American Street 19120-1862
61st wd. 1238.77 Sq Ft OPA#612404400
Improvements: Residential Property
WANDA SAUNDERS C.P. June Term, 2007
No. 02491 \$121,135.47 Phelan Hallinan,
LLP

1404-582

1908 South Hicks Street 19145-3004 48th wd.
658 Sq Ft OPA#481177100 Improvements:
Residential Property
DOLORES COOPER, IN HER CAPACITY AS
HEIR OF SHARON COOPER, DECEASED.
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER SHARON
COOPER, DECEASED. C.P. August
Term, 2009 No. 03795 \$26,373.99 Phelan
Hallinan, LLP

1404-583

6544 Allman Street 19142 40th wd. 828.36
Sq Ft BRT#403106500 Improvements:
Residential Property
WILLIAM LODGE C.P. May Term, 2013
No. 03729 \$56,283.75 KML Law Group,
P.C.

1404-584

6137 Erdrick Street 19135 55th wd. 1440
Sq Ft BRT#552270200 Improvements:
Residential Property
STACEY FOCA AND MICHAEL T. FOCA
C.P. December Term, 2012 No. 03263
\$148,868.86 KML Law Group, P.C.

1404-585

4145 Farmdale Road 19154 66th wd. 2376
Sq Ft BRT#662605200 Improvements:
Residential Property
BRITTANY DEMARCO AND BRIAN
MICCIOLO C.P. March Term, 2013 No.
00177 \$201,602.74 KML Law Group, P.C.

1404-586

5843 Florence Avenue 19143 40th wd.
Row 2 story masonry BRT#034068300
Improvements: Residential Dwelling
ETHEL E. EDWARDS BY DEED DATED
NOVEMBER 6, 200 AND RECORDED
JANUARY 30, 2003 AS INSTRUMENT
#50605243. C.P. October Term, 2010 No.
00464 \$52,224.98 Federman & Associates,
LLC

1404-587

6039 Buist Avenue 19142 40th wd. 1760 Sq
Ft; row w-off/str 2sty masonr BRT#402255805
Improvements: Residential Dwelling
WILLIAM COOPER C.P. May Term, 2013
No. 01637 \$64,160.66 McCabe, Weisberg,
& Conway, P.C.

1404-588

3032 North Bambrey Street 19132 38th wd.
14'2" frontage x 45'9" depth OPA#381131300
Improvements: Residential Property
THOMAS GREEN C.P. November Term,
2013 No. 02213 \$30,073.31 Richard M.
Squire & Associates, LLC

1404-589

4225 Meridian Street 19136 65th wd. 2475
Sq Ft BRT#651160100 Improvements:
Residential Property
SUSAN M. TROUTNER AND MICHAEL P.
TROUTNER C.P. August Term, 2013 No.
02821 \$69,941.57 KML Law Group, P.C.

1404-590

**1351 East Susquehanna Avenue 19125-
2840** 18th wd. 1218 Sq Ft OPA#181251600
Improvements: Residential Property
ANTOINE PALMER AKA ANTOIN PALMER
AKA ANTONINE E. PALMER AND
DORCAS WHITE C.P. February Term,
2013 No. 00022 \$267,364.47 Phelan
Hallinan, LLP

1404-591

9203 Torresdale Avenue 19114-3941 65th wd.
2500 Sq Ft OPA#652332505 Improvements:
Residential Property
JOSEPH MATHISEN AND ANNA N.
MATHISEN C.P. September Term, 2013
No. 02902 \$47,224.49 Phelan Hallinan, LLP

1404-592

3616 Academy Road 19154-2026 66th wd.
1800 Sq Ft OPA#663351900 Improvements:
Residential Property
DEBORAH MATTIACCI C.P. March
Term, 2012 No. 02378 \$175,458.48 Phelan
Hallinan, LLP

1404-593

5722 Hunter Street 19131-3422 4th wd.
971.52 Sq Ft OPA#043194500 Improvements:
Residential Property
KEENAN GORDON C.P. May Term, 2012
No. 00259 \$58,065.74 Phelan Hallinan, LLP

1404-594

6813 Guyer Avenue 19142-2518 40th wd.
1088 Sq Ft OPA#406315000 Improvements:
Residential Property

SHERIFF'S SALE

JACK JANES, SR. C.P. July Term, 2012 No.
01166 \$54,670.47 Phelan Hallinan, LLP

1404-595

339 Lemonte Street 19128-4546 21st
wd. 2389.28 Sq Ft OPA#212313900
Improvements: Residential Property
EUGENE BUTTERFIELD, JR. C.P. August
Term, 2013 No. 02269 \$276,543.10 Phelan
Hallinan, LLP

1404-596

1229 S Markoe Street 19143 27th wd. 861.3
Sq Ft OPA#273007100 Improvements:
Residential Dwelling
ESTATE OF EUGENE GARFIELD C.P.
June Term, 2013 No. 2306 \$29,844.22
Joseph R. Loverdi, Esq.

1404-597

1134 Unruh Street 19111-4938 53rd
wd. 2585.06 Sq Ft BRT#532058700
Improvements: Residential Property
SERGIO PIZARRO AND SARA PIZARRO,
HIS WIFE C.P. March Term, 2012 No.
03060 \$83,747.38 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

1404-598

1019 Christian Street 19147 2nd wd. 2496 Sq
Ft BRT#022246500 Subject to Mortgage
DEFENDANT, CORRINE C. MORGAN C.P.
October Term, 2011 No. 114036 \$24,673.64
Evan R. Bachove, Esq.; Fineman Krekstein &
Harris, P.C.

1404-599

888 Scattergood Street 19124-1017
35th wd. 1038.10 Sq Ft OPA#351160900
Improvements: Residential Property
MICHELLE GUNTER C.P. November
Term, 2009 No. 01707 \$104,903.57 Phelan
Hallinan, LLP

1404-600

1334 Earl Street 19125-3314 18th wd. 1131.86
Sq Ft OPA#181114800 Improvements:
Residential Property
ATA RICHARD ZANDIEH C.P. June
Term, 2010 No. 02487 \$445,305.38 Phelan
Hallinan, LLP

1404-601

2024 Longshore Avenue 19149 54th wd. 1679.8
Sq Ft BRT#139N12-122 Improvements:
Residential Dwelling
STEVEN JONES, PERSONAL
REPRESENTATIVE OF THE ESTATE
OF LISA A. ROSENBAUM. UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER LISA A. ROSENBAUM,
DECEASED. RACHEL ROSENBAUM,
KNOWN HEIR OF LISA A. ROSENBAUM,
NICHOLAS SALVATORE, KNOWN HEIR
OF LISA A. ROSENBAUM ESTATE OF LISA
A. ROSENBAUM, C/O STEVEN JONES,
PERSONAL REPRESENTATIVE. C.P. May
Term, 2013 No. 02704 \$187,719.79 Udren
Law Offices, P.C.

1404-602

2002 Brown Street 19130-2615 15th
wd. 1426.86 Sq Ft BRT#152239620
Improvements: Residential Dwelling
VICTOR S. ROZIER C.P. June Term,
2013 No. 01515 \$230,683.71 Udren Law
Offices, P.C.

1404-603

253 South 46th Street 19139 46th wd. 2073.75
Sq Ft BRT#46-1-1649-00 Improvements:
Residential Dwelling
ESTATE OF FRANK E. WYATT, C/O
FRANK ANDRE WYATT JR., PERSONAL
REPRESENTATIVE LACINNE HENDERSON,
PERSONAL REPRESENTATIVE OF ESTATE
OF FRANK E. WYATT. UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER FRANK E. WYATT,
DECEASED, ESTATE OF FRANK E. WYATT,
C/O LACINNE HENDERSON, PERSONAL
REPRESENTATIVE FRANK ANDRE
WYATT, JR., PERSONAL REPRESENTATIVE
OF ESTATE OF FRANK E. WYATT. C.P.
December Term, 2009 No. 02650 \$430,511.18
Udren Law Offices, P.C.

1404-604

5807 Newtown Avenue 19120-1135 35th
wd. 1292.80 Sq Ft BRT#35-2-2125-00
Improvements: Row 2 Sty Masonry
SADIE L. FINNEY AND SADIE I. FINNEY
C.P. April Term, 2012 No. 03533 \$134,656.14
Milstead & Associates, LLC

1404-605

2639 Aramingo Avenue 19125-2331 31st wd.
881.15 Sq Ft OPA#312146500 Improvements:
Residential Property
HASHEM HAMDALLAH C.P. February

SHERIFF'S SALE

Term, 2010 No. 00705 \$132,550.48 Phelan
Hallinan, LLP

1404-606

1812 Beverly Road 19138-1202 10th
wd. 1648.50 Sq Ft OPA#102164200
Improvements: Residential Property
ANTHONY MIDDLETON C.P. April
Term, 2009 No. 00183 \$137,752.01 Phelan
Hallinan, LLP

1404-607

7915 Thouron Avenue 19150 50th wd. 2250
Sq Ft BRT#50-2168600 Improvements:
Residential Dwelling
JEAN HAWKINS C.P. March Term, 2013
No. 00350 \$69,511.71 Martha E. Von
Rosenstiel, Esq.; Heather Riloff, Esq.

1404-608

1416 West Grange Street 19141 15th wd.
1800 Sq Ft BRT#171115800 Improvements:
Residential Real Estate
JUDITH JENNINGS IN HER CAPACITY
AS ADMINISTRATRIX OF ESTATE OF
HOWARD W. JENNINGS C.P. July
Term, 2013 No. 04381 \$9,014.88 Stern &
Eisenberg, P.C.

1404-609

7806 Bayard Street 19150-1304 50th
wd. 3338.24 Sq Ft OPA#501197100
Improvements: Residential Property
LUCIE CHERY C.P. May Term, 2013 No.
02734 \$132,866.06 Phelan Hallinan, LLP

1404-610

3719 North Gratz Street 19140-3524
38th wd. 1186.40 Sq Ft OPA#131258400
Improvements: Residential Property
GARY J. BATAILLE C.P. August Term,
2013 No. 02274 \$68,104.82 Phelan
Hallinan, LLP

1404-611

808 Medway Road 19115-1314 58th wd.
4015 Sq Ft OPA#581158300 Improvements:
Residential Property
JAMES J. STEVENS C.P. February Term,
2013 No. 02484 \$241,678.50 Phelan
Hallinan, LLP

1404-612

5327 Large Street 19124-1120 62nd wd.
1376 Sq Ft OPA#621337500 Improvements:
Residential Property
CESSELYN D. BROWN AKA CESSELYN
BROWN C.P. October Term, 2011 No.
04152 \$70,367.79 Phelan Hallinan, LLP

1404-613

66 East Coulter Street 19144-2218 12th
wd. 2488.75 Sq Ft OPA#122020100
Improvements: Residential Property
JEFFREY DULDULAO C.P

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Improvements: Residential Property JOEY FANG, JINGYI WEN AND YUN F. HUANG C.P. April Term, 2013 No. 00614 \$119,619.27 Phelan Hallinan, LLP	Improvements: Residential Property YETTA LIBERATORE C.P. December Term, 2012 No. 00391 \$145,724.99 Phelan Hallinan, LLP	1173.04 Sq Ft OPA#252514100 Improvements: Residential Property EISY GOMEZ C.P. December Term, 2012 No. 01690 \$30,148.79 Phelan Hallinan, LLP	1404-636 3682 Stanton Street 19129-1619 38th wd. 1092.50 Sq Ft OPA#383052700 Improvements: Residential Property CAROL ABT, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF THOMAS J. SCHREIBER C.P. April Term, 2013 No. 04951 \$137,774.27 Phelan Hallinan, LLP	28th wd. (2452 West Huntingdon Street – Premises C – 19132) 1386.9 Sq Ft land area; 2158 Sq Ft improvement area BRT#28-1- 3024-00 ROSBEN GROUP, LLC C.P. October Term, 2012 No. 003672 \$178,961.18 David Banks, Esq., Banks & Banks
1404-621 1217 South Clarion Street 19147-4413 2nd wd. 560 Sq Ft OPA#021616700 Improvements: Residential Property JOSEPH DIBELLA AND MARGARET DIBELLA C.P. February Term, 2010 No. 00451 \$222,087.97 Phelan Hallinan, LLP	1404-626 4323 North 9th Street 19140-2226 43rd wd. 870 Sq Ft OPA#433394400 Improvements: Residential Property JOSE FERNANDO SANCHEZ C.P. November Term, 2008 No. 02489 \$38,903.47 Phelan Hallinan, LLP	1404-631 2305 Catharine Street 19146-1705 30th wd. 992 Sq Ft OPA#302084800 Improvements: Residential Property JOHN L. BROOME, JR. C.P. December Term, 2011 No. 02308 \$357,975.97 Phelan Hallinan, LLP	1404-637 1222-26 Locust Street 19107 5th wd. 41,216 Sq Ft OPA#881012200 Subject to Mortgage LINCOLN ON LOCUST LP C.P. November Term, 2013 No. 02251 \$2,812,000.00 Gary P. Lightman, Esq., Lightman & Manochi	1404-640 6711-13 Rising Sun Avenue 19111 35th wd. 51.27 x 105.26, total land area 5396.68 Sq Ft PRCL#129-N-10-332, BRT#88-2922045 Improvements: 3 Story Masonry Commercial Property Consisting Of A Store/Office + 2 Apts GALLA-CHEERS CORP. \$92,787.13 Glenn M. Ross, Esq.
1404-622 405 North Salford Street aka 405 N Salford Avenue 19151-4346 4th wd. 1300 Sq Ft PRCL#042258500 Improvements: Residential Property SHERRI TATE C.P. September Term, 2008 No. 04776 \$60,059.59 Phelan Hallinan, LLP	1404-627 9523 Bustleton Avenue 19115 Subject to Mortgage RYBICKI PROPERTY ENTERPRISES, LLC C.P. January Term, 2013 No. 02078 \$816,294.09 Everett K. Sheintoch, Esq.	1404-632 1307 Knorr Street 19111-4905 4th wd. 2803.50 Sq Ft OPA#532139200 Improvements: Residential Property EVA TOROK AND TIBOR TOROK C.P. April Term, 2013 No. 00616 \$101,685.39 Phelan Hallinan, LLP	1404-638A-B 1320-36 North Front Street Inclusive of 1237 North Hope Street - Premises A - 19122 18th wd. approximately 18,180 Sq Ft more or less BRT#88-4-3430-60 Subject to Mortgage Improvements: Commercial Property 1338-1348 North Front Street –Premises B - 19122 18th wd. Approximately 12,000 sq ft more or less BRT#88-4-3430-65 Subject to Mortgage Improvements: Commercial Property FIXTUREONE CORPORATION C.P. September Term, 2013 No. 00466 \$1,097,412.84 Scott P. Scheetman, Esq.	1404-641 6355 Jackson Street 19135 41st wd. 1627.20 Sq Ft BRT#411198700 Subject to Mortgage Improvements: Residential Property STEVEN AND PAMELA DROBISH C.P. September Term, 2013 No. 00633 \$241,858.99 Kristen Wetzel Ladd, Esq.
1404-623 515 East Cheltenham Avenue 19144-1202 59th wd. 2000 Sq Ft OPA#591004900 Improvements: Residential Property JONATHAN E. JONES C.P. April Term, 2012 No. 02919 \$115,981.12 Phelan Hallinan, LLP	1404-628 2720 Cambridge Street 19130-1207 29th wd. 612.48 Sq Ft OPA#292010200 Improvements: Residential Property JOSE RIVERA AND PAULA RIVERA C.P. March Term, 2010 No. 00464 \$223,355.13 Phelan Hallinan, LLP	1404-633 5607 Loretto Avenue 19124-1012 35th wd. 1431.90 Sq Ft OPA#351399700 Improvements: Residential Property ELIZABETH G. ROUSH AND NICKLOS T. ROUSH C.P. July Term, 2013 No. 04765 \$41,414.32 Phelan Hallinan, LLP	1404-639A-C 34th wd. (6627-31 Haverford Avenue – Premises A – 19151). 7930 Sq Ft Land area; 2890 Sq Ft Improvement area BRT#34-4- 0053-00 ROSBEN GROUP, LLC C.P. July Term, 2013 No. 02815 \$197,224.84 David Banks, Esq., Banks & Banks	1404-642 5731 Rodman Street 19143 46th wd. 2062.5 Sq Ft; Row 2 Sty Masonry BRT#463029200 Improvements: Residential Dwelling WILLIAM M. COBB AND SHANA M. COBB C.P. February Term, 2009 No. 03252 \$67,781.22 McCabe, Weisberg, & Conway, P.C.
1404-624 4105 Magee Avenue aka 4105-4107 Magee Avenue 19135-2501 55th wd. 5888 Sq Ft OPA#552145600 Improvements: Residential Property NICOLE BARKSDALE C.P. August Term, 2013 No. 02063 \$292,367.76 Phelan Hallinan, LLP	1404-629 1521 Clearview Street 19141-2303 17th wd. 1318.12 Sq Ft OPA#171110700 Improvements: Residential Property ROBIN JOHNSON AKA R. JOHNSON, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF LEROY JOHNSON, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEROY JOHNSON DECEASED C.P. January Term, 2012 No. 00408 \$69,655.07 Phelan Hallinan, LLP	1404-634 84 East Ashmead Street 19144-2314 12th wd. 1092 Sq Ft OPA#121081100 Improvements: Residential Property OONA B'NYAHUDA AKA OONA B'NYAHUDA C.P. August Term, 2012 No. 01372 \$63,041.80 Phelan Hallinan, LLP	1404-639A-C 28 th wd. (2629 North 27th Street – Premises B – 19132) 1,413.52 Sq Ft land area; 2856 Sq Ft improvement area BRT#28-1-0663-00 BENNIE SHEPPARD C.P. July Term, 2013 No. 02815 \$197,224.84 David Banks, Esq., Banks & Banks	1404-643 641 East Cornwall Street 19134 33rd wd. 1140 Sq Ft; Row 2 Sty Masonry BRT #331120800 Improvements: Residential Dwelling ROSLYN STITH C.P. June Term, 2012 No. 01626 \$67,969.61 McCabe, Weisberg, & Conway, P.C.
1404-625 52204 Delaire Landing Road aka 52204 Delaire Landing Road #204 19114-5338 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#888650659	1404-630 2735 Helen Street 19134-3428 25th wd.	1404-635 2309 Mifflin Street 19145-1802 48th wd. 975 Sq Ft OPA#482031400 Improvements: Residential Property CHARLES P. DONATO C.P. March Term, 2010 No. 03709 \$93,315.29 Phelan Hallinan, LLP		

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