

# Sheriff's Sale Notices for May 6, 2014

## SHERIFF'S SALE

### THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, May 6, 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 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) "btrweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. **PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.**

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

## SHERIFF'S SALE

### NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on May 6, 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](http://www.OfficeofPhiladelphiaSheriff.com)

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on **TUESDAY, May 6, 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, May 6, 2014.**

#### 1211-716

**6032 N. 19th Street 19141** 17th wd. 1360 Sq Ft BRT#172351600 Improvements: Residential Property

**ELAINE COLLIER, ONLY KNOWN SURVIVING HEIR OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER** C.P. September Term, 2011 No. 3002 \$34,883.08 **Matthew A. Lipman, Esq.**

The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on **TUESDAY, May 6, 2014.**

#### 1301-319

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

#### 1301-599

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

## SHERIFF'S SALE

The following property, sale of which was postponed from the April 2, 2013 Sheriff's Sale, will be offered for sale on **TUESDAY, May 6, 2014.**

#### 1304-377

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

#### 1304-430

**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 May 7, 2013 Sheriff's Sale, will be offered for sale on **TUESDAY, May 6, 2014.**

#### 1305-317

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

The following property, sale of which was postponed from the July 2, 2013 Sheriff's Sale, will be offered for sale on **TUESDAY, May 6, 2014.**

#### 1307-558

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

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

#### 1308-343A-B

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

#### 1308-453

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

#### 1308-535

**4745 North Mascher Street 19120-4207** 42nd wd. East side of Mascher St 175' 5/8" southward of Loudon St; front 15 ft 0 in, depth 97 ft 0 in  
**CAROL A. CLARK** C.P. September Term, 2012 No. 02244 \$37,559.87 **McGrath Law Group**

#### 1308-577

**5016 Miriam Road 19124** 35th wd. 2890 Sq. Ft. BRT#351404000 Improvements: Residential Property  
**BAKARY KOUMA** C.P. December Term, 2012 No. 004031 \$90,424.84 **Leonard J. Mucci, III, Esq.**

## SHERIFF'S SALE

#### 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, May 6, 2014.**

#### 1309-310

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

#### 1309-369

**2835 West Clearfield Street 19132-1233** 38th wd. Beginning at a point in the northerly side of said Clearfield Street 50 wide at the distance of 134 feet 2-1/2 inches eastward from the east side of 29th street Subject to Mortgage Improvements: Row Sty Masonry  
**ROBERT BROOKS (DECEASED)** C.P. December Term, 2012 No. 03688 \$32,484.58 **Chandra M. Arkema, Esq.**

#### 1309-450

**3308 Chippendale Street 19136** 64th wd. Row b/gar 2 sty, masonry; 3212.02 Sq. Ft. BRT#642198300 Improvements: Residential Dwelling  
**TINA ROWAN** C.P. December Term, 2011 No. 00427 \$173,139.09 **McCabe, Weisberg, & Conway, P.C.**

#### 1309-452

**721 Mckean Street 19148** 39th wd. row 2 sty, masonry; 2285.6 Sq. Ft. BRT#393025600 Improvements: Residential Dwelling  
**JEFFREY SPEARMAN, JR.** C.P. August Term, 2012 No. 01904 \$228,828.26 **McCabe, Weisberg, & Conway, P.C.**

#### 1309-484

**5647 Addison Street 19143** 60th wd. Row 2 sty, masonry; 1774.5 Sq. Ft. BRT#604125600 Improvements: Residential Dwelling  
**PROPERTY OF KENNETH M. AMES, ADMINISTRATOR OF THE ESTATE OF YVONNE AMES, DECEASED MORTGAGOR AND REAL OWNER** C.P. March Term, 2013 No. 00633 \$73,952.16 **McCabe, Weisberg, & Conway, P.C.**

#### 1309-499

**6065 Chester Avenue 19142** 40th wd. Row 2 sty masonry; 2858.10 Sq. Ft. BRT#401219500 Improvements: Residential Dwelling  
**TROY ANTHONY CINTRON AND RHONIKA CINTRON** C.P. December Term, 2012 No. 00966 \$74,677.55 **McCabe, Weisberg, & Conway, P.C.**

#### 1309-569

**1835 North Leithgow Street 19122** 18th wd. 2117.66 Sq. Ft., row 3 sty masonry BRT#183165200 Improvements: Residential Dwelling  
**JOSEPH WRIGHT** C.P. December Term, 2007 No. 02609 \$112,539.38 **McCabe, Weisberg, & Conway, P.C.**

#### 1309-590

**3117 North 34th Street 19132-1009** 38th wd. 1385 Sq. Ft. BRT#3582196000 Subject to Mortgage Improvements: Residential Dwelling  
**JAMES C. GRANT** C.P. Term, No. 02045 \$96,551.89 **Powers, Kirn & Javardian, LLC**

The following property, sale of which was postponed from the October 1, 2013 Sheriff's Sale, will be offered for sale on **TUESDAY, May 6, 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**

## SHERIFF'S SALE

**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.**

#### 1310-322

**3031 Euclid Avenue 19121-1812** 32nd wd. Land area: 849.60 Sq. Ft. BRT#323018800 Improvements: Row 2 Story Masonry  
**DAWN REID** C.P. March Term, 2013 No. 03462 \$91,681.67 **Milstead & Associates, LLC**

#### 1310-347

**153 North Lindenwood Street 19139** 44th wd. 1208 Sq. Ft.; row 2sty masonry BRT#44154600 Improvements: Residential Dwelling  
**PROPERTY OF RONALD WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER, HARVEY WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER, STEPHANIE WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER, CARISSA WILLIAMS, ONLY SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOW SURVIVING HEIRS OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER.** C.P. July Term, 2011 No. 01075 \$63,479.67 **McCabe, Weisberg, & Conway, P.C.**

#### 1310-475

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

#### 1310-520

**4039 Markland Street 19124** 33rd wd. 2207.6 Sq. Ft.; row b/gar 2 sty masonry BRT#332499100 Improvements: Residential Dwelling  
**LISA R. RHOADES** C.P. April Term, 2012 No. 03658 \$108,532.22 **McCabe, Weisberg, & Conway, P.C.**

#### 1310-527

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

#### 1310-528A-C

**34th wd. (152 North Edgewood Street - Premises A - 19139-2323)** West side of Edgewood Street 393 ft 4 in north of Arch Street; front 15 ft 1 in, depth 62 ft 6 in  
**4th wd. (127 North 59th Street - Premises B - 19139-2417)** East side of 59th Street 194 ft 0 in north of Arch Street; front 15 ft 0 in, depth 67 ft 0 in  
**32nd wd. (2131 North 30th Street - Premises C - 19121-1139)** East side of 30th Street 75 ft 6 in north of Westmont Street; front 15 ft 0 in, depth 57 ft 0 in  
**STRONG FAMILY PROPERTIES, LLC** C.P. September Term, 2012 No. 001784 \$226,227.47 **Phillip D. Berger, Esq.,**

#### 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.**

#### 1310-617

**5615 Catharine Street 19143-2814** 46th wd. Land area: 1065 Sq. Ft. BRT#463095700 Improvements: Row 2 Story Masonry  
**BRIGETTE CAMPBELL** C.P. November Term, 2012 No. 02568 \$84,363.06 **Milstead & Associates, LLC**

#### 1310-680

**5527 Ludlow Street 19139** 60th wd. 1032 Sq. Ft.; ROW 2 STY MASONRY BRT#604006400



SHERIFF'S SALE

Improvements: Residential Dwelling  
PROPERTY OF ARLEAN D. BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, HOWARD BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, VERNATTA BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, MARCUS BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, ALL UNKNOWN SURVIVING HEIRS OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 00111 \$40,513.87 McCabe, Weisberg, & Conway, P.C.

1310-681

**5624 Morton Street** 19144-1330 12th wd. On the Southwest Side of Morton St. 196 feet Northwest of Armat St.; Front: 16 ft. 0 in. Depth: 99 ft. 1/8 in. Subject To Mortgage Sarasota Coolidge Equities, LLC and Caroline McIntyre Subject To Rent Ground Rent MILTON MCINTYRE C.P. December Term, 2008 No. 2523 \$29,750.00 Richard L. Vanderslice, Esq.

**The following property, sale of which was postponed from the Novemehr 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, May 6, 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.

1311-308

**2709 South Adler Street** 19148-4908 39th wd. 957.60 Sq. Ft. BRT#395260500 Improvements: Residential Dwelling JOSEPH MICALI AND LISA MICALI C.P. March Term, 2013 No. 00302 \$144,715.22 Udren Law Offices, P.C.

1311-333

**5240 North Sydenham Street** 19141-1618 17th wd. 1200 Sq. Ft. PRCL#172098100 Improvements: Residential Property FREDDIE M HARRIS, JR. AND CYNTHIA M. BROWNE-HARRIS C.P. April Term, 2013 No. 01108 \$104,991.49 Phelan Hallinan, LLP

1311-339

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

1311-346

**174 West Nedro Avenue** 19120 61st wd. 1172.40 Sq. Ft. BRT#612090500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER OR ADMINISTRATOR OR LOUIS HART, DECEASED. C.P. June Term, 2010 No. 003426 \$28,505.30 Christopher A. DeNardo, Esq.

1311-362

**2124 East Susquehanna Avenue** 19125 31st wd. Det w/det gar 3sty masonry; 3400 Sq. Ft. BRT#313031610 KEITH BRIAN M. OBERHOLTZER C.P. November Term, 2009 No. 04477 \$21,867.25 Richard J. Weitzman, Esq.; Law Offices of Richard J. Weitzman, P.C.

1311-365

**4909 Frankford Avenue** 19124 23rd wd. Improvement area 2343 Sq. Ft./land area 1199 Sq. Ft. OPA#871113350 Subject To Mortgage Improvements: Str/off + Apts 3 Sty PU JING SERVICE, INC. C.P. January Term, 2013 No. 03744 \$118,436.38 Jeffrey L. Goodman, Esq.

1311-388

**2027 South Bancroft Street** 19145 26th wd. Row conv/Apt 2 sty masonry; 2240 Sq. Ft. BRT#481203100 Improvements: Residential Dwelling ALBERT R. PAVONI, III AND KIRK N PAVONI C.P. June Term, 2011 No. 02109 \$138,335.71 McCabe, Weisberg, & Conway, 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 Kreckstein & Harris, P.C.

SHERIFF'S SALE

1311-438

**651 North 56th Street** 19131 4th wd. Row 2 sty masonry; 2928.64 Sq. Ft. BRT#041215900 Improvements: Residential Dwelling LOUIS STEVENS AND KIM STEVENS C.P. April Term, 2013 No. 00341 \$74,493.39 McCabe, Weisberg, & Conway, P.C.

1311-509

**1513 North Robinson Street** 19151 34th wd. 1440 Sq. Ft. BRT#342273200 Improvements: Residential Real Estate SAUNDRA ENGLISH AKA SAUNDRA ENGLISH WILLIAMS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JAMES T. MCCULLOUGH C.P. June Term, 2013 No. 00088 \$61,022.67 Stern & Eisenberg, PC

1311-523

**1951 East Monmouth Street** 19134 row 2 sty masonry; 1500 Sq. Ft. BRT#252131300 Improvements: Residential Dwelling DOREEN DULDULAO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; JENNIFER SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; LINDA LINDNER, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; KIM SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; ELEANOR M. SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; TERESA MCENANEY, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; NANCY MAZUREK, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF JOHN SANSEVERINO, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2012 No. 00838 \$30,665.32 McCabe, Weisberg, & Conway, P.C.

1311-526

**4624 Rising Sun Avenue** 19140 42nd wd. Row 2 sty masonry; 950 Sq. Ft. BRT#422350600 Improvements: Residential Dwelling BENJAMIN SANTIAGO C.P. February Term, 2013 No. 01662 \$89,771.07 McCabe, Weisberg, & Conway, P.C.

1311-536

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

1311-540

**5219 Castor Avenue** 19124-1703 23rd wd. 2295 Sq. Ft. PRCL#234193700 Improvements: Residential Property EDGARDO VALENTIN AND ROSELIND VALENTIN C.P. August Term, 2012 No. 00201 \$245,309.98 Phelan Hallinan, LLP

1311-544

**2624 South Shields Street** 19142 40th wd. 1472 Sq. Ft. BRT#406032500 Improvements: Residential Property AMANDA R. SMITH C.P. April Term, 2007 No. 02179 \$105,259.95 Phelan Hallinan, LLP

1311-560

**2833 Brighton Place** 19149-1418 55th wd. 2036.66 Sq. Ft. BRT#797247 Improvements: Apt 2-4 Units 2 Story Masonry RUI F. LUCAS AKA RUI F. S. LUCAS, ORIGINAL MORGAGOR AND REAL OWNER AND MARGARIDA LUCAS, REAL OWNER C.P. September Term, 2012 No. 03041 \$134,197.35 Milstead & Associates, LLC

1311-577

**5813 Bustleton Avenue** 19149-3405 62nd wd. 1495.08 Sq. Ft. PRCL#621506600 Improvements: Residential Property WENDY HERLING, IN HER CAPACITY AS HEIR OF CAROLYN J. STANIEC, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN J. STANIEC, DECEASED. C.P. October Term, 2012 No. 01942 \$110,432.89 Phelan Hallinan, LLP

1311-618

**7412 Revere Street** 19152-4410 64th wd. 4980 Sq. Ft. PRCL#641030500 Improvements: Residential Property KEVIN MCGRORTY C.P. November Term, 2009 No. 04648 \$271,006.96 Phelan Hallinan, LLP

1311-620

**1853 North Croskey Street** 19121-2034

SHERIFF'S SALE

32nd wd. 1605 Sq. Ft. PRCL#322098900 Improvements: Residential Property JACQUEIA P. ROBINSON AKA JACQUEIA ROBINSON C.P. March Term, 2013 No. 00082 \$78,817.58 Phelan Hallinan, LLP

1311-662

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

1311-699

**2401 Pennsylvania Avenue, Unit #2A-10** 19130 88th wd. Res condo .5 sty masonry; 825 Sq. Ft. BRT#888150431 Improvements: Condominium MICHAEL D. WARD C.P. June Term, 2008 No. 01626 \$220,511.57 McCabe, Weisberg, & Conway, P.C.

1311-756

**7148 Vandike Street** 19135-1333 65th wd. Beginning at a point on the northwesterly side of Vandike Street (40 feet wide) at the distance of 120 ft northeastwardly from the northeasterly side of Friendship Street. Improvements: Semi Det 2 Sty Masonry JOHN J. MISNIK AND MARGARET M. MISNIK C.P. September Term, 2011 No. 00731 \$129,544.54 Chandra M. Arkema, Esq.

1311-778

**1007 East Slocum Street** 19150 50th wd. s/d w b/g 2s masonry; 1474 Sq. Ft. BRT#502393300 Improvements: Residential Dwelling VICTOR HANCOCK, KNOWN SURVIVING HEIR OF THEODORE V. HANCOCK, DECEASED MORTGAGOR AND REAL OWNER AND VINCENT HANCOCK, KNOWN SURVIVING HEIR OF THEODORE V. HANCOCK, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF THEODORE V. HANCOCK, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2012 No. 00342 \$168,146.75 McCabe, Weisberg, & Conway, P.C.

1311-781

**3130 D Street** 19134 7th wd. Row 2sty masonry; 980 Sq. Ft. BRT#071499900 Improvements: Residential Dwelling TO BE SOLD AS THE PROPERTY OF FERNANDO MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; CLARIBAL MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; ROSA L. POBLETE, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; LUZ MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; ORLANDO MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; EVELYN MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; EDWIN MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 00423 \$55,412.24 McCabe, Weisberg, & Conway, P.C.

1311-799

**1417 Weaver Street** 19150 50th wd. Row b/gar 2sty masonry; 2508 Sq. Ft. BRT#501470600 Improvements: Residential Dwelling JACQUELYN TRICE AND THOMAS TRICE C.P. July Term, 2012 No. 02816 \$144,150.30 McCabe, Weisberg, & Conway, P.C.

1311-809

**5849 Anderson Street** 19138 59th wd. Row b/gar 2sty masonry; 2970 Sq. Ft. BRT#591217900 Improvements: Residential Dwelling MAKIDI KU-NTIMA C.P. February Term, 2010 No. 00351 \$133,884.71 McCabe, Weisberg, & Conway, P.C.

1311-818

**12435 Balston Road** 19154 58th wd. Row b/gar 2sty masonry; 1360 Sq. Ft. BRT#663227000 Improvements: Residential Dwelling SHERRY CHIGER, KNOWN SURVIVING HEIR OF CHARLES CHIGER, DECEASED MORTGAGOR AND REAL OWNER; RHONDA CHIGER, KNOWN SURVIVING HEIR OF CHARLES CHIGER, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURIVING HEIRS OF CHALRES CHIGER, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2012 No. 04625 \$187,965.02

SHERIFF'S SALE

McCabe, Weisberg, & Conway, P.C.

1311-823

**1730 Tustin Street** 19152-1808 56th wd. 2217.60 Sq. Ft. PRCL#562229300 Improvements: Residential Property JACOB MATHEW AND MARIAMMA JACOB C.P. April Term, 2013 No. 00408 \$180,859.92 Phelan Hallinan, LLP

**The following property, sale of which was postponed from the December 3, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, May 6, 2014.**

1312-315

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

1312-334

**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.

1312-350

**614 North 67th Steet** 19151 34th wd. 975 Sq. Ft. BRT#64N1254 and 93 Improvements: Row B/gar 2story Masonry PROPERTY OF SHARON ROSS-HAYMAN, ORIGINAL MORTGAGOR AND REAL OWNER AND FELTON A. HAYMAN, ORIGINAL MORTGAGOR C.P. April Term, 2013 No. 04511 \$127,414.59 Milstead & Associates, LLC

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.

1312-375

**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

1312-382

**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, Kirn & Javardian, LLC

1312-390

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

1312-409

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

1312-419

**354 West Duval Street** 19144 59th wd. 3971.44 Sq. Ft. BRT#593110900 Improvements: Residential Dwelling OLIVIA K. MYERS C.P. November Term, 2012 No. 001536 \$135,904.17 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1312-429

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

1312-485

**2715-17 Sears Street** 19146 36th wd. 1608 Sq. Ft. OPA#362092005 Improvements: Residential Property SONYA M. SWIMPSON C.P. August Term, 2012 No. 00193 \$38,267.75 Phelan Hallinan, LLP

1312-494

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

1312-495

**36 South 53rd Street** 19139-3413 60th

SHERIFF'S SALE

wd. 1677.28 Sq. Ft. PRCL#603123500 Improvements: Residential Property RONALD L JARMON AKA RONALD JARMON AKA RON LEE JARMON C.P. July Term, 2012 No. 01982 \$85,182.51 Phelan Hallinan, LLP

1312-565

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

1312-568

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

1312-601

**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

1312-613

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

1312-616

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

1312-625

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

1312-630

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

1312-633

**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 MICAHEL J. QUINN, DECEASED. C.P. April Term, 2013 No. 02033 \$111,148.83 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, May 6, 2014.**

1401-311

**1714 Widener Place** 19141-1334 49th wd. 1536 Sq. Ft. BRT#171183300 Improvements: Residential Dwelling MARTHA LEE C.P. February Term, 2013 No. 02619 \$28,533.63 Barbara A. Fein, Esq.

1401-314

**536 North 58th Street** 19131-4836 4th wd. 1407.93 Sq. Ft. OPA#043134100 Improvements: Residential Property CHANEL R. DRAYTON AKA CHANEL DRAYTON C.P. August Term, 2012 No. 02010 \$62,215.35 Phelan Hallinan, LLP

1401-316

**217 West Penn Street** 19144-3903 12th wd.



SHERIFF'S SALE

2812 Sq. Ft. OPA#124025200 Improvements: Residential Property  
TROY SLAFFEY C.P. May Term, 2013 No. 03044 \$323,440.10 Phelan Hallinan, LLP

**1401-324**  
**4410 Higbee St 19135-3627** 55th wd. 2250 Sq. Ft. OPA#552008600 Improvements: Residential Property  
TRAN KY NGUYEN, KEVIN THANH NGUYEN AND NOGE TUYEN TRONG NGUYEN AKA NGOC TUYEN TRON NGUYEN C.P. June Term, 2012 No. 01134 \$107,438.32 Phelan Hallinan, LLP

**1401-325**  
**8212 Dorcas Street 19152-2210** 56th wd. 3947.40 Sq. Ft. OPA#562313714 Improvements: Residential Property  
JOSEPH MAGID C.P. September Term, 2011 No. 01778 \$209,953.25 Phelan Hallinan, LLP

**1401-334**  
**428 West Bringham Street 19144-4602** 22nd wd. 2300 Sq. Ft. OPA#123110600 Improvements: Residential Property  
EZEKIEL H. SMALLS, JR. AKA EZEKIEL SMALLS, JR. C.P. September Term, 2012 No. 00362 \$48,597.43 Phelan Hallinan, LLP

**1401-342**  
**4775 Tampa Street 19120** 42nd wd. 1200 Sq. Ft.; Row b/gar 2sty masonry BRT#421586600 Improvements: Residential Dwelling  
ARMINA SEALS C.P. July Term, 2013 No. 03170 \$40,814.84 McCabe, Weisberg, & Conway, P.C.

**1401-344**  
**500 East Brinton Street 19144-1005** 59th wd. 3192.42 Sq. Ft. OPA#592169400 Improvements: Residential Property  
SONIA BURGEST-SMITH AKA SONIA SMITH C.P. February Term, 2013 No. 03079 \$169,857.00 Phelan Hallinan, LLP

**1401-347**  
**567 Allengrove Street 19111** 35th wd. 1470 Sq. Ft. BRT#351086450 Improvements: Residential Dwelling  
HENRY CANN AKA HENRY K. CANN, ESSIE SPRIDDLE AND HAROLD SPRIDDLE SR. AKA HAROLD M. SPRIDDLE SR. C.P. August Term, 2013 No. 00009 \$56,401.34 Udren Law Offices, P.C.

**1401-348**  
**309-11 Tyson Avenue 19111-3937** 35th wd. 3736 Sq. Ft. BRT#353167400 Subject to Mortgage Improvements: Residential Dwelling  
JAMES JOHN WIRSZ AND PATRICIA WIRSZ C.P. August Term, 2012 No. 02681 \$151,110.28 Powers, Kirn, & Javardian, LLC

**1401-349**  
**6138 Morton Street 19144-1043** 22nd wd. 2133 Sq. Ft. OPA#592201100 Improvements: Residential Property  
MARQUITA V WOODS C.P. September Term, 2012 No. 03354 \$118,181.06 Phelan Hallinan, LLP

**1401-350**  
**931 North 65th Street 19151** 35th wd. 1482 Sq. Ft. BRT#344298700 Improvements: Residential Property  
GREGORY BALLARD C.P. June Term, 2013 No. 002935 \$84,051.92 Amy Glass, Esq.

**1401-351**  
**4612 Meridian Street 19136-3205** 65th wd. 1072 Sq. Ft. OPA#651153500 Improvements: Residential Property  
CRAIG OKONSKI C.P. May Term, 2013 No. 00912 \$71,175.48 Phelan Hallinan, LLP

**1401-352**  
**233 Stearly Street 19111** 35th wd. 1138 Sq. Ft.; row b/gar 2 sty masonry BRT#352172400 Improvements: Residential Dwelling  
NASONYA T. NOCK C.P. December Term, 2012 No. 01781 \$181,019.79 McCabe, Weisberg, & Conway, P.C.

**1401-359**  
**4112 North Marshall Street 19140-2521** 43rd wd. 1241.04 Sq. Ft. OPA#433290100 Improvements: Residential Property  
MARGARITA HERNANDEZ C.P. September Term, 2012 No. 03171 \$21,622.91 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

**1401-364**  
**1378 Kimberly Drive 19151** 34th wd. 1600 Sq. Ft. BRT#34329900 Improvements: Residential Property

SHERIFF'S SALE

MONICA M. COOK C.P. May Term, 2013 No. 001668 \$130,638.82 Christopher A. DeNardo, Esq.

**1401-369**  
**4138 Parrish Street 19104** 6th wd. 1331.04 Sq. Ft. OPA#062051600 Improvements: Residential Property  
YERO CARTER C.P. August Term, 2012 No. 03239 \$207,069.93 Phelan Hallinan, LLP

**1401-370**  
**2110 South Lambert Steet 19145** 48th wd. 1316 Sq. Ft.; row 2 sty masonry BRT#481354300 Improvements: Residential Dwelling  
REMONA A. GARY C.P. January Term, 2006 No. 03280 \$59,767.27 McCabe, Weisberg, & Conway, P.C.

**1401-372**  
**1515 South Taylor Street 19146** 36th wd. 992 Sq. Ft.; row 2 sty masonry BRT#364177000 Improvements: Residential Dwelling  
BRUCE RHODES C.P. January Term, 2011 No. 03288 \$83,036.00 McCabe, Weisberg, & Conway, P.C.

**1401-378**  
**2626 Oakford Street 19146** 36th wd. 1818 Sq. Ft.; row 2 sty masonry BRT#362048700 Improvements: Residential Dwelling  
BRUCE POWELL AND SEDELLE POWELL C.P. September Term, 2009 No. 00354 \$75,859.32 McCabe, Weisberg, & Conway, P.C.

**1401-379**  
**4926 Knorr Street 19135-2402** 41st wd. 1330 Sq. Ft. OPA#412016800 Improvements: Residential Property  
LEEANNE M. SANCHEZ AND LUIS A. SANCHEZ C.P. October Term, 2010 No. 01358 \$156,949.26 Phelan Hallinan, LLP

**1401-380**  
**1415 Kerper Street 19111** 53rd wd. 1188 Sq. Ft.; row b/gar 2sty masonry BRT#532112100 Improvements: Residential Dwelling  
CONFESOR R. SIERRA C.P. December Term, 2010 No. 02473 \$89,338.83 McCabe, Weisberg, & Conway, P.C.

**1401-383**  
**6312 Edmund Street 19135-3312** 41st wd. 1428.30 Sq. Ft. OPA#411393700 Improvements: Residential Property  
MICAHIEL W. MARSHALL C.P. August Term, 2012 No. 00225 \$132,278.49 Phelan Hallinan, LLP

**1401-385**  
**5432 Spruce Street 19139-4060** 60th wd. 1200 Sq. Ft. OPA#603068600 Improvements: Residential Property  
CANDACE BROWN AKA CANDANCE BROWN C.P. March Term, 2010 No. 00461 \$107,853.05 Phelan Hallinan, LLP

**1401-388**  
**8528 Tolbut Street 19152-1211** 35th wd. 4528 Sq. Ft. OPA#562417700 Improvements: Residential Property  
IMRE KIRALY, MAGDA KIRALY AND RICHARD T. KIRALY AKA RICHARD THOMAS KIRALY C.P. February Term, 2012 No. 01250 \$185,330.08 Phelan Hallinan, LLP

**1401-399**  
**2135 South 20th Street 19145-3602** 48th wd. 1001.65 Sq. Ft. OPA#481322000 Improvements: Residential Property  
HUONG DO AND HOA T. DO C.P. May Term, 2013 No. 02453 \$111,687.46 Phelan Hallinan, LLP

**1401-400**  
**3418 Chalfont Drive 19154-3908** 66th wd. 1625.40 Sq. Ft. OPA#662392600 Improvements: Residential Property  
ROBERT S. RENN AND BONNIE S. RENN C.P. February Term, 2012 No. 03447 \$187,916.51 Phelan Hallinan, LLP

**1401-404**  
**3139 Knorr Street 19149-2612** 55th wd. 1754.50 Sq. Ft. OPA#551212600 Improvements: Residential Property  
THOMAS BUCK, IN HIS CAPACITY AS HEIR OF KEVIN J. BUCK, DECEASED. KRISTINE BUCK IN HER CAPACITY AS HEIR OF KEVIN J. BUCK, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KEVIN J. BUCK, DECEASED. C.P. May Term, 2012 No. 01893 \$125,132.74 Phelan Hallinan, LLP

**1401-405**  
**2928 North 13th Street 19133-1327** 37th wd. 990 Sq. Ft. OPA#372276000 Improvements: Residential Property  
DARRYL RUFFIN AND MADELINE D. RUFFIN C.P. June Term, 2012 No. 02286 \$12,937.67 Phelan Hallinan, LLP

SHERIFF'S SALE

**1401-406**  
**1951 North 24th street 19121-2010** 32nd wd. 1246.87 Sq. Ft. OPA#322146000 Improvements: Residential Property  
KEWSCHA AKPABIO C.P. July Term, 2013 No. 03911 \$86,480.86 Phelan Hallinan, LLP

**1401-407**  
**142 East Pomona Street 19144-1931** 59th wd. 2000 Sq. Ft. OPA#592153500 Improvements: Residential Property  
DAVID I. RAMOS AKA RAMOS ISAIAS DAVID AKA DAVID RAMOS AND CHAKAIRE SANDERS C.P. May Term, 2013 No. 02296 \$44,972.72 Phelan Hallinan, LLP

**1401-408**  
**1732 South 65th Street 19142-1321** 40th wd. 1379.70 Sq. Ft. OPA#403000700 Improvements: Residential Property  
JEROME T. CLEMENTS C.P. January Term, 2008 No. 00725 \$53,892.64 Phelan Hallinan, LLP

**1401-409**  
**2506 East Birch Street 19134-4816** 25th wd. 722.16 Sq. Ft. OPA#251052500 Improvements: Residential Property  
AMY M. MCKEE C.P. May Term, 2013 No. 02617 \$118,968.42 Phelan Hallinan, LLP

**1401-410**  
**247 South 55th Street 19139-4045** 60th wd. 1673.46 Sq. Ft. OPA#603166400 Improvements: Condominium  
MICAHIEL GILLIAM C.P. July Term, 2012 No. 01172 \$109,091.12 Phelan Hallinan, LLP

**1401-412**  
**1817 South Dover Street 19145-1621** OPA#482373900 Improvements: Residential Property  
LOUIS DIFRANCO C.P. May Term, 2013 No. 00492 \$83,262.22 Phelan Hallinan, LLP

**1401-415**  
**2652 East Clearfield Street 19134-5026** 25th wd. 1193.50 Sq. Ft. OPA#251114600 Improvements: Residential Property  
THOMAS MULLEN AKA THOMAS MULLEN, JR. C.P. March Term, 2013 No. 03005 \$120,326.02 Phelan Hallinan, LLP

**1401-422**  
**9770 Redd Rambler Drive aka 9770 Redd Rambler Terrace 19115-2927** 58th wd. 9380 Sq. Ft. OPA#581260300 Improvements: Residential Property  
LINDA A. CAREY AKA LINDA A. MC NELIS, INDIVUALLY AND IN HER CAPACITY AS EXECTURIX OF THE ESTATE MICAHIEL F. MC NELIS AKA MICHAEL MC NELIS AKA MICHAEL MCNELIS C.P. April Term, 2013 No. 04386 \$36,048.11 Phelan Hallinan, LLP

**1401-430**  
**2704 Pierce Street 19145** 36th wd. 757.50 Sq. Ft. OPA#364259200 Improvements: Residential Property  
ANTHONY L. COAXUM, JR. C.P. December Term, 2006 No. 00713 \$150,490.27 Phelan Hallinan, LLP

**1401-431**  
**3829 Brown Street 19104** 24th wd. 1448 Sq. Ft.; row 2 sty masonry BRT#243120100 Improvements: Residential Dwelling  
INARA MAYZEL AND VADIM MAYZEL C.P. July Term, 2013 No. 02810 \$71,971.17 McCabe, Weisberg, & Conway, P.C.

**1401-432**  
**3608 Woodhaven Road 19154-2637** 66th wd. 2098.98 Sq. Ft. OPA#662616200 Improvements: Residential Property  
NEEL HOLMES C.P. February Term, 2013 No. 01599 \$196,230.14 Phelan Hallinan, LLP

**1401-436**  
**3146 West Allegheny Avenue 19132** 36th wd. 1294 Sq. Ft.; row b/gar 2 sty masonry BRT#382013500 Improvements: Residential Dwelling  
LATASHA PERRY C.P. May Term, 2013 No. 01650 \$63,533.65 McCabe, Weisberg, & Conway, P.C.

**1401-445**  
**4135 East Roosevelt Boulevard aka 4135 Roosevelt Boulevard 19124** 23rd wd. 1728 Sq. Ft. BRT#233017300 Improvements: Residential Property  
THOMAS SLOAN AND JUDYTH SLOAN AS TENANTS BY THE ENTIRETY C.P. February Term, 2010 No. 0902 \$81,900.41 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1401-446**  
**318 North Felton Street 19139** 34th wd. 1487.01 Sq. Ft. BRT#341258300 Improvements: Residential Property  
CHANTELLE NELSON C.P. November

SHERIFF'S SALE

Term, 2010 No. 04134 \$58,482.99 KML Law Group, P.C.

**1401-457**  
**7943 Bayard Street 19150** 15th wd. 1440 Sq. Ft. BRT#501214200 Improvements: Residential Property  
BRANDI MAPP-EVANS C.P. February Term, 2013 No. 000552 \$131,614.42 Christopher A. DeNardo, Esq.

**1401-465**  
**5443 Charles Street 19124-1404** 62nd wd. sixteen feet, three and one-half inches BRT#622296300 Subject to Mortgage Improvements: Residential Dwelling  
YAKUBU AFALOBI C.P. March Term, 2013 No. 02281 \$93,329.08 Jill Manuel-Coughlin, Esq., Powers, Kirn & Javardian, LLC

**1401-470**  
**5724 North Lambert Street 19138** 17th wd. 1000 Sq. Ft. BRT#172424900 Improvements: Residential Property  
FLOYD R. WHEELER C.P. June Term, 2013 No. 01252 \$50,009.80 KML Law Group, P.C.

**1401-484**  
**3438 Princeton Avenue 19149-1622** 55th wd. 1760 Sq. Ft. OPA#551388700 Improvements: Residential Property  
THERESA SCHOWGUROW AND JOHN SCHOWGUROW C.P. August Term, 2012 No. 01544 \$108,083.42 Phelan Hallinan, LLP

**1401-486**  
**5924 North Lawrence Street 19120-1829** 61st wd. 992 Sq. Ft. OPA#612343200 Improvements: Residential Property  
JOSEPH TAIT, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GREGORY TAIT. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GREGORY TAIT, DECEASED. C.P. December Term, 2012 No. 02681 \$93,793.76 Phelan Hallinan, LLP

**1401-492**  
**6708 North 12th Street 19126** 61st wd. 8877.40 Sq. Ft. BRT#611191900 Improvements: Residential Property  
RUTH MILES AND KENNETH MILES C.P. January Term, 2012 No. 000837 \$415,673.58 Christopher A. DeNardo, Esq.

**1401-493**  
**1210-26 Buttonwood Street, Unit 102 19123** 88th wd. 879 Sq. Ft. OPA#888035364 Improvements: Condominium Unit  
BRIAN DUNN C.P. May Term, 2012 No. 02849 \$269,097.08 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

**1401-509**  
**5031 Saul Street 19124** 62nd wd. 1855.80 Sq. Ft. BRT#621460200 Improvements: Residential Property  
HUI LAI CUI AND WEN YANG CHEN AKA WEN FANG CHEN C.P. September Term, 2013 No. 000448 \$90,843.76 Amy Glass, Esq.

**1401-512**  
**3748 Morrell Avenue 19114-1939** 65th wd. 3455.73 Sq. Ft. BRT#661129405 Improvements: Residential Dwelling  
JOSEPH DOUGHERTY C.P. December Term, 2012 No. 00554 \$177,512.42 Law Offices of Gregory Javardian

**1401-541**  
**1032 East Tioga Street 19134-1445** 33rd wd. 1031.76 Sq. Ft. OPA#331206800 Improvements: Residential Property  
JUAN P. CARATTINI C.P. June Term, 2012 No. 01127 \$44,386.00 Phelan Hallinan, LLP

**1401-544**  
**916 Mckean Street 19148-2327** 39th wd. 1440 Sq. Ft. OPA#393287600 Improvements: Residential Property  
CARLOTTA LALA C.P. July Term, 2012 No. 04561 \$182,034.15 Phelan Hallinan, LLP

**1401-546**  
**3913 Brandywine Street 19104-4603** 24th wd. 606.01 Sq. Ft. OPA#242202700 Improvements: Residential Property  
STEPHEN L. DUNHAM, INDIVIDAULLY AND AS TRUSTEE OF THE MALIK DUNHAM AND QUADIR WATERS TRUST UNDER AGREEMENT DATED JULY 16, 2001 C.P. June Term, 2012 No. 02224 \$104,695.83 Phelan Hallinan, LLP

**1401-551**  
**950 East Price Street 19138** 59th wd. 1202.50 Sq. Ft. BRT#591069100 Improvements: Residential Property

SHERIFF'S SALE

CYNTHIA J. WARD C.P. November Term, 2008 No. 03684 \$90,270.20 KML Law Group, P.C.

**1401-553**  
**2826 Gillingham Street 19137-1917** 45th wd. 1200 Sq. Ft. OPA#453048900 Improvements: Residential Property  
HARRY ENGGASSER C.P. September Term, 2012 No. 03466 \$156,385.19 Phelan Hallinan, LLP

**1401-554**  
**1600 South 53rd Street 19143** 51st wd. On the corner formed by the intersection of the southwest side of 53rd Street with the southeast side of Greenway Avenue. Southwest corner of 53rd Street; front 16 ft 11 in; depth 67 ft, 0 in. OPA#512074200 Improvements: Commercial Property  
SANDRA WESTBROOK C.P. November Term, 2008 No. 04081 \$127,201.50 Ron L. Woodman, Esq.

**1401-555**  
**2555 South Dewey Street 19142-3517** 40th wd. 1384 Sq. Ft. OPA#402074000 Improvements: Residential Property  
ARNELL J. MAXWELL C.P. February Term, 2006 No. 00244 \$87,707.85 Phelan Hallinan, LLP

**1401-558**  
**8015 Woolston Avenue 19150-3005** 50th wd. 4915 Sq. Ft. OPA#502072700 Improvements: Residential Property  
ADEAYO TURTON C.P. July Term, 2012 No. 02698 \$276,176.21 Phelan Hallinan, LLP

**1401-559**  
**1734 Scattergood Street 19124** 23rd wd. 1244 Sq. Ft. BRT#622125800 Improvements: Residential Real Estate  
LORA Y. COLEMAN C.P. June Term, 2013 No. 3431 \$96,067.90 Stern & Eisenberg, PC

**1401-560**  
**917 Flanders Road 19151-3011** 34th wd. 1440 Sq Ft. OPA#344410900 Improvements: Residential Property  
BETHEL P DAVIS AND VALERIE DAVIS C.P. September Term, 2010 No. 00545 \$97,573.83 Phelan Hallinan, LLP

**1401-561**  
**3627 Genesee Drive 19154-3016** 66th wd. 1800 Sq. Ft. OPA#663417200 Improvements: Residential Property  
JOSEPH T. KENDRA C.P. September Term, 2012 No. 00992 \$203,102.68 Phelan Hallinan, LLP

**1401-563**  
**2649 South 67th Street 19142-2705** 40th wd. 1600 Sq. Ft. OPA#406040100 Improvements: Residential Property  
SYLVESTINE M. FREEMAN C.P. January Term, 2013 No. 01083 \$105,039.04 Phelan Hallinan, LLP

**1401-576**  
**6517 North 12th Street 19126-3641** 49th wd. 8638 Sq. Ft. OPA#493133300 Improvements: Residential Property  
LEE RUFFIN AND FERNELL RICHARDSON-RUFFIN C.P. March Term, 2009 No. 04130 \$187,688.97 Phelan Hallinan, LLP

**1401-582**  
**5126 North 15th Street 19141-1623** OPA#172058600 Improvements: Residential Property  
CURTIS FRIERSON C.P. October Term, 2011 No. 04459 \$86,337.99 Phelan Hallinan, LLP

**1401-589**  
**821 East Stafford Street 19138** 59th wd. 1225 Sq. Ft. BRT#591045100 Improvements: Residential Dwelling  
TYRONE L. FRIPPS C.P. August Term, 2013 No. 01058 \$88,105.06 Udren Law Offices, P.C.

**1401-590**  
**2111 Carver Street 19124** 41st wd. 936.65 Sq. Ft. BRT#411052400 Improvements: Residential Dwelling  
ARTUR USTAYEV, EDWARD USTAYEV AND RIMMA USTAYEV C.P. August Term, 2013 No. 03199 \$82,074.20 Udren Law Offices, P.C.

**1401-603**  
**7559 Sherwood Road 19151** 34th wd. 1867.50 Sq. Ft. BRT#343245500 Improvements: Residential Property  
LYNETTE FORD C.P. January Term, 2012 No. 03096 \$100,268.78 KML Law Group, P.C.

**1401-610**  
**5221 North 8th Street 19120-3109** 49th wd. 2736.85 Sq. Ft. BRT#492127100 Improvements: Row B/gar 2sty Masonry  
ADAMA BRACEWELL C.P. October Term, 2012 No. 01945 \$168,539.91 Milstead & Associates, LLC



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p><b>1401-613</b> <b>813 Piermont Street 19116-3417</b> 58th wd. 6037 Sq. Ft. BRT#582217800 Subject to Mortgage Improvements: Det 1-1/2 Story Frame TRICIA ANN MOENCH C.P. July Term, 2013 No. 001922 \$305,920.69 Milstead &amp; Associates, LLC</p>	<p>KEELIN S. BARRY IN HER CAPACITY AS AMINISTRATRIX OF THE ESTATE OF HERBERT L. STEVENS, JR. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HERBERT L. STEVENS, JR. DECEASED. C.P. April Term, 2012 No. 03423 \$84,605.01 Phelan Hallinan, LLP</p>	<p>Residential Dwelling TRACY L. CONVERY AND THOMAS CONVERY AKA THOMAS J. CONVERY AKA THOMAS J. CONVERY, III C.P. February Term, 2013 No. 02104 \$160,456.23 Udren Law Offices, P.C.</p>	<p><b>1402-365</b> <b>5302 Knox Street 19144</b> 12th wd. 3280 Sq. Ft. BRT#124110100 Improvements: Residential Real Estate DERIEC DORMAN AND TAMICA OGLESBY-DORMAN C.P. August Term, 2012 No. 00159 \$289,089.91 Stern &amp; Eisenberg, P.C.</p>	<p>Term, 2012 No. 3450 \$126,493.73 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 &amp; Ackerman, L.L.C.</p>
<p><b>1401-623 A-B</b> <b>400 West Cheltenham Avenue – Premesis A – 19120</b> 61st wd. On southwesterly side of the intersection of southwest line of Cheltenham Avenue and northwesterly side of 4th Street. Front: 101 ft 2-384/1000 in Depth: Irreg OPA#882756700 Improvements: Commercial Property <b>408 Oak Lane Avenue – Premesis B – 19120</b> OPA/BRT#:882756700 GWANG HO YI C.P. April Term, 2009 No. 01149 \$899,460.38 Ron L. Woodman, Esq.</p>	<p><b>1401-681</b> <b>4846 North Franklin Street 19120-3738</b> 49th wd. 915 Sq. Ft. OPA#491239300 Improvements: Residential Property DENISE WATSON AKA DENISE M. POINDEXTER C.P. May Term, 2013 No. 00478 \$62,555.70 Phelan Hallinan, LLP</p>	<p><b>1401-731</b> <b>7108 Paschall Avenue 19142</b> 40th wd. 930 Sq. Ft. BRT#403326100 Improvements: Residential Dwelling WILLIAM POWELL AKA WILLIAM T. POWELL C.P. July Term, 2013 No. 04708 \$112,379.25 Udren Law Offices, P.C.</p>	<p><b>1402-395</b> <b>2106 North Marvine Street 19122</b> 20th wd. 1839 Sq. Ft. more or less BRT#202246100 Improvements: Residential Dwelling QUANDA N. GARRISON C.P. September Term, 2011 No. 01193 \$99,668.32 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg L.L.P.</p>	<p><b>1402-436</b> <b>2512 South 66th Street aka 2512 66th Street South 19143</b> 40th wd. 1712 Sq. Ft. BRT#406016900 Improvements: Residential Property GIVEMORE MATAKANURE C.P. March Term, 2011 No. 02278 \$67,758.82 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 &amp; Ackerman, L.L.C.</p>
<p><b>1401-631</b> <b>4563 Cottman Avenue 19135</b> 41st wd. 2047.50 Sq. Ft. BRT#412082810 Improvements: Residential Dwelling PAULINE ABRICAH C.P. April Term, 2013 No. 00640 \$73,736.39 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p>	<p><b>1401-684</b> <b>6143 Larchwood Avenue 19143</b> 3rd wd. 1035 Sq. Ft. OPA#032088200 Improvements: Residential Property ALEXANDER MASON AND GENEVA LYNN MASON AKA GENEVA L. MASON C.P. January Term, 2010 No. 01995 \$92,993.54 Phelan Hallinan, LLP</p>	<p><b>1401-732</b> <b>2542 South 64th Street 19142-3128</b> 40th wd. 1094.17 Sq. Ft. OPA#406000700 Improvements: Residential Property KEMEYETTA BISHOP AKA KEMEYETTA BISHOP C.P. September Term, 2012 No. 02844 \$90,351.76 Phelan Hallinan, LLP</p>	<p><b>1402-401</b> <b>249 West Harvey Street 19144</b> 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.</p>	<p><b>1402-441</b> <b>7123 Torresdale Avenue 19135</b> 65th wd. 2430 Sq. Ft. BRT#651257000 Improvements: Residential Property JOSEPH A. DAUT AND MICHELLE DAUT, AS TENANTS BY THE ENTIRETIES C.P. May Term, 2011 No. 1332 \$143,025.06 Scott 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 &amp; Ackerman, L.L.C.</p>
<p><b>1401-646</b> <b>1829 Wilmot Street 19124-3309</b> 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 &amp; Doyle, LLC</p>	<p><b>1401-707</b> <b>3524 Sheffield Street 19136-3519</b> 64th wd. 1816.28 Sq. Ft. OPA#642219500 Improvements: Residential Property MATTHEW GORMAN C.P. July Term, 2013 No. 03428 \$120,184.90 Phelan Hallinan, LLP</p>	<p><b>1401-738</b> <b>7503 North 21st Street 19138</b> 10th wd. 1856 Sq. Ft. BRT#101183700 Improvements: Residential Dwelling FELICIA PARKER AND KAREEM PATTERSON C.P. February Term, 2013 No. 01715 \$72,305.97 Udren Law Offices, P.C.</p>	<p><b>1402-409</b> <b>1904 Plymouth Street aka 1904 1/2 Plymouth Street aka 1904 “A” Plymouth Street 19138-2705</b> 10th wd. 1200 Sq. Ft. BRT#101309200 Improvements: Residential Property MARCIA RUBIN AS SOLE OWNER C.P. May Term, 2012 No. 3456 \$91,277.60 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 &amp; Ackerman, L.L.C.</p>	<p><b>1402-442</b> <b>764 Uber Street aka 764 North Uber Street 19130</b> 15th wd. 1624.50 Sq. Ft. BRT#151066611 Subject to Mortgage Improvements: Residential Property CARL PETERSON AND SYLVIA PETERSON, HIS WIFE C.P. March Term, 2011 No. 3603 \$228,157.83 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg &amp; Ackerman, L.L.C.</p>
<p><b>1401-651</b> <b>6549 Ditman Street 19135-2704</b> 41st wd. 1182.22 Sq. Ft. OPA#411241700 Improvements: Residential Property SERGEY MUSHEYEV AKA SERGY MUSHEYEV AND EDVARD MUSHEYEV C.P. March Term, 2012 No. 00554 \$96,220.15 Phelan Hallinan, LLP</p>	<p><b>1401-708</b> <b>5314 Yocum Street 19143-5432</b> 51st wd. 750 Sq. Ft. OPA#512093700 Improvements: Residential Property VALERIE COOPER C.P. January Term, 2008 No. 00103 \$65,883.58 Phelan Hallinan, LLP</p>	<p><b>1401-741</b> <b>872 North 4th Street 19123</b> 5th wd. 1055.24 Sq. Ft. BRT#056201300 Improvements: Residential Property ROBERT L. SAUNDERS AKA ROBERT R. SAUNDERS, ROBERT R. SAUNDERS C.P. May Term, 2013 No. 001675 \$167,273.30 Christopher A. DeNardo, Esq.</p>	<p><b>1402-416</b> <b>6224 Mascher Street aka 6224 North Mascher Street 19120</b> 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. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg &amp; Ackerman, L.L.C.</p>	<p><b>1402-450</b> <b>2061 Albright Street 19134</b> 45th wd. 1149 Sq. Ft. BRT#452187000 Subject to Mortgage Improvements: Residential Property DAVID A. BAUMANN AND JANICE BAUMANN, HIS WIFE C.P. September Term, 2008 No. 001291 \$70,811.38 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg &amp; Ackerman, L.L.C.</p>
<p><b>1401-655</b> <b>940 East Washington Lane 19138-1026</b> 59th wd. 24320 Sq. Ft. OPA#592142400 Improvements: Residential Property INA WALKER C.P. May Term, 2012 No. 02452 \$392,061.92 Phelan Hallinan, LLP</p>	<p><b>1401-711</b> <b>6470 Lawnton Street 19128-2524</b> 21st wd. 3639 Sq. Ft. OPA#213434600 Improvements: Residential Property MARTIN MC CULLAGH AKA MARTIN MCCULLAGH AKA MARTIN MCCULLAH C.P. March Term, 2013 No. 02732 \$147,093.06 Phelan Hallinan, LLP</p>	<p><b>1401-752</b> <b>24 West Sharpnack Street 19119</b> 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.</p>	<p><b>1402-420</b> <b>7927 Temple Road 19150-2115</b> 50th wd. 1642.50 Sq. Ft. BRT#501093600 Subject to Mortgage Improvements: Residential Property WILLIAM MANGUM C.P. December Term, 2012 No. 1530 \$42,660.12 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg &amp; Ackerman, L.L.C.</p>	<p><b>1402-453</b> <b>2418 South 8th Street 19148</b> 39th wd. 840 Sq. Ft. BRT#393259300 Improvements: Residential Property MIT MEY C.P. April Term, 2013 No. 03052 \$64,486.65 KML Law Group, P.C.</p>
<p><b>1401-659</b> <b>185 Fern Street 19120-1954</b> 61st wd. 1027.50 Sq. Ft. OPA#612208400 Improvements: Residential Property CARRIE COLEMAN C.P. June Term, 2012 No. 02461 \$77,384.60 Phelan Hallinan, LLP</p>	<p><b>1401-713</b> <b>1167 East Sharpnack Street 19150-3108</b> 50th wd. Beginning at a point on the northwest side of Sharpnack Street (50 feet wide) at the distance of 57 feet, 10 inches measured along the said side of Sharpnack Street south 38 degrees 36 minutes 2 seconds west from the southwest side of Baldwin Street (50 feet wide). Improvements: Row B/gar 2sty Masonry MADELINE J. HENDERSON C.P. June Term, 2013 No. 01509 \$185,825.75 Chandra M. Arkema, Esq.</p>	<p><b>1401-761</b> <b>906 North 63rd Street 19151</b> 34th wd. 5280 Sq. Ft. BRT#344198600 Improvements: Residential Dwelling DAVID MARION DODSON, JR. AKA JOHN-DAVID MOHR C.P. June Term, 2013 No. 000670 \$189,609.92 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p>	<p><b>1402-423</b> <b>3425 West Allegheny Avenue 19132</b> 38th wd. 1974 Sq. Ft. BRT#382027800 Improvements: Residential Property JAMES RICE C.P. March Term, 2009 No. 04866 \$140,257.86 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 &amp; Ackerman, L.L.C.</p>	<p><b>1402-455</b> <b>4735 Whitaker Avenue 19120</b> 42nd wd. 1200 Sq. Ft.; row b/gar 2sty masonry BRT#421565100 Improvements: Residential Dwelling REGINALD BATES C.P. December Term, 2012 No. 00967 \$64,421.76 McCabe, Weisberg, &amp; Conway, P.C.</p>
<p><b>1401-664</b> <b>937 East Tioga Street 19134-1340</b> 33rd wd. 1402.48 Sq. Ft. OPA#331214600 Improvements: Residential Property CANDIDA RIOS C.P. September Term, 2004 No. 02736 \$49,275.35 Phelan Hallinan, LLP</p>	<p><b>1401-715</b> <b>4126 Farmdale Road 19154</b> 66th wd. 3355.66 Sq. Ft. BRT#662602800 Subject to Mortgage Improvements: Residential Property GERARD M. SHAFFER C.P. March Term, 2010 No. 2508 \$117,504.26 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg &amp; Ackerman, LLC</p>	<p><b>1402-308</b> <b>6128 Lawndale Avenue aka 6128 Lawndale Street 19111</b> 935 Sq. Ft. BRT#352320215 Improvements: Residential CUONG MANH PHAM AND DOA B. NGUYEN, H/W C.P. March Term, 2013 No. 02052 \$278,308.33 Dana S. Plon, Esq.</p>	<p><b>1402-424</b> <b>423 East Godfrey Avenue 19120-1606</b> 35th wd. 3125 Sq. Ft. BRT#351102100 Improvements: Residential Property SOMSAK SUWANNARAT, AS SOLE OWNER C.P. May Term, 2012 No. 03280 \$109,573.90 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg &amp; Ackerman, L.L.C.</p>	<p><b>1402-456</b> <b>6059 Allman Street 19142</b> 40th wd. 952 Sq. Ft. BRT#401243300 Improvements: Residential Property SANAYYAH H. MILLER C.P. July Term, 2013 No. 00828 \$86,625.80 KML Law Group, P.C.</p>
<p><b>1401-666</b> <b>1115 Hower Lane 19115-4810</b> 63rd wd. 6600 Sq. Ft. OPA#632075200 Improvements: Residential Property BASHIRAN BIBI AND SHAHBAZ KHAN C.P. March Term, 2013 No. 02983 \$383,909.96 Phelan Hallinan, LLP</p>	<p><b>1401-716</b> <b>225 North 53rd Street 19139</b> 44th wd. 1650 Sq. Ft. BRT#441166700 Improvements: Commercial Real Estate SHARLISE JOHNS AKA SHARLISE R. JOHNS AND MILIKE L. JOHNS C.P. February Term, 2011 No. 02502 \$118,898.16 Stern &amp; Eisenberg, PC</p>	<p><b>1402-309</b> <b>3141 Byberry Road 19154-1813</b> 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.</p>	<p><b>1402-429</b> <b>2411 Bleigh Avenue aka 2411 Bleigh Street 19152-4309</b> 56th wd. 2583 Sq. Ft. BRT#561311300 Improvements: Residential Property SHAHENA BEGUM AND MAMUNUR RASHID, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY C.P. May Term, 2012 No. 2233 \$213,441.28 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg &amp; Ackerman, L.L.C.</p>	<p><b>1402-461</b> <b>1326 East Airdrie Street 19124-5522</b> 33rd wd. 1050 Sq. Ft. BRT#331237200 Improvements: Residential Property CHRISTINA C. HARRIS, AS SOLE OWNER C.P. March Term, 2012 No. 1314 \$68,048.65 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg &amp; Ackerman, L.L.C.</p>
<p><b>1401-670</b> <b>7650 Sherwood Road 19151-2020</b> 34th wd. 1391.78 Sq. Ft. OPA#343241200 Improvements: Residential Property NADINE DESHAZOR AKA NADINE ROBINSON C.P. December Term, 2005 No. 02617 \$126,505.29 Phelan Hallinan, LLP</p>	<p><b>1401-717</b> <b>442 East Mount Airy Avenue 19119</b> 22nd wd. 3750 Sq. Ft. BRT#222180800 Improvements: Residential Property FRANKIE HUGHES C.P. June Term, 2013 No. 000743 \$159,897.30 Amy Glass, Esq.</p>	<p><b>1402-312</b> <b>5151 Akron Street 19124-1901</b> 62nd wd. 1470.02 Sq. Ft. OPA#621430500 Improvements: Residential Property GREGORY BRYANT C.P. April Term, 2009 No. 00506 \$116,353.33 Phelan Hallinan, L.L.P.</p>	<p><b>1402-431</b> <b>1140 Passmore Street 19111-5412</b> 53rd wd. 1962 Sq. Ft. BRT#531102400 Improvements: Residential Property RAJU A. VARGHESE AND ANNAMMA RAJU, HUSBAND AND WIFE C.P. December</p>	<p><b>1402-476</b> <b>1236 Robbins Street 19111-5836</b> 53rd wd. 3300 Sq. Ft. OPA#631038900 Improvements: Residential Property CATRINA D. BANKS C.P. June Term, 2012 No. 00916 \$173,542.24 Phelan Hallinan, L.L.P.</p>
<p><b>1401-673</b> <b>6124 Walnut Street 19139-3704</b> 46th wd. 1413.72 Sq. Ft. OPA#031070400 Improvements: Residential Property RODNEY L. BROWN C.P. May Term, 2013 No. 00286 \$57,703.51 Phelan Hallinan, LLP</p>	<p><b>1401-723</b> <b>6040 Chester Avenue 19142</b> 40th wd. 1038.50 Sq. Ft. BRT#401225100 Improvements: Residential Property CARLTON FULLWOOD C.P. April Term, 2013 No. 001149 \$90,730.73 Christopher A. DeNardo, Esq.</p>	<p><b>1402-329</b> <b>4109 Gypsy Lane 19129</b> 21st wd. 21,725 Sq. Ft. OPA#213220945 Improvements: Residential Property ROSIE BROWN C.P. May Term, 2008 No. 00571 \$746,810.81 Phelan Hallinan, L.L.P.</p>	<p><b>1402-430</b> <b>1235 Levick Street 19111</b> 53rd wd. 1530 Sq. Ft. BRT#531082900 Subject to Mortgage Improvements: Residential Property CHARLES A. SUDLER, JR. C.P. June Term, 2011 No. 3184 \$78,299.32 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg &amp; Ackerman, L.L.C.</p>	<p><b>1402-497</b> <b>1236 Robbins Street 19111-5836</b> 53rd wd. 3300 Sq. Ft. OPA#631038900 Improvements: Residential Property CATRINA D. BANKS C.P. June Term, 2012 No. 00916 \$173,542.24 Phelan Hallinan, L.L.P.</p>
<p><b>1401-676</b> <b>2431 East Cumberland Street 19125-3104</b> 31st wd. 1778 Sq. Ft. OPA#314039000 Improvements: Residential Property TIMOTHY R. BENSTON C.P. April Term, 2013 No. 03973 \$303,050.19 Phelan Hallinan, LLP</p>	<p><b>1401-726</b> <b>5945 Chester Avenue 19143</b> 40th wd. 1448.75 Sq. Ft. BRT#401117700 Improvements: Residential Dwelling CATHERINE GOODLEY AND HENRY GOODLEY C.P. August Term, 2013 No. 00347 \$100,542.09 Udren Law Offices, P.C.</p>	<p><b>1402-346</b> <b>1500 West Ruscomb Street 19141-2208</b> 17th wd. 3085.63 Sq. Ft. OPA#171041500 Improvements: Residential Property MURRAY DIXON AND JANEL DIXON-WORRELL C.P. June Term, 2013 No. 02381 \$70,206.74 Phelan Hallinan, L.L.P.</p>	<p><b>1402-431</b> <b>1140 Passmore Street 19111-5412</b> 53rd wd. 1962 Sq. Ft. BRT#531102400 Improvements: Residential Property RAJU A. VARGHESE AND ANNAMMA RAJU, HUSBAND AND WIFE C.P. December</p>	<p><b>1402-511</b> <b>332 East Roosevelt Boulevard 19120-3949</b> 42nd wd. 2250.80 Sq. Ft. BRT#421130800</p>
<p><b>1401-678</b> <b>4939 North 12th Street 19141-3509</b> 49th wd. 1920.38 Sq. Ft. OPA#491452300 Improvements: Residential Property</p>				



SHERIFF'S SALE

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.

**1402-527**  
**4805 East Howell Street 19135** 41st  
wd. 1189.12 Sq. Ft. BRT#411109800  
Improvements: Residential Property  
YARILIS RUIZ C.P. July Term, 2013 No.  
02316 \$97,764.00 KML Law Group, P.C.

**1402-542**  
**1059 Edgemore Road 19151-3009** 34th wd.  
1120 Sq. Ft. BRT#344387800 Subject to  
Mortgage Improvements: Residential Dwelling  
EDWARD CRAWFORD C.P. July Term,  
2012 No. 04496 \$88,426.26 Powers, Kirn &  
Javardian, L.L.C.

**1402-546**  
**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.

**1402-551**  
**4226 Ormond Street 19124** 33rd wd. 810  
Sq. Ft. BRT#332535100 Improvements:  
Residential Property  
LAPINA JAMISON C.P. June Term, 2009 No.  
04659 \$49,163.85 KML Law Group, P.C.

**1402-559**  
**8625 Ditman Street 19136** 65th wd. 1600  
Sq. Ft. BRT#652298200 Improvements:  
Residential Property  
ANTONIO J. RIOS C.P. May Term, 2013 No.  
03758 \$145,533.38 KML Law Group, P.C.

**1402-560**  
**Premises “A” 2506 South 22nd Street,**  
**Premises “B” 2506R South 22nd Street 19145**  
26th wd. Premises “A” 2125 Sq. Ft.; Premises  
“B” 665 Sq. Ft. “A” OPA#262204800; “B”  
OPA#262204820 Improvements: Residential  
Dwelling  
GREGORY TENUTO AND MICHELLE  
TENUTO C.P. October Term, 2012 No. 03454  
\$342,299.73 Joseph R. Loverdei, Esq.

**1402-565**  
**6230 Torresdale Avenue 19135-3719** 41st wd.  
1701.90 Sq. Ft. BRT#411291700 Subject to  
Mortgage Improvements: Row B/gar 1 Story  
Masonry  
JOHN R. KLEMICK C.P. July Term, 2013 No.  
02894 \$65,439.08 Milstead & Associates,  
L.L.C.

**1402-574**  
**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.

**1402-601**  
**513 Saint Michael Drive 19148** 39th  
wd. 1489.50 Sq. Ft. BRT#392227726  
Improvements: Residential Dwelling  
NO HUYNH AND JIMMY TRAN C.P. June  
Term, 2009 No. 02839 \$256,841.80 Udren  
Law Offices, P.C.

**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.

**1402-622**  
**212-20 Race Street, Unit 3C 19106** 5th  
wd. 1820 Sq. Ft.; res condo. 4sty mason-  
ry BRT#888040509 Improvements:  
Condominium  
JUDE T. MACINTOSH C.P. July Term, 2013  
No. 02007 \$273,960.96 McCabe, Weisberg,  
& Conway, P.C.

**1402-639**  
**7349 Dicks Avenue 19153** 40th wd. 1120 Sq.  
Ft.; row b/gar 2sty masonry BRT#404328500  
Improvements: Residential Dwelling  
DARCIE L. PHILPOTT C.P. August Term,  
2008 No. 02940 \$107,630.82 McCabe,  
Weisberg, & Conway, P.C.

**1402-646**  
**1527 Womrath Street 19124-4550** 23rd wd.  
1591 Sq. Ft. OPA#232012100 Improvements:  
Residential Property  
JOHN D. CONNOR C.P. July Term, 2012 No.  
03406 \$109,510.00 Phelan Hallinan, L.L.P.

SHERIFF'S SALE

**The following property, sale of which was post-  
poned from the March 4, 2014 Sheriff's Sale, will be  
offered for sale on TUESDAY, May 6, 2014.**

**1403-301**  
**5116 North 9th Street 19141-4004** 49th wd.  
1168 Sq. Ft. OPA#492143900 Improvements:  
Residential Property  
TED E. BAKER AKA TED BAKER C.P. July  
Term, 2011 No. 00599 \$37,852.23 Phelan  
Hallinan, LLP

**1403-302**  
**3660 Chesterfield Road 19114-1806** 66th wd.  
9282 Sq. Ft. OPA#661039000 Improvements:  
Residential Property  
CLAIRE ORR AND BRUCE A. ORR C.P.  
March Term, 2013 No. 02420 \$212,441.81  
Phelan Hallinan, LLP

**1403-303**  
**2808 Welsh Road A, aka 2808 Welsh Road,**  
**Unit A 19152-1505** 57th wd. 2944.06 Sq. Ft.  
OPA#571034866 Improvements: Residential  
Property  
VENDREDI CHEA C.P. July Term, 2012 No.  
03995 \$218,825.76 Phelan Hallinan, LLP

**1403-309**  
**1536 North Lawrence Street 19122-3721**  
18th wd. 1017 Sq. Ft. OPA#182256000  
Improvements: Residential Property  
ROMEO CONSTANCE C.P. March Term,  
2013 No. 03211 \$260,385.34 Phelan  
Hallinan, LLP

**1403-315**  
**1342 North 57th Street 19131** 4th wd. 1434  
Sq. Ft. BRT#043103900 Subject to Mortgage  
Improvements: Residential Property  
JERILYN TIMPSON AND MIKE TIMPSON,  
HER HUSBAND AS TENANTS BY THE  
ENTIRETY C.P. November Term, 2011 No.  
2663 \$100,851.64 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

**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

**1403-318**  
**4814-18 Griscom Street 19124** 23rd wd.  
7615.80 Sq. Ft. BRT#232435410 Subject to  
Mortgage Improvements: Residential Property  
ADRIAN DEJESUS AND BRENDA DAVILA,  
AS JOINT TENANTS C.P. November Term,  
2011 No. 0966 \$177,219.40 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

**1403-326**  
**2403 East Allegheny Avenue 19134** 45th wd.  
80 x 15.9 BRT#45-1-002300, PRCL#45-1-  
002300 Improvements: Residential Property  
TRACY A. BARANIECKI BY DEED FROM  
DIANA M. BARANIECKI AND CATHLEEN  
M. CRAVEN, DATED MAY 10, 2006 AND  
RECORDED SEPTEMBER 26, 2006 IN THE  
OFFICE OF THE RECORDER OF DEEDS  
IN AND FOR PHILADELPHIA COUNTY AS  
INTSRUMENT #51537886. C.P. December  
Term, 2012 No. 01228 \$144,977.33 Martin  
S. Weisberg, Esq.

**1403-330**  
**817 South 60th Street 19143** 3rd wd. 1566  
Sq. Ft. BRT#033199500 Improvements:  
Residential Property  
BEVERLY R. PARKER C.P. February Term,  
2011 No. 4057 \$131,946.90 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

**1403-336**  
**340 North 61st Street 19139-1107** 34th  
wd. 1057.50 Sq. Ft. OPA#341147900  
Improvements: Residential Property  
DENISE F. CLARK C.P. March Term, 2012  
No. 00206 \$18,713.47 Phelan Hallinan, LLP

**1403-337**  
**2205 East Huntingdon Street 19125-**  
**1808** 31st wd. 825 Sq. Ft. OPA#314154600  
Improvements: Residential Property  
RUTH ROTINSULU POTTER AND  
BENJAMIN MARK POTTER C.P. September  
Term, 2012 No. 01611 \$155,294.78 Phelan  
Hallinan, LLP

**1403-339**  
**2404 South Alder Street 19148-3626** 39th wd.  
714 Sq. Ft. OPA#394134500 Improvements:  
Residential Property  
ANTONIO BORRIELLO AND DANIELLE  
PUORRO C.P. June Term, 2012 No. 00052

SHERIFF'S SALE

\$119,982.61 Phelan Hallinan, LLP

**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.

**1403-342**  
**1625 North Redfield Street 19151-3920**  
34th wd. 1200 Sq. Ft. OPA#342168100  
Improvements: Residential Property  
DENISE ALLEN C.P. August Term, 2012 No.  
02666 \$87,664.29 Phelan Hallinan, LLP

**1403-346**  
**6656 Blakemore Street 19119** 22nd  
wd. 1517.23 Sq. Ft. BRT#221286100  
Improvements: Residential Dwelling  
SHERRI JEFFRIES AND CARL PRAY C.P.  
March Term, 2010 No. 05237 \$171,561.47  
Udren Law Offices, P.C.

**1403-347**  
**6239 Pine Street 19143** 3rd wd. 1143.75  
Sq. Ft. BRT#03-2-041100 Improvements:  
Residential Dwelling  
CARRIE MIDDLETON C.P. April Term,  
2013 No. 01010 \$57,801.84 Udren Law  
Offices, P.C.

**1403-348**  
**1156 South Carlisle Street 19146-3106** 36th  
wd. 1125 Sq. Ft. BRT#365025700 Subject to  
Mortgage Improvements: Residential Dwelling  
GAIL CASILE C.P. June Term, 2012 No.  
01417 \$190,333.77 Powers, Kirn &  
Javardian, LLC

**1403-349**  
**52 East Clapier Street 19144-5933** 12th wd.  
1181.05 Sq. Ft. BRT#121023000 Subject to  
Mortgage Improvements: Residential Dwelling  
WILLIE MAE BRYAN C.P. November Term,  
2012 No. 01125 \$58,421.72 Powers, Kirn  
& Javardian, LLC

**1403-350**  
**6354 Cottage Street 19135-3221** 41st  
wd. 1451.40 Sq. Ft. OPA#552390000  
Improvements: Residential Property  
DAVID D. GAETA C.P. May Term, 2012 No.  
03177 \$111,193.62 Phelan Hallinan, LLP

**1403-356**  
**616 Fountain Street 19128-2404** 21st wd.  
4128 Sq. Ft. OPA#213327528 Improvements:  
Residential Property  
VERNAL R. VADEN C.P. April Term, 2012  
No. 00154 \$187,737.82 Phelan Hallinan,  
LLP

**1403-360**  
**1610 East Roumfort Road 19150** 50th  
wd. 2575.06 Sq. Ft. BRT#501500400  
Improvements: Residential Dwelling  
TALIBA V. HOLLIDAY C.P. September 2013  
No. 000187 \$176,767.55 Martha E. Von  
Rosenstiel, Esq., Heather Riloff, Esq.

**1403-361**  
**1324 Locust Street, Unit #317 19107** 5th wd.  
0 Sq. Ft. BRT#888115272 Improvements:  
Residential Dwelling  
JOHN P. KEALEY C.P. May Term, 2011 No.  
01637 \$139,862.47 Udren Law Offices, P.C.

**1403-363**  
**247 West Fisher Avenue 19120** 42nd  
wd. 1112.25 Sq. Ft. BRT#422254300  
Improvements: Residential Property  
GENNIA LYNN WESCOTT AND BARBARA  
A. WESCOTT C.P. August Term, 2013 No.  
000478 \$73,481.84 Amy Glass, Esq.

**1403-368**  
**1835 South 12th Street 19148** 39th wd. 960  
Sq. Ft. BRT#394591300 Improvements:  
Residential Dwelling  
ROSEMARIE SCRENCI AKA ROSA MARIE  
SCRENCI AND CARLO V. SCRENCI C.P.  
July Term, 2013 No. 004455 \$106,529.20  
Martha E. Von Rosenstiel Esquire, Heather  
Riloff, Esq.

**1403-369**  
**5961 Shisler Street 19149-3728** 1650 Sq.  
Ft. BRT#531286500 Subject to Mortgage  
Improvements: Residential Dwelling  
MERLYN HORSFORD C.P. September Term,  
2012 No. 03263 \$51,813.51 Powers, Kirn  
& Javardian, LLC

**1403-370**  
**1427 Elbridge Street 19149-2740** 54th wd.  
2030.31 Sq. Ft. BRT#541112700 Subject to  
Mortgage Improvements: Residential Dwelling  
JUSTICE K. TAKYI-BUACHIE C.P. March  
Term, 2013 No. 02204 \$125,631.09 Powers,

SHERIFF'S SALE

Kirn & Javardian, LLC

**1403-371**  
**1968 West Sparks Street 19141** 49th wd.  
1470 Sq. Ft. BRT#171274400 Improvements:  
Residential Property  
BONITA K. TURNER, ADMINISTRATRIX  
OF THE ESTATE OF BETTY J. TINSLEY,  
DECEASED C.P. July Term, 2013 No. 000213  
\$31,503.16 Amy Glass, Esq.

**1403-373**  
**1617 Wakeling Street 19124** 62nd wd. 1953.63  
Sq. Ft. BRT#622000600 Improvements:  
Residential Property  
SHAYA GROSS C.P. September 2013 No.  
002094 \$84,972.18 Amy Glass, Esq.

**1403-379**  
**7249 Souder St 19149-1228** 35th wd. 1495.44  
Sq. Ft. BRT#139N19-69 Improvements: Row  
B/gar 2 Story Masonry  
DENNIS T. ANTHONY AKA DENNIS  
TIMOTHY ANTHONY C.P. December Term,  
2011 No. 03328 \$92,604.12 Milstead &  
Associates, LLC

**1403-381**  
**1521 South Taylor Street 19146-4011**  
36th wd. 726.75 Sq. Ft. BRT#36-4-1773-00  
Improvements: Row 2 Story Masonry  
ISRAEL JIMENEZ AKA ISRAEL  
VILLAFANA C.P. September Term, 2012 No.  
02660 \$89,934.94 Milstead & Associates,  
LLC

**1403-382**  
**4549 Melrose Street 19124-4115** 23rd wd.  
1400 Sq. Ft. BRT#231026100 Improvements:  
Residential Property  
NORBERT A. NAVARRO AND SUZZIE  
NAVARRO, AS TENANTS BY THE  
ENTIRETIES C.P. March Term, 2012 No.  
00722 \$81,311.31 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

**1403-383**  
**11029 Rennard Street 19116-2621** 58th wd.  
3517 Sq. Ft. OPA#582379000 Improvements:  
Residential Property  
ROBERT G. BURKE AND DONNA BURKE  
C.P. May Term, 2012 No. 01653 \$201,268.41  
Phelan Hallinan, LLP

**1403-385**  
**3010 Salmon Street 19134** 25th wd. 1324  
Sq. Ft. BRT#251191600 Improvements:  
Residential Property  
JOSEPH R. MONTE, AS SOLE OWNER C.P.  
May Term, 2013 No. 00012 \$127,381.69  
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

**1403-386**  
**1724 Watkins Street 19145-2119** 36th wd.  
665 Sq. Ft. OPA#365396200 Improvements:  
Residential Property  
RICHARD RHODOMOYER C.P. November  
Term, 2011 No. 02954 \$52,202.53 Phelan  
Hallinan, LLP

**1403-387**  
**215 North Cecil Street 19139** 4th wd. 1018  
Sq. Ft. BRT#042209100 Subject to Mortgage  
Improvements: Residential Property  
DANIEL GWYNN AND BEATRICE GWYNN,  
HIS WIFE C.P. January Term, 2012 No. 1440  
\$4,519.43 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

**1403-388**  
**7011 Montague Street 19135-1703** 55th  
wd. 2283.30 Sq. Ft. OPA#552304300  
Improvements: Residential Property  
PATRICIA A. BERGEY C.P. December  
Term, 2011 No. 00034 \$149,286.69 Phelan  
Hallinan, LLP

**1403-389**  
**5521 Spruce Street 19139-3932** 46th wd.  
1564 Sq. Ft. BRT#604063100 Improvements:  
Semi Det 2 Story Masonry  
DANA NIBBLINS C.P. December Term,  
2009 No. 03180 \$26,272.96 Milstead &  
Associates, LLC

**1403-392**  
**3630 Jasper Street 19134-1512** 45th  
wd. 940.68 Sq. Ft. OPA#452388200  
Improvements: Residential Property  
ALEKSANDR STIONOV C.P. October  
Term, 2012 No. 00309 \$61,401.25 Phelan  
Hallinan, LLP

**1403-393**  
**7134 Keystone Street 19135-1421** 65th wd.  
1800 Sq. Ft. BRT#651303600 Improvements:  
Semi/det 2.5 Sty Frame  
JENNIFER FINN C.P. July Term, 2013 No.

SHERIFF'S SALE

02135 \$157,030.05 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.  
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

**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

**1403-419**  
**915 Marcella Street 19124** 35th wd. 1050  
Sq. Ft. OPA#351127600 Improvements:  
Residential Property  
RAMONA A. GUIZARRI AKA RAMONA C  
FERMIN C.P. October Term, 2006 No. 01658  
\$135,619.57 Phelan Hallinan, LLP

**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.

**1403-424**  
**2596 Cranston Road 19131** 52nd wd. 5640  
Sq. Ft. BRT#521389900 Improvements: Apt  
2-4 Units 2sty Masonr  
EFEDUA E. OKOLO AND ROSEMARY  
OKOLO C.P. May Term, 2013 No. 00397  
\$123,275.80 Richard J. Weitzman, Esq.; Law  
Offices of Richard J. Weitzman, P.C.

**1403-426**  
**34 Ashmead Place South 19144** 12th  
wd. 1288.8 Sq. Ft. BRT#12-3-083100  
Improvements: Residential Dwelling  
ALICE LASHLEY AND KELVIN A.  
LASHLEY C.P. November Term, 2012 No.  
02933 \$80,962.26 Udren Law Offices, P.C.

**1403-428**  
**6639 Leeds Street 19151** 34th wd. 968 Sq.  
Ft. BRT#34-4-0369-00 Improvements:  
Residential Dwelling  
ARLENE YOUNG C.P. April Term, 2013 No.  
05067 \$71,244.44 Udren Law Offices, P.C.

**1403-429**  
**7672 Woodcrest Avenue 19151** 34th wd. 1320  
Sq. Ft. BRT#343190300, BRT#34-66N3-158  
Improvements: Residential Dwelling  
TARA BROWN C.P. May Term, 2013 No.  
01998 \$173,018.99 Udren Law Offices, P.C.

**1403-430**  
**4759 Vista Street 19136** 41st wd. 986.58  
Sq. Ft. BRT#651037600 Improvements:  
Residential Property  
JOHN PRIOR AND DOROTHY PRIOR C.P.  
September 2013 No. 003872 \$57,237.29  
Amy Glass, Esq.

**1403-432**  
**2201 Strahle Street, Apartment E101**  
**19152-2524** 56th wd. BRT#888560090  
Improvements: Residential Dwelling  
IOURI LOBOV C.P. February Term, 2013 No.  
01179 \$84,196.16 Law Offices of Gregory  
Javardian, Esq.

**1403-448**  
**929 North 28th Street 19130-1231** 29th  
wd. 893.26 Sq. Ft. OPA#292088700  
Improvements: Residential Property  
JOHN S MARTIN C.P. December Term, 2010  
No. 01598 \$100,370.66 Phelan Hallinan,  
LLP



## SHERIFF'S SALE

**1403-452**  
**1905 North Etting Street 19121-2614** 32nd wd. 630 Sq. Ft. OPA#323179300 Improvements: Residential Property  
**KELLEUM SMALLS** C.P. December Term, 2012 No. 03119 \$67,594.18 Phelan Hallinan, LLP

**1403-454**  
**2601 Pennsylvania Avenue #753, aka, 2601 Pennsylvania Avenue Unit 753 19130-2335** 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#888072998 Improvements: Condominium  
**TAJ REID AND MARSHA REID** C.P. July Term, 2013 No. 03998 \$216,817.76 Phelan Hallinan, LLP

**1403-459**  
**5045 North 16th Street 19141-2240** 17th wd. 1376 Sq. Ft. OPA#172115400 Improvements: Residential Property  
**RAYMOND T. BLUE AND VERONICA I. BLUE** C.P. March Term, 2009 No. 02130 \$59,428.08 Phelan Hallinan, LLP

**1403-463**  
**324 Stevens Street 19111-6021** 35th wd. 1561.51 Sq. Ft. OPA#352182500 Improvements: Residential Property  
**DAVID W. TURNER** C.P. February Term, 2013 No. 01697 \$117,538.23 Phelan Hallinan, LLP

**1403-468**  
**6635 North 5th Street 19126-3004** 61st wd. 2556.94 Sq. Ft. OPA#611-1-096400 Improvements: Residential Property  
**EUGENE E. CHUNG AND KATHLEEN B. CHUNG** C.P. September Term, 2012 No. 02647 \$107,243.35 Phelan Hallinan, LLP

**1403-469**  
**4608 Conshohocken Avenue 19131-2703** 52nd wd. 1440 Sq. Ft. OPA#521187200 Improvements: Residential Property  
**QUNADA R. HOWIE BURTH, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT L. HOWIE, DECEASED. TANYA D. HOWIE, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT L. HOWIE, DECEASED. CHERYL ANN NELSON, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT L. HOWIE, DECEASED. ROSCHAEEL GARFIELD, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT L. HOWIE, DECEASED. SABRINA HOWIE IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT L. HOWIE, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT L. HOWIE, DECEASED.** C.P. December Term, 2012 No. 01691 \$43,893.94 Phelan Hallinan, LLP

**1403-470**  
**4905 Haverford Avenue 19139-1706** 34th wd. 864 Sq. Ft. OPA#441217400 Improvements: Residential Property  
**CONSTANTINE G. GLYPTIS AND MIRELA ARGHIROPOL** C.P. March Term, 2013 No. 01428 \$66,416.26 Phelan Hallinan, LLP

**1403-473**  
**1317 Snyder Avenue 19148-5514** 39th wd. 1350 Sq. Ft. BRT#394274600 Improvements: Residential Property  
**LAWRENCE J. RAO, JR.** C.P. January Term, 2012 No. 3019 \$157,091.58 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

**1403-474**  
**3611 East Crown Avenue aka 3611 Crown Avenue East 19114** 66th wd. 2266.88 Sq. Ft. BRT#661232100 Improvements: Residential Property  
**ROBERT J. HANNA AND KAREN HANNA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** C.P. August Term, 2011 No. 0148 \$140,813.48 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

**1403-475**  
**2804 Agate Street 19134-4202** 25th wd. 700 Sq. Ft. OPA#252338700 Improvements: Residential Property  
**MARK FERNANDEZ** C.P. February Term, 2013 No. 00472 \$123,267.06 Phelan Hallinan, LLP

**1403-476**  
**922 New Market Street 19123-2306** 5th wd. 1412.80 Sq. Ft. OPA#057034900 Improvements: Residential Property

## SHERIFF'S SALE

**NICOLE D. BROWN-CLARK AKA NICOLE BROWN-CLARK** C.P. September Term, 2013 No. 02000 \$393,577.17 Phelan Hallinan, LLP

**1403-478**  
**7265 Pitville Avenue 19126** 50th wd. 1353.20 Sq. Ft. OPA#101058300 Improvements: Residential Property  
**INGRID M. RANSOM** C.P. November Term, 2007 No. 01809 \$245,979.42 Phelan Hallinan, LLP

**1403-481**  
**6834 Large Street 19149-2109** 54th wd. 1563.79 Sq. Ft. OPA#542224900 Improvements: Residential Property  
**ABIGAIN MERCADO VELEZ AKA ABIGAN MERCADO VELEZ AND HAYDEE MERCADO VELEZ** C.P. September Term, 2013 No. 03897 \$53,775.68 Phelan Hallinan, LLP

**1403-487**  
**6143 North Mascher Street 19120-1941** 61st wd. 1139 Sq. Ft. OPA#611021400 Improvements: Residential Property  
**CELIA DANCY** C.P. June Term, 2013 No. 01754 \$86,372.80 Phelan Hallinan, LLP

**1403-488**  
**4618 Melrose Street 19137-1109** 45th wd. 1344 Sq. Ft. OPA#453439300 Improvements: Residential Property  
**JOSEPH REIS SR. AND COLLEEN MOON** C.P. June Term, 2009 No. 03323 \$108,044.37 Phelan Hallinan, LLP

**1403-490**  
**225 West Mount Pleasant Avenue 19119-2414** 9th wd. 3717.70 Sq. Ft. OPA#092003900 Improvements: Residential Property  
**DEBORAH D. GARRETT, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF FLORENCE G. GARRETT. CRAIG M. GARRETT IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF FLORENCE G. GARRETT.** C.P. May Term, 2013 No. 00146 \$209,030.20 Phelan Hallinan, LLP

**1403-492**  
**517 West Rockland Street 19120-3743** 49th wd. 1275 Sq. Ft. OPA#491120400 Improvements: Residential Property  
**MARIA RAMOS, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF ANGELO SCOTT, JR. ANA MARIE SCOTT, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANGELO SCOTT, JR. ANGELO SCOTT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ANGELO SCOTT, JR. SIAYA MARIE SCOTT, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANGELO SCOTT, JR. SHARIMAR MARIE SCOTT, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANGELO SCOTT, JR. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGEL SCOTT, DECEASED.** C.P. March Term, 2012 No. 00748 \$43,037.23 Phelan Hallinan, LLP

**1403-495**  
**1883 Conlyn Street 19141-1205** 17th wd. 1902.28 Sq. Ft. BRT#17-1-1466-00 Improvements: Row B/gar 2 Story Stone  
**KEVIN A. KING** C.P. August Term, 2011 No. 03257 \$114,535.88 Milstead & Associates, LLC

**1403-499**  
**2950 North 6th Street 19133** 37th wd. 875 Sq. Ft. BRT#372005400 Improvements: Residential Property  
**NICHOLAS LOMAX** C.P. January Term, 2013 No. 002129 \$60,004.08 Amy Glass, Esq.

**1403-500**  
**2831 North Taylor Street 19132** 38th wd. 623.35 Sq. Ft. BRT#38-1-0298-00 Improvements: Residential Dwelling  
**ESTATE OF EUNICE B. DOCKERY C/O CHALRES A. EDWARDS, PERSONAL REPRESENTATIVE. CHARLES A. EDWARDS, PERSONAL REPRESENTATIVE OF THE ESTATE OF EUNICE B. DOCKERY. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EUNICE B. DOCKERY, DECEASED. DARLENE BROWN, KNOWN HEIR OF EUNICE B. DOCKERY, MONIQUE BROWN, KNOWN HEIR OF EUNICE B. DOCKERY, GEORGE DOCKERY, KNOWN HEIR OF EUNICE B. DOCKERY.** C.P. May Term, 2012 No. 00019 \$31,195.26 Udren Law Offices, P.C.

**1403-502**  
**5336 Ella Street 19120** 42nd wd. 6415 Sq. Ft. BRT#42-1-308400 Improvements: Residential Dwelling  
**MELROSE ROBINSON** C.P. May Term, 2013 No. 02667 \$115,784.27 Udren Law Offices, P.C.

## SHERIFF'S SALE

**1403-505**  
**4423 Marple Street 19136** 65th wd. 1450.80 Sq. Ft. BRT#651108700 Improvements: Residential Dwelling  
**CRYSTAL HUFFMAN** C.P. September Term, 2013 No. 01386 \$124,172.35 Udren Law Offices, P.C.

**1403-506**  
**141 West Champlost Avenue 19120** 61st wd. 1020.00 Sq. Ft. BRT#612170300 Improvements: Residential Dwelling  
**CHANTHA OEUW** C.P. June Term, 2013 No. 01323 \$112,335.44 Udren Law Offices, P.C.

**1403-509**  
**312 Hoffnagle Street 19111** 63rd wd. 5135.13 Sq. Ft. BRT#63-1-379700 Subject to Mortgage Improvements: Residential Dwelling  
**MICHAELA M. PARROTTI** C.P. July Term, 2010 No. 01319 \$42,892.68 Mark J. Udren, Esq.

**1403-513**  
**641 West Allegheny Avenue 19133-2408** 37th wd. 1280 Sq. Ft. BRT#37-2-4483-00 Improvements: Commerical Property  
**641 SANTIAGO REAL ESTAE VENTURES, LLC** C.P. July Term, 2011 No. 01790 \$183,375.40 Wilentz, Goldman & Spitzer P.A.

**1403-521**  
**7321 Palmetto Street 19111** 35th wd. 1350 Sq. Ft. BRT#561011300 Improvements: Residential Dwelling; Semi Det 2sty Masonry  
**SEAN ALIVERA** C.P. September Term, 2012 No. 03448 \$219,578.59 McCabe, Weisberg & Conway, P.C.

**1403-523**  
**5011-15 Penn Street 19124** 62nd wd. 3320 Sq. Ft. BRT#621490400 Subject to Mortgage Improvements: Residential Dwelling; Semi/det 3sty Masonry  
**ROBERT L. TATUM AND SHAWANDA R. TATUM** C.P. November Term, 2011 No. 03580 \$96,095.25 McCabe, Weisberg & Conway, P.C.

**1403-524**  
**2212 West Berks Street 19121** 32nd wd. 1254 Sq. Ft. BRT#322225701 Subject to Mortgage Improvements: Residential Dwelling; Row 2sty Masonry  
**ROBIN D. GAYMON** C.P. December Term, 2012 No. 01391 \$33,547.63 McCabe, Weisberg & Conway, P.C.

**1403-526**  
**6726 Dorel Street 19142** 40th wd. 16'3" frontage x 70' depth OPA#406350300 Improvements: Residential Property  
**FATU F. MOSES** C.P. April Term, 2013 No. 004994 \$87,188.08 Richard M. Squire & Associates, LLC

**1403-527**  
**8816 Ridge Avenue, Unit 7 19128** 21st wd. 1632 Sq. Ft. BRT#21-2-5228-18 Improvements: Residential Property  
**CHARLTON MEDLEY AND SYBIL MCKNIGHT-MEDLEY, AS TENANTS BY THE ENTIRETY** C.P. July Term, 2011 No. 0600 \$337,317.61 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

**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. 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

**1403-529**  
**550 West Duncannon Avenue 19120-3139** 49th wd. 1170 Sq. Ft. BRT#492021400 Improvements: Residential Property  
**AMOS A. LEWIS AND EVA D. LEWIS, HIS WIFE** C.P. August Term, 2012 No. 1807 \$82,640.04 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

**1403-530**  
**2630 South Muhlfeld Street aka 2630 South Muhlefeld Street 19142** 40th wd. 1157.28 Sq. Ft. BRT#406160600 Improvements: Residential Property  
**ARIF J. BURROUGHS AND DOMINIQUE A. STEVENS** C.P. January Term, 2011 No. 0945 \$70,047.11 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

**1403-533**  
**6017 Agusta Street 19149** 53rd wd. 1138 Sq. Ft. BRT#531258400 Improvements:

## SHERIFF'S SALE

Residential Property  
**SHAWNA BARNES, ALICIA BROWN AND AJEYKEA BROWN, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** C.P. October Term, 2011 No. 2890 \$87,218.90 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

**1403-540**  
**8908 Fairfield Street 19152** 57th wd. 3346.35 Sq. Ft. BRT#571717100 Improvements: Residential Property  
**VICTORIA HODGE AND FRANK MURPHY** C.P. October Term, 2012 No. 4422 \$264,053.98 Amy Glass, Esq.

**1403-545**  
**5017 Tulip Street 19124-2221** 62nd wd. 990 Sq. Ft. BRT#622461600 Subject to Mortgage Improvements: Residential Dwelling  
**KEISHA N. NORTHINGTON** C.P. December Term, 2012 No. 02128 \$87,245.68 Powers, Kirm & Javardian, LLC

**1403-546**  
**5917 Baltimore Avenue 19143-3034** 46th wd. 931.89 Sq. Ft. OPA#033178200 Improvements: Residential Property  
**JOCELYN A. CHARLESTON; JOSEPH G. CHARLESTON, JR.** C.P. October Term, 2011 No. 04320 \$8,528.31 Phelan Hallinan, LLP

**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.

**1403-550**  
**2104 Delaire Landing Road 2-104 19114** 65th wd. 1224 Sq. Ft. BRT#888650455 Improvements: Condominium; Res Condo 2sty Frame  
**STEVEN A. BERMAN AND JEFFERY S. BERMAN, ADMINISTRATOR OF THE ESTATE OF STEVEN A. BERMAN, DECEASED MORTGAGOR AND REAL OWNER** C.P. August Term, 2013 No. 01851 \$105,505.82 McCabe, Weisberg & Conway, P.C.

**1403-558**  
**713 West Wingohocking Street 19140** 49th wd. 1290 Sq. Ft. BRT#491008100 Subject to Mortgage Improvements: Residential Dwelling; Semi Det 2sty Masonry  
**DR. NDUBUISI O. OKORO AND BRENDA OKORO** C.P. June Term, 2013 No. 01138 \$43,827.03 McCabe, Weisberg & Conway, P.C.

**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.

## SHERIFF'S SALE

**1403-564**  
**6342 North Opal Street 19141** 50th wd. 1005 Sq. Ft. BRT#172368700 Subject to Mortgage Improvements: Residential Dwelling; Row 2sty Masonry  
**PROPERTY OF EVELYN BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, SHERISE LARAE TEMPLE, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, MICAHIEL BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, TIMOTHY BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN KNOWN SURVIVING HEIRS OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER.** C.P. May Term, 2012 No. 02337 \$67,562.87 McCabe, Weisberg & Conway, P.C.

**1403-565**  
**6017 North American Street 19120** 61st wd. 990 Sq. Ft. BRT#612405900 Improvements: Residential Dwelling; Row B/gar 2sty Masonry  
**EDWARD WALTER BERG** C.P. March Term, 2013 No. 00062 \$76,061.93 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.

**1403-573**  
**1556 North 28th Street 19121** 29th wd. 2700 Sq. Ft. BRT#29210770 Improvements: Residential Dwelling; Row W-off/str 3 Sty Masonry  
**WANDA D. RUCKER AKA WANDA RUCKER** C.P. September Term, 2013 No. 02517 \$141,511.94 McCabe, Weisberg & Conway, P.C.

**1403-576**  
**6701 Lebanon Avenue 19151** 34th wd. 1266 Sq. Ft. BRT#344063700 Improvements: Residential Dwelling; Row 2sty Masonry  
**RENEE VARQUEZ** C.P. September Term, 2013 No. 00777 \$115,982.21 McCabe, Weisberg & Conway, P.C.

**1403-577**  
**1420 East Bristol Street 19124** 33rd wd. 1224 Sq. Ft. BRT#332096300 Subject to Mortgage Improvements: Residential Dwelling; Row B/ gar 2 Story Masonry  
**SERGEY MUSHEYEV AND EDWARD MUSHEYEV** C.P. January Term, 2012 No. 02903 \$105,594.18 McCabe, Weisberg & Conway, P.C.

**1403-578**  
**6945 North 15th Street, Unit #5A 19126** 875 Sq. Ft. BRT#88-8-05-69-20 Improvements: Condominium; Res Condo 3sty Masonry  
**KEITH A. ROYAL AKA KEITH ROYAL** C.P. July Term, 2013 No. 01841 \$68,675.08 McCabe, Weisberg & Conway, P.C.

**1403-581**  
**7411 Drexel Road 19151** 34th wd. 1260 Sq. Ft. BRT#343211000 Improvements: Residential Dwelling; Row B/gar 2sty Masonry  
**WANDA L. MCQUEEN AND CALVIN MCQUEEN** C.P. June Term, 2013 No. 01125 \$69,366.61 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 Units 2sty Mason  
**ALEXANDER V. KOSTIN** C.P. March Term, 2012 No. 00801 \$190,378.19 McCabe, Weisberg & Conway, P.C.

**1403-586**  
**176 West Spencer St 19120-1938** 61st wd. 1050 Sq. Ft. BRT#612218400 Improvements: Residential Dwelling  
**SARI T. LAM, HIEP CONG TRUONG AND NHU Q. TRUONG** C.P. June Term, 2010 No. 01451 \$65,633.34 Udren Law Offices, P.C.

**1403-591**  
**2609 East Huntingdon Street 19125** 31st wd. 1628 Sq. Ft. BRT#314163300 Subject to Mortgage Improvements: Residential Dwelling; Row 3 Sty Masonry  
**DEBRA GARDNER AND ELIOT BRUCE KAROL** C.P. September Term, 2013 No. 01644 \$155,872.13 McCabe, Weisberg & Conway, P.C.

**1403-592**  
**5021 Ludlow Street 19120** 46th wd. 2944.23 Sq. Ft. BRT#602007000 Improvements: Residential Dwelling; Row 2sty Masonry  
**CHARLENE MCCULLEY** C.P. October



SHERIFF'S SALE
Term, 2006 No. 02703 \$103,460.68 McCabe, Weisberg & Conway, P.C.
<b>1403-594</b>
<b>6016 Washington Avenue 19143</b> 46th wd. 1760 Sq. Ft. BRT#033118800 Improvements: Residential Dwelling; Semi Det 2 Sty Masonry RICHARD F. NELSON, SR. ADMINISTRATOR FOR THE ESTATE OF ANNETTE G. NELSON, DECEASED REAL OWNER AND MORTGAGOR C.P. June Term, 2013 No. 01169 \$113,331.97 McCabe, Weisberg & Conway, P.C.
<b>1403-595</b>
<b>5764 West Oxford Street 19131</b> 52nd wd. 1399 Sq. Ft. BRT#043266100 Improvements: Residential Dwelling; Row B/gar 2sty Masonry ERICKA N. SOLOMON C.P. July Term, 2013 No. 01743 \$101,412.02 McCabe, Weisberg & Conway, P.C.
<b>1403-597</b>
<b>3217 West Hilton Street 19129-1205</b> 38th wd. 915 Sq. Ft. OPA#382033300 Improvements: Residential Property LUTHER J. MIDDLETON C.P. July Term, 2013 No. 04264 \$52,071.89 Phelan Hallinan, LLP
<b>1403-598</b>
<b>6520 Bobolink Place 19142-3328</b> 40th wd. 2569 Sq. Ft. OPA#406567911 Improvements: Residential Property JEFFREY A. BOLTON IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF ESTATE OF RICHARD DIX BOLTON C.P. January Term, 2011 No. 02704 \$130,257.73 Phelan Hallinan, LLP
<b>1403-601</b>
<b>1115 East Upsal Street aka 1115 Upsal Street 19150-2601</b> 50th wd. 3052.74 Sq. Ft. OPA#502310700 Improvements: Residential Property ALONZO PICKRON C.P. August Term, 2013 No. 00988 \$153,285.23 Phelan Hallinan, LLP
<b>1403-602</b>
<b>1505 Marcy Place #AA aka 1505 Marcy Place #A 19115-4285</b> 88th wd. 1107 Sq. Ft. OPA#888560549 Improvements: Residential Property JAMES SZCZUR AND NOEL SZCZUR C.P. August Term, 2013 No. 00279 \$166,385.08 Phelan Hallinan, LLP
<b>1403-605</b>
<b>2443 East Clearfiled Street 19134-4438</b> 25th wd. 1065 Sq. Ft. OPA#251121700 Improvements: Residential Property ANTHONY PIZZARO C.P. June Term, 2012 No. 02626 \$148,697.80 Phelan Hallinan, LLP
<b>1403-608</b>
<b>4414 Vista Street 19136</b> 41st wd. 985.8 Sq. Ft. BRT#41-2-195900 Improvements: Residential Dwelling TETYANA ORINCHAY C.P. August Term, 2013 No. 02445 \$137,987.26 Udren Law Offices, P.C.
<b>1403-609</b>
<b>7051 Lincoln Drive 19119</b> 22nd wd. 1800 Sq. Ft. BRT#223272151 Improvements: Residential Dwelling; Det 2 Sty Frame SHYVONNE K. TAYLOR C.P. June Term, 2013 No. 01119 \$294,830.44 McCabe, Weisberg & Conway, P.C.
<b>1403-611</b>
<b>1274 South 24th Street 19146</b> 36th wd. 1308 Sq. Ft. BRT#361374100 Improvements: Residential Property ROBERT WALKER, AS SOLE OWNER C.P. May Term, 2011 No. 0824 \$63,044.06 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.
<b>1403-618</b>
<b>927 South 54th Street 19143</b> 51st wd. 1280 Sq. Ft. BRT#511065800 Improvements: Residential Property FANNIE L. DAVIS C.P. June Term, 2013 No. 02164 \$47,639.80 KML Law Group, P.C.
<b>1403-619</b>
<b>6116 Palmetto Street 19111</b> 35th wd. 3691.32 Sq. Ft. BRT#352291300 Improvements: Residential Property MANUEL A. ROMAN JR. AND MAXINE ROSARIO C.P. August Term, 2011 No. 03302 \$68,538.69 KML Law Group, P.C.
<div>The following property, sale of which was postponed from the April 1, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, May 6, 2014.</div>
<b>1404-312</b>
<b>3219 Friendship Street 19149</b> 55th wd. 1633 Sq Ft BRT#551419200 Improvements: Residential Property MICHAEL J. LANE C.P. April Term,

SHERIFF'S SALE
2013 No. 03846 \$187,343.46 KML Law Group, P.C.
<b>1404-313</b>
<b>1362 Fanshawe Street 19111</b> 53rd wd. 1203.53 Sq Ft BRT#532034900 Improvements: Residential Property WAYNE M. CROZIER AKA WYANE M. CROZIER AKA WAYNE CROZIE SR. C.P. June Term, 2008 No. 04734 \$125,398.71 KML Law Group, P.C.
<b>1404-315</b>
<b>563 East Marwood Road 19120</b> 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.
<b>1404-317</b>
<b>613 East Willard Street 19134</b> 33rd wd. 780.74 Sq Ft BRT#331084600 Improvements: Residential Property JERMAL M. BRYANT C.P. April Term, 2013 No. 02523 \$34,012.94 KML Law Group, P.C.
<b>1404-318</b>
<b>2113 Fuller Street 19152</b> 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.
<b>1404-319</b>
<b>5654 Pentridge Street 19143</b> 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.
<b>1404-337</b>
<b>1901 Tomlinson Road 19116</b> 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.
<b>1404-339</b>
<b>8112 Lindbergh Blvd 19153</b> 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
<b>1404-373</b>
<b>1532 North Felton Street 19151</b> 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.
<b>1404-375</b>
<b>1008 Bingham Street 19115</b> 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.
<b>1404-388</b>
<b>4351 North 5th Street 19140-2333</b> 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
<b>1404-390</b>
<b>4000 Gypsy Lane, Unit 206 19129-5405</b> 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.
<b>1404-404</b>
<b>8015 Rodney street 19150</b> 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.
<b>1404-416</b>
<b>626 East Raymond Street 19120</b> 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.
<b>1404-417</b>
<b>1152 Brill Street 19124</b> 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
<b>1404-441</b>
<b>5242 North Front Street 19120</b> 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.
<b>1404-443</b>
<b>7319 Woodcrest Avenue 19151-2214</b> 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
<b>1404-444</b>
<b>2439 South 57th Street 19143</b> 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.
<b>1404-448</b>
<b>3475 Weikel Street 19134</b> 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. 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
<b>1404-459</b>
<b>605 West Medary Avenue 19126</b> 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.
<b>1404-462</b>
<b>6731 Magnolia Street 19144-1649</b> 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. 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
<b>1404-470</b>
<b>5351 Eadom Street 19137-1304</b> 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
<b>1404-472</b>
<b>3042 Longshore Avenue 19149-1905</b> 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
<b>1404-474</b>
<b>2837-39 Ridge Avenue 19121</b> 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.
<b>1404-475</b>
<b>6603 McCallum Street 19119</b> 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.
<b>1404-484</b>
<b>2042 North 57th Street 19131</b> 52nd wd. 1212 Sq Ft; row b/gar 2sty masonry BRT#522218000 Improvements: Residential Dwelling KEITH BRIDDELL, EXECUTOR OF THE ESTATE OF ANNIE STEWART, DECEAED 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.
<b>1404-487</b>
<b>846 Tyson Avenue 19111</b> 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.
<b>1404-488</b>
<b>2941 South 66th Street 19142</b> 40th wd. 1360 Sq Ft; row b/gar 2sty masonry BRT#406613400 Improvements: Residential Dwelling

SHERIFF'S SALE
JOSEPH A. LYBRAND C.P. August Term, 2013 No. 02765 \$95,184.15 McCabe, Weisberg, & Conway, P.C.
<b>1404-495</b>
<b>4955 Pennway Street 19124</b> 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.
<b>1404-496</b>
<b>3405 North 11th Street 19140</b> 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.
<b>1404-497</b>
<b>6425 Windsor Street 19142-1428</b> 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.
<b>1404-505</b>
<b>134 East Pleasant Street 19119</b> 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.
<b>1404-506</b>
<b>2524 Almond Street 19125</b> 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.
<b>1404-510</b>
<b>248-250 Market Street 19106</b> 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,
<b>1404-517</b>
<b>325 North 60th Street 19131</b> 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.
<b>1404-519</b>
<b>5308 Rising Sun Avenue 19120</b> 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.
<b>1404-528</b>
<b>11182 Hendrix Street 19116</b> 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.
<b>1404-531</b>
<b>234 South 57th Street 19139</b> 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.
<b>1404-536</b>
<b>6833 North Broad Street 19126</b> 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.
<b>1404-537</b>
<b>5410 Large Street 19124</b> 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.
<b>1404-540</b>
<b>224 East Cheltenham Avenue 19120</b> 61st wd. 2600 Sq Ft BRT#61-1-471800 Improvements: Residential Dwelling CHARLES O. HALL AND CHERYL M. HALL C.P. March Term, 2011 No. 01748 \$158,145.39 Udren Law Offices, P.C.
<b>1404-542</b>
<b>1983 Renovo Street 19138-2225</b> 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.

SHERIFF'S SALE
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
<b>1404-543</b>
<b>418 Longshore Street nka 418 Longshore Ave 19111</b> 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.
<b>1404-548</b>
<b>4132 North 6th Street 19140</b> 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.
<b>1404-552</b>
<b>1412 North 4th Street 19122-3709</b> 18th wd. 841.2 Sq Ft BRT#182229800 Improvements: Residential Dwelling JORDAN NIEVES C.P. June Term, 2013 No. 01516 \$195,981.60 Udren Law Offices, P.C.
<b>1404-569</b>
<b>143 North Wanamaker Street 19139-2444</b> 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
<b>1404-576</b>
<b>1307 South Hicks Street 19146-4831</b> 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
<b>1404-577</b>
<b>4647 Benson Street 19136-2401</b> 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
<b>1404-579</b>
<b>221 North 64th Street 19139</b> 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
<b>1404-587</b>
<b>6039 Buist Avenue 19142</b> 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.
<b>1404-589</b>
<b>4225 Meridian Street 19136</b> 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.
<b>1404-597</b>
<b>1134 Unruh Street 19111-4938</b> 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
<b>1404-599</b>
<b>888 Scattergood Street 19124-1017</b> 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
<b>1404-601</b>
<b>2024 Longshore Avenue 19149</b> 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.
<b>1404-620</b>
<b>1728 Guilford Street 19111-3807</b> 56th wd. 2526.16 Sq Ft OPA#561275400



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
<b>1404-638A-B</b> <b>1320-36 North Front Street Inclusive of 1237 North Hope Street - Premises A - 19122</b> 18th wd. approximately 18,180 Sq Ft more or less BRT#88-4-3430-60 Subject to Mortgage Improvements: Commercial Property <b>1338-1348 North Front Street –Premises B - 19122</b> 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.

## SHERIFF’S SALE OF TUESDAY, MAY 6, 2014

<b>1405-301</b> <b>3053 A Street 19134</b> 7th wd. 952 Sq. Ft. BRT#071372900 Improvements: Residential Property FRANESICO RIVERA AKA FRANCISCO N. RIVERA, JR. C.P. August Term, 2013 No. 02686 \$26,744.90 KML Law Group, PC
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<b>1405-302</b> <b>6744 Woodland Avenue 19142</b> 40th wd. 1664 Sq. Ft. BRT#403153400 Improvements: Residential Property COOPER P LETONA C.P. September Term, 2013 No. 03345 \$110,464.25 KML Law Group, PC
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<b>1405-303</b> <b>4000 Gypsy Lane 247 19129</b> 21st wd. 1054 Sq. Ft. BRT#888210171 Improvements: Residential Property WILLIAM FAIRFAX C.P. July Term, 2013 No. 02817 \$81,500.21 KML Law Group, PC
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<b>1405-304</b> <b>239 West Abbottsford Avenue 19144-4214</b> 13th wd. 2254.21 Sq. Ft. OPA#133039400 Improvements: Residential Property RASHAAN LAWRENCE AKA RASHAN LAWRENCE AND CASSANDRA P. LAWRENCE AKA CASSANDRA LAWRENCE C.P. March Term, 2013 No. 01761 \$172,455.98 Phelan Hallinan, LLP
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<b>1405-305</b> <b>2981 Janney Street 19134-4126</b> 25th wd. 838.30 Sq. Ft. OPA#252403800 Improvements: Residential Property IRENE OBERHOLTZER, IN HER CAPACITY AS HEIR OF REGINA M. SMITH, DECEASED. DANIEL GERRITZ AKA DANIEL GERRETZ, IN HIS CAPACITY AS HEIR OF REGINA M. SMITH, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER REGINA M. SMITH, DECEASED. C.P. April Term, 2012 No. 02547 \$35,478.31 Phelan Hallinan, LLP
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<b>1405-306</b> <b>4822 Devereaux Street 19135</b> 41st wd. 2808.30 Sq. Ft. BRT#411149700 Improvements: Residential Property MELINDA COLON C.P. August Term, 2013 No. 01778 \$135,336.79 KML Law Group, PC
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<b>1405-307</b> <b>7421 Gilbert Street 19138</b> 10th wd. 1440 Sq. Ft. BRT#102484200 Improvements: Residential Property MARY HALLUMS AKA MARY HALLUM C.P. October Term, 2012 No. 01151 \$96,204.38 KML Law Group, PC
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<b>1405-308</b> <b>4229 Markland Street 19124</b> 33rd wd. 1024.28 Sq. Ft. BRT#332503700 Improvements: Residential Property WANDA L. SOUTHERLAND C.P. October Term, 2012 No. 02187 \$117,310.20 KML Law Group, PC
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<b>1405-309</b> <b>1631 East Hunting Park Avenue 19124-4419</b> 33rd wd. 1223.47 Sq. Ft. OPA#332087900 Improvements: Residential Property NYDIA LOPEZ C.P. March Term, 2012 No. 01876 \$92,953.76 Phelan Hallinan, LLP
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<b>1405-310</b> <b>818 Fuller Street 19111-2315</b> 63rd wd. 2409 Sq. Ft. OPA#631315200 Improvements: Residential Property DANIEL P. KEARNEY C.P. January Term, 2012 No. 01853 \$139,425.26 Phelan
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<b>SHERIFF'S SALE</b>  Hallinan, LLP
<b>1405-311</b> <b>2621 South Shields Street aka 2621 Shields street 19142-2713</b> 40th wd. 1296 Sq. Ft. OPA#406026200 Improvements: Residential Property TONI NORRIS C.P. December Term, 2013 No. 01352 \$26,877.26 Phelan Hallinan, LLP

<b>1405-312</b> <b>1423 North 29th Street 19121-3601</b> 29th wd. 1024 Sq. Ft. OPA#292156000 Improvements: Residential Property DWAIN JOHNSON C.P. February Term, 2013 No. 00024 \$92,334.98 Phelan Hallinan, LLP
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<b>1405-313</b> <b>1012 Rosalie Street 19149-3624</b> BRT#352030500 Improvements: Residential Property MARTINE WECHE C.P. January Term, 2013 No. 03814 \$62,599.06 Phelan Hallinan, LLP
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<b>1405-314</b> <b>1835 South 28th Street 19145</b> 48th wd. 1624.25 Sq. Ft. OPA#482345400 Improvements: Residential Property MARC GARGIULO C.P. December Term, 2011 No. 01738 \$51,844.87 Phelan Hallinan, LLP
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<b>1405-315</b> <b>617 West Clearfield Street 19133-2420</b> 37th wd. 1040 Sq. Ft. OPA#372439000 Improvements: Residential Property ELUISIDES VELEZ C.P. May Term, 2013 No. 01892 \$25,232.44 Phelan Hallinan, LLP
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<b>1405-316</b> <b>241 East Sedgwick Street 19119-1807</b> OPA#091N02-0096; OPA#222132600 Improvements: Residential Property CATHERINE CROMARTIE, WILLIE CROMARTIE. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LISA M. CROMARTIE, DECEASED C.P. February Term, 2010 No. 02872 \$320,442.15 Phelan Hallinan, LLP
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<b>1405-317</b> <b>438 East Westmoreland Street 19134-1745</b> 7th wd. 880 Sq. Ft. OPA#073231600 Improvements: Residential Property RICHARD DESOUZA C.P. November Term, 2013 No. 01279 \$60,079.41 Phelan Hallinan, LLP
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<b>1405-318</b> <b>1906 South 28th Street 19145-2408</b> 48th wd. 1438.72 Sq. Ft. OPA#482351200 Improvements: Residential Property FREDDY CHANDRA C.P. March Term, 2013 No. 02706 \$140,662.85 Phelan Hallinan, LLP
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<b>1405-319</b> <b>5232 Sylvester Street 19124-1816</b> 62nd wd. 1570.78 Sq. Ft. OPA#621363400 Improvements: Residential Property ARCADIO HERNANDEZ C.P. July Term, 2006 No. 00533 \$88,173.36 Phelan Hallinan, LLP
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<b>1405-320</b> <b>4522 Marple Street 19136-3716</b> 65th wd. 1132.45 Sq. Ft. OPA#651096200 Improvements: Residential Property RAFFAELE A. SCALICI AKA RAFFAELE SCALICI AND COLLEEN M. SCALICI AKA COLLEEN SCALICI C.P. September Term, 2012 No. 00982 \$87,815.37 Phelan Hallinan, LLP
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<b>1405-321</b> <b>1429 Alcott Street 19149</b> 62nd wd. 1650 Sq. Ft. BRT#621104800 Improvements: Residential Real Estate ELEUTERIO SANTIAGO, JR. C.P. September Term, 2013 No. 01494 \$155,392.21 Stern & Eisenberg, PC
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<b>1405-322</b> <b>3053 Agate Street 19134-4320</b> 25th wd. 1030 Sq. Ft. OPA#252331300 Improvements: Residential Property JORGE I OSPINA AND JESSICA RAMIREZ C.P. May Term, 2012 No. 00965 \$67,755.31 Phelan Hallinan, LLP
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<b>1405-323</b> <b>5832 Lebanon Avenue 19131-3032</b> 52nd wd. 1508.62 Sq. Ft. OPA#522076800 Improvements: Residential Property CHRISTINA EDWARDS C.P. July Term, 2010 No. 03196 \$77,538.52 Phelan Hallinan, LLP
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<b>1405-324</b> <b>1501 East Hunting Park Avenue 19124</b> BRT#871149350; Pin #104N24-66 Improvements: Commercial Real Estate STACY WILLIAMS C.P. June Term, 2013 No. 001136 \$171,979.46 Kristofer B. Chiesa, Esq
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<b>SHERIFF'S SALE</b>  <b>1405-325</b> <b>1149 Hellerman Street 19111</b> 53rd wd. 1935 Sq. Ft. BRT#531130600 Improvements: Residential Property RAJAN THUNDIYETH C.P. September Term, 2013 No. 01099 \$143,709.63 KML Law Group, PC
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<b>1405-326</b> <b>3749 Kensington Avenue 19124</b> 45th wd. 1125 Sq. Ft. BRT#452409400 Improvements: Residential Property KENNETH HAINES C.P. March Term, 2013 No. 03206 \$65,554.45 KML Law Group, PC
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<b>1405-327</b> <b>1304 Farrington Road 19151</b> 34th wd. 2260 Sq. Ft. BRT#343343600 Improvements: Residential Property YOLONDA C CANN C.P. August Term, 2008 No. 00598 \$111,866.56 KML Law Group, PC
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<b>1405-328</b> <b>2439 South Lawrence Street 19148</b> 39th wd. 750 Sq. Ft. BRT#392264500 Improvements: Residential Property CHRISTOPHER GOTTSALK, JR. C.P. March Term, 2013 No. 01657 \$121,848.09 KML Law Group, PC
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<b>1405-329</b> <b>1325 Passmore Street 19149</b> 53rd wd. 1256.50 Sq. Ft. BRT#53117300 Improvements: Residential Property RONALD F SHOUR AND ANN MARIE SHOUR C.P. September Term, 2013 No. 04254 \$13,482.11 KML Law Group, PC
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<b>1405-330</b> <b>7129 Buist Avenue 19142</b> 40th wd. 1221.28 Sq. Ft. BRT#404278400 Improvements: Residential Property KATHLEEN HANNIGAN C.P. June Term, 2013 No. 03208 \$28,896.73 KML Law Group, PC
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<b>1405-331</b> <b>6801 Rutland Street 19149-2119</b> 54th wd. 2754.08 Sq. Ft. OPA#542170201 Improvements: Residential Property JAHANARA BEGUM C.P. October Term, 2013 No. 02442 \$231,703.64 Phelan Hallinan, LLP
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<b>1405-332</b> <b>6904 Lincoln Drive 19119-3009</b> BRT#223277900 Improvements: Residential Property BRENDA ROGERS AND STANLEY B. ROGERS C.P. September Term, 2012 No. 03028 \$627,070.75 Phelan Hallinan, LLP
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<b>1405-333</b> <b>1140 Cantrell Street 19148-0000</b> 39th wd. 720 Sq. Ft. OPA#394047900 Improvements: Residential Property FRANCIS ROSETTI AKA FRANCIS A. ROSETTI C.P. July Term, 2013 No. 02722 \$211,825.87 Phelan Hallinan, LLP
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<b>1405-334</b> <b>5713 Poplar Street 19131-4822</b> 4th wd. 877.50 Sq. Ft. OPA#043016700 Improvements: Residential Property EDGAR BOLDEN AND MARIA BOLDEN AKA MARIA SANTA-BOLDEN C.P. August Term, 2013 No. 00144 \$52,574.86 Phelan Hallinan, LLP
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<b>1405-335</b> <b>3214 Tesdale Street aka 3214 Teesdale Street 19136-4316</b> 64th wd. 2541.87 Sq. Ft. OPA#641157300 Improvements: Residential Property JOSEPHINE RODRIGUEZ C.P. May Term, 2013 No. 01739 \$121,037.98 Phelan Hallinan, LLP
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<b>1405-336</b> <b>2028 North Palethorp Street 19122-1611</b> 18th wd. 519.06 Sq. Ft. OPA#183275600 Improvements: Residential Property LUISA MALENO AND GREGERIO FRANCIS C.P. May Term, 2013 No. 00473 \$59,820.19 Phelan Hallinan, LLP
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<b>1405-337</b> <b>13675 Philmont Avenue, Apartment 27 19116-4402</b> 88th wd. Being and designated as Unit #27 together with a proportionate undivided interest in the common elements (as defined in such declaration) OPA#888583332 Improvements: Condominium DOUGLAS M. MCINTOSH C.P. May Term, 2013 No. 00471 \$271,038.32 Phelan Hallinan, LLP
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<b>1405-338</b> <b>7109 Buist Avenue 19142-1521</b> 40th wd. 1221.28 Sq. Ft. OPA#404277500 Improvements: Residential Property JONATHAN DAVIS C.P. September Term, 2012 No. 00473 \$85,825.46 Phelan Hallinan, LLP
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<b>1405-339</b> <b>2438 South Lee Street 19148-4106</b> 39th wd. 922 Sq. Ft. OPA#391216700 Improvements:
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<b>SHERIFF'S SALE</b>  Residential Property JENNIFER N. ACKER; ROBERT J. FORD C.P. April Term, 2013 No. 04381 \$121,706.85 Phelan Hallinan, LLP
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<b>1405-340</b> <b>11212 Audubon Avenue 19116-2726</b> 58th wd. 4760 Sq. Ft. OPA#582420900 Improvements: Residential Property THERESA DITRO AND JAMES DITRO C.P. April Term, 2012 No. 01462 \$233,173.89 Phelan Hallinan, LLP
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<b>1405-341</b> <b>1124 Marlborough Street 19125-4139</b> 18th wd. 2435.58 Sq. Ft. OPA#18-1-055000 Improvements: Residential Property LOUIS MOORE AND CHRISTIE MOORE C.P. April Term, 2010 No. 03816 \$164,981.32 Phelan Hallinan, LLP
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<b>1405-342</b> <b>7371 Valley Avenue 19128-3223</b> 21st wd. 4300 Sq. Ft. OPA#214176400 Improvements: Residential Property MICHAEL AVRICH C.P. April Term, 2013 No. 05095 \$179,355.49 Phelan Hallinan, LLP
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<b>1405-343</b> <b>8302 Lynnewood Road 19150-3203</b> 50th wd. on the southwest side of Lynnewood Road 28 ft 0 in northwestward from the northwest side of Mt. Airy Avenue. Front 26 ft 6 in; depth 100 ft 0 in. OPA#502029600 MICHELLE D. GRIMES C.P. January Term, 2013 No. 01007 \$251,258.11 Louis P. Vitti, Esq.
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<b>1405-344</b> <b>2804 Fuller Street 19152</b> 64th wd. 2891 Sq. Ft. BRT#641228200 Subject to Mortgage Improvements: Residential Property JOHN SULLICK C.P. May Term, 2012 No. 00232 \$24,154.21 Joann Needleman, Esq.
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<b>1405-345</b> <b>6025 North Mascher Street 19120-1936</b> 61st wd. 1102.50 Sq. Ft. OPA#612447000 Improvements: Residential Property ANTHONY BROWN AND COLEEN BROWN C.P. December Term, 2011 No. 00032 \$108,489.38 Phelan Hallinan, LLP
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<b>1405-346</b> <b>12729 Medford Road 19154-1417</b> 66th wd. 2000 Sq. Ft. OPA#663261700 Improvements: Residential Property SILVIO M. IANNUZZI, III; NANCY L. BOSSERT C.P. February Term, 2012 No. 03096 \$169,344.55 Phelan Hallinan, LLP
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<b>1405-347</b> <b>1100 Kenwyn Street 19124-2516</b> 23rd wd. 2905.10 Sq. Ft. OPA#234171600 Improvements: Residential Property JAMES F SMITH C.P. August Term, 2013 No. 02264 \$177,415.46 Phelan Hallinan, LLP
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<b>1405-348</b> <b>727 Hoffman Street 19148-2407</b> 39th wd. 700 Sq. Ft. OPA#393008100 Improvements: Residential Property JULIE ROBINSON C.P. July Term, 2013 No. 01463 \$114,497.16 Phelan Hallinan, LLP
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<b>1405-349</b> <b>2633 South Mildred Street 19148</b> 39th wd. 750.00 Sq. Ft. OPA#393368000 Improvements: Residential Property QUYEN Q. CHUNG AKA KEVIN CHUNG C.P. August Term, 2011 No. 4669 \$34,194.79 Lauren Berschler Karl, Esq.
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<b>1405-350</b> <b>2944 Jenny Place 19136-1011</b> 57th wd. 1764.80 Sq. Ft. OPA#572040665 Improvements: Residential Property CATHERINE ALINE HOANG C.P. August Term, 2013 No. 02480 \$173,241.99 Phelan Hallinan, LLP
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<b>1405-351</b> <b>6822 Lynford Street 19149-2116</b> 35th wd. 1413.07 Sq. Ft. OPA#542188300 Improvements: Residential Property JAGJIT S. CHAWLA C.P. August Term, 2013 No. 02886 \$80,655.83 Phelan Hallinan, LLP
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<b>1405-352</b> <b>10931 Templeton Drive 19154-4235</b> 58th wd. 2425.85 Sq. Ft. OPA#662149500 Improvements: Residential Property WILLIAM F. ROLAND C.P. March Term, 2012 No. 00207 \$51,110.07 Phelan Hallinan, LLP
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<b>1405-353</b> <b>3568 Gloucester Lane 19114-1907</b> 66th wd. 1995.40 Sq. Ft. BRT#66-1-2478-00 Improvements: Residential Property JENNIFER ONORATO C.P. March Term, 2012 No. 0726 \$184,829.00 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman,
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<b>SHERIFF'S SALE</b>  Esq., Zucker, Goldberg & Ackerman, LLC
<b>1405-354</b> <b>2716 North 46th Street (aka Forty-Six Street) 19131-1503</b> 52nd wd. 1945 Sq. Ft. BRT#52-1230200 Subject to Mortgage Improvements: Residential Property LECHERYL HAWKES C.P. October Term, 2012 No. 0192 \$44,180.90 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

<b>1405-355</b> <b>3825 Fairdale Road 19154</b> 66th wd. 2026.75 Sq. Ft. BRT#66-2573000 Improvements: Residential Property RICHARD GEPHART, JR. C.P. December Term, 2012 No. 0011 \$200,679.66 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
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<b>1405-356</b> <b>3433 G Street 19134-1343</b> 33rd wd. 1410 Sq. Ft. BRT#331334300 Improvements: Residential Property ANNE MCCOLE AND PATRICK J. MCCOLE, JR., MOTHER AND SON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP. C.P. May Term, 2013 No. 01727 \$43,289.50 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
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<b>1405-357</b> <b>2444 South Hutchinson Street aka 2444 Hutchinson Street 19148</b> 39th wd. 940 Sq. Ft. BRT#393478300 Improvements: Residential Property ANDREW TRABOLD C.P. February Term, 2013 No. 00649 \$183,010.29 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
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<b>1405-358</b> <b>136 East Upsal Street AKA 136 Upsal 19119-2339</b> 22nd wd. 3314.10 Sq. Ft. BRT#22-1076400 Improvements: Residential Property CINDY WESTON C.P. May Term, 2012 No. 3465 \$339,407.20 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
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<b>1405-359</b> <b>3655 Frankford Avenue 19134-2129</b> 45th wd. 1247 Sq. Ft. BRT#452266300 Subject to Mortgage Improvements: Residential Property IRIS J. MONTANEZ C.P. August Term, 2012 No. 3575 \$69,302.07 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
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<b>1405-360</b> <b>3535 Chippendale Avenue aka 3535 Chippendale Street 19136-3505</b> 64th wd. 1826.56 Sq. Ft. BRT#642212000 Improvements: Residential Property GAIL KEHAN, AS SOLE TENANT C.P. March Term, 2013 No. 01244 \$63,989.79 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
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<b>1405-361</b> <b>6835 Walker Street 19135-2127</b> 55th wd. 1808 Sq. Ft. BRT#552336600 Subject to Mortgage Improvements: Residential Property BARBARA FRONGELLO, UNMARRIED C.P. May Term, 2013 No. 03987 \$117,272.25 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
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<b>1405-362</b> <b>357 Reno Street 19124</b> 5th wd. 845 Sq. Ft. BRT#056156400 Subject to Mortgage Improvements: Residential Property RICHARD E. ROBERTS, AS SOLE OWNER C.P. March Term, 2011 No. 1295 \$262,957.44 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
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<b>1405-363</b> <b>5422 Market Street 19139</b> 60th wd. 1376 Sq. Ft. BRT#603003400 Improvements: Residential Property RALPH HARRELL, AS SOLE OWNER C.P. April Term, 2011 No. 1848 \$58,454.65 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq.,
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SHERIFF'S SALE

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

**1405-364**  
**3430 Vaux Street 19129-1437** 38th wd. 1393.80 Sq. Ft. BRT#38-2-225100 Improvements: Residential Property  
L. SUE TRAWEEK C.P. January Term, 2012 No. 3226 \$69,100.96 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1405-365**  
**38 Wyneva Street aka 38 West Wyneva Street 19144** 12th wd. 2784.22 Sq. Ft. BRT#123020900 Subject to Mortgage Subject to Rent Improvements: Residential Property  
WARREN FLUCK C.P. March Term, 2011 No. 03404 \$54,231.13 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

**1405-366**  
**6620 Ross Street 19119** 22nd wd. 1095 Sq. Ft. BRT#221218400 Subject to Mortgage Improvements: Residential Property  
JOSEPH M. O'MALLEY, AS SOLE OWNER C.P. November Term, 2010 No. 03505 \$67,766.41 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

**1405-367**  
**7349 Garman Street 19153-2208** 40th wd. 1096 Sq. Ft. BRT#404305900 Improvements: Residential Property  
DAWN R. WHITT C.P. March Term, 2012 No. 1526 \$79,749.17 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

**1405-368**  
**6705 Grovers Avenue 19142-2608** 40th wd. 1362 Sq. Ft. BRT#406352400 Improvements: Row B/gar 2sty Masonry  
FATIMATA SANOGO C.P. May Term, 2013 No. 03133 \$81,550.02 Milstead & Associates, LLC

**1405-369**  
**5349 Eadom Street 19137-1304** 45th wd. 1184 Sq. Ft. BRT#453402900 Improvements: Residential Property  
MARY F. HAGGERTY C.P. January Term, 2013 No. 3629 \$88,294.01 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

**1405-370**  
**743 Gorman Street 19116-3606** 58th wd. 2417 Sq. Ft. BRT#58-2-0149-00L Improvements: S/d W B/g 2s Mas + Other  
PROPERTY OF CRYSTAL A. WRIGHT, INDIVIDUALLY AND AS KNOWN HEIR OF MARJORIE S. OSBOURNE, DECEASED MORTGAGOR AND REAL OWNER, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARJORIE S. OSBOURNE, DECEASED MORTGAGOR AND REAL OWNER. C.P. February Term, 2012 No. 03481 \$154,170.35 Milstead & Associates, LLC

**1405-371**  
**155 West Olney Avenue 19120-2431** 61st wd. 4000 Sq. Ft. BRT#61-2-0172-00 AND BRT#61-2-0173-00 Improvements: S/d Conv Apt 2 Sty Masonry  
HEROLD JEANPOIS C.P. November Term, 2013 No. 01264 \$98,246.90 Milstead & Associates, LLC

**1405-372**  
**4722 Shelmire Avenue 19136** 65th wd. 1290 Sq. Ft. BRT#651038900 Subject to Mortgage Improvements: Residential Property  
ALEKSANDER SAVITSKIY AND LYUDMILA SAVITSKAYA, AS TENANTS BY THE ENTIRETY C.P. January Term, 2011 No. 3004 \$112,303.41 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

**1405-373**  
**1638 South 21st Street 19145-1337** 36th wd. on west side of 21st St 19 ft 3 in northward from the north side of Morris St, front 16 ft, depth 68 ft BRT#363275300  
JONATHAN YOUNG C.P. October Term, 2012 No. 01888 \$125,135.05 Louis P. Vitti, Esq.

SHERIFF'S SALE

**1405-374**  
**1447 North Peach Street 19131** 44th wd. 1385.1 Sq. Ft. BRT#442343600 Subject to Mortgage Subject to Rent Improvements: Row 2 Sty Masonry  
CARRIE WHITE C.P. December Term, 2012 No. 01015 \$118,969.94 Keri P Ebeck, Esq.

**1405-375**  
**1723 Dorrance Street aka 1723 South Dorrance Street 19145-2108** 36th wd. 1000 Sq. Ft. BRT#363191300 Improvements: Residential Property  
NOVELLA J. HARRIS AND ELIJAH HARRIS, WIFE AND HUSBAND C.P. August Term, 2012 No. 3573 \$98,025.80 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1405-376**  
**819 Kerper Street 19111** 53rd wd. 3106.43 Sq. Ft. BRT#532098300 Subject to Mortgage Improvements: Residential Property  
ISRAEL DIAZ AND NATALIE R. LEHUTA-DIAZ C.P. May Term, 2011 No. 3440 \$205,971.61 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

**1405-377**  
**4938 Penn Street 19124** 23rd wd. 5342.73 Sq. Ft. BRT#234292600 Improvements: Residential Property  
COLLEEN SCOTT-JENKINS, ADMINISTRATRIX OF THE ESTATE OF STEVEN B. JENKINS, DECEASED C.P. August Term, 2013 No. 001402 \$215,322.26 Bradley J. Osborne, Esq.

**1405-378**  
**43 West Upsal Street 19119** 22nd wd. 5829.62 Sq. Ft. BRT#223020600 Improvements: Residential Property  
SAUL BRADLEY AND ROBIN BRADLEY C.P. August Term, 2012 No. 3592 \$171,586.57 Bradley J. Osborne, Esq.

**1405-379**  
**307 Levick Street 19111** 35th wd. 2128.63 Sq. Ft. BRT#353041000 Improvements: Residential Property  
EVELYN ALEXANDER AS ADMINISTRATOR OF THE ESTATE OF HERBERT ALEXANDER, DECEASED C.P. December Term, 2013 No. 001578 \$182,207.74 Bradley J. Osborne, Esq.

**1405-380**  
**1522 Manton Street 19146** 26th wd. 774.62 Sq. Ft. BRT#365309400 Improvements: Residential Real Estate  
DENNIS W. RICKERT, JR. C.P. December Term, 2012 No. 01623 \$194,393.59 Stern & Eisenberg, PC

**1405-381A-B**  
**7701 Edmund Street – Premises A – 19136** 65th wd. 245,600 Sq. Ft. more or less BRT#88-4-2545-00 Improvements: Commercial Property  
**7501 Edmund Street – Premises B – 9136** 65th wd. 456,040 Sq. Ft. more or less BRT#88-4-2544-00 Improvements: Commercial Property  
7501 EDMUND, LLC C.P. September Term, 2013 No. 00494 \$2,987,502.46 Scott P. Schectman, Esq.

**1405-382**  
**7018 Woolston Avenue 19138** row b/gar 2story masonry BRT#102408300; PRCL#109 N 6-57 Improvements: Residential Dwelling  
JERI-LYNN WILLIAMS C.P. October Term, 2013 No. 02844 \$148,639.89 Federman & Associates, LLC

**1405-383**  
**3012 South Sydenham Street 19145** 26th wd. All that certain lot or piece of ground. Situate on the west side of Sydenham Street (40 feet wide) at the distance of 91 feet southward from the south side of Pollock Street in the 26th ward of the City of Philadelphia. Containing in front or breadth on the said Sydenham Street 15 feet and extending of that width in length or depth westward between parallel lines at right angles to the said Sydenham Street 52 feet to a certain 3 feet wide alley leading into and from Pollock Street and parallel with Sydenham Street.  
JOSEPH N. REILLY C.P. September Term, 2013 No. 02592 \$58,252.75 Anthony R. Distasio, Esq., Linton, Distasio & Edwards, PC

**1405-384**  
**5403 Woodland Avenue 19143-5403** 12th wd. 1402.5 Sq. Ft. BRT#514266600 Improvements: Residential Real Estate  
FRANK JANES C.P. August Term, 2013 No. 01331 \$53,032.21 Stern & Eisenberg, PC

**1405-385**  
**5728 Colgate Street 19120-1717** 35th wd. 1150 Sq. Ft. BRT#35-1318200 Improvements:

SHERIFF'S SALE

Residential Property  
JOAN ANN M SANTIAGO, AS SOLE OWNER C.P. March Term, 2012 No. 1317 \$94,638.79 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

**1405-386**  
**280 East Bringham Street 19144-1761** 12th wd. 1607 Sq. Ft. BRT#12-1-1074-00 Improvements: Residential Property  
SEAN BEACH C.P. December Term, 2011 No. 3415 \$126,520.08 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

**1405-387**  
**513 North Gross Street 19151-4142** 34th wd. 14'x81'8" BRT#343059800 Improvements: Single Family Home  
STUART COHEN C.P. December Term, 2013 No. 03623 \$82,704.44 John J. Kelly, Jr.

**1405-388**  
**435 N Gross Street 19151-4132** 34th wd. 16'11"x57'5" BRT#343058100 Improvements: Single Family Home  
STUART COHEN C.P. December Term, 2013 No. 03622 \$75,667.92 John J. Kelly, Jr.

**1405-389**  
**540 North Gross Street 19151-4141** 34th wd. 68'9"x20' BRT#343068700 Improvements: Single Family Home  
STUART COHEN C.P. December Term, 2013 No. 03620 \$75,660.28 John J. Kelly, Jr.

**1405-390**  
**5826 Vine Street 19139-1237** 4th wd. 1152 Sq. Ft. OPA#042160100 Improvements: Residential Property  
DARIUS GERALD C.P. November Term, 2013 No. 01125 \$39,770.64 Phelan Hallinan, LLP

**1405-391**  
**238 East Montana Street 19119** 22nd wd. 1441.36 Sq. Ft. BRT#221140400 Improvements: Residential Property  
LATANYA ANDERSON C.P. August Term, 2013 No. 02655 \$42,960.24 KML Law Group, PC

**1405-392**  
**239 Rochelle Avenue 19128-3813** 21st wd. 2566.20 Sq. Ft. OPA#213013000 Improvements: Residential Property  
JOSHUA HUJACK C.P. March Term, 2013 No. 03451 \$129,905.15 Phelan Hallinan, LLP

**1405-393**  
**4646 Fernhill Road 19144-4224** 13th wd. 1184 Sq. Ft. OPA#133134200 Improvements: Residential Property  
ANNETTE L. OYANA C.P. December Term, 2012 No. 04142 \$59,470.10 Phelan Hallinan, LLP

**1405-394**  
**1913 East Ontario Street 19134** 45th wd. 1191.46 Sq. Ft. BRT#452083500 Improvements: Residential Property  
MARIA CARMONA C.P. April Term, 2013 No. 03848 \$73,657.98 KML Law Group, PC

**1405-395**  
**4852 North Lawrence Street 19120-4127** 42nd wd. 1106.76 Sq. Ft. OPA#422485600 Improvements: Residential Property  
SANDRA HARRIS C.P. September Term, 2013 No. 00517 \$104,299.44 Phelan Hallinan, LLP

**1405-396**  
**4816 Greene Street 19144-6029** 22nd wd. 2500 Sq. Ft. OPA#123160400 Improvements: Residential Property  
EDDIE WARD AKA EDDIE WARD, JR. C.P. December Term, 2012 No. 03124 \$106,369.95 Phelan Hallinan, LLP

**1405-397**  
**5250 West Berks Street 19131-3207** 52nd wd. on south side of Berks St 32 ft 0 in eastward from the east side of Fifty third St front 16 ft , depth 100 ft BRT#521109200  
LUAREN C. FELTON C.P. September Term, 2010 No. 00911 \$186,939.21 Louis P. Vitti, Esq.

**1405-398**  
**3603 Essex Lane 19114-1903** 66th wd. The southeast side of Essex Lane (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 115 feet the arc distance of 96 feet 10-7/8 inches from a point now on the southwest side of Essex Lane Improvements: Row B/gar 2sty Mas + Other  
CARMELA LANGENDORF (DECEASED) C.P. October Term, 2012 No. 00564 \$189,468.86 Robert W. Cusick, Esq.

**1405-399**  
**5017 Loretto Avenue 19124** 35th wd. 1360.80

SHERIFF'S SALE

Sq. Ft. BRT#351394900 Improvements: Residential Property  
MILAGROS ORTIZ C.P. May Term, 2013 No. 01330 \$110,648.88 KML Law Group, PC

**1405-400**  
**6023 Trinity Street 19142** 40th wd. 944 Sq. Ft. BRT#401211700 Improvements: Residential Property  
MOSHE KOPS C.P. July Term, 2013 No. 03924 \$49,294.37 KML Law Group, PC

**1405-401**  
**7420 Rising Sun Avenue 19111** 56th wd. 2995.78 Sq. Ft. BRT#561003300 Improvements: Residential Property  
JAMES E EVANS C.P. April Term, 2013 No. 01493 \$208,963.21 KML Law Group, PC

**1405-402**  
**1024 Tomlinson Road 19116** 58th wd. 3540 Sq. Ft. BRT#582193900 Improvements: Residential Property  
TORREN PHILLIPS AND MARY L. PHILLIPS C.P. May Term, 2013 No. 03727 \$242,537.78 KML Law Group, PC

**1405-403**  
**4849 Ridge Avenue 19129-1736** OPA#213191100 Improvements: Residential Property  
FRANCESCO HAGGERTY IN HIS CAPACITY AS ADMINISTRATOR AN HEIR OF THE ESTATE OF JUDITH DIMEZZA-HAGGERTY, JAY HAGGERTY IN HIS CAPACITY AS HEIR OF THE ESTATE OF JUDITH DIMEZZA-HAGGERTY. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUDITH DIMEZZA-HAGGERTY, DECEASED. C.P. February Term, 2013 No. 01246 \$127,788.51 Phelan Hallinan, LLP

**1405-404**  
**212 East Roosevelt Boulevard 19120** 42nd wd. 1891.52 Sq. Ft. BRT#421127300 Improvements: Residential Property  
WALESKA CARDONA C.P. June Term, 2013 No. 02726 \$143,087.28 KML Law Group, PC

**1405-405**  
**1714 Sigel Street 19145** 48th wd. 658 Sq. Ft. BRT#481041500 Improvements: Residential Property  
SALAHUDIN ASH-SHAHEED AND MARIE A. JOHNSON C.P. June Term, 2012 No. 03701 \$38,937.20 KML Law Group, PC

**1405-406**  
**1134 East Mount Airy Avenue 19150** 50th wd. 1837.44 Sq. Ft. BRT#502482600 Improvements: Residential Property  
ANTHONY GONZALEZ C.P. September Term, 2008 No. 02268 \$181,842.02 KML Law Group, PC

**1405-407**  
**7413 Belden Street 19111** 56th wd. 2969.32 Sq. Ft. BRT#561177800 Improvements: Residential Property  
WILLIAM GAMBLE C.P. April Term, 2013 No. 03639 \$184,095.85 KML Law Group, PC

**1405-408**  
**2028 West Spencer Street aka 2028 Spencer Street 19138** 17th wd. 1180 Sq. Ft. BRT#17-1-2567-00 Improvements: Single Family Row Home  
TIMOTHY E. LASMITH C.P. April Term, 2013 No. 00463 \$118,061.73 Craig H. Fox, Esq

**1405-409**  
**210 Widener Street 19120** 61st wd. 917.44 Sq. Ft. BRT#612112900 Improvements: Residential Property  
YOUNG SOOK CHUNG, SOLELY IN HER CAPACITY AS HEIR OF IN SUP CHUNG, DECEASED AND HAE S. CHUNG, SOLELY IN HIS CAPACITY AS HEIR OF IN SUP CHUNG. DECEASED C.P. July Term, 2013 No. 02586 \$26,213.35 KML Law Group, PC

**1405-410**  
**3835 Lawndale Street 19124** 33rd wd. 975 Sq. Ft. BRT#332267700 Improvements: Residential Property  
JAIME A OTERO-RODRIGUEZ C.P. May Term, 2013 No. 03986 \$102,668.39 KML Law Group, PC

**1405-411**  
**1002 West Rockland Street 19141-3908** 49th wd. 1912.50 Sq. Ft. OPA#491114900 Improvements: Residential Property  
EDWARD MUHAMMAD AND SHAY HUNTLEY C.P. July Term, 2012 No. 03171 \$88,756.72 Phelan Hallinan, LLP

**1405-412**  
**939 Belmont Avenue 19104** 6th wd. 1405.28 Sq. Ft. BRT#062331800 Improvements: Residential Property

SHERIFF'S SALE

JAMES WATSON C.P. August Term, 2013 No. 00531 \$175,444.33 KML Law Group, PC

**1405-413**  
**5228 Hazel Avenue 19143** 46th wd. 840 Sq. Ft. BRT#462031300 Improvements: Residential Property  
OMAR M. SINGLETARY C.P. July Term, 2013 No. 02814 \$100,529.79 KML Law Group, PC

**1405-414**  
**6614 Souder Street 19149** 54th wd. 1364.94 Sq. Ft. BRT#541214900 Improvements: Residential Property  
YONG HANG WANG C.P. March Term, 2013 No. 02750 \$105,005.84 KML Law Group, PC

**1405-415**  
**8218 Colfax Street 19136** 57th wd. 3604.37 Sq. Ft. BRT#572198010 Improvements: Residential Property  
MICHAEL F. CALLAHAN AND KATHLEEN M. CALLAHAN C.P. January Term, 2011 No. 01600 \$218,811.55 KML Law Group, PC

**1405-416**  
**5464 North Marvine Street 19141** 49th wd. 1260 Sq. Ft. BRT#493102400 Improvements: Residential Property  
GENNIE W CARTER C.P. September Term, 2012 No. 02872 \$19,627.04 KML Law Group, PC

**1405-417**  
**4202 Oakmont Street 19136** 65th wd. 1404 Sq. Ft. BRT#651058200 Improvements: Residential Property  
JENNIFER L. GROVES C.P. July Term, 2011 No. 01006 \$63,949.55 KML Law Group, PC

**1405-418**  
**2306 Stanwood Street 19152-2915** 56th wd. 6344 Sq. Ft. OPA#562050300 Improvements: Residential Property  
KENNETH MARINER AND DEBRA MARINER C.P. December Term, 2011 No. 01548 \$286,180.18 Phelan Hallinan, LLP

**1405-419**  
**1314 North 76th Street 19151** 34th wd. 1600 Sq. Ft. BRT#343305500 Improvements: Residential Property  
HAROLD DELCHAM C.P. April Term, 2013 No. 03638 \$165,954.15 KML Law Group, PC

**1405-420**  
**7469 Brockton Road 19151** 34th wd. 1659.68 Sq. Ft. BRT#343153337 Improvements: Residential Property  
RONALD BROWN C.P. November Term, 2013 No. 00386 \$198,290.31 KML Law Group, PC

**1405-421**  
**817 66th Avenue 19126** 61st wd. 3575 Sq. Ft. BRT#611413900 Improvements: Residential Property  
JESSE PEARSON JR. AND LESLIE DAY PEARSON C.P. February Term, 2013 No. 02676 \$260,774.13 KML Law Group, PC

**1405-422**  
**48 East Johnson Street 19144** 59th wd. 6110 Sq. Ft. BRT#592174600 Improvements: Residential Property  
GARY TAYLOR AND PAMELA TAYLOR C.P. May Term, 2013 No. 01933 \$235,385.45 KML Law Group, PC

**1405-423**  
**1952 Fitzgerald Street 19145** 26th wd. 768 Sq. Ft. BRT#262263100 Improvements: Residential Property  
DENISE PROCOPIO AS ADMINISTRATRIX OF THE ESTATE OF THERESA BOVE, DECEASED C.P. September Term, 2013 No. 03658 \$222,114.02 KML Law Group, PC

**1405-424**  
**183-B 65th Avenue North aka 183 West 65th Avenue, Unit B 19120-1035** 61st wd. 1050 Sq. Ft. BRT#611398200 Improvements: Residential Real Estate  
PAUL P. CHAN C.P. November Term, 2010 No. 001948 \$155,593.23 Stern & Eisenberg, PC

**1405-425**  
**12124 Rambler Road 19154** 66th wd. 15' frontage x 130' depth OPA#663207100 Improvements: Residential Property  
ANTHONY W. SULPIZIO C.P. December Term, 2013 No. 02149 \$146,691.72 Richard M. Squire & Associates, LLC

**1405-426**  
**5431 North 6th Street 19120-2705** 61st wd. 1421.29 Sq. Ft. OPA#612280400 Improvements: Residential Property  
OSCAR DUMAS, III C.P. September Term, 2013 No. 00907 \$68,392.23 Phelan Hallinan, LLP



SHERIFF'S SALE		
<b>1405-427</b>		
<b>3517 Aldine Street 19136</b>	64th wd. (formerly part of the thirty fifth wd.) 1606.91 Sq. Ft. BRT#642119500	Improvements: Residential Dwelling
LYNN M. COPPOLA FKA LYNN M ARMSTRONG AND EUGENE L. COPPOLA, JR.	C.P. April Term, 2012 No. 00350	\$130,087.38 Udren Law Offices, PC
<b>1405-428</b>		
<b>644 Fernon Street 19148-1220</b>	1st wd. 612.50 Sq. Ft. OPA#012105300	Improvements: Residential Property
DORRETHA L. ALLEN	C.P. September Term, 2013 No. 01308	\$24,878.61 Phelan Hallinan, LLP
<b>1405-429</b>		
<b>879 Granite Street 19124</b>	35th wd. 1073.10 Sq. Ft. BRT#351138900	Improvements: Residential Dwelling
SHARON L. STEPHENS-ROACH	C.P. September Term, 2010 No. 02055	\$137,778.73 Mark J. Udren, Esq.
<b>1405-430</b>		
<b>5210 Hawthorne Street 19124-1345</b>	62nd wd. 1477.28 Sq. Ft. OPA#622251800	Improvements: Residential Property
NATALYA DARSEL	C.P. June Term, 2013 No. 00013	\$58,724.52 Phelan Hallinan, LLP
<b>1405-431</b>		
<b>2216 South 22nd Street 19145-3303</b>	48th wd. 981.12 Sq. Ft. OPA#482204900	Improvements: Residential Property
MOSES BAILEY, JR.	C.P. April Term, 2013 No. 04211	\$155,160.84 Phelan Hallinan, LLP
<b>1405-432</b>		
<b>2426 South Hicks Street 19145</b>	26th wd. 728 Sq. Ft. BRT#26-1199600	Improvements: Residential Dwelling
KATHLEEN M DEROSA AND JOSEPH DEROSA III	C.P. October Term, 2013 No. 03592	\$62,673.27 Udren Law Offices, PC
<b>1405-433</b>		
<b>141 Linton Street 19120</b>	61st wd. 1054.69 Sq. Ft. BRT#612145501	Improvements: Residential Property
LANEKE LONG	C.P. December Term, 2009 No. 02519	\$48,053.00 KML Law Group, PC
<b>1405-434</b>		
<b>7038 Dorcas Street 19111</b>	53rd wd. 3325 Sq. Ft. BRT#532428500	Improvements: Residential Property
DANIEL GONZALEZ	C.P. July Term, 2013 No. 02280	\$202,333.78 KML Law Group, PC
<b>1405-435</b>		
<b>528 Gates Street 19128-2509</b>	21st wd. 8750 Sq. Ft. OPA#213297400	Improvements: Residential Property
CHESTER J. FRAN CZYK, III	C.P. September Term, 2012 No. 01914	\$95,497.28 Phelan Hallinan, LLP
<b>1405-436</b>		
<b>1543 South Etting Street 19146</b>	36th wd. 686 Sq. Ft. BRT#364307100	Improvements: Residential Property
MOSHE KOPS	C.P. August Term, 2013 No. 00239	\$51,667.14 KML Law Group, PC
<b>1405-437</b>		
<b>4323 Devereaux Street 19135</b>	40th wd. 1365 Sq. Ft. BRT#552030200	Improvements: Residential Real Estate
JOHN J. ADAMSON	C.P. May Term, 2010 No. 01576	\$141,206.31 Stern & Eisenberg, PC
<b>1405-438</b>		
<b>2601 Pennsylvania Ave, Unit 321 19130</b>	District 9 1135 Sq. Ft. BRT#888072600	Subject to Mortgage Improvements: Res Condo 5+sty Masonry
STUART BARNES	C.P. June Term, 2013 No. 01531	\$66,770.73 Samantha D. Cissne, Esq.
<b>1405-439</b>		
<b>314 Daly Street 19148-3307</b>	39th wd. 1108 Sq. Ft. BRT#392146000	Improvements: Residential Property
COLLEEN P FRY	C.P. July Term, 2012 No. 1809	\$181,950.33 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
<b>1405-440</b>		
<b>1224 North Redfield Street 19151</b>	34th wd. 1800 Sq. Ft. BRT#342173700	Improvements: Residential Real Estate
LUTHER R ROBINSON AND ROBIN WINFIELD	C.P. May Term, 2013 No. 01103	\$58,650.48 Stern & Eisenberg, PC
<b>1405-441</b>		
<b>6111 Torresdale Avenue 19135-3717</b>	41st wd. 1200.20 Sq. Ft. BRT#411313200	

SHERIFF'S SALE		
Improvements: Residential Property		
ROBERT SCHREIBER, SR.	C.P. July Term, 2013 No. 01234	\$54,312.28 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
<b>1405-442</b>		
<b>4423 Strahle Street 19136</b>	65th wd. 3000 Sq. Ft. BRT#652066007	Improvements: Residential Real Estate
SAMUEL HIGGINSON AND DIANE M. HIGGINSON	C.P. October Term, 2013 No. 00819	\$128,435.20 Stern & Eisenberg, PC
<b>1405-443</b>		
<b>7516 Rugby Street 19150</b>	10th wd. 1425.24 Sq. Ft. BRT#102460600	Subject to Mortgage Improvements: Residential Property
STEPHANIE J. BURGESS, AS SOLE OWNER	C.P. March Term, 2012 No. 2577	\$95,275.38 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
<b>1405-444</b>		
<b>3349 Emerald Street 19134</b>	45th wd. 2581.86 Sq. Ft. BRT#452320200	Improvements: Residential Real Estate
NIDIA E GOMEZ	C.P. September Term, 2013 No. 02169	\$82,112.96 Stern & Eisenberg, PC
<b>1405-445</b>		
<b>5020 Boudinot Street 19120</b>	42nd wd. 1158 Sq. Ft. BRT#421422000	Improvements: Residential Property
LOUISE CHARLES AND GUERINO PIERRE-LOUIS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP	C.P. January Term, 2011 No. 0994	\$66,162.34 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
<b>1405-446</b>		
<b>2601 Pennsylvania Avenue 19130</b>	15th wd. 1135 Sq. Ft. BRT#888072600	Improvements: Residential Real Estate
STUART BARNES	C.P. March Term, 2010 No. 05497	\$263,839.41 Stern & Eisenberg, PC
<b>1405-447</b>		
<b>355 Mercy Street 19148-2631</b>	39th wd. On N side of Mercy St 381 ft w from w side of Third St front 14 ft; depth 46 ft	
STUART COHEN	C.P. December Term, 2013 No. 03555	\$119,206.74 John J. Kelly, Jr.
<b>1405-448</b>		
<b>119 West Price Street 19144-3309</b>	59th wd. 1080 Sq. Ft. BRT#59-3-0139-00	Improvements: Residential Dwelling
JEROME SIMMONS	C.P. August Term, 2013 No. 03312	\$142,517.88 Barbara A. Fein, Esq.
<b>1405-449</b>		
<b>1539 East Tulpehocken Street 19138-1626</b>	50th wd. 1680.36 BRT#10-2-2118-00	Improvements: Residential Dwelling
DENISE M. HALL	C.P. April Term, 2012 No. 03352	\$179,489.05 Barbara A. Fein, Esq.
<b>1405-450</b>		
<b>5612 Gainor Road 19131-3113</b>	52nd wd. On s side of Gainor Road 102.474 ft w from W side of fifty-six st front 18' ft, depth 125 ft	
STUART COHEN	C.P. December Term, 2013 No. 03608	\$108,189.59 John J. Kelly, Jr.
<b>1405-451</b>		
<b>3711 Lankenau Road 19131-2816</b>	32nd wd. 1803 Sq. Ft. BRT#52-1-4296-00	Improvements: Residential Dwelling
PETER HENRY AND LISA HENRY	C.P. December Term, 2003 No. 02391	\$121,388.31 Barbara A. Fein, Esq.
<b>1405-452</b>		
<b>2408 South Lee Street 19148-4106</b>	39th wd. 14'1-1/2"x50'	BRT#391215200
Improvements: Single Family Home	STUART COHEN	C.P. December Term, 2013 No. 03612
\$131,344.26	John J. Kelly, Jr.	
<b>1405-453</b>		
<b>2024 Bainbridge Street 19146</b>	30th wd. 1494 Sq. Ft. BRT#301064500	Improvements: Residential Dwelling
WILLIAM BURKE, JR.	C.P. September Term, 2013 No. 01045	\$165,132.96 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.
<b>1405-454</b>		
<b>2023 North Wanamaker Street 19131-3020</b>	52nd wd. 15'x75.834'	BRT#522227200
Improvements: Single Family Home	STUART COHEN	C.P. December Term,

SHERIFF'S SALE		
2013 No. 03613	\$86,414.69	John J. Kelly, Jr.
<b>1405-455</b>		
<b>7642 Woodcrest Avenue 19151-2705</b>	34th wd. 1312 Sq. Ft. BRT#34-3-1888-00	Improvements: Residential Dwelling
SHERISE A. CLAHAR	C.P. July Term, 2013 No. 04689	\$108,771.44 Barbara A. Fein, Esq.
<b>1405-456</b>		
<b>874 North 66th Street 19151-3023</b>	24th wd. 15'x67'	BRT#344373300
Improvements: Single Family Home	STUART COHEN	C.P. December Term, 2013 No. 03616
\$82,858.69	John J. Kelly, Jr.	
<b>1405-457</b>		
<b>1007 Rosalie Street 19149-3625</b>	35th wd. 1192.72 Sq. Ft. BRT#35-2-0439-00	Improvements: Residential Dwelling
GRIGORIY YUSUPOV AND IRINA RUBINOV	C.P. August Term, 2012 No. 02156	\$106,754.88 Barbara A. Fein, Esq.
<b>1405-458</b>		
<b>6236 N Gratz Street 19141-1422</b>	17th wd. 16'x75'	BRT#172295900
Improvements: Single Family Home	STUART C. COHEN	C.P. December Term, 2013 No. 03617
\$92,550.62	John J. Kelly, Jr.	
<b>1405-459</b>		
<b>6228 Larchwood Street 19143-1024</b>	3rd wd. 14'x72'	BRT#032103000
Improvements: Single Family Home	STUART C. COHEN	C.P. December Term, 2013 No. 03618
\$92,436.49	John J. Kelly, Jr.	
<b>1405-460</b>		
<b>60104 Delaire Landing Road 19114</b>	65th wd. 0.00 Sq. Ft. OPA#888650827	Improvements: Condominium
HARVEY BASEMAN AND JACQUELINE BASEMAN	C.P. August Term, 2013 No. 1385	\$130,387.34 Lauren Berschler Karl, Esq.
<b>1405-461</b>		
<b>6811 Ditman Street 19135-2203</b>	41st wd. 1341.90 Sq. Ft. OPA#412360600	Improvements: Residential Property
SHAHINA AKTHAR CHOUDHURY AKA SHAHINA AKTAR MONI, IN HER CAPACITY AS HEIR OF BADARUDDIN CHOUDHURY AKA BADARUDDIN AHMED CHOUDHURY, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BADARUDDIN CHOUDHURY, DECEASED.	C.P. October Term, 2010 No. 01122	\$124,358.34 Phelan Hallinan, LLP
<b>1405-462</b>		
<b>3628 Sepviva Street 19134-2715</b>	45th wd. 1109.57 Sq. Ft. OPA#451460100	Improvements: Residential Property
RICHARD SOUDERS	C.P. August Term, 2013 No. 02888	\$106,482.65 Phelan Hallinan, LLP
<b>1405-463</b>		
<b>7645 Frankford Avenue aka 7681 Frankford Avenue 19136</b>	BRT#882894300	
B&H VENTURES, LIMITED LIABILITY COMPANY AKA B&H VENTURES, LLC AKA B&H VDENTURES, LLC	C.P. May Term, 2011 No. 03183	\$1,312,474.16 Sherry Lowe Johnson, Esq.
<b>1405-464</b>		
<b>304 East Clarkson Avenue 19120</b>	row 2 story masonry BRT#42-1-2306-00	Improvements: Residential Dwelling
SEAN MILLIGAN	C.P. August Term, 2013 No. 02098	\$136,928.19 Federman & Associates, LLC
<b>1405-465</b>		
<b>251 East Walnut Park Drive 19120</b>	row b/garage 2 story masonry BRT#611365300	Improvements: Residential Dwelling
YVETTE BULLOCK AKA YVETTE LAMBERT- BULLOCK AKA YVETTE F. LAMBERT BULLOCK AKA YVETTE F. LAMBERT AND ALFRED BULLOCK	C.P. January Term, 2013 No. 02907	\$109,796.99 Federman & Associates, LLC
<b>1405-466</b>		
<b>6315 Crafton Street 19149-2934</b>	62nd wd. 1379.88 Sq. Ft. OPA#132N19	357
Improvements: Residential Property	ANGELA J. SMITH	C.P. September Term, 2011 No. 01103
\$98,195.09	Phelan Hallinan, LLP	
<b>1405-467</b>		
<b>3020 Hale Street 19149-3104</b>	55th wd. 1137.50 Sq. Ft. OPA#551000150	Improvements: Residential Property
JENNIFER MALDONADO	C.P. October Term, 2013 No. 01431	\$93,227.13 Phelan Hallinan, LLP

SHERIFF'S SALE		
<b>1405-468</b>		
<b>4000 Gypsy Lane Unit 220 aka Unit 200A2 aka Unit #200 19129</b>	21st wd. 828 Sq. Ft. BRT#888210124	Improvements: Residential Property
DAMARIS ROBLES AND TERESA RONDON	C.P. April Term, 2009 No. 01348	\$176,050.37 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC
<b>1405-469</b>		
<b>15136 Kallaste Drive 19116-1407</b>	58th wd. 3255 Sq. Ft. OPA#583165421	Improvements: Residential Property
JEFFREY D. O'GORMAN AND LAURA O'GORMAN	C.P. March Term, 2013 No. 00026	\$290,447.33 Phelan Hallinan, LLP
<b>1405-470</b>		
<b>334 West Woodlawn Street 19144-3817</b>	12th wd. 1401 Sq. Ft. BRT#124087600	Improvements: Residential Property
SHERRY N WRIGHT	C.P. March Term, 2012 No. 0733	\$115,496.85 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
<b>1405-471</b>		
<b>1100 South Broad Street, Apt. 305B aka 1100 South Broad Street, #305B 19146-5029</b>	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#888113656	Improvements: Condominium Unit
TODD FACENDA	C.P. October Term, 2011 No. 00583	\$248,270.68 Phelan Hallinan, LLP
<b>1405-472</b>		
<b>316 West Ruscomb Street 19120</b>	42nd wd. 1739.70 Sq. Ft. BRT#422155500	Improvements: Residential Property
WILLIAM E. WORTHAM JR.	C.P. February Term, 2013 No. 03264	\$95,821.43 KML Law Group, PC
<b>1405-473</b>		
<b>312 West Horrtter Street 19119-3105</b>	22nd wd. 3682.53 Sq. Ft. OPA#223057600	Improvements: Residential Property
MARY L. CARTER	C.P. February Term, 2013 No. 00473	\$317,658.36 Phelan Hallinan, LLP
<b>1405-474</b>		
<b>2424 Golf Road 19131</b>	52nd wd. 11375 Sq. Ft. BRT#521263520	Improvements: Residential Property
EDWIN G. BEAUSOLEIL AND ROBERT A. CUDJOE	C.P. July Term, 2013 No. 01375	\$314,861.38 KML Law Group, PC
<b>1405-475</b>		
<b>5619 Montrose Street 19143-2811</b>	46th wd. 879.28 Sq. Ft. OPA#463140400	Improvements: Residential Property
STEPHANIE M. PETERSON	C.P. January Term, 2013 No. 01403	\$54,825.11 Phelan Hallinan, LLP
<b>1405-476</b>		
<b>4718 Vista Street 19136</b>	65th wd. 915 Sq. Ft. BRT#651032400	Improvements: Residential Property
SARA V. ROHENA	C.P. February Term, 2013 No. 02769	\$92,579.00 KML Law Group, PC
<b>1405-477</b>		
<b>9212 Lansford Street 19114-3615</b>	57th wd. 3327.50 Sq. Ft. OPA#572301300	Improvements: Residential Property
TRISTA GODE AND ORGES GODE	C.P. September Term, 2013 No. 00125	\$198,385.71 Phelan Hallinan, LLP
<b>1405-478</b>		
<b>7235 Horrocks Street 19149-1220</b>	54th wd. 1624.80 Sq. Ft. OPA#542356500	Improvements: Residential Property
SANDY CHEN	C.P. April Term, 2013 No. 00018	\$133,708.33 Phelan Hallinan, LLP
<b>1405-479</b>		
<b>6207 Limekiln Pike 19141-1405</b>	17th wd. 1350 Sq. Ft. OPA#172304500	Improvements: Residential Property
DONALD OUTERBRIDGE	C.P. June Term, 2010 No. 01983	\$102,168.36 Phelan Hallinan, LLP
<b>1405-480</b>		
<b>925 Unruh Avenue 19111</b>	53rd wd. 5088 Sq. Ft. BRT#532070000	Improvements: Residential Dwelling
HOA DAM AND HONG VAN LE	C.P. August Term, 2013 No. 01219	\$181,838.77 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.
<b>1405-481</b>		
<b>2714 North Waterloo Street 19133-</b>		

SHERIFF'S SALE

4116

7th wd. 504 Sq. Ft. OPA#071086300

Improvements: Residential Property

AIDA MELENDEZ

C.P. April Term, 2013

No. 04937

\$45,530.50

Phelan Hallinan, LLP

1405-482

576 West Clapier Street

19144-4837

13th wd. 2318.72 Sq. Ft. OPA#13-3-062400

Improvements: Residential Property

ROBERT F GREEN, JR.

C.P. March Term, 2013

No. 00459

\$104,153.04

Phelan Hallinan, LLP

1405-483

229 East Allen Street

19125

row 3 story masonry BRT#181288800

Improvements: Residential Dwelling

BRIAN MCCLOUD

C.P. April Term, 2013

No. 02589

\$181,150.40

Federman & Associates, LLC

1405-484

2514 South Rosella Place

19153-1320

40th wd. 4850 Sq. Ft. OPA#404165830

Improvements: Residential Property

KENNETH L. PIGFORD

C.P. August Term, 2013

No. 03052

\$123,039.95

Phelan Hallinan, LLP

1405-485

3558 Kyle Road

19154-4021

66th wd. 5936.90 Sq. Ft. OPA#662353500

Improvements: Residential Property

MARY-ELIZABETH HEFT

C.P. August Term, 2013

No. 02992

\$172,578.20

Phelan Hallinan, LLP

1405-486

842 East Thayer Street aka 842 Thayer Street East

19134-1912

33rd wd. 1125 Sq. Ft. OPA#331143200

Improvements: Residential Property

BORIS SKYLAR

C.P. March Term, 2013

No. 00461

\$50,731.53

Phelan Hallinan, LLP

1405-487

6844 Oakland Street

19149

54th wd. 1247.02 Sq. Ft. BRT#542378900

Improvements: Residential Property

MICAH EL PORTNOY

C.P. October Term, 2013

No. 02253

\$130,545.63

KML Law Group, PC

1405-488

1269 Stirling Street

19111

53rd wd. 1744 Sq. Ft. BRT#531057500

Improvements: Residential Property

PIERRE R ALEUS

C.P. April Term, 2013

No. 01162

\$171,742.58

KML Law Group, PC

1405-489

1963 Rowan Street (aka West Rowan Street)

19140-1732

13th wd. 1922 Sq. Ft. BRT#131362400

Subject to Rent Improvements: Residential Property

JARELLE KHALIF GREEN-HALEY, AS SOLE OWNER

C.P. December Term, 2012

No. 00009

\$113,839.38

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

1405-490

1857 Beyer Avenue

19115-4701

56th wd. 3761.40 Sq. Ft. BRT#562306200

Subject to Mortgage Improvements: Residential Property

JOSEPH T. EGAN, JR.

C.P. March Term, 2013

No. 04399

\$49,799.74

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

1405-491

908 Bridge Street

19124-1711

35th wd. 1140 Sq. Ft. BRT#351147500

Subject to Mortgage Improvements: Residential Property

JOSE PEREZ AND PIEDAD DURAN, AS TENANTS BY THE ENTIRETY

C.P. May Term, 2012

No. 0152

\$107,224.79

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

1405-492

159 West Logan Street

19144

12th wd. 1902 Sq. Ft. BRT#123047000

Improvements: Residential Property

JAMES SUTTON AND PAMELA BRADLEY, AS TENANTS BY THE ENTIRETY

C.P. January Term, 2011

No. 00576

\$158,099.68

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

1405-493

1863 East Ontario Street

19134-2003

45th wd. 1031 Sq. Ft. BRT#4522082700

Improvements: Residential Property

BECKY JONES, AS SOLE OWNER

C.P. March Term, 2012

No. 1312

\$75,798.92

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



SHERIFF'S SALE

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

**1405-494**  
**4151 North 6th Street 19140-2509** 43rd wd. 1050 Sq. Ft. OPA#433263200 Improvements: Residential Property  
ADAMARIS ALICEA, IN HER CAPACITY AS HEIR OF JOAQUIN ALICEA, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOAQUIN ALICEA, DECEASED. C.P. March Term, 2013 No. 02738 \$8,693.73 Phelan Hallinan, LLP

**1405-495**  
**1602 South Corlies Street 19143-1662** 48th wd. 2913.28 Sq. Ft. OPA#482402700 Improvements: Residential Property  
MORRIS LITTLE AKA M H LITTLE C.P. April Term, 2013 No. 00246 \$113,081.09 Phelan Hallinan, LLP

**1405-496**  
**2026 Lansing Street 19152-3610** 56th wd. 2750 Sq. Ft. OPA#561473300 Improvements: Residential Property  
DANIEL BURNS C.P. April Term, 2013 No. 04955 \$196,581.15 Phelan Hallinan, LLP

**1405-497**  
**4765 Marple Street 19136-3322** 65th wd. 1103.70 Sq. Ft. OPA#651116600 Improvements: Residential Property  
REBECCA A. HARTUNG AND MATTHEW S. WHITE C.P. February Term, 2013 No. 02177 \$92,739.32 Phelan Hallinan, LLP

**1405-498**  
**2608 East Thompson Street aka 2608 Thompson Street 19125** 31st wd. 720 Sq. Ft. BRT#312125000 Improvements: Residential Property  
JESSICA VADINO AND PARICK ENGLEMAN, WIFE AND HUSBAND C.P. December Term, 2012 No. 1524 \$137,459.08 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

**1405-499**  
**6672 Chew Avenue 19119-1902** 22nd wd. 1178 Sq. Ft. BRT#22-1-2573-00 Improvements: Residential Property  
ESTATE OF MARILYN WHISKEY C.P. November Term, 2011 No. 00600 \$54,252.83 Pressman & Doyle, LLC

**1405-500**  
**5950 Pine Street 19143-1124** 3rd wd. 1280 Sq. Ft. BRT#03-2-0446-00 Subject to Mortgage Improvements: Residential Property  
VALENTIN BIKIBILI C.P. February Term, 2012 No. 00162 \$68,856.98 Pressman & Doyle, LLC

**1405-501**  
**6132 Tulip Street 19135** 41st wd. 1563.90 Sq. Ft. BRT#411426300 Improvements: Residential Property  
DANA PRICE-SKERETT, AS SOLE OWNER C.P. August Term, 2013 No. 01473 \$130,953.55 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

**1405-502**  
**6000 Cottage Street 19135** 55th wd. 1138 Sq. Ft. BRT#552380800 Improvements: Residential Property  
DAVID P. HAMILTON C.P. September Term, 2012 No. 1367 \$64,921.42 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

**1405-503**  
**3026 North 26th Street 19132** 38th wd. 800 Sq. Ft. BRT#381157900 Improvements: Residential Property  
ROBERT C. LOMAX C.P. October Term, 2013 No. 02074 \$24,628.46 KML Law Group, PC

**1405-504**  
**7946 Temple Road 19150** 50th wd. 1634.40 Sq. Ft. BRT#501064900 Improvements: Residential Property  
KARL D. CLANTON C.P. April Term, 2013 No. 03605 \$141,981.85 KML Law Group, PC

**1405-505**  
**6121 North Warnock Street 19141** 49th wd. 1347.52 Sq. Ft. BRT#492209300 Improvements: Residential Property  
HAL S. GINDROW C.P. February Term, 2013 No. 03131 \$69,556.15 KML Law Group, PC

SHERIFF'S SALE

**1405-506**  
**3344 South Keswick Road aka 3344 Keswick Road 19114** 66th wd. 3037 Sq. Ft. BRT#661097500 Subject to Rent Improvements: Residential Property  
THOMAS CANTY C.P. December Term, 2010 No. 00008 \$176,300.52 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1405-507**  
**4138 Leidy Avenue 19104** 6th wd. 1717.12 Sq. Ft. BRT#062191600 Improvements: Residential Property  
ABDUL M. BASHIR C.P. April Term, 2013 No. 02671 \$86,768.04 KML Law Group, PC

**1405-508**  
**429 North 13th Street, Unit 5I 19123** 5th wd. 933 Sq. Ft. BRT#888057240 Improvements: Residential Property  
MICHAEL P. GADACH C.P. March Term, 2013 No. 04307 \$196,924.72 KML Law Group, PC

**1405-509**  
**5923 Vine Street 19139** 4th wd. 728.50 Sq. Ft. BRT#042169200 Improvements: Residential Property  
JOY M. HUTCHINSON C.P. March Term, 2013 No. 03764 \$37,509.04 KML Law Group, PC

**1405-510**  
**413 Titan Street 19147** 2nd wd. 2001 Sq. Ft. BRT#021316910 Improvements: Residential Property  
WANDA D. DAVIS C.P. June Term, 2013 No. 03224 \$129,606.58 KML Law Group, PC

**1405-511**  
**4414 Unruh Avenue 19135** 55th wd. 1904.85 Sq. Ft. BRT#552150700 Improvements: Residential Property  
GEORGE POLLYDORE C.P. October Term, 2012 No. 03273 \$142,510.23 KML Law Group, PC

**1405-512**  
**1856 East Atlantic Street 19134** 45th wd. 814.10 Sq. Ft. BRT#452128500 Improvements: Residential Property  
LISA WAITERS C.P. September Term, 2013 No. 00204 \$32,077.81 KML Law Group, PC

**1405-513**  
**3072 Aramingo Avenue 19134** 25th wd. 993.25 Sq. Ft. BRT#251478100 Improvements: Residential Property  
PATRICIA RUCK AKA PATRICIA O'DONNELL C.P. July Term, 2013 No. 02808 \$36,593.17 KML Law Group, PC

**1405-514**  
**7252-60 Woodland Avenue 19142** 40th wd. 25 x 74 PRCL#40-3-2958-00; BRT#40-3-2958-00 Improvements: Residential Property  
PROPERTY OF JERON GODDARD, SINCLAIR GODDARD AKA ALDIS SINCLAIR GODDARD AND CLARENCE GODDARD AKA CLARENCE CHRISTIAN. TITLE TO SAID PREMISES IS VESTED IN JARON GODDARD, SINCLAIR GODDARD AND CLARENCE GODDARD BY DEED FROM ALBET A. SEYTER, DATED NOVEMBER 27, 1996 AND RECORDED FEBRUARY 7, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT # DEED NOOT JTD 221, PAGE 441. C.P. July Term, 2012 No. 001012 \$139,152.89 Martin S. Weisberg, Esq.

**1405-515**  
**4921 North Hutchinson Street 19141** 49th wd. 1370 Sq. Ft. BRT#491312100 Subject to Mortgage Improvements: Residential Property  
KATINA GIDDINGS, AS SOLE OWNER C.P. January Term, 2011 No. 3005 \$107,254.47 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

**1405-516**  
**5232 Spruce Street 19139-4021** 46th wd. 1793.75 Sq. Ft. BRT#602112300 Subject to Mortgage Improvements: Residential Dwelling  
ROGER DUKES, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA J. ALLISON, DECEASED. C.P. March Term, 2013 No. 01452 \$200,969.44 Powers, Kirn & Javardian, LLC

**1405-517**  
**6036 Loretto Avenue 19149** 53rd wd. 1597.92 Sq. Ft. BRT#531313300 Improvements: Residential Real Estate  
RONALD MATHURIN C.P. July Term, 2011 No. 02378 \$125,413.65 Stern & Eisenberg, PC

**1405-518**  
**6205 North Bouvier Street 19141** 17th

SHERIFF'S SALE

wd. 1044 Sq. Ft.; row b/gar 2sty masonry BRT#172217800 Improvements: Residential Dwelling  
DAINISHA JONES C.P. July Term, 2013 No. 02041 \$88,922.91 McCabe, Weisberg & Conway, PC

**1405-519**  
**4812 North Sydenham Street 19141** 13th wd. 1024 Sq. Ft.; row 2sty masonry BRT#132094900 Subject to Mortgage Improvements: Residential Dwelling  
ANTHONY SMITH, KNOWN SURVIVING HEIR OF VERA WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER, AND ALL UNKNOWN SURVIVING HEIRS OF VERA WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2013 No. 03947 \$24,398.32 McCabe, Weisberg & Conway, PC

**1405-520**  
**8439 Provident Street aka 8439 Provident Road 19150** 50th wd. 1441.73 Sq. Ft. BRT#501193200 Improvements: Residential Property  
WILLIAM E. SMITH AND COURTNEY L. SMITH, FATHER AND DAUGHTER, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON C.P. February Term, 2011 No. 0204 \$176,709.87 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

**1405-521**  
**6547 Cutler Street 19126** 15th wd. 1576 Sq. Ft.; row b/gar 2sty masonry BRT#172075200 Improvements: Residential Dwelling  
WILLIAM MCCOY, JR. C.P. August Term, 2013 No. 0178 \$65,248.27 McCabe, Weisberg & Conway, PC

**1405-522**  
**2002 66th Avenue 19138** 10th wd. 1158 Sq. Ft.; row b/gar 2sty masonry BRT#102362800 Improvements: Residential Dwelling  
SANDRA HEGGS C.P. January Term, 2012 No. 05088 \$94,905.42 McCabe, Weisberg & Conway, PC

**1405-523**  
**314 Dickinson Street 19147** 1st wd. 6760 Sq. Ft.; row 3 sty masonry BRT#011264700 Improvements: Residential Dwelling  
FRANK J. GALLO AKA FRANK J. GALLO AKA FRANK JOSEPH GALLO, SR. AND JANINE WISNIEWSKI AKA JANINE WISHIEWSKI C.P. September Term, 2011 No. 02101 \$560,544.84 McCabe, Weisberg & Conway, PC

**1405-524**  
**3761 Richmond Street 19137** 45th wd. 1013.44 Sq. Ft. BRT#45-1-1414-00 Improvements: Residential Dwelling  
LINDA SCHMIDT C.P. August Term, 2013 No. 01731 \$108,014.77 Udren Law Offices, PC

**1405-525**  
**3731 Midvale Avenue 19129** 38th wd. 1170 Sq. Ft. BRT#383046000 Improvements: Residential Property  
FRANK RAFFAELE C.P. July Term, 2012 No. 0934 \$173,318.33 Bradley J. Osborne, Esq.

**1405-526**  
**1609 Christian Street aka 1609 South Christian Street 19146** 30th wd. 2655 Sq. Ft. BRT#301170800 Improvements: Residential Property  
JOANNE THORNTON C.P. May Term, 2011 No. 003442 \$75,580.10 Bradley J. Osborne, Esq.

**1405-527**  
**532 Turner Street 19122** 18th wd. 784 Sq. Ft. BRT#183009900 Improvements: Residential Property  
LAMONTE OWENS, III C.P. September Term, 2011 No. 0955 \$93,435.59 Bradley J. Osborne, Esq.

**1405-528**  
**2135 Walnut Street, Unit 601 19103-4447** 8th wd. 500 Sq. Ft. BRT#88-8082497 Subject to Mortgage Improvements: Residential Dwelling  
MICHAEL S. PELBERG, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID A. PELBERG, DECEASED. C.P. May Term, 2013 No. 02166 \$178,602.35 Powers, Kirn & Javardian, LLC

**1405-529**  
**3935 Lawndale Avenue 19124-5433** 33rd wd. 1159.16 Sq. Ft. BRT#332270400 Improvements: Residential Dwelling  
RODERIC H. WATSON AND CHARMELL EDWARDS C.P. January Term, 2012 No. 000959 \$66,727.70 Law Offices of Gregory Javardian

**1405-530**  
**2063 East Hagert Street 19125** 31st wd. 952 Sq. Ft. BRT#313203900 Improvements:

SHERIFF'S SALE

Residential Dwelling  
DAVID STEINER C.P. June Term, 2013 No. 02263 \$144,878.70 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

**1405-531**  
**1912 Pratt Street 19124-2121** 23rd wd. 1398.6 Sq. Ft. BRT#622053000 Improvements: Row 2 Sty Masonry  
NDUBUISI OKORO C.P. March Term, 2013 No. 00781 \$137,991.63 Milstead & Associates, LLC

**1405-532**  
**1999 Elston Street 19138-2720** 10th wd. 1470 Sq. Ft. BRT#145N18-242 Improvements: Row B/gar 2sty Masonry  
MICHAEL L. BROWN, JR., AKA MICHAEL L. BROWN C.P. November Term, 2013 No. 01038 \$99,926.11 Milstead & Associates, LLC

**1405-533**  
**419 West George Street 19123-1433** 65th wd. 507.22 Sq. Ft. BRT#05-7-200500 Improvements: Row 3 Story Masonry  
LUCIANO ROMAN C.P. July Term, 2012 No. 04350 \$233,747.07 Milstead & Associates, LLC

**1405-534**  
**415 A Welsh Road 19115-1816** 58th wd. 11263 Sq. Ft. BRT#58-1001003 Subject to Mortgage Improvements: Residential Dwelling  
CAREY BARNES AKA RYU-CAREY BARNES INDIVIDUALLY AND IN HIS CAPACITY AS TRUSTEE FOR BARNES LIVING TRUST DATE AUGUST 9, 2006, AND ANY AMENDMENTS THERETO 415A WELSH ROAD, PHILADELPHIA, PA 19115-1816. C.P. April Term, 2013 No. 01930 \$253,581.61 Powers, Kirn & Javardian, LLC

**1405-535**  
**12628 Medford Road 19154-1448** 66th wd. 2000 Sq. Ft. BRT#66-3-2441-00 Improvements: Row B/gar 2sty Masonry  
ANDREW CLARK C.P. September Term, 2012 No. 01032 \$232,104.55 Milstead & Associates, LLC

**1405-536**  
**547 Van Kirk Street aka 547 Vankirk Street 19120-1231** 35th wd. 1200 Sq. Ft. BRT#137N22-252 Improvements: Row B/gar 2sty Masonry  
TYRA LYLES C.P. November Term, 2013 No. 01950 \$99,444.08 Milstead & Associates, LLC

**1405-537**  
**8305 Loretto Avenue 19152-2319** 56th wd. 2182.5 Sq. Ft. BRT#139N1-208 Improvements: S/d W B/g 2s Masonry  
CONSUELO GRAJALES C.P. December Term, 2013 No. 00971 \$260,187.31 Milstead & Associates, LLC

**1405-538**  
**740 Susquehanna Road 19111-1321** 63rd wd. 2650 Sq. Ft. BRT#63-2-0402-00 Improvements: S/d W B/g 2s Masonry  
DANIEL CAMPBELL AKA DANIEL J. CAMPBELL C.P. December Term, 2011 No. 02362 \$214,507.58 Milstead & Associates, LLC

**1405-539**  
**5352 Oakland Street 19124-1222** 62nd wd. 1554 Sq. Ft. BRT#621391200 Improvements: Row B/gar 2 Sty Masonry  
LUIS J. NATAL, ORIGINAL MORTGAGOR AND MELANIE L. RODRIGUEZ, ORIGINAL MORTGAGOR AND REAL OWNER C.P. August Term, 2012 No. 01862 \$111,655.43 Milstead & Associates, LLC

**1405-540**  
**5950 Shisler Street 19149-3727** 53rd wd. 1350 Sq. Ft. OPA#531277600 Improvements: Residential Property  
MAN LI XU AKA MANLI XU C.P. September Term, 2013 No. 01933 \$79,967.95 Phelan Hallinan, LLP

**1405-541**  
**4711 Greene Street 19144-6026** 12th wd. 1975 Sq. Ft. OPA#123148800 Improvements: Residential Property  
NIKKI PENNINGTON AND JEFFREY PENNINGTON C.P. January Term, 2014 No. 00618 \$162,844.60 Phelan Hallinan, LLP

**1405-542**  
**718 Edgemore Road 19151-3608** 34th wd. 1185 Sq. Ft. OPA#344390500 Improvements: Residential Property  
AKANIMO UDI C.P. July Term, 2012 No. 04487 \$72,010.42 Phelan Hallinan, LLP

**1405-543**  
**216 East Cheltenham Avenue 19120-1012** 61st wd. 1600 Sq. Ft. OPA#611471400 Improvements: Residential Property  
KELLY NGUYEN AND KENNY THAI DAO C.P. May Term, 2013 No. 00687 \$157,510.03 Phelan Hallinan, LLP

SHERIFF'S SALE

**1405-544**  
**5925 Belden Street 19149-3704** 53rd wd. 1648 Sq. Ft. OPA#531300800 Improvements: Residential Property  
TAMEKIA L. RICKETTS-WILSON AKA TAMIEKA LAZETTE RICKETTS-WILSON C.P. June Term, 2012 No. 01136 \$65,671.91 Phelan Hallinan, LLP

**1405-545**  
**3422 D Street 19134** 7th wd. 980 Sq. Ft. BRT#073150400 Improvements: Residential Property  
MARIA LUISA PEREZ C.P. June Term, 2013 No. 002457 \$60,103.77 Bradley J. Osborne, Esq.

**1405-546**  
**508 Easy Street, Unit T5-1 19111** 63rd wd. Land area 0 Sq. Ft. 0.84% undivided interest of, in and to the common elements Condominium BRT#888630240 Improvements: Residential Dwelling  
PILSOON PARKER C.P. April Term, 2012 No. 03518 \$259,662.84 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

**1405-547**  
**4627 Fernhill Road 19144** 13th wd. 1184 Sq. Ft. BRT#133127600 Improvements: Residential Property  
ESTATE OF JANICE FLEMING C.P. February Term, 2013 No. 03334 \$29,121.32 Scott A. Dietterick, Esq. and/or Kathryn L. Mason, Esq.

**1405-548**  
**6506 Smedley Street 19126** 17th wd. 1260 Sq. Ft. BRT#172173600 Improvements: Residential Property  
PRISCILLIA MOORE AND RASHEEDA MCNEAIR C.P. July Term, 2012 No. 0944 \$107,415.11 Bradley J. Osborne, Esq.

**1405-549**  
**6571 Windsor Street 19142** 40th wd. 1600 Sq. Ft. BRT#403080600 Improvements: Residential Property  
REGORIO VIROLA C.P. June Term, 2013 No. 03703 \$100,179.52 KML Law Group, PC

**1405-550**  
**6221 North 16th Street 19141** 17th wd. 1440 Sq. Ft. BRT#172130000 Improvements: Residential Property  
MONIQUE CALDWELL AND LAWRENCE THOMPSON C.P. March Term, 2013 No. 02752 \$158,497.71 KML Law Group, PC

**1405-551**  
**3901 Folsom Street 19104-1643** 24th wd. 1046.09 Sq. Ft. PRCL#243060300 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HORACE L. SMITH, DECEASED. FRANCES DIANE CROON, IN HER CAPACITY AS HEIR OF HORACE L. SMITH, DECEASED. C.P. May Term, 2010 No. 02525 \$45,846.58 Phelan Hallinan, LLP

**1405-552**  
**2415 West 75th Avenue 19138** 50th wd. 1182 Sq. Ft.; row b/gar 2sty masonry BRT#501404700 Improvements: Residential Dwelling  
PROPERTY OF GRACIE CONNOR, DAVID WILLIAMS, KNOWN SURVIVING HER OF EDNOMA G. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF EDNOMA G. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER. C.P. May Term, 2010 No. 01616 \$43,441.08 McCabe, Weisberg & Conway, PC

**1405-553**  
**1819 West Oxford Street 19121** 47th wd. 2520 Sq. Ft.; row conv/apt 3sty masonry BRT#471138900 Improvements: Residential Dwelling  
JOSE MAYMI C.P. July Term, 2013 No. 01831 \$203,282.56 McCabe, Weisberg & Conway, PC

**1405-554**  
**3455 Indian Queen Lane 19129-1520** 38th wd. 2625.60 Sq. Ft. OPA#382081000 Improvements: Residential Property  
JOHN R. CLARKE AND MICHELLE L. CLARKE C.P. September Term, 2013 No. 01307 \$121,780.82 Phelan Hallinan, LLP

**1405-555**  
**2859 Sebring Road 19152-1612** 57th wd. 3269.50 Sq. Ft. OPA#571061100 Improvements: Residential Property  
STEPHEN NEJMAN AND SHANNA NEJMAN C.P. August Term, 2012 No. 02652 \$203,051.50 Phelan Hallinan, LLP

**1405-556**  
**2340 Morris Street 19145-1823** 36th wd. 930 Sq. Ft. OPA#364086600 Improvements: Residential Property



SHERIFF'S SALE

DAVID EVANS, SR. C.P. May Term, 2013  
No. 01558 \$129,269.74 Phelan Hallinan, LLP

**1405-557**  
**1129 South 55th Street 19143-4052** 51st wd. 1230 Sq. Ft. OPA#513131700 Improvements: Residential Property  
CATHRYN E. ANYUMBA C.P. March Term, 2012 No. 00570 \$62,176.70 Phelan Hallinan, LLP

**1405-558**  
**1001 Lindley Avenue aka 1001-1007 Lindley Avenue 19141-3905** 49th wd. 11343.45 Sq. Ft. OPA#492007100 Improvements: Residential Property  
MICHELLE LAMAR AKA MICHELLE A. LAMAR C.P. June Term, 2013 No. 01567 \$145,075.63 Phelan Hallinan, LLP

**1405-559**  
**6224 Brous Avenue 19149-3001** 62nd wd. 1050 Sq. Ft. OPA#621587900 Improvements: Residential Property  
MARY SCIARRA C.P. October Term, 2013 No. 03574 \$61,675.22 Phelan Hallinan, LLP

**1405-560**  
**3449 Joyce Street 19134-2621** 45th wd. 840 Sq. Ft. OPA#452292800 Improvements: Residential Property  
MARC E. HARRISON C.P. July Term, 2013 No. 00062 \$66,308.88 Phelan Hallinan, LLP

**1405-561**  
**594 1/2 Van Kirk Street 19120-1229** 35th wd. 1200 Sq. Ft. OPA#352100800 Improvements: Residential Property  
GILBERT C. VARNES, JR. C.P. June Term, 2010 No. 01151 \$133,645.77 Phelan Hallinan, LLP

**1405-562**  
**3234 Fanshawe Street 19149-2610** 55th wd. 2971.50 Sq. Ft. OPA#551117800 Improvements: Residential Property  
ANNA M. PAWLOWSKI C.P. October Term, 2013 No. 03134 \$145,021.32 Phelan Hallinan, LLP

**1405-563**  
**903 West Erie Avenue 19140** 43rd wd. 1472 Sq. Ft. OPA#432198400 Improvements: Residential Property  
DEXTER M. LOVE C.P. June Term, 2007 No. 03291 \$43,615.27 Phelan Hallinan, LLP

**1405-564**  
**5626 Rising Sun Avenue 19120** 61st wd. 1446 Sq. Ft.; row b/gar 2sty masonry BRT#612528500 Improvements: Residential Dwelling  
BELSIE TORRES-CANDELARIA, EXECUTRIX OF THE ESTATE OF JOHN J. CLOUTHIER, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2013 No. 01824 \$70,350.40 McCabe, Weisberg & Conway, PC

**1405-565**  
**2882 Emerald Street 19134** 25th wd. 720 Sq. Ft.; semi/det 2 sty frame BRT#252507500 Improvements: Residential Dwelling  
MARISOL DELEON C.P. July Term, 2013 No. 01811 \$23,503.88 McCabe, Weisberg & Conway, PC

**1405-566**  
**2749 Island Avenue 19153** 40th wd. 860 Sq. Ft.; row b/gar 1sty masonry BRT#406716500 Improvements: Residential Dwelling  
ALFREDO DAJER AND VALENTINA VASQUEZ C.P. September Term, 2013 No. 00837 \$179,749.72 McCabe, Weisberg & Conway, PC

**1405-567**  
**2012 Larry Street 19142** 40th wd. 900 Sq. Ft.; row 2sty masonry BRT#403196700 Improvements: Residential Dwelling  
CAROLYN CHAPMAN AND WILLIAM H CHAPMAN C.P. November Term, 2010 No. 04337 \$98,780.47 McCabe, Weisberg & Conway, PC

**1405-568**  
**3867 Archer Street 19140** 13th wd. 1110 Sq. Ft.; semi det 2 sty masonry BRT#131284900 Improvements: Residential Dwelling  
SONIA CASTRO AND CEDRIC GITTENS AKA CEDRIC D. GITTENS C.P. January Term, 2011 No. 01744 \$37,988.97 McCabe, Weisberg & Conway, PC

**1405-569**  
**631 West Allegheny Avenue 19133** 43rd wd. 1350 Sq. Ft.; row 2 sty masonry BRT#372447800 Improvements: Residential Dwelling  
JACQUELINE TEXEIRA AKA JACQUELINE MALONADO TEXEIRA C.P. January Term, 2011 No. 00883 \$85,112.07 McCabe, Weisberg & Conway, PC

**1405-570**  
**1030 Wagner Avenue 19141** 49th wd. 1278 Sq. Ft.; row b/gar 2sty masonry BRT#492012300 Improvements: Residential Dwelling

SHERIFF'S SALE

MARRAE G. DARGAN C.P. February Term, 2010 No. 00970 \$99,187.40 McCabe, Weisberg & Conway, PC

**1405-571**  
**3133 Holly Road 19154** 58th wd. 1152 Sq. Ft.; row b/gar 2sty masonry BRT#663017800 Improvements: Residential Dwelling  
PROPERTY OF WILLIAM J. GRAY, KNOWN SURVIVING HEIR OF MARY GRAY, DECEASED MORTGAGOR AND REAL OWNER, ROBERT GRAY, JR., KNOWN SURVIVING HEIR OF MARY GRAY, DECEASED MORTGAGOR AND REAL OWNER, AND ALL UNKNOWN SURVIVING HEIRS OF MARY GRAY, DECEASED MORTGAGOR AND REAL OWNER. C.P. May Term, 2013 No. 00074 \$144,365.15 McCabe, Weisberg & Conway, PC

**1405-572**  
**177 Rennard Street 19116-2705** 58th wd. 3764 Sq. Ft. OPA#582295500 Improvements: Residential Property  
CINDY SHAPIRO IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF ELLEN SHAPIRO C.P. August Term, 2013 No. 01624 \$180,959.53 Phelan Hallinan, LLP

**1405-573**  
**2142-44 South Simpson Street 19142** 40th wd. 1140 Sq. Ft. OPA#401195900 Improvements: Residential Property  
AMER CHUGHTAI C.P. September Term, 2013 No. 01944 \$92,589.70 Phelan Hallinan, LLP

**1405-574**  
**2859 Gillingham Street 19137-1916** 45th wd. 1350 Sq. Ft. OPA#453055100 Improvements: Residential Property  
TIMOTHY BRALCZYK C.P. February Term, 2013 No. 02633 \$165,333.52 Phelan Hallinan, LLP

**1405-575**  
**1715 South 6th Street 19148-1733** 1st wd. 709.95 Sq. Ft. OPA#01-1461900 Improvements: Residential Property  
ROBERT C. MUSE, JR. AND LAVONDAH L. MUSE C.P. March Term, 2012 No. 01270 \$106,215.75 Phelan Hallinan, LLP

**1405-576**  
**2725 North Philip Street 19133-3512** 19th wd. 741 Sq. Ft. OPA#192078000 Improvements: Residential Property  
MIGUELINA GARCIA AND HECTOR VALENTIN C.P. February Term, 2013 No. 02840 \$32,910.34 Phelan Hallinan, LLP

**1405-577**  
**4642 Tampa Street 19120-4636** 42nd wd. 1357.2 Sq. Ft. OPA#421572000 Improvements: Residential Property  
MEGAN R. TILGHMAN C.P. January Term, 2012 No. 02406 \$24,392.62 Phelan Hallinan, LLP

**1405-578**  
**1828 East Wensley Street 19134** 45th wd. 1015.84 Sq. Ft. BRT#452052700 Improvements: Residential Property  
DAVID ALVERIO C.P. December Term, 2012 No. 03267 \$67,417.59 KML Law Group, PC

**1405-579**  
**1922 South 60th Street 19142** 40th wd. 1421.28 Sq. Ft. BRT#401139400 Improvements: Residential Property  
JOHN T. MCINTYRE AKA JOHN T. MCINTYRE, III C.P. September Term, 2013 No. 00168 \$55,728.04 KML Law Group, PC

**1405-580**  
**456 East Walnut Lane 19144** 22nd wd. 2200 Sq. Ft.; semi/det 3 sty masonry BRT#592064900 Improvements: Residential Dwelling  
GEORGE HATFIELD AND KEN SHEPPARD C.P. October Term, 2013 No. 00494 \$153,496.87 McCabe, Weisberg & Conway, PC

**1405-581**  
**1129 East Barringer Street 19119** 22nd wd. 32'1" frontage x 103' depth OPA#221028000 Improvements: Residential Property  
THE ESTATE OF CLINTON B. HORTON, JR., DECEASED AND ALL KNOWN AND UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST, THERE, THEREFROM, AND/OR THEREUNDER. C.P. October Term, 2013 No. 02395 \$14,022.42 Richard M. Squire & Associates, LLC

**1405-582**  
**3436 Primrose Road 19114** 57th wd. 2668.75 Sq. Ft. BRT#572125419 Improvements: Residential Property  
GERALD P. SWIERCZYNSKI, JR. C.P. August Term, 2013 No. 03301 \$151,783.39 KML Law Group, PC

SHERIFF'S SALE

**1405-583**  
**416 East Pleasant Street 19119** 22nd wd. 1825 Sq. Ft. BRT#222067200 Improvements: Residential Property  
KYLE HARPER C.P. April Term, 2013 No. 04073 \$159,366.52 KML Law Group, PC

**1405-584**  
**431 Dudley Street 19148** 39th wd. 664.58 Sq. Ft. BRT#392015400 Improvements: Residential Property  
LUCAS A. COTTON C.P. October Term, 2013 No. 01162 \$153,549.45 KML Law Group, PC

**1405-585**  
**7021 Elmwood Avenue 19142** 40th wd. 1386 Sq. Ft. BRT#406224100 Improvements: Residential Property  
RENEE EVERETT AND JAMES LYNN C.P. April Term, 2013 No. 03837 \$37,685.39 KML Law Group, PC

**1405-586**  
**1933 South Hemberger Street 19145** 48th wd. 764.64 Sq. Ft. BRT#482228300 Improvements: Residential Property  
CHRISTOPHER J. LEONARD C.P. February Term, 2013 No. 01674 \$78,401.88 KML Law Group, PC

**1405-587**  
**1351 East Weaver Street 19150** 50th wd. 1304 Sq. Ft. BRT#502321100 Improvements: Residential Property  
HARRY H. REDD C.P. July Term, 2013 No. 01198 \$103,801.60 KML Law Group, PC

**1405-588**  
**1786 Scattergood Street 19124** 62nd wd. 1104.22 Sq. Ft. BRT#622128400 Improvements: Residential Property  
CHRISTOPHER SOONG WONG AKA CHRISTOPHER SOONG PAK WONG C.P. September Term, 2013 No. 02321 \$70,861.20 KML Law Group, PC

**1405-589**  
**567 Alcott Street 19120** 35th wd. 1033.60 Sq. Ft. BRT#352077200 Improvements: Residential Property  
NANA AMOH C.P. April Term, 2013 No. 02361 \$116,706.79 KML Law Group, PC

**1405-590**  
**6325 Paschall Avenue 19142** 40th wd. 1440 Sq. Ft. BRT#401351700 Improvements: Residential Property  
FALAAH MUHAMMAD C.P. June Term, 2013 No. 00007 \$107,843.34 KML Law Group, PC

**1405-591**  
**6922 Pascall Avenue 19142** 40th wd. 1512 Sq. Ft. BRT#403322800 Improvements: Residential Property  
LINDA SAMUEL C.P. September Term, 2013 No. 04163 \$96,446.66 KML Law Group, PC

**1405-592**  
**1802 Church Street 19124** 23rd wd. 955.80 Sq. Ft. BRT#232041300 Improvements: Residential Property  
ABIGAIL PARKER C.P. May Term, 2013 No. 02390 \$116,095.63 KML Law Group, PC

**1405-593**  
**209 Ripka Street 19127-1103** 21st wd. 1500 Sq. Ft. OPA#211419800 Improvements: Residential Property  
DEBRA ANN OPALKA C.P. June Term, 2012 No. 02858 \$65,241.21 Phelan Hallinan, LLP

**1405-594**  
**1225 East Sydney Street aka 1225 Sydney Street 19150-2811** 50th wd. 2672.46 Sq. Ft. OPA#502478800 Improvements: Residential Property  
TANIA A. TOOMER AND TERRANCE T. TOOMER C.P. March Term, 2010 No. 05929 \$149,893.41 Phelan Hallinan, LLP

**1405-595**  
**7211 Fowler Street 19128-4237** 21st wd. 3046.75 Sq. Ft. OPA#212457330 Improvements: Residential Property  
VICKI J. MEST AKA VICKI JO MEST C.P. August Term, 2012 No. 02982 \$140,332.03 Phelan Hallinan, LLP

**1405-596**  
**7054 Lincoln Drive 19119-2542** 22nd wd. 2874.19 Sq. Ft. OPA#223279500 Improvements: Residential Property  
TIMOTHY E. ROWE AND BRIAN M. GREEN C.P. August Term, 2012 No. 00033 \$351,223.70 Phelan Hallinan, LLP

**1405-597**  
**5012 Rorer Street 19120-4014** 42nd wd. 1016 Sq. Ft. OPA#421528500 Improvements: Residential Property  
QING Y LIN C.P. September Term, 2013 No. 02909 \$39,825.71 Phelan Hallinan, LLP

SHERIFF'S SALE

**1405-598**  
**527 Glenview Street 19111-4306** 35th wd. 2767.60 Sq. Ft. OPA#353150500 Improvements: Residential Property  
KEVIN M. ALLEN C.P. July Term, 2012 No. 03500 \$226,685.56 Phelan Hallinan, LLP

**1405-599**  
**7549 Brookhaven Road 19151-2106** 34th wd. 1552.48 Sq. Ft. OPA#343215900 Improvements: Residential Property  
NORMAN GUESS C.P. June Term, 2013 No. 01583 \$167,076.09 Phelan Hallinan, LLP

**1405-600**  
**3555 Teton Road 19154-1511** 66th wd. 2000 Sq. Ft. OPA#663139000 Improvements: Residential Property  
EDWARD MOORE, JR. AND HEATHER MINSTER C.P. February Term, 2013 No. 02631 \$69,318.10 Phelan Hallinan, LLP

**1405-601**  
**5129 Funston Street 19139** 44th wd. 1200 Sq. Ft.; row 2 sty masonry BRT#441289300 Improvements: Residential Dwelling  
LAMONT WHITE AND TAMMI SPENCE-WHITE C.P. September Term, 2013 No. 03604 \$59,951.22 McCabe, Weisberg & Conway, PC

**1405-602**  
**4050 Howland Street 19124-5313** 33rd wd. BRT#33-2-365500; PRCL#105N19-41 Improvements: Single Family Dwelling  
MILDRED CRUZ C.P. May Term, 2010 No. 03050 \$12,238.62 Jeffrey G. Trauger, Esq.

**1405-603**  
**2411 East Allegheny Avenue 19134** 45th wd. 1290 Sq. Ft.; row w-off/str 2sty masonry BRT#451002700 Improvements: Residential Dwelling  
CAESAR'S CUSTOM JEWELRY LTD C.P. August Term, 2013 No. 02262 \$110,456.22 McCabe, Weisberg & Conway, PC

**1405-604**  
**4346 Leiper Street 19124-3944** 23rd wd. 1150 Sq. Ft. OPA#234256900 Improvements: Residential Property  
WILLIAM F. HOFF C.P. April Term, 2013 No. 04375 \$60,486.52 Phelan Hallinan, LLP

**1405-605**  
**5105 Oxford Avenue 19124-2521** 62nd wd. 1813.78 Sq. Ft. OPA#621309500 Improvements: Residential Property  
MARIE VENDAL JEAN AND YVROSE DESTIN C.P. May Term, 2011 No. 02683 \$137,418.97 Phelan Hallinan, LLP

**1405-606**  
**200 West Ashdale Street 19120-3812** 42nd wd. 1608 Sq. Ft. OPA#422172800 Improvements: Residential Property  
GREGORY HOLMES AND JOANNE HOLMES C.P. January Term, 2012 No. 03300 \$31,668.90 Phelan Hallinan, LLP

**1405-607**  
**1102 Haworth Street aka 1102 Hayworth Street 19124-2506** 23rd wd. 2604 Sq. Ft. OPA#234160800 Improvements: Residential Property  
ROBIN A. LEWIS AKA ROBIN LEWIS C.P. April Term, 2013 No. 00438 \$125,360.72 Phelan Hallinan, LLP

**1405-608**  
**5407 North Front Street 19120** 42nd wd. 1080 Sq. Ft.; semi det 2 sty masonry BRT#421265500 Improvements: Residential Dwelling  
KRISTINE M. DIAZ AND ROBERT E. DIAZ, JR. C.P. November Term, 2012 No. 00032 \$126,101.39 McCabe, Weisberg & Conway, PC

**1405-609**  
**135 West Gale Street 19120-2915** 42nd wd. 1894 Sq. Ft. OPA#422300800 Improvements: Residential Property  
WILLIAM J. BURNETT JR. C.P. November Term, 2012 No. 02773 \$67,504.64 Phelan Hallinan, LLP

**1405-610**  
**119 West Price Street 19144-3309** 59th wd. 1080 Sq. Ft. BRT#59-3-0139-00 Improvements: Residential Dwelling  
JEROME SIMMONS C.P. August Term, 2013 No. 03312 \$142,517.88 Barbara A. Fein, Esq.

**1405-611**  
**7434 Malvern Avenue 19151-2921** 34th wd. 1512 Sq. Ft. OPA#343169000 Improvements: Residential Property  
JACQUELINE NICHOLSON C.P. December Term, 2011 No. 02312 \$52,668.34 Phelan Hallinan, LLP

**1405-612**  
**1539 East Tulpehocken Street 19138-1626** 50th wd. 1680.36 Sq. Ft. BRT#10-2-2118-00 Improvements: Residential Dwelling

SHERIFF'S SALE

DENISE M. HALL C.P. April Term, 2012  
No. 03352 \$179,489.05 Barbara A. Fein, Esq.

**1405-613**  
**2429 South Hutchinson Street 19148-3725** 39th wd. 672 Sq. Ft. OPA#393467600 Improvements: Residential Property  
ROGELIA G. GUIA C.P. February Term, 2013 No. 00742 \$143,306.30 Phelan Hallinan, LLP

**1405-614**  
**3711 Lankenau Road 19131-2816** 32nd wd. 1803 Sq. Ft. BRT#52-1-4296-00 Improvements: Residential Dwelling  
PETER HENRY AND LISA HENRY C.P. December Term, 2003 No. 02391 \$121,388.31 Barbara A. Fein, Esq.

**1405-615**  
**7546 East Walnut Lane aka 7546 Walnut Lane 19138-2219** 50th wd. 1177.50 Sq. Ft. OPA#501356300 Improvements: Residential Property  
PAMELA MASON C.P. February Term, 2013 No. 02832 \$40,383.34 Phelan Hallinan, LLP

**1405-616**  
**611 Oriole Street 19128-3122** 21st wd. 8086 Sq. Ft. OPA#214059700 Improvements: Residential Property  
BRIAN W. FREAS AND NICOLE L. FREAS C.P. June Term, 2012 No. 01462 \$419,218.91 Phelan Hallinan, LLP

**1405-617**  
**1427 Conlyn Street 19141-2504** 17th wd. 1304 Sq. Ft. OPA#171138700 Improvements: Residential Property  
YVONNE FLETCHER, WINSTON L. BRYANT, IN HIS CAPACITY AS ADMINISTRATOR OF OF THE ESTATE OF KATHERINE GREEN. ZAMAIR MARIE GREEN IN HER CAPACITY AS HEIR OF THE ESTATE OF KATHERINE GREEN. DESTINEE GREEN, IN HER CAPACITY, AS HEIR OF THE ESTATE OF KATHERINE GREEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KATHERINE GREEN, DECEASED. C.P. March Term, 2012 No. 00219 \$92,337.35 Phelan Hallinan, LLP

**1405-618**  
**5659 Matthews Street 19138-1828** 12th wd. 900 Sq. Ft. OPA#122296300 Improvements: Residential Property  
DENNIS GEIGER IN HIS CAPACITY AS ADMINSTRATOR AND HEIR OF THE ESTATE OF CHARLES WILLIAMS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES L. WILLIAMS, DECEASED. C.P. April Term, 2013 No. 01200 \$63,678.88 Phelan Hallinan, LLP

**1405-619**  
**3615 Frankford Avenue 19134** 45th wd. 1723 Sq. Ft. BRT#452264300  
HUGO ENRIQUE CARDOZA NUNEZ AKA HUGO E. CARDOZA, AKA HUGO E. CARDOZA C.P. December Term, 2013 No. 02938 \$132,054.52 Jennifer D. Gould, Esq.

**1405-620**  
**1454 Benner Street 19149-3213** 54th wd. 1441.07 Sq. Ft. OPA#541019400 Improvements: Residential Property  
MAN LI XU C.P. August Term, 2013 No. 03062 \$122,823.63 Phelan Hallinan, LLP

**1405-621**  
**1434 Faunce Street 19111-3302** 56th wd. 3329.25 Sq. Ft. OPA#561387900 Improvements: Residential Property  
MAUREEN ORLIW AKA MAUREEN E. ORLIW C.P. May Term, 2013 No. 03687 \$78,457.92 Phelan Hallinan, LLP

**1405-622**  
**1413 South 21st Street 19146-4509** 36th wd. 1312 Sq. Ft. PRCL#363262900 Improvements: Residential Property  
STEPHANIE CULBRETH C.P. May Term, 2012 No. 02060 \$175,983.34 Phelan Hallinan, LLP

**1405-623**  
**7222 Oakland Street 19149-1213** 54th wd. 1499.16 Sq. Ft. OPA#542385200 Improvements: Residential Property  
RICARDO X. RAMOS C.P. February Term, 2013 No. 01604 \$46,342.20 Phelan Hallinan, LLP

**1405-624**  
**5255 Sylvester Street 19124-1815** 62nd wd. 1614.60 Sq. Ft. OPA#621371300 Improvements: Residential Property  
DEBRA A. BROWN C.P. September Term, 2013 No. 00894 \$65,125.88 Phelan Hallinan, LLP



SHERIFF'S SALE

**1405-625**  
**7217 Lindbergh Boulevard 19153-2705**  
40th wd. 2442.37 Sq. Ft. OPA#406559409  
Improvements: Residential Property  
MILTON LUMSDEN AND TENESIA LUMSDEN C.P. April Term, 2013 No. 01058 \$170,410.12 Phelan Hallinan, LLP

**1405-626**  
**745 West Wellens Avenue 19120-3115**  
49th wd. 1200 Sq. Ft. OPA#492035700  
Improvements: Residential Property  
MELISSA J. MASSEY C.P. February Term, 2013 No. 01302 \$27,004.05 Phelan Hallinan, LLP

**1405-627**  
**2541 South Shields Street 19142** 40th wd. 1360 Sq. Ft. BRT#406024100 Improvements: Residential Property  
VANESSA SMILEY C.P. June Term, 2013 No. 02964 \$45,660.49 KML Law Group, PC

**1405-628**  
**6046 Carpenter Street 19143** 3rd wd. 2319.85 Sq. Ft. BRT#033096200 Improvements: Residential Property  
CHARLES STORY C.P. August Term, 2013 No. 02347 \$79,029.50 KML Law Group, PC

**1405-629**  
**6252 Tackawanna Street 19135** 55th wd. 1994.64 Sq. Ft. BRT#552243800 Improvements: Residential Property  
JOHN S. MAHONEY AND CARA STEARS C.P. February Term, 2012 No. 04086 \$140,206.55 KML Law Group, PC

**1405-630**  
**1214 East Strafford Street 19138** 22nd wd. 916.80 Sq. Ft. OPA#591038800 Improvements: Residential Property  
ERROL J. WILEY AND MAXINE WILEY C.P. May Term, 2013 No. 01235 \$37,874.68 Phelan Hallinan, LLP

**1405-631**  
**2539 Oakford Street 19146** 36th wd. 850 Sq. Ft. BRT#361280200 Improvements: Residential Real Estate  
LEONARD CRAWFORD C.P. October Term, 2013 No. 01613 \$71,601.68 Stern & Eisenberg, PC

**1405-632**  
**6224 Argyle Street 19111** 16th wd. 1568 Sq. Ft. BRT#3532352500 Improvements: Residential Real Estate  
RODRIGUEZ MARGARITA C.P. August Term, 2013 No. 03110 \$113,543.45 Stern & Eisenberg, PC

**1405-633**  
**5651 Bellmar Terrace 19143** 51st wd. 1024 Sq. Ft.; row 2 sty masonry BRT#514095500 Improvements: Residential Dwelling  
TRIFRENA V. ARMSTRONG AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. July Term, 2013 No. 002290 \$82,014.82 McCabe, Weisberg & Conway, PC

**1405-634**  
**1404 South 15th Street 19146** 36th wd. 1020 Sq. Ft. BRT#365055500 Improvements: Residential Real Estate  
THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF THOMAS VILAKAZI C.P. September Term, 2013 No. 02141 \$206,762.63 Stern & Eisenberg, PC

**1405-635**  
**4286 Griscom Street 19124** 23rd wd. 2165.62 Sq. Ft. BRT#232428700 Improvements: Residential Dwelling  
EVELYNE MARIE PAUL C.P. December Term, 2013 No. 000829 \$63,736.78 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

**1405-636**  
**1757 Newkirk Street 19121** 29th wd. 1044 Sq. Ft. BRT#324155500 Improvements: Residential Real Estate  
CARLISE BREWER C.P. May Term, 2012 No. 03154 \$78,373.33 Stern & Eisenberg, PC

**1405-637**  
**2019 Wilmot Street 19124-3407** 23rd wd. 1080.00 Sq. Ft. BRT#23-2136500 Improvements: Residential Property  
KEVIN GRANADOS C.P. January Term, 2013 No. 1055 \$74,430.23 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

**1405-638**  
**3122 Hellerman Street 19149-3131** 55th wd. 1964.40 Sq. Ft. BRT#551041800 Improvements: Residential Property  
MICHAEL LOMBO AND SHIRLEY LOMBO, HIS WIFE, AS TENANTS BY THE ENTIRETY C.P. January Term, 2012 No. 3033 \$146,840.55 Scott A. Dietterick, Esq.,

SHERIFF'S SALE

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

**1405-639**  
**514 Poplar Street 19123** 5th wd. 1503.24 Sq. Ft. BRT#056161545 Improvements: Residential Property  
CRYSTAL MARIE STEPHENS C.P. September Term, 2009 No. 1470 \$213,384.96 Scott A. 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

**1405-640**  
**3481 Amber Street 19134** 45th wd. 1016 Sq. Ft. BRT#452233900 Improvements: Residential Property  
BLANCA SANTIAGO, AS SOLE OWNER C.P. April Term, 2011 No. 1854 \$83,394.81 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

**1405-641**  
**5424 Cedar Avenue 19143** 46th wd. 1344 Sq. Ft. BRT#463046700 Improvements: Residential Property  
MOSES HENDERSON AND KAREN DENISE MCNEIL AS JOINT TENANTS AND NOT AS TENANTS IN COMMON C.P. March Term, 2011 No. 2432 \$76,319.86 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

**1405-642**  
**1229 East Chelten Avenue 19138-1928** 59th wd. 2560.8 Sq. Ft. BRT#591020400 Subject to Mortgage Improvements: Residential Property  
VALERIE CIME C.P. April Term, 2013 No. 04906 \$125,141.59 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1405-643**  
**1829 East Monmouth Street (aka Monmouth Street) 19134-3553** 25th wd. 946.88 Sq. Ft. BRT#252127500 Improvements: Residential Property  
YAHAYRA RAMOS C.P. February Term, 2013 No. 03192 \$26,162.91 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

**1405-644**  
**5409 Erdrick Street 19124-1406** 62nd wd. 1316 Sq. Ft. BRT#62-2347400 Improvements: Residential Property  
SHAUNDA SILBURN C.P. October Term, 2012 No. 0188 \$94,585.08 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

**1405-645**  
**628 North Bodine Street 19123-2946** 5th wd. 855.67 Sq. Ft. OPA#055109610 Improvements: Residential Property  
DOUGLAS FRANKLIN C.P. October Term, 2012 No. 00007 \$59,795.01 Phelan Hallinan, LLP

**1405-646**  
**241 East Stella Street 19134-2811** 7th wd. 609 Sq. Ft. OPA#071258500 Improvements: Residential Property  
CELIA I ALAMO C.P. July Term, 2013 No. 01910 \$17,999.12 Phelan Hallinan, LLP

**1405-647**  
**1200 East Price Street 19138-1913** 59th wd. 1064.70 Sq. Ft. OPA#591074100 Improvements: Residential Property  
GARY L. LASSITER C.P. May Term, 2013 No. 00036 \$155,419.44 Phelan Hallinan, LLP

**1405-648**  
**5948 Loretto Avenue 19149-3705** 53rd wd. 1496 Sq. Ft. OPA#531310800 Improvements: Residential Property  
FATIMA V HOPKINS C.P. August Term, 2012 No. 01893 \$54,186.26 Phelan Hallinan, LLP

**1405-649**  
**8313 Forrest Avenue 19150-2016** 50th wd. 2045.33 Sq. Ft. OPA#502228700 Improvements: Residential Property  
ROCHELLE MCCANN C.P. May Term, 2013 No. 03690 \$77,602.27 Phelan Hallinan, LLP

**1405-650**  
**5920 North Beechwood Street 19138-2938** 42nd wd. 1144.50 Sq. Ft. OPA#172512600

SHERIFF'S SALE

Improvements: Residential Property  
KEVIN J WILLIAMS C.P. July Term, 2012 No. 01170 \$78,500.86 Phelan Hallinan, LLP

**1405-651**  
**1956 Devereaux Avenue 19149-3442** 62nd wd. 1706.25 Sq. Ft. OPA#621214800 Improvements: Residential Property  
FRANCINE FOGLE C.P. May Term, 2013 No. 02741 \$116,613.03 Phelan Hallinan, LLP

**1405-652**  
**1053 South 52nd Street 19143-4215** 51st wd. 1440 Sq. Ft. OPA#51103660 Improvements: Residential Property  
CHARLES GANT C.P. June Term, 2012 No. 02878 \$79,277.19 Phelan Hallinan, LLP

**1405-653**  
**1973 Pratt Street 19124-2134** 62nd wd. 1350 Sq. Ft. OPA#622068300 Improvements: Residential Property  
ROSEANNE STANCHEK AKA ROSEANNE C. SANKOVICH C.P. April Term, 2013 No. 04948 \$53,298.44 Phelan Hallinan, LLP

**1405-654**  
**1830 South 60th Street 19142-1405** 40th wd. 976 Sq. Ft. OPA#401138800 Improvements: Residential Property  
DIONY ELIAS AND JUSTIN MOORE C.P. June Term, 2013 No. 02374 \$101,306.37 Phelan Hallinan, LLP

**1405-655**  
**6339 Edmund Street 19135-3311** 41st wd. 1264 Sq. Ft. OPA#411407600 Improvements: Residential Property  
ABDUL MALIQUE C.P. March Term, 2013 No. 01745 \$47,733.48 Phelan Hallinan, LLP

**1405-656**  
**2043 North 62nd Street 19151-3207** 34th wd. 6127.24 Sq. Ft. OPA#342305100 Improvements: Residential Property  
HECTOR MARTINEZ C.P. February Term, 2013 No. 00319 \$212,964.82 Phelan Hallinan, LLP

**1405-657**  
**5510 West Godfrey Ave 19138** 8th wd. 1013 Sq. Ft. BRT#122310500 Improvements: Row 2sty Masonry  
JEAN LUNDY C.P. July Term, 2013 No. 033527 \$16,624.95 Jonathan M. Peterson, Esq.

**1405-658**  
**1213 West Sergeant Street 19133** 5th wd. 1024 Sq. Ft. BRT#371402000 Improvements: Row 2sty Masonry  
EUGENE TYSON AND VIOLET TYSON (H/W) C.P. 120802123 & 130404051 \$29,857.95 Jonathan M. Peterson, Esq.

**1405-659**  
**5436 Springfield Avenue 19143-4812** 41st wd. 1712 Sq. Ft. OPA# 514121300 Improvements: Residential Property  
VALDEZ P. THOMAS AKA VALDEZ THOMAS C.P. February Term, 2013 No. 00013 \$107,560.14 Phelan Hallinan, LLP

**1405-660**  
**413 Poplar Street 19123-2129** 5th wd. 714 Sq. Ft. OPA#057165000 Improvements: Residential Property  
CHERYL PETIT DE MANGE C.P. March Term, 2012 No. 01745 \$307,551.28 Phelan Hallinan, LLP

**1405-661**  
**6032 North Marvne Street 19141-3208** 49th wd. 1344.80 Sq. Ft. OPA#493111800 Improvements: Residential Property  
CLAVIN REVIERE C.P. May Term, 2013 No. 01094 \$128,408.23 Phelan Hallinan, LLP

**1405-662**  
**5109 Newhall Street 19144-4019** 12th wd. 3648 Sq. Ft. OPA#123218600 Improvements: Residential Property  
NICOLE Y. LASSUS AKA NICOLE LASSUS AND CIPRIANO LASSUS, JR. AKA CIPRIANO LASSUS C.P. January Term, 2013 No. 00685 \$205,629.12 Phelan Hallinan, LLP

**1405-663**  
**7509 Woodcrest Avenue 19151-2702** 34th wd. 1634.40 Sq. Ft. OPA#343191000 Improvements: Residential Property  
CANDACE EDWARDS C.P. February Term, 2013 No. 01461 \$147,063.33 Phelan Hallinan, LLP

**1405-664**  
**6553 Allman Street 19142-1923** 14th wd. 945.78 Sq. Ft. OPA#403106300 Improvements: Residential Property  
JUANITA ROWE C.P. March Term, 2013 No. 02419 \$32,692.16 Phelan Hallinan, LLP

**1405-665**  
**703 Manton Street 19147-5117** 2nd wd. 1431 Sq. Ft. OPA#021285600 Improvements:

SHERIFF'S SALE

Residential Property  
DENISE LEE AKA DENISE BOYD LEE AND WILLIAM H. LEE C.P. June Term, 2012 No. 03338 \$353,207.61 Phelan Hallinan, LLP

**1405-666**  
**7722 Delphi Place 19153-1713** 40th wd. 1800 Sq. Ft. OPA#405858200 Improvements: Residential Property  
BRYAN JACKSON C.P. March Term, 2012 No. 00354 \$151,166.97 Phelan Hallinan, LLP

**1405-667**  
**65 East Clapier Street 19144-5932** 12th wd. 1580 Sq. Ft. OPA#121028200 Improvements: Residential Property  
ROY SMITH AND BRANDY HOLDEN C.P. November Term, 2011 No. 01034 \$193,181.96 Phelan Hallinan, LLP

**1405-668**  
**120 South 53rd Street 19139-3436** 60th wd. 1044.62 Sq. Ft. OPA#603124700 Improvements: Residential Property  
MARY F. NICHOLS AKA NICHOLS-CARTER MARY C.P. August Term, 2009 No. 02782 \$55,751.79 Phelan Hallinan, LLP

**1405-669**  
**2441 South 16th Street 19145-4401** 26th wd. 992 Sq. Ft. OPA#261254200 Improvements: Residential Property  
ANTHONY LA MACCHIA AND ANGELA LA MACCHIA C.P. January Term, 2013 No. 02919 \$156,994.83 Phelan Hallinan, LLP

**1405-670**  
**5735 Cherry Street 19139** 4th wd. 1070.18 Sq. Ft. BRT#042052700 Improvements: Residential Property  
LILLIAN THOMPSON, SOLELY IN HER CAPACITY AS HEIR OF CLARENCE JENKINS, DECEASED. C.P. April Term, 2013 No. 00334 \$43,708.93 KML Law Group, PC

**1405-671**  
**407 North 53rd Street 19139** 44th wd. 1280 Sq. Ft. BRT#442313500 Improvements: Residential Property  
CHERYL JACKSON SUDLER AND DUANE L. SUDLER C.P. October Term, 2013 No. 00417 \$39,027.23 KML Law Group, PC

**1405-672**  
**1029 Camas Drive 19115** 63rd wd. 6666 Sq. Ft. BRT#632087600 Improvements: Residential Property  
DARRELL W. TINDALL C.P. September Term, 2013 No. 00172 \$232,959.46 KML Law Group, PC

**1405-673**  
**5619 Wyndale Avenue 19131** 52nd wd. 2457.50 Sq. Ft. BRT#522133700 Improvements: Residential Property  
DOROTHY THORNTON C.P. January Term, 2013 No. 01437 \$164,720.37 KML Law Group, PC

**1405-674**  
**3111 Salmon Street 19134-5812** 25th wd. 869.75 Sq. Ft. OPA#251183000 Improvements: Residential Property  
LORI A. MCCOLE C.P. March Term, 2013 No. 03889 \$136,325.35 Phelan Hallinan, LLP

**1405-675**  
**81 East Phil Ellena Street 19119-2223** 22nd wd. 2992.50 Sq. Ft. OPA#222001900 Improvements: Residential Property  
LORRAINE D. SCOTT C.P. November Term, 2012 No. 03172 \$106,715.10 Phelan Hallinan, LLP

**1405-676**  
**121 West Sylvania Street 19144-3621** 12th wd. 2122.60 Sq. Ft. OPA#123010600 Improvements: Residential Property  
THOMAS H. MCNEILL, JR. AKA THOMAS MCNEILL C.P. December Term, 2012 No. 03585 \$103,407.23 Phelan Hallinan, LLP

**1405-677**  
**43 East School House Lane 19144** 12th wd. (Formerly part of the 22nd wd.) 1349.2 Sq. Ft. BRT#122052200 Improvements: Residential Real Estate  
KENNETH JOHNSON C.P. November Term, 2013 No. 00882 \$124,356.01 Stern & Eisenberg, PC

**1405-678**  
**5442 Lebanon Avenue 19131** 52nd wd. 1400 Sq. Ft.; row b/gar 2sty masonry BRT#522071300 Subject to Mortgage Improvements: Residential Dwelling  
WILLIE M. WILLIAMS, ADMINSTRATOR OF THE ESTATE OF LOUIS TOWNS, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 03150 \$92,279.91 McCabe, Weisberg & Conway, PC

**1405-679**  
**5927 McCallum Street aka 5927 McCullum Street 19144** 59th wd. 572.60 Sq. Ft.

SHERIFF'S SALE

BRT#593143400 Improvements: Residential Dwelling  
PEACH PROPERTIES LLC AND TIFFANY D. CHERRY C.P. April Term, 2013 No. 005094 \$88,825.77 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

**1405-680**  
**227 East Ashmead Street 19144** 12th wd. 1850 Sq. Ft. BRT#121095200 Improvements: Residential Dwelling  
YVONNE CUMMINGS C.P. July Term, 2013 No. 04855 \$72,044.75 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

**1405-681**  
**3852 Cambridge Street 19104-1105** 24th wd. 1395 Sq. Ft. BRT#24-3209500 Improvements: Residential Dwelling  
DONNISE MORRISON C.P. February Term, 2013 No. 00432 \$43,737.91 Law Offices of Gregory Javardian

**1405-682**  
**5738 Cedar Avenue 19143-1932** 46th wd. 1304 Sq. Ft. BRT#463055300 Improvements: Residential Dwelling  
MARLEISE SANDERS C.P. September Term, 2013 No. 00716 \$58,227.10 Law Offices of Gregory Javardian

**1405-683**  
**1226 South Wilton Street 19143** 51st wd. 1953.2 Sq. Ft. BRT#511214600 Improvements: Residential Property  
SAMUEL DAVIS C.P. March Term, 2013 No. 002357 \$108,300.03 Bradley J. Osborne, Esq.

**1405-684**  
**5615 Sansom Street 19139** 60th wd. 1166.10 Sq. Ft. BRT#604025700 Improvements: Residential Property  
DERRICK S. GOLDEN AND PATRICIA J. BARNES C.P. May Term, 2012 No. 02793 \$89,220.57 Bradley J. Osborne, Esq.

**1405-685**  
**2342 Griffith Street 19152** 56th wd. On the southwesterly side of Griffith Street (50 feet wide) and the northwesterly side of Bradford Street (70 feet wide); front 28 ft 5-1/2 in, depth 111 ft 3 in BRT#561537300 Improvements: Residential  
ADVANCED ACQUISITIONS, LLC C.P. January Term, 2014 No. 003339 \$145,060.64 David E. Stern, Esq.

**1405-686**  
**6022 Kingsessing Avenue 19143** 40th wd. 1200 Sq. Ft. BRT#401259600 Improvements: Residential Real Estate  
RANDOLPH J. WADDELL, SR. C.P. January Term, 2013 No. 0104 \$76,210.38 Stern & Eisenberg, PC

**1405-687**  
**119 Fern Street 19120** 15th wd. 1170 Sq. Ft. BRT#612211400 Improvements: Residential Real Estate  
LATOYA A LEWIS C.P. June Term, 2010 No. 01058 \$92,202.11 Stern & Eisenberg, PC

**1405-688**  
**12404 Sweet Briar Road 19154** 58th wd. 1763.11 Sq. Ft. BRT#663178800 Improvements: Residential Real Estate  
RICHARD T. JACKSON AND TONI A. JACKSON C.P. September Term, 2013 No. 004404 \$77,073.48 Stern & Eisenberg, PC

**1405-689**  
**112 North 62nd Street 19139** 34th wd. 1120 Sq. Ft. BRT#341223000 Improvements: Residential Real Estate  
THE ESTATE OF DAVID E. JORDAN, JR. C.P. December Term, 2013 No. 02121 \$45,332.18 Stern & Eisenberg, PC

**1405-690**  
**1441 East Comly Street 19149** 54th wd. 1669.6 Sq. Ft. BRT#541004900 Improvements: Residential Real Estate  
MARK E. BRACEY AND CHENELL N DICKERSON C.P. August Term, 2013 No. 02145 \$220,596.98 Stern & Eisenberg, PC

**1405-691**  
**4195 North Marvne Street 19140** 49th wd. 1126.5 Sq. Ft. BRT#491417500; PRCL#133 N 2-249 Subject To Mortgage Mortgage held by bank of New York Mellon Trust, US Bank, N.A. as trustee on behalf of Green Tree 2008-HE1 Improvements: Single Family Residence Erected Thereon  
SCOTT GARDNER C.P. October Term, 2013 No. 01383 \$45,755.70 Erin P. Dyer, Esq.

**1405-692A-F**  
**2161 Haworth Street – Premises A – 19124-2236** BRT#622035505 Subject to Mortgage  
**541 East Penn Street – Premises B – 19144-1405** BRT#122008600 Subject to Mortgage  
**3147 Jasper Street – Premises C – 19134-3148** 803.24 Sq.Ft. BRT#252532000 Subject to Mortgage Improvements: Row 2 Story



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Masonry <b>1114 Herbert Street – Premises D – 19124-2933</b> 1260 Sq. Ft. BRT#234082200 Subject to Mortgage Improvements: Row 2 Story Masonry <b>2819 Memphis Street – Premises E – 19134-4207</b> 910.62 Sq. Ft. BRT#251484700 Subject to Mortgage Improvements: Row 2 Story Masonry <b>2145 West Grange Street – Premises F – 19138-2809</b> 847.5 Sq. Ft. BRT#171126200 Subject to Mortgage Improvements: Row 2 Story Masonry ALAN STASSON C.P. November Term, 2013 No. 02205 \$271,393.01 Everett K. Sheintoch, Esq.  <b>1405-693A-C</b> <b>7th wd. (409 West Annsbury Street – Premises A – 19140-1505)</b> 1088 Sq. Ft.; land area 772.20 Sq. Ft. BRT#422014700; PRCL#121N22-70 Subject to Mortgage Subject to Rent <b>43rd wd. (1306 West Erie Avenue – Premises B – 19140-4216)</b> 3209 Sq. Ft.; land area 1600 Sq. Ft. BRT#432058000; PRCL#45N24-85 Subject to Mortgage Subject to Rent <b>13th wd. (304 Berkley Street – Premises C –</b>	<b>19144-4204)</b> 1176 Sq. Ft., land area 1280 Sq. Ft. BRT#133009500, PRCL#47N6-22 Subject to Mortgage Subject to Rent K&F INVESTMENTS, LLC C.P. April Term, 2013 No. 02596 \$196,604.38 Scott F. Landis, Esq.  <b>1405-694A-B</b> <b>8014 Bustleton Avenue – Premises A – 19152-2802</b> 56th wd. 2960 Sq. Ft. BRT#8-2-9267-05 Subject To Mortgage TBF Financial, LLC, successor by assignment to Citizens Bank of Pennsylvania Subject to Rent Improvements: None <b>8016 Bustleton Avenue – Premises B – 19152-2802</b> 56th wd. 3010 Sq. Ft. BRT#88-2-9267-10 Subject To Mortgage TBF Financial, LLC successor by assignment to Citizens Bank of Pennsylvania Subject to Rent Improvements: None ALLSTATE BUILDING, LLC C.P. April Term, 2010 No. 00974 \$338,974.24 Robert J. Murtaugh, Esq.  <b>1405-695</b> <b>12627 Calpine Road 19154</b> 66th wd. 2094.75 Sq. Ft. BRT#663290200 Improvements:	Residential Dwelling DANIELLE BINDER AND JAMES W. BINDER C.P. February Term, 2012 No. 02247 \$200,524.19 Udren Law Offices, PC  <b>1405-696</b> <b>903 South 54th Street 19143</b> 51st wd. 1566.4 Sq. Ft. BRT#51-1-064600 Improvements: Residential Dwelling SHAUNA MITCHELL C.P. September Term, 2010 No. 00232 \$104,361.77 Udren Law Offices, PC  <b>1405-697</b> <b>1027 North 64th Street 19151</b> 34th wd. 4078 Sq. Ft. BRT#344244200 Improvements: Residential Dwelling MCQUARY BROWN AND TRACEY BROWN C.P. January Term, 2011 No. 00397 \$214,256.72 Udren Law Offices, PC  <b>1405-698</b> <b>7642 Wyndale Avenue 19151</b> 34th wd. 2958.86 Sq. Ft. BRT#34-3-178900 Improvements: Residential Dwelling RICHARD JACKSON AKA RICHARD JACKSON, JR. C.P. July Term, 2013 No.	03236 \$52,906.14 Udren Law Offices, PC  <b>1405-699</b> <b>2090 West 65th Avenue 19138</b> 50th wd. 1475 Sq. Ft. BRT#171355400 Improvements: Residential Dwelling ESTATE OF GERADINE WASHINGTON C/O JEROME WASHINGTON, PERSONAL REPRESENTATIVE. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERALDINE WASHINGTON, DECEASED. JEROME WASHINGTON, INDIVIDUALLY AND PERSONAL REPRESENTATIVE OF THE ESTATE OF GERALDINE WASHINGTON. C.P. August Term, 2011 No. 02952 \$73,343.57 Udren Law Offices, PC  <b>1405-700</b> <b>7625 Overbrook Avenue 19151</b> 34th wd. 1769.92 Sq. Ft. BRT#67-N5-12 Improvements: Residential Dwelling THOMASINE T. JORDAN C.P. May Term, 2013 No. 00701 \$97,878.61 Udren Law Offices, PC	<b>1405-701</b> <b>5511 Crowson Street 19144</b> 12th wd. 750 Sq. Ft. BRT#12-2214800 Improvements: Residential Dwelling IGOR PAVLO C.P. September Term, 2013 No. 02042 \$80,102.97 Udren Law Offices, PC  <b>1405-702</b> <b>929 Dudley Street 19148</b> 39th wd. 689.50 Sq. Ft. BRT#39-3-275200 Improvements: Residential Dwelling JACQUELINE BARKOWITZ AKA JACQUELINE POOLER C.P. August Term, 2013 No. 00466 \$176,120.36 Udren Law Offices, PC

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