

Sheriff's Sale Notices for July 1, 2014

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, July 1, 2014 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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

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

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NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on July 1, 2014.

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

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

EXPLANATION

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

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

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

Very truly yours,

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

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

502-588 A-C

51st Wd. (5403 Chester Ave. - Premises A - 19143) On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Property
51st Wd. (5405 Chester Ave. - Premises B - 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property
40th Wd. (5349 Chester Ave. - Premises C - 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property
FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.

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

1206-376A-B

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

The following property, sale of which was postponed from the November 13, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, July 1, 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.

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

1306-461A-B

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

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

1308-496

2514 South 13th Street 19148-4306 39th wd. Beginning point: containing in front or breadth on the said Thirteenth Street sixteen feet and extending of that width in length or depth westward between lines parallel at right angles to said Thirteenth Street. Subject to Mortgage Improvements: Row 2 Sty Masonry
ANTOINETTE TUMOLO (DECEASED) C.P. February Term, 2012 No. 00082 \$302,695.66 Chandra M. Arkema, Esq.

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

1309-452

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.

1309-499

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.

1309-590

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, July 1, 2014.

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

1310-343

5033 Schuyler Street 19144 13th wd. 6888 Sq. Ft.; s/d w det gar 3 sty masonry BRT#133158300 Improvements: Residential

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Dwelling
ANTHONY WALL C.P. July Term, 2008 No. 02738 \$481,628.89 McCabe, Weisberg, & Conway, P.C.

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 UNKOWN 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.

1310-430

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

1310-475

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

1310-528A-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.,

1310-532

1534 South 20th Street 19146-4508 36th wd. West side of 20th st 120 ft 0 in north of Tasker Street front: 16 ft 0 in, depth: 66 ft 0 in Subject To Mortgage of Lava Funding, LLC assigned to Parke Bank in principal sum of \$50,000.00
CHARLES HODGE C.P. February Term, 2013 No. 02345 \$70,203.14 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 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

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AND REAL OWNER, ALL UNKNOWN SURVIVING HEIRS OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 00111 \$40,513.87 McCabe, Weisberg, & Conway, P.C.

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

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

1311-388

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.

1311-408

1720 South Bancroft Street 19145 26th wd. 742 Sq. Ft. BRT#365160700 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BEVERLY LYNN SAUNDERS, DECEASED; BEVERLY LYNN SAUNDERS, DECEASED; SHELLEY SAUNDERS, KNOWN HEIR OF BEVERLY LYNN SAUNDERS, DECEASED C.P. September Term, 2010 No. 01884 \$39,357.05 Udren Law Offices, P.C.

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

1311-618

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

1311-705

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

1311-781

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

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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.

1311-818 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 SURVIVING HEIRS OF CHALRES CHIGER, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2012 No. 04625 \$187,965.02 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the December 3, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, July 1, 2014.

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.

1312-382 7239 Guyer Avenue 19153-2416 40th wd. 1233.03 Sq. Ft. BRT#404348800 Subject to Mortgage Improvements: Residential Dwelling BRUCE E MARTIN AKA BRUCE MARTIN C.P. August Term, 2012 No. 02678 \$102,337.34 Powers, Kirm & Javardian, LLC

1312-390 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

1312-412 7120 Guyer Avenue 19153-2406 40th wd. 1227.7 Sq. Ft. BRT#404352800 Improvements: Residential Dwelling RAHAMATOU LAH TRAORE AND HADY TRAORE C.P. July Term, 2012 No. 03857 \$76,151.84 Law Offices of Gregory Javardian

1312-470 423 Knorr Street 19111-4614 35th wd. 2500 Sq. Ft. OPA#353147100 Improvements: Residential Property REGINALD SMITH C.P. February Term, 2013 No. 03235 \$95,352.34 Phelan Hallinan, LLP

1312-480 633 West Olney Avenue 19120 61st wd. 2475 Sq. Ft. BRT#612009100 Improvements: Residential Property ANTHONY COBB C.P. May Term, 2013 No. 002365 \$113,433.38 Christopher A. DeNardo, Esq.

1312-494 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.

1312-630 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

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

1401-333 5518 Master Street 19131 4th wd. 1215 Sq. Ft. BRT#041226300 Improvements: Residential Property STEPHEN BASS C.P. May Term, 2013 No. 00824 \$50,284.95 KML Law Group, P.C.

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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.

1401-355 1332 South 31st Street 19146 36th wd. 2277.12 Sq. Ft.; row 2 sty masonry BRT#362274900 Improvements: Residential Dwelling HENRY R. YARBROUGH C.P. May Term, 2009 No. 01477 \$71,016.41 McCabe, Weisberg, & Conway, P.C.

1401-380 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.

1401-424 5147 Oakland Street 19124 23rd wd. 1214 Sq. Ft.; row b/gar 2sty BRT#621399800 Subject to Rent Improvements: Residential Dwelling JOSEPH BIANCHIMANO AND THOMAS PRENDERGAST C.P. March Term, 2012 No. 04080 \$105,691.76 McCabe, Weisberg, & Conway, P.C.

1401-554 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.

1401-623 400 West Cheltenham Avenue - Premises A - 19120 61st wd. On southwesterly side of the intersection of southwest line of Cheltenham Avenue and northwesterly side of 4th Street. Front: 101 ft 2-384/1000 in Depth: Irreg OPA#882756700 Improvements: Commercial Property JAMES B. WATSON C.P. June Term, 2012 No. 00564 \$79,698.02 Federman & Associates, L.L.C.

1401-651 6549 Ditman Street 19135-2704 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

1401-687 1838 North Marston Street 19121-2623 32nd wd. 581 Sq. Ft. OPA#323194800 Improvements: Residential Property MAURICIO DAWSONIA C.P. May Term, 2013 No. 02443 \$59,817.60 Phelan Hallinan, LLP

1401-713 1167 East Sharpnack Street 19150-3108 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.

1401-726 5945 Chester Avenue 19143 40th wd. 1448.75 Sq. Ft. BRT#401117700 Improvements: Residential Dwelling CATHERINE GOODLEY AND HENRY GOODLEY C.P. August Term, 2013 No.

1401-738 7503 North 21st Street 19138 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. 00347 \$100,542.09 Udren Law Offices, P.C.

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

1402-313 7526 Brockton Road 19151-2825 34th wd. 1760 Sq. Ft. OPA#343147700 Improvements: Residential Property WILLIE B. FORD C.P. November Term, 2009 No. 02163 \$126,773.23 Phelan Hallinan, L.L.P.

SHERIFF'S SALE

1402-329 4109 Gypsy Lane 19129 21st wd. 21,725 Sq. Ft. OPA#213220945 Improvements: Residential Property ROSIE BROWN C.P. May Term, 2008 No. 00571 \$746,810.81 Phelan Hallinan, L.L.P.

1402-455 4735 Whitaker Avenue 19120 42nd wd. 1200 Sq. Ft.; row b/gar 2sty masonry BRT#421565100 Improvements: Residential Dwelling REGINALD BATES C.P. December Term, 2012 No. 00967 \$64,421.76 McCabe, Weisberg, & Conway, P.C.

1402-456 6059 Allman Street 19142 40th wd. 952 Sq. Ft. BRT#401243300 Improvements: Residential Property SANAYYAH H. MILLER C.P. July Term, 2013 No. 00828 \$86,625.80 KML Law Group, P.C.

1402-510 757 South 17th Street 19146 30th wd. 1328 Sq. Ft. BRT#6S2065, BRT#881577100 Improvements: Residential Dwelling MAURICE UPSHUR AND ZINA UPSHUR C.P. September Term, 2013 No. 00492 \$353,308.70 Udren Law Offices, P.C.

1402-538 2443 Tremont Street 19115-5032 56th wd. BRT#562265818 Subject to Mortgage Improvements: Residential Dwelling JERROME R. STINNIE AND MANUELA T. STINNIE C.P. July Term, 2012 No. 04662 \$259,472.23 Powers, Kirm & Javardian, L.L.C.

1402-545 4119 Baring Street 19104-2266 6th wd. 1252.80 Sq. Ft. BRT#061026500 Subject to Mortgage Improvements: Residential Dwelling ANTHONY JORDAN C.P. July Term, 2012 No. 02305 \$147,696.77 Powers, Kirm & 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.

1402-565 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.

1402-598 4231 Frost Street 19136-3125 41st wd. 1080 Sq. Ft. BRT#651222500 Improvements: Residential Dwelling GREGGORY G. GINTER C.P. February Term, 2013 No. 01338 \$104,700.76 Pressman & Doyle, L.L.C.

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.

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

1402-639 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.

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

1403-310 5957 Malta Street 19120-1211 35th wd. 960 Sq. Ft. OPA#352286400 Improvements: Residential Property JAMES VARGHESE AND MARY JAMES C.P. June Term, 2013 No. 00028 \$92,943.06 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,

SHERIFF'S SALE

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

1403-320 4815 Greenway Avenue 19143-4416 40th wd. 1232 Sq. Ft. OPA#273137200 Improvements: Residential Property CICERO SIMMONS AND JOANNE SIMMONS C.P. July Term, 2013 No. 02719 \$74,856.73 Phelan Hallinan, LLP

1403-323 1119 East Cheltenham Avenue 19124 35th wd. 1251.25 Sq. Ft. BRT#352017100 Improvements: Residential Property ROBERT A. LEE, AS SOLE OWNER C.P. April Term, 2011 No. 2339 \$131,771.35 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

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

1403-346 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.

1403-349 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, Kirm & Javardian, LLC

1403-359 110 West Meade Street 19118-3810 9th wd. 1477 Sq. Ft. PRCL#092194300 Improvements: Residential Property DAVID B. MACDONALD AKA DAVID MACDONALD AND CELIA CRUZ C.P. June Term, 2012 No. 03092 \$151,478.24 Phelan Hallinan, LLP

1403-360 1610 East Rounfoord 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.

1403-364 2555 Hobson Street aka 2555 South Hobson Street 19142 40th wd. 1108.52 Sq. Ft. BRT#406082400 Improvements: Residential Property FREDIE M. HARRIS, JR., AS SOLE OWNER C.P. November Term, 2010 No. 4125 \$95,626.60 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 & Ackerman, LLC

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, Kirm & Javardian, LLC

1403-370 1427 Elbridge Street 19149-2740 54th wd.

SHERIFF'S SALE

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, Kirm & Javardian, LLC

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.

1403-378 7930 Mars Place 19153 40th wd. 1611.90 Sq. Ft. BRT#405890025 Subject to Mortgage Improvements: Residential Property BETTY JEAN CRUMEL C.P. January Term, 2011 No. 0951 \$145,764.60 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 & Ackerman, 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

1403-388 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

1403-417A 508-534 Walnut Street 19106 5th wd. 855728 Sq. Ft. (more or less) TXPRCL# 88-3-0065-00 Improvements: Multi Tenant Office Tower On A 16-acre Site (more Or Less) BROADWAY PENN MUTUAL OFFICE FEE LP (FEE INTEREST IN 508-34 WALNUT STREET, PHILADELPHIA, PENNSYLVANIA). C.P. May Term, 2011 No. 1797 \$130,592,313.73 Cozen O'Connor, Robert Dell'Osa, Esq. and Sarah Schlossberg, Esq.

1403-417B 249 South 6th Street 19106-3718 5th wd. TXPRCL#88-3-4070-00 Improvements: Fee Interest Of Broadway Penn Mutual Garage Fee LP And Leasehold Interst Of Broadway Penn Mutual Office Fee LP In A Two-level 612 Space (more Or Less). Underground Parking Garage. BROADWAY PENN MUTUAL GARAGE FEE LP (FEE INTEREST IN 249 SOUTH 6TH STREET, PHILADELPHIA, PENNSYLVANIA); AND BROADWAY PENN MUTUAL OFFICE FEE LP (LEASEHOLD INTEREST IN 249 SOUTH 6TH STREET, PHILADELPHIA, PENNSYLVANIA) C.P. May Term, 2011 No. 1797 \$130,592,313.73 Cozen O'Connor, Robert Dell'Osa, Esq. and Sarah Schlossberg, Esq.

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.

1403-453 11704 Joseph Kelly Terrace 19154-1638 66th wd. 10175 Sq. Ft. OPA#662000412 Improvements: Residential Property KIMBERLY A. MARTINEZ C.P. September Term, 2010 No. 01735 \$274,277.32 Phelan Hallinan, LLP

1403-456 6631 Dorel Street 19142-2618 40th wd. 1061.45 Sq. Ft. OPA#406337700 Improvements: Residential Property ROBBIN A. LLOYD-HARRIS C.P. August Term, 2012 No. 01716 \$44,461.71 Phelan Hallinan, LLP

1403-457 6018 Hazelhurst Street 19151-3532 34th wd. 1440 Sq. Ft. OPA#342123300 Improvements: Residential Property TIMOTHY KENNEDY, IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED. WAYNE KENNEDY, IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED. KENYETTA KENNEDY, IN HER CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED. DERRICK KENNEDY, IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED. UNKNOWN HEIRS,

SHERIFF'S SALE

SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THOMASINE KENNEDY, DECEASED. C.P. February Term, 2012 No. 03686 \$63,675.04 Phelan Hallinan, LLP

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

1403-461

1119 Foster Street 19116-3771 58th wd. 3220.50 Sq. Ft. OPA#582175910 Improvements: Residential Property
IRINA GODOVANNIK C.P. October Term, 2011 No. 01990 \$239,258.49 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. Diätterick, 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

1403-492

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

1403-493

6539 Marsden Street 19135-2708 41st wd. 1050 Sq. Ft. OPA#411275600 Improvements: Residential Property
DARLITA LEE C.P. May Term, 2012 No. 01646 \$104,085.81 Phelan Hallinan, LLP

1403-503

4349 Deer Path Lane 19154 66th wd. 1757.92 Sq. Ft. BRT#66-2-450600 Improvements: Residential Dwelling
ALAN J. MCCAUSLAND AKA ALAN MCCAUSLAND AND TERESA MCCAUSLAND C.P. August Term, 2013 No. 00987 \$156,503.62 Udren Law Offices, P.C.

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.

1403-509

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.

1403-521

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.

1403-524

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.

1403-527

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

SHERIFF'S SALE

Goldberg & Ackerman, LLC

1403-539

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

1403-545

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

1403-550

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.

1403-554

431 East Sharpnack Street 19119 22nd wd. 2345.25 Sq. Ft. BRT#22113020 Improvements: Residential Dwelling; Row B/gar 2sty Masonry
JEMAL SCOTT C.P. January Term, 2009 No. 02643 \$104,324.88 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.

1403-560

519 Watkins Street 19148 1st wd. 1014 Sq. Ft. BRT#011371300 Subject to Mortgage Improvements: Residential Dwelling; Row 2sty Masonry
JOSEPHINE H. TUITT AND GLEN T. PROSPERE C.P. July Term, 2013 No. 02253 \$126,949.35 McCabe, Weisberg & Conway, P.C.

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, MICAH EL BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, TIMOTHY BRIDGES,

SHERIFF'S SALE

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.

1403-566

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

1403-573

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.

1403-577

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.

1403-582

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

1403-586

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.

1403-595

5764 West Oxford Street 19131 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.

1403-605

2443 East Clearfield Street 19134-4438 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

1403-611

1274 South 24th Street 19146 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. Diätterick, 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

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

1404-306

5103 F Street 19124 35th wd. 1741.30 Sq Ft BRT#351338900 Improvements: Residential Property
JOSE WAKEFIELD AND RUTH WAKEFIELD C.P. September Term, 2007 No. 03013 \$50,271.76 Scott A. Diätterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-313

1362 Fanshawe Street 19111 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.

1404-339

8112 Lindbergh Blvd 19153 40th wd. 1600 Sq Ft BRT#40-5-8475-37 Improvements:

SHERIFF'S SALE

Single Row Home
TRACY BOGANS C.P. August Term, 2013 No. 00265 \$133,572.11 Craig H. Fox, Esq

1404-341

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

1404-350

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

1404-357

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

1404-362

6955 Hegerman Street 19135-1927 41st wd. 2200 Sq Ft BRT#412437600 Improvements: Residential Property
CORTNEY GREEN AND LISA PIERCE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON C.P. May Term, 2012 No. 3458 \$183,974.40 Scott A. Diätterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-371

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

1404-373

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

1404-382

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

1404-388

4351 North 5th Street 19140-2333 7th wd. 1650 Sq Ft BRT#072183000 Improvements: Residential Property
TIA L. KIMBLE C.P. May Term, 2012 No. 2187 \$121,980.66 Scott A. Diätterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-416

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

1404-417

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

1404-420

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

1404-424

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

1404-453

5829 Warrington Avenue 19143-5215 3rd wd. 1500 Sq Ft BRT#034077900 Improvements: Residential Property
DARIUS GERALD, AS SOLE OWNER C.P. January Term, 2012 No. 2388 \$55,034.12 Scott A. Diätterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L.

SHERIFF'S SALE

Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-454

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

1404-466

509 East Wyoming Avenue 19120-4509 42nd wd. 1280 Sq Ft BRT#421062600 Improvements: Residential Property
SHANETTE JOHNSON, MARRIED & TODD MONTAGUE, MARRIED AS JOINT TENANTS, NOT AS TENANTS BY THE ENTIRETY OR TENANTS IN COMMON C.P. May Term, 2012 No. 0719 \$83,879.09 Scott A. Diätterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-470

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

1404-475

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

1404-483

402 Parlin Street 19116 58th wd. 3170 Sq Ft BRT#582048300 Improvements: Residential Property
MARIAMMA ABRAHAM C.P. December Term, 2011 No. 3304 \$171,883.52 Scott A. Diätterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-487

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

1404-488

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

1404-496

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

SHERIFF'S SALE

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

1404-535

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

1404-536

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

1404-537

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

1404-584

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

1404-586

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

1404-597

1134 Unruh Street 19111-4938 53rd wd. 2585.06 Sq Ft BRT#532058700 Improvements: Residential Property
 SERGIO PIZARRO AND SARA PIZARRO, HIS WIFE C.P. March Term, 2012 No. 03060 \$83,747.38 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-601

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

1404-603

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

1404-613

66 East Coulter Street 19144-2218 12th wd. 2488.75 Sq Ft OPA#122020100 Improvements: Residential Property
 JEFFREY DULDULAO C.P. September Term, 2012 No. 03410 \$142,779.24 Phelan Hallinan, LLP

1404-628

2720 Cambridge Street 19130-1207 29th wd. 612.48 Sq Ft OPA#292010200 Improvements:

SHERIFF'S SALE

Residential Property
 JOSE RIVERA AND PAULA RIVERA C.P. March Term, 2010 No. 00464 \$223,355.13 Phelan Hallinan, LLP

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

1405-302

6744 Woodland Avenue 19142 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

1405-304

239 West Abbottsford Avenue 19144-4214 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

1405-314

1835 South 28th Street 19145 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

1405-320

4522 Marple Street 19136-3716 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

1405-322

3053 Agate Street 19134-4320 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

1405-338

7109 Buist Avenue 19142-1521 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

1405-339

2438 South Lee Street 19148-4106 39th wd. 922 Sq. Ft. OPA#391216700 Improvements: Residential Property
 JENNIFER N. ACKER; ROBERT J. FORD C.P. April Term, 2013 No. 04381 \$121,706.85 Phelan Hallinan, LLP

1405-346

12729 Medford Road 19154-1417 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

1405-353

3568 Gloucester Lane 19114-1907 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. 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

1405-355

3825 Fairdale Road 19154 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. 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

1405-358

136 East Upsal Street AKA 136 Upsal 19119-2339 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. 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

1405-362

357 Reno Street 19124 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

SHERIFF'S SALE

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

1405-363

5422 Market Street 19139 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. 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

1405-364

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

1405-376

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.

1405-385

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

SHERIFF'S SALE

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

1405-392

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

1405-395

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

1405-401

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

1405-405

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

1405-415

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

1405-426

5431 North 6th Street 19120-2705 61st wd. 1421.29 Sq. Ft. OPA#611228040 Improvements: Residential Property
 OSCAR DUMAS, III C.P. September Term, 2013 No. 00907 \$68,392.23 Phelan Hallinan, LLP

1405-431

2216 South 22nd Street 19145-3303 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

1405-437

4323 Devereaux Street 19135 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

1405-444

3349 Emerald Street 19134 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

1405-445

5020 Boudinot Street 19120 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. 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

1405-446

2601 Pennsylvania Avenue 19130 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

1405-451

3711 Lankenau Road 19131-2816 32nd

SHERIFF'S SALE

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.

1405-465

251 East Walnut Park Drive 19120 row b/garage 2 story masonry BRT#611365300 Improvements: Residential Dwelling
 YVETTE BULLOCK AKA YVETTE LAMBERT 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

1405-467

3020 Hale Street 19149-3104 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

1405-468

4000 Gypsy Lane Unit 220 aka Unit 200A2 aka Unit #200 19129 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. 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

1405-470

334 West Woodlawn Street 19144-3817 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. 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

1405-473

312 West Hortter Street 19119-3105 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

1405-474

2424 Golf Road 19131 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

1405-479

6207 Limekiln Pike 19141-1405 17th wd. 1350 Sq. Ft. OPA#172304500 Improvements: Residential Property
 DONALD OUTTERBRIDGE C.P. June Term, 2010 No. 01983 \$102,168.36 Phelan Hallinan, LLP

1405-480

925 Unruh Avenue 19111 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.

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

1405-490

1857 Beyer Avenue 19115-4701 56th wd. 3761.40 Sq. Ft. BRT#562306200 Subject to Mortgage Subject to Rent 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

SHERIFF'S SALE

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

1405-500

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

1405-512

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

1405-517

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 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

1405-521

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

1405-524

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.

1405-527

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, Kirm & Javardian, LLC

1405-529

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

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, Kirm & Javardian, 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

1405-540

5950 Shisler Street 19149-3727 53rd wd.

SHERIFF'S SALE

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

1405-542

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

1405-546

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.

1405-548

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.

1405-550

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

1405-554

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

1405-556

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

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

1405-570

1030 Wagner Avenue 19141 49th wd. 1278 Sq. Ft.; row b/gar 2sty masonry BRT#492012300 Improvements: Residential Dwelling MARRAE G. DARGAN C.P. February Term, 2010 No. 00970 \$99,187.40 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

1405-580

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

1405-586

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

1405-591

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

1405-599

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

SHERIFF'S SALE

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

1405-605

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

1405-607

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

1405-615

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

1405-618

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

1405-622

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

1405-626

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

1405-628

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

1405-631

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

1405-635

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

1405-640

3481 Amber Street 19134 45th wd. 1016 Sq. Ft. BRT#452233900 Improvements:

SHERIFF'S SALE

Residential Property BLANCA SANTIAGO, AS SOLE OWNER C.P. April Term, 2011 No. 1854 \$83,394.81 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

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

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

1405-652

1053 South 52nd Street 19143-4215 51st wd. 1440 Sq. Ft. OPA#511036600 Improvements: Residential Property CHARLES GANT C.P. June Term, 2012 No. 02878 \$79,277.19 Phelan Hallinan, LLP

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.

1405-666

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

1405-677

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, ADMINISTRATOR 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

1405-681

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

1405-687

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

1405-691

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-HEI Improvements: Single Family Residence Erected Thereon SCOTT GARDNER C.P. October Term, 2013 No. 01383 \$45,755.70 Erin P. Dyer, Esq.

1405-699

2090 West 65th Avenue 19138 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

SHERIFF'S SALE

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

1405-702

929 Dudley Street 19148 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

The following property, sale of which was postponed from the June 3, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, July 1, 2014.

1406-301

3575 Emerald Street 19134 45th wd. 1149.61 Sq. Ft. BRT#452329800 Improvements: Residential Property TERESA DERR C.P. December Term, 2012 No. 00911 \$71,899.31 KML Law Group, PC

1406-305

1902 South 21st Street 19145 48th wd. 999.75 Sq. Ft. BRT#482135900 Improvements: Residential Property GILBERT GOOLSBY AND MICHELLE GOOLSBY C.P. January Term, 2008 No. 00415 \$47,816.13 KML Law Group, PC

1406-306

2078 Pickwick Street 19134 45th wd. 964 Sq. Ft. BRT#452179400 Improvements: Residential Property STEVEN ADAMS AKA STEVEN E. ADAMS, JR. C.P. August Term, 2013 No. 02950 \$60,582.95 KML Law Group, PC

1406-318

705 West Carpenter Lane 19119 22nd wd. 3314.40 Sq. Ft. BRT#223120000 Improvements: Residential Property ROBERT F. PETRONE AND TAMMY L. PETRONE C.P. January Term, 2013 No. 00579 \$415,500.06 KML Law Group, PC

1406-322

1246 Wagner Avenue 19141-2915 49th wd. 2000 Sq. Ft. BRT#493017200 Improvements: Residential Property LINWOOD SMITH, AS SOLE OWNER C.P. April Term, 2012 No. 1166 \$114,693.29 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-325

7026 Paschall Avenue 19142-1122 40th wd. 2475 Sq. Ft. BRT#403324700 Improvements: Residential Property HARRY PYGATT C.P. February Term, 2012 No. 0684 \$41,446.69 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-331

2909 Memphis Street 19134 25th wd. land area 952 Sq. Ft.; improvement 1248 Sq. Ft. OPA#251488100 Improvements: Residential Real Estate - Single Family Dwelling JAMES N. LAVELLE C.P. December Term, 2013 No. 03825 \$64,875.80 Robert J. Wilson, Esq., Wilson Law Firm

1406-341

SHERIFF'S SALE

1406-363
6006 Angora Terrace 19143 3rd wd. 1353.75 Sq. Ft. BRT#034030105 Improvements: Residential Real Estate
 WILLIAM E. CALHOUN AND REBECCA CALHOUN C.P. October Term, 2013 No. 01822 \$61,139.43 Stern & Eisenberg, PC

1406-396
5412 Mulberry Street 19124 62nd wd. Irregular dimensions OPA#622271010 Improvements: Residential Property
 DEBBIE DEMPSEY C.P. July Term, 2012 No. 04462 \$129,623.77 Richard M. Squire & Associates, LLC

1406-403
3016 South Carlisle Street aka 3016 Carlisle Street 19145 26th wd. 800 Sq. Ft. BRT#77-3-850500 Improvements: Residential Dwelling
 ETHEL V. MILLS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN HINKLE AKA JOHN H. HINKLE. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATES CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN HINKLE AKA JOHN H. HINKLE, DECEASED. ESTATE OF JOHN HINKLE AKA JOHN H. HINKLE, C/O ETHEL V. MILLS, PERSONAL REPRESENTATIVE. C.P. September Term, 2011 No. 01576 \$154,342.53 Udren Law Offices, PC

1406-408
6528 Theodore Street 19142 40th wd. 1093.44 Sq. Ft. BRT#406244700 Improvements: Residential Property
 NATHANIEL JOHNSON, SOLELY IN HIS CAPACITY AS HEIR OF JOSIE JOHNSON, DECEASED. C.P. April Term, 2011 No. 02313 \$69,961.95 KML Law Group, PC

1406-417
1925 South 20th Street 19145 48th wd. 1760 Sq. Ft.; row conv/apt 2sty masonry BRT#481318100 Improvements: Residential Dwelling
 ROSALIA COSCIA AND ROMEO COSCIA C.P. October Term, 2013 No. 00406 \$102,539.76 McCabe, Weisberg, & Conway, PC

1406-422
2125 Loney Street 19152-3218 56th wd. 2619.75 Sq. Ft. OPA#561564200 Improvements: Residential Property
 AVRAHAM KATALAN AND JOY KATALAN C.P. June Term, 2012 No. 01482 \$174,619.07 Phelan Hallinan, LLP

1406-423
605 Marlyn Road 19151 34th wd. 1110 Sq. Ft.; row 2 sty masonry BRT#344259100 Improvements: Residential Dwelling
 LINDA D. KING C.P. October Term, 2012 No. 00630 \$138,252.37 McCabe, Weisberg, & Conway, PC

1406-425
1914 Monument Street 19121 32nd wd. 912 Sq. Ft.; row 2sty masonry BRT#321139200 Improvements: Residential Dwelling
 TRUMEL COMBS C.P. October Term, 2013 No. 00405 \$56,884.25 McCabe, Weisberg, & Conway, PC

1406-429
1025 Tyson Avenue 19111 53rd wd. 1506.83 Sq. Ft. OPA#532235600 Improvements: Residential Dwelling
 PAMELA FRENCH AND BETH FRENCH C.P. October Term, 2012 No. 03451 \$67,616.03 Joseph R. Loverdi, Esq.

1406-434
6215 Palethorp Street 19120 61st wd. 1725 Sq. Ft. BRT#611040400 Improvements: Residential Property
 ANTHONY JOHNSON C.P. May Term, 2012 No. 2918 \$50,913.93 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

1406-436
32 West Seymour Street 19144-6008 12th wd. 5400 Sq. Ft. BRT#123049400 Improvements: Residential Dwelling
 TIMOTHY LEONARD C.P. September Term, 2013 No. 01392 \$78,717.90 Law Offices of Gregory Javardian

1406-440
1329 South Wilton Street 19143 51st wd. 1080 Sq. Ft. BRT#511209300 Improvements: Residential Property
 BRENDA J. BOLDEN C.P. January Term, 2011 No. 3711 \$32,667.29 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

1406-444
5451 Lebanon Avenue 19131 52nd wd. 1600

SHERIFF'S SALE

Sq. Ft. BRT#522080400 Improvements: Residential Property
 ROBERTA COLLINS AS ADMINISTRATRIX OF THE ESTATE OF ANNA COLLINS AKA ANNA R. COLLINS, DECEASED C.P. June Term, 2013 No. 02441 \$96,742.67 KML Law Group, PC

1406-462
325 North Robinson Street 19139 34th wd. 997.50 Sq. Ft. BRT#341173700 Improvements: Residential Property
 EDNA ANDERSON NKA EDNA ROBINSON C.P. June Term, 2012 No. 02025 \$62,624.57 KML Law Group, PC

1406-463
1915 Gerritt Street 19146 36th wd. 828.29 Sq. Ft. BRT#363012200 Improvements: Residential Property
 MILDRED MURPHY C.P. October Term, 2013 No. 00672 \$56,857.91 KML Law Group, PC

1406-468
763 South 9th Street 19147-2838 3rd wd. 1968 Sq. Ft. BRT#022280200 Subject to Mortgage Improvements: Residential Dwelling
 THEA FOGLIETTA-SILVERSTEIN C.P. April Term, 2012 No. 2187 \$2,011,118.24 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1406-472
6233 Osage Avenue 19143 3rd wd. 1205.12 Sq. Ft. BRT#032061110 Improvements: Residential Property
 COURTNEY ROSE AS ADMINISTRATRIX OF THE ESTATE OF MICHAEL COUSINS, DECEASED AND ERICA S. MCLENNAN AS ADMINISTRATRIX OF THE ESTATE OF MICHAEL COUSINS, DECEASED C.P. February Term, 2013 No. 01152 \$68,512.24 KML Law Group, PC

1406-476
4116 Franklin Street 19140 43rd wd. 930 Sq. Ft. BRT#433335400 Improvements: Residential Property
 JOEL KESTENBAUM AND JOEL PHILLIP C.P. March Term, 2013 No. 02811 \$44,355.80 KML Law Group, PC

1406-478
6049 Latona Street 19143 3rd wd. 1368 Sq. Ft. BRT#033169500 Improvements: Residential Real Estate
 ALEMEDA ROSE PARKER AND ALLEN EMANUEL PARKER, SR. C.P. June Term, 2013 No. 00355 \$72,996.35 Stern & Eisenberg, PC

1406-487
115 South 61st Street 19139 46th wd. 1326.75 Sq. Ft. BRT#031170200 Improvements: Residential Dwelling
 ANGELIQUE PRESSLEY AND SAMUEL PRESSLEY C.P. March Term, 2012 No. 00532 \$45,631.91 Udren Law Offices, PC

1406-492
3900 Ford Road, Unit 4C 19131 52nd wd. 1206 Sq. Ft. BRT#888520039 Subject to Mortgage
 DEFENDANT, VICKI JO MEST SC-11-05-02-3098 \$9,670.00 Evan R. Bachove, Esq., Fineman Kreckstein & Harris, PC

1406-508
5427 Belmar Terrace 19143 51st wd. 1184 Sq. Ft. BRT#514089300 Improvements: Residential Property
 AARON PORTER C.P. February Term, 2010 No. 1520 \$59,982.64 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-513
5612 Arbor Street 19120 61st wd. row B/ garage 2 story masonry BRT#61-2523700 Improvements: Residential Dwelling
 MILCA BEAUVIL C.P. May Term, 2012 No. 00652 \$161,612.04 Federman & Associates, LLC

1406-521
601 Saint Georges Road 19119-3341 9th wd. 39774.96 Sq. Ft. OPA#092132600 Improvements: Residential Property
 DENISE BROUGH AND BRUCE SNYDER C.P. June Term, 2010 No. 03775 \$815,440.53 Phelan Hallinan, LLP

1406-536
1816 West Albanus Street 19141 17th wd. 1270 Sq. Ft. BRT#171037200 Subject to Rent Improvements: Residential Property
 SIDNEY FELDMAN C.P. December Term, 2010 No. 0949 \$71,150.67 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-543
1320 Tyson Avenue 19111-4517 35th wd.

SHERIFF'S SALE

5125 Sq. Ft. BRT#532224900 Improvements: Det 1-1/2 Sty Masonry
 MICHAEL S. BEAVER C.P. February Term, 2011 No. 00288 \$83,654.50 Milstead & Associates, LLC

1406-559
2452 Amber Street 19125 31st wd. 915 Sq. Ft. BRT#311127800 Improvements: Residential Property
 SHARI B. LEVINE C.P. August Term, 2012 No. 01735 \$189,018.96 KML Law Group, PC

1406-562
705-707 South Philip Street 19147 2nd wd. 778.05 Sq. Ft. BRT#023107754 Subject to Mortgage Improvements: Residential Dwelling
 DELILAH WINDER C.P. August Term, 2013 No. 02937 \$508,310.18 Udren Law Offices, PC

1406-576
4212 Magee Avenue 19135-2607 55th wd. 1978.56 Sq. Ft. OPA#552141100 Improvements: Residential Property
 STEVE M. NG C.P. March Term, 2013 No. 04154 \$101,600.17 Phelan Hallinan, LLP

1406-578
323 Elwood Street 19144 12th wd. (formerly 22nd wd.) 562.14 Sq. Ft. BRT#121010600 Improvements: Residential Real Estate
 ERIC HOLIDAY AND SOMAR HOLIDAY C.P. January Term, 2013 No. 02035 \$90,895.01 Stern & Eisenberg, PC

1406-596
830 Cantrell Street 19148-3116 39th wd. South side of Cantrell Street 222 ft westward from the west side of 8th Street; front 14 ft; depth 44 ft 6 in BRT#393300900 Subject to Mortgage Improvements: Single Family Residence
 RICHARD SITES AKA RICAHRD J. SITES C.P. September Term, 2013 No. 002088 \$101,758.75 Stephen M. Hladik, Esq.

1406-597
1838 East Lippincott Street 19134 25th wd. 777 Sq. Ft. BRT#252270200 Improvements: Residential Property
 JOSE RIVERA C.P. July Term, 2013 No. 04210 \$32,623.67 KML Law Group, PC

1406-599
2503 South Alden Street 19143 40th wd. 1137.5 Sq. Ft. BRT#402019300 Improvements: Residential Dwelling
 ESTATE OF ROBIN DAVENPORT AKA ROBIN A. DAVENPORT C/O BARBARA MCBRIDE, PERSONAL REPRESENTATIVE. BARBARA MCBRIDE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBIN DAVENPORT, AKA ROBIN A. DAVENPORT. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBIN DAVENPORT AKA ROBIN A. DAVENPORT, DECEASED. C.P. September Term, 2010 No. 00444 \$63,338.61 Udren Law Offices, PC

1406-606
6112 Keystone Street 19135-4220 41st wd. 2500 Sq. Ft. OPA#411459800 Improvements: Residential Property
 LEE R. THOMAS AKA LEE ROY THOMAS C.P. August Term, 2012 No. 00189 \$208,397.93 Phelan Hallinan, LLP

1406-617
2926 Normandy Drive 19154 66th wd. 5500 Sq. Ft. BRT#662495100 Improvements: Residential Property
 THOMAS MONAGHAN AND ROSE TESTA C.P. March Term, 2013 No. 03707 \$110,350.79 KML Law Group, PC

1406-622
1815 West Ashdale Street 19141-1006 17th wd. 900 Sq. Ft. OPA#17-1054300 Improvements: Residential Property
 PETERS STEPHANE AKA PETERS P. STEPHANE AND DODELINE M. STEPHANE C.P. July Term, 2013 No. 02748 \$64,306.70 Phelan Hallinan, LLP

1406-627
7310 Crittenden Street 19119-1149 9th wd. 7020 Sq. Ft. BRT#091225700 Improvements: Residential Dwelling
 CHARLENE P. WALLER C.P. January Term, 2011 No. 01911 \$397,632.19 Law Offices of Gregory Javardian

1406-654
2932 Jenny Place 19136-1011 57th wd. 2260.15 Sq. Ft. OPA#572040659 Improvements: Residential Property
 JUNIO R. DOS ANJOS AND MARY A. MAGOON C.P. December Term, 2011 No. 01546 \$187,516.49 Phelan Hallinan, LLP

1406-662
1100 South Broad Street, Unit 406C and parking space 313P 19146 36th wd. 484

SHERIFF'S SALE

Sq. Ft. BRT#888114280 Subject to Rent Improvements: Residential Property
 DOMINICK A. CANDITO IV AND SABRINA VELILLA, TENANTS IN COMMON C.P. April Term, 2011 No. 2341 \$162,983.86 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-669
37 Wyneva Street aka 37 West Wyneva Street 19144 12th wd. 1701 Sq. Ft. BRT#123027100 Subject to Rent Improvements: Residential Property
 WARREN FLUCK C.P. March Term, 2011 No. 3599 \$54,533.95 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

1406-677
558 Alcott Street 19120 35th wd. Land area 1020 Sq. Ft.; improvement area 1100 Sq. Ft. BRT#352054900 Subject to Mortgage Improvements: Row B/gar 2sty Masonry
 SANDRA CICERON AND YANICK CICERON C.P. January Term, 2011 No. 00741 \$123,802.67 Keri P. Ebeck, Esq.

1406-685
1217 North 52nd Street 19131-4411 44th wd. 1416 Sq. Ft. BRT#442278700 Improvements: Str/off & Apts 2story Masonry
 CHRIS WHITE AKA CHRIS CHARLES WHITE AND MYRA WHITE AKA MYRA CHARLES WHITE C.P. August Term, 2012 No. 02465 \$99,003.58 Milstead & Associates, LLC

1406-686
3129 West Dakota Street 19132-3313 28th wd. 933.6 Sq. Ft. BRT#282308400 Improvements: Row 2 Sty Masonry
 NOLTON CONYERS C.P. October Term, 2011 No. 00836 \$56,863.89 Milstead & Associates, LLC

1406-687
7447 Thouron Avenue 19138-1221 50th wd. 2912.5 Sq. Ft. BRT#502161200 Improvements: Semi Det 2sty Masonry
 MARIA DIAZ C.P. October Term, 2011 No. 00338 \$126,220.19 Milstead & Associates, LLC

1406-693
3164 Tulip Street 19134 25th wd. 1036 Sq. Ft. BRT#252377400 Subject to Rent Improvements: Residential Property
 EDWARD S. PODLASZEWSKI, AS SOLE OWNER C.P. June Term, 2013 No. 01215 \$82,184.57 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-695A-B
3281 Fox Street - Premises A - 19129 38th wd. 26,250 Sq. Ft. OPA#882730400 Improvements: Gas Station
2401-21 Allegheny Avenue - Premises B - 19132 38th wd. 13468 Sq. Ft. OPA#882895200 Improvements: Gas Station
 NUSHIN KAHN C.P. March Term, 2011 No. 01491 \$400,000.00 Robert Sanzo, Esq.

1406-696
101 Walnut Street, Unit 9 19106 05th wd. 2480 Sq. Ft. BRT#888038756 Subject to Rent Improvements: Residential Condo
 GREGORY MASON, JR. C.P. September Term, 2013 No. 02975 \$1,374,557.90 Jennifer Hiller Nimeroff, Esq.

SHERIFF'S SALE OF TUESDAY, JULY 1, 2014

1407-301
514 Martin Street 19128 21st wd. 1479 Sq Ft BRT#213171500 Improvements: Residential Property
 JOHN H. RIGHTER, JR. C.P. April Term, 2013 No. 00511 \$195,096.99 KML Law Group, P.C.

1407-302
1220-28 North Front Street 19122 9360 Sq Ft, exclusive right-of-way at North Front Street BRT#88-3015960 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, TD Bank, N.A. Improvements: Commercial Property Consisting Of One Detached Single Story Office Building With Mezzanine, Gross Area 9600 Square Feet
 1220-28 N. FRONT STREET, LLC C.P. April Term, 2012 No. 0093 \$650,280.02

SHERIFF'S SALE

Christine L. Barba, Esq., Ballard Spahr, LLP

1407-303
2215 South Juniper Street 19148 39th wd. 1240 Sq Ft BRT#394458600 Improvements: Residential Real Estate
 DANIEL JOSH GUIDA C.P. September Term, 2013 No. 003662 \$93,756.32 Stern & Eisenberg, P.C.

1407-304
4143 Robbins Avenue 19135 55th wd. 1504.44 Sq Ft BRT#552042500 Improvements: Residential Property
 JAMES BURNS C.P. April Term, 2013 No. 03597 \$148,371.44 KML Law Group, P.C.

1407-305
6520 Elmwood Avenue 19142-2817 40th wd. 1520 Sq Ft OPA#406228100 Improvements: Residential Property
 TOXIE BARRON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHAUNCEY BARRON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHAUNCEY BARRON. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHAUNCEY BARRON, DECEASED. C.P. April Term, 2012 No. 03960 \$75,061.01 Phelan Hallinan, LLP

1407-306
3329 North Howard Street 19140 7th wd. 1200 Sq Ft BRT#072034200 Improvements: Residential Property
 RUTH L. LAPORTE (MORTGAGOR) AND FRANCESCO GASTON LAPORTE (REAL OWNER) C.P. September Term, 2013 No. 003726 \$18,271.05 Bradley J. Osborne, Esq.

1407-307
5304 Harbison Avenue 19124 62nd wd. 1237.27 Sq Ft BRT#622468000 Improvements: Residential Property
 EDWARD WISHER, SOLELY IN HIS CAPACITY AS HEIR OF ELIZABETH H. WRIGHT, DECEASED C.P. November Term, 2012 No. 01490 \$80,382.37 KML Law Group, P.C.

1407-308
1828 West Moyamensing 19145-4830 48th wd. 1120 Sq Ft OPA#262322700 Improvements: Residential Property
 JOSEPH MANNELLA AND DIANE MANNELLA C.P. January Term, 2011 No. 02005 \$245,708.26 Phelan Hallinan, LLP

1407-309
2109 Vista Street 19152 56th wd. (formerly part of the 35th wd.) 2696.10 Sq Ft BRT#561328600 Improvements: Residential Property
 THE UNKNOWN HEIRS OF JACOB C. NEUPAUER, DECEASED, AND JEANETTE PARRA, SOLELY IN HER CAPACITY AS HEIR OF JACOB C. NEUPAUER, DECEASED. C.P. April Term, 2013 No. 04763 \$186,804.18 KML Law Group, P.C.

1407-310
6027 Frontenac Street 19149 35th wd. 1503.48 Sq Ft OPA#531270700 Improvements: Residential Dwelling
 ELLEN HARRIS, DECEASED C.P. August Term, 2013 No. 02457 \$81,312.22 Joseph R. Loverdi, Esq.

1407-311
825 North 66th Street 19151 34th wd. 1260 Sq Ft BRT#344358000 Improvements: Residential Property
 JEWLETTE SAMUELS, AS SOLE OWNER C.P. July Term, 2013 No. 02122 \$91,236.89 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-312
4917 Knorr Street 19135 41st wd. 1997.83 Sq Ft BRT#412023500 Improvements: Residential Property
 WILLIAM J. BORELLI JR. C.P. October Term, 2013 No. 01706 \$124,497.97 KML Law Group, P.C.

1407-313
8107 Leon Street 19136 64th wd. 1379.88 Sq Ft BRT#642046300 Improvements: Residential Property
 THERESA NOEL LYNCH C.P. May Term, 2013 No. 00847 \$49,337.42 KML Law Group, P.C.

1407-314
3973 Lankenau Avenue 19131 52nd wd. 2100 Sq Ft BRT#521437600 Improvements: Residential Property
 KRISTINE F. PEART C.P. February Term, 2013 No. 02462 \$153,859.17 KML Law Group, P.C.

SHERIFF'S SALE

1407-315A-B
5507A Lansdowne Avenue – Premises A - 19131 4th wd. 1568 Sq Ft BRT#04-1-2564-00 & BRT#04-1-2566-00 Improvements: Commercial Property
5503B Lansdowne Avenue – Premises B - 19131 4th wd. 1568 Sq Ft BRT#04-1-2564-00 & BRT#04-1-2566-00 Improvements: Commercial Property
 MARK L. DAVIS & TAMOUNT DAVIS C.P. January Term, 2013 No. 02273 \$307,886.95
 Scott A. Dietterick, Esq. and/or Kathryn L. Mason, Esq.

1407-316
194 West Widener Street 19120 61st wd. 1037.40 Sq Ft BRT#612113800 Improvements: Residential Property
 FREDERICK DOUGLAS C.P. August Term, 2013 No. 01175 \$96,804.37 KML Law Group, P.C.

1407-317
5414 Oakland Street 19124-1211 62nd wd. 1196 Sq Ft OPA#621392500 Improvements: Residential Property
 EMELLEN WADLEY C.P. April Term, 2012 No. 03393 \$103,086.16 Phelan Hallinan, LLP

1407-318
352 East Shedaker Street 19144 12th wd. 906 Sq Ft BRT#121015100 Improvements: Residential Property
 YUCO SPICER C.P. August Term, 2013 No. 01744 \$75,844.61 Bradley J. Osborne, Esq.

1407-319
1230 North Front Street 19122 3120 Sq Ft BRT#88-3015970 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, TD Bank, N.A. Improvements: Semi-detached, One-story, And Partial Two-story Commerical Building With Gross Building Area Of 3120 Square Feet
 1220-28 N. FRONT STREET, LLC C.P. April Term, 2012 No. 00931 \$256,506.39
 Christine L. Barba, Esq., Ballard Spahr, LLP

1407-320
1914 South Norwood Road 19145-2731 48th wd. 722.5 Sq Ft BRT#482151800 Improvements: Residential Dwelling
 MICHELLE BAKER C.P. September Term, 2013 No. 03936 \$49,308.00 Law Offices of Gregory Javardian

1407-321
1624 Ashurst Road 19151-2712 4th wd. 1442.38 Sq Ft OPA#34-3-3771-00 Improvements: Residential Property
 LASHONDA ELLIS C.P. February Term, 2010 No. 01573 \$149,626.55 Phelan Hallinan, LLP

1407-322
446 Shurs Lane 19128 21st wd. 1844 Sq Ft BRT#212048600 Improvements: Residential Property
 JAMES G. GRIFFIN C.P. July Term, 2013 No. 002052 \$133,292.16 Bradley J. Osborne, Esq.

1407-323
4249 North Bodine Street 19140-2617 7th wd. 840 Sq Ft OPA#072108100 Improvements: Residential Property
 MARTA COLON C.P. June Term, 2013 No. 02227 \$23,653.28 Phelan Hallinan, LLP

1407-324
6600 North 20th Street 19138-3117 10th wd. 1337.49 Sq Ft OPA#102040000 Improvements: Residential Property
 TALIA LOONEY AND DAMEN LOONEY C.P. February Term, 2013 No. 00804 \$70,250.91 Phelan Hallinan, LLP

1407-325
315 South Camac Street 19107 7th wd. 640 Sq Ft BRT#053140200 Improvements: Residential Property
 THE UNKNOWN HEIRS OF NADINE H. MITCHELL, DECEASED AND HOWARD MITCHELL, JR., SOLELY IN HIS CAPACITY AS HEIR OF THE ESTATE OF NADINE H. MITCHELL, DECEASED C.P. March Term, 2013 No. 00228 \$154,342.78 KML Law Group, P.C.

1407-326
4648 North 13th Street 19140-1230 49th wd. 445.7 Sq Ft OPA#491512500 Improvements: Residential Property
 LELIA P. DELEON AND ANTHONY L. DELEON C.P. June Term, 2013 No. 00353 \$22,659.85 Phelan Hallinan, LLP

1407-327
6655 Vandike Street 19135-2811 41st wd. 1320 Sq Ft OPA#411353500 Improvements: Residential Property
 HELEN R. HERBERT C.P. February Term, 2013 No. 01243 \$31,317.15 Phelan Hallinan, LLP

1407-328
3714 Richmond Street 19137-1414 45th wd.

SHERIFF'S SALE

1702.5 Sq Ft OPA#451155900 Improvements: Residential Property
 DONNA M. FLADE C.P. October Term, 2010 No. 01111 \$138,047.48 Phelan Hallinan, LLP

1407-329
1209 North 65th Street 19151-3116 34th wd. 1730.08 Sq Ft OPA#344303100 Improvements: Residential Property
 SHAWN L. PIERCE C.P. August Term, 2012 No. 01053 \$69,804.52 Phelan Hallinan, LLP

1407-330
2237 Disston Street 19149-1917 54th wd. 1616.53 Sq Ft OPA#542074300 Improvements: Residential Property
 JEFFERSON SYLVESTRE, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED. GARDYNE SYLVESTRE, IN HER CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED. ALAIN SYLVESTRE, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED. FELIX CHARLES, IN HIS CAPACITY AS HEIR OF MARIE M. SCOTT, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE M. SCOTT, DECEASED. C.P. June Term, 2009 No. 02043 \$76,864.65 Phelan Hallinan, LLP

1407-331
320 Federal Street 19147 2nd wd. 1184.00 Sq Ft BRT#02-1-258200 Improvements: Residential Dwelling
 DEVON DRESING AKA DEVON ANNE DRESING AKA DEVON A. DRESING C.P. June Term, 2013 No. 01554 \$316,075.89 Udre Law Offices, P.C.

1407-332
162 West Champlost Street 19120-1905 61st wd. 1008.81 Sq Ft OPA#612155200 Improvements: Residential Property
 DECARLA EMFINGER AND JOHN C. EMFINGER C.P. May Term, 2012 No. 03557 \$71,516.00 Phelan Hallinan, LLP

1407-333
4729 Shelmire Avenue 19136-4108 65th wd. 1051.04 Sq Ft OPA#651054800 Improvements: Residential Property
 HOWARD A. KONG C.P. July Term, 2013 No. 04000 \$72,431.98 Phelan Hallinan, LLP

1407-334
7929 Thouron Avenue 19150-2520 50th wd. 2250 Sq Ft OPA#502169300 Improvements: Residential Property
 THOMAS PAYNE, KERRY GREEN, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CHERYL GREEN, IN HIS CAPACITY AS ADMINSTRATOR AND HEIR OF THE ESTATE OF CHERYL GREEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHERYL GREEN, DECEASED. C.P. June Term, 2013 No. 00823 \$76,137.81 Phelan Hallinan, LLP

1407-335
4627 East Howell Street 19135-4026 41st wd. 3500 Sq Ft OPA#411108000 Improvements: Residential Property
 ZAINAB CONTEH AND MOHAMED CONTEH AKA MOHAMED M. CONTEH C.P. July Term, 2012 No. 02521 \$268,464.29 Phelan Hallinan, LLP

1407-336
8309 Dorcas Street 19152-2259 56th wd. 3640 Sq Ft OPA#562314830 Improvements: Residential Property
 LORIANNE A. GERAGHTY AKA LORRAINE A. GERAGHTY C.P. March Term, 2010 No. 01674 \$243,968.86 Phelan Hallinan, LLP

1407-337
516 Cross Street 19147-6513 1st wd. 768 Sq Ft OPA#011292100 Improvements: Residential Property
 ROSALIND MCCREA AKA ROSALIND C. MCCREA C.P. January Term, 2012 No. 00378 \$105,915.37 Phelan Hallinan, LLP

1407-338
877 North Lawrence Street aka 875-77 N Lawrence Street Unit 877 19123 5th wd. 1839 Sq Ft PRCL#888057944 Improvements: Residential Property
 LEE LUCKMAN C.P. June Term, 2012 No. 02223 \$431,422.44 Phelan Hallinan, LLP

1407-339
1621 North 77th Street 19151-2711 34th wd. 1845.85 Sq Ft OPA#343353800 Improvements: Residential Property
 DONNELL D. SEALS AND TAMMY SEALS C.P. March Term, 2013 No. 01421 \$191,250.21 Phelan Hallinan, LLP

1407-340
1518 Faunce Street 19111 56th wd. 4242.7 Sq Ft BRT#561388010 Improvements:

Residential Property
 THE UNKNOWN HEIRS OF ALFRED K. GOTZENBERGER, DECEASED C.P. April Term, 2013 No. 02245 \$85,018.53 KML Law Group, P.C.

SHERIFF'S SALE

Residential Property
 THE UNKNOWN HEIRS OF ALFRED K. GOTZENBERGER, DECEASED C.P. April Term, 2013 No. 02245 \$85,018.53 KML Law Group, P.C.

1407-341
4831 Lawrence Street aka 4831 North Lawrence Street 19120-4126 42nd wd. 1128 Sq Ft OPA#085N14-0047 Improvements: Residential Property
 VANESSA MOORE C.P. November Term, 2012 No. 02291 \$46,816.41 Phelan Hallinan, LLP

1407-342
5114 Castor Avenue 19124 23rd wd. 2628.15 Sq Ft BRT#233128400 Improvements: Residential Property
 XUONG V. DANH C.P. November Term, 2013 No. 00893 \$138,434.97 KML Law Group, P.C.

1407-343
5833 Walnut Street 19139 60th wd. (formerly part of the 46th wd.) 1872 Sq Ft BRT#604162600 Improvements: Residential Property
 WANDA SCRIVEN C.P. February Term, 2011 No. 01821 \$80,929.42 KML Law Group, P.C.

1407-344
4004 I Street 19124 33rd wd. 1527.74 Sq Ft BRT#332148600 Improvements: Residential Property
 LOAN PHAN, AS SOLE OWNER C.P. October Term, 2010 No. 3151 \$134,726.06
 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-345
7540 Overbrook Avenue 19151 34th wd. 1867.50 Sq Ft BRT#343253100 Improvements: Residential Property
 MARION ALSTON C.P. September Term, 2013 No. 03120 \$128,574.66 KML Law Group, P.C.

1407-346
442 East Eleanor Street 19120 42nd wd. 1537.50 Sq Ft BRT#421101700 Improvements: Residential Property
 JOSE A. SERRANO C.P. May Term, 2013 No. 03722 \$114,551.28 KML Law Group, P.C.

1407-347
6639 North Fairhill Street 19126 61st wd. 1545 Sq Ft BRT#611115400 Improvements: Residential Property
 JEANETTE WIDEMAN C.P. July Term, 2013 No. 01962 \$83,414.39 KML Law Group, P.C.

1407-348
7041 Buist Avenue 19142 40th wd. 3750 Sq Ft BRT#406254100 Improvements: Residential Property
 GEORGE AKANNO C.P. October Term, 2013 No. 01637 \$55,955.78 KML Law Group, P.C.

1407-349
6451 Smedley Street 19126 17th wd. (formerly part of the 50th wd.) 1280 Sq Ft BRT#172160000 Improvements: Residential Property
 DIANE R. BRIDGES C.P. May Term, 2012 No. 02778 \$95,532.48 KML Law Group, P.C.

1407-350
1970 Devereaux Avenue 19149 62nd wd. 1706.25 Sq Ft BRT#621215500 Improvements: Residential Property
 HOANG V. NGO C.P. September Term, 2013 No. 01388 \$174,673.39 KML Law Group, P.C.

1407-351
8638 Ditman Street 19136 65th wd. 1705.25 Sq Ft BRT#652287400 Improvements: Residential Property
 STEVEN P. MALLON C.P. September Term, 2013 No. 03258 \$138,078.99 KML Law Group, P.C.

1407-352
746 Johnston Street 19148 39th wd. 1053.36 Sq Ft BRT#395042400 Improvements: Residential Property
 ANN MANUELLA, BARBARA MANUELLA, MARC MANUELLA AND WILLIAM MANUELLA C.P. June Term, 2013 No. 02190 \$244,306.28 KML Law Group, P.C.

1407-353
314 Brown Street, Unit 208 19123 5th wd. 1138 Sq Ft BRT#888038839 Improvements: Residential Property
 AMANDA ASLANSAN C.P. February Term, 2014 No. 00739 \$649,063.42 Bradley J. Osborne, Esq.

SHERIFF'S SALE

1407-354
537 North 33rd Street 19104 24th wd. 840 Sq Ft BRT#242140300 Improvements: Residential Property
 DAVID E. PLAYER, FLORA D. PLAYER AND UNKNOWN, HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE PLAYER, DECEASED. C.P. August Term, 2012 No. 3399 \$63,991.79 Bradley J. Osborne, Esq.

1407-356
6147 Pine Street 19143 3rd wd. (formerly part of the 36th wd.) 1095 Sq Ft BRT#032038200 Improvements: Residential Real Estate
 DAVID ROSS C.P. October Term, 2013 No. 3075 \$65,981.14 Stern & Eisenberg, P.C.

1407-357
6828 Chew Avenue 19119-1921 OPA#222202100 Improvements: Residential Property
 JOSHUA E. POPE, JR. AND SHEILA A. POPE C.P. November Term, 2009 No. 03712 \$245,443.10 Phelan Hallinan, LLP

1407-358
6633 Cornelius Street 19138-1923 10th wd. 1320 Sq Ft OPA#10-2-3806-00 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIANE ROBINSON, DECEASED. C.P. June Term, 2010 No. 02222 \$105,308.79 Phelan Hallinan, LLP

1407-359
11919 Covert Road 19154-3401 66th wd. 2756.10 Sq Ft OPA#662159100 Improvements: Residential Property
 RAYMOND V. DELAGOL, JR. AND DIANA DELAGOL C.P. July Term, 2013 No. 02890 \$154,487.29 Phelan Hallinan, LLP

1407-360
926 Tustin Street 19111-1431 63rd wd. 4100 Sq Ft OPA#632033189 Improvements: Residential Property
 ANDREW YAREMCHUK C.P. March Term, 2012 No. 01732 \$171,536.56 Phelan Hallinan, LLP

1407-361
6062 Alma Street 19149-3201 53rd wd. 1312.5 Sq Ft PRCL#531331000 Improvements: Residential Property
 JEANETTE ACEVEDO AKA JEANNETTE ACEVEDO C.P. October Term, 2012 No. 04313 \$103,794.20 Phelan Hallinan, LLP

1407-362
1702 65th Avenue 19126-3412 15th wd. 1440 Sq Ft OPA#171350500 Improvements: Residential Property
 CURTIS T. JOHNSON AKA CURTIS JOHNSON C.P. September Term, 2013 No. 02467 \$139,761.22 Phelan Hallinan, LLP

1407-363
2654 Bonaffon Street aka 2654 Bonaffon Terrace 19142-2718 40th wd. 1104 Sq Ft OPA#406079200 Improvements: Residential Property
 DAWN S. JAMES C.P. May Term, 2013 No. 01898 \$48,364.09 Phelan Hallinan, LLP

1407-364
6829 Sprague Street 19119-1421 22nd wd. 1499.84 Sq Ft OPA#222230900 Improvements: Residential Property
 DAVID J. WILLIAMS C.P. January Term, 2012 No. 04662 \$117,853.71 Phelan Hallinan, LLP

1407-365
609 South 55th Street 19143-2503 46th wd. 1280 Sq Ft OPA#463189100 Improvements: Residential Property
 HOWARD M. SEON AND EUDENE E. SEON C.P. September Term, 2009 No. 01282 \$114,242.16 Phelan Hallinan, LLP

1407-366
3410 Braddock Street aka 3410 Braddock Street 19134-2620 45th wd. 973.98 Sq Ft OPA#452310800 Improvements: Residential Property
 RICHARD SANTIAGO C.P. November Term, 2012 No. 02185 \$25,409.45 Phelan Hallinan, LLP

1407-367
300 East Elwood Street aka 300 Elwood Street 19144-1806 12th wd. 4387.02 Sq Ft OPA#121007500 Improvements: Residential Property
 STEPHANIE SANDERS C.P. October Term, 2013 No. 01421 \$60,552.13 Phelan Hallinan, LLP

1407-368
5110 West Nevada Street 19131-2418

SHERIFF'S SALE

52nd wd. 6758 Sq Ft OPA#521179600 Improvements: Residential Property
 FRANCIS KILSON C.P. March Term, 2012 No. 02129 \$166,732.32 Phelan Hallinan, LLP

1407-369
3100 Unruh Street 19149-2623 55th wd. 1760 Sq Ft OPA#551140500 Improvements: Residential Property
 TIFFANY MCCLINTOCK AND RYAN MCCLINTOCK C.P. January Term, 2012 No. 04921 \$179,969.63 Phelan Hallinan, LLP

1407-370
12135 Academy Road #26 19154-2942 88th wd. (formerly 66th wd.) OPA#888660525 Improvements: Condominium Unit
 JEBEH KAWAH C.P. May Term, 2009 No. 02467 \$126,730.90 Phelan Hallinan, LLP

1407-371
5940 Latona Street 19143-3028 3rd wd. 1624 Sq Ft OPA#033171900 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELORES ANN KELLY AKA DELORES KELLY, DECEASED C.P. June Term, 2013 No. 01753 \$82,942.23 Phelan Hallinan, LLP

1407-372
2240 Pratt Street 19137 45th wd. 1082.26 Sq Ft BRT#453370900 Improvements: Residential Property
 WILLIAM LODGE C.P. August Term, 2013 No. 00885 \$68,362.99 KML Law Group, P.C.

1407-373
5725 Wheeler Street 19143 40th wd. 1507.27 Sq Ft BRT#402167600 Improvements: Residential Property
 WILLIAM LODGE C.P. August Term, 2013 No. 00237 \$63,060.27 KML Law Group, P.C.

1407-374
7512 Tulpehocken Street 19138 50th wd. 1731 Sq Ft BRT#501376600 Improvements: Residential Property
 DANIA ST. LOUIS C.P. August Term, 2013 No. 00249 \$154,664.06 KML Law Group, P.C.

1407-375
2925 Kip Street 19134 7th wd. 980 Sq Ft BRT#071389000 Improvements: Residential Property
 SHAREE BILLA C.P. September Term, 2013 No. 04132 \$26,832.02 KML Law Group, P.C.

1407-376
3429 Fidler Street 19114 57th wd. 2659.98 Sq Ft BRT#572170114 Improvements: Residential Dwelling
 ANCA HELEREA AND FLAVIUS D. PRODEA C.P. December Term, 2013 001954 \$164,308.33
 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1407-377
5801 Sylvester Street 19149 55th wd. 1068 Sq Ft BRT#621376000 Improvements: Residential Property
 DONALD A. DE GRANDIS AND MICHAEL J. MARTIN, BY HIS ATTONREY IN FACT, ELLEN S. TIDMAN C.P. October Term, 2010 No. 001039 \$90,695.26 Bradley J. Osborne, Esq.

1407-378
8111 Forrest Avenue 19150-2401 50th wd. 2504 Sq Ft BRT#50-2224135 Improvements: Residential Property
 BARRINGTON HYLTON AND TANYA COVINGTON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. May Term, 2012 No. 0554 \$188,098.76
 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-379
2122 Ellsworth Street 19146 36th wd. 1040 Sq Ft BRT#36-1-0196-00 Improvements: 3 Story, Masonry Row Home
 DALIN FUNDING, LP C.P. September Term, 2013 No. 000450 \$217,720.00 Janet L. Gold, Esq.

1407-380
2912 Rawle Street 19149-2523 55th wd. 1885.55 Sq Ft BRT#551163300 Improvements: Residential Property
 ROBERT SULLIVAN, AS SOLE OWNER C.P. January Term, 2013 No. 2291 \$119,748.25
 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq.,

SHERIFF'S SALE

Brian Nicholas, Esq., Denise Carlon, Esq.,
Zucker, Goldberg & Ackerman, LLC

1407-381

3101-3103 Frankford Avenue 19134 25th
wd. 2580 Sq Ft and 3300 Sq Ft (respectively)
BRT#252472700 and BRT#252472800 (respec-
tively) Improvements: Residential Real Estate
JOSE CEDENO AND ALI S. SHAMAN
J.A.C.C. EL BEY C.P. March Term, 2012
No. 02454 \$95,306.64 Stern & Eisenberg,
P.C.

1407-382

8521 Williams Street 19150 50th wd. 1462.5
Sq Ft BRT#145N15-354 Improvements:
Residential Dwelling
DANTE D. MILLER C.P. February Term,
2013 No. 02066 \$127,572.95 Udren Law
Offices, P.C.

1407-383

2015 Wilder Street 19146-4524 36th wd.
Situate on the North side of Wilder Street at the
distance of Three Hundred Sixty Seven (367")
feet eastward from the East side of Twenty-first
Street BRT#363039700 Improvements: Row
2 Sty Masonry
DORIS EDWARDS C.P. December Term,
2012 No. 00864 \$69,635.47 Robert W.
Cusick, Esq.

1407-384

1147 Elbridge Street 19111-5519 53rd wd.
1008 Sq Ft BRT#531095100 Improvements:
Row B/gar 2sty Masonry
XUE XIA CHEN C.P. January Term,
2014 No. 02214 \$97,781.10 Milstead &
Associates, LLC

1407-385

35 South Salford Street 19139 46th wd. 375
Sq Ft BRT#03-1138600 Improvements:
Residential Dwelling
WILLIE JAMES GUESS, JR. AND STEVE
REDHEAD C.P. February Term, 2014 No.
01305 \$53,353.03 Udren Law Offices, P.C.

1407-386

1818 Wilmot Street 19124 23rd wd. 1835
Sq Ft BRT#232128205 Subject to Mortgage
Improvements: Residential Dwelling
WILLA DUNCAN C.P. February Term,
2013 No. 1331 \$48,659.40 Weber Gallagher
Simpson Stapleton Fires & Newby, LLP, Sarah
A. Elia, Esq.

1407-387

3847 West Cambridge Street 19104-1104
24th wd. 1234.74 Sq Ft BRT#243214300
Subject to Mortgage Improvements: Row 3sty
Masonry
DENISE HILLER AND SANDRA PEARSON
COLTER C.P. October Term, 2009 No.
03835 \$32,892.16 Milstead & Associates,
LLC

1407-388

7038 Gillespie Street 19135 55th wd. 2245.50
Sq Ft BRT#552440200 Improvements:
Residential Property
ROSEMARIE MORRELL AND RICHARD A.
MORRELL C.P. June Term, 2013 No. 02761
\$170,700.15 KML Law Group, P.C.

1407-389

6024 Latona Street 19143 3rd wd. 1606.50
Sq Ft BRT#033173000 Improvements:
Residential Property
FREIDA L. BAXTER AKA FREIDA L.
BARKLEY C.P. May Term, 2013 No. 01326
\$29,645.30 KML Law Group, P.C.

1407-390

1730 Rhawn Street 19111 56th wd. 3276.75
Sq Ft BRT#561586602 Improvements:
Residential Property
MATTHEW J. SCHOENIGER C.P. July
Term, 2013 No. 00220 \$225,387.34 KML
Law Group, P.C.

1407-391

3480 Weikel Street 19134 45th wd. 560 Sq Ft
BRT#451440500 Improvements: Residential
Property
WILLIAM RODRIGUEZ JR. AKA WILLIAM
RODRIGUEZ C.P. August Term, 2013 No.
02135 \$77,532.95 KML Law Group, P.C.

1407-392

5905 Belden Street 19149 53rd wd. 1662.48
Sq Ft BRT#531299800 Improvements:
Residential Property
AH MING KO C.P. October Term, 2013 No.
01062 \$98,580.76 KML Law Group, P.C.

1407-393

6532 Lansdowne Avenue 19151 34th wd.
1395 Sq Ft BRT#344019500 Improvements:
Residential Property
BASIL A. SCOTT AND JANICE V. SCOTT
C.P. March Term, 2011 No. 03346 \$147,137.94
KML Law Group, P.C.

1407-394

1936 East Willard Street 19134 45th wd.
945.34 Sq Ft BRT#452022900 Improvements:

SHERIFF'S SALE

Residential Property
WILLIAM LODGE C.P. September Term,
2013 No. 00321 \$39,463.75 KML Law
Group, P.C.

1407-395

5913 Elsinore Street 19120 35th wd. 960
Sq Ft BRT#352301800 Improvements:
Residential Property
IVELISSE LUGO C.P. March Term, 2012
No. 03539 \$108,189.61 KML Law Group,
P.C.

1407-396

2133 Loney Street 19152-3218 56th wd.
2633.4 Sq Ft OPA#561564600 Improvements:
Residential Property
AVRAHAM KATALAN AND JOY KATALAN
C.P. April Term, 2012 No. 00353 \$164,310.12
Phelan Hallinan, LLP

1407-397

6738 Ditman Street 19135 1575 Sq Ft
BRT#412348200 Improvements: Residential
Property
TONY C. GILLIAM C.P. September Term,
2013 No. 02257 \$131,739.64 KML Law
Group, P.C.

1407-398

3048 Princeton Avenue 19149-1412
55th wd. 1730.62 Sq Ft OPA#551378161
Improvements: Residential Property
MICHELLE L. AUSTIN C.P. March Term,
2013 No. 04153 \$100,706.33 Phelan
Hallinan, LLP

1407-399

643 Jamestown Street 19128 21st wd. 1592
Sq Ft BRT#213127200 Improvements:
Residential Property
AN NGUYEN AND BAN NGUYEN C.P. July
Term, 2013 No. 03375 \$169,516.40 KML
Law Group, P.C.

1407-400

123 Sparks Street 19120 61st wd. 1283.10
Sq Ft BRT#611269000 Improvements:
Residential Property
HAROLD T. SEAMON C.P. November
Term, 2011 No. 02994 \$62,815.41 KML
Law Group, P.C.

1407-401

827 Glenview Street 19111-4418 35th
wd. 3604.80 Sq Ft PRCL#532156900
Improvements: Residential Property
TALBOT TABRON AKA TALBOT L.
TABRON C.P. January Term, 2012 No.
01587 \$252,049.40 Phelan Hallinan, LLP

1407-402

2237 South 56th Street 19143-5718
40th wd. 1197.49 Sq Ft OPA#402000800
Improvements: Residential Property
JAMES D. MURPHY, IN HIS CAPACITY
AS ADMINISTRATOR OF THE ESTATE
OF ROBERT M. LANGLEY AKA
ROBERT LANGLEY, AIESHA LANGLEY
IN HER CAPACITY AS HEIR OF THE
ESTATE OF ROBERT M. LANGLEY AKA
ROBERT LANGLEY. UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER ROBERT M. LANGLEY
AKA ROBERT LANGLEY, DECEASED.
C.P. January Term, 2013 No. 01079 \$26,224.83
Phelan Hallinan, LLP

1407-403

2411 East Letterly Street 19125-3007 31st wd.
843.5 Sq Ft OPA#313240300 Improvements:
Residential Property
KATHLEEN A. BOZARTH AND MICHAEL
BOZARTH C.P. March Term, 2010 No.
01458 \$116,636.13 Phelan Hallinan, LLP

1407-404

6625 Oakland Street 19149-2230 54th wd.
1109.8 Sq Ft OPA#541262900 Improvements:
Residential Property
YAMIRA QUINONES C.P. November
Term, 2013 No. 00204 \$104,494.46 Phelan
Hallinan, LLP

1407-405

120 East Eleanor Street 19120-3906 42nd wd.
2103.2 Sq Ft OPA#421093100 Improvements:
Residential Property
DEBORAH WILLIAMS C.P. April Term,
2013 No. 04339 \$45,061.23 Phelan
Hallinan, LLP

1407-406

1810 South 28th Street 19145-1614 48th wd.
1077.3 Sq Ft OPA#482349500 Improvements:
Residential Property
TERRANCE WASHINGTON C.P. May
Term, 2013 No. 00574 \$114,788.59 Phelan
Hallinan, LLP

1407-407

1834 Brandywine Street 19130-3902 15th wd.
1080 Sq Ft OPA#152009900 Improvements:
Residential Property
THERESA PURCELL AKA THERESA J.

SHERIFF'S SALE

PURCELL C.P. November Term, 2010 No.
00583 \$520,618.38 Phelan Hallinan, LLP

1407-408

128 West Logan Street 19144-3620
12th wd. 1963.56 Sq Ft OPA#123041300
Improvements: Residential Property
HERNAN FONT AND KARINA FONT C.P.
November Term, 2011 No. 03345 \$140,350.31
Phelan Hallinan, LLP

1407-409

2623 South Juniper Street 19148-4347
39th wd. 630 Sq Ft OPA#394465200
Improvements: Residential Property
CAROLINE R. FICCHI C.P. September
Term, 2013 No. 02619 \$157,198.23 Phelan
Hallinan, LLP

1407-410

3036 Unruh Avenue 19149-2509 55th wd.
1760 Sq Ft OPA#551139200 Improvements:
Residential Property
KEVIN GALLAGHER AND TRACY
KOMAR C.P. August Term, 2013 No. 02481
\$199,063.28 Phelan Hallinan, LLP

1407-411

**322 Reed Street aka 322 Reed Street Unit
3F 19147-5950** 1st wd. 0 (Condo) Sq Ft
PRCL#888010106 Improvements: Residential
Property
NATALIA LABUTTIS C.P. July Term, 2013
No. 02067 \$99,414.71 Phelan Hallinan, LLP

1407-412

**5825 Belmar Terrace aka 5825 Belmar
Street 19143-5208** 3rd wd. 972.62 Sq Ft
OPA#034101300 Improvements: Residential
Property
SHAWNNA LEE ROBERSON AKA
SHAWNNA-LEE GIBBS C.P. August
Term, 2013 No. 02995 \$51,220.10 Phelan
Hallinan, LLP

1407-413

4203 Chippendale Street 19136 65th
wd. 1280.30 Sq Ft BRT#651123500
Improvements: Residential Property
DAVID L. SWEIGERT C.P. November
Term, 2013 No. 00137 \$137,349.65 KML
Law Group, P.C.

1407-414

5816 Weymouth Street 19120 35th wd. 1373.60
Sq Ft BRT#352222200 Improvements:
Residential Property
KOKOEGAN AGBO AKA KOKOEGAN W.
AGBO AND FRANCOIS AMOUSSOU C.P.
July Term, 2013 No. 04284 \$119,855.15
KML Law Group, P.C.

1407-415

12212 Sweet Briar Road 19154 66th wd.
2700 Sq Ft BRT#663176500 Improvements:
Residential Property
MARIA MCCAULEY AND JAMES J.
MCCAULEY C.P. August Term, 2013 No.
01391 \$198,766.21 KML Law Group, P.C.

1407-416

5141 Arch Street 19139 44th wd. 1392 Sq Ft
BRT#441020400 Improvements: Residential
Property
DEBORAH M. BAKER AKA DEBORAH
MICHELLE BAKER, EXECUTRIX OF THE
ESTATE OF COLIN BROWN AKA COLIN B.
BROWN, DECEASED C.P. March Term,
2013 No. 03817 \$89,260.90 KML Law
Group, P.C.

1407-417

2083 Kennedy Street 19124 41st wd. 1241.24
Sq Ft BRT#411006900 Improvements:
Residential Property
NOEMI MORALES C.P. October Term,
2013 No. 01641 \$93,130.65 KML Law
Group, P.C.

1407-418

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

1407-419

2134 Anchor Street 19124 41st wd. 915.20
Sq Ft BRT#411059800 Improvements:
Residential Property
MARGARET BALDERMAN AND THERESA
R. MIDDLETON C.P. November Term,
2013 No. 00385 \$89,595.61 KML Law
Group, P.C.

1407-420

1117 Wellington Street 19111 53rd wd.
2698.83 Sq Ft BRT#532341800 Improvements:
Residential Property
LISA M. BOSACK C.P. November Term,
2013 No. 00477 \$157,114.82 KML Law
Group, P.C.

1407-421

9814 Woodfern Road 19115 58th wd.
(formerly part of the 35th wd.) 6804 Sq Ft
BRT#581267600 Improvements: Residential
Property

SHERIFF'S SALE

THOMAS H KITCHENMAN JR. AND
COLLEEN P KITCHENMAN C.P. May
Term, 2012 No. 03185 \$352,518.32 KML
Law Group, P.C.

1407-422

2915 Gilham Street 19149-3019 55th wd.
1612 Sq Ft OPA#551070200 Improvements:
Residential Property
CARINA DEAN AND SHARON DEAN
C.P. May Term, 2012 No. 01921 \$127,017.18
Phelan Hallinan, LLP

1407-423

7542 Brockton Road 19151 34th wd. 1760
Sq Ft BRT#343148500 Improvements:
Residential Property
DARLENE MORAGNE C.P. August Term,
2009 No. 00479 \$170,917.36 KML Law
Group, P.C.

1407-424

**3850 Woodhaven Road, Apartment
505 19154-2751** 66th wd. 1133 Sq Ft
OPA#888660299 Improvements: Residential
Property
JOYCE D. ROGERS C.P. May Term, 2013
No. 02752 \$141,153.24 Phelan Hallinan,
LLP

1407-425

1332 Faunce Street 19111-3344 56th
wd. 3602.95 Sq Ft OPA#561386500
Improvements: Residential Property
V SAMUEL AKA VARGHESE SAMUEL
C.P. October Term, 2013 No. 01784
\$216,545.28 Phelan Hallinan, LLP

1407-426

5025 Wissahickon Avenue 19144 13th
wd. 3960.72 Sq Ft BRT#133169100
Improvements: Residential Property
JOSEPH P. MCALEER C.P. October Term,
2013 No. 02573 \$298,156.94 KML Law
Group, P.C.

1407-427

6647 Horrocks Street 19149 54th wd. 1324.86
Sq Ft BRT#54-1-2384-00 Improvements:
Residential Dwelling
JASON BETHUNE C.P. November Term,
2013 No. 00467 \$131,381.28 Martha E. Von
Rosenstiel, Esq., Heather Riloff, Esq.

1407-428

2516 South Juniper Street 19148 39th wd.
630 Sq Ft BRT#394472900 Improvements:
Residential Dwelling
JAMES P. MCDEVITT C.P. November
Term, 2013 No. 00469 \$133,659.72 Martha
E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1407-429

3623 North 21st Street 19140 13th wd.
(formerly part of the 38th wd.) 3315.89 Sq Ft
BRT#131294000 Improvements: Residential
Property
NELSON BROWN C.P. July Term, 2013 No.
03515 \$142,616.84 KML Law Group, P.C.

1407-430

6916 Oakland Street 19149 54th wd. (for-
merly part of the 35th wd.) 1625.57 Sq Ft
BRT#542380200 Improvements: Residential
Property
JOSE B. FERREIRA C.P. January Term,
2009 No. 02438 \$195,173.36 KML Law
Group, P.C.

1407-431

1306 South Bancroft Street 19146-4719
36th wd. 616 Sq Ft BRT#36-5152200
Improvements: Row 2 Sty Masonry
MICHAEL KINGSTON C.P. August Term,
2012 No. 00388 \$160,642.06 Milstead &
Associates, LLC

1407-432

7314 Palmetto Street 19111 56th wd. 1218.05
Sq Ft BRT#561006100 Improvements:
Residential Property
MELVIN T. GOMEZ C.P. July Term,
2013 No. 02289 \$141,172.33 KML Law
Group, P.C.

1407-433

5920 Pulaski Avenue 19144 59th wd. 2520
Sq Ft BRT#593204600 Improvements:
Residential Property
KIM BUSSIE AND KEVIN J. BUSSIE C.P.
September Term, 2012 No. 02736 \$214,079.92
KML Law Group, P.C.

1407-434

4636 Milnor Street 19137 45th wd. (for-
merly part of the 23rd wd.) 2600 Sq Ft
BRT#453457700 Improvements: Residential
Property
BOBBIE J. HENGY, SOLELY IN HER
CAPACITY AS HEIR OF ANDREW J.
HENGY, DECEASED, EDWARD J. HENGY,
SOLELY IN HIS CAPACITY AS HEIR OF
ANDREW J. HENGY, DECEASED AND
UNKNOWN HEIRS OF ANDREW J. HENGY,
DECEASED. C.P. November Term, 2013
No. 00712 \$64,539.01 KML Law Group,
P.C.

SHERIFF'S SALE

1407-435
3121 Longshore Avenue 19149 55th
wd. 1644.10 Sq Ft BRT#551277000
Improvements: Residential Property
PETER J. MCDERMOTT C.P. December
Term, 2013 No. 00404 \$135,142.21 KML
Law Group, P.C.

1407-436

1817 North Street 19130 15th wd. 855 Sq Ft
BRT#152101700 Improvements: Residential
Dwelling
VERONICA MONTIJO C.P. October Term,
2013 No. 00731 \$425,642.36 Martha E. Von
Rosenstiel, Esq., Heather Riloff, Esq.

1407-437

4921 North Uber Street 19141-1022 17th
wd. 1760 Sq Ft BRT#172353400 Subject to
Mortgage Improvements: Residential Dwelling
JOHN F. TOWLES, III C.P. January Term,
2014 No. 01872 \$21,575.10 Law Offices of
Gregory Javardian

1407-438

916 West Fisher Avenue 19141-4016 1460.17
Sq Ft BRT#492043200 Improvements:
Residential Dwelling
KAREN M. STEINER AKA KAREN
STEINER AND DAVID B. STEINER AKA
DAVID STEINER C.P. September Term,
2013 No. 00717 \$77,256.77 Law Offices of
Gregory Javardian

1407-439

929 East Russell Street 19134-1312 33rd wd.
833.62 Sq Ft BRT#331182400 Improvements:
Residential Dwelling
ESTHER CASTRO AND POLICARPIO
CASTRO C.P. November Term, 2013 No.
00673 \$37,408.93 Law Offices of Gregory
Javardian

1407-440

243 Wellens Avenue 19120 42nd wd. 903 Sq
Ft BRT#123-N-12-123 Subject to Mortgage
Improvements: Residential Dwelling
SEYE FATOKUN C.P. April Term, 2013
No. 04462 \$63,903.46 Powers, Kim, &
Javardian, LLC

1407-441

1843 North 25th Street 19121 32nd wd. East
side of 25th St. 169 ft 0 in Southward from the
South side of Berks St. Front: 14 ft 0 in Depth:
65 ft 0 in BRT#322174900 Improvements:
Residential Property
SHERAH D. FREEMAN AND SHERAH D.
FOWLER C.P. July Term, 2012 No. 02823
\$39,671.78 Louis P. Vitti, Esq.

1407-442

432 North Daggett Street 19151-4015
34th wd. 1500 Sq Ft PRCL

SHERIFF'S SALE

Improvements: Residential Property
KHADRI ABDUS-SABOOR AND RASHIDA PATIENCE C.P. August Term, 2009 No. 02451 \$791,895.99 KML Law Group, P.C.

1407-448

3473 Helen Street 19134-2020 45th wd. 1117.74 Sq Ft OPA#452351000 Improvements: Residential Property
JUDITH WEINBERG C.P. July Term, 2013 No. 01332 \$64,846.53 Phelan Hallinan, LLP

1407-449

158 West Clarkson Avenue 19120-2927 42nd wd. 1090.74 Sq Ft PRCL#422290400 Improvements: Residential Property
DANIEL J. GILLOOLY, JR. C.P. January Term, 2013 No. 01402 \$35,892.99 Phelan Hallinan, LLP

1407-450

6533 Walker Street 19135-2610 55th wd. 1333.2 Sq Ft OPA#552330500 Improvements: Residential Property
BARBARA POLICINO AND JOHN J. POLICINO C.P. September Term, 2013 No. 03923 \$63,671.90 Phelan Hallinan, LLP

1407-451

934 West Fisher Street 19141-4034 49th wd. 1237.5 Sq Ft OPA#492043900 Improvements: Residential Property
DONNA CULBRETH C.P. June Term, 2009 No. 02124 \$58,849.68 Phelan Hallinan, LLP

1407-452

5362 Lebanon Avenue 19131-3231 52nd wd. 1840 Sq Ft OPA#521137700 Improvements: Residential Property
SHWANNA HARRIS AND RAYMOND HARRIS, JR. C.P. September Term, 2013 No. 03898 \$189,302.38 Phelan Hallinan, LLP

1407-453

3415 Morrell Avenue 19114-1393 66th wd. 2336.83 Sq Ft OPA#661139100 Improvements: Residential Property
YAKOV KANTAROVICH C.P. March Term, 2012 No. 00080 \$142,523.16 Phelan Hallinan, LLP

1407-454

8089 Williams Avenue 19150-1229 50th wd. 2193.3 Sq Ft OPA#502265400 Improvements: Residential Property
JUNIOUS HOWARD DEBRO AND PAULINE E. DEBRO C.P. April Term, 2013 No. 04023 \$66,465.99 Phelan Hallinan, LLP

1407-455

1209 North 65th Street 19151-3116 34th wd. 1730.08 Sq Ft OPA#344303100 Improvements: Residential Property
SHAWN L. PIERCE C.P. August Term, 2012 No. 01053 \$69,804.52 Phelan Hallinan, LLP

1407-456

365 West Johnson Street 19144-3103 22nd wd. 14,040 Sq Ft OPA#223004000 Improvements: Residential Property
CLARK DAVIS C.P. May Term, 2013 No. 01999 \$391,296.23 Phelan Hallinan, LLP

1407-457

3220 Gurley Road 19154 66th wd. 1360 Sq Ft BRT#663114300 Improvements: Residential Real Estate
THOMAS SEIGER AND KRISTY GARBER C.P. December Term, 2012 No. 001334 \$246,182.99 Stern & Eisenberg, P.C.

1407-458

2079 Kingston Street 19134 44th wd. 1071.6 Sq Ft BRT#452141700 Improvements: Residential Real Estate
CHRISTINE SMALL C.P. October Term, 2011 No. 01976 \$75,615.65 Stern & Eisenberg, P.C.

1407-459

1344 Robbins Street 19111 53rd wd. 1703 Sq Ft BRT#531041900 Improvements: Residential Dwelling
ANDREA BULLOCK-BRYANT C.P. November Term, 2013 No. 1832 \$117,951.54 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1407-460

1200 McKinley Street 19111 57th wd. 2030 Sq Ft BRT#531017900 Improvements: Residential Real Estate
KENNETH LAMAR ARRINGTON AKA KENNETH ARRINGTON C.P. August Term, 2009 No. 02161 \$172,513.86 Stern & Eisenberg, P.C.

1407-461

7126 Akron Street 19149 54th wd. 1292.80 Sq Ft BRT#542428800 Improvements: Residential Property
ORD SINGKUMKHONG AND JUSTIN ZODKOY C.P. September Term, 2013 No. 02301 \$92,581.03 KML Law Group, P.C.

1407-462

2066 East Fletcher Street 19125 31st wd. 1197.36 Sq Ft BRT#313049600

SHERIFF'S SALE

Improvements: Residential Dwelling
ELIJOT B. KAROL AKA ELLIOT B. CAROL C.P. November Term, 2013 No. 00926 \$143,207.70 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1407-463

1328 North Hancock Street 19122 18th wd. 2494.66 Sq Ft BRT#18-2083500 Improvements: Residential Dwelling
SHERIDAN L. SOSTRE C.P. June Term, 2013 No. 002403 \$230,185.14 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1407-464

4027 Maywood Street 19124 33nd wd. 900 Sq Ft OPA#332483800 Improvements: Residential Property
JOSE MELENDEZ AKA JOSE I. MELENDEZ C.P. December Term, 2006 No. 01910 \$87,802.90 Phelan Hallinan, LLP

1407-465

2867 Angus Road 19114 57th wd. 2750 Sq Ft BRT#572094759 Improvements: Residential Property
SHARROD DAVIS C.P. October Term, 2013 No. 00675 \$157,058.50 KML Law Group, P.C.

1407-466

3164 Jasper Street 19134 25th wd. 1200 Sq Ft BRT#25-2-5410-00 Improvements: 3 Story Masonry Row Home With Office/store
ASIF QURESHI AND SHARI ADNAN MALIK C.P. December Term, 2013 No. 01883 \$123,840.15 Janet L. Gold, Esq.

1407-467

949 Scattergood Street 19124-1018 35th wd. 1120 Sq Ft OPA#351169700 Improvements: Residential Property
MICHAEL ANTONYUK C.P. May Term, 2013 No. 00704 \$56,248.66 Phelan Hallinan, LLP

1407-468

3503 West Clearfield Street 19132-1827 38th wd. 1372.99 Sq Ft OPA#382010900 Improvements: Residential Property
STEPHEN J. HILL C.P. June Term, 2009 No. 04068 \$141,606.30 Phelan Hallinan, LLP

1407-469

3327 Fidler Street 19114-2602 57th wd. 2632.56 Sq Ft OPA#572168819 Improvements: Residential Property
SAMUEL TURKSON AKA SAM TRUKSON AND JOYCE TURKSON C.P. May Term, 2013 No. 00014 \$196,649.04 Phelan Hallinan, LLP

1407-470

1247 North 56th Street 19131-4224 34th wd. 1590 Sq Ft OPA#041218400 Improvements: Residential Property
ROSE E. MERRITT C.P. May Term, 2013 No. 02735 \$96,324.30 Phelan Hallinan, LLP

1407-471

44 West Pomona Street 19144-1914 59th wd. 1686.51 Sq Ft OPA#593091900 Improvements: Residential Property
FRANCIS R. BEY AND LISA DIXON C.P. September Term, 2013 No. 02461 \$149,604.41 Phelan Hallinan, LLP

1407-472

1607 Harrison Street 19124-2721 23rd wd. 1953 Sq Ft OPA#232206310 Improvements: Residential Property
LETICIA HERNANDEZ C.P. July Term, 2013 No. 02171 \$88,403.52 Phelan Hallinan, LLP

1407-473

1372 Dyre Street 19124-1931 62nd wd. 1390.5 Sq Ft OPA#621003300 Improvements: Residential Property
LAVORA BUCKNER C.P. April Term, 2013 No. 00016 \$109,384.73 Phelan Hallinan, LLP

1407-474

2031 West Tioga Street 19140 11th wd. 3645.73 Sq Ft OPA#112103000 Improvements: Residential Property
MARINA KROMAH AND ROBERT TROWERS C.P. April Term, 2013 No. 04056 \$88,894.26 Phelan Hallinan, LLP

1407-475

1915 McClellan Street 19145-2024 48th wd. 928 Sq Ft BRT#481017000 Improvements: Residential Property
CHRISTOPHER KING C.P. November Term, 2011 No. 0269 \$102,199.16 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-476

1400 South Vodges Street 19143-5304 51st wd. 963.09 Sq Ft OPA#28S15 129 Improvements: Residential Property

SHERIFF'S SALE

ALBERT G. ALEMU AND FANTU BEKELE C.P. December Term, 2011 No. 00120 \$43,227.94 Phelan Hallinan, LLP

1407-477

727 Sherrie Road 19115 63rd wd. 8450 Sq Ft BRT#632139200 Improvements: Residential Property

EDWARD VESCIO JR. AND BERNADETTE VESCIO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES C.P. March Term, 2013 No. 1524 \$277,476.75 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-478

2619 South Hutchinson Street 19148-4501 39th wd. 686 Sq Ft BRT#393469900 Improvements: Row 2 Sty Masonry
LILY MENADLI AND LILY MENADLI C.P. August Term, 2013 No. 02952 \$155,064.32 Milstead & Associates, LLC

1407-479

6726 Large Street 19149 35th wd. 2565 Sq Ft BRT#542222800 Improvements: Residential Real Estate
JACK BARMASH AND MINA BARMASH C.P. August Term, 2013 No. 00924 \$95,664.96 Stern & Eisenberg P.C.

1407-480

6524 North Bouvier Street 19126-3413 17th wd. 1291.50 Sq Ft BRT#17-2-2310-00 Improvements: Row B/gar 2sty Masonry
MICHAEL STOKELY C.P. July Term, 2013 No. 03648 \$138,148.03 Milstead & Associates, LLC

1407-481

19 Christian Street 19147-4321 2nd wd. 1225.86 Sq Ft OPA#022093645 Improvements: Residential Property
JOHN PALUMBO C.P. October Term, 2013 No. 00817 \$735,782.76 Phelan Hallinan, LLP

1407-482

240 Rosemar Street 19120-1415 61st wd. 1050 Sq Ft OPA#611229200 Improvements: Residential Property
TAMMY MCCALL C.P. May Term, 2013 No. 02055 \$89,736.05 Phelan Hallinan, LLP

1407-483

1238 North Newkirk Steet 19121 58th wd. 563.5 Sq Ft BRT#292116510 Improvements: Residential Real Estate
WILLIAM J. HATTON, JR. AKA WILLIAM HATTON C.P. March Term, 2012 No. 03531 \$32,775.26 Stern & Eisenberg P.C.

1407-484

6915 East Wister Street 19138-1918 10th wd. 1440 Sq Ft BRT#10-2130600 Subject to Mortgage Improvements: Residential Dwelling
NO AGENT PROPERTIES, LLC C.P. June Term, 2013 No. 03181 \$90,338.07 Powers, Kim & Javardian, LLC

1407-485

1412 South 17th Street 19146-4715 36th wd. 1184 Sq Ft BRT#36-5205500 Subject to Mortgage Improvements: Residential Dwelling
ELEASE RICHARDSON C.P. April Term, 2012 No. 002269 \$66,905.42 Powers, Kim & Javardian, LLC

1407-486

7333 North 21st Street 19138 10th wd. 1888 Sq Ft BRT#101180000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH WASHINGTON C.P. July Term, 2013 No. 004133 \$22,387.25 Bradley J. Osborne, Esq.

1407-487

3012 North Ringgold Street 19132 38th wd. 1086 Sq Ft BRT#381027500 Improvements: Residential Property
STEVEN M. ADAMS, EXECUTOR OF THE ESTATE OF RUBY ADAMS C.P. January Term, 2014 No. 001482 \$25,482.62 Bradley J. Osborne, Esq.

1407-488

4803 East Cheltenham Avenue 19124 41st wd. 907.5 Sq Ft BRT#411080800 Improvements: Residential Property
ELIZABETH RODRIGUEZ C.P. August Term, 2013 No. 001750 \$80,619.70 Bradley J. Osborne, Esq.

1407-489

9123 Verree Road 19115-2801 63rd wd. 32575 Sq Ft OPA#632267900 Improvements: Residential Property
CHERYL SMINK AND STEVEN SMINK C.P. September Term, 2010 No. 02647 \$349,992.18 Phelan Hallinan, LLP

SHERIFF'S SALE

1407-490

2843 North 12th Street 19133-1200 37th wd. 2354 Sq Ft OPA#372252000 Improvements: Residential Property
MARTIN L. VINSON C.P. August Term, 2013 No. 01777 \$67,902.66 Phelan Hallinan, LLP

1407-491

13004 Townsend Road Unit L9 19154 6th wd. 1536 Sq Ft BRT#888660484 Improvements: Residential Property
DONNELL S. KENNEDY AND STEPHANIE N. KOLBER C.P. October Term, 2013 No. 000526 \$227,836.21 Bradley J. Osborne, Esq.

1407-492

1105 North Orianna Street 19123 5th wd. 835 Sq Ft BRT#057089600 Improvements: Residential Property
MILDRED VARGAS C.P. August Term, 2012 No. 0349 \$53,903.68 Bradley J. Osborne, Esq.

1407-493

1820 Strahle Street 19152-2323 2205 Sq Ft OPA#562154600 Improvements: Residential Property
BRIAN J. LANDIS C.P. October Term, 2010 No. 03856 \$237,069.86 Phelan Hallinan, LLP

1407-494

4818 Mulberry Street 19124 23rd wd. 1919 Sq Ft BRT#232312300 Improvements: Residential Property
GARY THOMAS C.P. January Term, 2014 No. 02816 \$72,719.99 KML Law Group, P.C.

1407-495

5370 Morse Street 19131 52nd wd. 1387.14 Sq Ft BRT#521073000 Improvements: Residential Property
JOSEPHINE ROUSE C.P. January Term, 2014 No. 02959 \$101,723.67 KML Law Group, P.C.

1407-496

3131 Rawle Street 19149-2618 55th wd. 1706.02 Sq Ft OPA#551182600 Improvements: Residential Property
BARBARA A. SCHOFIELD C.P. February Term, 2013 No. 00036 \$111,079.97 Phelan Hallinan, LLP

1407-497

7414 Bingham Street 19111 56th wd. 4045.30 Sq Ft BRT#561016300 Improvements: Residential Property
JENNIFER LARUSSA AND JOSEPH LARUSSA AKA JOSEPH A. LARUSSA C.P. May Term, 2013 No. 03721 \$134,867.12 KML Law Group, P.C.

1407-498

1928 East Pike Street 19124 45th wd. 2026.65 Sq Ft BRT#452216200 Improvements: Residential Property
CATHERINE GAREY AND SAMUEL GAREY C.P. October Term, 2013 No. 02311 \$47,612.32 KML Law Group, P.C.

1407-499

5239 Sansom Street 19139 60th wd. 1425 Sq Ft BRT#602036600 Improvements: Residential Property
DAVID ODOM, LEE EDNA ODOM AND TERRICA SPINKS-ODOM C.P. July Term, 2013 No. 01389 \$14,094.50 KML Law Group, P.C.

1407-500

853 Morefield Road 19115-1916 58th wd. 6643.2 Sq Ft PRCL#581148600 Improvements: Residential Property
CHANDY P. GEORGE AND SARAMMA MATHAI C.P. September Term, 2010 No. 02127 \$410,731.55 Phelan Hallinan, LLP

1407-501

8739 Gillespie Street 19136 65th wd. 2860 Sq Ft BRT#652242825 Improvements: Residential Property
LAWRENCE E. KUSCIN AND PATRICIA M. HARTE-KUSCIN C.P. November Term, 2013 No. 910 \$128,658.87 Bradley J. Osborne, Esq.

1407-502

2923 Cecil B Moore Avenue 19121-2750 32nd wd. 1124.93 Sq Ft OPA#324053900 Improvements: Residential Property
ROBERT E. FRENCH C.P. August Term, 2009 No. 04189 \$165,208.81 Phelan Hallinan, LLP

1407-503

5614 Wyndale Avenue 19131-1306 52nd wd. 2457.50 Sq Ft OPA#522126500 Improvements: Residential Property
SHAWN W. ARTIS AKA SHAWN ARTIS C.P. November Term, 2013 No. 01127 \$101,293.82 Phelan Hallinan, LLP

1407-504

1013 South 47th Street 19143-3601 46th wd. 3162.5 Sq Ft OPA#461196900 Improvements:

SHERIFF'S SALE

Residential Property
NICOLE MCEWAN AKA NICOLE D. MCEWAN C.P. October Term, 2013 No. 02615 \$131,905.59 Phelan Hallinan, LLP

1407-505

1227 West Porter Street aka 1227 Porter Street 19148-3546 39th wd. 868.05 Sq Ft OPA#394320310 Improvements: Residential Property
JOHN MARTINI AND ROSEMARIE MARTINI C.P. December Term, 2013 No. 01177 \$276,344.48 Phelan Hallinan, LLP

1407-506

6312 Gillespie Street 19135-3223 55th wd. 1384.65 Sq Ft OPA#552429000 Improvements: Residential Property
BARBARA DICESARE C.P. November Term, 2013 No. 00370 \$70,466.59 Phelan Hallinan, LLP

1407-507

6611 North 13th Street 19126-3208 61st wd. 6210 Sq Ft OPA#611193800 Improvements: Residential Property
ROBERT ROBERSON, JR. C.P. April Term, 2013 No. 00617 \$181,666.77 Phelan Hallinan, LLP

1407-508

5221 North American Street 19120-3324 42nd wd. 1382.67 Sq Ft OPA#422416400 Improvements: Residential Property
MARGARET PHILLIPS-RICHARDSON, IN HER CAPACITY AS ADMINISTRATRIX HEIR OF THE ESTATE OF ANDREW PHILLIPS, JR. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANDREW PHILLIPS, JR., DECEASED. C.P. June Term, 2013 No. 02398 \$41,802.51 Phelan Hallinan, LLP

1407-509

6530 Lansdowne Avenue 19151-3705 34th wd. 1395 Sq Ft OPA#344019400 Improvements: Residential Property
CARLA M. TAYLOR C.P. May Term, 2013 No. 02998 \$68,750.70 Phelan Hallinan, LLP

1407-510

6338 Revere Street 19149-3042 62nd wd. 1365.52 Sq Ft OPA#621551900 Improvements: Residential Property
KATHERINE SCOTT C.P. June Term, 2012 No. 03491 \$185,760.95 Phelan Hallinan, LLP

1407-511

167 East Herman Street 19144-2050 59th wd. 4200 Sq Ft OPA#592089500 Improvements: Residential Property
JOHNNY KING C.P. June Term, 2012 No. 00396 \$100,157.33 Phelan Hallinan, LLP

1407-512

1907 Conlyn Street 191

SHERIFF'S SALE

Row 2 Sty Masonry
VANESSA S. EDWARDS AKA VENESSA S. EDWARDS AND WILLIE SANDERS C.P. November Term, 2012 No. 02556 \$125,123.54 Milstead & Associates, LLC

1407-519

1452 S. Colorado Street 19146 26th wd. 784 Sq Ft BRT#365224300 Improvements: Residential Dwelling
BONI WOLF C.P. December Term, 2013 No. 2840 \$76,733.39 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1407-520

6738 Lebanon Avenue 19151-3015 34th wd. 1299 Sq Ft OPA#344054100 Improvements: Residential Property
TERESA A. HARRELL C.P. August Term, 2010 No. 02717 \$96,639.82 Phelan Hallinan, LLP

1407-521

5542 North Lawrence Street 19120-2808 42nd wd. 2134 Sq Ft OPA#422491900 Improvements: Residential Property
GARNET C. MUSE C.P. February Term, 2012 No. 03604 \$49,843.85 Phelan Hallinan, LLP

1407-522

406-408 Green Lane 19128 21st wd. 3250 Sq Ft OPA#212225900 Improvements: Residential Property
JOHN K. KATRINAK AND SHELLI L. KATRINAK C.P. June Term, 2013 No. 00030 \$265,196.83 Phelan Hallinan, LLP

1407-523

3914 West Warren Street aka 3914 Warren Street 19104-4641 24th wd. 790.35 Sq Ft OPA#241134700 Improvements: Residential Property
OLIVIA GABRIEL C.P. October Term, 2013 No. 01782 \$80,077.01 Phelan Hallinan, LLP

1407-524

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

1407-525

3427 North 2nd Street 19140 Seventh Ward wd. 2380 Sq Ft BRT#072092800 Improvements: Commercial Property
ROBERTO NUNEZ C.P. January Term, 2014 No. 02574 \$116,665.49 Scott A. Dietherick, Esq. and/or Kathryn L. Mason, Esq.

1407-526

12603 Dunks Ferry Road 19154 66th wd. 1825.42 Sq Ft BRT#663148800 Improvements: Residential Property
CHARLES J. SHORTEN AND ROBIN SHORTEN, HUSBAND AND WIFE C.P. January Term, 2011 No. 3697 \$209,242.19 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-527

117 West Hortter Street 19119-2707 22nd wd. 6800 Sq Ft OPA#223062600 Improvements: Residential Property
SAMUEL P. WYCHE, JR.; PHYLLIS WYCHE-BROWN, IN HER CAPACITY AS DEVEISEE OF THE ESTATE OF SAMUEL WYCHE, SR.; HERBERT P. WYCHE, IN HIS CAPACITY AS DEVEISEE OF THE ESTATE OF SAMUEL WYCHE SR.; NANCY WYCHE-MORGAN, IN HER CAPACITY AS DEVEISEE OF THE ESTATE OF SAMUEL WYCHE SR.; ADRIENNE WYCHE-THOMAS, IN HER CAPACITY AS DEVEISEE OF THE ESTATE OF SAMUEL WYCHE, SR. C.P. April Term, 2012 No. 03074 \$285,425.63 Phelan Hallinan, LLP

1407-528

7525 Limekiln Pike 19150-1803 50th wd. 3169.23 Sq Ft OPA#501292800 Improvements: Residential Property
DEANA A. GRAY AKA DEANA GRAY C.P. October Term, 2013 No. 02441 \$151,530.38 Phelan Hallinan, LLP

1407-529

1747 South Chadwick Street 19145-2224 36th wd. 742 Sq Ft OPA#365175300 Improvements: Residential Property
EMILIO PANDIKA AND ASTER SETIADI C.P. September Term, 2013 No. 03563 \$56,187.85 Phelan Hallinan, LLP

1407-530

2135 Fraley Street 19124-1616 41st wd. 1695.04 Sq Ft OPA#411028800 Improvements: Residential Property
TRACY FOGGIE AND JONATHAN W. FOGGIE, SR. C.P. May Term, 2013 No. 00295 \$42,369.51 Phelan Hallinan, LLP

SHERIFF'S SALE

1407-531

6208 Larchwood Avenue 19143-1024 46th wd. 1073.52 Sq Ft OPA#032102000 Improvements: Residential Property
LYNN F. WHITE C.P. September Term, 2012 No. 00674 \$59,276.05 Phelan Hallinan, LLP

1407-532

2924 Rawle Street 19149-2523 55th wd. 1881.25 Sq Ft OPA#551163900 Improvements: Residential Property
ETHEL THOMAS C.P. September Term, 2012 No. 00360 \$145,604.76 Phelan Hallinan, LLP

1407-533

351 Wigard Avenue 19128-4146 21st wd. 28,144 Sq Ft OPA#212358605 Improvements: Residential Property
KEVIN KOCH AND JOANN KOCH C.P. April Term, 2013 No. 00021 \$162,573.20 Phelan Hallinan, LLP

1407-534

2232 Winton Street 19145-3320 48th wd. 658 Sq Ft OPA#482098500 Improvements: Residential Property
ANTHONY S. SMITH C.P. February Term, 2013 No. 01616 \$68,899.61 Phelan Hallinan, LLP

1407-535

1800 Sulis Street 19141-1021 17th wd. 1730 Sq Ft BRT#171031400 Improvements: Residential Property
JENNIFER HAND C.P. December Term, 2013 No. 00106 \$127,061.28 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-536

7209 Hanford Street 19149-1313 54th wd. 1620 Sq Ft BRT#542474100 Improvements: Residential Property
SIMON KOSHY, AS SOLE OWNER C.P. December Term, 2011 No. 3829 \$155,909.30 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-537

7143 Rutland Street 19149-1116 54th wd. 1129.73 Sq Ft BRT#542178600 Improvements: Residential Property
JEROME SACKOR AND NAOMI C. SACKOR AS TENANTS BY ENTIRETY C.P. December Term, 2012 No. 0134 \$97,775.35 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-538

434 West Upsal Street 19119 22nd wd. 6698.86 Sq Ft BRT#223017300 Improvements: Residential Property
GEORGE M. LUCAS, EXECUTOR OF THE ESTATE OF DONNA B. STOKES AKA DONNA ELIZABETH STOKES AKA DONNA E. STOKES AKA DONNA COLLINS AKA DONNA BLYTHE; YVONNE LUCAS, EXECUTRIX OF THE ESTATE OF DONNA B. STOKES AKA DONNA ELIZABETH STOKES AKA DONNA E. STOKES AKA DONNA COLLINS AKA DONNA BLYTHE C.P. January Term, 2011 No. 4367 \$402,774.32 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-539

5820 Lansdowne Avenue 19131 4th wd. 1932 Sq Ft BRT#043183100 Subject to Rent Improvements: Residential Property
VAUGHN A. WHITE C.P. September Term, 2011 No. 1686 \$54,861.43 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-540

2761 Maxwell Street 19136-1016 57th wd. 2635.87 Sq Ft PRCL#571138200 Improvements: Residential Property
JENNIFER LAFTY C.P. May Term, 2012 No. 03963 \$198,334.26 Phelan Hallinan, LLP

1407-541

5626 North 10th Street 19141-3602 49th wd. 1440 Sq Ft OPA#492185000 Improvements:

SHERIFF'S SALE

Residential Property
DORIS G. AMBROSE C.P. October Term, 2013 No. 01439 \$70,541.10 Phelan Hallinan, LLP

1407-543

607 East Hortter Place aka 607 Hortter Place 19119 22nd wd. 6293 Sq Ft OPA#221185600 Improvements: Residential Property
THELMA BROOKS C.P. August Term, 2005 No. 03071 \$194,932.23 Phelan Hallinan, LLP

1407-544

4623 Kraydor Street 19136 65th wd. 1280 Sq Ft BRT#652019700 Improvements: Residential Property
BERNADETTE S. SCOTT C.P. June Term, 2013 No. 03206 \$37,924.10 KML Law Group, P.C.

1407-545

5651 Heiskel Street 19144 12th wd. 781.19 Sq Ft BRT#122170200 Improvements: Residential Property
OLGA MORRIS C.P. August Term, 2013 No. 02198 \$13,328.06 KML Law Group, P.C.

1407-546

56 East Herman Street 19144 59th wd. 2403.73 Sq Ft BRT#592079900 Improvements: Residential Property
JOANN HENDERSON AKA JOANNE HENDERSON C.P. July Term, 2012 No. 03050 \$148,241.47 KML Law Group, P.C.

1407-547

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

1407-548

6229 Homer Street 19144 59th wd. 1679 Sq Ft BRT#592261600 Improvements: Residential Property
UNKNOWN HEIRS OF OTIS L. MARSHALL, DECEASED; CHARLES HAMILTON, SR., SOLELY IN HIS CAPACITY AS HEIR OF OTIS L. MARSHALL, DECEASED AND LEE OTIS HAMILTON, SOLELY IN HIS CAPACITY AS HEIR OF OTIS L. MARSHALL, DECEASED. C.P. July Term, 2013 No. 01402 \$100,298.18 KML Law Group, P.C.

1407-549

7342 Buist Avenue 19153 40th wd. 952 Sq Ft BRT#404294300 Improvements: Residential Property
ASHLEE FRANKLIN AND ISIAH FRANKLIN III C.P. July Term, 2013 No. 02600 \$113,895.29 KML Law Group, P.C.

1407-550

4239 Tudor Street 19136 41st wd. 1460 Sq Ft BRT#412139600 Improvements: Residential Property
MICHAEL J. JONER C.P. December Term, 2013 No. 00538 \$198,892.41 KML Law Group, P.C.

1407-551

1923 Pratt Street 19124 62nd wd. 1187.16 Sq Ft BRT#622066300 Improvements: Residential Property
LAWRENCE GOODMAN C.P. August Term, 2013 No. 02146 \$90,237.21 KML Law Group, P.C.

1407-552

6138 Algard Street 19135 55th wd. 963.95 Sq Ft BRT#552340700 Improvements: Residential Property
ALI R. NASSIROPOUR C.P. June Term, 2013 No. 02888 \$68,731.02 KML Law Group, P.C.

1407-553

5704 Wyndale Avenue 19131 52nd wd. BRT#522128400 Subject To Mortgage 1,736.32 Improvements: Residential Dwelling
LINDA D. CRAYTON C.P. April Term, 2011 No. 01161 \$73,859.28 Udren Law Offices, P.C.

1407-554

3711 West Country Club Road 19131 52nd wd. 1783.60 Sq Ft BRT#521418100 Improvements: Residential Dwelling
HELEN JOHNSON C.P. September Term, 2013 No. 03845 \$276,858.47 Udren Law Offices, P.C.

1407-555

5044 North 3rd St 19120 42nd wd. 1563.24 Sq Ft BRT#127N5-68 Improvements: Residential Dwelling
ROBERT THOMAS AKA ROBERT D. THOMAS AKA ROBERT DELROY THOMAS C.P. November Term, 2013 No. 00324 \$84,859.94 Udren Law Offices, P.C.

1407-556

2357 Montrose Street 19146-2531 30th wd. 504 Sq Ft OPA#302202100 Improvements:

SHERIFF'S SALE

Residential Property
DARRYL V. MILLER C.P. January Term, 2012 No. 01384 \$325,906.41 Phelan Hallinan, LLP

1407-557

11730 Denman Road 19154-3616 58th wd. 3295.60 Sq Ft OPA#662241700 Improvements: Residential Property
DOUGLAS J. CAMPBELL AND LINDA M. CAMPBELL C.P. October Term, 2013 No. 01595 \$92,957.18 Phelan Hallinan, LLP

1407-558

11990 Audubon Place 19116-2318 BRT#582422800 Improvements: Residential Property
GEORGE J. PRINOS AND SHERRI M. PRINOS C.P. April Term, 2012 No. 01664 \$230,250.79 Phelan Hallinan, LLP

1407-559

2914 Rorer Street 19134-3019 37th wd. 901 Sq Ft OPA#071521100 Improvements: Residential Property
MURAD PEYGUMBARI AKA M PEYGUMBARI C.P. December Term, 2012 No. 02486 \$33,877.36 Phelan Hallinan, LLP

1407-560

11933 Alberta Drive 19154-3414 66th wd. 3395 Sq Ft OPA#662176700 Improvements: Residential Property
JAMES L. WICKIZER AND KAREN NETTERVILLE C.P. March Term, 2010 No. 00569 \$241,843.62 Phelan Hallinan, LLP

1407-561

6827 Souder Street 19149-2226 54th wd. 1242.52 Sq Ft OPA#542319000 Improvements: Residential Property
BARRY CAPLAN C.P. August Term, 2013 No. 02484 \$58,305.79 Phelan Hallinan, LLP

1407-562

11 West Walnut Lane 19144-2609 22nd wd. 4082.21 Sq Ft OPA#593064100 Improvements: Residential Property
DUANE S. HORNE C.P. March Term, 2012 No. 01120 \$294,958.48 Phelan Hallinan, LLP

1407-563

2828 Plum Street 19137-2025 45th wd. 882 Sq Ft OPA#453080500 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEFANO RUSSO, DECEASED. C.P. November Term, 2013 No. 00201 \$114,485.43 Phelan Hallinan, LLP

1407-564

3280 Birch Road 19154-1721 66th wd. 2952.60 Sq Ft OPA#663006600 Improvements: Residential Property
SCHILLER G. LESTAGE AND LYLE GEORGETTE LESTAGE C.P. March Term, 2009 No. 05530 \$202,551.49 Phelan Hallinan, LLP

1407-565

4732 Rosehill Street 19120 42nd wd. 2265 Sq Ft BRT#421337200 Improvements: Residential Dwelling
ARACELI SOSA C.P. November Term, 2013 No. 2299 \$61,317.02 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1407-566

700 Byberry Road 19116-2122 58th wd. 5184 Sq Ft OPA#582360500 Improvements: Residential Property
ANNA BRODSKY AND LEV Y. BRODSKY C.P. June Term, 2011 No. 00616 \$250,020.55 Phelan Hallinan, LLP

1407-567

2029 Mifflin Street 19145 48th wd. 1512 Sq Ft BRT#481059900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JESSIE M. OWENS, DECEASED C.P. January Term, 2014 No. 002353 \$41,298.91 Bradley J. Osborne, Esq.

1407-568

5811 Springfield Avenue 19143 3rd wd. 1640 Sq Ft BRT#034112500 Improvements: Residential Property
CLAUD JOHNSON C.P. April Term, 2011 No. 002146 \$124,738.78 Bradley J. Osborne, Esq.

1407-569

7109 Boyer Street 19119 22nd wd. 2544 Sq Ft BRT#222222200 Improvements: Residential Dwelling
PEGGY L. WORKMAN C.P. February Term, 2013 No. 01857 \$193,307.57 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

SHERIFF'S SALE

1407-570

4954 Walton Avenue 19143 46th wd. 1698 Sq Ft BRT#462078000 Improvements: Residential Real Estate
PAULA L. MOORE AKA PAULA MOORE-SMITH C.P. October Term, 2013 No. 00845 \$282,816.15 Stern & Eisenberg, P.C.

1407-571

576 Rosalie Street 19120 35th wd. 1033.60 Sq Ft BRT#352025200 Improvements: Residential Property
HAROLD FORD C.P. May Term, 2012 No. 03545 \$54,314.46 KML Law Group, P.C.

1407-572

215 Passmore Street 19111 35th wd. 1188 Sq Ft BRT#353053800 Improvements: Residential Real Estate
LATRINA BROWN C.P. December Term, 2013 No. 02105 \$199,990.62 Stern & Eisenberg P.C.

1407-573

10735 Albemarle Lane 19154 66th wd. 1789 Sq Ft BRT#662072247 Improvements: Residential Real Estate
FREDERICK J. HELLER C.P. August Term, 2013 No. 01855 \$173,478.18 Stern & Eisenberg P.C.

1407-574

1776 Plymouth Street 19126 10th wd. 1900.01 Sq Ft BRT#101305100 Improvements: Residential Real Estate
SHENIECE N. WILLIAMS C.P. November Term, 2013 No. 01425 \$85,343.38 Stern & Eisenberg P.C.

1407-575

3067 Coral Street 19134-3724 25th wd. 1000 Sq Ft BRT#25-24578-00 Improvements: Residential Dwelling
THEODORE H. DUFFELL C.P. July Term, No. 02553 \$47,386.38 Powers, Kirn, & Javardian, LLC

1407-576

627 Kerper Street 19111 35th wd. 10,679 Sq Ft BRT#35-3140400 Improvements: Residential Dwelling
CYNTHIA NGUYEN, KIM NGUYEN AKA KIM N. NGUYEN AND DAO PHAM AKA DAO D. PHAM C.P. November Term, 2013 No. 01223 \$176,775.15 Udren Law Offices, P.C.

1407-577

5934 Chester Avenue 19143 40th wd. 1280 Sq Ft BRT#40-1-121800 Improvements: Residential Dwelling
CHRISTIAN DIAZ C.P. June Term, 2011 No. 00446 \$53,485.07 Udren Law Offices, P.C.

1407-578

6425 Drexel Road 19151 34th wd. 10,500 Sq Ft BRT#34-4-147300 Improvements: Residential Dwelling
ALFRED J. SANFORD AND PAT ALEXANDER SANFORD C.P. November Term, 2011 No. 01646 \$200,055.40 Udren Law Offices, P.C.

1407-579

7948 Cedar Brook Avenue 19150 50th wd. 1604.70 Sq Ft BRT#501251500 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY WHITFIELD AKA ANTHONY M. WHITFIELD, DECEASED. SERENA HILL WHITFIELD, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANTHONY WHITFIELD AKA ANTHONY M. WHITFIELD. ESTATE OF ANTHONY WHITFIELD AKA ANTHONY M. WHITFIELD/C/O SERENA HILL WHITFIELD, PERSONAL REPRESENTATIVE C.P. January Term, 2011 No. 04389 \$101,162.34 Udren Law Offices, P.C.

1407-580

255D Shawmont Avenue, Unit 1013 19128 District 4th 1083 Sq Ft BRT#888210486 Subject to Mortgage Improvements: Residential Condo 3sty Mas + Other
DIANA BURTON C.P. August Term, 2011 No. 02023 \$16,421.43 Samantha D. Cissne, Esq.

1407-581

400

SHERIFF'S SALE

GLENNY TORRES C.P. June Term, 2013
No. 03537 \$20,984.43 Phelan Hallinan, LLP

1407-583

225 East Shedaker Street aka 225 Shedaker Street 19144-1810 12th wd. 543.2 Sq Ft OPA#121017500 Improvements: Residential Property

MATTHEW I. MEHRMAN AKA MATTHEW MEHRMAN C.P. June Term, 2013 No. 02375 \$15,448.58 Phelan Hallinan, LLP

1407-584

3322 Primrose Road 19114-2618 57th wd. 3107.51 Sq Ft PRCL#572125331 Improvements: Residential Property

YAKOV KANTAROVICH C.P. January Term, 2012 No. 01140 \$154,965.67 Phelan Hallinan, LLP

1407-585

4127 M Street 19124-5327 33rd wd. 1110 Sq Ft OPA#332470800 Improvements: Residential Property

ANGEL B. LOPEZ C.P. November Term, 2013 No. 02099 \$87,182.98 Phelan Hallinan, LLP

1407-586

4914 Parrish Street 19139-1720 44th wd. 1266.4 Sq Ft OPA#441315200 Improvements: Residential Property

CHEREEN HENDERSON C.P. February Term, 2013 No. 01612 \$31,094.69 Phelan Hallinan, LLP

1407-587

2618 South 68th Street 19142-2109 40th wd. 1264 Sq Ft OPA#406098610 Improvements: Residential Property

KENYA FAIN C.P. April Term, 2013 No. 00442 \$45,975.39 Phelan Hallinan, LLP

1407-588

4514 D Street 19120-4525 42nd wd. 1223.47 Sq Ft OPA#421448700 Improvements: Residential Property

CARLA THORNTON, IN HER CAPACITY AS EXECUTRIX AS DEVISEE OF THE ESTATE OF JAMES O. SMITH. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALLAN J. SMITH, DECEASED DEVISEE OF THE ESTATE OF JAMES O. SMITH. C.P. April Term, 2013 No. 02787 \$28,261.28 Phelan Hallinan, LLP

1407-589

3928 Haverford Avenue 19104-1808 24th wd. 1584 Sq Ft OPA#242205800 Improvements: Residential Property

GEORGE BLACK C.P. August Term, 2012 No. 00609 \$69,830.43 Phelan Hallinan, LLP

1407-590

6127 Algard Street 19135-3509 55th wd. 1272.8 Sq Ft OPA#552359700 Improvements: Residential Property

SYEDA J. NAHAR AND JASMIN S. IQBAL C.P. July Term, 2012 No. 04543 \$115,763.96 Phelan Hallinan, LLP

1407-591

1540 East Cheltenham Avenue 19124-1133 62nd wd. 1244.64 Sq Ft OPA#621076300 Improvements: Residential Property

FRANK J. PUNTEL C.P. November Term, 2013 No. 00505 \$78,372.96 Phelan Hallinan, LLP

1407-592

1826 Hoffnagle Street 19152-2309 56th wd. 2600 Sq Ft OPA#562104600 Improvements: Residential Property

OMAR ICHIGUI C.P. April Term, 2013 No. 02019 \$213,663.55 Phelan Hallinan, LLP

1407-593

1116 East Susquehanna Avenue 19125-3423 18th wd. 1041.82 Sq Ft OPA#181235916 Improvements: Residential Property

HOWARD SCOTT STEIN AND JOHN MOFFO C.P. March Term, 2013 No. 02426 \$238,085.28 Phelan Hallinan, LLP

1407-594

3845 Pearson Avenue 19114-2832 57th wd. 3746.43 Sq Ft OPA#572154125 Improvements: Residential Property

KEVIN R. NICHOLL AND CHRISTINE M. LEAHY C.P. November Term, 2013 No. 01724 \$227,365.49 Phelan Hallinan, LLP

1407-595

547 East Carver Street 19120-1711 35th wd. 1057.50 Sq Ft PRCL#351247200 Improvements: Residential Property

DEREK NOBLE C.P. July Term, 2012 No. 03181 \$152,786.26 Phelan Hallinan, LLP

1407-597

4702 Tacony Street 19137-1124 45th wd. 1168.41 Sq Ft OPA#453425700 Improvements: Residential Property

RAMON RIOS AND MARY ALICE RIOS C.P. May Term, 2010 No. 01538 \$49,775.65 Phelan Hallinan, LLP

SHERIFF'S SALE

1407-598

6353 Reedland Street 19142-2911 40th wd. 975 Sq Ft OPA#402204500 Improvements: Residential Property

AISHA M. NDALOMA C.P. October Term, 2013 No. 01149 \$61,408.15 Phelan Hallinan, LLP

1407-599

1700 South Bancroft Street 19145 36th wd. 967.25 Sq Ft OPA#365159700 Improvements: Residential Property

LAGRACIA JONES C.P. July Term, 2007 No. 03440 \$73,349.30 Phelan Hallinan, LLP

1407-600

4632 D Street 19120-4515 42nd wd. 1159.52 Sq Ft OPA#421453000 Improvements: Residential Property

LOUISA KIPERVAS C.P. October Term, 2013 No. 01415 \$71,595.30 Phelan Hallinan, LLP

1407-601

3439 Jasper Street 19134-2001 45th wd. 1146.4 Sq Ft OPA#452364100 Improvements: Residential Property

MICHAEL A. SINCLAIR AKA MICHAEL SINCLAIR C.P. April Term, 2013 No. 00268 \$59,937.94 Phelan Hallinan, LLP

1407-602

9431 Woodbridge Road 19114-3420 57th wd. 2915.42 Sq Ft OPA#572197463 Improvements: Residential Property

JOHN PATRICK PRIOR AND DOROTHY PRIOR C.P. October Term, 2013 No. 01434 \$146,748.45 Phelan Hallinan, LLP

1407-603

630 Naomi Street 19144-3711 21st wd. 2035.60 Sq Ft OPA#213091000 Improvements: Residential Property

KIMBERLY J. PRITCHARD C.P. May Term, 2013 No. 02745 \$31,618.20 Phelan Hallinan, LLP

1407-604

2410 Ritner Street 19145-4116 48th wd. 919.12 Sq Ft OPA#482119000 Improvements: Residential Property

JESSICA EASTWOOD C.P. October Term, 2010 No. 02250 \$80,888.33 Phelan Hallinan, LLP

1407-605

1717 West Ritner Street aka 1717 Ritner Street 19145-4333 26th wd. 960 Sq Ft OPA#262264200 Improvements: Residential Property

CMC INVESTMENTS GROUP, LLC C.P. December Term, 2012 No. 01683 \$311,955.16 Phelan Hallinan, LLP

1407-606

5415 Chester Avenue 19143-4913 51st wd. 1900 Sq Ft OPA#514127300 Improvements: Residential Property

SHAI MENASHEPUR C.P. August Term, 2013 No. 03050 \$87,345.96 Phelan Hallinan, LLP

1407-607

7347 North 20th Street 19138-2730 10th wd. 1264.69 Sq Ft OPA#101159000 Improvements: Residential Property

ANGELA BURTON C.P. September Term, 2013 No. 02618 \$74,052.41 Phelan Hallinan, LLP

1407-608

112 North 2nd Street 2d, aka 112 North 2nd Steet 5d2 19106 6th wd. OPA#888058254 Improvements: Condominium Unit

HYE KIM AND BOLO LEE C.P. June Term, 2012 No. 01097 \$592,980.58 Phelan Hallinan, LLP

1407-609

1067 Pratt Street 19124-1839 23rd wd. 2875 Sq Ft OPA#23-4-1794-00 Improvements: Residential Property

DANIEL VELEZ C.P. June Term, 2013 No. 01614 \$115,842.05 Phelan Hallinan, LLP

1407-610

2232 Green Street #G 19130-3147 88th wd. Being and designated in such declaration as unit no. G, together with a proportionate undivided interest in the common elements, as defined in such declaration and any and all amendments thereto, as the same may change from time to time. OPA#888153830 Improvements: Condominium

MICHAEL MCGOWAN C.P. July Term, 2013 No. 02720 \$109,460.06 Phelan Hallinan, LLP

1407-611

417 East Rittenhouse Street 19144-5743 59th wd. 1357.92 Sq Ft OPA#591126800 Improvements: Residential Property

LEON STONE C.P. February Term, 2013 No. 03221 \$119,155.88 Phelan Hallinan, LLP

1407-612

4822 Tibben Street aka 4816 Tibben Street 19128-4526 21st wd. 2612.95 Sq Ft

SHERIFF'S SALE

OPA#212463310 Improvements: Residential Property

DERRICK B. ROBERSON C.P. January Term, 2014 No. 02649 \$284,031.27 Phelan Hallinan, LLP

1407-613

2101 Chestnut Street, Unit 817 aka 2101-17 Chestnut Street, Unit 817 aka 2101-17 Chestnut Street and 32-34 South 21st Street, Unit 817 19103-3120 88th wd. 658 Sq Ft OPA#888112012 Improvements: Residential Property

JOHN ANDERSON AND ALBERT PARIS C.P. June Term, 2013 No. 02320 \$169,894.21 Phelan Hallinan, LLP

1407-614

2419 Turner Street 19121-2921 OPA#291243200 Improvements: Residential Property

MORRIS A. BROWN AKA MORRIS BROWN AND ALICIA REALTY COMPANY, INC. C.P. June Term, 2013 No. 02661 \$66,063.45 Phelan Hallinan, LLP

1407-615

2614 South 6th Street 19148-4625 39th wd. 714 Sq Ft OPA#392357700 Improvements: Residential Property

SAMANTHA HO AKA SAMATHA HO C.P. July Term, 2012 No. 01846 \$111,604.20 Phelan Hallinan, LLP

1407-616

4554 North Smedley Street 19140-1145 13th wd. 1315.1 Sq Ft OPA#132134700 Improvements: Residential Property

ROBERT L. FELICIANI III, ESQUIRE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER. CHERYL A. FUREY, ESQUIRE, IN HER CAPACITY AS ADMINISTRATOR DBN ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER. LEVERN COVINGTON, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLA L. WHEELER AKA ELLA WHEELER, DECEASED. C.P. August Term, 2012 No. 03530 \$87,276.12 Phelan Hallinan, LLP

1407-617

7015 Crittenden Street 19119-1330 22nd wd. 15,467.41 Sq Ft OPA#222269200 Improvements: Residential Property

ALONZO PICKERON C.P. November Term, 2013 No. 00203 \$258,396.71 Phelan Hallinan, LLP

1407-618

2657 South Carroll Street 19142-2114 40th wd. 1232 Sq Ft OPA#406106300 Improvements: Residential Property

TAI LE C.P. June Term, 2013 No. 03533 \$45,281.13 Phelan Hallinan, LLP

1407-619

340 North Horton Street aka 340 Horton Street 19139-1120 OPA#341203200 Improvements: Residential Property

JOHNNY WADDELL C.P. September Term, 2013 No. 02133 \$22,312.48 Phelan Hallinan, LLP

1407-620

1935 Cambridge Street 19130-1507 29th wd. 945.56 Sq Ft OPA#291012100 Improvements: Residential Property

MERCEDES HOWARD AND GEORGE L. HOWARD C.P. March Term, 2009 No. 04920 \$270,165.83 Phelan Hallinan, LLP

1407-621

356 East Wister Street 19144-1856 22nd wd. 1184 Sq Ft OPA#121051600 Improvements: Residential Property

ROSALIND SHELTON C.P. February Term, 2010 No. 01386 \$108,032.42 Phelan Hallinan, LLP

1407-622

632 Alcott Street 19120-1220 35th wd. 1224 Sq Ft OPA#352059900 Improvements: Residential Property

NICOLE V. SMITH C.P. March Term, 2013 No. 00462 \$68,237.70 Phelan Hallinan, LLP

1407-623

610 Allengrove Street 19120-2106 OPA#351083800 Improvements: Residential Property

ARNOLD N. SALUDEZ AKA ARNOLD SALUDEZ C.P. December Term, 2011 No. 03648 \$39,355.56 Phelan Hallinan, LLP

1407-624

716 Chandler Street 19111-3108 63rd wd. 5437.5 Sq Ft OPA#631230700 Improvements: Residential Property

ALLISON COTE-DONOVAN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT COTE, AKA ROBERT W. COTE, ROBERT J.

SHERIFF'S SALE

SALAMONE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT COTE AKA ROBERT W. COTE. SARAH A. COTE IN HER CAPACITY AS HEIR OF THE ESTATE OF ROBERT COTE AKA ROBERT W. COTE. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT COTE, DECEASED. C.P. October Term, 2012 No. 00314 \$157,390.99 Phelan Hallinan, LLP

1407-625

3215 North Dover Street 19129-1814 38th wd. 831.14 Sq Ft OPA#381273000 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LU BOYKINS, DECEASED C.P. July Term, 2012 No. 03003 \$87,820.44 Phelan Hallinan, LLP

1407-626

1700 Webster Street 19146-1921 30th wd. 560 Sq Ft OPA#301156900 Improvements: Residential Property

JEROME WHACK C.P. August Term, 2013 No. 00782 \$80,955.39 Phelan Hallinan, LLP

1407-627

7128 Tulip Street 19135-1428 65th wd. 3520 Sq Ft OPA#651295500 Improvements: Residential Property

CHRISTOPHER J. NUGENT C.P. July Term, 2013 No. 03646 \$70,957.24 Phelan Hallinan, LLP

1407-628

2550 South 61st Street 19142-3512 40th wd. 1096 Sq Ft OPA#402065700 Improvements: Residential Property

WALI ASHLEY C.P. April Term, 2013 No. 00022 \$57,366.96 Phelan Hallinan, LLP

1407-629

3047 Holme Avenue 19136 57th wd. 1616 Sq Ft BRT#572031600 Improvements: Residential Property

ERIC HORN AND KERRI DONAHUE-HORN C.P. November Term, 2013 No. 001404 \$159,273.37 Bradley J. Osborne, Esq.

1407-630

2127 South Woodstock Street 19135 aka 2127 South Woodstock Street 19145 19145-3508 48th wd. 783.75 Sq Ft BRT#481333800 Improvements: Residential Property

DARMAWAN PRASETYA C.P. May Term, 2013 No. 03737 \$84,232.41 KML Law Group, P.C.

1407-631

9618 Eden Hall Lane 19114 65th wd. 9984 Sq Ft BRT#652395910 Improvements: Residential Property

PATRICIA BRESSI AND FRANK J. BRESSI C.P. September Term, 2013 No. 01218 \$132,314.77 KML Law Group, P.C.

1407-632

9186 Ellie Drive 19114-2857 57th wd. 3116.66 Sq Ft BRT#572365726 Improvements: Residential Property

FREDERICK W. SIPMEIER, III C.P. March Term, 2012 No. 3516 \$130,890.18 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-633

613 North 56th Street 19131 34th wd. 1129.39 Sq Ft BRT#041214400 Improvements: Residential Property

GWENDOLYN FOMAN-FREEMAN AKA GWENDOLYN FOMAN (MORTGAGOR) AND MARK FREEMAN (REAL OWNER) C.P. July Term, 2012 No. 01974 \$100,550.96 Bradley J. Osborne, Esq.

1407-634

1006 North 5th Street, Unit 1F 19121 637 Sq Ft BRT#888059592 Improvements: Residential Real Estate

ASHLEY GRASSO C.P. November Term, 2014 No. 000181 \$188,540.18 Stern & Eisenberg P.C.

1407-635

1042 Edgemore Road 19151 34th wd. On west side of Edgemore Road 338 ft 0 in Northward of Oxford St. Front: 16 ft 0 in, Depth: 90 ft 0 in. OPA#344395000 Improvements: Residential Dwelling

LAKESHA STITH C.P. August Term, 2013 No. 02296 \$111,599.43 with legal interest in the amount of \$ Ron L. Woodman, Esq.

1407-636

5104-5106 Parkside Avenue 19131 52nd wd. 1615 Sq Ft BRT#52-1-092500 & BRT#52-1-092600 Improvements: Residential Dwelling

AMY RINGGOLD C.P. November Term,

SHERIFF'S SALE

2001 No. 00325 \$97,07

SHERIFF'S SALE

NICHOLSON PERICLES C.P. December Term, 2013 No. 02111 \$91,338.69 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-650

2770 Emerald Street 19134 25th wd. 1475 Sq Ft BRT#252504500 Subject to Rent Improvements: Residential Property
ROBERT DERR C.P. November Term, 2011 No. 0124 \$57,896.84 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-651

199 West Annsbury Street 08857 42nd wd. 1005.39 Sq Ft BRT#422012600 Subject to Rent Improvements: Residential Property
PAMELA RACHIL, AS SOLE OWNER C.P. April Term, 2011 No. 2703 \$52,779.87 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-652

163 Roselyn Street 19120 61st wd. 1027.50 Sq Ft BRT#612189600 Improvements: Residential Property
ROSLYN MASON C.P. February Term, 2012 No. 04028 \$141,749.98 KML Law Group, P.C.

1407-653

2220 Cantrel Street 19145 48th wd. 658 Sq Ft BRT#482085900 Improvements: Residential Property
PERCY A. ROLAND C.P. September Term, 2009 No. 03308 \$53,766.60 KML Law Group, P.C.

1407-654

3122 Birch Road 19154 66th wd. 2599.38 Sq Ft BRT#663012500 Improvements: Residential Property
KATHLEEN M. VONCLEF C.P. December Term, 2013 No. 01979 \$108,612.60 KML Law Group, P.C.

1407-655

9316 B Neil Road 19115 56th wd. Together with all right, titled and interest being a 50% undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium. 1664 Sq Ft BRT#888560772 Improvements: Residential Property
JOHN LEE AND KAE Y. YI C.P. July Term, 2013 No. 04485 \$89,020.35 KML Law Group, P.C.

1407-656

5026 Cedar Avenue 19153 46th wd. 2090 Sq Ft BRT#46-2-0520-00 Improvements: Residential Dwelling
DIABATE MAMADOU AKA MAMADOU DIABATE MARIAM KOITA C.P. May Term, 2010 No. 02372 \$80,410.66 Udren Law Offices, P.C.

1407-657

3741 South Hereford Lane 19114 58th wd. 1825 Sq Ft BRT#661271000 Improvements: Residential Property
SCOTT A. GARTON C.P. September Term, 2012 No. 03531 \$140,931.78 KML Law Group, P.C.

1407-658

5310 Harbison Avenue 19124 62nd wd. 1237.27 Sq Ft BRT#622468300 Improvements: Residential Property
THE UNKNOWN HEIRS OF WILLIAM C. PLUMMER, DECEASED, AND SUSAN SORENSEN, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM C. PLUMMER, DECEASED. C.P. April Term, 2013 No. 02667 \$67,140.54 KML Law Group, P.C.

1407-659

1537 Devereaux Avenue 19149 54th wd. 1365.00 Sq Ft BRT#54-1-0662-00 Improvements: Residential Dwelling
ROBERT EDWARD DONLON AKA ROBERT DONLON C.P. October Term, 2013 No. 00279 \$109,053.95 Udren Law Offices, P.C.

1407-660

2223 Kimball Street 19146 700 Sq Ft BRT#30-2-2439-00 Improvements: Residential Property
ANDREW P. GOLDNER C.P. January Term, 2013 No. 02135 \$206,700.00 Jack M. Bernard, Esq.

1407-661

6894 Loretto Avenue 19111 53rd wd. 1400 Sq Ft; det 2sty frame BRT#532436400 Improvements: Residential Dwelling

SHERIFF'S SALE

UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA, RICARDO HURTADO AND CLAUDIA RUIZ MORALES C.P. May Term, 2013 No. 01655 \$284,247.59 McCabe, Weisberg & Conway, P.C.

1407-662

301 East Vernon Road 19119 22nd wd. 1350 Sq Ft; semi det 2sty masonry BRT#222032200 Improvements: Residential Dwelling
KEVIN T. SMITH C.P. February Term, 2013 No. 00344 \$185,094.34 McCabe, Weisberg & Conway, P.C.

1407-663

1500 Widener Place 19141 17th wd. 1600 Sq Ft; s/d conv. Apt 2sty masonry BRT#171178500 Improvements: Residential Dwelling
OLIVIA MYERS C.P. January Term, 2014 No. 00791 \$131,636.23 McCabe, Weisberg & Conway, P.C.

1407-664

1033 East Rittenhouse Street 19138 59th wd. 1609 Sq Ft; s/d w b/g 2s masonry BRT#591137000 Improvements: Residential Dwelling
VERONICA NAOMI HARRIS C.P. September Term, 2012 No. 03445 \$74,114.93 McCabe, Weisberg & Conway, P.C.

1407-665

2823 North 28th Street 19132 38th wd. 1400 Sq Ft; row conv/apt 2sty masonry BRT#381255000 Improvements: Residential Dwelling
ERNEST FERGUSON C.P. January Term, 2014 No. 02281 \$87,056.64 McCabe, Weisberg & Conway, P.C.

1407-666

6516 North Beechwood Street 19138 59th wd. 1260 Sq Ft; row b/gar 2sty masonry BRT#591025200 Improvements: Residential Dwelling
ANTHONY PARKS, EXECUTOR OF THE ESTATE OF MARY A. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2011 No. 00607 \$72,416.91 McCabe, Weisberg & Conway, P.C.

1407-667

5736 Hasbrook Avenue 19120 35th wd. 2000 Sq Ft; semi/det 3sty masonry BRT#351312100 Improvements: Residential Dwelling
SYNELL HALL-PHILLIPS C.P. March Term, 2012 No. 03776 \$141,004.56 McCabe, Weisberg & Conway, P.C.

1407-668

4611 Wayne Avenue 19144 12th wd. 2937.50 Sq Ft BRT#12-3-2079-00 Improvements: Residential Dwelling
SAMIR HICKSON C.P. April Term, 2013 No. 04701 \$231,128.61 Udren Law Offices, P.C.

1407-669

8843 Revere Street 19152-1328 35th wd. 3304.35 Sq Ft BRT#571217100 Subject to Mortgage Improvements: Residential Dwelling
JOHN PURSELL C.P. August Term, 2013 No. 01373 \$47,969.46 Law Offices of Gregory Javardian

1407-670

106 West Wishart Street 19133-4227 7th wd. 660 Sq Ft OPA#071021500 Improvements: Residential Property
PIA L. CONNER C.P. August Term, 2012 No. 01845 \$45,065.34 Phelan Hallinan, LLP

1407-671

5121 Viola Street 19131-4718 52nd wd. (formerly part of the 44th wd.) 1424.00 Sq Ft BRT#52-1-0886-00 Improvements: Residential Dwelling
MICHELLE COATES C.P. July Term, 2013 No. 00453 \$76,763.91 Udren Law Offices, P.C.

1407-672

1901 Walnut Street 19103 279,109 Sq Ft; apts 100 + units masonry BRT#881025500 Improvements: Residential Dwelling
TANVEER A. SHEIKH AND JASON SHEIKH C.P. December Term, 2009 No. 003139 \$579,264.99 McCabe, Weisberg & Conway, P.C.

1407-673

142 Wright Street Unit C 19127 21st wd. 1440 Sq Ft OPA#211440620 Improvements: Residential Property
CONSTANCE LINNET LAMBETH C.P. September Term, 2013 No. 01931 \$164,426.26 Phelan Hallinan, LLP

1407-674

3434 North 18th Street 19140 11th wd. 2200 Sq Ft; row 3 sty, masonry BRT#112255900 Improvements: Residential Dwelling
KIA SWINTON C.P. September Term, 2013 No. 02537 \$75,786.10 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

1407-675

10229 Ambridge Place 19114-1101 66th wd. 1586 Sq Ft; row b/gar 2sty masonry BRT#661047990 Improvements: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF KRISTIN REHELL, KNOWN SURVIVING HEIR OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER, MICHAEL DONNELLY AKA MICHAEL DONNELLY, SR., KNOWN SURVIVING HEIR OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER, KELLY CASEDY, KNOWN SURVIVING HEIR OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER, BRIAN KILPATRICK, KNOWN SURVIVING HEIR OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER, SAMANTHA KILPATRICK, KNOWN SURVIVING HEIR OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER, ALL UNKNOWN SURIVING HEIRS OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER, ANNEMARIE KILPATRICK, KNOWN SURVIVING HEIR OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER, GREGORY DONNELLY, KNOWN SURVIVING HEIR OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER, KIMBERLY PINKOS, KNOWN SURVIVING HEIR OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER AND STEPHEN DONNELLY, KNOWN SURVIVING HEIR OF RAYMOND J. KILPATRICK, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2012 No. 03801 \$197,241.09 McCabe, Weisberg & Conway, P.C.

1407-676

2086 East Lippincott Street 19134 25th wd. 980 Sq Ft; row 2sty masonry BRT#252275500 Improvements: Residential Dwelling
GARTH JACKSON AND JAMES R. MCDUFFIE, JR. C.P. January Term, 2014 No. 00198 \$23,422.29 McCabe, Weisberg & Conway, P.C.

1407-677

9365 Neil Road, Apt B 19115 1664 Sq Ft; res condo 2sty mas + othe BRT#88560900 Subject to Mortgage Improvements: Condominium
ELENA GIORGADZE AND AMIRAN PANTSULAIA C.P. January Term, 2012 No. 03743 \$166,472.81 McCabe, Weisberg & Conway, P.C.

1407-678

9921 Bustleton Ave, Unit #M-6 19115 672 Sq Ft; res condo 2sty, masonry BRT#888580812 Improvements: Residential Dwelling
LEONID KAPLUN C.P. October Term, 2013 No. 02273 \$58,628.31 McCabe, Weisberg & Conway, P.C.

1407-679

1538 McKean Street 19145 49th wd. 1410 Sq Ft; row 2sty masonry BRT#481104400 Improvements: Residential Dwelling
MARIA ARANAS C.P. October Term, 2013 No. 02275 \$143,082.69 McCabe, Weisberg & Conway, P.C.

1407-680

6437 Glenmore Avenue 19142 40th wd. 1050 Sq Ft; row 2 sty, masonry BRT#406173300 Improvements: Residential Dwelling
WILLIAM LODGE C.P. September Term, 2013 No. 01512 \$52,020.27 McCabe, Weisberg & Conway, P.C.

1407-681A-B

42nd wd. (5256 Arbor Street - Premises A - 19120) 22 x 95 PRCL#42-1388600; BRT#871564770 Improvements: Residential/residential Mixed-use
QUY NGUYEN AND VAN NGUYEN BY DEED FROM JAMIL COOPER, DATED OCTOBER 15, 2004 AND RECORDED NOVEMBER 4, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51051115 C.P. June Term, 2013 No. 01220 \$380,808.01 Martin S. Weisberg, Esq.

35th wd. (6533 Rising Sun Avenue - Premises B - 19120) 67 x 72 PRCL#87-1166450; BRT#871166450 Improvements: Commercial/commercial Mixed Use
QUY NGUYEN AND VAN NGUYEN, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY, BY DEED FROM BHUPENDRA S. SHAH AND PRATIMA B. SHAH, HUSBAND AND WIFE, DATED JANUARY 12, 2005 AND RECORDED JANUARY 19, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51100548 C.P. June Term, 2013 No. 01220 \$380,808.01 Martin S. Weisberg, Esq.

SHERIFF'S SALE

1407-682

2001 South 65th Street 19142 40th wd. 23 x 65 PRCL#40-1-2046-00; BRT#40-1204600 Improvements: Residential Property
VICTOR AKINYE MI AND OLUSOLA AKINYELE BY DEED FROM MICHAEL SQUILLACIOTI, DATED NOVEMBER 13, 2007 AND RECORDED NOVEMBER 20, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51811680 C.P. September Term, 2013 No. 00536 \$84,132.86 Martin S. Weisberg, Esq.

1407-683

3206 Ancona Road 19154 66th wd. 2640.00 Sq Ft BRT#157N24-0201 Improvements: Residential Dwelling
KRISTY MCNAMEE AND MARK MCNAMEE C.P. October Term, 2007 No. 02046 \$163,415.25 Udren Law Offices, P.C.

1407-684

8370 Langdon Street 19152 56th wd. (formerly 35th ward wd.) 2833 Sq Ft BRT#56-2-331400 Improvements: Residential Dwelling
BAKER JOSMA AND NADISE JOSMA C.P. June Term, 2013 No. 01720 \$177,496.45 Udren Law Offices, P.C.

1407-685

2528 North 31st Street 19132-2924 28th wd. 930 Sq Ft OPA#282141800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROMAINE J. BRIDGES, DECEASED. ATIYA S. BOLDEN-HANNAH, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ROMAINE J. BRIDGES AKA ROMAINE JONES BRIDGES. CARLTON BRIDGES, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROMAINE BRIDGES AKA ROMAINE JONES BRIDGES. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HU MILTON BRIDGES, JR., DECEASED. C.P. December Term, 2012 No. 02201 \$48,468.05 Phelan Hallinan, LLP

1407-686

1017-1027 Oak Lane Avenue aka 1027 Oak Lane Avenue 19126-3339 61st wd. 9142 Sq Ft OPA#611427805 Improvements: Residential Property
RICKY J. MOORS AND GOOD LUCK MOORS C.P. February Term, 2012 No. 02165 \$277,764.28 Phelan Hallinan, LLP

1407-687

2427 South 8th Street 19148-3713 39th wd. 854 Sq Ft OPA#393244400 Improvements: Residential Property
TINA R. WISE AND ANDRE V. WISE C.P. August Term, 2012 No. 01541 \$164,657.68 Phelan Hallinan, LLP

1407-688

6713 Ditman Street 19135-2221 41st wd. 1720 Sq Ft OPA#422358200 Improvements: Residential Property
MIGUEL HERNANDEZ AND SONIA HERNANDEZ C.P. February Term, 2014 No. 00994 \$76,099.27 Phelan Hallinan, LLP

1407-689

4726 Sheldon Street 19127-1009 21st wd. 1415.2 Sq Ft OPA#211525400 Improvements: Residential Property
JOSEPH WALLS C.P. December Term, 2013 No. 00364 \$199,295.20 Phelan Hallinan, LLP

1407-690

2312 Dickinson Street 19146 36th wd. 1069.5 Sq Ft OPA#364035400 Improvements: Residential Property
AISHA NIANG C.P. January Term, 2014 No. 02460 \$49,524.08 Phelan Hallinan, LLP

1407-691

6405 North Camac Street aka 6421 North Camac Street 19126-3644 49th wd. 3192 Sq Ft OPA#493172200 Improvements: Residential Property
ANTHONY HUGHES C.P. October Term, 2013 No. 02679 \$191,725.50 Phelan Hallinan, LLP

1407-692

849 South 7th Street Unit 1H, aka 625-33 Christian Street 19147-2955 88th wd. Together with a proportionate undivided interest in the Common elements (as defined in such declaration) of .02741% OPA#888020307 Improvements: Condominium
LYDIA M. JOHN AND MOHAMED F. SADDICK C.P. August Term, 2012 No. 01874 \$265,417.70 Phelan Hallinan, LLP

1407-693

1429 Englewood Street 19111 53rd wd. 2355.10 Sq Ft OPA#532361700

SHERIFF'S SALE

Improvements: Residential Property
PIERRE A. BAYAS AND YOUSELINE BARBOT C.P. June Term, 2008 No. 05010 \$202,217.23 Phelan Hallinan, LLP

1407-694

4645 North 13th Street 19140-1229 49th wd. 1288.60 Sq Ft PRCL#491500100 Improvements: Residential Property
RIFKA HERZ C.P. March Term, 2010 No. 02151 \$61,900.62 Phelan Hallinan, LLP

1407-695A-B

1705-41 North American Street - Premises A - 19122 Lot size: approximately 38,219 square feet; warehouse, approximately 15,129 square feet BRT#88-4590800 Subject To Mortgage none other than the mortgage foreclosed by the Plaintiff, Wells Fargo Bank, NA successor-by-merger to Wachovia Bank, NA Improvements: Industrial Warehouse Approximately 15,129 Square Feet

1743-63 North American Street - Premises B - 19122 Lot size: approximately 38,219 Sq Ft BRT#88-4590830 Subject To Mortgage none other than the mortgage foreclosed by the Plaintiff, Wells Fargo Bank, NA, successor-by-merger to Wachovia Bank, NA Improvements: Industrial Warehouse, Approximately 15,129 Square Feet
DREXEL REALTY PARTNERSHIP C.P. November Term, 2013 No. 02831 \$1,172,062.28 Christine L. Barba, Esq., Ballard Spahr, LLP

1407-696

1213 North 25th Street 19121-4822 29th wd. 1072 Sq Ft BRT#291324200 Subject to Mortgage Improvements: Residential Dwelling
JOSE L. REYES AND CASSANDRA LOVE C.P. November Term, 2013 No. 02094 \$96,921.74 Law Offices of Gregory Javardian

1407-697

7972 Rugby Street 19150 50th wd. 1172 Sq Ft; row b/gar 2sty masonry BRT#502083400 Improvements: Residential Dwelling
ALICE FREEMAN C.P. February Term, 2012 No. 00425 \$88,741.21 McCabe, Weisberg & Conway, P.C.

1407-698

207 West Chew Avenue 19120 42nd wd. 1620 Sq Ft; semi det 2sty masonry BRT#612049400 Improvements: Residential Dwelling
HENRY F. SIMMONS C.P. May Term, 2013 No. 03471 \$58,781.71 McCabe, Weisberg & Conway, P.C.

1407-699

1950 President Street 19115 58th wd. 1201 Sq Ft; s/d w b/g 1 sty masonry BRT#581080300 Improvements: Residential Dwelling
MARK YEDWABNIK C.P. April Term, 2011 No. 01282 \$225,094.72 McCabe, Weisberg & Conway, P.C.

1407-700

7241 Rutland Street 19149 35th wd. 1200 Sq Ft; row b/gar 2sty masonry BRT#542181600 Improvements: Residential Dwelling
YAN DAN REN C.P. November Term, 2013 No. 00530 \$113,648.01 McCabe, Weisberg & Conway, P.C.

1407-701

6042 Lawdale Avenue 19111 35th wd. 2160 Sq Ft; apt 2-4 units 2 sty masonry BRT#352318605 Improvements: Residential Dwelling
GERALD F. CARUSO, JR. C.P. October Term, 2013 No. 03144 \$28,757.96 McCabe, Weisberg & Conway, P.C.

1407-702

706 Saint Andrews Road 19118 9th wd. 2430 Sq Ft; Det w/det gar 2sty mas + o BRT#092182405 Subject to Mortgage Improvements: Residential Dwelling
SARA C. WEDEMAN AND MICHAEL A. FEAGANS C.P. March Term, 2013 No. 03686 \$315,343.43 McCabe, Weisberg & Conway, P.C.

1407-703

45 East Somerset Street 19134 33rd wd. 1460 Sq Ft; row 3 sty masonry BRT#071198700 Improvements: Residential Dwelling
YAKOV SHVARTSOVSKI AKA YAKOV SHARTSOVSKIY C.P. December Term, 2013 No. 02096 \$51,723.14 McCabe, Weisberg & Conway, P.C.

1407-704

1384 Dyre Street 19124 23rd wd. 1126 Sq Ft; row b/gar 2sty masonry BRT#621004000 Improvements: Residential Dwelling
AMRITPAL SINGH SANDHER C.P. February Term, 2012 No. 00417 \$84,159.11 McCabe, Weisberg & Conway, P.C.

1407-705

13042 Trina Drive 19116 58th wd. 4521.80 Sq Ft BRT#583163242 Improvements: Residential Property
MANJU VARGHESE AND ZACHARIAH VARGHESE C.P. September Term, 2013 No. 04133 \$351,347.21 KML Law Group, P.C.

SHERIFF'S SALE

1407-706

4217 Chippendale Street 19136 65th wd. 1168 Sq Ft; row b/gar 2sty masonry BRT#651124200 Improvements: Residential Dwelling MELVIN O. HARDING, JR. C.P. October Term, 2013 No. 03225 \$163,717.34 McCabe, Weisberg & Conway, P.C.

1407-707

2532 South Claymont Street 19153 40th wd. 1020 Sq Ft; row b/gar 2sty masonry BRT#404156254 Improvements: Residential Dwelling JARMAL ARTHUR AKA JAMAL D. ARTHUR C.P. September Term, 2009 No. 02721 \$117,944.57 McCabe, Weisberg & Conway, P.C.

1407-708

3705 Morrell Avenue 19114 66th wd. 1242 Sq Ft; row b/gar 2sty Mas + other BRT#661146230 Improvements: Residential Dwelling CHARLES K LEE AKA CHARLES KENNETH LEE AND EILEEN LEE C.P. September Term, 2009 No. 00826 \$180,381.14 McCabe, Weisberg & Conway, P.C.

1407-709

1001 Livezey Lane and 1011 Livezey Lane aka Rear 1001 Livezey Lane 19119-3356 9th wd. 3793 Sq Ft BRT#092122110 & BRT#092122120 Improvements: Residential Dwelling ANDREW J. COOLEY C.P. December Term, 2013 No. 01055 \$749,172.12 Law Offices of Gregory Javardian

1407-710

166 West Walnut Park Drive 19120 61st wd. 1328 Sq Ft; row b/gar 2sty masonry BRT#611370700 Improvements: Residential Dwelling CHRISTOPHER SEAN BROWN C.P. June Term, 2013 No. 01518 \$201,434.37 McCabe, Weisberg & Conway, P.C.

1407-711

1807 Kendrick Street 19152 56th wd. 1656 Sq Ft; semi/det 2sty mas + other BRT#562198500 Improvements: Residential Dwelling CHRISTINA MCCULLOUGH AND JERRY PROKOPOWYCZ C.P. June Term, 2013 No. 01659 \$216,664.73 McCabe, Weisberg & Conway, P.C.

1407-712

135 Sparks Street 19120 61st wd. 1128 Sq Ft; row b/gar 2sty masonry BRT#611268300 Improvements: Residential Dwelling SYEETA MCFARLAND C.P. February Term, 2013 No. 01020 \$140,838.29 McCabe, Weisberg & Conway, P.C.

1407-713

403 South Croskey Street 19146 8th wd. 896 Sq Ft; row 2sty masonry BRT#081191700 Improvements: Residential Dwelling RHONA SCHNEIMAN AKA RHONA GERBER SCHNEIMAN AND ERIK SCHNEIMAN AKA ERIK REID SCHNEIMAN C.P. December Term, 2011 No. 03345 \$306,097.15 McCabe, Weisberg & Conway, P.C.

1407-714

1167 Windrim Avenue 19141 49th wd. 2400 Sq Ft; det off/str 1sty masonry BRT#493008410 Improvements: Residential Dwelling CORNELL SMITH C.P. May Term, 2012 No. 03977 \$43,408.50 McCabe, Weisberg & Conway, P.C.

1407-715

5542 Belmar Terrace 19143 51st wd. 1062 Sq Ft; row b/gar 2sty masonry BRT#514103700 Improvements: Residential Dwelling THEODORE CURTISS C.P. December Term, 2011 No. 02664 \$122,650.84 McCabe, Weisberg & Conway, P.C.

1407-716

6333 Walker Street 19135 41st wd. 990 sq ft; row b/gar 2sty masonry BRT#552327900 Subject to Mortgage Improvements: Residential Dwelling EILEEN M. KILDERRY C.P. September Term, 2013 No. 03304 \$152,737.98 McCabe, Weisberg & Conway, P.C.

1407-717

513 East Roumfort Road 19119 9th wd. 2467 Sq Ft; det w/b gar 2sty masonry BRT#091057000 Subject to Mortgage Improvements: Residential Dwelling LYNETTE BURGESS AND STEPHAN C. BURGESS C.P. September Term, 2011 No. 03436 \$278,486.75 McCabe, Weisberg & Conway, P.C.

1407-718

7936 Provident Street 19150 50th wd. 1174 Sq Ft; row b/gar 2sty masonry BRT#501170300 Improvements: Residential Dwelling RONALD SLOAN C.P. July Term, 2013 No. 01303 \$96,274.68 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

1407-719

6224 Algon Avenue 19111 53rd wd. 1600 Sq Ft; apt 2-4 units 2sty masonry BRT#531207100 Subject to Mortgage Improvements: Residential Dwelling EDWARD J. SCHREIBER AND BARBARA FEINBERG C.P. August Term, 2013 No. 01368 \$130,807.31 McCabe, Weisberg & Conway, P.C.

1407-720

5530 West Jefferson Street 19131 52nd wd. 1162 Sq Ft; row conv/apt 2sty masonry BRT#041271500 Improvements: Residential Dwelling JOSEPH A. WILLIAMS C.P. March Term, 2012 No. 00785 \$103,506.53 McCabe, Weisberg & Conway, P.C.

1407-721

2323 South Mildred Avenue 19148 39th wd. 984 Sq Ft; row 2sty, masonry BRT#393360400 Improvements: Residential Dwelling WILLIAM CANNING C.P. August Term, 2013 No. 01261 \$55,041.75 McCabe, Weisberg & Conway, P.C.

1407-722

5645 Loretto Avenue 19124 35th wd. 1276 Sq Ft; row b/gar 2sty masonry BRT#351401600 Improvements: Residential Dwelling ROBERT CAPERS C.P. April Term, 2012 No. 03002 \$79,090.64 McCabe, Weisberg & Conway, P.C.

1407-723

3049 Tulip Street 19134 25th wd. 840 Sq Ft; row 2sty masonry BRT#252357600 Improvements: Residential Dwelling APRIL M. BOERNER C.P. October Term, 2012 No. 02436 \$45,360.88 McCabe, Weisberg & Conway, P.C.

1407-724

2411 Kimball Street 19146 30th wd. 1206 Sq Ft; row 2sty masonry BRT#302246200 Improvements: Residential Dwelling JOHN J. CHEATLEY C.P. June Term, 2012 No. 02808 \$234,917.46 McCabe, Weisberg & Conway, P.C.

1407-725

323 North 34th Street 19104 34th wd. 2394 Sq Ft; row 3sty masonry BRT#241221300 Improvements: Residential Dwelling LINDA E. KING C.P. December Term, 2009 No. 00088 \$208,453.64 McCabe, Weisberg & Conway, P.C.

1407-726

213 Goodford Road 19154-4321 66th wd. 900 Sq Ft; row b/gar 1sty masonry BRT#662343900 Improvements: Residential Dwelling KAREN ANNE TEPPER C.P. October Term, 2013 No. 01816 \$214,608.44 McCabe, Weisberg & Conway, P.C.

1407-727

2760 Willits Road 19136 57th wd. 1476 Sq Ft; det 1sty masonry BRT#571157502 Improvements: Residential Dwelling AUDREY NANOPOULOS C.P. June Term, 2012 No. 03509 \$184,810.84 McCabe, Weisberg & Conway, P.C.

1407-728

818 Swanson Street 19147 2nd wd. 2882 Sq Ft; row w/gar 3sty masonry BRT#022108767 Improvements: Residential Dwelling MEYER JACK OROCOFSKY AND LOUIS J. OROCOFSKY C.P. June Term, 2013 No. 04431 \$984,769.89 McCabe, Weisberg & Conway, P.C.

1407-729

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

1407-730

2131 West Master Street 19121 29th wd. 2319 Sq Ft; s/d conv apt 3 sty stone BRT#291111100 Improvements: Residential Dwelling AJA LIN JONES C.P. October Term, 2013 No. 00889 \$208,833.23 McCabe, Weisberg & Conway, P.C.

1407-731

1424 East Johnson Street 19138 1826 Sq Ft; s/d w b/g 2s masonry BRT#102295100 Improvements: Residential Dwelling FREDERICK L. BLAIN, EXECUTOR OF THE ESTATE OF GEORGE WILLIE LILES, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2013 No. 00104 \$182,910.12 McCabe, Weisberg & Conway, P.C.

1407-732

1827 South 10th Street 19148 1st wd. 1260 Sq Ft; row conv/apt 2sty masonry BRT#012395400 Improvements: Residential Dwelling MICHAEL MOSS AND ANN MARIE

SHERIFF'S SALE

LEUZZI C.P. August Term, 2013 No. 00859 \$155,419.81 McCabe, Weisberg & Conway, P.C.

1407-733

6062 Chester Avenue 19142 40th wd. 1404 Sq Ft; row 2sty masonry BRT#401226200 Improvements: Residential Dwelling AHMED KEITA C.P. September Term, 2013 No. 01389 \$60,745.54 McCabe, Weisberg & Conway, P.C.

1407-734

1715 West Jefferson Street 19121 47th wd. 3240 Sq Ft; s/d conv apt 3sty masonry BRT#471127700 Improvements: Residential Dwelling TORI KING C.P. June Term, 2013 No. 02807 \$209,176.58 McCabe, Weisberg & Conway, P.C.

1407-735

2165 West 66th Avenue 19138 10th wd. 1224 Sq Ft; row b/gar 2sty masonry BRT#102369600 Improvements: Residential Dwelling VIVIAN G. RUSH AND JAMES BRISTOL RUSH AKA JAMES BRISTOL RUSH, JR. C.P. May Term, 2011 No. 03411 \$106,162.81 McCabe, Weisberg & Conway, P.C.

1407-736

9675 Sandanne Road 19115 63rd wd. 2157 Sq Ft; det w/bas gar 2sty frame BRT#632200521 Improvements: Residential Dwelling MARCELLA KASTANOS, GEORGIOS APOSTOLIDIS AND MARY APOSTOLIDIS C.P. June Term, 2013 No. 02753 \$279,028.76 McCabe, Weisberg & Conway, P.C.

1407-737

7346 Buist Avenue 19153 40th wd. 1120 Sq Ft; _row b/gar BRT#404294500 Improvements: Residential Dwelling JOSEPH RAWLINGS C.P. July Term, 2013 No. 01940 \$51,539.13 McCabe, Weisberg & Conway, P.C.

1407-738

119 Wharton Street 19147 2nd wd. 1272 Sq Ft; row 3sty masonry BRT#021337600 Improvements: Residential Dwelling DAVID M. EAGLE AND LYNN R. EAGLE C.P. July Term, 2013 No. 01889 \$77,992.42 McCabe, Weisberg & Conway, P.C.

1407-739

342 Gladstone Street 19148 39th wd. 920 Sq Ft; row 2sty masonry BRT#392204900 Improvements: Residential Dwelling JOHN SHEPPARD C.P. November Term, 2013 No. 00773 \$52,369.19 McCabe, Weisberg & Conway, P.C.

1407-740

3536 North 19th Street 19140 11th wd. 4765 Sq Ft; Row 3sty masonry BRT#112273500 Improvements: Residential Dwelling KAREEM COMPTON C.P. June Term, 2008 No. 05456 \$97,352.70 McCabe, Weisberg & Conway, P.C.

1407-741

7220 Marsden Street 19135 41st wd. 1344 Sq Ft; row 2sty masonry BRT#412380800 Improvements: Residential Dwelling ARTHUR ZAMORANO C.P. August Term, 2013 No. 03251 \$99,139.08 McCabe, Weisberg & Conway, P.C.

1407-742

6805 East Roosevelt Boulevard 19149 55th wd. 1368 Sq Ft; row w/bmsmt Grg, s sty/masonry BRT#55125500 Improvements: Residential Dwelling EDWARD CHASE AKA EDWARD F. CHASE C.P. October Term, 2013 No. 01201 \$123,362.31 McCabe, Weisberg & Conway, P.C.

1407-743

5616 Haverford Avenue 19131 4th wd. 990 Sq Ft; semi det sty masonry BRT#042185300 Improvements: Residential Dwelling ANITA BLAKLEY AKA ANITA BLAKELY AND SAMYIA C. BLAKLEY AKA SAMYIA C. BLAKELY C.P. October Term, 2013 No. 01836 \$71,289.98 McCabe, Weisberg & Conway, P.C.

1407-744

128 North 58th Street 19139 4th wd. 1281.28 Sq Ft BRT#042092600 Improvements: Residential Property

THE UNKNOWN HEIRS OF GEORGE C. NIXON, DECEASED AND LAREINE NIXON, SOLELY IN HER CAPACITY AS HEIR OF GEORGE C. NIXON, DECEASED C.P. September Term, 2012 No. 00421 \$60,347.19 KML Law Group, P.C.

1407-745

2134 Hartel Avenue 19152 56th wd. 1060 Sq Ft; s/d w b/g 1sty masonry BRT#561490000 Improvements: Residential Dwelling MARIAMMA POTHEN C.P. November Term, 2012 No. 00140 \$184,315.32 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

1407-746

3265 Mercer Street 19134 45th wd. 935.62 Sq Ft BRT#451256600 Improvements: Residential Property AMANDA S. KONCZYK C.P. September Term, 2013 No. 03405 \$145,620.38 KML Law Group, P.C.

1407-747

5137 Spruce Street 19139-4122 60th wd. 2400 Sq Ft; apt 2-4 units 2sty masonry BRT#602104800 Improvements: Residential Dwelling SABRINA THIGPEN AND JULIUS W. THIGPEN C.P. October Term, 2013 No. 03024 \$249,857.15 McCabe, Weisberg & Conway, P.C.

1407-748

1926 South Woodstock Street 19145-2830 48th wd. 1120 Sq Ft; row 2sty masonry BRT#481338000 Subject to Rent Improvements: Residential Dwelling LISA GOLDSMITH C.P. September Term, 2013 No. 02643 \$59,742.02 McCabe, Weisberg & Conway, P.C.

1407-749

3276 East Thompson Street 19134 45th wd. 982.24 Sq Ft BRT#451243600 Improvements: Residential Property KATHY MILLER AND STEPHEN TAYLOR C.P. June Term, 2013 No. 02625 \$122,074.66 KML Law Group, P.C.

1407-750

3622 East Allen Street 19134 45th wd. 962 Sq Ft BRT#451127300 Improvements: Residential Property CARL WESCOTT C.P. July Term, 2013 No. 01984 \$89,746.44 KML Law Group, P.C.

1407-751

2113 East Somerset Street 19134 25th wd. 1120 Sq Ft BRT#252029700 Improvements: Residential Property RAYMOND CAMACHO, AS ADMINISTRATOR OF THE ESTATE OF RAFAEL CAMACHO, DECEASED C.P. July Term, 2013 No. 02747 \$83,416.67 KML Law Group, P.C.

1407-752

4505 Magee Street 19135-2722 41st wd. 1280 Sq Ft; semi det 2sty masonry BRT#411182000 Improvements: Residential Dwelling SHAWNEE KANE C.P. September Term, 2013 No. 02335 \$94,555.70 McCabe, Weisberg & Conway, P.C.

1407-753

4635 Leshner Street 19124 23rd wd. 1433 Sq Ft; semi det 2sty masonry BRT#232238400 Improvements: Residential Dwelling FAINA VASSERMAN C.P. July Term, 2012 No. 02563 \$65,580.44 McCabe, Weisberg & Conway, P.C.

1407-754

520 Wartman Street 19128-3237 21st wd. 1110 Sq Ft; s/d w b/g 1sty masonry BRT#214028100 Improvements: Residential Dwelling JARED A. CARTER AND EMILY J. CARTER C.P. September Term, 2013 No. 01865 \$174,210.36 McCabe, Weisberg & Conway, P.C.

1407-755

316 Devereaux Avenue 19111 35th wd. 1060 Sq Ft; row 2 sty masonry BRT#352192300 Improvements: Residential Dwelling ANGELE BARREAU AND GODFREY SCUTT C.P. December Term, 2013 No. 01392 \$116,385.51 McCabe, Weisberg & Conway, P.C.

1407-756

2511 South 2nd Street 19148 39th wd. 1077 Sq Ft; row 2sty masonry BRT#391274300 Improvements: Residential Dwelling BRIAN MCKENNA C.P. September Term, 2013 No. 04208 \$162,877.22 McCabe, Weisberg & Conway, P.C.

1407-757

1169 South Clarion Street 19147 26th wd. 702 Sq Ft; row 2sty masonry BRT#021615400 Improvements: Residential Dwelling LIDA NAVEK C.P. August Term, 2013 No. 00068 \$76,917.42 McCabe, Weisberg & Conway, P.C.

1407-758

4207 Stirling Street 19135 55th wd. 1226 Sq Ft; row b/gar 2sty masonry BRT#552056100 Improvements: Residential Dwelling LESLEY MUCKELROY AND SYEED A. SMITH C.P. October Term, 2013 No. 00798 \$116,980.61 McCabe, Weisberg & Conway, P.C.

1407-759

9932 Lorry Place 19114 65th wd. 1404 Sq Ft; row b/gar 2sty masonry BRT#652203381 Improvements: Residential Dwelling NIKIA BREDLOVE C.P. August Term,

SHERIFF'S SALE

2013 No. 001195 \$181,605.64 McCabe, Weisberg & Conway, P.C.

1407-760

7705 Woolston Avenue 19150 50th wd. 1680 Sq Ft; s/d w b/g 2s masonry BRT#502065400 Improvements: Residential Dwelling FERN ANDREWS C.P. March Term, 2012 No. 00779 \$126,468.76 McCabe, Weisberg & Conway, P.C.

1407-761

1328 Vankirk Street 19149 53rd wd. 1792 Sq Ft BRT#531004300 Improvements: Residential Property JOSEPH PATANOVICH, AS CO-ADMINISTRATOR OF THE ESTATE OF MARY KATHERINE PATANOVICH, DECEASED, MICHAEL PATANOVICH, AS CO-ADMINISTRATOR OF THE ESTATE OF MARY KATHERINE PATANOVICH, DECEASED AND THERESA A. WEISSINGER, AS CO-ADMINISTRATOR OF THE ESTATE OF MARY KATHERINE PATANOVICH, DECEASED C.P. April Term, 2013 No. 02250 \$60,396.17 KML Law Group, P.C.

1407-762

3025 Memphis Street 19134 25th wd. 975.10 Sq Ft BRT#251493100 Improvements: Residential Property THE UNKNOWN HEIRS OF JOSEPH T. BARTOCHOW, DECEASED AND DONALD BARTOCHOW, SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH T. BARTOCHOW, DECEASED C.P. April Term, 2013 No. 02649 \$41,719.54 KML Law Group, P.C.

1407-763

4820 Smick Street 19127 21st wd. 1152.22 Sq Ft BRT#212434100 Improvements: Residential Property MARIA VIRAY AND ROMEO VIRAY C.P. November Term, 2013 No. 01069 \$231,443.43 KML Law Group, P.C.

1407-764

5127 North 11th Street 19141 49th wd. 2163.25 Sq Ft BRT#492231300 Improvements: Residential Property WANDA HARGROVE C.P. August Term, 2008 No. 02511 \$26,108.50 KML Law Group, P.C.

1407-765

7158 North Uber Street 19138 10th wd. 1644.32 Sq Ft BRT#101149400 Improvements: Residential Property JAMAR LITTLE C.P. July Term, 2013 No. 03373 \$124,063.84 KML Law Group, P.C.

1407-766A-D

48th wd. (1916 Point Breeze Avenue – Premises A – 19145-2612) 1284 Sq Ft BRT#482270400 Improvements: Residential Dwelling
48th wd. (2212 Winton Street – Premises B – 19145-3320) 800 Sq Ft BRT#482097500 Improvements: Residential Dwelling
36th wd. (1536 South Garnet Street – Premises C – 19146-4628) 920 Sq Ft BRT#363222000 Improvements: Residential Dwelling
23rd wd. (5226 Pennway Street – Premises D – 19124-3002) 1568 Sq Ft BRT#233103500 Improvements: Residential Dwelling
 RICHARD SITES C.P. July Term, 2013 No. 1412 \$52,171.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1407-767

3895 Dungan Street 19124 33rd wd. 1050 Sq Ft BRT#332415900 Improvements: Residential Property JUAN C. COLON C.P. August Term, 2011 No. 04505 \$51,308.01 Valentino F. DiGiorgio, III, Esq.

1407-768

2740 Oakford Street 19146-3718

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
2010 No. 05668 \$152,096.38 Phelan Hallinan, LLP	Sq Ft BRT#541159000 Improvements: Residential Dwelling	1407-794 3921 Fairmount Avenue 19104 24th wd. 1782 Sq Ft; row 3 sty masonry BRT#243016000 Improvements: Residential Dwelling	PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TROY Q. HARLEY, DECEASED. C.P. November Term, 2012 No. 02607 \$130,910.09 Phelan Hallinan, LLP	1407-818 2707 West Thompson Street 19121 29th wd. 1143 Sq Ft BRT#292040400 Improvements: Residential Property
1407-772 1426 West Nedro Avenue 19141-1823 17th wd. 1633 Sq Ft OPA#171151900 Improvements: Residential Property	HIEN K. NGUYEN AND CUNG JOSEPH NGUYEN C.P. August Term, 2013 No. 01027 \$123,347.35 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.	SANDRA GEORGE JONES, ONLY KNOWN SURVIVING HEIR OF ANDREW GEORGE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ANDREW GEORGE, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2009 No. 00187 \$51,933.79 McCabe, Weisberg & Conway, P.C.	02607 \$130,910.09 Phelan Hallinan, LLP	MARDELLA MARSHALL (MORTGAGOR AND REAL OWNER) AND MARVIN ATWELL (MORTGAGOR) C.P. April Term, 2013 No. 000376 \$92,229.38 Bradley J. Osborne, Esq.
SIMONE WEST C.P. January Term, 2012 No. 03298 \$127,553.49 Phelan Hallinan, LLP	1407-784 4018 North Reese Street 19140 43rd wd. 855 Sq Ft BRT#433049000 Improvements: Residential Property	1407-795 5941 Belden Street 19149 53rd wd. 1332 Sq Ft; row b/gar 2sty masonry BRT#531301600 Improvements: Residential Dwelling	1407-806 7606 Brentwood Road 19151-2021 34th wd. 1299.11 Sq Ft OPA#343224200 Improvements: Residential Property	OSBORNE, Esq.
1407-773 9713 Berea Street 19114-1723 66th wd. 10,250 Sq Ft OPA#661012616 Improvements: Residential Property	LUIS URIARTE AS CUSTODIAN FOR LUX HAYDEE CABRERA UNDER THE PENNSYLVANIA UNIFORM TRANSFERS TO MINORS ACT C.P. July Term, 2013 No. 02597 \$28,890.67 KML Law Group, P.C.	EDWARD O. TAUSENDFREUNDT AND CATHERINE TAUSENDFREUNDT C.P. August Term, 2013 No. 01260 \$103,325.23 McCabe, Weisberg & Conway, P.C.	SHANEE MITCHELL C.P. November Term, 2013 No. 01509 \$186,080.80 Phelan Hallinan, LLP	1407-819 6532 Marsden Street 19135 41st wd. 14' frontage x 90' depth OPA#411257700 Improvements: Residential Property
LAWRENCE V. HERMAN C.P. December Term, 2011 No. 01545 \$174,610.50 Phelan Hallinan, LLP	1407-785 3173 Belgrade Street 19134-5130 25th wd. 1160 Sq Ft OPA#251343500 Improvements: Residential Property	McCabe, Weisberg & Conway, P.C.	CHRISTOPHER L. BOWMAN C.P. September Term, 2012 No. 03051 \$131,928.01 Phelan Hallinan, LLP	YISCHOR D. FRIEDMAN C.P. December Term, 2013 No. 01715 \$63,670.42 Richard M. Squire & Associates, LLC
1407-774 2908 Normandy Drive 19154 35th wd. 5100 Sq Ft BRT#662494200 Improvements: Residential Property	MATHEW MCCABE C.P. March Term, 2012 No. 01415 \$182,475.35 Phelan Hallinan, LLP	1407-796 5207 Hazel Avenue 19143 46th wd. 1008 Sq Ft; row 2sty masonry BRT#462019800 Improvements: Residential Dwelling	1407-807 218 West Sheldon Street 19120 42nd wd. 910 Sq Ft OPA#422197600 Improvements: Residential Property	1407-820 260 Wilton Street aka 260 N. Wilton Street 19139 44th wd. 19'3" frontage x 60' depth OPA#441149200 Improvements: Residential Property
THOMAS G. MCANDREWS C.P. December Term, 2012 No. 03743 \$165,311.09 Scott A. Dieterick, Esq. and/or Kathryn L. Mason, Esq.	1407-786 103 North Gross Street 19139 34th wd. 1178 Sq Ft; row b/gar 2sty masonry BRT#343051900 Improvements: Residential Dwelling	SAMUEL LINER, JR, ADMINISTRATOR OF THE ESTATE OF BARBARA ANN LINER, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2013 No. 01337 \$57,534.97 McCabe, Weisberg & Conway, P.C.	CHRISTOPHER L. BOWMAN C.P. September Term, 2012 No. 03051 \$131,928.01 Phelan Hallinan, LLP	JOHN CLEMENTS C.P. February Term, 2014 No. 02706 \$42,006.45 Richard M. Squire & Associates, LLC
1407-774 10301 Hoff Street 19116 58th wd. 4011.67 Sq Ft BRT#582591800 Improvements: Residential Property	FRANK HUEBER C.P. October Term, 2013 No. 01824 \$87,291.11 McCabe, Weisberg & Conway, P.C.	1407-797 5321 Hadfield Street 19143 51st wd. 1120 Sq Ft; row conv/apt 2sty masonry BRT#511103900 Improvements: Residential Dwelling	1407-808 3900 Ford Road, Apartment 2A 19131-2001 52nd wd. 1330 Sq Ft OPA#888520001 Improvements: Residential Property	1407-821 2001 Lardner Street 19149 62nd wd. irregular dimensions OPA#621180400 Improvements: Residential Property
VYACHESLAV MIGACHEV C.P. December Term, 2010 No. 1282 \$249,388.78 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC	1407-787 8424 Pembroke Road 19128 21st wd. 1680 Sq Ft; s/d w det gar 2.5s masonry BRT#212500200 Improvements: Residential Dwelling	LATANYA ROSE, KNOWN SURVIVING HEIR OF JANICE ROSE, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKOWN SURVIVING HEIRS OF JANICE ROSE, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2012 No. 02953 \$54,649.19 McCabe, Weisberg & Conway, P.C.	JENNIFER K. THOMAS C.P. September Term, 2013 No. 02626 \$107,847.00 Phelan Hallinan, LLP	NAWRAJ LAMA AND VANNY OL C.P. March Term, 2014 No. 01773 \$30,296.71 Richard M. Squire & Associates, LLC
1407-776 1327 South 29th Street 19146-3617 36th wd. 1128 Sq Ft BRT#362169300 Improvements: Residential Property	JENNIFER D. PARKER AND JOSEPH PARKER, AKA JOSEPH PARKER, JR. C.P. April Term, 2013 No. 05014 \$315,537.46 McCabe, Weisberg & Conway, P.C.	1407-799 5914 West Girard Avenue 19151 34th wd. 1380 Sq Ft; s/d conv apt 2sty masonry BRT#043026100 Improvements: Residential Dwelling	1407-809 4741 North Mascher Street aka 4741 Mascher Street 19120-4207 42nd wd. 1455 Sq Ft OPA#422354400 Improvements: Residential Property	MICHAEL FROST C.P. August Term, 2013 No. 000889 \$233,265.16 Theresa N. Snow, Esq.
DARRYL GUNTHER AND JUANITA MOMENT C.P. January Term, 2013 No. 3627 \$81,256.02 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC	1407-788 400-26 South Broad Street, Unit 1803 19146 948 Sq Ft OPA#888088560 Improvements: Residential Property	JOHN H. RUCKER C.P. September Term, 2013 No. 02985 \$58,814.21 McCabe, Weisberg & Conway, P.C.	JENNIFER K. THOMAS C.P. September Term, 2013 No. 02626 \$107,847.00 Phelan Hallinan, LLP	1407-822 7104 Frankford Avenue 19135 55th wd. BRT#871241550 Subject to Mortgage Improvements: None
1407-777 4933 Ormes Street 19120-3919 42nd wd. 1140 Sq Ft BRT#421334100 Improvements: Residential Property	JOSHUA C. FELZER AND JASON ZEISLER C.P. November Term, 2009 No. 05220 \$453,910.06 Phelan Hallinan, LLP	1407-800 801 Market Street 19107-3126 Building Complex Known as Eighth and Market Condominium 1st floor Lower Office Unit TXPRCL#88-3-0134-00; Upper Office Unit 88-3-0133-00 Improvements: 12-story Commerical Building	1407-810 5321 Leshner Street 19124-1243 42nd wd. 819 Sq Ft OPA#622231600 Improvements: Residential Property	MICHAEL FROST C.P. August Term, 2013 No. 000889 \$233,265.16 Theresa N. Snow, Esq.
CARMEN I. MENDEZ AND RAMON AVILA C.P. December Term, 2012 No. 3737 \$43,217.17 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC	1407-789 5738 North 20th Street 19138 49th wd. 1026 Sq Ft; row b/gar 2sty masonry BRT#172379900 Improvements: Residential Dwelling	801 MARKET STREET HOLDINGS, LP C.P. May Term, 2013 No. 00713 \$36,284,082.75 Raymond A. Quaglia, Esq., Ballard Spahr LLP	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTY BEDNAREK AKA BETTY BEDNAREK, DECEASED. C.P. November Term, 2013 No. 01136 \$55,001.59 Phelan Hallinan, LLP	1407-823 4925 North Camac Street 19141 49th wd. 1968 Sq Ft BRT#491477700 Improvements: Residential Property
1407-778 3842 J Street 19124 33rd wd. 1320 Sq Ft BRT#332225300 Improvements: Residential Property	EMMA BROWN, DECEASED MORTGAGOR AND REAL OWNER, WILBUR L. BROWN, JR., KNOWN SURVIVING HEIR OF SUSAN EMMA BROWN, DECEASED MORTGAGOR AND REAL OWNER, UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA, GREGORY BROWN, KNOWN SURVIVING HEIR OF SUSAN EMMA BROWN, DECEASED MORTGAGOR AND REAL OWNER AND WENDY BAILEY, KNOWN SURVIVING HEIR OF SUSAN EMMA BROWN, DECEASED MORTGAGOR AND REAL OWNER. C.P. April Term, 2013 No. 01905 \$78,984.15 McCabe, Weisberg & Conway, P.C.	1407-801 3739 Kensington Avenue 19124-5615 45th wd. 1125 Sq Ft OPA#452408900 Improvements: Residential Property	ALEX M. TRAM C.P. February Term, 2014 No. 2410 \$80,700.34 David Banks, Esq., Banks & Banks	MOSHE HOWZE C.P. February Term, 2012 No. 02148 \$93,039.90 KML Law Group, P.C.
SPARKLE L. PENDER C.P. September Term, 2011 No. 1687 \$78,322.61 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC	1407-790 844-846 North 29th Street, Unit #109 19130 1046 sq.ft.; res condo 2sty masonry BRT#888153686 Improvements: Condominium	JOHN H. RUCKER C.P. September Term, 2013 No. 02985 \$58,814.21 McCabe, Weisberg & Conway, P.C.	1407-811 4647 North 5th Street 19140 42nd wd. Land area 1402.69 Sq Ft; improvement area 1752 Sq Ft BRT#422-2-4964-00 Improvements: Residential Property	TRICIA S. QUARTEY C.P. January Term, 2014 No. 00398 \$66,578.76 Phelan Hallinan, LLP
1407-779 2826 Rosehill Street 19134 7th wd. 15' frontage x 76'4" depth OPA#071412800 Improvements: Residential Property	UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA AND CLARICE M. BAILEY C.P. March Term, 2013 No. 03715 \$311,721.33 McCabe, Weisberg & Conway, P.C.	1407-802 6611 Walker Street 19135-2611 55th wd. 1289.43 Sq Ft OPA#552332200 Improvements: Residential Property	ALEX M. TRAM C.P. February Term, 2014 No. 2410 \$80,700.34 David Banks, Esq., Banks & Banks	1407-824 4639 G Street 19120-4607 42nd wd. 1125 Sq Ft OPA#421609600 Improvements: Residential Property
EYDA MENDEZ C.P. September Term, 2013 No. 00050 \$38,677.27 Richard M. Squire & Associates, LLC	1407-791 4450 Tolbut Street 19136 65th wd. 1120 Sq Ft; row b/gar 2sty masonry BRT#652092000 Improvements: Residential Dwelling	801 MARKET STREET HOLDINGS, LP C.P. May Term, 2013 No. 00713 \$36,284,082.75 Raymond A. Quaglia, Esq., Ballard Spahr LLP	1407-812 639 Fitzgerald Street 19148 39th wd. 944 Sq Ft BRT#393110200 Improvements: Residential Property	TRICIA S. QUARTEY C.P. January Term, 2014 No. 00398 \$66,578.76 Phelan Hallinan, LLP
1407-780 127 Kenilworth Street 19147-3409 2nd wd. 1343.70 Sq Ft BRT#023042000 Improvements: Row W/gar 3sty Masonry	MICHAEL R. HAUGHTON AND ASHOK KUMAR C.P. February Term, 2012 No. 01567 \$145,028.96 McCabe, Weisberg & Conway, P.C.	1407-803 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	ALEX M. TRAM C.P. February Term, 2014 No. 2410 \$80,700.34 David Banks, Esq., Banks & Banks	1407-825 4811 Kingsessing Avenue 19143-3820 46th wd. 2000 Sq Ft OPA#461142900 Improvements: Residential Property
DOMINIC WARD AND SARAH WARD FKA SARAH GOLDFINE C.P. August Term, 2010 No. 03038 \$1,026,416.01 Milstead & Associates, LLC	1407-792 4220 Claridge Street 19124 33rd wd. 1136 Sq Ft; row b/gar 2sty masonry BRT#332343000 Improvements: Residential Dwelling	LEWIS WATSON, III AND KESHO JACKSON AKA KESHO WATSON C.P. July Term, 2013 No. 03425 \$71,860.14 Phelan Hallinan, LLP	1407-813 5618 Woodcrest Avenue 19131 52nd wd. 2000 Sq Ft BRT#522140300 Improvements: Residential Real Estate	THEODORE A. JOHNSON C.P. March Term, 2013 No. 02980 \$164,595.73 Phelan Hallinan, LLP
1407-781 1448 W Loudon Street aka 1448 W. Loudon Street 19141-2132 13th wd. 1125 Sq Ft BRT#871519880 Improvements: Row W-off/str 2sty Masonr	YOLANDA ROBINSON AKA YOLANDA HAYDEN C.P. September Term, 2013 No. 02881 \$130,673.44 McCabe, Weisberg & Conway, P.C.	1407-804 323 South 46th Street 19143-1892 46th wd. 2100 Sq Ft OPA#461165900 Improvements: Residential Property	PAULETTE WATERS C.P. September Term, 2013 No. 02078 \$65,709.33 Stern & Eisenberg P.C.	1407-826 5141 Spruce Street 19139-4104 46th wd. 1721.25 Sq Ft OPA#602105000 Improvements: Residential Property
ANDRE H. MITCHELL C.P. September Term, 2011 No. 02241 \$157,056.60 Milstead & Associates, LLC	1407-793 1307 North Frazier Street 19131 52nd wd. 1536 Sq Ft; semi det 2sty masonry BRT#043068300 Improvements: Residential Dwelling	JAMES J. BOTTOMER AND CHRISTINE BOTTOMER C.P. September Term, 2013 No. 02918 \$47,335.22 Phelan Hallinan, LLP	1407-814 5441 Christian Street 19143 46th wd. 1681 Sq Ft BRT#463130100 Improvements: Residential Real Estate	SABRINA THIGPEN AND JULIUS W. THIGPEN C.P. February Term, 2013 No. 01613 \$234,166.02 Phelan Hallinan, LLP
1407-782 6902 North Broad St 19126-1701 10th wd. 4150 Sq Ft BRT#101003500 Improvements: Det 3 Sty Masonry	UNKNOWN SURVIVING HEIRS OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER AND SHIRLEY MILLER, ONLY KNOWN SURVIVING HEIR OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 03038 \$85,384.71 McCabe, Weisberg & Conway, P.C.	1407-805 5935 Crystal Street 19120-1127 35th wd. 1218.75 Sq Ft OPA#352221000 Improvements: Residential Property	ETHEL BROWN C.P. February Term, 2014 No. 00720 \$64,873.76 Stern & Eisenberg P.C.	1407-827 3732 Genesee Drive 19154-3019 66th wd. 1800 Sq Ft OPA#663422300 Improvements: Residential Property
CARLTON WILLS, STEPHANIE P. WILLS AND UNITED STATES OF AMERICA C.P. June Term, 2011 No. 02011 \$134,069.01 Milstead & Associates, LLC	1407-783 6137 Castor Avenue 19149 54th wd. 1683.50	1407-806 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	1407-815 1018 Morris Street 19148 57th wd. 802.5 Sq Ft BRT#012326500 Improvements: Residential Real Estate	MARK GIDZINSKI C.P. November Term, 2013 No. 02636 \$227,666.91 Phelan Hallinan, LLP
1407-783 6137 Castor Avenue 19149 54th wd. 1683.50		1407-807 323 South 46th Street 19143-1892 46th wd. 2100 Sq Ft OPA#461165900 Improvements: Residential Property	ANTHONY CIRANO AND LISA FUSCHINO CIRANO C.P. July Term, 2013 No. 04679 \$142,895.75 Stern & Eisenberg P.C.	1407-828 4313 Wain Street 19124-4010 23rd wd. 1339.41 Sq Ft OPA#232303300 Improvements: Residential Property
		1407-808 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	1407-816 7016 Ogontz Avenue 19138 10th wd. 2280 Sq Ft BRT#102014200 Improvements: Residential Real Estate	JOHN PRIOR C.P. July Term, 2013 No. 04276 \$58,600.16 Phelan Hallinan, LLP
		1407-809 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	MICHELLE BURNETT C.P. April Term, 2013 No. 04489 \$78,668.32 Stern & Eisenberg, P.C.	1407-829 5030 Locust Street 19139-4235 60th wd. 1615 Sq Ft PRCL#602081000 Improvements: Residential Property
		1407-810 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	1407-817 5134 Glenloch Street 19124 62nd wd. 957 Sq Ft BRT#622414500 Improvements: Residential Property	VIVIAN WHITE-SULLIVAN C.P. February Term, 2013 No. 00666 \$46,276.35 Phelan Hallinan, LLP
		1407-811 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	DWAIN HATMIL C.P. February Term, 2014 No. 001162 \$73,541.92 Bradley J. Osborne, Esq.	1407-830 6119 Charles Street 19135-3413 55th wd. 2050.45 Sq Ft OPA#552228300 Improvements: Residential Property
		1407-812 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	1407-818 5134 Glenloch Street 19124 62nd wd. 957 Sq Ft BRT#622414500 Improvements: Residential Property	VICENTE M. SOLORZANO AKA VICENTE SOLORZANO AND VINNY ISAIAS SOLORZANO AKA VINNY SOLORZANO C.P. June Term, 2013 No. 00022 \$141,501.43 Phelan Hallinan, LLP
		1407-813 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	1407-819 5134 Glenloch Street 19124 62nd wd. 957 Sq Ft BRT#622414500 Improvements: Residential Property	1407-831 1929 West Westmoreland Street 19140-4841 11th wd. 1065 sq.ft. OPA#112031700 Improvements: Residential Property
		1407-814 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	1407-820 5134 Glenloch Street 19124 62nd wd. 957 Sq Ft BRT#622414500 Improvements: Residential Property	KRISTEN BINDE C.P. May Term, 2013 No. 03680 \$59,957.21 Phelan Hallinan, LLP
		1407-815 447 North 67th Street 19151-4008 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property	1407-821 5134 Glenloch Street 19124 62nd wd. 957 Sq Ft BRT#622414500 Improvements: Residential Property	1407-832 1013 South Frazier Street 19143-3903 51st wd. 896 Sq Ft OPA#513030400 Improvements:

SHERIFF'S SALE

Residential Property
KATHLEEN ADAMS AKA KATHLEEN VELASQUEZ AND ALBERT MENDEZ C.P. March Term, 2013 No. 02425 \$65,590.31 Phelan Hallinan, LLP

1407-833

3324 Hartel Avenue 19136-3026 64th wd. 1645 Sq Ft OPA#642258200 Improvements: Residential Property
NIKKIA K. BROWN AKA NIKKIA MUFF AKA NIKKIA K. MUFF C.P. July Term, 2012 No. 03170 \$168,094.23 Phelan Hallinan, LLP

1407-834

121 Pheasant Hill Drive 19115-4419 63rd wd. 20,237 Sq Ft OPA#632044162 Improvements: Residential Property
MAZEN ZAKKOUT AND SHEREEN ZAKKOUT C.P. May Term, 2010 No. 00683 \$714,074.06 Phelan Hallinan, LLP

1407-835

6255 North 4th Street 19120-1403 61st wd. 1725 Sq Ft OPA#611063600 Improvements: Residential Property
JAMES WHITEHEAD, IN HIS CAPACITY AS HEIR OF ALAN WHITEHEAD, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALAN WHITEHEAD, DECEASED. C.P. December Term, 2013 No. 00173 \$121,453.59 Phelan Hallinan, LLP

1407-836

1513 Womrath Street 19124 23rd wd. 1923.2 Sq Ft OPA#232011400 Improvements: Residential Property
JONATHAN L. MENLENDEZ C.P. June Term, 2012 No. 00759 \$152,753.13 Phelan Hallinan, LLP

1407-837

802 East Chelton Avenue 19138 12th wd. 3750 Sq Ft OPA#122116305 Improvements: Residential Property
DONELL COOPER C.P. October Term, 2012 No. 02429 \$130,792.18 Phelan Hallinan, LLP

1407-838

1424 Levick Street 19149-2753 54th wd. 1721.51 Sq Ft OPA#541095600 Improvements: Residential Property
ANILUS DATILUS C.P. March Term, 2013 No. 02423 \$154,697.45 Phelan Hallinan, LLP

1407-839

6814 Yocum Street 19142-1228 40th wd. 1237.2 Sq Ft OPA#403280400 Improvements: Residential Property
ANDREA L. WHITMORE C.P. July Term, 2013 No. 04265 \$66,324.00 Phelan Hallinan, LLP

1407-840

2435 South Philip Street 19148-4016 39th wd. 686.76 Sq Ft OPA#391297200 Improvements: Residential Property

SHERIFF'S SALE

JOSEPH W. MCCUSKER, III C.P. October Term, 2013 No. 00991 \$110,191.13 Phelan Hallinan, LLP

1407-841

3304 Bleigh Avenue 19136-3817 64th wd. 1833.61 Sq Ft OPA#642139000 Improvements: Residential Property
JAMES A. MELVIN AND LAUREN RHODES C.P. November Term, 2013 No. 02261 \$133,632.46 Phelan Hallinan, LLP

1407-842

6644 Ogontz Avenue 19126-2636 10th wd. 1696 Sq Ft OPA#102006400 Improvements: Residential Property
KENYATTE BROWN C.P. October Term, 2013 No. 02664 \$57,845.40 Phelan Hallinan, LLP

1407-843

1624 North Felton Street 19151-3438 34th wd. 1496.37 Sq Ft OPA#342349900 Improvements: Residential Property
SULAIMAN SAIDU-KAMARA C.P. October Term, 2012 No. 04092 \$93,245.27 Phelan Hallinan, LLP

1407-844

127 East Rittenhouse Street 19144-2124 59th wd. 1108.65 Sq Ft OPA#591124800 Improvements: Residential Property
QUONDA LAWRENCE C.P. October Term, 2013 No. 00025 \$89,564.31 Phelan Hallinan, LLP

1407-845

9210 Wesleyan Road 19114-3815 57th wd. 4900 Sq Ft OPA#572233500 Improvements: Residential Property
BRIAN LAFLAMME C.P. December Term, 2013 No. 02069 \$194,769.84 Phelan Hallinan, LLP

1407-846

4844 North 8th Street 19120 49th wd. 1390.04 Sq Ft OPA#491267000 Improvements: Residential Property
CHRISTINE ADENEGAN C.P. January Term, 2008 No. 02234 \$72,625.46 Phelan Hallinan, LLP

1407-847

3228 Comly Road 19154-3324 66th wd. 1803 Sq Ft OPA#662475400 Improvements: Residential Property
PAMELA A. STEWART AKA PAMELA STEWART AND FRANK A. STEWART, IV AKA FRANK STEWART, IV C.P. October Term, 2010 No. 02293 \$70,850.05 Phelan Hallinan, LLP

1407-848A-B

1307 Cottman Avenue – Premises A – 19111-3605 56th wd. 1552 Sq Ft BRT#871246550 Subject to Mortgage Improvements: Str/off + Apts 2sty Masonry
1309 Cottman Avenue – Premises B – 19111-3605 56th wd. 5860 Sq Ft BRT#882926575 Subject to Mortgage Improvements: School 2sty Masonry
MELVYN SCHWARTZ AND HOWARD SCHWARTZ C.P. October Term, 2012 No.

SHERIFF'S SALE

4431 \$145,304.01 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Kenneth M. Portner, Esq.

1407-849

6968 East Wister Street aka 6968 Wister Street 19138-1919 10th wd. 1469.7 Sq Ft OPA#102128700 Improvements: Residential Property

ALEXIS E. MANDY, SENECA R. CRAWLEY, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF ESTATE OF KYLEE L. CRAWLEY AKA KYLEE CRAWLEY, KYLEE CRAWLEY, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF KYLEE CRAWLEY AKA KYLEE CRAWLEY, SENMIR CRAWLEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF KYLEE I CRAWLEY AKA KYLEE CRAWLEY, SENIYAH CRAWLEY, IN HER CAPACITY AS HEIR OF THE ESTATE OF KYLEE CRAWLEY AKA KYLEE CRAWLEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KYLEE CRAWLEY AKA KYLEE CRAWLEY, DECEASED. C.P. December Term, 2011 No. 01670 \$71,221.30 Phelan Hallinan, LLP

1407-850

26 Bonnie Gellman Court #B-26 19114-3222 88th wd. Together with an undivided 1.666% interest in and to the common elements. OPA#888570252 Improvements: Condominium
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN RUBINSTEIN, DECEASED. C.P. August Term, 2013 No. 03066 \$182,864.13 Phelan Hallinan, LLP

1407-851

13054 Townsend Road, Unit J-4 19154-1001 66th wd. 1536 Sq Ft OPA#888660135 Improvements: Residential Property
CHERYL E. YATES, CO-EXECUTOR AND DEVISEE OF THE ESTATE OF ELIZAETH M. THOMPSON, AKA ELIZABETH THOMPSON, DEBORAH L. SCOTT, CO-EXECUTOR AND DEVISEE OF THE ESTATE OF ELIZAETH M. THOMPSON, AKA ELIZABETH THOMPSON, MICHAEL G. THOMPSON, DEVISEE OF THE ESTATE OF ELIZABETH M. THOMPSON, AKA ELIZABETH THOMPSON. DENISE L. MOORE, DEVISEE OF THE ESTATE OF ELIZABETH M. THOMPSON, AKA ELIZABETH THOMPSON, LASHAWN SCOTT C.P. June Term, 2008 No. 05168 \$59,070.96 Phelan Hallinan, LLP

1407-852

4319 Glendale Street 19124-4317 33rd wd. 1300 Sq Ft OPA#332451200 Improvements: Residential Property
JULIO CESAR RODRIGUEZ C.P. January Term, 2012 No. 00880 \$59,739.74 Phelan Hallinan, LLP

1407-853

569 East Martin Street aka 569 Martin

SHERIFF'S SALE

Street 19128-1620 21st wd. 2006.99 Sq Ft OPA#213179800 Improvements: Residential Property
WILLIAM MALONEY AKA WILLIAM MALONEY, III C.P. February Term, 2010 No. 01660 \$232,519.52 Phelan Hallinan, LLP

1407-854

254 Nandina Plaza 19116-3505 58th wd. 2694 Sq Ft OPA#582151300 Improvements: Residential Property
VASYL FEDELESH AKA VASILYIY FEDELESH C.P. June Term, 2012 No. 02854 \$204,806.49 Phelan Hallinan, LLP

1407-855

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

1407-856

8030 Mars Place 19153-1112 40th wd. 2711.7 Sq Ft OPA#405890055 Improvements: Residential Property
DENISE HAWKINS C.P. September Term, 2012 No. 00675 \$50,748.52 Phelan Hallinan, LLP

1407-857

6043 North Front Street 19120-2010 61st wd. 1943.62 Sq Ft OPA#612481500 Improvements: Residential Property
HAROLD MCCOY, JR. AKA HAROLD MCCOY C.P. December Term, 2013 No. 00317 \$97,587.76 Phelan Hallinan, LLP

1407-858

1417 South Etting Street 19146-3704 36th wd. 708 Sq Ft OPA#364303100 Improvements: Residential Property
AISHA NIANG C.P. January Term, 2014 No. 02653 \$49,570.43 Phelan Hallinan, LLP

1407-859

3249 Jasper Street 19134-2542 45th wd. 678.62 Sq Ft OPA#452359700 Improvements: Residential Property
JOSE GUZMAN C.P. April Term, 2013 No. 03272 \$107,578.39 Phelan Hallinan, LLP

1407-860

1010 Race Street, Unit 5BC aka 1010 Race Street, Unit 5B and 5C 19107-2332 1407 Sq Ft OPA#888071554 Improvements: Residential Property
BRIAN T. GROVE C.P. March Term, 2013 No. 01683 \$362,175.62 Phelan Hallinan, LLP

1407-861

1825 Tomlinson Road 19116-3849 58th wd. 3842.65 Sq Ft OPA#582205400 Improvements: Residential Property
DENNIS CARTER C.P. June Term, 2013 No. 02399 \$71,642.56 Phelan Hallinan, LLP

1407-862

5338 Leshar Street 19124 62nd wd. 819 Sq Ft OPA#622230200 Improvements: Residential Property
JEFFREY DULDULAO C.P. January

SHERIFF'S SALE

Term, 2012 No. 04974 \$66,862.41 Phelan Hallinan, LLP

1407-863

915 East Slocum Street 19150-3607 50th wd. 3008.52 Sq Ft OPA#502390600 Improvements: Residential Property
DORETH MAXWELL AND MARSHA ANSON C.P. May Term, 2013 No. 02608 \$206,877.57 Phelan Hallinan, LLP

1407-864

5348 Wingoocking Terrace 19144-5832 12th wd. 2337.98 Sq Ft PRCL#122185200 Improvements: Residential Property
JEFFREY DULDULAO C.P. January Term, 2012 No. 02323 \$144,236.87 Phelan Hallinan, LLP

1407-865

4113 Apple Street 19127-1702 21st wd. 1192.03 Sq Ft OPA#211251700 Improvements: Residential Property
EDWARD D. BASSI AND EILEEN BASSI C.P. February Term, 2010 No. 00332 \$106,588.03 Phelan Hallinan, LLP

1407-866

2855 Shipley Road 19152-1635 57th wd. 5544 Sq Ft OPA#571051700 Improvements: Residential Property
JAIME COLON C.P. December Term, 2013 No. 00507 \$160,665.37 Phelan Hallinan, LLP

1407-867

6245 Charles Street 19135 55th wd. irregular dimensions OPA#552232700 Improvements: Residential Property
ANGELA LUCIANO AND CHRISTOPHER LUCIANO C.P. March Term, 2013 No. 01757 \$162,462.67 Richard M. Squire & Associates, LLC

1407-868

1147 to 1153 North 5th Street 19123 5th wd. Condominium units and one parking space; CYA-1397 Sq Ft, CYB-2538 Sq Ft, Rooftop Unit-2000 Sq Ft, Pl-183 Sq Ft OPA#888035800, OPA#888035802, OPA#888035804, OPA#888035806 Improvements: Yes - Condominium Units
CIGAR FACTORY CONDO ASSOCIATION C.P. August Term, 2013 No. 02073 \$62,484.25 Michael LiPuma, Esq.

1407-869

106 Jackson Street 19148-3336 39th wd. 861 Sq Ft BRT#391075600 Improvements: Residential Dwelling
DIANE GILBERT, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM NICKEL AKA WILLIAM S NICKEL, JR., DECEASED. C.P. February Term, 2014 No. 02817 \$34,295.36 Law Offices of Gregory Javardian

1407-870

2301 Cherry Street, Unit 10F 19103 District 5th 1087 Sq Ft BRT#888083998 Improvements: Res. Condo 5+ Sty Masonry
MARLA R. DAVIS C.P. January Term, 2012 No. 03331 \$38,758.16 Samantha D. Cissne, Esq.

The Legal Intelligencer

2014 PHILADELPHIA COUNTY COURT RULES

The Legal Intelligencer's Philadelphia County Court Rules is a "must-have" for attorneys practicing in Philadelphia, or any surrounding county.

Significant Updates for 2014:

- All new Traffic Division Local Rules
- All new Domestic Relations Rules
- Substantial changes to Criminal Rules
- Important Civil Rules amendments
- Changes to Municipal Court Rules

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