

# Sheriff's Sale Notices for July 2, 2013

## SHERIFF'S SALE

### THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, July 2, 2013 at the:

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

### JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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

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

## SHERIFF'S SALE

### NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on July 2, 2013.

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

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

### EXPLANATION

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

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

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

Very truly yours,  
JEWELL WILLIAMS, Sheriff  
City and County of Philadelphia  
[www.OfficeofPhiladelphiaSheriff.com](http://www.OfficeofPhiladelphiaSheriff.com)

The following property, sale of which was postponed from the July 13, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 271-697A-B

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

16th Wd (2536-2538 N. Broad St. - Premise B 19132-4013) on SW side of Broad and Huntingdon Sts Frt: 50 ft. 0 in. Depth: 177 ft. 10 in. BRT# 882919395

2536-2538 NORTH BROAD STREET ASSOCIATES, L.P. C.P. April Term, 2010 No. 002206 \$4,389,576.30 Michael J. Cordone, Esq./Stradley Ronon Stevens & Young, LLP

The following property, sale of which was postponed from the November 1, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 7-539

1018 N. 4th St. 19123-1502 5th Wd. 1266.30 sq. ft. BRT#057103800 Improvements: Residential Property  
JESSE GARDNER AND YU HONG CHEN C.P. March Term, 2010 No. 04789 \$164,251.42 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the February 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 10-625

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

The following property, sale of which was postponed from the March 6, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 11-403

1250 S 24th St. 19146 36th Wd. Approximately 900 sq. ft. more or less BRT# 361372900 Improvements: Residential Dwelling  
BRENDA BURTON C.P. August Term, 2007 No. 00882 \$49,046.32 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP

## SHERIFF'S SALE

The following property, sale of which was postponed from the April 3, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 501-618

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

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 1206-376A-B

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

### 1206-469

1132 Unruh Ave. 19111-4938 53rd wd. 2585.06 Sq. Ft. BRT#532058600 Improvements: Residential Property  
DEMEA B. HUNTER, WILLIAM T. PERRY, JR. C.P. February Term, 2009 No. 02067 \$255,721 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the July 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 1207-439

2844 N. Mascher St. 19133-3525 7th wd. 795 sq. ft. BRT#071108600 Improvements: Residential Property  
DOMINGO FIGUEROA C.P. November Term, 2011 No. 01767 \$23,433.28 Phelan Hallinan & Schmiegl, LLP

### 1207-574

5954 Augusta St. 19149 53 wd. 1086 sq. ft. BRT#531250800 Improvements: Residential Property  
ANDREW W. HILLS C.P. January Term, 2012 No. 02499 \$100,954.72 Christopher A. DeNardo, Esq.

The following property, sale of which was postponed from the August 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 1208-458

4010 Marple St. 19136 65th wd. Situate on the southwest side of Marple St (40' wide) at the distance of 155' 1/4" northwest from the northwest side of Erdrick St (50' wide) in the 65th ward of the City of Philadelphia; 2847.8 Sq Ft BRT#651087200  
PAVITTAR SINGH C.P. March Term, 2012 No. 2287 \$97,165.62 Alan C. Gershenson, Esq.

### 1208-521

1524 S. 30th St. 19146-3504 36th wd. 832 Sq Ft BRT#364418100 Improvements: Residential Property  
SCOTT FUIMAN AND PETER DISSIN C.P. February Term, 2010 No. 03561 \$55,328.36 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the September 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 1209-339

567 E. Carver St. 19120 35th wd. 1057.50 Sq Ft BRT#351248200 Improvements: Residential Dwelling  
APRIL K YOUNG C.P. July Term, 2010 No. 01445 \$115,642.43 Mark J. Udren, Esq.

### 1209-413

3318 W. Allegheny Ave. 19132 38th wd. 1560 sq ft BRT#382017600 Improvements: Residential Dwelling  
MAXINE THORNTON, DECEASED, ET. AL

## SHERIFF'S SALE

C.P. May Term, 2009 No. 001675 \$37,103.60 Benjamin E. Witmer, Esq.

### 1209-524

222 W. Coulter St. 19144-3916 22nd wd. 2992.80 Sq Ft PRCL#124036200 Improvements: Residential Property  
ANTONIO W ZACHARY AND JOANN ZACHARY C.P. February Term, 2012 No. 03119 \$156,909.98 Phelan Hallinan & Schmiegl, LLP

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

### 1210-374

2016 Buckius St. 19124-5011 45th wd. 1078 Sq Ft TXPRCL#452210500 Improvements: Residential Property  
MANUEL RIVERA AND MARIA SANTIAGO C.P. March Term, 2010 No. 04856 \$59,477.21 Phelan Hallinan & Schmiegl, LLP

### 1210-417

3530 Carey Rd. 19154 66th wd. 1815.45 Sq Ft BRT#662413600 Improvements: Residential Dwelling  
ANTHONY A. PASCIALLO C.P. January Term, 2011 No. 04828 \$208,692.14 Udren Law Offices, P.C.

### 1210-475

4000 Gypsy Lane, Unit #730G2 19129 21st wd. Together with a proportionate undivided interest in the common elements (as defined in such declaration) of .407% TXPRCL#888210376 Improvements: Residential Property  
RONALD LEE BAUM C.P. March Term, 2012 No. 03116 \$113,600.19 Phelan Hallinan & Schmiegl, LLP

### 1210-492

227 Delmar St. 19128-4502 21st wd. 1591 Sq Ft TXPRCL#212296050 Improvements: Residential Property  
MATTHEW K WATTS AND THOMAS D GRYSKIWICZ C.P. April Term, 2012 No. 02287 \$315,316.36 Phelan Hallinan & Schmiegl, LLP

### 1210-549

1515 Arrott St. 19124 1512 Sq Ft OPA#232141300 Improvements: residential  
ELENA SKYLAR, 19 CARMELITA DR, RICHBORO PA 18954 C.P. September Term, 2011 No. 01503 \$40,985.75 Dana S. Plon, 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 2, 2013.

### 1211-404

1429 Rosalie Street 19149 62nd wd. (formerly part of the 55th) 1521.39 Sq Ft BRT#621095200 Improvements: Residential Property  
JAWUAN D. BRUNSON C.P. August Term, 2005 No. 00503 \$72,089.29 KML Law Group, P.C.

### 1211-488

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

### 1211-502

6549 Ditman Street 19135-2704 41st wd. 1182.22 Sq Ft PRCL#411241700 Improvements: Residential Property  
SERGEY MUSHEYEV AKA SERGY MUSHEYEV AND EDVARD MUSHEYEV C.P. March Term, 2012 No. 00554 \$87,295.29 Phelan Hallinan & Schmiegl, LLP

### 1211-513

7627 Woodcrest Avenue 19151-2703 34th wd. 1422.61 Sq Ft PRCL#343195100 Improvements: Residential Property  
HOWARD W. TUCKER C.P. April Term, 2010 No. 04373 \$47,652.77 Phelan Hallinan & Schmiegl, LLP

### 1211-523

2211 North 52nd Street 19131 53rd wd. 11250 Sq Ft PRCL#521298300 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BERTRAND, DECEASED ET AL C.P. July

## SHERIFF'S SALE

Term, 2009 No. 02028 \$195,744.77 Phelan Hallinan & Schmiegl, LLP

### 1211-577

5823 Malvern Avenue 19131 52nd wd. 1296 Sq Ft BRT#522120300 Improvements: Residential Dwelling  
HOWARD WILKS AKA HOWARD WILKES C.P. February Term, 2006 No. 000077 \$123,000.35 Mark J. Udren, Esq.

### 1211-622

5118 James Street 19137-1209 45th wd. Land 1353.01 Sq Ft, improvements 1632 Sq Ft BRT#89N1953 & BRT#453412000  
ELENA YAKOVLEV AKA ELENA SKYLAR, EXECUTRIX OF THE ESTATE OF KOSTYANTIN SKYLAR AKA KONSTANTIN SKYLAR, DECEASED AND ELENA YAKOVLEV AKA ELENA SKYLAR, INDIVIDUALLY C.P. March Term, 2012 No. 2086 \$72,203.32 Brian H. Smith, Esq.

### 1211-634

2601 South Dewey Street 19142 40th wd. Row conv/apt 2sty masonry; 2660.6 Sq Ft BRT#402074400 Improvements: Residential Dwelling  
MOHAMMAD SHOKROLLAH C.P. February Term, 2011 No. 00662 \$57,640.54 McCabe, Weisberg, & Conway, P.C.

### 1211-716

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.

### 1211-722A-B

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

### 1211-739

2049 E. Susquehanna Ave. 19125-1519 31st wd. 1629.72 Sq Ft PRCL#313039100 Improvements: Residential Property  
RONALD FAGGINS C.P. July Term, 2010 No. 00873 \$210,843.79 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

### 1212-330

6337 East Fariston Drive 19120-1009 50th wd. 1800 Sq Ft TXPRCL#611006300 Improvements: Residential Property  
MICHAEL P. DIXON AND ANGELA L. DIXON C.P. December Term, 2011 No. 02529 \$95,080.15 Phelan Hallinan & Schmiegl, LLP

### 1212-404

1830 South 9th Street 19148 1st wd. 1015 Sq Ft BRT#012389000 Improvements: Residential Property  
JOSEPH MAURIO C.P. November Term, 2009 No. 005546 \$211,481.65 Christopher A. DeNardo, Esq.

### 1212-422

1011 Griffith Street 19111-2616 63rd wd. 2916.12 Sq Ft TXPRCL#631270200 Improvements: Residential Property  
STEVEN DROHOMIRECKI C.P. July Term, 2010 No. 01078 \$202,742.95 Phelan Hallinan & Schmiegl, LLP

### 1212-456

265 South 9th Street, Unit 1R 19107 5th wd. 810 Sq Ft, together with a proportionate undivided interest in the common elements of 16.59%. BRT#888049366 Improvements: Residential Property  
MELANIE YOUNG C.P. June Term, 2012 No. 01531 \$254,668.51 KML Law Group, P.C.

### 1212-505

8309 Dorcas Street 19152-2259 56th wd. 3640 Sq Ft TXPRCL#562314830 Improvements: Residential Property



## SHERIFF'S SALE

LORIANNE A. GERAGHTY AKA LORRAINE A. GERAGHTY C.P. March Term, 2010 No. 01674 \$209,477.40 Phelan Hallinan & Schmiegl, LLP

## 1212-551

**2845 Benner Street 19149** 62nd wd. 1114.37 Sq Ft BRT#621154800 Improvements: Residential Property  
FAUSTO ABREU C.P. July Term, 2012 No. 00178 \$124,470.21 KML Law Group, P.C.

## 1212-600

**6142 Locust Street 19139** 46th wd. 2522 Sq Ft BRT#031097800 Improvements: Residential Real Estate

ANTHONY LYNN AND LYNN REAL ESTATE HOLDINGS, LLC C.P. April Term, 2012 No. 02657 \$69,994.79 Stern & Eisenberg, PC

## 1212-618

**2711 Parrish Street** 15th wd. Containing in front or breadth on the said Parrish Street 15 ft and extending of that width in length or depth northward between parallel lines at right angles with the said Parrish Street 67 ft to a certain 3 ft wide alley leading westward into Pennock Street and eastward into a certain other 3 ft wide alley leading southward into the said Parrish Street. BRT#152300200 Subject to Mortgage Improvements: Row 2 Sty Masonry  
ANTHONY L. TIDD AND TRACEY M. TIDD C.P. October Term, 2008 No. 01145 \$365,851.57 Patrick J. Wesner, Esq.

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

## 1301-319

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

## 1301-330

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

## 1301-380

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

## 1301-390

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

## 1301-391

**3042 Aramingo Avenue** 25th wd. 14'1" x 75' BRT#251476600  
JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02601 \$102,831.37 Jenifer G. Fowler, Esq.

## 1301-392

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

## 1301-393

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

## 1301-394

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

## 1301-395

**3132 Agate Street** 25th wd. 15'6"x47'6" BRT#252347500

## SHERIFF'S SALE

JG REAL ESTATE DEVELOPMENT LLC C.P. March Term, 2012 No. 02600 \$75,587.21 Jenifer G. Fowler, Esq.

## 1301-396

**1716 Widener Place 19141** 17th wd. 1536 Sq. Ft. TXPRCL#171183400 Improvements: Residential Property  
STEPHEN V. JOHNSON C.P. September Term, 2005 No. 02224 \$66,062.52 Phelan Hallinan & Schmiegl, LLP

## 1301-405

**2322 South Franklin Street 19148** 39th wd. 672 Sq. Ft. BRT#393225800 Improvements: Residential Real Estate  
JAMES A. PATRICK C.P. July Term, 2012 No. 01037 \$49,171.57 Stern & Eisenberg, PC

## 1301-417

**3125 Weikel Street 19134** 25th wd. 840 Sq. Ft. BRT#252389000 Improvements: Residential Property  
DONNA M. RUSSELL C.P. May Term, 2012 No. 3558 \$26,921.07 Christopher A. DeNardo, Esq.

## 1301-454

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

## 1301-461

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

## 1301-509

**3732 North 15th Street 19140-3602** 13th wd. 1552 Sq. Ft. TXPRCL#131147800 Improvements: Residential Property  
TANISHA HOLMES AKA TA-TANISHA HOLMES C.P. November Term, 2009 No. 00048 \$99,894.92 Phelan Hallinan & Schmiegl, LLP

## 1301-521

**2647 Miller Street 19125-2328** 31st wd. 946.01 Sq. Ft. TXPRCL#312074000 Improvements: Residential Property  
SHAWN KENYON AND MELINDA KENYON C.P. January Term, 2010 No. 00551 \$115,734.24 Phelan Hallinan & Schmiegl, LLP

## 1301-537

**2117 Stevens Street 19149-3533** 62nd wd. 1248 Sq. Ft. PRCL#621204000 Improvements: Residential Property  
LATOYA LONG C.P. May Term, 2012 No. 03732 \$164,882.98 Phelan Hallinan & Schmiegl, LLP

## 1301-544

**2921 Unruh Avenue 19149-2527** 55th wd. 1861.40 Sq. Ft. TXPRCL#551150500 Improvements: Residential Property  
ANTHONY N CHIARIZIO AKA ANTHONY N. CHIARIZIO AND GEORGENE CHIARIZIO AKA GEORGENE BRASS C.P. January Term, 2012 No. 00453 \$172,769.13 Phelan Hallinan & Schmiegl, LLP

## 1301-558

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

## 1301-566

**12 South 50th Street 19139-3538** 60th wd. 1760 Sq. Ft. PRCL#602150700 Improvements: Residential Property  
KEITH D. BROCKENBOROUGH AKA KEITH G. BROCKENBROUGH AKA KEITH D. BROCKENBROUGH AKA KEITH BROCKENBROUGH AND BRENDA SMITH C.P. May Term, 2006 No. 04356 \$77,415.12 Phelan Hallinan & Schmiegl, LLP

## 1301-588

**2618 South 65th Street 19142-2813** 40th wd. 1462.50 Sq. Ft. TXPRCL#406002700 Improvements: Residential Property  
DEBRAH STERLING C.P. November Term, 2010 No. 00722 \$68,916.99 Phelan Hallinan & Schmiegl, LLP

## 1301-591

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

## 1301-613

**1749-1751 Bigler Street 19145** 26th wd. 1280 Sq. Ft. BRT#262314100 Improvements: Residential Property  
LOUIS PAVONI C.P. July Term, 2012

## SHERIFF'S SALE

No. 002829 \$361,898.76 Christopher A. DeNardo, Esq.

## 1301-620

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

The following property, sale of which was postponed from the February 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

## 1302-303

**5002 Penn Street 19124-2694** 23rd wd. 2527.25 Sq Ft TXPRCL#621478400 Improvements: Residential Property  
DANIEL LUFFMAN C.P. July Term, 2009 No. 04137 \$272,061.32 Phelan Hallinan & Schmiegl, LLP

## 1302-323

**6437 North Norwood Street 19138-2507** 17th wd. 1005.28 Sq Ft PRCL#172478500 Improvements: Residential Property  
CRYSTAL L. THOMAS AKA CRYSTAL THOMAS C.P. March Term, 2012 No. 00542 \$101,839.62 Phelan Hallinan & Schmiegl, LLP

## 1302-376

**1419 East Susquehanna Avenue 19125** 18th wd. 2221.92 Sq Ft BRT#181252600 Improvements: Residential Property  
JOHN GENTNER AND LISA GENTNER AKA LISA GENTER C.P. March Term, 2012 No. 02024 \$282,519.92 KML Law Group, P.C.

## 1302-384

**401 66th Avenue 19126** 61st wd. 2419.80 Sq Ft BRT#611410100 Improvements: Residential Property  
ANTHONY BIAS AKA ANTHONY W. BIAS C.P. February Term, 2010 No. 01233 \$135,629.71 KML Law Group, P.C.

## 1302-398

**1630 East Lycoming Street 19124-4424** 33rd wd. 1254.45 Sq Ft PRCL#332054500 Improvements: Residential Property  
CARMEN MELENDEZ AND LENNY DEVICTORIA C.P. January Term, 2009 No. 03402 \$80,684.54 Phelan Hallinan & Schmiegl, LLP

## 1302-463

**3607 Spring Garden Street 19104-2300** 24th wd. 2558 Sq Ft PRCL#242005500 Improvements: Residential Property  
ALA S. RABADY AND JIHANE HAJJ C.P. August Term, 2012 No. 01537 \$116,644.32 Phelan Hallinan & Schmiegl, LLP

## 1302-478

**4841 North Leithgow Street 19120** 42nd wd. 1886 Sq Ft; row 2sty, masonry BRT#422469300 Improvements: Residential Dwelling  
PROPERTY OF FITZHUGH HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; SANDRA HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; VERNAL HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIRS OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER. C.P. February Term, 2012 No. 02538 \$71,681.30 McCabe, Weisberg & Conway, P.C.

## 1302-522

**7353 N. 19th Street 19126** 10th wd. (formerly part of the 42nd wd.) 1320 Sq Ft BRT#101117300 Improvements: Residential Real Estate  
BETTY DEAN GEATHERS BROWN C.P. September Term, 2012 No. 01573 \$146,776.45 Stern & Eisenberg, PC

## 1302-545

**3042 Almond Street 19134** 25th wd. 1040 Sq Ft BRT#25-1305300 Improvements: Residential Property  
VINCENT A. D'ALONZO, JR. AND EILEEN D'ALONZO C.P. July Term, 2012 No. 4649 \$189,725.03 Christopher A. DeNardo, Esq.

## 1302-555

**1315 Kater Street 19147-1818** 2nd wd. 507 Sq Ft PRCL#023175610 Improvements: Residential Property  
STEPHEN J. FORMAN C.P. August Term, 2009 No. 00064 \$381,573.89 Phelan Hallinan & Schmiegl, LLP

## 1302-573

**3634 Edgemont Street 19134-5507** 45th wd. 1327.18 Sq Ft PRCL#451224500 Improvements: Residential Property  
C.P. July Term, 2012 No. 01983 \$186,444.47 Phelan Hallinan & Schmiegl, LLP

## SHERIFF'S SALE

## 1302-602

**3105 Emerald Street 19134-3101** 25th wd. 850.50 Sq Ft TXPRCL#252500200 Improvements: Residential Property  
VINH T. DINH C.P. March Term, 2010 No. 00466 \$55,922.78 Phelan Hallinan & Schmiegl, LLP

## 1302-607

**2927 Cottman Avenue 19149-1404** 64th wd. 3079.07 Sq Ft TXPRCL#641145100 Improvements: Residential Property  
WILLIAM C. STOUT C.P. November Term, 2009 No. 05251 \$275,646.63 Phelan Hallinan & Schmiegl, LLP

## 1302-608

**4622 Penn Street 19124-5821** 23rd wd. 2200 Sq Ft TXPRCL#234286600 Improvements: Residential Property  
OLUGBEMIGA OGUNKUA C.P. January Term, 2012 No. 02052 \$63,686.61 Phelan Hallinan & Schmiegl, LLP

## 1302-618

**5308 Willows Avenue 19143** 51st wd. 1232 Sq Ft BRT#51-1119100 Subject to Mortgage Improvements: Residential Dwelling  
RODNEY SETH ROBERSON C.P. August Term, 2012 No. 01900 \$75,051.81 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

## 1302-621

**2853-55 Kensington Avenue 19134** 25th wd. front 36.10'; depth 71.90' OPA#252575505 Improvements: 3523 Sq Ft; 2sty, 8 Units  
IVAN RIOS & ASHLEY GONZALES C.P. August Term, 2012 No. 03548 \$221,736.56 Thomas D. Bielli, Esq.; Daniel Patrick Murray, Esq.; O'Kelly Ernst Bielli & Wallen, LLC

## 1302-647

**1144 Snyder Avenue 19148-5522** 39th wd. 1110 Sq Ft BRT#394038700 Improvements: Residential Real Property  
LOIS BROCCO C.P. October Term, 2012 No. 2355 \$481,710.62 Richard J. Giulianai, Esq

## 1302-663

**3018 West Harper Street 19130** 29th wd. 812 Sq Ft BRT#292173500 Improvements: Residential Property  
SALVATORE LICASTRI AKA SALVATORE P. LICASTRI C.P. May Term, 2012 No. 02178 \$239,893.60 KML Law Group, P.C.

## 1302-670

**2038 North Hope Street 19122** 18th wd. 1620 Sq Ft BRT#183231701 Improvements: Residential Property  
ILUMINADO MALDONADO C.P. July Term, 2003 No. 003483 \$38,346.32 Christopher A. DeNardo, Esq.

## 1302-684

**243 West Spencer Street 19120** 61st wd. 1140 Sq Ft BRT#611217800 Improvements: Residential Property  
NICOLE D. HILLIARD C.P. September Term, 2012 No. 0494 \$65,152.01 Christopher A. DeNardo, Esq.

## 1302-693

**1352 South Stanley Street 19140** 36th wd. 714 Sq Ft BRT#362263900 Improvements: Residential Property  
MARILY ROSADO FKA MARILY PEREZ C.P. August Term, 2012 No. 02401 \$60,323.42 KML Law Group, P.C.

## 1302-698

**4325 North 7th Street 19140** 43rd wd. 833.00 Sq Ft BRT#123N 7-167 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling  
HECTOR GUZMAN AND JOSEFA N. ROSADO C.P. August Term, 2012 No. 01513 \$52,143.04 Udren Law Offices, P.C.

The following property, sale of which was postponed from the March 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.

## 1303-306

**2455 West Seybert Street AKA 2455 Seybert Street 19121-4723** 29th wd. 727.72 Sq Ft PRCL #291072600 Improvements: Residential Property  
CURTIS MARION C.P. August Term, 2012 No. 02970 \$55,361.70 Phelan Hallinan, LLP

## 1303-307

**1316 Englewood Street 19111-4223** 53rd wd. 2310 Sq Ft PRCL #532352300 Improvements: Residential Property  
COREY KENNER, PAULA WASHINGTON AND BRIAN KENNER C.P. June Term, 2010 No. 01984 \$220,539.26 Phelan Hallinan & Schmiegl, LLP

## 1303-314

**414-416 Sanger Street 19120-1612** 35th wd. 6229 Sq Ft PRCL #351190400 Improvements: Residential Property  
LEROY C. JOHNSON C.P. April Term, 2012 No. 03586 \$95,922.91 Phelan Hallinan, LLP

## 1303-322

**8632 Fayette Street 19150-1904** 50th wd. 2385

## SHERIFF'S SALE

Sq Ft PRCL #502305200 Improvements: Residential Property  
JAMES E. REYNOLDS, JR. C.P. July Term, 2011 No. 02220 \$185,718.78 Phelan Hallinan & Schmiegl, LLP

## 1303-324

**6213 Reedland Street 19142-2909** 40th wd. 1053.61 Sq Ft PRCL #402200000 Improvements: Residential Property  
ENIS L. ARCHER C.P. February Term, 2012 No. 03416 \$37,000.67 Phelan Hallinan, LLP

## 1303-332

**5317 Laurens Street 19144-4615** 12th wd. (formerly 22nd wd.) 1950 Sq Ft PRCL #124149600 Improvements: Residential Property  
NICOLE BRISCOE C.P. October Term, 2011 No. 03839 \$141,015.17 Phelan Hallinan, LLP

## 1303-335

**7503 Brentwood Road 19151-2104** 34th wd. 1392.65 Sq Ft PRCL #343227900 Improvements: Residential Property  
COHOWA EDNEY C.P. July Term, 2012 No. 03793 \$108,663.36 Phelan Hallinan, LLP

## 1303-336

**3160 Capri Drive Unit 22 19145-5773** 88th wd. Being and designated as Unit #22 together with a proportionate undivided interest in the common elements as defined in such Declaration. PRCL #888260242 Improvements: Condominium Unit  
TERRILL L. BROWN IN HIS CAPACITY AS HEIR OF JAMES BROWN, DECEASED. BROWN LIVING TRUST, DATED AUGUST 10, 2009 UNKNOWN SUCCESSOR, TRUSTEES OF THE BROWN LIVING TRUST, DATED AUGUST 10, 2009. UNKNOWN BENEFICIARIES OF THE BROWN LIVING TRUST, DATED AUGUST 10, 2009. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BROWN, DECEASED. C.P. March Term, 2012 No. 00543 \$315,361.39 Phelan Hallinan, LLP

## 1303-337

**1810 East Thayer Street 19134-2510** 45th wd. 990.49 Sq Ft PRCL #452062300 Improvements: Residential Property  
VERNON COYLE C.P. August Term, 2011 No. 02809 \$42,122.67 Phelan Hallinan, LLP

## 1303-340

**5936 Springfield Avenue 19143-5235** 40th wd. 1448.75 Sq Ft PRCL #401097200 Improvements: Residential Property  
WILLIAM KING AKA WILLIAM H. KING AND ROBERT WIPPLINGER C.P. December Term, 2011 No. 03654 \$54,893.40 Phelan Hallinan, LLP

## 1303-341

**5316 Wyalusing Avenue 19131-5019** 44th wd. 2548 Sq Ft PRCL #442069500 Improvements: Residential Property  
WILLIE MAE JOHNSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SALLIE HUNTER. DANIEL HUNTER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SALLIE HUNTER. KATERINE STEADLEY, IN HER CAPACITY AS HEIR OF THE ESTATE OF SALLIE HUNTER. BETTIE JOHNSON AKA BETTY JOHNSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF SALLY HUNTER. C.P. February Term, 2012 No. 02735 \$50,302.70 Phelan Hallinan, LLP

## 1303-345



**SHERIFF'S SALE**

**1303-352**  
**5403 North 12th Street 19141** 48th wd. 1484 Sq Ft; row 2sty masonry BRT#481080000 Subject to Mortgage Improvements: Residential Dwelling  
 SHARONN THOMAS C.P. July Term, 2012 No. 00882 \$93,146.70 McCabe, Weisberg, & Conway, P.C.

**1303-357**  
**2600 Bancroft Street 19145** 26th wd. 2530 Sq Ft; row conv/apt 2sty masonry BRT#261308100 Improvements: Residential Dwelling  
 JOHN R. GRAFF C.P. September Term, 2012 No. 01786 \$371,673.43 McCabe, Weisberg, & Conway, P.C.

**1303-360**  
**1804 N 77th Street 19151** 34th wd. 2822.36 Sq Ft; row b/gar 2sty masonry BRT#343358000 Improvements: Residential Dwelling  
 SIGET STOCKTON C.P. August Term, 2009 No. 04324 \$138,944.63 McCabe, Weisberg, & Conway, P.C.

**1303-379**  
**5634 Baltimore Avenue 19143** 51st wd. (formerly 40th wd.) 1600 Sq Ft BRT#513057600 Subject To Rent Improvements: Residential Dwelling  
 JOSEPH EDWARDS, SR. C.P. May Term, 2010 No. 04590 \$71,396.28 Udren Law Offices, P.C.

**1303-381**  
**1323 West Porter Street AKA 1323 Porter Street 19148** 39th wd. 1024 Sq Ft BRT#394322700 Subject To Rent Improvements: Residential Dwelling  
 VERONICA BRANCO C.P. August Term, 2010 No. 03706 \$205,094.17 Mark J. Udren, Esq.

**1303-391**  
**749 South Marvne Street 19147** 2nd wd. 864.00 Sq Ft BRT#022319000 Subject To Rent Improvements: Residential Dwelling  
 STEPHANIE T. CAIN AKA STEPHANIE CAIN C.P. June Term, 2008 No. 01379 \$84,227.56 Udren Law Offices, P.C.

**1303-392**  
**6129 North 7th Street 19120** 61st wd. (formerly part of the 42nd wd.) 1504.00 Sq Ft BRT#611145500 Subject To Rent Improvements: Residential Dwelling  
 JENNIFER DANCY C.P. March Term, 2010 No. 05870 \$183,244.22 Udren Law Offices, P.C.

**1303-395**  
**3133 Belgrade Street 19134** 25th wd. 1015 Sq Ft BRT#251314500 Subject To Rent Improvements: Residential Dwelling  
 CHARLES HETTINGER, III AND SUSAN HETTINGER C.P. December Term, 2009 No. 01597 \$163,002.55 Mark J. Udren, Esq.

**1303-397**  
**1733 Bainbridge Street 19146** 30th wd. 1134.99 Sq Ft BRT#301044800 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling  
 HOWARD GOLDSTON C.P. March Term, 2010 No. 05305 \$386,604.08 Udren Law Offices, P.C.

**1303-398**  
**2307 Faunce Street 19152** 35th wd. 3049.77 Sq Ft BRT#561416800 Subject To Rent Improvements: Residential Dwelling  
 JAMIL A. AJAJ C.P. March Term, 2011 No. 02465 \$167,184.54 Udren Law Offices, P.C.

**1303-399**  
**234 West Upsal Street 19119** 22nd wd. 39,800.00 Sq Ft BRT#775327000 Subject To Rent Improvements: Residential Dwelling  
 OKOLO THOMAS C.P. May Term, 2008 No. 00974 \$676,238.82 Udren Law Offices, P.C.

**1303-402**  
**7815 Verree Road 19111** 63rd wd. (formerly part of the 56th wd.) 2837.67 Sq Ft BRT#631149200 Subject To Rent Improvements: Residential Dwelling  
 CHRISTINE J. PETERS AND MICHAEL PETERS C.P. April Term, 2008 No. 01685 \$199,832.51 Udren Law Offices, P.C.

**1303-404**  
**3628 Sussex Lane 19114** 66th wd. (formerly part of the 58th wd.) 4229 Sq Ft BRT#661207100 Subject To Rent Improvements: Residential Dwelling  
 SIKA JOACHIM C.P. March Term, 2008 No. 01854 \$206,760.10 Udren Law Offices, P.C.

**1303-409**  
**2325 Bryn Mawr Avenue 19131** 52nd wd. (formerly part of the 34th wd.) 28000 Sq Ft BRT#521667300 Subject To Rent Improvements: Residential Dwelling  
 ALDENISE SHULER AKA ALDENISE S. BALL C.P. January Term, 2007 No. 00121 \$684,969.46 Udren Law Offices, P.C.

**1303-411**  
**5026 Cedar Avenue 19153** 46th wd. 2090 Sq Ft BRT#462052000 Subject To Rent Improvements: Residential Dwelling  
 DIABATE MAMADOU AKA MAMADOU

**SHERIFF'S SALE**

DIABATE MARIAM KOITA C.P. May Term, 2010 No. 02372 \$80,410.66 Udren Law Offices, P.C.

**1303-412**  
**6157 Catharine Street AKA 6157 Catherine Street 19143** 46th wd. 1758.89 Sq Ft BRT#032194200 Subject To Rent Improvements: Residential Dwelling  
 SAUNDRA E. JONES, ESTATE OF JOHNNIE HOWARD C/O JOHN D. DOUGLAS, AS ADMINISTRATOR OF THE ESTATE OF JOHNNIE HOWAD C.P. February Term, 2010 No. 02989 \$72,115.49 Mark J. Udren, Esq.

**1303-414**  
**7455 Ruskin Road 19151-2925** 34th wd. 1494 Sq Ft PRCL #343166900 Improvements: Residential Property  
 CARETHA TARVER C.P. May Term, 2010 No. 04265 \$128,225.21 Phelan Hallinan, LLP

**1303-417**  
**4400 Convent Lane 19114-3708** 65th wd. 11375 Sq Ft PRCL #652166300 Improvements: Residential Property  
 MICHAEL J. BREEN AND MARY T. BREEN C.P. June Term, 2012 No. 00922 \$310,783.71 Phelan Hallinan, LLP

**1303-421**  
**6314 Battersby Street 19149-3122** 55th wd. 1257.41 Sq Ft PRCL #551536100 Improvements: Residential Property  
 CHRISTINA QUIGLEY AND DENNIS QUIGLEY C.P. December Term, 2011 No. 00894 \$146,765.18 Phelan Hallinan, LLP

**1303-422**  
**813 West Wellens Avenue AKA 813 West Wellens Street 19141-4021** 49th wd. 1167 Sq Ft PRCL #492036400 Improvements: Residential Property  
 CHRISTINE GREEN C.P. April Term, 2012 No. 02070 \$85,835.38 Phelan Hallinan, LLP

**1303-426**  
**4138 Parrish Street 19104** 6th wd. (formerly the 24th wd.) 1331.04 Sq Ft PRCL #062051600 Improvements: Residential Property  
 YERO CARTER C.P. August Term, 2012 No. 03239 \$194,135.91 Phelan Hallinan, LLP

**1303-429**  
**4251 Neilson Street 19124-4921** 33rd wd. 810 Sq Ft PRCL #332530700 Improvements: Residential Property  
 RAQUEL TORRES C.P. April Term, 2012 No. 01144 \$62,971.65 Phelan Hallinan, LLP

**1303-430**  
**2600 West Cheltenham Avenue 19150-1311** 50th wd. 3879.11 Sq Ft PRCL #501271600 Improvements: Residential Property  
 BARRY BROWN C.P. January Term, 2012 No. 00555 \$145,050.62 Phelan Hallinan, LLP

**1303-431**  
**2859 Sebring Road 19152-1612** 57th wd. 3269.50 Sq Ft PRCL #571061100 Improvements: Residential Property  
 STEPHEN NEJMAN AND SHANNA NEJMAN C.P. August Term, 2012 No. 02652 \$203,051.50 Phelan Hallinan, LLP

**1303-432**  
**1823 Fuller Street 19152-2610** 56th wd. 4646.85 Sq Ft PRCL #562021200 Improvements: Residential Property  
 DANIEL RZOTKIEWICZ C.P. April Term, 2012 No. 03424 \$259,752.95 Phelan Hallinan, LLP

**1303-434**  
**8228 Elberon Avenue 19111-1815** 63rd wd. 4464 Sq Ft PRCL #631039300 Improvements: Residential Property  
 EDWARD L. SMITH C.P. July Term, 2012 No. 04562 \$174,358.22 Phelan Hallinan, LLP

**1303-436**  
**4200 Vista Street 19136-3623** 41st wd. 1020 Sq Ft PRCL #412190500 Improvements: Residential Property  
 STEVE MARI C.P. August Term, 2010 No. 03987 \$62,589.48 Phelan Hallinan, LLP

**1303-441**  
**5832 Lebanon Avenue 19131-3032** 52nd wd. 1508.62 Sq Ft PRCL #522076800 Improvements: Residential Property  
 CHRISTINA EDWARDS C.P. July Term, 2010 No. 03196 \$77,538.52 Phelan Hallinan, LLP

**1303-457**  
**902 Pratt Street 19124-1738** 35th wd. 801 Sq Ft PRCL #351113500 Improvements: Residential Property  
 BERNARD LOVE C.P. August Term, 2012 No. 00858 \$95,987.53 Phelan Hallinan & Schmiegl, LLP

**1303-458**  
**1625 North Redfield Street 19151-3920** 34th wd. 1200 Sq Ft PRCL #342168100 Improvements: Residential Property  
 DENISE ALLEN C.P. August Term, 2012

**SHERIFF'S SALE**

No. 02666 \$87,664.29 Phelan Hallinan & Schmiegl, LLP

**1303-460**  
**3403 Disston Street 19149-2011** 55th wd. 1625 Sq Ft PRCL #551318800 Improvements: Residential Property  
 WILLIAM HOLT, JR. C.P. February Term, 2012 No. 02692 \$155,931.30 Phelan Hallinan & Schmiegl, LLP

**1303-468**  
**6623 Jackson Street 19135-2720** 41st wd. 2250 Sq Ft PRCL #411200300 Improvements: Residential Property  
 ABDUS S. KHAN C.P. February Term, 2012 No. 04011 \$144,038.57 Phelan Hallinan & Schmiegl, LLP

**1303-470**  
**1919 Ruan Street 19124-4622** 23rd wd. 1145.50 Sq Ft PRCL #232029200 Improvements: Residential Property  
 JOSE L. CARABALLO C.P. July Term, 2012 No. 04458 \$70,407.01 Phelan Hallinan & Schmiegl, LLP

**1303-471**  
**2178-80 East Oakdale Street 19125-1801** 31st wd. 840.58 Sq Ft (parcel 1), 845.75 Sq Ft (parcel 2) PRCL #1314228800, PRCL #2314228900 Improvements: Residential Property  
 JAMES P. O'NEILL C.P. March Term, 2012 No. 01360 \$26,172.43 Phelan Hallinan, LLP

**1303-472**  
**1863 East Tulpehocken Street 19138-1210** 10th wd. 1524.13 Sq Ft PRCL #102221600 Improvements: Residential Property  
 IESHIA B. ANDERSON C.P. December Term, 2011 No. 00897 \$117,308.13 Phelan Hallinan, LLP

**1303-476**  
**1447 West Lycoming Street 19140** 13th wd. (formally the 33rd wd.) 1075.62 Sq Ft PRCL #132270600 Improvements: Residential Property  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNESTINE JONES, DECEASED. C.P. December Term, 2011 No. 03626 \$31,687.98 Phelan Hallinan & Schmiegl, LLP

**1303-477**  
**4426 Mckinley Street 19135-3217** 55th wd. 1980 Sq Ft PRCL #552034100 Improvements: Residential Property  
 CARLI R. JONES C.P. November Term, 2009 No. 05254 \$204,118.55 Phelan Hallinan & Schmiegl, LLP

**1303-478**  
**2064 Anchor Street 19124-1633** 41st wd. 915.20 Sq Ft PRCL #411056800 Improvements: Residential Property  
 STEVE FRIEDMAN C.P. June Term, 2012 No. 00064 \$61,930.50 Phelan Hallinan & Schmiegl, LLP

**1303-484**  
**133 South Street 19147-2416** 5th wd. 1009 Sq Ft PRCL #051227231 Improvements: Residential Property  
 SUSAN LUCKOW C.P. October Term, 2010 No. 01121 \$707,156.85 Phelan Hallinan & Schmiegl, LLP

**1303-494**  
**4703 Sheffield Street 19136** 65th wd. 2469.48 Sq Ft BRT#651147004 Improvements: Residential Property  
 CHRISTIPHER D. LANE C.P. May Term, 2010 No. 02048 \$197,020.66 KML Law Group, P.C.

**1303-497**  
**343 Roseberry Street 19148** 39th wd. 725 Sq Ft BRT#392207800 Improvements: Residential Property  
 KERIANN RIECKY C.P. June Term, 2012 No. 02072 \$192,389.66 KML Law Group, P.C.

**1303-508**  
**5421 Wyndale Avenue 19131-1333** 52nd wd. 3125 Sq Ft PRCL #522131400 Improvements: Residential Property  
 KEVIN LAMB AKA KEVIN D. LAMB C.P. February Term, 2012 No. 03115 \$159,985.17 Phelan Hallinan, LLP

**1303-509**  
**13004 Blakeslee Drive 19116-1048** 58th wd. 2800 Sq Ft PRCL #583111653 Improvements: Residential Property  
 MARAT BAGRAMYAN C.P. January Term, 2012 No. 03570 \$205,030.98 Phelan Hallinan, LLP

**1303-514**  
**4905 Morris Street 19144-4713** 13th wd. 1505.59 Sq Ft PRCL #133142200 Improvements: Residential Property  
 ANGELA GRAHAM C.P. July Term, 2012 No. 04567 \$130,132.79 Phelan Hallinan, LLP

**SHERIFF'S SALE**

**1303-516**  
**6334 Sherwood Road 19151-2516** 34th wd. 12000 Sq Ft PRCL #344161400 Improvements: Residential Property  
 JOSEPH DEBREAUX AND FRANCIS DEBREAUX AKA FRANCIS A. DEBREAUX C.P. March Term, 2012 No. 01032 \$338,358.15 Phelan Hallinan, LLP

**1303-522**  
**3201 Da Vinci Drive, Unit #13** 1355 Sq Ft BRT#888260024 Improvements: Res Condo 4 Story Masonry  
 CARMEN L. RAGO C.P. October Term, 2008 No. 02100 \$358,896.73 Milstead & Associates, LLC

**1303-525**  
**4611 Naples Street** 23rd wd. 1224 Sq Ft BRT#234215300 Improvements: Row B/gar 2 Story, Masonry  
 NILDA GARCIA C.P. December Term, 2001 No. 01822 \$93,739.83 Milstead & Associates, LLC

**1303-527**  
**2941 Gaul Street** 25th wd. 1660 Sq Ft BRT#251377500 Improvements: Row 2 Story, Masonry  
 BARBARA WINNING AKA BARBARA A. DRISCOLL, ORIGINAL MORTGAGOR AND REAL OWNER AND PATRICK J. DRISCOLL, II REAL OWNER C.P. November Term, 2008 No. 03967 \$200,006.30 Milstead & Associates, LLC

**1303-531**  
**6324 Limekiln Pike AKA 6324 Limekiln Turnpike** 17th wd. (formerly part of the 50th wd.) 1500 Sq Ft BRT#172316300 Improvements: Row 2 Story Masonry  
 LAWRENCE FISHER C.P. December Term, 2006 No. 02754 \$93,347.60 Milstead & Associates, LLC

**1303-533**  
**4334 Pearce Street** 23rd wd. 1600 Sq Ft BRT#231059600 Subject to Mortgage Improvements: Row B/gar 2 Story, Masonry  
 JOSEPH R. YOUNG C.P. September Term, 2011 No. 02805 \$145,599.44 Milstead & Associates, LLC

**1303-535**  
**7235 Tabor Avenue AKA 7235-7237 Tabor Avenue** 53rd wd. (formerly 35th wd.) 1313 Sq Ft BRT#532399700 Improvements: Det W/d. Gar 1.5 Sotry Mas-0  
 LAWRENCE PFEIFFER AND BETH PFEIFFER C.P. November Term, 2010 No. 00854 \$327,570.78 Milstead & Associates, LLC

**1303-536**  
**4336 Bermuda Street** 23rd wd. 1272 Sq Ft BRT#231049700 Improvements: Semi/det 2story Mas + Other  
 DAVID M. DITRO, ORIGINAL MORTGAGOR AND REAL OWNER AND MICHELLE SYMCZAK, ORIGINAL MORTGAGOR C.P. November Term, 2011 No. 02784 \$168,094.44 Milstead & Associates, LLC

**1303-537**  
**6149 Montague Street** 55th wd. (formerly part of the 41st wd.) 1138 Sq Ft BRT#552297700 Subject to Mortgage Improvements: Row B/gar 2 Story, Masonry  
 JON JOUNDIN AKA JON JOUNIO C.P. November Term, 2009 No. 02803 \$159,733.41 Milstead & Associates, LLC

**1303-544**  
**515 East Cheltenham Avenue 19144-1202** 59th wd. 2000 Sq Ft PRCL #591004900 Improvements: Residential Property  
 JONATHAN E. JONES C.P. April Term, 2012 No. 02919 \$115,981.12 Phelan Hallinan, LLP

**1303-546**  
**727 Johnston Street 19148-5032** 39th wd. 1053.36 Sq Ft PRCL #395034300 Improvements: Residential Property  
 DAVE P. MANLEY AND ALIX MANLEY C.P. June Term, 2009 No. 03930 \$225,098.15 Phelan Hallinan, LLP

**1303-547**  
**1403 South Vodges Street 19143-5303** 51st wd. 919.80 Sq Ft PRCL #514010400 Improvements: Residential Property  
 CASSUNDR A. LOCKHART C.P. June Term, 2012 No. 01322 \$46,948.82 Phelan Hallinan, LLP

**1303-548**  
**4344 North Franklin Street 19140-2225** 43rd wd. 916.89 Sq Ft PRCL #433343300 Improvements: Residential Property  
 MICHELE A. STUBBS C.P. August Term, 2012 No. 01889 \$38,433.84 Phelan Hallinan, LLP

**1303-552**  
**149 North 56th Street 19139-2510** 4th wd. 954.90 Sq Ft PRCL #041208100 Improvements: Residential Property  
 ANTHONY JOSEPH AND MELROSE O. HERRINGTON C.P. August Term, 2012 No. 02618 \$20,497.52 Phelan Hallinan, LLP

**SHERIFF'S SALE**

**1303-554**  
**4634 Magee Avenue 19135-2729** 41st wd. 1500 Sq Ft PRCL #411180800 Improvements: Residential Property  
 HARRY SCARPIELLO AND JOHN MORRIS C.P. September Term, 2012 No. 00856 \$113,047.86 Phelan Hallinan, LLP

**1303-559**  
**1615 North Edgewood Street 19151-3912** 34th wd. 1138.89 Sq Ft PRCL #342223500 Improvements: Residential Property  
 MELINDA BERRY C.P. July Term, 2012 No. 03178 \$90,180.69 Phelan Hallinan, LLP

**1303-560**  
**22 Evergreen Way 19115-2113** 58th wd. 5040 Sq Ft PRCL #581315755 Improvements: Residential Property  
 LINDA SANDERS C.P. October Term, 2011 No. 04513 \$139,315.18 Phelan Hallinan, LLP

**1303-561**  
**4790 Silverwood Street 19128-4622** 21st wd. 1293.47 Sq Ft PRCL #211537300 Improvements: Residential Property  
 JOSEPH O'BRIEN C.P. December Term, 2011 No. 03245 \$44,358.77 Phelan Hallinan, LLP

**1303-566**  
**5732 Reedland Street 19143-6132** 40th wd. 1080 Sq Ft PRCL #402194900 Improvements: Residential Property  
 MONTEZ CARSWELL C.P. September Term, 2012 No. 03381 \$52,872.54 Phelan Hallinan, LLP

**1303-568**  
**6112 Keystone Street 19135-4220** 41st wd. 2500 Sq Ft PRCL #411459800 Improvements: Residential Property  
 LEE R. THOMAS AKA LEE ROY THOMAS C.P. August Term, 2012 No. 00189 \$203,554.03 Phelan Hallinan, LLP

**1303-569**  
**3415 Eden Street 19114-3605** 57th wd. 3373.50 Sq Ft PRCL #572163115 Improvements: Residential Property  
 STEPHANIE J. WIEST AND JOHN G. WIEST, JR. C.P. April Term, 2012 No. 00545 \$95,762.36 Phelan Hallinan, LLP

**1303-570**  
**6517 North 12th Street 19126-3641** 49th wd. 8638 Sq Ft PRCL #493133300 Improvements: Residential Property  
 LEERUFFIN AND FERNELL RICHARDSON-RUFFIN C.P. March Term, 2009 No. 04130 \$187,688.97 Phelan Hallinan, LLP

**1303-571**  
**2120 South Shields Street 19142** 40th wd. 751.80 Sq Ft PRCL #403039600 Improvements: Residential Property  
 YACKOV GROSS C.P. June Term, 2008 No. 01377 \$67,258.76 Phelan Hallinan, LLP

**1303-572**  
**4600 Oakmont Street 19136-3720** 41st wd. 2107.25 Sq Ft PRCL #651067900 Improvements: Residential Property  
 KHALED MUHANNA C.P. October Term, 2011 No. 04630 \$147,206.32 Phelan Hallinan, LLP

**1303-573**  
**1448 Robbins Avenue AKA 1448 Robbins Street 19149-2750** 54th wd. 1734.56 Sq Ft PRCL #541081800 Improvements: Residential Property  
 KEMEVLAKO R. DANIEL C.P. April Term, 2012 No. 01145 \$62,279.82 Phelan Hallinan & Schmiegl, LLP

**1303-583**  
**5608 Arlington Street 19131** 52nd wd. 1680 Sq Ft BRT#522058800 Improvements: Residential Dwelling  
 ESTATE OF SARAH BELLE JUSTICE, DECEASED AND JAKE HOUSTON, ADMINISTRATOR OF THE ESTATE OF SARAH BELLE JUSTICE, DECEASED. C.P. July Term, 2011 No. 001991 \$78,716.93 Heather Riloff, Esq.

**1303-588**  
**2022 Greymont Street 19116** 58th wd. Irregular dimensions OPA #582024500 Improvements: Residential Property  
 DIANE M. KLEINBRAHM AND WILLIAM P. KLEINBRAHM C.P. August Term, 2010 No. 00504 \$182,891.14 Richard M. Squire & Associates, LLC

**1303-596**  
**4376 Edgemont Street 19137** 10th district 1335.14 Sq Ft BRT#453244200 Subject To Rent Improvements: Residential Dwelling  
 ROBERT J. WILLIAMS, III C.P. August Term, 2011 No. 03732 \$185,192.51 Udren Law Offices, P.C.

**1303-597**  
**605 Robbins Street 19111** 35th wd. 2938 Sq Ft BRT#353030800 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling



## SHERIFF'S SALE

CYNTHIA ZAMICHELII C.P. August Term, 2010 No. 00842 \$90,753.76 Udren Law Offices, P.C.

## 1303-604

**1316 North 7th Street** 14th wd. 2142 Sq Ft BRT#141057310 Improvements: Row W/gar 2 Story Masonry  
STEVE VESOTSKY AKA STEVE VESOTSKY, JR. AND LOUIS MACRI C.P. November Term, 2010 No. 03425 \$237,388.03 Milstead & Associates, LLC

## 1303-608

**4803 North 10th Street** 49th wd. 1290 Sq Ft BRT#133N48 Improvements: Row 2 Story Masonry  
CHERYL GARCIA C.P. October Term, 2011 No. 00340 \$51,457.71 Milstead & Associates, LLC

## 1303-609

**1416 E Luzerne Street 19124** 33rd wd. 1350 Sq Ft BRT#332015900 Improvements: Residential Dwelling  
DESIREE LONG C.P. December Term, 2006 No. 2070 \$90,716.43 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

## 1303-619

**5839 N 15th Street 19141** 49th wd. 1408 Sq Ft BRT#172051400 Subject To Rent Improvements: Row B/gar 2 Sty  
EMETHEL ALLEN C.P. February Term, 2011 No. 01836 \$68,166.20 Jonathan M. Peterson, Esq.

## 1303-624

**214-218 New Street, Unit D AKA 2-S 19106** 5th wd. 1100 Sq Ft BRT#888030406 Improvements: Residential Property  
JEFREY T. HEATH C.P. January Term, 2012 No. 004657 \$309,760.45 Christopher A. DeNardo, Esq.

## 1303-626

**114 W Wyneva Street 19144** 12th wd. 1710 Sq Ft BRT#123022800 Improvements: Residential Real Estate  
CYNTHIA M. KEARSE C.P. September Term, 2012 No. 02138 \$160,297.95 Stern & Eisenberg, PC

## 1303-632

**1806 South Broad Street** 1.440 Sq Ft (.03 acres) BRT/TIN #481148000 Subject to Mortgage Improvements: The Improvements Thereupon Are A Three Story Brick Structure Of Approximately 2970 Sf  
MICHAEL J. HALPRIN AND ANDREA L. HARPIN C.P. February Term, 2012 No. 01637 \$370,451.53 Rosetta B. Packer, Esq. and David B. Aaronson, Esq.; McCarter, & English LLP

## 1303-648

**6731 Lebanon Avenue 19151** 34th wd. 1672.57 Sq Ft BRT#344065200 Improvements: Residential Property  
VELVIA A. GILCHRIST C.P. February Term, 2012 No. 02602 \$44,003.64 KML Law Group, P.C.

## 1303-659

**1405 N. 7th Street 19122** 20th wd. 2000 Sq Ft BRT#202000400 Improvements: Residential Property  
BENJAMIN J. PAGENT, JR., AND TINA TODD-PAGENT C.P. June Term, 2012 No. 02077 \$81,826.25 KML Law Group, P.C.

## 1303-663

**109 East Phil Ellena Street 19119** 22nd wd. 1401.84 Sq Ft BRT#222002400 Improvements: Residential Property  
SANDRA WHITE C.P. December Term, 2011 No. 03159 \$76,205.46 KML Law Group, P.C.

## 1303-671

**32 West Johnson Street 19144** 59th wd. Det 3sty stone; 5892.1 Sq Ft BRT#593121500 Improvements: Residential Dwelling  
SCOTT D. STEPHENS C.P. November Term, 2011 No. 00717 \$227,629.79 McCabe, Weisberg, & Conway, P.C.

## 1303-675

**10931 Templeton Drive 19154-4235** 66th wd. 2425.85 Sq Ft PRCL #662149500 Improvements: Residential Property  
WILLIAM F. ROLAND C.P. March Term, 2012 No. 00207 \$39,438.52 Phelan Hallinan, LLP

## 1303-677

**366 East Sharpnack Street 19119-2013** 22nd wd. 1699.07 Sq Ft PRCL #221113600 Improvements: Residential Property  
DEWEY SPANN, JR. C.P. May Term, 2012 No. 00422 \$162,617.90 Phelan Hallinan, LLP

## 1303-683

**6317 Hegerman Street 19135-3301** 41st wd. 1447.20 Sq Ft PRCL #411382500 Improvements: Residential Property  
MICHAEL KRUMENACKER, JR AKA MICHAEL KRUMENAKER, JR. C.P. June Term, 2012 No. 03876 \$109,841.81 Phelan Hallinan & Schmieg, LLP

## SHERIFF'S SALE

## 1303-685

**3638 Canby Drive 19154-2008** 66th wd. 2888.95 Sq Ft PRCL #663387700 Improvements: Residential Property  
BRIAN J. BITTNER, REGINA MCGUIRE BITTNER C.P. December Term, 2011 No. 02966 \$93,514.22 Phelan Hallinan & Schmieg, LLP

## 1303-693

**1606 Afton Street 19111-3428** 56th wd. 2316 Sq Ft PRCL #561418600 Improvements: Residential Property  
ROOBENS FREDERIEZ C.P. May Term, 2012 No. 03756 \$171,851.68 Phelan Hallinan, LLP

## 1303-699

**41 East Bringham Street 19144-2338** 12th wd. 681.28 Sq Ft PRCL #121113100 Improvements: Residential Property  
BARBARA BENSON C.P. January Term, 2012 No. 00560 \$59,226.36 Phelan Hallinan, LLP

## 1303-703

**714 Marlyn Road 19151-3825** 34th wd. 1303.76 Sq Ft PRCL #344278900 Improvements: Residential Property  
CLARENCE J. BROWN C.P. September Term, 2012 No. 01612 \$62,849.43 Phelan Hallinan, LLP

## 1303-709

**358 Winton Street 19148-3322** 39th wd. 623 Sq Ft PRCL #392101800 Improvements: Residential Property  
PETER MARANDOLA C.P. March Term, 2012 No. 03856 \$150,897.28 Phelan Hallinan, LLP

## 1303-712

**3615 North Hereford Lane 19114** 66th wd. (formerly the 58th wd.) 2007.77 Sq Ft PRCL #661254600 Improvements: Residential Property  
STANLEY R. TILLOTSON C.P. July Term, 2007 No. 02608 \$115,770.40 Phelan Hallinan, LLP

## 1303-715

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

## 1303-719

**47 North 62nd Street 19139-2211** 34th wd. 1149.75 Sq Ft PRCL #341207500 Improvements: Residential Property  
DEBBIE STEVENS C.P. December Term, 2011 No. 02743 \$107,928.76 phelan Hallinan, LLP

## 1303-722

**6104 Ellsworth Street 19143** 46th wd. 1728 Sq Ft BRT#033147200 Improvements: Residential Property  
BEVERLY MOSS JOHNSON AND FRANKLIN JOHNSON C.P. August Term, 2012 No. 3401 \$83,927.80 Christopher A. DeNardo, Esq.

## 1303-726

**2020 W. 65th Avenue 19138** 10th wd. 3281 Sq Ft BRT#102354500 Improvements: Residential Property  
ROBERT MERRITT, AKA ROBERT MERRITT, SR AND CECELIA MERRITT C.P. September Term, 2012 No. 001623 \$188,138.75 Christopher A. DeNardo, Esq.

## 1303-729

**431 North 64th Street 19151** 3rd wd. 2778 Sq Ft BRT#343074200 Improvements: Residential Property  
ALIYA TASHA BASIL C.P. July Term, 2012 No. 3264 \$137,864.68 Christopher A. DeNardo, Esq.

## 1303-730

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

## 1303-732

**1667 Granite Street 19124** 62nd wd. 807 Sq Ft BRT#622084100 Improvements: Residential Property  
RICHARD SCHLESINGER AND SETH LAMB C.P. September Term, 2012 No. 1182 \$59,651.36 Christopher A. DeNardo, Esq.

## 1303-736

**4417 Tolbut Street 19136** 65th wd. 2325 Sq Ft BRT#652099900 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OLEG KANTAROVICH, DECEASED. C.P. April Term, 2010 No. 001018 \$196,064.65 Christopher A. DeNardo, Esq.

## SHERIFF'S SALE

## 1303-737

**5328 Howland Street 19124** 35th wd. 1230 Sq Ft BRT#351349000 Improvements: Residential Property  
JESSIE M. ROWE AND PLUMMIE W. MILLER C.P. May Term, 2012 No. 000672 \$61,210.28 Christopher A. DeNardo, Esq.

## 1303-739

**4754 Marple Street 19136** 41st wd. 1240 Sq Ft BRT#651101600 Improvements: Residential Property  
LUZ WILLIAMS AKA LUZ Y. RODRIGUEZ AKA LUZ RODRIGUEZ WILLIAMS C.P. September Term, 2012 No. 0850 \$64,747.56 Christopher A. DeNardo, Esq.

## 1303-740

**5754 North 17th Street 19141** 17th wd. 1576 Sq Ft BRT#172206700 Improvements: Residential Property  
ERIC MCENNIS C.P. September Term, 2012 No. 002962 \$143,924.72 Christopher A. DeNardo, Esq.

## 1303-742

**6506 Smedley Street 19126** 17th wd. 1260 Sq Ft BRT#172173600 Improvements: Residential Property  
PRISCILLA MOORE AND RASHEEDA MCNEAIR C.P. July Term, 2012 No. 0944 \$107,415.11 Christopher A. DeNardo, Esq.

## 1303-744

**100 West Tabor Road 19120** 42nd wd. 2500 Sq Ft BRT#776725000 Improvements: Residential Property  
GERARD J. KEASHON AND MARIA KEASHON C.P. March Term, 2009 No. 003594 \$203,182.19 Christopher A. DeNardo, Esq.

## 1303-747

**5205 Church Road 19131** 34th wd. 1550 Sq Ft BRT#521212900 Improvements: Residential Real Estate  
MARIE WILKINS-WALKER AND YVONNE MARTIN C.P. November Term, 2011 No. 00096 \$46,312.93 Stern & Eisenberg, PC

## 1303-750

**2639 South 64th Street 19142** 40th wd. 1100.50 Sq Ft BRT#402135000 Improvements: Residential Real Estate  
SHERRI ANN KING AKA SHERRI PERKINS AND JOSEPH J. KING, JR C.P. September Term, 2012 No. 02103 \$55,378.27 Stern & Eisenberg, PC

## 1303-757

**4412 Teesdale Street 19136** 41st wd. BRT#412091300 Subject To Rent Improvements: Residential Dwelling  
CAROLINA HERRERA AND REYNALDO R. LOPEZ ESTEVEZ C.P. August Term, 2012 No. 02929 \$110,008.45 Udren Law Offices, P.C.

## 1303-761

**1054 E Upsal Street 19150** 10th wd. 2508.78 Sq Ft BRT#102328200 Subject To Rent Improvements: S/d W B/g 25 Masonry  
MILTON AND GEORGETTA WILLIAMS (H/W) C.P. July Term, 2012 No. 02587 \$39,802.05 Jonathan M. Peterson, Esq.

## 1303-764

**5634 West Girard Avenue** 4th wd. 1290 Sq Ft BRT#043021900 Subject to Mortgage Improvements: Residential Dwelling  
ROSEMARIE MCNEIL C.P. May Term, 2009 No. 00538 \$157,631.17 Powers, Kim, & Javardian, LLC

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

## 1304-305

**2830 Nightingale Road 19154-1628** 66th wd. 6600 Sq Ft PRCL#662504600 Improvements: Residential Property  
MICHELLE REED C.P. October Term, 2012 No. 00306 \$178,552.52 Phelan Hallinan, LLP

## 1304-312

**2353 Moore Street 19145-1821** 36th wd. 870 Sq Ft PRCL#364110800 Improvements: Residential Property  
AMELIA DIBABBO AND JOSEPH C. DIBABBO, SR C.P. August Term, 2012 No. 01532 \$98,682.20 Phelan Hallinan, LLP

## 1304-330

**5731 Willows Avenue 19143** 51st wd. 2362.5 Sq Ft BRT#513211500 Improvements: Residential Dwelling; Row 2 Sty, Masonry  
CURTIS GOFF C.P. December Term, 2010 No. 02887 \$42,452.99 McCabe, Weisberg, & Conway, P.C.

## 1304-331

**5532 Ludlow Street 19139** 60th wd. 1885 Sq Ft BRT#604012000 Improvements: Residential Dwelling; Row 2 Sty Masonry  
WILLIAM MCLAUGHLIN AND WILLIARD M. COOPER C.P. October Term, 2008 No. 03688 \$51,633.75 McCabe, Weisberg, & Conway, P.C.

## SHERIFF'S SALE

## 1304-332

**4148 Dungan Street 19124** 33rd wd. 2556.40 Sq Ft BRT#332411800 Improvements: Residential Dwelling; Row B/gar 2 Sty Masonry  
TUAN NGUYEN AKA TUAN MINH NGUYEN C.P. September Term, 2008 No. 05286 \$89,248.35 McCabe, Weisberg, & Conway, P.C.

## 1304-333

**5021 Ludlow Street 19120** 60th wd. 2944.23 Sq Ft BRT#602007000 Improvements: Residential Dwelling; Row 2 Sty, Masonry  
CHARLENE MCCULLEY C.P. October Term, 2006 No. 02703 \$89,243.76 McCabe, Weisberg, & Conway, P.C.

## 1304-346

**3058 Tulip Street** 25th wd. Situate on the northwesterly side of Tulip Street (fifth feet wide) at the distance of four hundred and ninety-seven feet eleven and seven-eighths inches northeastwardly from the northeasterly side of Ann Street Subject to Mortgage Improvements: Row 2 Sty Masonry  
LEAH B. BECK AND MICHAEL J. BECK C.P. September Term, 2012 No. 00920 \$111,378.62 Chandra M. Arkema, Esq.

## 1304-364

**913 Longshore Avenue 91111-4424** 53rd wd. 2419.80 Sq Ft PRCL#532180200 Improvements: Residential Property  
ANTHONY L. DAVIS C.P. August Term, 2009 No. 04113 \$105,006.14 Phelan Hallinan, LLP

## 1304-389

**3138 Reach Street 19134** 33rd wd. 708 Sq Ft BRT#331312300 Improvements: Residential Property  
UMIDA F. ERGASHBAEVA AND LOLA MANANOVA C.P. August Term, 2009 No. 00043 \$52,383.35 KML Law Group, P.C.

## 1304-392

**7617-19 Williams Avenue 19150** 50th wd. 11619.75 Sq Ft BRT#501008900 Improvements: Residential Property  
JOMO DAVIS C.P. November Term, 2009 No. 03700 \$232,211.98 KML Law Group, P.C.

## 1304-401

**4039 Neilson Street 19124** 33rd wd. 900 Sq Ft BRT#332527500 Improvements: Residential Property  
LANEESHIA CHASE AKA LENEESHIA CHASE C.P. October Term, 2010 No. 02538 \$55,803.97 KML Law Group, P.C.

## 1304-402

**3132 Tasker Street 19145** row 2 sty masonry BRT#482001700 Improvements: Residential Dwelling  
GEORGETTA WALTON C.P. October Term, 2011 No. 002086 \$34,008.14 Federman & Associates, LLC

## 1304-403

**54 East Springer Street 19119** row 3 sty masonry BRT#221189500 Improvements: Residential Dwelling  
TANYA BARNES AND HARVEY BARNES C.P. November Term, 2011 No. 00173 \$52,030.10 Federman & Associates, LLC

## 1304-404

**5326 Roosevelt Boulevard 19124** row b/gar 2sty masonry BRT#351033500 Improvements: Residential Dwelling  
MARIA GONZALEZ C.P. February Term, 2012 No. 000502 \$130,610.07 Federman & Associates, LLC

## 1304-412

**1328 Palethorp Street 19122** 18th wd. 750 Sq Ft BRT#182097300 Improvements: Residential Property  
MOHAMED AJAJ C.P. August Term, 2010 No. 04189 \$87,746.63 KML Law Group, P.C.

## 1304-414

**2904 Poplar Street 19130** 15th wd. 1779.68 Sq Ft BRT#152343800 Improvements: Residential Property  
ANTHONY PIZZARO C.P. November Term, 2006 No. 00440 \$321,599.71 KML Law Group, P.C.

## 1304-415

**2916 Rorer Street 19134** 7th wd. 901 Sq Ft BRT#071521200 Improvements: Residential Property  
TAMMY NGOC HUYNH C.P. September Term, 2012 No. 02924 \$20,936.18 KML Law Group, P.C.

## 1304-416

**1335 Barnett Street 19111** 53rd wd. apartment 2-4 units 2 story, masonry, 1116 sq ft BRT#531063600 Improvements: Residential Dwelling;  
RANIEH MUSA C.P. April Term, 2012 No. 03140 \$87,994.68 Federman & Associates, LLC

## 1304-419

**848 East Schiller Street** 33rd wd. South side of Schiller Steet 185 ft 6 in westward from the west side of "H" Street; front 14 ft 4 in; depth 57 ft 0 in OPA #331186300 Subject to Mortgage.  
DAVID RAMIREZ C.P. September Term, 2012 No. 01572 \$36,671.83 Louis P. Vitti, Esq.

## SHERIFF'S SALE

## 1304-424

**6743 North Smedley Street 19126** 10th wd. Irregular dimensions OPA #101036900 Improvements: Residential Property  
GERALDINE WASHINGTON, DECEASED AND ALL UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST IN AND/OR FROM THE DECEDENT. C.P. August Term, 2012 No. 02553 \$21,493.74 Richard M. Squire & Associates, LLC

## 1304-430

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

## 1304-436

**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.

## 1304-448

**1843 North 25th Street 19121** 32nd wd. East side of 25th Street 169 ft 0 in southward from the south side of Berks St; front 14 ft 0 in, depth 65 ft, 0 in BRT#322174900  
SHERAH D. FREEMAN AND SHERAH D. FOWLER C.P. July Term, 2012 No. 02823 \$39,671.78 Louis P. Vitti, Esq.

## 1304-450

**2674 Tilton Street 19125** 31st wd. 700 Sq Ft BRT#312179080 Improvements: Residential Property  
THOMAS B. WACHTMANN C.P. September Term, 2012 No. 0480 \$340,797.64 Kristine M. Anthon, Esq.

## 1304-510

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

## 1304-513

**4039 Dungan Street 19124** 33rd wd. Easterly side of Dungan Street 275 ft 7-1/2 in northward from the northerly side of Luzerne Street; front 14 ft 3 in; depth 60 ft 0 in BRT#332420500 Improvements: HERNONDEZ CROMWELL C.P. August Term, 2012 No. 00518 \$100,184.41 Louis P. Vitti, Esq.

## 1304-515

**206 Radburn Road** 63rd wd. 3



**SHERIFF'S SALE**

ward from the north side of Butler Street; front 15 ft 6 in, depth 80 ft, 0 in BRT#1311884000 Subject to Mortgage Improvements: ELIZABETH AND HILDA SINGLETARY C.P. November Term, 2003 No. 000209 \$51,285.41 Louis P. Vitti, Esq.

**1304-568**

**1003 North 64th Street 19151** 34th wd. 3795 Sq Ft BRT#344243000 Improvements: Residential Property  
CLAUDENE R. THOMPSON-BOUZY AND HERNE T. BOUZY C.P. January Term, 2012 No. 003970 \$221,421.94 Christopher A. DeNardo, Esq.

**1304-572**

**1345 Christian Street** 2nd wd. 964 Sq Ft BRT#022253200 Improvements: Residential Dwelling  
YVONNE HICKS AND ALBERT HICKS C.P. April Term, 2011 No. 1715 \$120,034.13 Law Offices of Gregory Javardian

**1304-584**

**123 Sparks Street 19120** 61st wd. 1260 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.

**1304-586**

**1330 North Hobart Street 19131** 4th wd. 855 Sq Ft BRT#043166700 Improvements: Residential Property  
TESFAYE MEKBEB C.P. September Term, 2012 No. 02868 \$52,995.71 KML Law Group, P.C.

**1304-588**

**1907-1909 East Arizona Street 19125** 31st wd. 12,736 Sq Ft BRT#313106100 & BRT#313106000 Subject to Mortgage Improvements: Residential Property  
JOSEPH GOEBIG; JUDITH A. GOEBIG C.P. February Term, 2012 No. 3048 \$146,738.77 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

**1304-590**

**5311 Pine Street 19143-1414** 60th wd. 1504 Sq Ft BRT#603084100 Improvements: Residential Property  
PATRICK CHARLES C.P. March Term, 2012 No. 4096 \$92,067.93 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

**1304-597**

**1621 South 31st Street 19145-1659** 48th wd. 2913.28 Sq Ft BRT#482405000 Improvements: Residential Property  
YVONNE DUBOSE AKA YVONNE S. DUBOSE C.P. February Term, 2012 No. 3294 \$126,027.42 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1304-598**

**16 Good Street** Situate on the southeast side of Good Street (30 feet wide) at the distance of 128 feet 6 inches southwest from the south-westerly side of Germantown Avenue (60 feet wide) in the City of Philadelphia. Subject to Mortgage Improvements: Det 2.5 Sty Frame  
MARIAMA OGILVIE C.P. January Term, 2010 No. 01633 \$74,837.77 Chandra M. Arkema, Esq.

**1304-599**

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

**1304-602**

**1734 68th Avenue 19126** 10th wd. 1844 Sq Ft BRT#101252000 Improvements: Residential Real Estate  
SERGE BLANCHARD C.P. April Term, 2006 No. 003444 \$59,922.26 Stern & Eisenberg, P.C.

**1304-603**

**2620 South Robinson Street 19142** 40th wd. 1098.74 Sq Ft BRT#402096300 Improvements: Residential Property  
GERALDINE CHRISTIAN AND WILLIAM P. FIELDS C.P. September Term, 2004 No. 002064 \$56,525.80 Christopher A. DeNardo, Esq.

**1304-604**

**936 Ernest street assessed as 936 Ernst Street 19147** 2nd wd. 768 sq ft BRT#021211500 Improvements: Residential Property  
CONNIE PAULSON C.P. January Term, 2009 No. 002431 \$34,502.68 Christopher A. DeNardo, Esq.

**1304-614**

**687 Garland Street** 35th wd. the easterly side of Garland Street 70 ft wide at a distance

**SHERIFF'S SALE**

of 149' 10'-5/8" northwardly from the easterly side of Garland Street. Subject to Mortgage Improvements: Single Family Residence  
PARTNERS FOR PAYMENT RELIEF DE III, LLC C.P. June Term, 2012 No. 02453 \$14,416.79 Stephen M. Hladik, Esq.

**1304-616**

**2010 Larry Street 19142** 40th wd. BRT#403196600 Subject to Mortgage Improvements: Lot Or Piece Of Ground With Buildings And Improvements  
BROOKE F. GREEN C.P. September Term, 2010 No. 03722 \$39,996.58 Ashley L. Lerch, Esq.

**The following property, sale of which was postponed from the March 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, July 2, 2013.**

**1305-303**

**3127 Morse Street 19121** 32nd wd. 641.24 Sq. Ft. BRT#323008800 Improvements: Residential Property  
CHRISTINA NICOLE WOODIE AKA CHRISTINA-NICOLE WOODIE C.P. December Term, 2012 No. 003274 \$75,102.55 Christopher A. DeNardo, Esq.

**1305-304**

**7231 Kindred Street 19149** 54th wd. 1542.42 Sq. Ft. BRT#542293700 Improvements: Residential Property  
JOHN M. HOWELL AND JESSICA R. HOWELL C.P. September Term, 2012 No. 002965 \$7,277,556.31 Christopher A. DeNardo, Esq.

**1305-306**

**2002 Barlow Street** 58th wd. On the south-westerly side of Barlow Street, distance of 44'3'-7/8" southeast from the southeasterly side of Evans St; front 32'0", depth 100'0" Subject to Mortgage Improvements: Single Family Residence  
ROMAN J. TKACZ AND KATHLEEN M. TKACZ C.P. June Term, 2012 No. 02059 \$34,038.63 Stephen M. Hladik, Esq.

**1305-308**

**5909 Charles Street 19135** 62nd wd. (formerly the 41st wd.) 2691.84 Sq. Ft. BRT#622301000 Improvements: Residential Real Estate  
EARL THORNTON C.P. March Term, 2012 No. 02742 \$179,479.88 Stern & Eisenberg, PC

**1305-310**

**7401 Rhoads Street 19151** 34th wd. Northwest side of Rhoads Street, 60 feet wide with south-west side of Haverford Avenue, 80 feet wide BRT#343157100 Subject to Mortgage  
JOHN L. MOBLEY AKA JOHNEE LEE MOBLEY C.P. February Term, 2013 No. 000245 \$112,140.14 Jordan Schlossberg, Esq., Astor Weiss Kaplan and Mandel, LLP

**1305-314**

**963 North 6th Street 19123** 5th wd. 1620 Sq. Ft. BRT#057157700 Improvements: Residential Dwelling  
JEROME RIGGS AND KAREN RIGGS C.P. September Term, 2011 No. 00394 \$138,568.65 Udren Law Offices, P.C.

**1305-315**

**6602 Cottage Street 19135** 55th wd. (formerly part of the 41st wd.) 1423.55 Sq. Ft. BRT#55-2-3940000 Improvements: Residential Dwelling  
JENNIFER FOLEY C.P. January Term, 2012 No. 00870 \$159,067.92 Udren Law Offices, P.C.

**1305-316**

**6616-18 Rutland Street 19149** 54th wd. 2042.72 Sq. Ft. BRT#56-1-1664-00 Improvements: Residential Dwelling  
CHAN KWAI FUNG LEUNG AND YUNG SELIA LEUNG C.P. August Term, 2012 No. 02952 \$124,846.48 Udren Law Offices, P.C.

**1305-317**

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

**1305-321**

**807 South 60th Street 19143** 3rd wd. 1566 Sq. Ft. BRT#033199000 Improvements: Residential Real Estate  
CEYLAN L. WOODS AND PAMELA M. WOODS C.P. August Term, 2012 No. 03286 \$11,352.77 Stern & Eisenberg, PC

**1305-323**

**1728 South Frazier Street 19143** 51st wd. 930 Sq. Ft. BRT#514048000 Improvements: Residential Real Estate  
ESTATE OF CORINE BOND C.P. October Term, 2012 No. 03003 \$10,756.85 Stern & Eisenberg, PC

**1305-325**

**7817 Devon Street 19118-3503** 9th wd.

**SHERIFF'S SALE**

(formerly part of the 22nd wd.) 1573 Sq. Ft. BRT#091185300 Improvements: Residential Dwelling  
FATIMAH ALI C.P. November Term, 2007 No. 00137 \$236,426.48 Udren Law Offices, P.C.

**1305-328**

**7973 Rugby Street 19150** 50th wd. 1830.40 Sq. Ft. BRT#502099800 Improvements: Residential Dwelling  
PRESTON WAKEFIELD C.P. December Term, 2011 No. 00881 \$138,206.96 Udren Law Offices, P.C.

**1305-330**

**2236 South 23rd Street 19145** 48th wd. 958.12 Sq. Ft. BRT#48-2-263500 Improvements: Residential Dwelling  
LEE ANN GLASS C.P. July Term, 2012 No. 02742 \$76,795.68 Udren Law Offices, P.C.

**1305-332**

**2351 77th Avenue 19150** 50th wd. 1454.40 Sq. Ft. BRT#50-1-4261-00 Improvements: Residential Dwelling  
RAMONA MARTIN AND ROBERT MARTIN C.P. April Term, 2012 No. 03643 \$120,314.80 Udren Law Offices, P.C.

**1305-335**

**2230 South Woodstock Street 19145-3511** 48th wd. 788.15 Sq. Ft. BRT#481343700 Improvements: Residential Dwelling  
CARLTON WILLIAMS C.P. July Term, 2011 No. 01394 \$141,223.24 Udren Law Offices, P.C.

**1305-337**

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

**1305-340**

**2123 S 21st Street** 48th wd. on the east side of 21st Street, distance 171'7" southward from the south side of Snyder Avenue; front 15'5", depth 98'6" Subject to Mortgage Improvements: Single Family Residence  
HOANG M. TRAN DO AND TRAM A. DO C.P. June Term, 2012 No. 01086 \$57,720.48 Stephen M. Hladik, Esq.

**1305-342**

**115 West Washington Lane 19144-2613** 59th wd. 2046.44 Sq. Ft. BRT#59-3-0883-00 Improvements: Residential Dwelling  
KENNETH JOHNSON C.P. April Term, 2012 No. 00475 \$180,924.87 Kristen D. Little, Esquire

**1305-346**

**6512 Musgrave Street 19119** 22nd wd. 1320.00 Sq. Ft. BRT#221232400 Improvements: Residential Dwelling  
RUQAYYAH B KARIM C.P. September Term, 2009 No. 00515 \$109,296.90 Udren Law Offices, P.C.

**1305-349**

**1071 Levick Street 19111** 35th wd. 1970.72 Sq. Ft. BRT#53-1078300 Improvements: Residential Dwelling  
NATASCHA BASTIEN C.P. May Term, 2010 No. 01315 \$167,082.30 Udren Law Offices, P.C.

**1305-350**

**4148 Levick Street 19135** 55th wd. 1507.28 Sq. Ft. BRT#55-2-0738-00 Improvements: Residential Dwelling  
JAKIR HUSSAIN KAHIR AND SHAHENA KHANOM C.P. March Term, 2011 No. 01626 \$98,913.47 Udren Law Offices, P.C.

**1305-352**

**641 Washington Avenue 19147** 2nd wd. 1120 Sq. Ft. BRT#021145700 Improvements: Residential Property  
LEE QUACH C.P. January Term, 2009 No. 02417 \$323,302.44 KML Law Group, P.C.

**1305-359**

**7205 Walker Street 19135-1112** 41st wd. 1440 Sq. Ft. PRCL#412277300 Improvements: Residential Property  
AMENTINE SIMPSON AND JOSEPH SIMPSON C.P. August Term, 2010 No. 02715 \$144,293.47 Phelan Hallinan, LLP

**1305-365**

**1906 Point Breeze Avenue 19145-2612** 48th wd. 829.95 Sq. Ft. PRCL#482269900 Improvements: Residential Property  
CHRISTOPHER J. KAUFFMAN C.P. August Term, 2012 No. 01875 \$67,806.45 Phelan Hallinan, LLP

**1305-366**

**342 East Rockland Street 19120-3916** 42nd wd. 1648 Sq. Ft. PRCL#421114200 Improvements: Residential Property  
EMANUEL TORRES C.P. January Term, 2012 No. 01192 \$76,912.66 Phelan Hallinan, LLP

**SHERIFF'S SALE****1305-368**

**7505 Whitaker Avenue 19111-3315** 56th wd. 3150 Sq. Ft. PRCL#561083400 Improvements: Residential Property  
SEAN DONNELLY AND CHRISTINE M. DONNELLY C.P. October Term, 2011 No. 02177 \$189,671.05 Phelan Hallinan, LLP

**1305-383**

**6707 Marsden Street** 41st wd. Situate on the southeasterly side of Marsden Street at the distance of 75 feet 1 inch northeastwardly from the northerly side of Unruh Street at Tacony Subject to Mortgage Improvements: Semi Det 2 Sty Masonry  
KATHRYN D. TRUMPFHELLER AND WILLIAM TRUMPFHELLER, JR. C.P. September Term, 2012 No. 02657 \$166,105.56 Chandra M. Arkema, Esq.

**1305-384**

**165 West Harvey Street 19144** 59th wd. 3386 Sq. Ft. BRT#593055000 Improvements: Residential Property  
RIFKA HERZ C.P. December Term, 2009 No. 003292 \$146,726.37 Christopher A. DeNardo, Esq.

**1305-385**

**2319 Margaret Street 19137** 45th wd. 1235.66 Sq. Ft. BRT#45-3-360600 Improvements: Residential Property  
GERARD R. BISHOP C.P. July Term, 2012 No. 3152 \$118,884.39 Christopher A. DeNardo, Esq.

**1305-388**

**6047 Osage Avenue 19143** 3rd wd. 1485 Sq. Ft. BRT#03-2057700 Improvements: Residential Property  
TALEMA HARRIS C.P. September Term, 2012 No. 1175 \$46,480.44 Christopher A. DeNardo, Esq.

**1305-390**

**437 Mercy Street 19148** 39th wd. 644 Sq. Ft. BRT#392052900 Improvements: Residential Property  
CLAUDE PAYNE C.P. December Term, 2012 No. 001832 \$167,948.15 Christopher A. DeNardo, Esq.

**1305-391**

**613 North 56th Street 19131** 34th wd. 1129.39 Sq. Ft. BRT#041214400 Improvements: Residential Property  
PROPERTY OF GWENDOLYN FOMAN-FREEMAN AKA GWENDOLYN FOMAN (MORTGAGOR) AND MARK FREEMAN (REAL OWNER) C.P. July Term, 2012 No. 01974 \$100,550.96 Christopher A. DeNardo, Esq.

**1305-392**

**575 Rosalie Street 19120** 35th wd. 1020 Sq. Ft. BRT#352039100 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA A. NAULTY, DECEASED. C.P. July Term, 2012 No. 002894 \$88,423.76 Christopher A. DeNardo, Esq.

**1305-393**

**3750 Clarendon Avenue, Apartment 31 19114** 66th wd. Land area 0 Sq. Ft. together with a proportionate undivided interest in the Common Elements (as defined in such Declaration). Condominium BRT#888660031 Improvements: Residential Dwelling  
KENNETH C. PETERS, III C.P. April Term, 2012 No. 001047 \$151,059.56 Heather Riloff, Esq.

**1305-397**

**704 Kenmore Road 19151** 34th wd. 1387.50 Sq. Ft. BRT#34434660 Improvements: Residential Dwelling  
SONJA WADE C.P. September Term, 2010 No. 01996 \$124,408.39 Mark J. Udren, Esq.

**1305-399**

**5742 Hazel Avenue 19143** 46th wd. 975.00 Sq. Ft. BRT#463024000 Subject to Mortgage Improvements: Residential Dwelling  
JAHMAL BROWN C.P. September Term, 2008 No. 01236 \$66,304.49 Udren Law Offices, P.C.

**1305-400**

**3528 Arthur Street 19136** 56th wd. 2565 Sq. Ft. BRT#115N3-324 Improvements: Residential Dwelling  
JASON JORDAN C.P. September Term, 2012 No. 01568 \$123,262.22 Udren Law Offices, P.C.

**1305-405**

**113 Bread Street Unit #3D3 and parking spaces 65 & 66 19106** 5th wd. 1106 Sq. Ft. BRT#888058078 Improvements: Residential Property  
FRANK CALANDRINO AND STEPHEN

**SHERIFF'S SALE**

CALANDRINO C.P. April Term, 2010 No. 03013 \$477,466.31 KML Law Group, P.C.

**1305-410**

**2021 West 68th Avenue 19138-3123** 10th wd. 934 Sq. Ft. PRCL#102439800 Improvements: Residential Property  
RAYMOND JONES, JR. IN HIS CAPACITY AS HEIR OF GLENN JONES AKA GLENN B. JONES, DECEASED, MARY EVANS WASHINGTON IN HER CAPACITY AS HEIR OF GLENN JONES AKA GLENN B. JONES, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLENN JONES AKA GLENN B. JONES DECEASED. C.P. March Term, 2012 No. 01747 \$58,587.85 Phelan Hallinan, LLP

**1305-414**

**6335 Regent Street 19142-2021** 40th wd. 937.50 Sq. Ft. PRCL#401234000 Improvements: Residential Property  
TERRI WILLIAMS C.P. October Term, 2012 No. 00027 \$50,376.62 Phelan Hallinan, LLP

**1305-420**

**6238-6240-6242 Catharine Street 19143** 3rd wd. (formerly part of the 46th wd.) 5311.86 Sq. Ft. BRT#0-33-0128-10 Improvements: Residential Dwelling  
MARIA E. PERRIN C.P. July Term, 2012 No. 03497 \$53,207.38 Udren Law Offices, P.C.

**1305-423**

**2050 South Redfield Street 19143-5903** 40th wd. 1134.93 Sq. Ft. PRCL#401071600 Improvements: Residential Property  
ODIE GUYTON AKA ODIE V. GUYTON AND BETTY GUYTON C.P. May Term, 2011 No. 03111 \$67,466.16 Phelan Hallinan, LLP

**1305-425**

**3250 D Street 19134-1704** 7th wd. 772.50 Sq. Ft. PRCL#073148800 Improvements: Residential Property  
GREGORY S. STANISLAUS C.P. November Term, 2012 No. 00171 \$57,603.16 Phelan Hallinan, LLP

**1305-427**

**5668 Lebanon Avenue 19131-3127** 52nd wd. 1808 Sq. Ft. PRCL#522076000 Improvements: Residential Property  
VIPUL GUPTA AND SITA AWASTHI C.P. September Term, 2012 No. 03441 \$82,958.36 Phelan Hallinan, LLP

**1305-428**

**3340 Kip Street 19134-1612** 7th wd. 862.20 Sq. Ft. PRCL#073087200 Improvements: Residential Property  
MARIYA MASLOVA AND GENNADY PIKOVSKY C.P. April Term, 2012 No. 01657 \$73,694.55 Phelan Hallinan, LLP

**1305-429**

**1234 Marlborough Street 19125-3921** 18th wd. 1651.35 Sq. Ft. PRCL#181056700 Improvements: Residential Property  
CHERYL LUTTS, IN HER CAPACITY AS EXECUTRIX AND DEVEISEE OF THE ESTATE OF CAR



## SHERIFF'S SALE

with a proportionate undivided interest in the common Elements (as defined in such declaration). PRCL#888582550 Improvements: Condominium Unit  
ELMER MANIAGO AKA ELMER B. MANIAGO AND STELLA MANIAGO C.P. October Term, 2012 No. 00625 \$129,032.04 Phelan Hallinan, LLP

## 1305-436

**1918 South 6th Street 19148-2451** 39th wd. 1072 Sq. Ft. PRCL#392344000 Improvements: Residential Property  
SASKYA ISWAHJUNI C.P. June Term, 2012 No. 02857 \$187,499.65 Phelan Hallinan, LLP

## 1305-439

**3633 East Crown Avenue 19114-1901** 66th wd. 3054.33 Sq. Ft. PRCL#661233200 Improvements: Residential Property  
GEORGE BENNINGTON AND STEPHEN CICHOCKI C.P. March Term, 2010 No. 04587 \$188,342.29 Phelan Hallinan, LLP

## 1305-442

**2912 North Taney Street 19132-1209** 38th wd. 720 Sq. Ft. PRCL#381196200 Improvements: Residential Property  
CATHERINE GREEN C.P. July Term, 2009 No. 01363 \$61,003.47 Phelan Hallinan, LLP

## 1305-444

**3545 Aldine Street 19136-3805** 64th wd. 1606.91 Sq. Ft. PRCL#642120900 Improvements: Residential Property  
PATRICE A. MULDOON C.P. October Term, 2011 No. 02018 \$44,335.22 Phelan Hallinan, LLP

## 1305-445

**516 West Chew Avenue 19120-2203** 61st wd. 1800 Sq. Ft. PRCL#612035700 Improvements: Residential Property  
OLGA L. HERNANDEZ IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF JORGE HERNANDEZ, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JORGE HERNANDEZ, DECEASED. C.P. December Term, 2011 No. 02925 \$132,111.23 Phelan Hallinan, LLP

## 1305-446

**1664 South 54th Street 19143-5412** 51st wd. 975 Sq. Ft. PRCL#514156900 Improvements: Residential Property  
ARTHUR GAFFNEY C.P. July Term, 2012 No. 03407 \$104,134.24 Phelan Hallinan, LLP

## 1305-447

**2839 North 24th Street 19132** 11th wd. 1058.57 Sq. Ft. PRCL#111443200 Improvements: Residential Property  
KEITH JONES C.P. March Term, 2005 No. 03633 \$61,432.56 Phelan Hallinan, LLP

## 1305-448

**1727 West Colonial Street 19126-3415** 17th wd. 1440 Sq. Ft. PRCL#171349200 Improvements: Residential Property  
DANIEL SMITH RAMSEY C.P. August Term, 2012 No. 01362 \$69,367.33 Phelan Hallinan, LLP

## 1305-450

**4547 East Stiles Street AKA 4547 Stiles Street 19124-4131** 23rd wd. 1750 Sq. Ft. PRCL#231035400 Improvements: Residential Property  
CHRISTINE LEDERER AND ALFRED LEDERER C.P. May Term, 2012 No. 03572 \$121,802.77 Phelan Hallinan, LLP

## 1305-452

**1216 East Venango Street 19134-1534** 33rd wd. 2600 Sq. Ft. PRCL#331224300 Improvements: Residential Property  
JEAN MARIE TAKACH AND THOMAS C. TAKACH C.P. December Term, 2011 No. 02951 \$102,345.59 Phelan Hallinan, LLP

## 1305-455

**1929 Colonial Street 19138-3015** 50th wd. 1183 Sq. Ft. PRCL#102351900 Improvements: Residential Property  
BIANCA L. KENDRICK C.P. July Term, 2012 No. 04319 \$112,555.07 Phelan Hallinan, LLP

## 1305-457

**2051 Anchor Street 19124** 41st wd. On northeasterly corner of Anchor St 0 ft 0 in, front 14'8", depth 14'8" BRT#41-1-0623-00 Subject to Mortgage  
NICOLA BARRETT C.P. May Term, 2012 No. 02798 \$65,559.17 Louis P. Vitti, Esq.

## 1305-461

**5648 Pentridge Street 19143** 51st wd. 2100 Sq. Ft.; row B/gar 2sty masonry BRT#513237700 Improvements: Residential Dwelling  
ERICA A. AYE C.P. October Term, 2012 No. 00324 \$65,094.41 McCabe, Weisberg, & Conway, P.C.

## SHERIFF'S SALE

## 1305-463

**1415 Kerper Street 19111** 53rd wd. 3168 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.

## 1305-464

**1407 South Chadwick Street 19146** 36th wd. 1732 Sq. Ft.; row 2 sty, masonry BRT#365165400 Improvements: Residential Dwelling  
TANYA M. DAVIS C.P. September Term, 2010 No. 01611 \$77,695.25 McCabe, Weisberg, & Conway, P.C.

## 1305-465

**1622 Brill Street 19124** 62nd wd. 2411 Sq. Ft.; row 2 sty, masonry BRT#622141200 Improvements: Residential Dwelling  
KATRINA GOLDEN C.P. November Term, 2010 No. 04334 \$89,568.17 McCabe, Weisberg, & Conway, P.C.

## 1305-467

**4674 Canton Street 19127** 21st wd. 4232.09 Sq. Ft.; row 2.5 sty stone BRT#211459900 Improvements: Residential Dwelling  
TRACY S. HARDY C.P. June Term, 2009 No. 00958 \$162,629.55 McCabe, Weisberg, & Conway, P.C.

## 1305-468

**842 Kenmore Road 19151** 34th wd. 3577.36 Sq. Ft.; row w/gar 2sty masonry BRT#344350100 Improvements: Residential Dwelling  
JOSEPH POLLARD C.P. June Term, 2010 No. 01840 \$113,914.37 McCabe, Weisberg, & Conway, P.C.

## 1305-470

**2620 West Master Street 19121-0000** 29th wd. 1995 Sq. Ft.; row 2 sty masonry BRT#291107400 Improvements: Residential Dwelling  
LESLIE C. ADAMS C.P. April Term, 2012 No. 02850 \$62,439.04 McCabe, Weisberg, & Conway, P.C.

## 1305-474

**232 North 60th Street 19139** 34th wd. 2365.5 Sq. Ft.; row 2 sty, masonry BRT#341082900 Improvements: Residential Dwelling  
JERRY C. CARR C.P. December Term, 2011 No. 03862 \$69,361.65 McCabe, Weisberg, & Conway, P.C.

## 1305-477

**822 66th Avenue 19126-3302** 49th wd. 935.12 Sq. Ft. BRT#492087400 Improvements: Residential Property  
HELENA MOODY C.P. June Term, 2012 No. 01657 \$157,490.78 Phelan Hallinan, LLP

## 1305-480

**1006 70th Avenue 19126-2103** 61st wd. 11585 Sq. Ft. PRCL#611444500 Improvements: Residential Property  
ROCHELLE L. REYNOLDS C.P. August Term, 2012 No. 00611 \$278,345.09 Phelan Hallinan, LLP

## 1305-481

**9986 Crestmont Avenue 19114-1954** 66th wd. 2052 Sq. Ft. PRCL#661289525 Improvements: Residential Property  
COLLEEN KAMINSKI C.P. April Term, 2012 No. 02076 \$212,564.97 Phelan Hallinan, LLP

## 1305-484

**979 North 6th street 19123-1405** 5th wd. 1266.50 Sq. Ft. PRCL#057158500 Improvements: Residential Property  
ADAM H. KONIGSBERG C.P. March Term, 2009 No. 00898 \$695,030.83 Phelan Hallinan, LLP

## 1305-486

**3577 Emerald Street 19134-2033** 45th wd. 1251.59 Sq. Ft. PRCL#452329900 Improvements: Residential Property  
ANTONIO SERRANO AKA ANTONIO JR SERRANO C.P. August Term, 2012 No. 02609 \$53,270.43 Phelan Hallinan, LLP

## 1305-492

**545 Van Kirk Street 19120-1231** 35th wd. 1200 Sq. Ft. PRCL#352115500 Improvements: Residential Property  
KAREN A. WARD C.P. January Term, 2012 No. 04905 \$113,683.93 Phelan Hallinan, LLP

## 1305-496

**2548 Bonaffon Street AKA 2548 South Bonaffon Street AKA 2548 Bonaffon Street 19142-2716** 40th wd. 1104 Sq. Ft. PRCL#406076000 Improvements: Residential Property  
VAUGHN SLATER C.P. November Term, 2010 No. 00908 \$52,314.59 Phelan Hallinan, LLP

## 1305-502

**4214 North 7th Street 19140-2514** 43rd wd. 1001.65 Sq. Ft. PRCL#433314200 Improvements: Residential Property

## SHERIFF'S SALE

SANDRA MATOS C.P. September Term, 2004 No. 03453 \$40,524.84 Phelan Hallinan, LLP

## 1305-503

**111 South 15th Street, Unit P211 19102** 12th wd. Being and designated as Unit P211 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) 1.2009%. PRCL#888087474 Improvements: Condominium  
MICHAEL JACKSON C.P. October Term, 2009 No. 02184 \$368,601.99 Phelan Hallinan, LLP

## 1305-504

**2009 North Wanamaker Street 19131-3020** 52nd wd. 1125.30 Sq. Ft. PRCL#522226500 Improvements: Residential Property  
KIMBERLY M. DAVIS BURNETT C.P. October Term, 2011 No. 00874 \$63,939.02 Phelan Hallinan, LLP

## 1305-505

**150 Covington Road 1912-1004** 50th wd. 1944 Sq. Ft. PRCL#611442000 Improvements: Residential Property  
ROUDY RYMPEL C.P. May Term, 2012 No. 03162 \$78,042.41 Phelan Hallinan, LLP

## 1305-506

**1641 Germantown Avenue 19122-3016** 18th wd. 1241.62 Sq. Ft. PRCL#183157805 Improvements: Residential Property  
ROBERT HICKS C.P. October Term, 2012 No. 00268 \$31,542.31 Phelan Hallinan, LLP

## 1305-508

**1014 East Rittenhouse Street 19138-1803** 59th wd. 2918.79 Sq. Ft. PRCL#591115700 Improvements: Residential Property  
CARL R. FREELAND C.P. February Term, 2012 No. 03465 \$72,369.44 Phelan Hallinan, LLP

## 1305-510

**2323 Wharton Street 19146-4128** 36th wd. 1125.28 Sq. Ft. PRCL#361299300 Improvements: Residential Property  
BENNETTA JOSEPH C.P. October Term, 2012 No. 00067 \$195,224.55 Phelan Hallinan, LLP

## 1305-511

**151 Rosemar Street AKA 151 West Rosemar Street 19120-1942** 61st wd. 1050 Sq. Ft. PRCL#611244900 Improvements: Residential Property  
JAMES WIMBUSH C.P. May Term, 2012 No. 03747 \$53,793.97 Phelan Hallinan, LLP

## 1305-512

**3438 Princeton Avenue 19149-1622** 55th wd. 1760 Sq. Ft. PRCL#551388700 Improvements: Residential Property  
THERESA SCHOWGUROW AND JOHN SCHOWGUROW C.P. August Term, 2012 No. 01544 \$93,939.79 Phelan Hallinan, LLP

## 1305-514

**253 West Sheldon Street 19120-3318** 42nd wd. 910 Sq. Ft. PRCL#422203300 Improvements: Residential Property  
DONALD KOLLER C.P. November Term, 2009 No. 05408 \$80,833.68 Phelan Hallinan, LLP

## 1305-516

**2143 West Grange Avenue 19138-2809** 17th wd. 847.50 Sq. Ft. PRCL#171126100 Improvements: Residential Property  
KENNARD HENDERSON AND MAXINE HENDERSON AKA MAXINE D W HENDERSON C.P. September Term, 2012 No. 02839 \$46,932.02 Phelan Hallinan, LLP

## 1305-522

**2304 Hoffnagle Street 19152** 56th wd. 3041.17 Sq. Ft. BRT#562111300 Improvements: Residential Property  
DIANA RITTENHOUSE AND DAVID W. RITTENHOUSE C.P. July Term, 2012 No. 03315 \$183,362.78 KML Law Group, P.C.

## 1305-524

**11989 Durmont Road 19116** 58th wd. 11877 Sq. Ft. BRT#582391700 Improvements: Residential Property  
JIN HEE CHO AND TAE SUN YUN C.P. February Term, 2009 No. 01927 \$294,095.91 KML Law Group, P.C.

## 1305-526

**4218 Tackawanna Street 19124** 23rd wd. 1526.85 Sq. Ft. BRT#232331600 Improvements: Residential Property  
GREGORY S. SINGLETON AKA GREGORY STEPHEN SINGLETON C.P. July Term, 2011 No. 1651 \$82,971.69 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1305-528

**6601 North Bouvier Street 19126** 10th wd. 1288 Sq. Ft. BRT#101064900 Improvements: Residential Property

## SHERIFF'S SALE

UNKNOWN HEIRS TO THE ESTATE OF ELOIS K. FULTON, DECEASED, HAROLD MCCOY, SOLELY AS HEIR TO ESTATE OF ELOIS K. FULTON, DECEASED, MONTE MCCOY, SOLELY AS HEIR TO ESTATE OF ELOIS K. FULTON, DECEASED, CANDACE MCCOY WARREN, SOLELY AS HEIR TO THE ESTATE OF ELOIS K. FULTON, DECEASED, AND LINDA MCCOY, SOLELY AS HEIR TO THE ESTATE OF ELOIS K. FULTON, DECEASED. C.P. November Term, 2008 No. 03311 \$92,784.44 KML Law Group, P.C.

## 1305-529

**125 South 55th Street AKA 55th Street 19139-3252** 60th wd. 2340 Sq. Ft. BRT#60-3164200 Improvements: Residential Property  
JONATHAN W. MARCUS AKA JONATHAN MARCUS C.P. April Term, 2012 No. 2781 \$138,924.18 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1305-548

**949 Herbert Street 19124** 35th wd. 1050 Sq. Ft. OPA #612220300 Subject to Mortgage Improvements: Residential Property  
MARVIN S. BARNHILL AND SHARON A. BARNHILL C.P. May Term, 2011 No. 03712 \$20,121.57 Brett A. Solomon, Michael C. Mazack

## 1305-549

**138 West Spencer Street 19120** 61st wd. 1050 Sq. Ft. OPA #612220300 Subject to Mortgage Improvements: Residential Property  
PATRICIA A. BLACKLEDGE AND JAMES E. BLACKLEDGE C.P. December Term, 2010 No. 00774 \$37,352.10 Brett A. Solomon, Michael C. Mazack

## 1305-557

**1526 Marcy Place Unit #B 19115** 56th wd. 1664 Sq. Ft. BRT#888560500 Improvements: Residential Property  
ZARGHNOA KAKAR AND AHMAD KARWANI C.P. May Term, 2011 No. 03433 \$61,432.01 KML Law Group, P.C.

## 1305-562

**1303 South Carlisle Street 19146** 26th wd. 1264 Sq. Ft. BRT#36-5-0182-00 Improvements: Residential Dwelling  
BARBARA CONKLIN AKA BARBARA A. BEST-CONKLIN C.P. September Term, 2011 No. 02762 \$60,142.37 Benjamin E. Witmer, Esq.

## 1305-563

**2113 Shelmire Avenue 19152** 56th wd. 1 story masonry BRT#561359200 Improvements: Residential Dwelling  
BETTY J. MANSON AND JANIS E. MANSON C.P. June Term, 2012 No. 00780 \$224,994.16 Federman & Associates, LLC

## 1305-564

**2235 North 19th Street** 16th wd. Situate on the east side of Nineteenth Street at the distance of 264 feet northward from the north side of Susquehanna Avenue Subject to Mortgage Improvements: Row 3 Sty Masonry  
JUNAT, LLC C.P. May Term, 2012 No. 00276 \$118,393.91 Chandra M. Arkema, Esq.

## 1305-566

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

## 1305-571

**3016 Tremont Street 19136** 57th wd. 2345.54 Sq. Ft. OPA #572057400 Improvements: Residential Dwelling  
ALBERT GABRIELE C.P. February Term, 2012 No. 001799 \$41,660.45 Mitchell B. Klein, Esq.

## 1305-572

**8605 Bayard Street 19150** 50th wd. 1438.14 Sq. Ft. BRT#501218900 Improvements: Residential Real Estate  
KAREN L. HAMILTON FKA KAREN L. WIMBERLY C.P. November Term, 2012 No. 03134 \$104,923.44 Stern & Eisenberg, PC

## 1305-573

**6107 Harley Avenue** 40th wd. 1132.50 Sq. Ft. BRT#402285900 Improvements: Residential Dwelling  
THOMAS WILLIAM MACNEAL AKA THOMAS WILLIAM MACNEAL, III AND DENISE R. MACNEAL C.P. December Term, 2011 No. 02758 \$83,730.15 Law Offices of Gregory Javardian

## 1305-575

**1912 East Cambria Street 19134** 25th wd. 1622 Sq. Ft. BRT#252083500 Improvements: Residential Property

## SHERIFF'S SALE

WILLIAM SANTIAGO AND JAMI NEGLER C.P. June Term, 2011 No. 002644 \$52,766.33 Christopher A. DeNardo, Esq.

## 1305-577

**242 West Manheim Street AKA 242 Manheim Street 19144** 13th wd. 4761.78 Sq. Ft. BRT#133078600 Improvements: Residential Property  
DERRICK DAVIS AND ERIC PONDER C.P. June Term, 2008 No. 002009 \$190,370.56 Christopher A. DeNardo, Esq.

## 1305-578

**2746 South Randolph Street 19148** 39th wd. 1060 Sq. Ft. BRT#395153700 Improvements: Residential Property  
ANTHONY MESORACA, AS INDIVIDUAL AND IN CAPACITY AS PRESIDENT OF ARACA INDUSTRIES, INC. AND ARACA INDUSTRIES, INC. A PA CORP. (MORTGAGOR) C.P. September Term, 2012 No. 002183 \$108,313.96 Christopher A. DeNardo, Esq.

## 1305-580

**5809 Osage Avenue 19143** 60th wd. 975 Sq. Ft. BRT#604181100 Improvements: Residential Property  
VERDELL R. REESE C.P. April Term, 2011 No. 002493 \$37,620.24 Christopher A. DeNardo, Esq.

## 1305-582

**1009 South 51st Street 19143** 51st wd. 1435 Sq. Ft. BRT#511173800 Improvements: Residential Property  
CLARA M. KING C.P. November Term, 2012 No. 002725 \$54,286.15 Christopher A. DeNardo, Esq.

## 1305-586

**2410 Ritner Street 19145-4116** 48th wd. 919.12 Sq. Ft. PRCL#482119000 Improvements: Residential Property  
JESSICA EASTWOOD C.P. October Term, 2010 No. 02250 \$80,888.33 Phelan Hallinan, LLP

## 1305-588

**1540 South Patton Street 19146-3426** 36th wd. 767.40 Sq. Ft. PRCL#364456400 Improvements: Residential Property  
CLARA KING C.P. October Term, 2012 No. 00311 \$35,503.72 Phelan Hallinan, LLP

## 1305-593

**4544 Ditman Street 19124-3427** 23rd wd. 2628 Sq. Ft. PRCL#232358410 Improvements: Residential Property  
LIZETTE M. LEWIS AKA LIZETTE BANKS C.P. October Term, 2011 No. 01219 \$101,698.53 Phelan Hallinan, LLP

## 1305-600

**2090 Carver Street 19124-1629** 41st wd. 915.20 Sq. Ft. PRCL#411045800 Improvements: Residential Property  
PETER J. ROCHFORD C.P. October Term, 2012 No. 00623 \$41,965.63 Phelan Hallinan, LLP

## 1305-603

**4545 Pulaski Avenue 19144-4238** 13th wd. 2216.05 Sq. Ft. PRCL#133108600 Improvements: Residential Property  
ANNABELL ALLEN C.P. September Term, 2012 No. 03



**SHERIFF'S SALE**

**1305-612**  
**3023 Disston Street 19149-1902** 55th wd. 1800.92 Sq. Ft. PRCL#551308400 Improvements: Residential Property  
 BADR ALAMERI C.P. August Term, 2012 No. 02977 \$123,628.69 Phelan Hallinan, LLP

**1305-613**  
**2210 North Lambert Street 19132-4816** 16th wd. 900 Sq. Ft. PRCL#162168400 Improvements: Residential Property  
 KOWANA MANLEY C.P. September Term, 2012 No. 02746 \$76,047.21 Phelan Hallinan, LLP

**1305-614**  
**1015 Fillmore Street 19124-2924** 23rd wd. 1081.56 Sq. Ft. PRCL#234114500 Improvements: Residential Property  
 ANDRE MCNAIR C.P. April Term, 2012 No. 00034 \$102,814.43 Phelan Hallinan, LLP

**1305-616**  
**237 Mifflin Street 19148-1920** 1st wd. 1260 Sq. Ft. PRCL#011174000 Improvements: Residential Property  
 WILLIAM O. HUDSON, SR. AND ELEANOR STEWART C.P. February Term, 2012 No. 01255 \$205,880.57 Phelan Hallinan, LLP

**1305-618**  
**1503 Adams Avenue 19124-4505** 23rd wd. 740.65 Sq. Ft. PRCL#232003700 Improvements: Residential Property  
 SONIA RUIZ AND RAQUEL RUIZ C.P. September Term, 2012 No. 00681 \$80,823.30 Phelan Hallinan, LLP

**1305-620**  
**1107 East Chelton Avenue 19138-1821** 59th wd. 1536.88 Sq. Ft. PRCL#591017700 Improvements: Residential Property  
 WILLIE C. WASHINGTON, JR. AND CATHY LAVETT WASHINGTON C.P. October Term, 2012 No. 00811 \$84,701.13 Phelan Hallinan, LLP

**1305-626**  
**1134 East Mouny 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, P.C.

**1305-629**  
**12119 Aster Road** 66th wd. 4495.40 Sq. Ft. BRT#138N1-146 Improvements: Row B/gar 2 Story Mas + Other  
 ROBERT EASELY C.P. July Term, 2012 No. 02071 \$156,810.13 Milstead & Associates, LLC

**1305-630**  
**2020 Naudain Street** 30th wd. 909.90 Sq. Ft. BRT#303041530 Improvements: Row 3 Story, Masonry  
 SEAN P. DALTON AND MIKA J. DALTON C.P. October Term, 2012 No. 00059 \$314,200.02 Milstead & Associates, LLC

**1305-631**  
**12628 Medford Avenue** 66th wd. 2000 Sq. Ft. BRT#663244100 Improvements: Row B/gar 2 Story Masonry  
 ANDREW CLARK C.P. September Term, 2012 No. 01032 \$232,014.55 Milstead & Associates, LLC

**1305-632**  
**559 East Tabor Road** 42nd wd. 1820 Sq. Ft. BRT#42-1-2060-00 Improvements: Apartment 2-4 Units, 2 Story Masonry  
 IMRAN CHAUDHARY C.P. August Term, 2012 No. 02690 \$104,784.64 Milstead & Associates, LLC

**1305-639**  
**5333 Willows Avenue** 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry  
 VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.

**1305-641**  
**40 West Washington Lane 19144-2602** 59th wd. 2250.52 Sq. Ft. BRT#593078500 Improvements: Residential Property  
 KATHERINE E. ERHARD C.P. November Term, 2011 No. 0531 \$138,829.53 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, LL C

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

**1306-302**  
**3078 Ruth Street 19134-3116** 25th wd. 700 Sq. Ft. PRCL#252566500 Improvements: Residential Property

**SHERIFF'S SALE**

SARAH A. CARROLL C.P. December Term, 2009 No. 00661 \$25,430.07 Phelan Hallinan, LLP

**1306-327**  
**4649 James Street 19137** 45th wd. 1449.35 Sq. Ft. BRT#453416900 Improvements: Residential Property  
 CLAUDE L. DAY C.P. March Term, 2010 No. 03184 \$42,185.75 KML Law Group, P.C.

**1306-340**  
**8553 Old Line Road 19128** 21st wd. 14301 Sq. Ft., det w/gar 2 sty frame BRT#214255080 Improvements: Residential Dwelling  
 MARIA PERILLO AND FILOMENA PERILLO C.P. April Term, 2012 No. 03718 \$137,998.68 McCabe, Weisberg, & Conway, P.C.

**1306-344**  
**6411 Lebanon Avenue 19151** 34th wd. 2842.40 Sq. Ft.; row b/gar 2 sty mas + other BRT#344056100 Improvements: Residential Dwelling  
 PROPERTY OF PHILADELPHIA DISTRICT ATTORNEY'S OFFICE C.P. November Term, 2010 No. 04023 \$122,308.78 McCabe, Weisberg, & Conway, P.C.

**1306-351**  
**2232 South 10th Street 19148** 39th wd. 1631 Sq. Ft.; row 2 sty, masonry BRT#393503300 Subject to Rent Improvements: Residential Dwelling  
 XIONG LIN C.P. December Term, 2010 No. 00390 \$84,606.63 McCabe, Weisberg, & Conway, P.C.

**1306-353**  
**1007 McKean Street 19148** 39th wd. 2256 Sq. Ft.; row 2 sty masonry BRT#394004000 Improvements: Residential Dwelling  
 DOLORES BERK C.P. May Term, 2009 No. 00907 \$160,828.23 McCabe, Weisberg, & Conway, P.C.

**1306-355**  
**1862 Nolan Street 19138** 10th wd. 2698 Sq. Ft.; row b/gar 2 sty masonry BRT#102225200 Subject to Mortgage Subject to Rent Improvements: Residential Dwelling  
 AADIL S. WRIGHT AKA AADIL SULUKI WRIGHT C.P. July Term, 2009 No. 02591 \$127,654.19 McCabe, Weisberg, & Conway, P.C.

**1306-356**  
**2630 West Seltzer Street 19132** 28th wd. 1607.5 Sq. Ft.; row 2 sty, masonry BRT#281418500 Improvements: Residential Dwelling  
 GEORGE SIMPKINS, KNOWN SURVIVING HEIR OF VIOLA WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF VIOLA WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER. C.P. December Term, 2011 No. 00824 \$41,140.93 McCabe, Weisberg, & Conway, P.C.

**1306-357**  
**1817 South 5th Street 19148** 1st wd. 2476 Sq. Ft.; row 2 sty masonry BRT#011452100 Improvements: Residential Dwelling  
 JOHN J. VACCA AND THE UNITED STATES OF AMERICA C/O UNITED STATES ATTONREY FOR THE EASTERN DISTRICT OF PENNSYLVANIA. C.P. September Term, 2012 No. 03184 \$133,532.07 McCabe, Weisberg, & Conway, P.C.

**1306-366**  
**532 East Clarkson Avenue 19120** 42nd wd. 1650 Sq. Ft. BRT#421234900 Improvements: Residential Property  
 FRANCES T. DORSEY C.P. September Term, 2012 No. 03318 \$119,504.91 KML Law Group, P.C.

**1306-367**  
**1426 West Sparks Street 19141** 17th wd. 1330 Sq. Ft. BRT#171268200 Improvements: Residential Property  
 MARCIANA J. BURRESS C.P. December Term, 2012 No. 00886 \$60,256.31 KML Law Group, P.C.

**1306-371**  
**911 Anchor Street 19124** 35th wd. 937.50 Sq. Ft. BRT#351284800 Improvements: Residential Property  
 LYDIA LEE C.P. July Term, 2012 No. 00858 \$78,458.31 KML Law Group, P.C.

**1306-386**  
**5045 Wade Street 19144-2954** 12th wd. 1197 Sq. Ft. PRCL#123142900 Improvements: Residential Property  
 STEPHEN E. HALL C.P. May Term, 2012 No. 00779 \$58,648.94 Phelan Hallinan, LLP

**1306-395**  
**3212 Chelsea Place 19114-1104** 58th wd. 2838 Sq. Ft. PRCL#661147100 Improvements: Residential Property  
 ROBERT LIGUORI AND SHERYL A. LIGUORI C.P. September Term, 2012 No. 03376 \$156,135.89 Phelan Hallinan, LLP

**1306-400**  
**1230 Durfor Street 19148** 39th wd. 644 Sq. Ft. BRT#394305800 Improvements: Residential

**SHERIFF'S SALE**

Dwelling  
 JOHN T. DEROSE AND LENA DEROSE C.P. June Term, 2009 No. 03551 \$141,177.18 Udren Law Offices, P.C.

**1306-404**  
**411 Hoffman Street 19148** 39th wd. 700 Sq. Ft. BRT#392006000 Improvements: Residential Dwelling  
 ESTATE OF KIM O. GLADDEN, C/O RAFEEQ SMITH, PERSONAL REPRESENTATIVE; RAFEEQ SMITH, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KIM O. GLADDEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIM O. GLADDEN, DECEASED CHERELE K. SMITH, KNOWN HEIR OF KIM O. GLADDEN, ROBERT FAISON, KNOWN HEIR OF KIM O. GLADDEN. C.P. July Term, 2012 No. 01831 \$58,226.85 Udren Law Offices, P.C.

**1306-408**  
**9523 Bustleton Avenue 19115** 58th wd. BRT#882906910 Subject to Mortgage  
 RYBICKI PROPERTY ENTERPRISES, LLC C.P. January Term, 2013 No. 02078 \$816,294.09 Everett K. Sheintoch, Esq., Sheintoch Todd P.C.

**1306-411**  
**2433 South Bancroft Street 19145** 26th wd. 679.98 Sq. Ft. BRT#261294300 Improvements: Residential Dwelling  
 CHRISTIAN D. KLEMASH AND HARRY S. KLEMASH C.P. January Term, 2013 No. 00650 \$136,746.45 Udren Law Offices, P.C.

**1306-423**  
**1313 South 47th Street 19143-3815** 27th wd. 1030.75 Sq. Ft. PRCL#273022400 Improvements: Residential Property  
 ZAID MUSAWWIR C.P. December Term, 2012 No. 01692 \$167,707.61 Phelan Hallinan, LLP

**1306-430**  
**7252 Mansfield Avenue 19138** 10th wd. BRT#102356300 Improvements: Residential Dwelling  
 CHRISTINA J. LEE C.P. May Term, 2010 No. 03339 \$190,924.12 Powers, Kim & Javardian, LLC

**1306-432**  
**2703 East Venango Street 19134** 45th wd. 897.75 Sq. Ft. BRT#451084000 Subject to Mortgage Improvements: Residential Dwelling  
 RENEE FLYNN C.P. September Term, 2012 No. 00818 \$213,123.58 Richard J. Nalbandian, Esq. for Powers, Kim & Javardian, LLC

**1306-434**  
**2018 Mercy Street AKA 2018 South Mercy 19145** 48th wd. 658 Sq. Ft. BRT#481126900 Improvements: Residential Dwelling  
 RENEE JULIANO AND ARTHUR PAUL JULIANO, III C.P. January Term, 2013 No. 02300 \$62,183.98 Udren Law Offices, P.C.

**1306-437**  
**7543 Rugby Street 19150** 10th wd. (formerly the 50th wd.) 1444.58 Sq. Ft. BRT#102472300 Improvements: Residential Dwelling  
 DONALD RONE AKA DONALD B. RONE AND GILDA J. RONE C.P. September Term, 2011 No. 01264 \$118,512.98 Udren Law Offices, P.C.

**1306-439**  
**2855 Welsh Road 19152** 57th wd. 12801 Sq. Ft. BRT#571047900 Improvements: Residential Dwelling  
 DAVID PAEZ C.P. May Term, 2009 No. 01998 \$418,049.81 Udren Law Offices, P.C.

**1306-447**  
**198 Rosemar Street AKA 198 West Rosemar Street 19120-1943** 61st wd. 1120 Sq. Ft. PRCL#611231300 Improvements: Residential Property  
 JANEBA BAKER C.P. July Term, 2012 No. 00669 \$99,197.86 Phelan Hallinan, LLP

**1306-451**  
**8612 Provident Road 19150** 50th wd. 1448.90 Sq. Ft. BRT#501179600 Improvements: Residential Property  
 JUDITH QUARLES C.P. September Term, 2012 No. 002747 \$96,230.33 Leonard J. Mucci, III Esq.

**1306-456**  
**1906 Lardner Street 19149** 62nd wd. 1880.26 Sq. Ft. BRT#621157600 Improvements: Residential Real Estate  
 HARRY M. FIGUEROA C.P. August Term, 2012 No. 03253 \$113,260.76 Stern & Eisenberg, PC

**1306-460**  
**3527 Vinton Road 19154** 66th wd. 2000 Sq. Ft. BRT#663130400 Improvements: Residential Dwelling  
 TIMOTHY ANDREW WEST C.P. April Term, 2010 No. 001343 \$178,413.57 Heather Riloff, Esq.

**SHERIFF'S SALE**

**1306-463**  
**2915 Memphis Street 19134** 25th wd. 973 Sq. Ft. BRT#251488400 Improvements: Residential Property  
 MELISSA COOKE C.P. July Term, 2012 No. 2141 \$80,440.21 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

**1306-464**  
**638 East Locust Avenue 19144** 12th wd. 1840 Sq. Ft. Improvements: Two (2) Story Row House B/gar  
 9 PARK AVENUE, LLC C.P. December Term, 2011 No. 03841 \$94,107.38 Elliot H. Berton, Esq.

**1306-467**  
**9921 Bustleton Avenue, Unit Q-09 19115** 88th wd. 672 Sq. Ft. and .32684% undivided interest in the common elements, as more fully described in the Declaration of Condominium of Pathways Condominium recorded in the Department of Records in and for the County of Philadelphia at the Commonwealth of PA in Deed Book D.C.C. 2065, page 1210 and all amendments thereto. BRT#888580859; PRCL#160N12222 Improvements: Residential Condominium  
 FRANK SUMINSKI, JR. C.P. March Term, 2012 No. 235518 \$11,037.42 Glenn M. Ross, Esq.

**1306-478**  
**1334 East Columbia Avenue 19125** 18th wd. 1584 Sq. Ft. BRT#181096200 Improvements: Residential Real Estate  
 BERNADETTE J. O'BRIEN C.P. May Term, 2012 No. 00697 \$185,724.48 Stern & Eisenberg, PC

**1306-507**  
**1628 Middleton Street 19138** 10th wd. 1888.87 Sq. Ft. PRCL#102138800 Improvements: Residential Property  
 KIANA WATSON C.P. May Term, 2009 No. 01751 \$173,316.21 Phelan Hallinan, LLP

**1306-508**  
**8622 Dicks Place 19153-1530** 40th wd. 4680 Sq. Ft. PRCL#405124411 Improvements: Residential Property  
 FRANCIS NELSON C.P. August Term, 2009 No. 00792 \$261,363.83 Phelan Hallinan, LLP

**1306-513**  
**319 Unruh Avenue 19111-4654** 35th wd. 3850 Sq. Ft. PRCL#353127000 Improvements: Residential Property  
 KIMBERLY E. WILLIAMS AND CHRISTOPHER G. WILLIAMS C.P. July Term, 2010 No. 02659 \$234,117.29 Phelan Hallinan, LLP

**1306-530**  
**5948 Bennington Street 19120** 35th wd. 1173 Sq. Ft. BRT#352328700 Improvements: Residential Property  
 JULIE TANON AND HEDY SABATER C.P. September Term, 2012 No. 03296 \$68,279.56 Kristine M. Anthou, Esq.

**1306-531**  
**228 Monastery Avenue 19128** row b/gar 2 story masonry BRT#211132910 Improvements: Residential Dwelling  
 CLARA HARDISON C.P. June Term, 2011 No. 2201 \$170,938.88 Federman & Associates, LLC

**1306-532**  
**7503 Maryland Street 19138** 50th wd. 21' frontage x 75' depth OPA#501384000 Improvements: Residential Property  
 HENRY S. GREENE, JR., DECEASED, AND ALL KNOWN AND UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST IN AND/OR FROM HENRY S. GREENE, JR., JOANN GREENE SOLOMON, SOLELY AS HEIR TO HENRY S. GREENE, JR., DECEASED. C.P. February Term, 2012 No. 00614 \$178,050.91 Richard M. Squire & Associates, LLC

**1306-546**  
**5937 Palmetto Street AKA 5937 Palmetto Avenue 19120** 35th wd. 1064 Sq. Ft. BRT#352294100 Improvements: Residential Property  
 DIANE N. HARRISON AKA DIANE HARRISON C.P. August Term, 2009 No. 00450 \$46,897.69 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

**1306-550**  
**4031 Meridian Street 19136-3119** 65th wd. 2524.50 Sq. Ft. BRT#651158600 Subject to Mortgage Improvements: Residential Property  
 SUSAN M. MURPHY C.P. May Term, 2012 No. 2184 \$175,746.52 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel

**SHERIFF'S SALE**

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

**1306-555**  
**705 West Mermaid Lane 19118** 9th wd. 19519 Sq. Ft. BRT#092144110 Improvements: Residential Property  
 DOROTHY L. POOLE C.P. March Term, 2012 No. 03044 \$1,060,950.21 KML Law Group, P.C.

**1306-556**  
**803 North 66th Street 19151** 34th wd. 1076.02 Sq. Ft. BRT#344356900 Improvements: Residential Property  
 MELODY SHERLOCK C.P. January Term, 2010 No. 02523 \$73,907.37 KML Law Group, P.C.

**1306-558**  
**2673 Cedar Street 19125** 31st wd. 709.68 Sq. Ft. BRT#312050700 Improvements: Residential Property  
 JUNG E. LEE C.P. February Term, 2009 No. 02366 \$160,814.84 KML Law Group, P.C.

**1306-560**  
**5719 Willows Avenue 19143** 51st wd. 1222.50 Sq. Ft. BRT#513210900 Improvements: Residential Property  
 RICHARD HURST AND LASHAWN Y. HURST C.P. April Term, 2012 No. 03651 \$68,957.61 KML Law Group, P.C.

**1306-561**  
**5406 Tackawanna Street 19124** 62nd wd. 1126.77 Sq. Ft. BRT#622305100 Improvements: Residential Property  
 MOUSTAPHA FOFANA C.P. June Term, 2012 No. 04017 \$77,526.29 KML Law Group, P.C.

**1306-567**  
**2904 South Felton Street 19142** 40th wd. 1200 Sq. Ft. BRT#402121300 Improvements: Residential Property  
 LAURA GREEN KELLY AND JUAN MORANTI C.P. September Term, 2010 No. 03110 \$62,278.66 KML Law Group, P.C.

**1306-569**  
**5805 Catherine Street 19143** 3rd wd. 1151.01 Sq. Ft. BRT#032184700 Improvements: Residential Property  
 YVONNE MARTIN AND MARCELLA WALKER C.P. November Term, 2009 No. 03061 \$37,682.04 KML Law Group, P.C.

**1306-583**  
**418 North Redfield Street 19143-4339** 4th wd. 1277.90 Sq. Ft. PRCL#042254600 Improvements: Residential Property  
 ROBERT LANGEL C.P. November Term, 2010 No. 02157 \$74,054.59 Phelan Hallinan, LLP

**1306-591**  
**2237 South Hobson Street 19142-1804** 40th wd. 952.94 Sq. Ft. PRCL#403062300 Improvements: Residential Property  
 GEORGE O. AKANNO C.P. May Term, 2012 No. 02250 \$27,828.05 Phelan Hallinan, LLP

**1306-606**  
**3682 Eveline Street 19129** 38th wd. 2093 Sq. Ft.; Row 2 sty masonry BRT#383047800 Improvements: Residential Dwelling  
 MARK F. HOLDSWORTH AND SUSAN A. HOLDSWORTH C.P. June Term, 2012 No. 00482 \$140,936.77 McCabe, Weisberg, & Conway, P.C.

**1306-619**  
**249 Hansberry Street 19144** 12th wd. Subject to Mortgage  
 JASON SEVILLE C.P. January Term, 2011 No. 01469 \$177,198.36 Sarah E. Ehasz, Esq.

**1306-620**  
**1010 North America Street 19123** 4th wd. Subject to Mortgage  
 ERIC MIDGETT AND KAIT MIDGETT AKA KATHERINE MIDGETT C.P. January Term, 2011 No. 01484 \$338,673.04 Sarah E. Ehasz, Esq.

**1306-626**  
**2025 Plum Street 19124-3443** 23rd wd. 2200 Sq. Ft. PRCL#232116200 Improvements: Residential Property  
 JOSEPHINE MOJICA C.P. May Term, 2012 No. 02695 \$52,512.23 Phelan Hallinan, LLP

**1306-629**  
**5225 Chester Avenue 19143** 51st wd. 1552 Sq. Ft. BRT#511273200 Subject to Rent  
 5225 CHESTER AVENUE, LLC C.P. August Term, 2012 No. 003434 \$106,169.86 Lachail, Cohen, & Sagnor

**1306-630**  
**3851 North Broad Street 19140** 43rd wd. 1616 Sq. Ft. (lot size) BRT#432390500 Subject to Rent  
 LANDMARK DEVELOPMENT AND RESTORATION, LLC C.P. August Term, 2012 No. 003273 \$106,169.86 Arthur L. Sagnor, III, Esq.; J. Timothy Arndt, III, Esq.; Lachall Cohen & Sagnor



**SHERIFF'S SALE**

**1306-636**  
**5829 Cedar Avenue 19143-1933** 46th wd. 1256 Sq. Ft. PRCL#032132500 Improvements: Residential Property  
 DEANNA MEDLEY IN HER CAPACITY AS HEIR OF DOROTHY STREAMS, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY STREAMS, DECEASED. C.P. October Term, 2012 No. 00624 \$71,765.27 Phelan Hallinan, LLP

**1306-643**  
**5400 Wissahickon Avenue, Apartment 18 19144-5225** 38th wd. 720 Sq. Ft. PRCL#383143754 Improvements: Residential Property  
 BETSEY L. WENGER C.P. December Term, 2011 No. 02542 \$199,856.11 Phelan Hallinan, LLP

**1306-651**  
**6603 Haddington Lane 19151** 34th wd. 1282 Sq. Ft. BRT#344042700 Improvements: Residential Dwelling  
 SHIRLEY SAVIOUR C.P. January Term, 2013 No. 1383 \$80,829.06 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

**1306-652A-B**  
**49th Wd. (1331 West Ruscomb Street - Premises A - 19141)** 20 ft x 101 ft, 10 and 7/8 inches, x 23 ft 5/8 inches x 102 feet, 2 and 3/8 inches BRT#491140700 Improvements: Two Story, Brick Quadplex Made Up Of 2 Studios, One 1 Bedroom And One 3 Bedroom Apartments All With One Bath Each.  
**51st Wd. (5420 Warrington Street - Premises B - 19143)** 15 ft, 5 inches x 79 ft, 6 inches BRT#514056500 Improvements: Two Story, Brick Row Home Made Up Of 3 Bedrooms And One Bath With A One Car Garage  
 PONTIAC PROPERTIES, LLC C.P. June Term, 2011 No. 01076 \$162,387.51 Janet L. Gold, Esq.

**1306-653A-E**  
**3000 North Broad Street - Premises A - 19132-2403** 11th wd. 1343.79 Sq. Ft. BRT#111138900 Improvements: 2-4 Unit Residential Dwelling  
**3002 North Broad Street - Premises B - 19132-2403** 11th wd. 1290.56 Sq. Ft. BRT#111139000 Improvements: 2-4 Unit Residential Dwelling  
**3004 North Broad Street - Premises C - 19132-2403** 11th wd. 1290.56 Sq. Ft. BRT#111139100 Improvements: 2-4 Unit Residential Dwelling

**3006 North Broad Street - Premises D - 19132-2403** 11th wd. 1290.56 Sq. Ft. BRT#111139200 Improvements: 2-4 Unit Residential Dwelling  
**3008 North Broad Street - Premises E - 19132-2403** 11th wd. 1290.56 Sq. Ft. BRT#111139300 Improvements: 2-4 Unit Residential Dwelling

URBAN RENAISSANCE I, LP C.P. April Term, 2009 No. 00636 \$2,023,910.98 Barbara A. Fein, Esq.

## SHERIFF'S SALE OF TUESDAY, JULY 2, 2013

**1307-301**  
**7424 Rhoads Street 19151** 34th wd. 1636.08 Sq. Ft. BRT#343154200 Improvements: Residential Property  
 LYNN SEGAL ITKIN AKA LYNNE SEGAL ITKIN C.P. October Term, 2011 No. 003889 \$64,227.39 Leon P. Haller, Esq.

**1307-302**  
**3943 L Street 19124** 33rd wd. 1200 Sq. Ft. BRT#332399600 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry  
 RAUL A. DELEON, III C.P. July Term, 2012 No. 03239 \$47,055.05 Sarah E. Ehasz, Esq.

**1307-303**  
**5127 North 11th Street 19141** 49th wd. 2163.25 Sq. Ft. BRT#492231300 Subject to Mortgage Improvements: Semi Det 2 Sty Masonry  
 WANDA HARGROVE C.P. August Term, 2008 No. 2511 \$26,108.50 Sarah E. Ehasz, Esq.

**1307-304**  
**6213 Charles Street 19135** 55th wd. 1720.06 Sq. Ft. BRT#552231100 Improvements: Residential Dwelling  
 ELLEN J. REIF C.P. February Term, 2013 No. 03307 \$44,667.47 Heather Riloff, Esq.

**1307-305**  
**1233 South 8th Street 19147** 2nd wd. 1211.07 Sq. Ft. BRT#021504700 Improvements:

**SHERIFF'S SALE**

Residential Dwelling  
 SHANLIN CHENG AKA SHALIN W. CHENG C.P. February Term, 2013 No. 00398 \$454,069.46 Heather Riloff, Esq.

**1307-306**  
**1445 West Olney Avenue 19141** 17th wd. 1520 Sq. Ft. BRT#171085300 Improvements: Residential Dwelling  
 JAMES C. WHITLEY C.P. February Term, 2013 No. 03300 \$66,748.48 Heather Riloff, Esq.

**1307-307**  
**698 Mayfair Street 19120** 35th wd. 2658 Sq. Ft. BRT#351066400 Improvements: Residential Dwelling  
 ANH T. LAM C.P. February Term, 2013 No. 03125 \$66,195.69 Heather Riloff, Esq.

**1307-308**  
**532 Leverington Avenue 19128-2634** 21st wd. 8232 Sq. Ft. BRT#213280100 Improvements: Residential Dwelling  
 PHILIP G. FORESTER C.P. May Term, 2011 No. 01520 \$60,927.51 Law Offices of Gregory Javardian

**1307-309**  
**5429 Montague Street 19124** 62nd wd. Approximate size: 15'10" frontage x 71'6" depth OPA#622357400 Improvements: Residential Property  
 EDWARD CHRSTINZIO C.P. October Term, 2012 No. 01346 \$100,788.63 Richard M. Squire & Associates, LLC

**1307-310**  
**6329 McCallum Street 19144** 59th wd. 1336 Sq. Ft. BRT#593148100 Improvements: A Residential Dwelling  
 C.P. February Term, 2012 No. 02678 \$122,928.09 Scott A. Dietterick, Esq. and/or Kimberly A. Bonner, Esquire

**1307-311**  
**457 East Vernon Road 19119-1951** 22nd wd. 2258.75 Sq. Ft. BRT#222037757 Improvements: A Residential Dwelling  
 DARNELL RUSSELL C.P. September Term, 2008 No. 05069 \$131,791.16 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1307-312**  
**1113 Anchor Street 19124-1114** 62nd wd. 1501.08 Sq. Ft. BRT#621067400, BRT#73N23311 Improvements: Residential Property  
 C.P. May Term, 2012 No. 3122 \$90,244.99 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1307-313**  
**4912 Kershaw Street 19131-4517** 44th wd. 1120 Sq. Ft. BRT#442134700 Improvements: Residential Property  
 AUDREY F. STREETER C.P. May Term, 2012 No. 0558 \$64,251.58 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1307-314**  
**2730 South Colorado Street 19145-4707** 26th wd. 1440 Sq. Ft. BRT#262042800 Improvements: A Residential Dwelling  
 DON ANTHONY PICURI AKA DON A. PICURI C.P. February Term, 2012 No. 2859 \$336,910.32 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1307-315**  
**1606 West Susquehanna Avenue 19121-1620** 32nd wd. South side of Susquehanna Avenue, 47'10" west of 16th Street, front 15'0" depth 67'0" Subject To Mortgage of beneficial mutual savings bank  
 SHAVOY MURRAY C.P. September Term, 2012 No. 000865 \$166,527.58 Phillip D. Berger, Esq.,

**1307-316**  
**2018 North Woodstock Street 19121-1423** 32nd wd. West side of Woodstock Street 205 ft 0 in north of Norris Street; front 15 ft 0 in, depth 58 ft 0 in  
 DEBORAH S PERRY C.P. June Term, 2012 No. 00234 \$177,312.13 Phillip D. Berger, Esq.,

**1307-317**  
**6512 Linmore Avenue 19142** row conv/ apartment 2story masonry BRT#403180900 Improvements: Residential Dwelling  
 PAUL NJOKU C.P. May Term, 2012 No. 001155 \$47,632.21 Federman & Associates, LLC

**1307-318**  
**3851 Brown Street 19104** 24th wd. 1312 Sq. Ft. BRT#243121210 Improvements:

**SHERIFF'S SALE**

Residential Property  
 SHARON SAMUEL ARMSTEAD C.P. September Term, 2012 No. 03178 \$22,325.16 KML Law Group, P.C.

**1307-319**  
**6016 Morton Street 19144** 59th wd. 2406.51 Sq. Ft. BRT#592199500 Improvements: Residential Dwelling  
 VICTOR E. FRAZIER C.P. March Term, 2008 No. 05721 \$139,940.12 KML Law Group, P.C.

**1307-320**  
**271 East Montana Street 19119** 22nd wd. 1854.75 Sq. Ft. BRT#221154060 Improvements: Residential Property  
 JAMES R. WALTON C.P. September Term, 2012 No. 03196 \$146,236.44 KML Law Group, P.C.

**1307-321**  
**1268 South 24th Street 19146** 36th wd. 900 Sq. Ft. BRT#361373800 Improvements: Residential Property  
 JESSICA BRITT C.P. November Term, 2012 No. 02059 \$85,753.94 KML Law Group, P.C.

**1307-322**  
**2520 South Felton Street 19142** 40th wd. 915 Sq. Ft. BRT#402119200 Improvements: Residential Property  
 WILLIAM BRUDECKI C.P. July Term, 2012 No. 00249 \$83,133.76 KML Law Group, P.C.

**1307-323**  
**1934 Clarence Street 19134** 45th wd. 720.50 Sq. Ft. BRT#452120000 Improvements: Residential Property  
 HELEN R. SHERRICK C.P. December Term, 2012 No. 03493 \$40,444.48 KML Law Group, P.C.

**1307-324**  
**5103 Walker Street 19124** 62nd wd. (formerly part of the 23rd wd.) 1636.25 Sq. Ft. BRT#622366900 Improvements: Residential Property  
 CARLOS CRESPO AND CHRISTINA CRESPO C.P. December Term, 2012 No. 02247 \$50,312.26 KML Law Group, P.C.

**1307-325**  
**5511 Rising Sun Avenue 19120** 42nd wd. 1286.40 Sq. Ft. BRT#421272000 Improvements: Residential Property  
 VICKI E. LONGENECKER C.P. February Term, 2012 No. 02621 \$129,235.07 KML Law Group, P.C.

**1307-326**  
**1576 East Hewson Street 19125-2830** 18th wd. Beginning at a point on the southwest side of Hewson Street (30 feet wide) at the distance of 99 feet 5 inches southeastwardly from the southeasterly side of Memphis Street Subject to Mortgage Improvements: Row 2 Sty Masonry  
 ALBERTO J. OVENS (DECEASED) C.P. December Term, 2012 No. 03809 \$109,901.11 Chandra M. Arkema, Esq.

**1307-327**  
**1603 York Street 19132-4458** 16th wd. Situate on the north side of York Street at the distance of 82 feet, 10 inches westward from the west side of 16th street. Subject to Mortgage Improvements: Row 2 Sty Masonry  
 TEDDY T. YALLAH C.P. December Term, 2012 No. 03545 \$101,117.03 Chandra M. Arkema, Esq.

**1307-328**  
**1625 Pennington Road 19151-2719** 34th wd. 1462.66 Sq. Ft. PRCL#343320800 Improvements: Residential Property  
 CAMARA MCKENLEY C.P. September Term, 2011 No. 02334 \$122,543.35 Phelan Hallinan, LLP

**1307-329**  
**27 North 56th Street 19139-2505** 4th wd. 1226.40 Sq. Ft. PRCL#041205900 Improvements: Residential Property  
 NEIL PELI, IN HIS CAPACITY AS HEIR OF ANNETTE C. MCINTOSH AKA ANNETTE MCINTOSH, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNETTE C. MCINTOSH AKA ANNETTE MCINTOSH, DECEASED C.P. October Term, 2012 No. 00288 \$49,323.77 Phelan Hallinan, LLP

**1307-330**  
**2130 Morris Street 19145-1905** 36th wd. 868 Sq. Ft. PRCL#363131000 Improvements: Residential Property  
 JERRY S. BLACKMON C.P. June Term, 2008 No. 03626 \$82,575.15 Phelan Hallinan, LLP

**1307-331**  
**6632 Haddington Lane 19151-3024** 34th wd. 960 Sq. Ft. BRT#344041300 Improvements: Residential Property  
 ERNEST DAWSONIA C.P. June Term, 2012 No. 03093 \$123,705.15 Phelan Hallinan, LLP

**SHERIFF'S SALE**

**1307-332**  
**4816 Greene Street 19144-6029** 12th wd. 2500 Sq. Ft. PRCL#123160400 Improvements: Residential Property  
 EDDIE WARD AKA EDDIE WARD, JR. C.P. December Term, 2012 No. 03124 \$106,369.95 Phelan Hallinan, LLP

**1307-333**  
**505 East Thelma Street 19120-4507** 42nd wd. 1027.42 Sq. Ft. PRCL#421033200 Improvements: Residential Property  
 ROBERT E. CICCONE, JR. C.P. August Term, 2012 No. 01718 \$72,829.64 Phelan Hallinan, LLP

**1307-334**  
**1631 Pennington Road 19151-2719** 34th wd. 1486.67 Sq. Ft. PRCL#343321100 Improvements: Residential Property  
 WILLIAM CLOVER C.P. November Term, 2009 No. 04994 \$75,053.45 Phelan Hallinan, LLP

**1307-335**  
**1705 Bridge Street 19124-1309** 62nd wd. 1163.01 Sq. Ft. PRCL#622111600 Improvements: Residential Property  
 WILLIAM J. MERVIN C.P. June Term, 2012 No. 02411 \$53,772.59 Phelan Hallinan, LLP

**1307-336**  
**205 Stearly Street 19111-5914** 35th wd. 1218.75 Sq. Ft. PRCL#352171000 Improvements: Residential Property  
 EDWARD J. STROUSE AKA EDWARD STROUSE C.P. May Term, 2012 No. 03739 \$75,250.50 Phelan Hallinan, LLP

**1307-337**  
**3549 Tudor Street 19136-3814** 64th wd. 1616 Sq. Ft. PRCL#642138300 Improvements: Residential Property  
 SCOTT FRIEDMAN C.P. August Term, 2011 No. 03114 \$139,177.73 Phelan Hallinan, LLP

**1307-338**  
**852 East Russell Street aka 852 Russell Street 19134-1331** 33rd wd. 1125 Sq. Ft. PRCL#331174600 Improvements: Residential Property  
 EDIN J. PAIZ C.P. February Term, 2012 No. 02488 \$29,429.38 Phelan Hallinan, LLP

**1307-339**  
**3529 Morrell Avenue 19114-1918** 66th wd. 1787.35 Sq. Ft. PRCL#661141000 Improvements: Residential Property  
 JAN POTANSKI C.P. May Term, 2010 No. 00735 \$157,917.35 Phelan Hallinan, LLP

**1307-340**  
**4750 Melrose Street 19149** 45th wd. 1221.48 Sq. Ft. PRCL#453444300 Improvements: Residential Property  
 DANIEL WILLIG C.P. October Term, 2012 No. 00065 \$71,155.07 Phelan Hallinan, LLP

**1307-341**  
**3073 Chatham Street 19134-4306** 25th wd. 1134.32 Sq. Ft. PRCL#251405600 Improvements: Residential Property  
 KARL JONES AND LISA HERLING C.P. December Term, 2010 No. 01142 \$44,629.76 Phelan Hallinan, LLP

**1307-342**  
**364 Daly Street 19148-3307** 39th wd. 700 Sq. Ft. PRCL#392148500 Improvements: Residential Property  
 CYNTHIA C. CROSS AKA CYNTHIA CROSS C.P. August Term, 2011 No. 01952 \$85,009.42 Phelan Hallinan, LLP

**1307-343**  
**1426 West Nedro Avenue 19141-1823** 17th wd. 1633 Sq. Ft. PRCL#171151900 Improvements: Residential Property  
 SIMONE WEST C.P. January Term, 2012 No. 03298 \$127,553.49 Phelan Hallinan, LLP

**1307-344**  
**4715 Linden Avenue 19114-3966** 65th wd. 2495 Sq. Ft. PRCL#652125605 Improvements: Residential Property  
 JEAN ANDERSON IN HER CAPACITY AS HEIR OF WILLIE J. ANDERSON, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIE J. ANDERSON, DECEASED. C.P. October Term, 2012 No. 00026 \$134,410.78 Phelan Hallinan, LLP

**1307-345**  
**5905 Belmar Terrace aka 5905 Belmar Street 19143-5210** 3rd wd. 1130.24 Sq. Ft. PRCL#034103200 Improvements: Residential Property  
 LANGSTON WILLIAMS C.P. September Term, 2010 No. 03946 \$104,906.78 Phelan Hallinan, LLP

**1307-346**  
**5212 North American Street 19120-3325** 42nd wd. 1441 Sq. Ft. PRCL#422423300 Improvements: Residential Property  
 JOB JOSEPH C.P. September Term, 2012 No. 03033 \$76,815.91 Phelan Hallinan, LLP

**SHERIFF'S SALE**

**1307-347**  
**3348 Rorer Street 19134-1734** 7th wd. 970.90 Sq. Ft. PRCL#073166700 Improvements: Residential Property  
 LORELEI N. THOMPSON C.P. November Term, 2012 No. 03018 \$39,390.65 Phelan Hallinan, LLP

**1307-348**  
**3228 Comly Road 19154-3324** 66th wd. 1803 Sq. Ft. PRCL#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 \$66,058.76 Phelan Hallinan, LLP

**1307-349**  
**6459 Belfield Avenue 19119-3907** 22nd wd. 4722.46 Sq. Ft. PRCL#221248000 Improvements: Residential Property  
 NAJAH YASMEEN BILAL C.P. November Term, 2012 No. 02953 \$178,224.74 Phelan Hallinan, LLP

**1307-350**  
**2553 South Adler Street 19148-4426** 39th wd. 665 Sq. Ft. PRCL#394125800 Improvements: Residential Property  
 THOMAS STEARNE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CASILDA M. FIGUEIREDO, MARY STEARNE IN HER CAPACITY AS HEIR OF THE ESTATE OF CASILDA M. FIGUEIREDO, FRANCIS WHITE IN HER CAPACITY AS HEIR OF THE ESTATE OF CASILDA M. FIGUEIREDO. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CASILDA M. FIGUEIREDO, DECEASED. C.P. July Term, 2012 No. 01992 \$136,136.32 Phelan Hallinan, LLP

**1307-351**  
**5116 North Fairhill Street 19120-3127** 49th wd. 2216.20 Sq. Ft. BRT#492099200 Improvements: Residential Property  
 HELENA WATSON C.P. January Term, 2012 No. 03568 \$28,896.49 Phelan Hallinan, LLP

**1307-352**  
**1464 North 59th Street 19151-4201** 34th wd. 1461.88 Sq. Ft. PRCL#342149700 Improvements: Residential Property  
 JAMES CURETON C.P. April Term, 2012 No. 00352 \$111,992.37 Phelan Hallinan, LLP

**1307-353**  
**1515 South Stanley Street 19146-3523** 36th wd. 858 Sq. Ft. PRCL#364425800 Improvements: Residential Property  
 LAZARUS A. ANGBAZO C.P. December Term, 2012 No. 01684 \$41,595.31 Phelan Hallinan, LLP

**1307-354**  
**2553 East Ontario Street 19132** 45th wd. 1125 Sq. Ft. BRT#451043700 Improvements: Residential Property  
 CHRISTINA BRUNKEL C.P. June Term, 2009 No. 001205 \$95,913.81 Valentino F. DiGiorgio, III, Esq.

**1307-355**  
**1936 Harrison Street 19124-2838** 23rd wd. 2100 Sq. Ft. BRT#232205100 Improvements: Residential Dwelling  
 JEFFREY WHITE C.P. August Term, 2012 No. 162 \$57,833.49 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

**1307-356**  
**1123 E Montgomery Avenue 19125** 18th wd. All that certain lot of ground with the buildings and improvements thereon erected situate on the easterly side of Montgomery Avenue at the distance of one hundred thirty-seven feet six inches southward from the southeast corner of Girard Avenue and Montgomery Avenue in the Eighteenth Ward of the City of Philadelphia. Containing in front or breadth on Montgomery Avenue twelve feet six inches and extending in length or depth easterly-fifth-eight feet.  
 RICHARD E. HORAN C.P. September Term, 2012 No. 00216 \$119,392.65 Anthony R. Distasio, Esq., LINTON, DISTASIO, & EDWARDS, P.C.

**1307-357**  
**851 East Schiller Street 19134** 33rd wd. Land area: 960.11 Sq. Ft. BRT#331192800 Improvements: Residential Dwelling  
 TAMILLA DOVMAN C.P. January Term, 2013 No. 003748 \$42,229.40 Heather Riloff, Esq.

**1307-358**  
**6430 Boyer Street 19119** 22nd wd. 3065.26 Sq. Ft. BRT#221274700 Improvements: Residential Real Estate  
 DONALD HOLLOWAY C.P. July Term, 2012 No. 02954 \$186,453.34 Stern & Eisenberg, P.C.

**1307-359**  
**1932 Morris Street 19145** 36th wd. 1074.68



**SHERIFF'S SALE**

Sq. Ft. BRT#363126000 Improvements: Residential Property  
JAVINA R. CHAMBERLAIN C.P. August Term, 2007 No. 01179 \$96,377.95 KML Law Group, P.C.

**1307-360**

**2520 South 61st Street 19142** 40th wd. 1096 Sq. Ft. BRT#402064300 Improvements: Residential Property  
GARY R. COOPER C.P. November Term, 2012 No. 02422 \$48,479.47 KML Law Group, P.C.

**1307-361**

**3438 North Lee Street 19134** 7th wd. 960 Sq. Ft. BRT#073019200 Improvements: Residential Property  
ROSA M. COLON C.P. June Term, 2012 No. 03344 \$45,776.56 KML Law Group, P.C.

**1307-362**

**1648 South Taney Street 19145** 36th wd. 720.50 Sq. Ft. BRT#364289000 Improvements: Residential Property  
ROBERT DERR AND TERESA DERR C.P. December Term, 2012 No. 01432 \$63,265.59 KML Law Group, P.C.

**1307-363**

**5442 Oakland Street 19124** 62nd wd. 1196 Sq. Ft. BRT#621393900 Improvements: Residential Property  
LUZ AIDA MARIN C.P. September Term, 2012 No. 02465 \$74,684.77 KML Law Group, P.C.

**1307-364**

**300 W Byberry Road, Unit L4 19116** 88th wd. 639 Sq. Ft. and 1.3% undivided interest in the common elements as more fully described in the Declaration of Condominium of Pathways Condominium recorded in the Department of Records in and for the County of Philadelphia at the Commonwealth of Pa. IN Deed Book FHS 1511 page 442 and all amendments thereto. BRT#888582207 Subject to Mortgage Improvements: Residential Condominium  
LUCILLE RANDOLPH C.P. June Term, 2011 No. 134605 \$10,447.98 Glenn M. Ross, Esq.

**1307-365**

**2623 Germantown Avenue 19133** 37th wd. 1762.17 Sq. Ft. BRT#882922226 Improvements: Residential Property  
DONG YEUL LEE C.P. March Term, 2012 No. 03643 \$107,475.21 Rachel C Heinrich, Esq.

**1307-366**

**907 South 13th Street 19147** 2nd wd. 2136 Sq. Ft. BRT#021600500 Improvements: Residential Property  
JUANITA V. PERKINS AKA JUANITA QUI PERKINS C.P. February Term, 2007 No. 03268 \$261,942.76 Daniel S. Bernheim, Esq.

**1307-367**

**5246 N 2nd Street 19120** 42nd wd. Land area 3500 Sq. Ft.; Improvement Area, 1200 Sq Ft BRT#422411400 Improvements: Residential Real Estate - Single Family Dwelling  
BRIAN E. WALKER C.P. May Term, 2011 No. 01380 \$95,553.59 Robert J. Wilson, Esq., Wilson Law Firm

**1307-368**

**4213 Hellerman Street 19135** 55th wd. 1243.41 Sq. Ft. BRT#552113100 Improvements: Residential Dwelling  
ELIZABETH BERRY C.P. February Term, 2013 No. 02387 \$85,419.98 Heather Riloff, Esq.

**1307-369**

**753 South Cleveland Street 19146** 30th wd. 896 Sq. Ft. BRT#301365700 Improvements: Residential Real Estate  
ANTOINETTE DAVIS C.P. December Term, 2010 No. 0001560 \$229,362.03 Stern & Eisenberg, P.C.

**1307-370**

**5210 Sansom Street 19139-3420** 60th wd. (Formerly part of the forth-sixth wd.) 1474.98 Sq. Ft. PRCL#602040200 Improvements: Residential Property  
SAMUEL SHEPHERD AND JANIS WILLIAMS-SHEPHERD C.P. December Term, 2011 No. 02949 \$121,011.07 Phelan Hallinan, LLP

**1307-371**

**4344 Mitchell Street 19128-3412** 21st wd. 2200 Sq. Ft. PRCL#212195300 Improvements: Residential Property  
MATTHEW PESOT C.P. February Term, 2012 No. 03884 \$94,596.80 Phelan Hallinan, LLP

**1307-372**

**2254 North Sydenham Street 19132-4429** 16th wd. 630 Sq. Ft. PRCL#161051400 Improvements: Residential Property  
LORENZO ABREU C.P. April Term, 2012 No. 01463 \$69,647.67 Phelan Hallinan, LLP

**1307-373**

**2013 South Opal Street 19145-2808** 48th wd. 672.60 Sq. Ft. PRCL#481304400 Improvements: Residential Property  
PHILIP SERGI C.P. March Term, 2012 No.

**SHERIFF'S SALE**

02907 \$61,105.63 Phelan Hallinan, LLP

**1307-374**

**1154 South 8th Street 19147-5137** 2nd wd. 662.88 Sq. Ft. PRCL#021510400 Improvements: Residential Property  
PAU L. HO AND HUONG T. LE C.P. May Term, 2012 No. 00582 \$205,276.78 Phelan Hallinan, LLP

**1307-375**

**9215 Cambridge Street 19114-4205** 65th wd. 5000 Sq. Ft. PRCL#652423800 Improvements: Residential Property  
DAWN SOLLEY AND JOHN V. MONTELEONE, III C.P. May Term, 2012 No. 02693 \$171,630.41 Phelan Hallinan, LLP

**1307-376**

**1517 Arrott Street 19124-5809** 23rd wd. 1604.70 Sq. Ft. PRCL#232141400 Improvements: Residential Property  
NAZMUL ISLAM C.P. June Term, 2012 No. 011326 \$69,783.03 Phelan Hallinan, LLP

**1307-377**

**2520 North 17th Street 19132-3927** 16th wd. 1035.15 Sq. Ft. PRCL#161171400 Improvements: Residential Property  
EUGENE STALLWORTH C.P. August Term, 2009 No. 1148 \$49,159.77 Phelan Hallinan, LLP

**1307-378**

**2758 Mower Street 19152-2107** 57th wd. 2731.05 Sq. Ft. PRCL#571100000 Improvements: Residential Property  
MARK E. GEIST C.P. November Term, 2010 No. 03473 \$174,168.26 Phelan Hallinan, LLP

**1307-379**

**1054 North 67th Street 19151-3002** 34th wd. 1356.08 Sq. Ft. PRCL#344409700 Improvements: Residential Property  
MONICA LYNN WILSON C.P. October Term, 2008 No. 01239 \$98,068.51 Phelan Hallinan, LLP

**1307-380**

**319 Durfor Street 19148-3901** 39th wd. 700 Sq. Ft. PRCL#392165400 Improvements: Residential Property  
MARTIN PERRI C.P. September Term, 2012 No. 03412 \$109,415.56 Phelan Hallinan, LLP

**1307-381**

**5849 North Marshall Street 19120-1314** 61st wd. 1237.50 Sq. Ft. PRCL#612267700 Improvements: Residential Property  
TROY JONES C.P. February Term, 2013 No. 01447 \$75,392.92 Phelan Hallinan, LLP

**1307-382**

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

**1307-383**

**1922 East Monmouth Street 19134-3522** 25th wd. 1126.51 Sq. Ft. PRCL#252116200 Improvements: Residential Property  
RADAHAME RODRIGUEZ C.P. September Term, 2012 No. 00032 \$82,232.09 Phelan Hallinan, LLP

**1307-384**

**5443 North 6th Street 19120-2705** 61st wd. 1413.75 Sq. Ft. PRCL#612281000 Improvements: Residential Property  
ELIZABETH MILLER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF NEIL MILLER AKA NEIL R. MILLER, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NEIL MILLER, DECEASED. C.P. August Term, 2012 No. 03535 \$50,139.83 Phelan Hallinan, LLP

**1307-385**

**9538 James Street Unit #A 19114-3071** 88th wd. PRCL#888651351 Improvements: Condominium Unit  
JOSEPH NOCERO C.P. July Term, 2012 No. 01657 \$234,140.62 Phelan Hallinan, LLP

**1307-386**

**804 Hellerman Street 19111-5352** 35th wd. 2989.20 Sq. Ft. PRCL#353064400 Improvements: Residential Property  
KIMBERLY SALERNO C.P. June Term, 2012 No. 01478 \$183,805.77 Phelan Hallinan, LLP

**1307-387**

**5004 North Hutchinson Street 19141-3917** 49th wd. 1134.60 Sq. Ft. PRCL#491326600 Improvements: Residential Property  
KAYTHEE BARNES C.P. June Term, 2012 No. 02226 \$69,818.76 Phelan Hallinan, LLP

**1307-388**

**5943 North 3rd Street 19120-1843** 61st wd. 1232.80 Sq. Ft. PRCL#612389700 Improvements: Residential Property  
ANDRENA L. DIXON C.P. April Term, 2011 No. 03124 \$97,811.99 Phelan Hallinan, LLP

**SHERIFF'S SALE****1307-389**

**6222 North Palethorp Street aka 6222 Palethorp Street 19120-1515** 61st wd. 1200 Sq. Ft. PRCL#611041800 Improvements: Residential Property  
CARMELA DAVIS MACK C.P. September Term, 2011 No. 01148 \$72,985.72 Phelan Hallinan, LLP

**1307-390**

**818 East Thayer Street 19134-1912** 33rd wd. 1112.25 Sq. Ft. PRCL#331142000 Improvements: Residential Property  
ANGEL RODRIGUEZ AKA ANGEL A. RODRIGUEZ AND CAROLYN AXTEN C.P. November Term, 2010 No. 03455 \$85,613.13 Phelan Hallinan, LLP

**1307-391**

**1136 West Ritner Street 19148** 39th wd. 1024 Sq. Ft. PRCL#394108200 Improvements: Residential Property  
MICHAEL LANCELLOTTI C.P. October Term, 2009 No. 00917 \$205,585.84 Phelan Hallinan, LLP

**1307-392**

**1718 Tracey Street Unit B 19115-4270** 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of 50%). PRCL#888560204 Improvements: Condominium Unit  
IHOR ROMANYUK AND TETYANA KNYAZEYCH C.P. February Term, 2012 No. 03875 \$178,893.28 Phelan Hallinan, LLP

**1307-393**

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

**1307-394**

**13060 Townsend Road Unit J10 aka 13060 Townsend Road 19154-1001** 88th wd. Being designated on said Declaration Plan as Unit #J-10 as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the common elements (as defined in such declaration). PRCL#888660141 Improvements: Condominium  
SARAH E. FAISON C.P. September Term, 2012 No. 03034 \$120,746.03 Phelan Hallinan, LLP

**1307-395**

**901 North Penn Street, Unit R405 aka 901 Penn Street North R405 19123-3145** 88th wd. Being and designaed as Unit #R-405 together with a proportionate undivided interest in the Common Elements as defined in such Declaration. PRCL#888062010 Improvements: Residential Property  
SAMANTHA A. DICKERSON C.P. September Term, 2012 No. 02645 \$227,253.46 Phelan Hallinan, LLP

**1307-396**

**5955 Chester Avenue 19143-5517** 40th wd. 1448.75 Sq. Ft. PRCL#401118200 Improvements: Residential Property  
CHRISTIAN DIAZ C.P. May Term, 2009 No. 02774 \$51,102.44 Phelan Hallinan, LLP

**1307-397**

**1928 East York Street 19125-1214** 31st wd. 1337.62 Sq. Ft. PRCL#313136400 Improvements: Residential Property  
THOMAS J. SHINN C.P. September Term, 2012 No. 00044 \$49,723.51 Phelan Hallinan, LLP

**1307-398**

**6526 North 17th Street 19126-3514** 17th wd. 1408 Sq. Ft. PRCL#172214500 Improvements: Residential Property  
DWAYNE D. NELSON C.P. January Term, 2012 No. 03291 \$117,844.30 Phelan Hallinan, LLP

**1307-399**

**437 East Mount Pleasant Avenue 19119** 22nd wd. 18500 Sq. Ft. BRT#222148900 Improvements: Residential Property  
KHADRI ABDUS-SABOOR AND RASHIDA PATIENCE C.P. August Term, 2009 No. 02451 \$791,895.99 KML Law Group, P.C.

**1307-400**

**3431 North Water Street 19134** 7th wd. 938 Sq. Ft. BRT#073046500 Improvements: Residential Property  
EZQUIEL NAZARIO AND OLGA M. PEREIRA C.P. September Term, 2011 No. 02174 \$13,940.83 KML Law Group, P.C.

**1307-401**

**52 West Pomona Street 19144** 59th wd. 1692.81 Sq. Ft. BRT#593092300 Improvements: Residential Property  
NATHANIEL STEWART C.P. July Term, 2009 No. 00247 \$240,964.76 KML Law Group, P.C.

**1307-402**

**2528 South 13th Street 19148** 39th wd. 486.24

**SHERIFF'S SALE**

Sq. Ft. BRT#394441400 Improvements: Residential Property  
JANE POWLES C.P. November Term, 2007 No. 00054 \$207,135.72 KML Law Group, P.C.

**1307-403**

**538 Gerritt Street 19147-5821** 1st wd. 675.50 Sq. Ft. PRCL#011248400 Improvements: Residential Property  
AIMEE BOWERS C.P. January Term, 2012 No. 00554 \$90,334.08 Phelan Hallinan, LLP

**1307-404**

**26 West Manheim Street 19144-2943** 12th wd. 797.47 Sq. Ft. PRCL#123067300 Improvements: Residential Property  
STEPHEN JOSEPH C.P. October Term, 2008 No. 00362 \$96,723.76 Phelan Hallinan, LLP

**1307-405**

**2024 Pierce Street 19145-2013** 36th wd. 661.50 Sq. Ft. PRCL#363157200 Improvements: Residential Property  
RICHARD CURRO AKA RICHARD CURRO, JR. C.P. March Term, 2012 No. 03387 \$64,061.06 Phelan Hallinan, LLP

**1307-406**

**1542 North 62nd Street 19151-3802** 34th wd. 1855.54 Sq. Ft. PRCL#342312500 Improvements: Residential Property  
FELICIA A. BROWN C.P. September Term, 2012 No. 00361 \$47,774.56 Phelan Hallinan, LLP

**1307-407**

**719 Gaul Street 19125-2838** 18th wd. 577.50 Sq. Ft. PRCL#181454800 Improvements: Residential Property  
RYAN P. SHEVLIN C.P. October Term, 2011 No. 02976 \$129,703.16 Phelan Hallinan, LLP

**1307-408**

**270 East Queen Lane 19144-1726** 12th wd. 1350.44 Sq. Ft. PRCL#121124700 Improvements: Residential Property  
ROBERT E. CICCONE, JR. C.P. August Term, 2012 No. 02384 \$57,946.06 Phelan Hallinan, LLP

**1307-409**

**3324 Jasper Street 19134-2536** 45th wd. 942.50 Sq. Ft. PRCL#452379600 Improvements: Residential Property  
HERIBERTO RIVERA C.P. October Term, 2012 No. 04049 \$38,850.66 Phelan Hallinan, LLP

**1307-410**

**1236 Kerper Street 19111-4928** 53rd wd. 1681.74 Sq. Ft. PRCL#532089900 Improvements: Residential Property  
VICTORIA V. SAYERS C.P. March Term, 2012 No. 01740 \$51,248.39 Phelan Hallinan, LLP

**1307-411**

**317 North 60th Street 19139-1206** 4th wd. 1021.75 Sq. Ft. PRCL#042271000 Improvements: Residential Property  
HASSAAN WILLIAMS C.P. October Term, 2009 No. 03777 \$59,561.28 Phelan Hallinan, LLP

**1307-412**

**8024 Gilbert Street 19150-2420** 50th wd. 1447.39 Sq. Ft. PRCL#502117200 Improvements: Residential Property  
ROSEMARY SINCLAIR AND JEROME SINCLAIR C.P. March Term, 2012 No. 00353 \$223,078.12 Phelan Hallinan, LLP

**1307-413**

**5457 Valley Road 19124-1412** 62nd wd. 1122.68 Sq. Ft. PRCL#622335100 Improvements: Residential Property  
TONY DURAN C.P. January Term, 2013 No. 01893 \$101,087.65 Phelan Hallinan, LLP

**1307-414**

**5918 Turner Street 19151-3530** 34th wd. 1069.80 Sq. Ft. PRCL#342102200 Improvements: Residential Property  
ENIDE PICHONOT C.P. March Term, 2012 No. 00209 \$37,182.17 Phelan Hallinan, LLP

**1307-415**

**764 Hill Road 19128-1515** 21st wd. 3455 Sq. Ft. PRCL#214010300 Improvements: Residential Property  
GINA M. PAULINE C.P. February Term, 2013 No. 00037 \$260,814.26 Phelan Hallinan, LLP

**1307-416**

**3215 North Dover Street 19129-1814** 38th wd. 831.14 Sq. Ft. PRCL#381273000 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LULA M. BOYKINS, DECEASED C.P. July Term, 2012 No. 03003 \$79,385.26 Phelan Hallinan, LLP

**1307-417**

**5634 Sprague Street 19138-1744** 12th wd. 879.62 Sq. Ft. PRCL#122270200 Improvements: Residential Property  
GARY J. MURRAY C.P. June Term, 2010 No. 00389 \$155,069.37 Phelan Hallinan, LLP

**SHERIFF'S SALE****1307-418**

**528 Moore Street 19148-1829** 1st wd. 999.60 Sq. Ft. PRCL#011391800 Improvements: Residential Property  
MARIA FABIOLA DIAZ C.P. June Term, 2012 No. 02404 \$124,786.05 Phelan Hallinan, LLP

**1307-419**

**9922 Crestmont Avenue 19114-1962** 66th wd. 2304 Sq. Ft. PRCL#661289508 Improvements: Residential Property  
ELAINE BLACK, INDIVIDUALLY AND IN HER CAPACITY AS ADMINSTRATRIX OF THE ESTATE OF JOSEPH W. BLACK AKA JOSE BLACK C.P. December Term, 2012 No. 00420 \$36,808.33 Phelan Hallinan, LLP

**1307-420**

**2333 South 71st Street 19142-1102** 40th wd. 800 Sq. Ft. PRCL#406164100 Improvements: Residential Property  
SHAVON S. MOSES C.P. October Term, 2012 No. 03326 \$44,291.29 Phelan Hallinan, LLP

**1307-421**

**1010 Race St, Unit 6B 19107-2332** 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .00775%. PRCL#888071578 Improvements: Condominium  
BEVERLY Z. HARTING AND DIANE SILVER C.P. June Term, 2012 No. 02877 \$192,083.56 Phelan Hallinan, LLP

**1307-422**

**1644 South Taney Street 19145-1224** 36th wd. 700 Sq. Ft. PRCL#364288800 Improvements: Residential Property  
ROBERT DERR AND TERESA DERR C.P. December Term, 2012 No. 01956 \$57,205.47 Phelan Hallinan, LLP



## SHERIFF'S SALE

00051 \$49,737.95 Udren Law Offices, P.C.

**1307-433**

**2322 South Hutchinson Street 19148-3705**  
39th wd. West side of Hutchinson Street at a distance of 161 ft 7-3/8 inches, southward from the south side of Wolf Street front 14 ft 0 in, depth 52 ft 0 in Subject to Mortgage Improvements: Residential Dwelling  
DAWN MARIE MITA C.P. December Term, 2012 No. 03236 \$151,491.49 Stephen M. Hladik, Esq.

**1307-434**

**6537 Ditman Street 19135** 41st wd. 1182.22 Sq. Ft. BRT#411241100 Subject to Mortgage Improvements: Residential Property  
LOUIS BAYLOR C.P. November Term, 2010 No. 2906 \$58,629.93 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

**1307-435**

**2040 Tyson Avenue 19149-1809** 54th wd. 3698.20 Sq. Ft. BRT#542077900 Improvements: Residential Dwelling  
YOUNG HAE PARK AND STONE PARK C.P. April Term, 2012 No. 01128 \$143,441.55 Barbara A. Fein, Esq.

**1307-436**

**5123 Wynnefield Avenue 19131-2419**  
52nd wd. 7954 Sq. Ft. BRT#521177800 Improvements: Residential Dwelling  
DONNA L. RODERICK C.P. August Term, 2012 No. 01525 \$334,701.02 Barbara A. Fein, Esq.

**1307-437**

**7327 Sommers Road 19138-1329** 15th wd. 1936.38 Sq. Ft. BRT#201327500 Improvements: Residential Dwelling  
ARTHUR ROSEBORO C.P. August Term, 2012 No. 01879 \$61,339.33 Barbara A. Fein, Esq.

**1307-438**

**7550 Woodbine Avenue 19151-2720** 34th wd. 1638 Sq. Ft. BRT#343200400 Improvements: Residential Dwelling  
ERNEST FIELDS AND AUDREY FIELDS C.P. December Term, 2011 No. 00863 \$102,957.07 Barbara A. Fein, Esq.

**1307-439**

**9908 Bustleton Avenue, Unit H-10 19115-2102** 58th wd. 1203 Sq. Ft. BRT#888580402 Improvements: Condominium  
ALISHER MALIKOV C.P. September Term, 2008 No. 03248 \$232,401.97 Barbara A. Fein, Esq.

**1307-440**

**2213 North Uber Street 19132-4840** 16th wd. Situate on the east side of Uber Street at the distance of 95 feet northward from the north side of Susquehanna Avenue Subject to Mortgage Improvements: Row 3 Sty Masonry  
CHARLES BROWN C.P. December Term, 2012 No. 03665 \$109,091.61 Chandra M. Arkema, Esq.

**1307-441**

**3810 Pearson Avenue 19114** 57th wd. 3811.74 Sq. Ft. BRT#572151000 Improvements: Residential Property  
ROXANNE KOCI AND XHELAL KOCI C.P. October Term, 2006 No. 04399 \$159,600.11 KML Law Group, P.C.

**1307-442**

**3900 Ford Road Unit 8D 19131** 52nd wd. Together with a proportionate undivided interest in the Common Elements of .354595%, Appx Size 1526 Sq. Ft. BRT#888520110 Improvements: Residential Property  
CONARD K. KING, JR. AS ADMINISTRATOR OF THE ESTATE OF BEATRICE L. KING, DECEASED. C.P. December Term, 2012 No. 00907 \$187,924.80 KML Law Group, P.C.

**1307-443**

**3241 North Etting Street 19129** 38th wd. 855 Sq. Ft. BRT#381250500 Improvements: Residential Property  
JEANNETTE HORAN C.P. June Term, 2012 No. 03077 \$63,783.22 KML Law Group, P.C.

**1307-444**

**521 Hoffman Street 19148** 39th wd. 700 Sq. Ft. BRT#392008300 Improvements: Residential Real Estate  
UNKNOWN HEIRS, EXECUTORS, AND DEVEISEES OF THE ESTATE OF CHERYL SHEPHERD C.P. June Term, 2012 No. 03124 \$39,822.41 Stern & Eisenberg, P.C.

**1307-445**

**3242 Jasper Street aka 1885 East Madison Street 19134** 45th wd. 3420 Sq. Ft. BRT#452017100 Improvements: Residential Property  
GEORGE CAPEWELL C.P. September Term, 2008 No. 003504 \$20,185.38 Leonard J. Mucci, III, Esq.

**1307-446**

**141 West Delphine Street 19120** 42nd wd. 1050 Sq. Ft. BRT#422268200 Improvements:

## SHERIFF'S SALE

Residential Property  
ESTEBAN GERENA (MORTGAGOR) AND EILEEN GERENA (REAL OWNER) C.P. January Term, 2012 No. 003717 \$127,646.58 Leonard J. Mucci, III, Esq.

**1307-447**

**5916 North 13th Street 19141** 49th wd. 4736.40 Sq. Ft. BRT#493217100 Improvements: Residential Property  
CALVIN V. DIGGS AND ROSE MARY DIGGS C.P. June Term, 2010 No. 003166 \$107,911.54 Leonard J. Mucci, III, Esq.

**1307-448**

**12214 Medford Road 19154** 66th wd. 2500 Sq. Ft. BRT#663235600 Improvements: Residential Property  
FRANK A. MUSSELMAN C.P. December Term, 2012 No. 003775 \$191,790.27 Leonard J. Mucci, III, Esq.

**1307-449**

**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 Christopher A. DeNardo, Esq.

**1307-450**

**2508 South Carroll Street 19142** 40th wd. 1232 Sq. Ft. BRT#406107200 Improvements: Residential Property  
JAMES TOKPAWHIEA C.P. December Term, 2012 No. 004280 \$68,810.36 Leonard J. Mucci, III, Esq.

**1307-451**

**7415 North 21st Street 19138** 10th wd. 1740 Sq. Ft. BRT#101181600 Improvements: Residential Property  
PAMELA L. TURLINGTON, EXECUTRIX OF THE ESTATE OF DOROTHY PICKETT, DECEASED C.P. January Term, 2010 No. 000480 \$36,809.66 Leonard J. Mucci, III, Esq.

**1307-452**

**106 West Tabor Road 19120** 42nd wd. 3879 Sq. Ft. BRT#422279800 Improvements: Residential Real Estate  
MIGUEL A. SANTOS C.P. February Term, 2013 No. 02577 \$126,418.58 Stern & Eisenberg, P.C.

**1307-453**

**5351 Hazelhurst Street 19131** 52nd wd. 1143.10 Sq. Ft. BRT#521063400 Improvements: Residential Real Estate  
BARBARA ORR C.P. January Term, 2013 No. 00995 \$101,407.22 Stern & Eisenberg, P.C.

**1307-454**

**2001-2015 North 6th Street 19122-1413** 18th wd. 4915 Sq. Ft. BRT#884344041 Improvements: Residential Dwelling  
JULIO E. AGOSTO C.P. November Term, 2012 No. 001058 \$53,435.16 Law Offices of Gregory Javardian

**1307-455**

**7581 Malvern Avenue 19151-2815** 34th wd. 3970 Sq. Ft. BRT#343173900 Subject to Mortgage Improvements: Residential Dwelling  
YUSEF O. COOPER C.P. June Term, 2009 No. 04658 \$122,376.04 Law Offices of Gregory Javardian

**1307-456**

**228 South 51st Street 19139-4147** 46th wd. 1768.3 Sq. Ft. BRT#602169850 Improvements: Residential Dwelling  
WALLACE MCDUFFIE, JR. AND VIVIA E. MCDUFFIE C.P. July Term, 2012 No. 04602 \$28,462.27 Law Offices of Gregory Javardian

**1307-457**

**149 Moore Street 19148-1922** 1st wd. 928.7 Sq. Ft. BRT#011137500 Improvements: Residential Dwelling  
RICHARD PARSONS, JR., AND THE UNITED STATES OF AMERICA C.P. April Term, 2012 No. 02046 \$23,244.64 Law Offices of Gregory Javardian

**1307-458**

**4837 Walton Avenue 19143-2018** 46th wd. 2018.8 Sq. Ft. BRT#461081600 Improvements: Residential Dwelling  
KENRICK C. TALBOT AND ALLYSON L. HUNTER-TALBOT C.P. October Term, 2011 No. 04637 \$176,513.43 Law Offices of Gregory Javardian

**1307-459**

**5511 North Marshall Street 19120-2714** 61st wd. 1790 Sq. Ft. BRT#612261100 Improvements: Residential Dwelling  
INEA WEST C.P. July Term, 2012 No. 04071 \$112,686.37 Law Offices of Gregory Javardian

**1307-460**

**667 East Clearfield Street 19134-3001** 33rd wd. 843.33 Sq. Ft. BRT#331008000 Subject to Mortgage Improvements: Residential Dwelling  
CEFFON THORNTON AKA CEFFRON THORNTON AKA C. THORNTON C.P. March Term, 2011 No. 000510 \$50,076.98 Law Offices of Gregory Javardian

**1307-461**

**2749 North Ringgold Street 19132-3209**

## SHERIFF'S SALE

28th wd. 652.5 Sq. Ft. BRT#281010100 Improvements: Residential Dwelling  
CHRISTINE L. REAVES AS ADMINISTRATOR OF THE ESTATE OF CASSIE MORRELL C.P. September Term, 2012 No. 03225 \$15,971.56 Law Offices of Gregory Javardian

**1307-462**

**2720 Pierce Street 19145** 36th wd. 757.50 Sq. Ft. BRT#364260100 Improvements: Residential Real Estate  
ERIC KRAUS AND FELICIA KRAUS C.P. December Term, 2012 No. 03331 \$74,192.57 Stern & Eisenberg, P.C.

**1307-463**

**3505 Brookview Road 19154** 66th wd. 1360 Sq. Ft. BRT#662380500 Improvements: Residential Real Estate  
MICHELLE RAUCHEISEN AND JOHN M. RAUCHEISEN C.P. October Term, 2012 No. 04436 \$133,853.55 Stern & Eisenberg, P.C.

**1307-464**

**944 North Bambrey Street 19130** 29th wd. 716.32 Sq. Ft. BRT#291346900 Improvements: Residential Property  
DEMARCUS KINTA FREEMAN C.P. November Term, 2012 No. 003136 \$244,516.62 Leonard J. Mucci, III, Esq.

**1307-465**

**2428 South Lee Street 19148** 39th wd. 713 Sq. Ft. BRT#391216200 Improvements: Residential Property  
GEORGE DOUGHERTY AKA GEORGE B. DOUGHERTY C.P. January Term, 2013 No. 001704 \$131,645.67 Leonard J. Mucci, III, Esq.

**1307-466**

**2031 East Moyamensing Avenue 19148** 39th wd. 1032 Sq. Ft. BRT#392241500 Improvements: Residential Property  
RICHARD L. DICKENS C.P. December Term, 2012 No. 0105 \$246,049.29 Christopher A. DeNardo, Esq.

**1307-467**

**6626 Lansdowne Avenue 19151** 34th wd. 1134.75 Sq. Ft. BRT#344022900 Improvements: Residential Property  
CHARITA N. HENRY C.P. December Term, 2012 No. 002684 \$64,698.95 Leonard J. Mucci, III, Esq.

**1307-468**

**2540 South Sheridan Street 19148** 39th wd. 672 Sq. Ft. BRT#393157500 Improvements: Residential Property  
ABRAHAM NAPOLEON VALLADARES C.P. February Term, 2013 No. 001321 \$166,078.42 Leonard J. Mucci, III Esq.

**1307-469**

**205 West Champlost Street 19120** 61st wd. 1200 Sq. Ft. BRT#612167100 Improvements: Residential Property  
GAIL HELEN MUNROE C.P. February Term, 2013 No. 000910 \$78,692.29 Leonard J. Mucci, III, Esq.

**1307-470**

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

**1307-471**

**5606 Wyndale Avenue 19131** 52nd wd. 2450 Sq. Ft. BRT#522126100 Improvements: Residential Property  
ANTOINE GARDINER C.P. August Term, 2012 No. 01386 \$53,134.09 Kristine M. Anthon, Esq.

**1307-472**

**4309 Horrocks Street 19124** 23rd wd. 1320 Sq. Ft. BRT#234222300 Improvements: Residential Property  
DAVID LITCHFIELD C.P. September Term, 2012 No. 00996 \$93,871.70 Kristine M. Anthon, Esq.

**1307-473**

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

**1307-474**

**1124 North Street 19123** 14th wd. 580 Sq. Ft. BRT#141298400 Improvements: Residential Property  
PROPERTY OF CAROLE GANT C.P. May Term, 2012 No. 02967 \$238,592.75 Kristine M. Anthon, Esq.

**1307-475**

**2610 East Almond Street 19125** 31st wd. 744 Sq. Ft. BRT#312081000 Improvements: Residential Property  
MATHEW HOCHSTRASSER AKA MATHEW HOCHSTRASSER C.P. February Term, 2012 No. 03873 \$120,852.33 Kristine M. Anthon, Esq.

## SHERIFF'S SALE

**1307-476**  
**6348 Kingessing Avenue 19142** 40th wd. 1200 Sq. Ft. BRT#401269000 Improvements: Residential Property  
BEATRICE GBEADAY AKA BEATRICE S. GBEADAY C.P. May Term, 2009 No. 02707 \$34,506.94 Kristine M. Anthon, Esq.

**1307-477**

**430 East TUPLEHOCKEN STREET 19144** 59th wd. 2250 Sq. Ft. BRT#592108300 Improvements: Residential Property  
PATRICIA HARRIS AND KEITH GREEN C.P. September Term, 2012 No. 03469 \$56,216.70 Kristine M. Anthon, Esq.

**1307-478**

**1829 East Ontario Street 19134** 45th wd. 875 Sq. Ft. BRT#452081000 Improvements: Residential Property  
LEO JIWANMALL C.P. September Term, 2012 No. 02762 \$76,832.74 Kristine M. Anthon, Esq.

**1307-479**

**6354 Cottage Street 19135** 41st wd. 1440 Sq. Ft. BRT#552390000 Improvements: Residential Property  
DAVID D. GAETA C.P. May Term, 2012 No. 03177 \$111,193.62 Kristine M. Anthon, Esq.

**1307-480**

**2321 Federal Street 19146** 36th wd. 1600 Sq. Ft. BRT#361253900 Improvements: Residential Property  
THOMAS THANG LE AKA THOMAS T. LE C.P. May 2012 Term, No. 01318 \$79,569.10 Kristine M. Anthon, Esq.

**1307-481**

**1138 East Stafford Street 19138-1831** 59th wd. 1236 Sq. Ft. BRT#591036900 Improvements: Residential Dwelling  
DEBORAH HAWKINS AKA DEBORAH HANKINS AS ADMINISTRATRIX OF THE ESTATE OF DAISY J. STEELE AKA DAISY L. STEELE, DECEASED. C.P. June Term, 2012 No. 01341 \$67,312.55 Law Offices of Gregory Javardian

**1307-482**

**4219 North 8th Street 19140-2212** 43rd wd. 1067.98 Sq. Ft. BRT#433351200 Improvements: Residential Dwelling  
BRIDGET GRAHAM C.P. April Term, 2012 No. 01860 \$58,288.04 Powers, Kim & Javardian, LLC

**1307-483**

**4542 Strable Street 19136** 65th wd. 2751.04 Sq. Ft.; row b/gar 2 sty masonry BRT#652062400 Improvements: Residential Dwelling  
MICHAEL MILLER, JEAN LUND, AND UNITED STATES OF AMERICA C.P. October Term, 2011 No. 00393 \$123,378.69 McCabe, Weisberg, & Conway, P.C.

**1307-484**

**1811 Lippincott Street 19134** 25th wd. 1554 Sq. Ft.; row 2 sty, masonry BRT#252277600 Improvements: Residential Dwelling  
JOAN A. BURNS AND JOSEPH F. BURNS C.P. July Term, 2012 No. 04591 \$17,948.57 McCabe, Weisberg, & Conway, P.C.

**1307-485**

**1407 East Cliveden Street 19150** 10th wd. 6210 Sq. Ft.; det w/gar 2 sty masonry BRT#102314500 Improvements: Residential Dwelling  
CLARENCE L. CLARK, III AND IDELIA CLARK AKA IDALIA CLARK C.P. June Term, 2012 No. 03973 \$199,548.55 McCabe, Weisberg, & Conway, P.C.

**1307-486**

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

**1307-487**

**4510 East Thompson 19137** 45th wd. 3032 Sq. Ft.; det 2 sty masonry BRT#453223700 Improvements: Residential Dwelling  
NICOLO, TIMOTHY M C.P. August Term, 2012 No. 03001 \$162,834.29 McCabe, Weisberg, & Conway, P.C.

**1307-488**

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

**1307-489**

**7841 Rugby Street 19150** 50th wd. 2969 Sq. Ft.; row b/gar 2 sty masonry BRT#502095900 Improvements: Residential Dwelling  
PROPERTY OF SHERRIE REID, ONLY KNOWN SURVIVING HEIR OF ANNA HECTOR, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN

## SHERIFF'S SALE

SURVIVING HEIR OF ANNA HECTOR, DECEASED MORTGAGOR AND REAL OWNER. C.P. August Term, 2010 No. 03184 \$128,791.07 McCabe, Weisberg, & Conway, P.C.

**1307-490**

**110 Mifflin Street 19148** 39th wd. 1924.2 Sq. Ft.; row 2 sty masonry BRT#391008200 Improvements: Residential Dwelling  
MEREDITH O'DONNELL AND MICHAEL O'DONNELL C.P. February Term, 2010 No. 01702 \$164,044.87 McCabe, Weisberg, & Conway, P.C.

**1307-491**

**1819 West Ashdale Street 19141** 17th wd. 1960 Sq. Ft.; row b/gar 2 sty masonry BRT#171054500 Improvements: Residential Dwelling  
DEBRA GAINES ROBERTS AKA DEBRA GAINES-ROBERTS C.P. August Term, 2011 No. 02115 \$65,614.18 McCabe, Weisberg, & Conway, P.C.

**1307-492**

**5780 Dunlap Street 19131** 4th wd. 2565 Sq. Ft.; row b/gar 2 sty masonry BRT#043238100 Improvements: Residential Dwelling  
TERITA D. MATHIS C.P. April Term, 2012 No. 00819 \$57,434.20 McCabe, Weisberg, & Conway, P.C.

**1307-493**

**300 Byberry Road Apartment, #L12 19116** 58th wd. 412 Sq. Ft.; res condo 3 sty masonry BRT#888582223 Improvements: Condominium  
ELLA AVAKYAN C.P. March Term, 2012 No. 02240 \$94,024.80 McCabe, Weisberg, & Conway, P.C.

**1307-494**

**9235 Academy Road 19114** 57th wd. 8700 Sq. Ft.; det w/d gar 1.5 sty frame BRT#572341500 Subject to Mortgage Improvements: Residential Dwelling  
LORI LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, DIANE L. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, RICHARD M. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE,



**SHERIFF'S SALE**

No. 04256 \$188,119.17 Mark J. Udren, Esq.

**1307-499**

**6152 Walker Street 19135** 55th wd. 1489.00 Sq. Ft. BRT#552310000 Improvements: Residential Dwelling  
**KAMIL VANCE-HARRIS** C.P. April Term, 2012 No. 03692 \$123,958.49 Udren Law Offices, P.C.

**1307-500**

**2550 North Gratz Street 19132** 16th wd. 672 Sq. Ft. BRT#162068500 Improvements: Residential Dwelling  
**EDWARD DUNCAN** C.P. October Term, 2010 No. 02771 \$60,087.97 Mark J. Udren, Esq.

**1307-501**

**5225 Oakland Street 19124** 62nd wd. BRT#621401800 Subject to Mortgage Improvements: Residential Dwelling  
**MARJORIE S. DUVAL AND EDGARDO GUZMAN** C.P. May Term, 2010 No. 03955 \$153,486.97 Udren Law Offices, P.C.

**1307-502**

**527 Greenhill Lane 19128** 21st wd. 6913.83 Sq. Ft. BRT#212410286 Improvements: Residential Dwelling  
**CHRISTOPHER RUBEN AND ELAINE E. RUBEN** C.P. July Term, 2012 No. 02077 \$395,390.19 Udren Law Offices, P.C.

**1307-503**

**1605 South 2nd Street 19148** 1st wd. 930.00 Sq. Ft. BRT#011199800 Improvements: Residential Dwelling  
**MARGARET M. MCGARRIGLE** C.P. March Term, 2010 No. 05465 \$127,276.64 Udren Law Offices, P.C.

**1307-504**

**3765 South Hereford Lane 19114** 66th wd. 4625 Sq. Ft. BRT#661271700 Improvements: Residential Dwelling  
**ORLANDO RIVERA AND MARILYN RODRIGUEZ** C.P. August Term, 2011 No. 01125 \$93,133.98 Udren Law Offices, P.C.

**1307-505**

**2127 East Washington Lane 19138** 50th wd. 4530.10 Sq. Ft. BRT#501395100 Improvements: Residential Dwelling  
**SHERAE A. MORRIS** C.P. May Term, 2012 No. 03500 \$121,743.11 Udren Law Offices, P.C.

**1307-506**

**6250 Crafton Street 19149-3509** 35th wd. 1368.00 Sq. Ft. BRT#621538000 Improvements: Residential Dwelling  
**ELEENE M. PERKS** C.P. January Term, 2013 No. 01881 \$54,571.85 Udren Law Offices, P.C.

**1307-507**

**4526 Sansom Street 19139** 60th wd. 44177 Sq. Ft. BRT#601030700 Improvements: Residential Dwelling  
**MAMADOU TOURE** C.P. November Term, 2011 No. 00381 \$384,339.66 Udren Law Offices, P.C.

**1307-508**

**4800 Tacony Street 19137** 23rd wd. 2000 Sq. Ft. BRT#453428200 Improvements: Residential Dwelling  
**FERNANDO VAZQUEZ** C.P. December Term, 2012 No. 03540 \$96,078.86 Udren Law Offices, P.C.

**1307-509**

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

**1307-510**

**5447 Osage Avenue 19143** 60th wd. 961 Sq. Ft. BRT#60310000 Improvements: Residential Dwelling  
**CHARLES GREGG** C.P. April Term, 2010 No. 04270 \$59,344.98 Mark J. Udren, Esq.

**1307-511**

**234 South 57th Street 19139** 60th wd. 1282.23 Sq. Ft. BRT#604252700 Improvements: Residential Dwelling  
**ALBERT GEDDES** C.P. November Term, 2010 No. 03114 \$72,257.07 Udren Law Offices, P.C.

**1307-512**

**1541 South Lindenwood Street 19143** 51st wd. 825 Sq. Ft. BRT#512062500 Subject to Mortgage Improvements: Residential Dwelling  
**JOSEPH B. CASSELL AND KORTOE CASSELL** C.P. February Term, 2013 No. 00056 \$52,277.48 Udren Law Offices, P.C.

**1307-513**

**2226 North Melvin Street 19131** 52nd wd. NO Sq. Ft. BRT#522253000 Subject To Mortgage 1297.60 Improvements: Residential Dwelling  
**WILLIE MAE POWELL** C.P. August Term, 2011 No. 04284 \$78,958.96 Udren Law Offices, P.C.

**SHERIFF'S SALE****1307-514**

**6647 Lynford Street 19149** 54th wd. 1542.42 Sq. Ft. BRT#541177800 Improvements: Residential Dwelling  
**HA T. LANG AND PHUONG HUE LANG** C.P. December Term, 2012 No. 03954 \$145,289.02 Udren Law Offices, P.C.

**1307-515**

**1914 South 69th Street 19142-1202** 40th wd. 2827.04 Sq. Ft. PRCL#403200300 Improvements: Residential Property  
**CARLA L. RAHEMUTULLA** C.P. July Term, 2012 No. 03988 \$108,549.24 Phelan Hallinan, LLP

**1307-516**

**3916 Elsinore Street 19124-5412** 33rd wd. 1096.87 Sq. Ft. PRCL#332207100 Improvements: Residential Property  
**VINCENT WALTERS** C.P. August Term, 2012 No. 02552 \$92,161.36 Phelan Hallinan, LLP

**1307-517**

**4554 North Smedley Street 19140-1145** 13th wd. 1315.10 Sq. Ft. PRCL#132134700 Improvements: Residential Property  
**ROBER TL. FELICIANI, III, ESQUIRE** IN HIS CAPACITY AS ADMINISTRATOR DBN OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER, CHERYL A. FUREY, ESQUIRE IN HER CAPACITY AS ADMINISTRATOR DBN OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER LEVERN CONVINGTON, 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 \$71,093.05 Phelan Hallinan, LLP

**1307-518**

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

**1307-519**

**5107 Aspen Street 19139-1503** 44th wd. 1280 Sq. Ft. PRCL#441253900 Improvements: Residential Property  
**MARK A. WOODRUFF AKA MARK WOODRUFF** C.P. May Term, 2012 No. 00771 \$48,944.33 Phelan Hallinan, LLP

**1307-520**

**5550 Sansom Street 19139-3241** 60th wd. 1680 Sq. Ft. PRCL#604028200 Improvements: Residential Property  
**HIKEEM STEED** C.P. November Term, 2008 No. 00865 \$163,350.45 Phelan Hallinan, LLP

**1307-521**

**145 East Pleasant Street aka 145 Pleasant Street 19119-2145** 22nd wd. 1011.75 Sq. Ft. PRCL#222072800 Improvements: Residential Property  
**BRENDA THOMAS** C.P. September Term, 2012 No. 02653 \$39,228.75 Phelan Hallinan, LLP

**1307-522**

**1732 Megargee Street 19152-1804** 56th wd. 2222 Sq. Ft. PRCL#562220800 Improvements: Residential Property  
**BEVERLY FOX, HERMAN FOX AND NADINE BREEZE** C.P. January Term, 2012 No. 01183 \$143,301.25 Phelan Hallinan, LLP

**1307-523**

**9231 Convent Avenue 19114-3514** 57th wd. 6000 Sq. Ft. PRCL#572226800 Improvements: Residential Property  
**ANTHONY I. LAMBERT, JR.** C.P. June Term, 2010 No. 02218 \$34,350.26 Phelan Hallinan, LLP

**1307-524**

**5857 Woodcrest Avenue 19131-2214** 52nd wd. 1565.28 Sq. Ft. PRCL#522159900 Improvements: Residential Property  
**DONALD W. FINCH** C.P. September Term, 2011 No. 03050 \$79,711.27 Phelan Hallinan, LLP

**1307-525**

**5420 Gainor Road 19131-3112** 52nd wd. 3125 Sq. Ft. PRCL#522100600 Improvements: Residential Property  
**NIKOLE ADAMS AKA NIKOLE FRANKLIN AND CHRISTOPHER J. ADAMS** C.P. April Term, 2012 No. 01143 \$180,674.08 Phelan Hallinan, LLP

**1307-526**

**2625 South Daggett Street 19142-2804** 40th wd. 1240 Sq. Ft. PRCL#406007100 Improvements: Residential Property  
**KHALILAH FELDER** C.P. December Term, 2011 No. 03325 \$59,532.02 Phelan Hallinan, LLP

**SHERIFF'S SALE****1307-527**

**1916 68th Avenue 19138-3122** 50th wd. 960 Sq. Ft. PRCL#102436000 Improvements: Residential Property  
**ERIC MARTIN** C.P. December Term, 2011 No. 01123 \$87,783.49 Phelan Hallinan, LLP

**1307-528**

**873 East Russell Street 19134-1330** 33rd wd. 892.20 Sq. Ft. PRCL#331181000 Improvements: Residential Property  
**MILAGROS RODRIGUEZ AKA MILAGROS AVILES** C.P. January Term, 2012 No. 02407 \$19,208.99 Phelan Hallinan, LLP

**1307-529**

**6658 North Uber Street 19138-3134** 10th wd. 1184.55 Sq. Ft. PRCL#102030600 Improvements: Residential Property  
**CHARLOTTE ROBINSON-DUCKETT, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBBIE ROBINSON, CHARRELE BROWN, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBBIE ROBINSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBBIE ROBINSON, DECEASED.** C.P. April Term, 2012 No. 03255 \$59,667.23 Phelan Hallinan, LLP

**1307-530**

**3117 Maureen Drive 19154-1308** 66th wd. 10479 Sq. Ft. PRCL#663062571 Improvements: Residential Property  
**CRAIG ZIMMERMAN AND LORIANN ZIMMERMAN** C.P. May Term, 2012 No. 00270 \$153,043.64 Phelan Hallinan, LLP

**1307-531**

**5912 Springfield Avenue 19143-5235** 40th wd. 1448.75 Sq. Ft. PRCL#401096000 Improvements: Residential Property  
**JAMES S. GRIFFIN** C.P. May Term, 2010 No. 04050 \$47,476.02 Phelan Hallinan, LLP

**1307-532**

**1820 North Howard Street 19122-2410** 18th wd. 714 Sq. Ft. PRCL#183074900 Improvements: Residential Property  
**SYDRICK H. RABUSA** C.P. August Term, 2012 No. 01177 \$71,615.95 Phelan Hallinan, LLP

**1307-533**

**407 East Livingston Street 19125** 18th wd. 451.65 Sq. Ft. PRCL#181418700 Improvements: Residential Property  
**THOMAS VOULGARIS** C.P. July Term, 2007 No. 01745 \$57,399.11 Phelan Hallinan, LLP

**1307-534**

**2313 South 16th Street 19145-4403** 29th wd. 950.46 Sq. Ft. PRCL#261250500 Improvements: Residential Property  
**SARAH SCHNEIDER** C.P. November Term, 2011 No. 00026 \$101,390.70 Phelan Hallinan, LLP

**1307-535**

**8525 Mansfield Avenue 19150-3207** 50th wd. 3392.99 Sq. Ft. PRCL#502027000 Improvements: Residential Property  
**NICOLE JAMES AND AMINAH JAMES** C.P. February Term, 2012 No. 00508 \$66,390.25 Phelan Hallinan, LLP

**1307-536**

**6741 Horrocks Street 19149-2211** 54th wd. 1340.62 Sq. Ft. PRCL#542346600 Improvements: Residential Property  
**EDWIN R. DARDON** C.P. March Term, 2011 No. 03449 \$484,106.93 Phelan Hallinan, LLP

**1307-537**

**7538 Elmwood Avenue 19153-1332** 40th wd. 1350.31 Sq. Ft. PRCL#404238800 Improvements: Residential Property  
**JOYCE GORDON** C.P. April Term, 2011 No. 02005 \$107,797.19 Phelan Hallinan, LLP

**1307-538**

**1032 Unruh Avenue 19111-4820** 53th wd. 2975 Sq. Ft. PRCL#532056500 Improvements: Residential Property  
**BADRUL AHMED KHAN** C.P. January Term, 2012 No. 00557 \$208,540.33 Phelan Hallinan, LLP

**1307-539**

**1946 South Iseminger Street 19148-2207** 39th wd. 644 Sq. Ft. PRCL#394408000 Improvements: Residential Property  
**KIMMARIE S. SANTOSUSSO** C.P. March Term, 2012 No. 02386 \$43,162.21 Phelan Hallinan, LLP

**1307-540**

**6714 Guyer Avenue 19142-2611** 40th wd. 1105 Sq. Ft. PRCL#406325800 Improvements: Residential Property  
**JACK JANES** C.P. May Term, 2012 No. 01890 \$60,846.99 Phelan Hallinan, LLP

**1307-541**

**6651 Erdrick Street 19135-2601** 55th wd. 1292.68 Sq. Ft. PRCL#552277900 Improvements: Residential Property  
**SCOTT WENDEL AND ELIZABETH P. WENDEL** AKA ELIZABETH P.

**SHERIFF'S SALE**

**DETKIEWICZ** C.P. November Term, 2009 No. 03981 \$74,829.52 Phelan Hallinan, LLP

**1307-542**

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

**1307-543**

**8442 Temple Road 19150-1917** 50th wd. 1620 Sq. Ft. PRCL#501079900 Improvements: Residential Property  
**CALVIN GLENN AND BERNADINE GLENN** C.P. March Term, 2012 No. 03695 \$8,014.97 Phelan Hallinan, LLP

**1307-544**

**952 Allengrove Street 19124-2410** 23rd wd. 2933.15 Sq. Ft. PRCL#233042000 Improvements: Residential Property  
**RASHEED ABDULLAH** C.P. December Term, 2012 No. 03515 \$157,250.47 Phelan Hallinan, LLP

**1307-545**

**4118 Bennington Street 19124-5217** 33rd wd. 1215 Sq. Ft. PRCL#332287500 Improvements: Residential Property  
**ANDREA DEMPSEY AND ROBERT DEMPSEY AKA ROBERT W. DEMPSEY** C.P. August Term, 2012 No. 02817 \$87,983.17 Phelan Hallinan, LLP

**1307-546**

**2828 North Marvine Street 19133** 37th wd. 1168 Sq. Ft. PRCL#372246400 Improvements: Residential Property  
**STANLEY J. SAUNDERS, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KENNETH A. SAUNDERS; NANCY C. SAUNDERS IN HER CAPACITY AS HEIR OF THE ESTATE OF KENNETH A. SAUNDERS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KENNETH A. SAUNDERS, DECEASED.** C.P. September Term, 2012 No. 03440 \$43,114.55 Phelan Hallinan, LLP

**1307-547**

**167 North Robinson Street 19139-2313** 34th wd. 927.48 Sq. Ft. PRCL#341170100 Improvements: Residential Property  
**BERNARD NESMITH** C.P. November Term, 2011 No. 01022 \$85,039.23 Phelan Hallinan, LLP

**1307-548**

**3750 Clarendon Avenue, #11 19114-1936** 88th wd. Together with all right, title and interest, being 1.0829 undivided interest of, in and to the Common Elements as defined by the Unit Property Act of Pennsylvania, and as more fully set forth in the aforementioned Declaration of Condominium and Plan. PRCL#88866011 Improvements: Condominium Unit  
**PAMELA L. RENNINGER** C.P. January Term, 2012 No. 00892 \$63,873.62 Phelan Hallinan, LLP

**1307-549**

**5217 Westminister Avenue 19131-5009** 44th wd. 856.90 Sq. Ft. PRCL#442061600 Improvements: Residential Property  
**DARRELL REED AND SHENNETH REED AKA SHANNETH REED** C.P. March Term, 2012 No. 03573 \$64,097.33 Phelan Hallinan, LLP

**1307-550**

**1707 Wallace Street, #1F 19130-3312** 88th wd. Designated as Unit #1F together with a proportionate undivided interest in the Common Elements. PRCL#888153562 Improvements: Condominium Unit  
**MEGHANN WEAVER AKA MEGHANN E. WEAVER** C.P. June Term, 2012 No. 03339 \$217,051.11 Phelan Hallinan, LLP

**1307-551**

**4713-15 Unruh Avenue 19151** 41st wd. 651 and 1536 Sq. Ft. BRT#882936745, BRT#871193000 Improvements: Mixed Use  
**JAMES MCPPEAK AND JOAN MCPPEAK** C.P. November Term, 2102 No. 2836 \$159,521.47 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

**1307-552**

**768 South 8th Street 19147-2839** 4th wd. 3072 Sq. Ft. OPA#022261260 Improvements: Mixed Use Unit  
**MELETIS PAPAGEORGIOU** C.P. October Term, No. 03457 \$252,009.70 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

**1307-553**

**822 Montrose Street 19147** 2nd wd. 675 Sq. Ft. OPA#021045000 Subject to Mortgage Improvements: Residential Property  
**JOSEBENHUR P. CRUZ** C.P. August Term, 2007 No. 01981 \$43,890.86 Brett A. Solomon, Michael C. Mazack

**1307-554**

**2013 West Oxford Street 19121** 47th wd. 1085 Sq. Ft. more or less BRT#472032200

**SHERIFF'S SALE**

Improvements: Residential Dwelling  
**EDWARD T. SCLAROW AND BARBARA H. SCLAROW, H/W** C.P. September Term, 2012 No. 03057 \$147,593.33 Scott P. Shectman, Esq.; Klehr Harrison Harvey Branzburg LLP

**1307-555**

**5339 Reinhard Street 19143** 51st wd. 945 Sq. Ft. more or less BRT#512027600 Improvements: Residential Dwelling  
**KIMYATTA Y. RAY** C.P. August Term, 2012 No. 00340 \$60,694.98 Anthony P. Tabasso, Esq., Klehr, Harrison, Harvey, Branzburg LLP

**1307-556**

**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.

**1307-557**

**7945 Michener Street 19150-1320** 50th wd. 1612 Sq. Ft. BRT#501151700 Improvements: Residential Dwelling  
**PATRICIA E. GREEN** C.P. April Term, 2012 No. 01852 \$51,211.21 Powers, Kim & Javardian, LLC

**1307-558**

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

**1307-559**

**3503 Meridian Street 19136-3530** 64th wd. 1433.38 Sq. Ft. BRT#642242000 Improvements: Residential Property  
C.P. May Term, 2012 No. 1287 \$111,111.87 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

**1307-560**

**861 East Westmoreland Street 19134-1924** 33rd wd. 1350 Sq. Ft. BRT#331108600 Improvements: Residential Property  
**MARIA RODRIGUEZ AKA MARIA J. RODRIGUEZ** C.P. March Term, 2012 No. 0982 \$29,092.32 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq



## SHERIFF'S SALE

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

## 1307-566

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

## 1307-567

**4737 Loring Street 19136** 65th wd. 1260 Sq. Ft. BRT#65103000 Improvements: Residential Property  
SVETLANA YANKOVSKY C.P. January Term, 2010 No. 2379 \$90,959.05  
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

## 1307-568

**5525 Whitby Avenue 19143** 51st wd. 1444 Sq. Ft. BRT#513119500 Improvements: Residential Property  
DAVID TONEY; HORKAN PROPERTIES LP C.P. October Term, 2008 No. 01317 \$40,261.00  
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

## 1307-569

**6831 North Franklin Street 19126** 61st wd. 201161.80 Sq. Ft. BRT#776142000 Improvements: Residential Property  
JASMINE WILLIAMS C.P. August Term, 2011 No. 0038 \$181,550.67  
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

## 1307-570

**5931 Algon Avenue 19149** 35th wd. 2588 Sq. Ft. BRT#351375900 Improvements: Residential Property  
JEAN BATTIST AKA JEAN RHONY BATTIST; MARILYN BIEN-AIME C.P. October Term, 2010 No. 2902 \$151,604.62  
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

## 1307-571

**5033 North 9th Street 19144** 49th wd. 1500 Sq. Ft. BRT#491287300 Improvements: Residential Property  
FREDERICK REID; PAULA SYLVESTER-REID C.P. October Term, 2008 No. 2888 \$45,932.97  
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

## 1307-572

**3712 North 9th Street 19140** 43rd wd. 992 Sq. Ft. BRT#432327000 Improvements: Residential Property  
JOHN COOPER AKA JOHN J. COOPER; JANIS COOPER C.P. January Term, 2011 No. 0370 \$34,902.18  
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1307-573

**2634 South 6th Street 19148-4625** 39th wd. 1200 Sq. Ft. BRT#392358700 Subject to Mortgage Improvements: Residential Property  
HOI LUONG GIANG AKA HOI GIANG; HUYNH T. THAI C.P. February Term, 2012 No. 2526 \$159,891.88  
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

## 1307-574

**4537 North Carlisle Street 19140** 13th wd. 1599 Sq. Ft. BRT#132018400 Improvements: Residential Property  
JUSTIN A. WILSON C.P. November Term, 2009 No. 4239 \$75,832.54  
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1307-575

**105 Wentz Street 19120** 61st wd. 2311.20 Sq. Ft. BRT#612023100 Improvements: Residential Property  
UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF JAMAL HENDERSON C.P. November

## SHERIFF'S SALE

Term, 2010 No. 4279 \$146,034.44  
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1307-576

**1317 Snyder Avenue 19148-5514** 39th wd. 1350 Sq. Ft. BRT#393109300 Improvements: Residential Property  
LAWRENCE J. RAO JR., AKA LAWRENCE RAO JR C.P. January Term, 2012 No. 3019 \$157,091.58  
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1307-577

**621 Fitzgerald Street 19148** 39th wd. 904 Sq. Ft. BRT#393109300 Improvements: Residential Property  
CHRISTOPHER ROSATO C.P. February Term, 2009 No. 02981 \$103,646.36  
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1307-578

**1250 North 18th Street 19121** 47th wd. 1845 Sq. Ft. BRT#471298000 Improvements: Residential Property  
EUGENE TAYLOR, JR., AKA EUGENE TAYLOR C.P. October Term, 2010 No. 3529 \$24,685.97  
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

## 1307-579

**845 North Stillman Street 19130** 15th wd. 700 Sq. Ft. BRT#151262200 Improvements: Residential Dwelling  
FRANK JUMPP C.P. February Term, 2010 No. 001115 \$441,742.19  
Heather Riloff, Esq.

## 1307-580

**5504 Walnut Street 19139** 60th wd. 2000 Sq. Ft. BRT#604036600 Improvements: Residential Dwelling  
LINDA CONYERS AND NOLTON CONYERS C.P. February Term, 2013 No. 00406 \$141,784.53  
Heather Riloff, Esq.

## 1307-581

**3526 Welsh Road 19136** 56th wd. 1110 Sq. Ft. BRT#642308901 Improvements: Residential Dwelling  
SAFAA DEEB C.P. February Term, 2013 No. 00356 \$142,488.14  
Heather Riloff, Esq.

## 1307-582

**4820 North 10th Street 19141** semi detached 2 story masonry BRT#491353300 Improvements: Residential Dwelling  
CARL CRAWFORD, III C.P. April Term, 2011 No. 000988 \$82,843.32  
Federation & Associates, LLC

**1817 East Sergeant Street 19125** row 2 sty masonry BRT#314083600 Improvements: Residential Dwelling  
TRACY HUA AND CHI HUNG MU C.P. December Term, 2011 No. 0591 \$58,771.93  
Federation & Associates, LLC

## 1307-584

**5942 Spruce Street 19139** row b/gar 2sty masonry BRT#032002000 Improvements: Residential Dwelling  
DAWN R. ROBINSON C.P. November Term, 2011 No. 003135 \$26,550.42  
Federation & Associates, LLC

## 1307-585

**1023 Chadwick Street 19146-2007** 30th wd. Situate on the east side of Chadwick Street at the distance of one hundred and seventy-eight feet southward from the south side of Carpenter Street. Subject to Mortgage Improvements: Row 2 Sty Masonry  
MAXINE CROSS (DECEASED) C.P. December Term, 2012 No. 00873 \$182,662.09  
Chandra M. Arkema, Esq.

## 1307-586

**1343 West Sedgley Avenue 19132-2416** 43rd wd. Situate on the northwest side of Sedgley Avenue at the distance of 184 feet 9 inches northeast from the east side of Broad Street. Subject to Mortgage Improvements: Det Wb Gar 2 Sty  
ANDRE MYERS C.P. November Term, 2011 No. 00902 \$42,546.37  
Chandra M. Arkema, Esq.

## 1307-587

**2049 Pierce Street 19145** 36th wd. 658 Sq. Ft. BRT#363151000 Improvements: Residential Property  
RICHARD A. CURRO, JR C.P. December Term, 2012 No. 02339 \$59,457.75  
KML Law Group, P.C.

## 1307-588

**126 North 60th Street 19139** 34th wd. 1055.60 Sq. Ft. BRT#341079300 Improvements:

## SHERIFF'S SALE

Residential Property  
ROBERT CALLAND JR C.P. July Term, 2007 No. 02174 \$40,131.91  
KML Law Group, P.C.

## 1307-589

**5422 Willows Avenue 19143** 51st wd. 1222.50 Sq. Ft. BRT#513213400 Improvements: Residential Property  
SONYA RIGGS C.P. October Term, 2011 No. 00038 \$92,674.94  
KML Law Group, P.C.

## 1307-590

**1340 East Steiner Street 19124** 33rd wd. 877.50 Sq. Ft. BRT#331244000 Improvements: Residential Property  
WILLIE L. JOHNSON C.P. April Term, 2011 No. 02675 \$95,577.11  
KML Law Group, P.C.

## 1307-591

**608 Catherine Street aka 608 Catharine Street 19147** 2nd wd. 340.63 Sq. Ft. BRT#022052200 Improvements: Residential Property  
SHARON MILLER C.P. December Term, 2012 No. 03306 \$197,278.58  
KML Law Group, P.C.

## 1307-592

**5942 Callowhill Street 19151** 4th wd. 1440 Sq. Ft. BRT#042184300 Improvements: Residential Property  
EDWARD A. FENDERSON, JR. C.P. December Term, 2009 No. 03295 \$39,757.06  
KML Law Group, P.C.

## 1307-593

**2015 South Garnet Street 19145** 48th wd. 684 Sq. Ft. BRT#481293900 Improvements: Residential Property  
SOPHIA BROADUS C.P. January Term, 2013 No. 00722 \$81,671.62  
KML Law Group, P.C.

## 1307-594

**6230 Trotter Street 19111** 53rd wd. 1485 Sq. Ft. BRT#531230200 Improvements: Residential Property  
JUAN COTTO C.P. January Term, 2013 No. 00359 \$123,447.76  
KML Law Group, P.C.

## 1307-595

**1811 Widener Place 19141** 17th wd. 1388.05 Sq. Ft. BRT#171193800 Improvements: Residential Property  
CLIFFORD E. NIXON, SR. C.P. December Term, 2012 No. 04276 \$26,654.10  
KML Law Group, P.C.

## 1307-596

**5618 Carpenter Street 19143** 46th wd. 939.92 Sq. Ft. BRT#463148200 Improvements: Residential Property  
LINDA DIXON C.P. October Term, 2012 No. 00083 \$100,462.93  
KML Law Group, P.C.

## 1307-597

**4428 Marple Street 19136** 65th wd. 1150.20 Sq. Ft. BRT#651094200 Improvements: Residential Property  
BRANDY L. CARRERO C.P. October Term, 2012 No. 02868 \$127,227.02  
KML Law Group, P.C.

## 1307-598

**5233 Roosevelt Boulevard 19124** 23rd wd. 1911.74 Sq. Ft. BRT#233026600 Improvements: Residential Property  
CLARK E. MCCAULEY C.P. December Term, 2008 No. 03210 \$45,155.94  
KML Law Group, P.C.

## 1307-599

**7223 Lawndale Avenue 19111** 53rd wd. 3162.50 Sq. Ft. BRT#532391700 Improvements: Residential Property  
ARTHUR CARROLL AND PATRICIA CARROLL C.P. May Term, 2010 No. 00065 \$166,647.08  
KML Law Group, P.C.

## 1307-600

**108 Wentz Street 19120** 61st wd. 1572.80 Sq. Ft. BRT#612025100 Improvements: Residential Property  
VICTOR VASQUEZ, JR. C.P. August Term, 2009 No. 02395 \$164,180.48  
KML Law Group, P.C.

## 1307-601

**641 South Yewdall Street 19143** 46th wd. 1005 Sq. Ft. BRT#463169400 Improvements: Residential Property  
ISAAC COLLINS C.P. January Term, 2010 No. 02386 \$91,203.22  
KML Law Group, P.C.

## 1307-602

**1338 South Percy Street 19147** 1st wd. 892.32 Sq. Ft. BRT#884005357 Improvements: Residential Property  
ANTHONY FALCIANI C.P. January Term, 2011 No. 02383 \$97,221.55  
KML Law Group, P.C.

## 1307-603

**1713 South Second Street 19148** 1st wd. 2460 Sq. Ft. BRT#011202500 Improvements: Residential Property  
CURRY CUNNINGHAM AND ALFIE R. PELZER C.P. September Term, 2008 No. 02803 \$193,671.87  
KML Law Group, P.C.

## SHERIFF'S SALE

**1307-604**  
**242 West Abbottsford Avenue 19144** 13th wd. 1772.62 Sq. Ft. BRT#133036700 Improvements: Residential Property  
MABLE TRIPPETT AND MARK A. TRIPPETT C.P. March Term, 2008 No. 05725 \$157,144.76  
KML Law Group, P.C.

## 1307-605

**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, P.C.

## 1307-606

**700 Byberry Road 19116** 58th wd. Irregular dimension OPA#582360500 Improvements: Residential Property  
ANNA BRODSKY AND LEV Y. BRODSKY C.P. June Term, 2011 No. 00616 \$250,020.55  
Richard M. Squire & Associates, LLC

## 1307-607

**4060 Howland Street 19124** 33rd wd. 14'10" frontage x 65' depth OPA#332366000 Improvements: Residential Property  
RUTH COLON C.P. December Term, 2011 No. 00724 \$73,864.04  
Richard M. Squire & Associates, LLC

## 1307-608

**2626 Salmon Street 19125** 31st wd. (formerly 18th wd.) 840 Sq. Ft. BRT#312190100 Improvements: Residential Real Estate  
JOANNE MARIE SZARAK AKA JOANN SZARAK AND JOSEPH WILLIAM SZARAK AKA JOSEPH W. SZARAK C.P. December Term, 2012 No. 00390 \$94,697.21  
Stern & Eisenberg, P.C.

## 1307-609

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

## 1307-610

**1209 Spruce Street 19107** 8th wd. 2520 Sq. Ft. BRT#881518110 Improvements: Commercial Real Estate  
BENJAMIN HOLDINGS, LLC C.P. December Term, 2012 No. 03950 \$437,148.70  
Stern & Eisenberg, P.C.

## 1307-611

**1230 North Hancock Street 19122** 18th wd. (formerly part of the 17th wd.) 954 Sq. Ft. BRT#182081000 Improvements: Residential Real Estate  
KAREN STEINER AND DAVID STEINER AKA DAVE STEINER C.P. December Term, 2012 No. 00093 \$302,365.18  
Stern & Eisenberg, P.C.

## 1307-612

**7026 Walker Street 19135** 55th wd. 2250 Sq. Ft. BRT#552319700 Improvements: Residential Dwelling  
ROBERT M. STEVENSON AND DANA M. STEVENSON C.P. January Term, 2011 No. 01974 \$66,588.39  
Mark J. Udren, Esq.

## 1307-613

**2517 South 67th Street 19142** 40th wd. 1600.00 Sq. Ft. BRT#406035400 Improvements: Residential Dwelling  
JACK L. JANES, SR., AKA JACK L. JANES AKA JACK JANES C.P. July Term, 2012 No. 04675 \$65,329.66  
Udren Law Offices, P.C.

## 1307-614

**1539 Ruan Street 19124-3952** 23rd wd. 1746 Sq. Ft. PRCL#232027800 Improvements: Residential Property  
PHILADELPHIA SETTLEMENT SERVICES, LLC; AMERICAN DREAM PROPERTIES, LLC C.P. May Term, 2012 No. 02946 \$89,244.43  
Phelan Hallinan, LLP

**5959 Horrocks Street 19149-3316** 62nd wd. 2677.50 Sq. Ft. PRCL1#621355900, PRCL2#621385200 Improvements: Residential Property  
PEDRO J. MARTINEZ C.P. August Term, 2010 No. 03407 \$183,533.36  
Phelan Hallinan, LLP

## 1307-616

**7100 Eastwood Street 19149-1205** 54th wd. 1939.45 Sq. Ft. PRCL#542409200 Improvements: Residential Property  
ANH V. DANG C.P. June Term, 2012 No. 02064 \$114,829.50  
Phelan Hallinan, LLP

## 1307-617

**1439 East Cheltenham Avenue 19124-1101** 62nd wd. 1265.75 Sq. Ft. PRCL#621081300 Improvements: Residential Property  
ALEXANDER JAVIER AND VIDAL JAVIER C.P. June Term, 2012 No. 00923 \$108,273.07  
Phelan Hallinan, LLP

## 1307-618

**6244 Clearview Street 19138-1010** 59th wd. 1280 Sq. Ft. PRCL#592307415 Improvements: Residential Property  
JENAE SABIR C.P. November Term, 2010

## SHERIFF'S SALE

No. 02010 \$73,911.82  
Phelan Hallinan, LLP

## 1307-619

**7808 Centaur Place 19153-1712** 40th wd. 3123 Sq. Ft. PRCL#405867000 Improvements: Residential Property  
DENISE PINER-PATTERSON C.P. March Term, 2012 No. 02894 \$157,475.30  
Phelan Hallinan, LLP

## 1307-620

**2009 North Cleveland Street 19121-1501** 32nd wd. 630 Sq. Ft. PRCL#321232800 Improvements: Residential Property  
DANDRE T. PARMLY C.P. February Term, 2012 No. 03101 \$62,604.25  
Phelan Hallinan, LLP

## 1307-621

**2521 Bonaffon Street 19142-2715** 40th wd. 1108.52 Sq. Ft. PRCL#406069000 Improvements: Residential Property  
THOMAS MOORE AND JAMES MOORE C.P. January Term, 2012 No. 00559 \$21,266.42  
Phelan Hallinan, LLP

## 1307-622

**330 North Salford Street 19139-1228** 4th wd. 900 Sq. Ft. PRCL#042263400 Improvements: Residential Property  
KENNETH MORRIS C.P. April Term, 2012 No. 03250 \$47,872.66  
Phelan Hallinan, LLP

## 1307-623

**2020 Barlow Street 19116-3908** 58th wd. 3216 Sq. Ft. PRCL#582210600 Improvements: Residential Property  
BRUCE A. WOODFORD C.P. October Term, 2012 No. 03887 \$138,265.06  
Phelan Hallinan, LLP

## 1307-624

**5639 Washington Avenue 19143-2813** 46th wd. 1210.40 Sq. Ft. PRCL#463152100 Improvements: Residential Property  
MARQUETA S. CLARK C.P. December Term, 2012 No. 00553 \$106,983.11  
Phelan Hallinan, LLP

## 1307-625

**1833 Hart Lane 19134-3546** 25th wd. 777.92 Sq. Ft. PRCL#252049800 Improvements: Residential Property  
RUDOLPH NASH C.P. May Term, 2012 No. 01137 \$41,118.10  
Phelan Hallinan, LLP

## 1307-626

**3471 Eden Street 19114-3605** 57th wd. 3373.50 Sq. Ft. PRCL#572163143 Improvements: Residential Property  
WILLIAM B. JENKINS AKA WILLIAM JENKINS AND JUNE M. JENKINS C.P. December Term, 2012 No. 00962 \$72,722.95  
Phelan Hallinan, LLP

## 1307-627

**6146 Alma Street 19149-3203** 53rd wd. 1275 Sq. Ft. PRCL#531333500 Improvements: Residential Property  
JIAN BIAO CHEN C.P. November Term, 2010 No. 01082 \$42,768.60



**SHERIFF'S SALE**

NICOLE MCEWAN AKA NICOLE D. MCEWAN C.P. August Term, 2012 No. 00607 \$137,281.24 Phelan Hallinan, LLP

**1307-635**

**2601 Pennsylvania Avenue, Apartment 1251 19130-2312** 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.211665%. PRCL#888073384 Improvements: Condominium Unit

MICHAEL S. SHORE C.P. February Term, 2012 No. 03459 \$160,119.63 Phelan Hallinan, LLP

**1307-636**

**5613 Chew Avenue 19138-1738** 12th wd. 1666 Sq. Ft. PRCL#122230200 Improvements: Residential Property

STEVEN E. SYKES C.P. July Term, 2012 No. 01985 \$52,790.84 Phelan Hallinan, LLP

**1307-637**

**926 Tustin Street 19111-1431** 63rd wd. 4100 Sq. Ft. PRCL#632033189 Improvements: Residential Property

ANDREW YAREMCHUK C.P. March Term, 2012 No. 01732 \$171,536.56 Phelan Hallinan, LLP

**SHERIFF'S SALE****1307-638A-B**

**2666-72 Coral Street – Premises A - 19125** 31st wd. Land areas: 5280 Ft BRT#871286550 Improvements: 3-story Masonry

**2654-64 Coral St – Premises B - 19125** 31st wd. Land areas: 9345 Sq. Ft. BRT#882931014 Improvements: Parking Lot  
S&K OF PHILADELPHIA, LLC C.P. November Term, 2011 No. 00118 \$642,787.66 Brown & Connery, LLP

**1307-639A-B**

**1702 Wallace Street, Unit 1 - Premises A - 19130** 15th wd. 960 Sq. Ft. (improvement area) OPA#888153900 Subject to Rent Improvements: Condominium Unit

**1702 Wallace Street, Unit 3 – Premises B - 19130** 15th wd. 758 Sq. Ft. (improvement area) BRT#888153904 Subject to Rent Improvements: Condominium Unit  
LAUREN PROJECT LLC C.P. December Term, 2012 No. 0670 \$379,650.20 Lachall, Cohen, & Sagnor

**1307-640**

**2624 Island Avenue 19153** 40th wd. Unknown BRT#40505116 Subject to Mortgage Improvements: Residential Property  
LORNELL MORRIS, JR. C.P. January Term,

**SHERIFF'S SALE**

2011 No. 03329 \$89,720.12 Jeffrey G. Trauger, Esq.

**1307-641**

**4654 Hazel Avenue 19143** 46th wd. Land area 1919 Sq. Ft.; Bldg area 2880 Sq Ft BRT#881702000 Subject To Mortgage Platinum Captial Business Investments, Inc Improvements: Multi Family Apartments  
MIA ORMES, VINCENT N. CURTIS, AND MAURICE THOMAS C.P. October Term, 2011 No. 00465 \$517,626.00 Timothy Zearfoss, Esq., Avallone Law Associates

**1307-642**

**2728 Germantown Avenue 19133** 37th wd. 1620 Sq. Ft. BRT#882922430 (formerly BRT#372199300) Subject To Mortgage Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association, document dated March 30, 2005 and recorded April 5, 2005, ID #51147932 Improvements: An Attached, One-story, 1620 Sf Masonry, Retail Building

YUN H. HANHWANG AKA YUN HWA HWANG AND JOONG HEE HAN AKA JOONG H HAN C.P. September Term, 2012 No. 02882 \$53,101.56 Denise L. Wester, Esq.

**SHERIFF'S SALE****1307-643**

**9197 Ryerson Road 19114-3403** 57th wd. 1627.20 Sq. Ft. BRT#572197200 Improvements: Row B/gar 2sty Masonry  
MICHAEL J. MCSORLEY, JR. AND MARY E. MCSORLEY C.P. March Term, 2012 No. 00959 \$172,284.03 Milstead & Associates, LLC

**1307-644**

**1989 Plymouth Street 19138-2721** 10th wd. 1127 Sq. Ft. BRT#101322700 Subject to Mortgage Improvements: Residential Dwelling  
CHARLES A.J. HALPIN, III, ESQUIRE ADMINSTRATOR OF THE ESTATE OF JAMES E. JACKSON, JR., AKA JAMES EMBRA JACKSON, JR. C.P. November Term, 2012 No. 01119 \$120952.02 Powers, Kirn & Javardian, LLC

**1307-645**

**2439 Myrtlewood Street 19132-3015** 28th wd. 798 Sq. Ft. BRT#282041200 Improvements: Residential Dwelling  
SOPHIA SARITSOGLOU C.P. June Term, No. 02574 \$54739.51 Powers, Kirn & Javardian, LLC

**1307-646**

**1309 South 17th Street 19146-4712** 36th wd.

**SHERIFF'S SALE**

992 Sq. Ft. BRT#365190000 Improvements: Residential Dwelling  
ANTHONY M. BUONOMO C.P. January Term, 2012 No. 03282 \$170,365.54 Powers, Kirn & Javardian, LLC

**1307-647**

**1720 North Marshall Street 19122-2924** 10th wd. 1486 Sq. Ft. BRT#201145200 Subject to Mortgage Improvements: Residential Dwelling  
JAMES L. DEVINE C.P. August Term, 2012 No. 2933 \$133,368.52 Powers, Kirn & Javardian, LLC

**1307-648**

**563 North Judson Street 19130-3122** 15th wd. 510 Sq. Ft. BRT#151179400 Improvements: Residential Dwelling  
MALCOLM CLENDENIN C.P. September Term, 2012 No. 00479 \$191,633.40 Powers, Kirn & Javardian, LLC

**1307-649**

**1023 Johnson Street** 39th wd. 1400 Sq. Ft. BRT#395035700 Subject to Mortgage Subject to Rent Improvements: Residential Dwelling  
RICHARD BILBOW C.P. July Term, 2010 No. 01719 \$241,164.32 William T. Dudek, Esq.

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