

Sheriff’s Sale Notices for August 5, 2014

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>THIRD PUBLICATION Properties to be sold by Sheriff Jewell Williams, on Tuesday, August 5, 2014 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET 10:00 A.M. (DST).</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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</p>	<p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>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 August 5, 2014.</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>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.</p> <p>EXPLANATION</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>Term, 2012 No. 0081 Kerry S. Schuman, Esq.</p> <p>The following property, sale of which was postponed from the January 8, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, August 5, 2014.</p> <p>1301-599 1828 Diamond St. 19121 32nd wd. Front: 17’-1/4”; Depth: 100’ OPA#881146290 Improvements: 3 Story, 6 Unit, 3,251 Sq. Ft. Apartment Building SUI LIN DAN-JONES C.P. October Term, 2011 No. 03424 \$455,623.32 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esquire, O’Kelly Ernst & Bielli, LLC</p> <p>The following property, sale of which was postponed from the June 4, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, August 5, 2014.</p> <p>1306-461A-B 1307 Cottman Avenue - Premises A - 19111 56th wd. 3365.19 Sq. Ft. BRT#871246550 Subject To Mortgage (executing Plaintiff’s mortgage) Improvements: Str/off And Apts 2 Sty Masonry 1309 Cottman Avenue - Premises B - 19111 56th wd. 3365.19 Sq. Ft. BRT#882926575 Subject To Mortgage (executing Plaintiff’s mortgage) Improvements: School 2 Sty Masonry HOWARD AND MELVYN SCHWARTZ C.P. October Term, 2012 No. 4431 \$145,304.01 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Kenneth M. Portner, Esq.</p> <p>The following property, sale of which was postponed from the September 10, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, August 5, 2014.</p> <p>1309-310 301-323 Spring Garden Street 19123-2976 5th wd. West side of 3rd Street, front 33’ 9-5/8 inch, depth 108 ft 1/8 in HUMER, LLC C.P. January Term, 2011 No. 02167 \$1,057,224.18 Phillip D. Berger, Esq.</p> <p>1309-590 3117 North 34th Street 19132-1009 38th wd. 1385 Sq. Ft. BRT#3582196000 Subject to Mortgage Improvements: Residential Dwelling JAMES C. GRANT C.P. Term, No. 02045 \$96,551.89 Powers, Kirn & Javardian, LLC</p> <p>The following property, sale of which was postponed from the October 1, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, August 5, 2014.</p> <p>1310-302 442-444 East Indiana Avenue 19134 7th wd. 1849.5 Sq. Ft.; row 2 sty masonry BRT#071240600 Improvements: Residential Dwelling KEITH FEINGOLD, KNOWN SURVIGING HEIR OF ALMAR FEINGOLD, DECEASED MORTGAGOR, AND REAL OWNER, CORINNA FEINGOLD, KNOWN SURIVING HEIR OF ALMAR FEINGOLD, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ALMAR FEINGOLD, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2012 No. 00292 \$73,937.50 McCabe, Weisberg, & Conway, P.C.</p> <p>1310-430 4311 Shelmire Avenue 19136-3624 65th wd. 1279.47 Sq. Ft. PRCL#651045700 Improvements: Residential Property ANDREW DEMPSKY AND CYNTHIA DEMPSKY C.P. March Term, 2012 No. 01216 \$126,734.24 Phelan Hallinan, LLP</p> <p>1310-527 1921 West Berks Street 19121-2242 32nd wd. North side of Berks Street 148 ft 11 in west of 19th St; front 14 ft 11 in, depth 56 ft 3 in OLIVER ACQUISITION GROUP, LLC C.P. November Term, 2012 No. 003100 \$133,113.42 Phillip D. Berger, Esq.,</p> <p>The following property, sale of which was postponed from the Novembr 5, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, August 5, 2014.</p> <p>1311-308 2709 South Adler Street 19148-4908 39th wd. 957.60 Sq. Ft. BRT#395260500</p>	<p>Improvements: Residential Dwelling JOSEPH MICALI AND LISA MICALI C.P. March Term, 2013 No. 00302 \$144,715.22 Udren Law Offices, P.C.</p> <p>1311-412 406 Wood Street 19106 5th wd. 663 Sq. Ft. BRT#056015000 Improvements: Residential Dwelling RONALD B. MCKAY C.P. August Term, 2012 No. 03320 \$443,378.86 Udren Law Offices, P.C.</p> <p>1311-523 1951 East Monmouth Street 19134 row 2 sty masonry; 1500 Sq. Ft. BRT#252131300 Improvements: Residential Dwelling DOREEN DULDULAO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; JENNIFER SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; LINDA LINDNER, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; KIM SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; ELEANOR M. SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; TERESA MCENANEY, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; NANCY MAZUREK, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF JOHN SANSEVERINO, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2012 No. 00838 \$30,665.32 McCabe, Weisberg, & Conway, P.C.</p> <p>1311-705 3701-03 North Broad Street 19140-3643 43rd wd. see Exhibit “A” OPA#883362500 Improvements: See Exhibit “a” 3701-03 NORTH BROAD STREET C.P. September Term, 2009 No. 0317 \$876,598.54 Michael A. Bowman, Esq.</p> <p>1311-758 1301 West Venango Street, 1303-05 West Venango Street 19140-4236 43rd wd. 1301 W Venango - Property dimensons .0812 acres; 1303-05 W Venango Street, property dimensions .0261 acres more or less BRT#432044502 & BRT#432044504 NICHOLSON HOLDINGS, INC. C.P. March Term, 2013 No. 02945 \$331,366.32 Jennifer G. Fowler, Esq.</p> <p>1311-781 3130 D Street 19134 7th wd. Row 2sty masonry; 980 Sq. Ft. BRT#071499900 Improvements: Residential Dwelling TO BE SOLD AS THE PROPERTY OF FERNANDO MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; CLARIBAL MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; ROSA L. POBLETE, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; LUZ MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; EDWIN MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 00423 \$55,412.24 McCabe, Weisberg, & Conway, P.C.</p> <p>1311-799 1417 Weaver Street 19150 50th wd. Row b/gar 2sty masonry; 2508 Sq. Ft. BRT#501470600 Improvements: Residential Dwelling</p>	<p>JACQULEYN TRICE AND THOMAS TRICE C.P. July Term, 2012 No. 02816 \$144,150.30 McCabe, Weisberg, & Conway, P.C.</p> <p>1311-818 12435 Balston Road 19154 58th wd. Row b/ gar 2sty masonry; 1360 Sq. Ft. BRT#663227000 Improvements: Residential Dwelling SHERRY CHIGER, KNOWN SURVIVING HEIR OF CHARLES CHIGER, DECEASED MORTGAGOR AND REAL OWNER; RHONDA CHIGER, KNOWN SURVIVING HEIR OF CHARLES CHIGER, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIRS OF CHALRES CHIGER, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2012 No. 04625 \$187,965.02 McCabe, Weisberg, & Conway, P.C.</p> <p>The following property, sale of which was postponed from the December 3, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, August 5, 2014.</p> <p>1312-334 556 Geneva Avenue 19120 42nd wd. 1500 Sq. Ft. BRT#421215100 Improvements: Residential Property EVELYN L. CAMPBELL C.P. January Term, 2012 No. 01938 \$129,034.98 KML Law Group, P.C.</p> <p>1312-341 413 Spruce Street 19106 5th wd. 487 Sq. Ft.; res condo 3sty masonry BRT#888042025 Subject to Mortgage Improvements: Condominium CAROLE ACKERMAN C.P. December Term, 2009 No. 02242 \$135,097.67 McCabe, Weisberg & Conway, P.C.</p> <p>1312-358 1251 Alcott Street 19149 35th wd. 1088 Sq. Ft.; row 2 sty masonry BRT#352089200 Improvements: Residential Dwelling JOSEPH R. RAYMOND C.P. January Term, 2013 No. 01963 \$104,732.60 McCabe, Weisberg & Conway, P.C.</p> <p>1312-404 3408 Arthur Street 19136-2322 64th wd. Containing in front or breadth on the said Arthur Street, 20 feet and extending of that width in length or depth southwestwardly between parallel lines at right anles to the said Arthur Street. Improvements: Semi/det 2 Sty Frame JOSEPH J. BRETT AND ROCHELLE BRETT C.P. May Term, 2011 No. 00526 \$131,095.41 Chandra M. Arkema, Esq.</p> <p>1312-409 1156 North 64th Street 19151-3127 34th wd. 1600 Sq. Ft. BRT#344255600 Improvements: Residential Dwelling PHYLLIS WELTON C.P. February Term, 2013 No. 00105 \$151,458.43 Law Offices of Gregory Javardian</p> <p>1312-430 4649 Whitaker Avenue 19120-4637 42nd wd. 1557.13 Sq. Ft. BRT#421563700 Subject to Mortgage Improvements: Residential Dwelling DIANA M. BARANIECKI C.P. May Term, 2011 No. 02475 \$30,796.41 Powers, Kirn & Javardian, LLC</p> <p>1312-630 4335 L Street 19124-4323 33rd wd. 1546.40 Sq. Ft. OPA#332404400 Improvements: Residential Property ANNETTE LIGHTNER C.P. June Term, 2013 No. 02507 \$57,903.42 Phelan Hallinan, LLP</p> <p>The following property, sale of which was postponed from the January 7, 2014 Sheriff’s Sale, will be offered for sale on TUESDAY, August 5, 2014.</p> <p>1401-349 6138 Morton Street 19144-1043 22nd wd. 2133 Sq. Ft. OPA#592201100 Improvements: Residential Property MARQUITA V WOODS C.P. September Term, 2012 No. 03354 \$118,181.06 Phelan Hallinan, LLP</p> <p>1401-372 1515 South Taylor Street 19146 36th wd. 992 Sq. Ft.; row 2 sty masonry BRT#364177000 Improvements: Residential Dwelling BRUCE RHODES C.P. January Term, 2011 No. 03288 \$83,036.00 McCabe, Weisberg,</p>

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<p>& Conway, P.C.</p> <p>1401-378 2626 Oakford Street 19146 36th wd. 1818 Sq. Ft.; row 2 sty masonry BRT#362048700 Improvements: Residential Dwelling BRUCE POWELL AND SEDELLE POWELL C.P. September Term, 2009 No. 00354 \$75,859.32 McCabe, Weisberg, & Conway, P.C.</p> <p>1401-399 2135 South 20th Street 19145-3602 48th wd. 1001.65 Sq. Ft. OPA#481322000 Improvements: Residential Property HUONG DO AND HOA T. DO C.P. May Term, 2013 No. 02453 \$111,687.46 Phelan Hallinan, LLP</p> <p>1401-553 2826 Gillingham Street 19137-1917 45th wd. 1200 Sq. Ft. OPA#453048900 Improvements: Residential Property HARRY ENGGASSER C.P. September Term, 2012 No. 03466 \$156,385.19 Phelan Hallinan, LLP</p> <p>1401-554 1600 South 53rd Street 19143 51st wd. On the corner formed by the intersection of the southwest side of 53rd Street with the southeast side of Greenway Avenue. Southwest corner of 53rd Street; front 16 ft 11 in; depth 67 ft, 0 in. OPA#512074200 Improvements: Commercial Property SANDRA WESTBROOK C.P. November Term, 2008 No. 04081 \$127,201.50 Ron L. Woodman, Esq.</p> <p>1401-623 400 West Cheltenham Avenue 19120 61st wd. On southwesterly side of the intersection of southwest line of Cheltenham Avenue and northwesterly side of 4th Street. Front: 101 ft 2-384/1000 in Depth: Irreg OPA#882756700 Improvements: Commercial Property GWANG HO YI C.P. April Term, 2009 No. 01149 \$899,460.38 Ron L. Woodman, Esq.</p> <p>1401-635 1152 South 10th Street 19147 2nd wd. 992 Sq. Ft. BRT#021548700 Improvements: Residential Property HAROLD EVANS C.P. May Term, 2010 No. 03153 \$423,070.49 KML Law Group, P.C.</p> <p>1401-713 1167 East Sharpnack Street 19150-3108 50th wd. Beginning at a point on the northwest side of Sharpnack Street (50 feet wide) at the distance of 57 feet, 10 inches measured along the said side of Sharpnack Street south 38 degrees 36 minutes 2 seconds west from the southwest side of Baldwin Street (50 feet wide). Improvements: Row B/gar 2sty Masonry MADELINE J. HENDERSON C.P. June Term, 2013 No. 01509 \$185,825.75 Chandra M. Arkema, Esq.</p> <p>1401-731 7108 Paschall Avenue 19142 40th wd. 930 Sq. Ft. BRT#403326100 Improvements: Residential Dwelling WILLIAM POWELL AKA WILLIAM T. POWELL C.P. July Term, 2013 No. 04708 \$112,379.25 Udren Law Offices, P.C.</p>	<p>Esq., Zucker, Goldberg & Ackerman, L.L.C.</p> <p>1402-455 4735 Whitaker Avenue 19120 42nd wd. 1200 Sq. Ft.; row b/gar 2sty masonry BRT#421565100 Improvements: Residential Dwelling REGINALD BATES C.P. December Term, 2012 No. 00967 \$64,421.76 McCabe, Weisberg, & Conway, P.C.</p> <p>1402-475 4930 Knorr Street 19135-2425 41st wd. 1778.60 Sq. Ft. BRT#412017000 JOHN C. KUHN C.P. August Term, 2012 No. 01822 \$188,571.56 Milstead & Associates, L.L.C.</p> <p>1402-479 605 East Sanger Street 19120-1720 35th wd. 1162.27 Sq. Ft. BRT#351216200 Improvements: Row/b Gar 2 Story Masonry VALERIE GARY-MITCHELL AND JAMES E. MITCHELL C.P. February Term, 2012 No. 00034 \$139,426.06 Milstead & Associates, L.L.C.</p> <p>1402-485 108 West Norris Street 19122-2439 18th wd. 1625 Sq. Ft. BRT#183195108 Improvements: Residential Dwelling HAROLD WINGFIELD C.P. February Term, 2013 No. 000122 \$51,884.83 Law Offices of Gregory Javardian</p> <p>1402-491 1823 East Moyamensing Avenue 19148-1944 1st wd. 1242.50 Sq. Ft. OPA#011214200 Improvements: Residential Property JOHN E. MCNAMEE C.P. July Term, 2012 No. 03408 \$292,150.00 Phelan Hallinan, L.L.P.</p> <p>1402-510 757 South 17th Street 19146 30th wd. 1328 Sq. Ft. BRT#6S2065, BRT#881577100 Improvements: Residential Dwelling MAURICE UPSHUR AND ZINA UPSHUR C.P. September Term, 2013 No. 00492 \$353,308.70 Udren Law Offices, P.C.</p> <p>1402-542 1059 Edgemore Road 19151-3009 34th wd. 1120 Sq. Ft. BRT#344387800 Subject to Mortgage Improvements: Residential Dwelling EDWARD CRAWFORD C.P. July Term, 2012 No. 04496 \$88,426.26 Powers, Kirn & Javardian, L.L.C.</p> <p>1402-574 3309 Morning Glory Road aka L1D9 Morning Glory Road 19154-1819 66th wd. 2160 Sq. Ft. OPA#663041700 Improvements: Residential Property LAWRENCE O. PHILLIPS C.P. March Term, 2013 No. 00029 \$155,954.15 Phelan Hallinan, L.L.P.</p> <p>1402-612 453 West Bringham Street 19144 12th wd. 2412 Sq. Ft.; semi/det 3 sty masonry BRT#123113700 Improvements: Residential Dwelling SONJA J. HASKINS C.P. August Term, 2013 No. 02197 \$97,365.40 McCabe, Weisberg, & Conway, P.C.</p>	<p>Improvements: Residential Dwelling SHERRI JEFFRIES AND CARL PRAY C.P. March Term, 2010 No. 05237 \$171,561.47 Udren Law Offices, P.C.</p> <p>1403-359 110 West Meade Street 19118-3810 9th wd. 1477 Sq. Ft. PRCL#092194300 Improvements: Residential Property DAVID B. MACDONALD AKA DAVID MACDONALD AND CELIA CRUZ C.P. June Term, 2012 No. 03092 \$151,478.24 Phelan Hallinan, LLP</p> <p>1403-398 5101 Brown Street 19139-1527 44th wd. Containing in front or breadth of the said Brown Street 18 ft 6 inches and extending in length or depth northward 64 feet 10-1/4 inches on the east line thereof along the said West side of 51st Street Improvements: Semi Det 2 Sty Masonry SONIA FELIX, KENNETH WHITE AND AL WHITE, JR. C.P. January Term, 2011 No. 03668 \$91,387.87 Chandra M. Arkema, Esq.</p> <p>1403-446 812 West Moyamensing Avenue 19148 39th wd. 2415 Sq. Ft. OPA#393326200 Improvements: Residential Property KSM INVESTMENTS, LLC C.P. June Term, 2011 No. 2634 \$115,407.56 Dean E. Weisgold, Esq.</p> <p>1403-505 4423 Marple Street 19136 65th wd. 1450.80 Sq. Ft. BRT#651108700 Improvements: Residential Dwelling CRYSTAL HUFFMAN C.P. September Term, 2013 No. 01386 \$124,172.35 Udren Law Offices, P.C.</p> <p>1403-533 6017 Agusta Street 19149 53rd wd. 1138 Sq. Ft. BRT#531258400 Improvements: Residential Property SHAWNA BARNES, ALICIA BROWN AND AJEYKEA BROWN, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. October Term, 2011 No. 2890 \$87,218.90 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC</p> <p>1403-552 1720 Wallace Street 19130 15th wd. 2397 Sq. Ft. BRT#152071805 Improvements: Residential Dwelling; Row Conv/apt 3sty Masonry MICHAEL SUH C.P. February Term, 2013 No. 02376 \$205,173.24 McCabe, Weisberg & Conway, P.C.</p> <p>1403-559A-I 908-910 Spruce Street, Unit B1 – Premises A - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-31 Subject to Mortgage Subject to Rent Improvements: Condominium Units 908-910 Spruce Street, Unit 3 – Premises B - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-33 Subject to Mortgage Subject to Rent Improvements: Condominium Units 908-910 Spruce Street, Unit 5 – Premises C - 19107 5th wd. Approx 17800 Sq. Ft. BRT#88-8-0420-35 Subject to Mortgage Subject to Rent Improvements: Condominium Units 908-910 Spruce Street, Unit 6 – Premises D - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-36 Subject to Mortgage Subject to Rent Improvements: Condominium Units 908-910 Spruce Street Unit 7 – Premises E - 19107 5th wd. Approx 17,800 Sq. Ft. BRT#88-8-0420-37 Subject to Mortgage Subject to Rent Improvements: Condominium Units 908-910 Spruce Street, Unit 8 – Premises F - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-38 Subject to Mortgage Subject to Rent Improvements: Condominium Units 908-910 Spruce Street Unit 9 – Premises G - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-39 Subject to Mortgage Subject to Rent Improvements: Condominium Units 908-910 Spruce Street, Unit 11 – Premises H - 19107 5th wd. approx 17800 Sq. Ft. BRT#88-8-0420-41 Subject to Mortgage Subject to Rent Improvements: Condominium Units 908-910 Spruce St, Unit 12 – Premises I - 19107 5th wd. approx 17,800 Sq. Ft. BRT#88-8-0420-42 Subject to Mortgage Subject to Rent Improvements: Condominium Units EFL PARTNERS, X C.P. January Term, 2010 No. 00314 \$4,005,226.47 Loren L. Speziale, Esq.</p> <p>1403-560 519 Watkins Street 19148 1st wd. 1014 Sq. Ft. BRT#011371300 Subject to Mortgage Improvements: Residential Dwelling; Row 2sty Masonry JOSEPHINE H. TUITT AND GLEN T. PROSPERE C.P. July Term, 2013 No. 02253 \$126,949.35 McCabe, Weisberg & Conway, P.C.</p>	<p>1403-564 6342 North Opal Street 19141 50th wd. 1005 Sq. Ft. BRT#172368700 Subject to Mortgage Improvements: Residential Dwelling; Row 2sty Masonry PROPERTY OF EVELYN BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, SHERISE LARAE TEMPLE, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, MICAHLE BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, TIMOTHY BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN KNOWN SURVIVING HEIRS OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER. C.P. May Term, 2012 No. 02337 \$67,562.87 McCabe, Weisberg & Conway, P.C.</p> <p>1403-572 1501 Alcott Street 19149 62nd wd. 1471 Sq. Ft. BRT#621106400 Improvements: Residential Dwelling; Row B/gar 2sty Masonry JOYCE B. WYETH C.P. February Term, 2013 No. 03276 \$148,322.07 McCabe, Weisberg & Conway, P.C.</p> <p>1403-576 6701 Lebanon Avenue 19151 34th wd. 1266 Sq. Ft. BRT#344063700 Improvements: Residential Dwelling; Row 2sty Masonry RENEE VARQUEZ C.P. September Term, 2013 No. 00777 \$115,982.21 McCabe, Weisberg & Conway, P.C.</p> <p>1403-581 7411 Drexel Road 19151 34th wd. 1260 Sq. Ft. BRT#343211000 Improvements: Residential Dwelling; Row B/gar 2sty Masonry WANDA L. MCQUEEN AND CALVIN MCQUEEN C.P. June Term, 2013 No. 01125 \$69,366.61 McCabe, Weisberg & Conway, P.C.</p> <p>1403-586 176 West Spencer St 19120-1938 61st wd. 1050 Sq. Ft. BRT#612218400 Improvements: Residential Dwelling SARI T. LAM, HIEP CONG TRUONG AND NHU Q. TRUONG C.P. June Term, 2010 No. 01451 \$65,633.34 Udren Law Offices, P.C.</p> <p>1403-594 6016 Washington Avenue 19143 46th wd. 1760 Sq. Ft. BRT#033118800 Improvements: Residential Dwelling; Semi Det 2 Sty Masonry RICHARD F. NELSON, SR. ADMINISTRATOR FOR THE ESTATE OF ANNETTE G. NELSON, DECEASED REAL OWNER AND MORTGAGOR C.P. June Term, 2013 No. 01169 \$113,331.97 McCabe, Weisberg & Conway, P.C.</p> <p>1403-596 527 Penny Lane, Unit C53 19111 BRT#888630202 Subject to Mortgage Improvements: Residential Dwelling; Res Condominium 3 Story Mas + Other KATHLEEN CHUNG AKA KATHLEEN BANGWHAM CHUNG AND EUGENE E. CHUNG C.P. November Term, 2010 No. 03349 \$110,803.61 Federman & Associates, LLC</p>	<p>1404-310 5268 Arlington Street 19131 52nd wd. 3675 Sq Ft BRT#521122200 Improvements: Residential Property CLAUDIA PARKS AND RONALD JAMES PARKS C.P. April Term, 2013 No. 02254 \$72,461.43 KML Law Group, P.C.</p> <p>1404-313 1362 Fanshawe Street 19111 53rd wd. 1203.53 Sq Ft BRT#532034900 Improvements: Residential Property WAYNE M. CROZIER AKA WYANE M. CROZIER AKA WAYNE CROZIE SR. C.P. June Term, 2008 No. 04734 \$125,398.71 KML Law Group, P.C.</p> <p>1404-317 613 East Willard Street 19134 33rd wd. 780.74 Sq Ft BRT#331084600 Improvements: Residential Property JERMAL M. BRYANT C.P. April Term, 2013 No. 02523 \$34,012.94 KML Law Group, P.C.</p> <p>1404-320 3202 South 20th Street 19145 26th wd. 1533.60 Sq Ft BRT#262166710 Improvements: Residential Property MARTIN A. JANCO AND MARY C JANCO C.P. July Term, 2012 No. 940 \$496,691.46 Bradley J. Osborne, Esq.</p> <p>1404-322 1943 Georgian Road 19138 10th wd. 1664 Sq Ft BRT#101273800 Improvements: Residential Property JOHN NEAL AND LOUISE L. NEAL AKA LOUISE L. NEIL C.P. July Term, 2012 No. 2345 \$78,147.99 Bradley J. Osborne, Esq.</p> <p>1404-330 6628 Malvern Avenue 19151-3122 34th wd. 1198 Sq Ft OPA#344076100 Improvements: Residential Property KALIE RA C.P. July Term, 2009 No. 02327 \$114,083.31 Phelan Hallinan, LLP</p> <p>1404-332 2331 North 19th Street 19132-4320 16th wd. 1634 Sq Ft BRT#162074500 Subject to Mortgage Improvements: Residential Property TANYA KOSH, AS SOLE OWNER C.P. January Term, 2012 No. 0689 \$43,513.11 Scott A. 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</p> <p>1404-335 7428 Torresdale Avenue 19136 41st wd. 1260 Sq Ft Improvements: Residential Property WILLIAM SULLIVAN C.P. March Term, 2011 No. 0939 \$105,003.32 Scott A. 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</p> <p>1404-336 629 North Frazier Street 19131-4810 34th wd. situate on the east side of Frazier Street at the distance of three hundred and eighty-two (382) feet southward from the south side of Girard Avenue Improvements: Row 2 Sty Masonry JEFFREY L. THOMAS, SR. C.P. September Term, 2012 No. 03104 \$72,611.42 Bradley J. Osborne, Esq.</p> <p>1404-338 3470 Helen Street 19134-2021 45th wd. Northwest side of Helen Street 186 ft 6 in southwest of Tioga Street; front 14 ft 6 in, depth 78 ft, 0 in TAMIKA SHANNON C.P. July Term, 2013 No. 02646 \$93,331.38 Phillip D. Berger, Esq.,</p> <p>1404-341 3320 Kip Street 19134 33rd wd. 862.2 Sq Ft BRT#073086200 Improvements: Residential Dwelling KAREN ORTIZ AKA KAREN N ORTIZ C.P. July Term, 2013 No. 04416 \$61,045.85 Udren Law Offices, P.C.</p> <p>1404-343 60 West Manheim Street AKA 60 Manheim Street 19144-2973 12th wd. 1315.80 Sq Ft BRT#12-3068800 Subject to Mortgage Improvements: Residential Dwelling PAULA JACKSON C.P. August Term, 2012 No. 03139 \$257,719.08 Powers, Kirn, & Javardian, LLC</p> <p>1404-352 2318 Rhawn Street 19152-3316 56th wd. 2947.04 Sq Ft OPA#561593400 Improvements: Residential Property ROBERT COLLAND CHERRIE COLL C.P. February Term, 2010 No. 02435 \$124,759.55 Phelan Hallinan, LLP</p> <p>1404-353 1923 Penfield Street 19138-2716 42nd wd. 1102.50 Sq Ft OPA#10-1381300</p>

SHERIFF'S SALE

Improvements: Residential Property
KEVIN WALLACE C.P. June Term, 2013
No. 02509 \$106,389.85 Phelan Hallinan, LLP

1404-354
8850 Bradford Street 19115-5002 56th wd. 4111.46 Sq Ft OPA#562451600 Improvements: Residential Property
SHELDON S. RAMCHARITAR AND RENA RAMCHARITAR C.P. November Term, 2011 No. 01018 \$104,944.87 Phelan Hallinan, LLP

1404-356
4747 Griscom Street 19124-5833 23rd wd. 967.12 Sq Ft OPA#232451500 Improvements: Residential Property
DAVID B. STEINER AND KAREN M. STEINER C.P. August Term, 2012 No. 01365 \$49,153.67 Phelan Hallinan, LLP

1404-358
3625 North Bouvier Street 19140-4023 13th wd. 910 Sq Ft OPA#131231100 Improvements: Residential Property
ALIMAH N. SHAMSID-DEEN AKA ALIMAH DEAN C.P. April Term, 2013 No. 00106 \$47,465.31 Phelan Hallinan, LLP

1404-361
3329 North Mascher Street 19140-5818 7th wd. 1008 Sq Ft BRT#07-2-0522-00 Improvements: Residential Property
FRANCISCO SANTIAGO C.P. February Term, 2013 No. 03335 \$45,901.90 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-362
6955 Hegerman Street 19135-1927 41st wd. 2200 Sq Ft BRT#412437600 Improvements: Residential Property
CORTNEY GREEN AND LISA PIERCE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON C.P. May Term, 2012 No. 3458 \$183,974.40 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-363
336 West Mount Pleasant Avenue 19119-2903 22nd wd. 1800 Sq Ft BRT#22-3185800 Improvements: Residential Property
BRADFORD W. GALLAGHER AND LUCIA ZAPATERO, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. May Term, 2012 No. 2226 \$165,741.98 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-364
3316 Brighton Street 19149-2029 55th wd. 1665.20 Sq Ft BRT#551356900 Improvements: Residential Property
WILLIAM YOUNG, JR., AND CAROL YOUNG, AS TENANTS BY THE ENTIRETY, THEIR ASSIGNS, THE SURVIVOR OF THEM AND THE SURVIVOR'S PERSONAL REPRESENTATIVES AND ASSIGNS. C.P. April Term, 2012 No. 3703 \$163,813.88 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-365
12 South 50th Street 19139-3538 60th wd. 1760 Sq Ft OPA#602150700 Improvements: Residential Property
KEITH D. BROCKENBOROUGH, AKA KEITH G. BROCKENBROU, AKA KEITH D. BROCKENBROUGH, AKA KEITH BROCKENBROWGH AND BRENDA SMITH C.P. May Term, 2006 No. 04356 \$85,665.49 Phelan Hallinan, LLP

1404-367
1346 Pennington Road 19151-2838 34th wd. 1593 Sq Ft OPA#343327000 Improvements: Residential Property
MARIE A. SADOWY C.P. December Term, 2011 No. 00024 \$119,336.94 Phelan Hallinan, LLP

1404-373
1532 North Felton Street 19151 34th wd. 2518 Sq Ft BRT#342347300 Improvements: Residential Dwelling; Row Conv/apt 2sty Masonry
P. ERIK POGWIST AKA P. ERIC POGWIST C.P. July Term, 2012 No. 02223 \$48,009.53 McCabe, Weisberg, & Conway, P.C.

1404-374
357 Fanshawe Street 19111-4605 35th wd. 5000 Sq Ft OPA#353116200 Improvements: Residential Property
CHERYL BROWN BOONE AND WESLEY

SHERIFF'S SALE

BOONE C.P. January Term, 2009 No. 02491 \$237,201.05 Phelan Hallinan, LLP

1404-382
7540 Sherwood Road 19151 34th wd. 1389.19 Sq Ft BRT#343237200 Improvements: Residential Property
KIA S. SAWYER C.P. August Term, 2013 No. 02951 \$135,708.18 KML Law Group, P.C.

1404-391
11704 Corry Road 19154 66th wd. 2272.02 Sq Ft BRT#66-2-038700 Improvements: Residential Dwelling
SUZANNE MAIER O'DONNELL AKA SUZANNE M. MAIER C.P. April Term, 2013 No. 02988 \$181,452.23 Udren Law Offices, P.C.

1404-394
2422 South 3rd Street 19148-4027 39th wd. 966.28 Sq Ft OPA#391364600 Improvements: Residential Property
TONI REED C.P. September Term, 2012 No. 02382 \$170,466.24 Phelan Hallinan, LLP

1404-399
2322 South Hemberger Street 19145-3315 48th wd. 672 Sq Ft OPA#482244800 Improvements: Residential Property
TYREIK H. TURNER AND BRETT GRAY C.P. April Term, 2012 No. 01946 \$106,052.60 Phelan Hallinan, LLP

1404-400
3750 Clarendon Ave, Apt 48, aka 3750 Clarendon Rd, Apt 48 19114-1938 88th wd. Together with all right, title, and interest being 1.1494% and undivided interest of, in and to the common elements as defined by the unit property act of Pennsylvania and as more fully set forth in the aforementioned declaration of condominium and plan OPA#888660048 Improvements: Condominium
ADRIANA C. CUGINI C.P. January Term, 2012 No. 03059 \$101,107.89 Phelan Hallinan, LLP

1404-406
1506 South 58th Street 19143 3rd wd. 2404.08 Sq Ft BRT#034123900 Improvements: Residential Property
SARAH SCOTT C.P. August Term, 2013 No. 000708 \$91,358.12 Bradley J. Osborne, Esq.

1404-410
223 West Seymour Street 19144 13th wd. 2053.26 Sq Ft BRT#133074200 Improvements: Residential Dwelling; S/d Con/ apt 3sty Masonry
GRANFORD COLLINS AKA GRANFORD L. COLLINS, JR. C.P. January Term, 2010 No. 01752 \$155,516.02 McCabe, Weisberg, & Conway, P.C.

1404-412
6601 Chew Avenue 19119 22nd wd. 1956 Sq Ft OPA#871106600 Subject to Mortgage Improvements: Commercial Property
TRACEY ALSTON C.P. August Term, 2013 No. 1112 \$114,887.31 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1404-416
626 East Raymond Street 19120 42nd wd. 800 Sq Ft BRT#42-1-015500 Improvements: Residential Dwelling; Row 2sty Masonry
FUNMILAYO AGUN C.P. September Term, 2013 No. 02153 \$30,016.66 McCabe, Weisberg, & Conway, P.C.

1404-423
4303 K Street 19124-4321 33rd wd. 720 Sq Ft; row b/gar 1sty masonry BRT#332331900 Improvements: Residential Dwelling
VICTOR ESTRADA AKA VICTOR MANUEL ESTRADA C.P. May Term, 2013 No. 00364 \$118,693.26 McCabe, Weisberg, & Conway, P.C.

1404-426
1802 Dallas Street 19126 10th wd. 1260 Sq Ft; row b/gar 2sty masonry BRT#101282200 Improvements: Residential Dwelling
LINDA COLLINS AKA LINDA ALI C.P. April Term, 2012 No. 02819 \$84,204.87 McCabe, Weisberg, & Conway, P.C.

1404-430
4644 A Street 19120-4440 42nd wd. 1410 Sq Ft BRT#42-1289200 Improvements: Residential Property
HON K. HUYNH C.P. August Term, 2012 No. 1809 \$71,965.55 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-435
1834 South Cecil Street 19143-5506 40th wd. 1264 Sq Ft BRT#40-1-0403-00-00 Improvements: Residential Property
DONELL COOPER AND DONNA M. COOPER, HIS WIFE C.P. January Term,

SHERIFF'S SALE

2012 No. 0715 \$44,764.05 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

1404-437
5462 Morse Street 19131 52nd wd. 1224 Sq Ft BRT#522023800 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF LEOLA WHITE C.P. November Term, 2013 No. 01363 \$99,838.36 Stern & Eisenberg, P.C.

1404-441
5242 North Front Street 19120 42nd wd. 2073.2 Sq Ft BRT#42-2-319800 Improvements: Residential Dwelling
NICHOLAS LOMAX AKA NICHOLAS O. LOMAX C.P. May Term, 2013 No. 02576 \$164,248.24 Udren Law Offices, P.C.

1404-445
6805 Jackson Street 19135-2211 41st wd. 4507.5 Sq Ft BRT#412316300 Improvements: Residential Dwelling
JOHN PASQUARELLO AKA JOHN PASQUERELLO AND RENEE O'CONNELL C.P. April Term, 2013 No. 03807 \$157,771.01 Law Offices of Gregory Javardian, Esq.

1404-450
3037 Disston Street 19149-1902 55th wd. 1800.92 Sq Ft BRT#551309100 Improvements: Residential Property
MICHAEL J. HAAS AND EILEEN P. FITZPATRICK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. February Term, 2012 No. 0948 \$164,673.68 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-451
2730 South Colorado Street 19145-4707 26th wd. 1440 Sq Ft BRT#262042800 Improvements: Residential Property
DON ANTHONY PICURI, AS SOLE OWNER C.P. February Term, 2012 No. 02859 \$330,317.68 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-457
3323 Wellington Street 19149-1615 55th wd. 1438.24 Sq Ft OPA#551474500 Improvements: Residential Property
BETTY NICHOLSON AKA BETTYANN NICHOLSON C.P. December Term, 2011 No. 01729 \$119,386.80 Phelan Hallinan, LLP

1404-461
2115 Bryn Mawr Avenue 19131-2501 52nd wd. 2824.23 Sq Ft BRT#521265200 Improvements: Residential Property
KINGSLEY NYARKO C.P. December Term, 2011 No. 2448 \$165,094.11 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-473
1623 Griffith Street 19111 56th wd. 2280 Sq Ft BRT#561539100 Improvements: Residential Real Estate
WILLIAM WAINWRIGHT AND KATHLEEN WAINWRIGHT C.P. June Term, 2013 No. 002855 \$267,390.08 Stern & Eisenberg, P.C.

1404-475
6603 McCallum Street 19119 22nd wd. 5266 Sq Ft BRT#223229300 Improvements: Residential Property
VINCENT GREEN C.P. April Term, 2013 No. 03799 \$597,412.02 KML Law Group, P.C.

1404-485
7817 Cedarbrook Avenue 19150 50th wd. 32'8" frontage x 55' depth OPA#501259000 Improvements: Residential Property
LUQMAN L. AKBAR C.P. November Term, 2013 No. 01841 \$131,734.71 Richard M. Squire & Associates, LLC

1404-488
2941 South 66th Street 19142 40th wd. 1360 Sq Ft; row b/gar 2sty masonry BRT#406613400 Improvements: Residential Dwelling
JOSEPH A. LYBRAND C.P. August Term, 2013 No. 02765 \$95,184.15 McCabe, Weisberg, & Conway, P.C.

1404-491
2613 South 71st Street 19142-1705 40th wd. 1153.66 Sq Ft BRT#40-6166400 Improvements: Residential Property
AGNES COOPER C.P. March Term, 2012 No. 3928 \$88,657.81 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq.,

SHERIFF'S SALE

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

1404-493
1752 North Taney Street 19121 32nd wd. 984 Sq Ft BRT#324126100 Improvements: Residential Property
MITZIE LYONS FOSTER C.P. April Term, 2011 No. 00850 \$56,420.55 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1404-501
2448 East Huntingdon Street 19125 31st wd. 1968 Sq Ft; str/off + apts 2 sty masonry BRT#871286850 Improvements: Residential Dwelling
KILE AND SOBOLOSKI REAL ESTATE PARTNERSHIP, AKA KILE & SOBOLOSKI REAL ESTATE PARNTERSHIP C.P. August Term, 2013 No. 02919 \$131,067.40 McCabe, Weisberg, & Conway, P.C.

1404-506
2524 Almond Street 19125 31st wd. 680 Sq Ft; row 2 sty masonry BRT#312080000 Improvements: Residential Dwelling
ANDREW LANDIS C.P. August Term, 2013 No. 01503 \$140,394.24 McCabe, Weisberg, & Conway, P.C.

1404-520
2151 Homer Street 19138 10th wd. 1569.04 Sq Ft BRT#102140500 Improvements: Residential Dwelling
YOLANDA FEASTER C.P. August Term, 2013 No. 02172 \$100,568.75 Udren Law Offices, P.C.

1404-526
5438 Whithy Avenue 19143 51st wd. 1222.5 Sq Ft BRT#51-3-156000 Improvements: Residential Dwelling
CLAUDIE MAE MANLEY AND JOHN VINCENT MANLEY C.P. October Term, 2003 No. 01193 \$41,449.00 Udren Law Offices, P.C.

1404-528
11182 Hendrix Street 19116 58th wd. 5836 Sq Ft BRT#582372008 Improvements: Residential Real Estate
LORRAINE COURTNEY AND LORRAINE GREEN C.P. March Term, 2008 No. 05410 \$231,502.14 Stern & Eisenberg, P.C.

1404-530
5759 Leonard Street 19149 62nd wd. (formerly part of the 35th wd.) 1130.49 Sq Ft BRT#621518200 Improvements: Residential Real Estate
LYNN KANE AND THOMAS K. KANE C.P. June Term, 2013 No. 00357 \$77,647.28 Stern & Eisenberg, P.C.

1404-531
234 South 57th Street 19139 60th wd. 1282.23 Sq Ft BRT#60-4-252700 Improvements: Residential Dwelling
ALBERT GEDDES C.P. November Term, 2010 No. 03114 \$72,257.07 Udren Law Offices, P.C.

1404-533
6744 Guyer Avenue 19142 40th wd. 1105 Sq Ft BRT#406327300 Improvements: Residential Dwelling
MARY ANN BYRD C.P. October Term, 2011 No. 00171 \$84,313.53 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1404-543
418 Longshore Street nka 418 Longshore Ave 19111 35th wd. 3463.50 Sq Ft BRT#353154300 Improvements: Residential Dwelling
ANLIZAR DERRICKS AND MATTHEW DERRICKS C.P. April Term, 2013 No. 01927 \$150,881.35 Udren Law Offices, P.C.

1404-544
2224 South Rosewood Street 19145 26th wd. 690 Sq Ft BRT#261102700 Improvements: Residential Real Estate
LISA NOTORFRANCESCO AND LOUIS OLIVERIO C.P. November Term, 2011 No. 02465 \$171,496.43 Stern & Eisenberg, P.C.

1404-545
7905 Caesar Place 19153 40th wd. 1995 Sq Ft BRT#405814500 Improvements: Residential Real Estate
PATRICIA DAVIS C.P. May Term, 2013 No. 02362 \$72,860.58 Stern & Eisenberg, P.C.

1404-548
4132 North 6th Street 19140 43rd wd. 1379.12 Sq Ft BRT#433272000 Improvements: Residential Property
MARIA NEGRON C.P. April Term, 2013 No. 005023 \$26,651.05 Bradley J. Osborne, Esq.

1404-550
3678 Sussex Lane 19114 58th wd. 1912.95 Sq Ft BRT#66-1-209600 Improvements: Residential Dwelling
HALA HAMEID C.P. May Term, 2010 No.

SHERIFF'S SALE

00078 \$195,004.03 Udren Law Offices, P.C.

1404-551
318 North Edgewood Street 19139 34th wd. 1995 Sq Ft BRT#341109400 Subject to Mortgage Improvements: Residential Dwelling
CALVIN SANDERS C.P. April Term, 2012 \$72,215.58 Powers, Kim & Javardian, LLC

1404-554
7550 Tulpehocken Street 19138 50th wd. 1501.20 Sq Ft BRT#501378500 Subject to Mortgage Improvements: Residential Dwelling
BETTY A. WILKINS AND SYLVESTER K. WILKINS C.P. June Term, 2013 No. 02552 \$122,047.31 Powers, Kim & Javardian, LLC

1404-563
5841 Chester Avenue 19143-5516 40th wd. 1911 Sq Ft BRT#40-1115200 Subject to Mortgage Improvements: Residential Dwelling
THELMA A. WILLIAMS AKA THELMA ANN WILLIAMS AKA THELMA WILLIAMS C.P. October Term, 2012 No. 02022 \$97,154.13 Powers, Kim & Javardian, LLC

1404-564
7818 Provident Street aka 7818 Provident Road 19150 50th wd. 1237.50 Sq Ft BRT#501165000 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry
DONNA L. LOMAX C.P. January Term, 2011 No. 00194 \$123,282.46 Milstead & Associates, LLC

1404-569
143 North Wanamaker Street 19139-2444 4th wd. 835.62 Sq Ft BRT#04-2-095800 Improvements: Row 2 Sty Masonry
JOSEPH KLIMCZAK AND JEFFREY DULDULAO AKA JEFFREY DULDAO C.P. October Term, 2013 No. 02768 \$70,072.15 Milstead & Associates, LLC

1404-570
7727 Rockwell Avenue 19111 63rd wd. 7500 Sq Ft BRT#63-1-1166-00 Subject to Mortgage Improvements: Residential Dwelling
ESTATE OF JEROME BILBEE C.P. February Term, 2013 No. 02856 \$236,271.19 Powers, Kim & Javardian, LLC

1404-571
3354 E Street 19134-1726 7th wd. 735 Sq Ft BRT#07-3-1959-00 Improvements: Row 2 Story Masonry
JORGE L. MATEO, JR. C.P. August Term, 2012 No. 02299 \$62,051.66 Milstead & Associates, LLC

1404-579
221 North 64th Street 19139 34th wd. 1050 Sq Ft OPA#343070000 Improvements: Residential Property
BOBBY MCLEAN C.P. March Term, 2009 No. 04359 \$25,831.50 Phelan Hallinan, LLP

1404-581
5813 North American Street 19120-1862 61st wd. 1238.77 Sq Ft OPA#612404400 Improvements: Residential Property
WANDA SAUNDERS C.P. June Term, 2007 No. 02491 \$121,135.47 Phelan Hallinan, LLP

1404-582
1908 South Hicks Street 19145-3004 48th wd. 658 Sq Ft OPA#481177100 Improvements: Residential Property
DOLORES COOPER, IN HER CAPACITY AS HEIR OF SHARON COOPER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHARON COOPER, DECEASED. C.P. August Term, 2009 No. 03795 \$26,373.99 Phelan Hallinan, LLP

1404-590
1351 East Susquehanna Avenue 19125-2840 18th wd. 1218 Sq Ft OPA#181251600 Improvements: Residential Property
ANTOINE PALMER AKA ANTOIN PALMER AKA ANTONINE E. PALMER AND DORCAS WHITE C.P. February Term, 2013 No. 00022 \$267,364.47 Phelan Hallinan, LLP

1404-592
3616 Academy Road 19154-2026 66th wd. 1800 Sq Ft OPA#663351900 Improvements: Residential Property
DEBORAH MATTIACCI C.P. March Term, 2012 No. 02378 \$175,458.48 Phelan Hallinan, LLP

1404-595
339 Lemonte Street 19128-4546 21st wd. 2389.28 Sq Ft OPA#212313900 Improvements: Residential Property
EUGENE BUTTERFIELD, JR. C.P. August Term, 2013 No. 02269 \$276,543.10 Phelan Hallinan, LLP

1404-606
1812 Beverly Road 19138-1202 10th wd. 1648.50 Sq Ft OPA#102164200 Improvements: Residential Property

SHERIFF'S SALE

ANTHONY MIDDLETON C.P. April Term, 2009 No. 00183 \$137,752.01 Phelan Hallinan, LLP

1404-614

2718 South Marvine Street 19148-4919 39th wd. 1191.93 Sq Ft OPA#395307400 Improvements: Residential Property WILLIAM STERMEL C.P. September Term, 2013 No. 02623 \$262,083.04 Phelan Hallinan, LLP

1404-615

6619 Malvern Avenue 19151-2346 34th wd. 1309 Sq Ft OPA#344085800 Improvements: Residential Property KYSHA DAVIS AND MICHAEL DAVIS C.P. June Term, 2008 No. 04930 \$185,855.88 Phelan Hallinan, LLP

1404-619

1508 Brown Street 19130-2906 15th wd. 1395 Sq Ft OPA#152234400 Improvements: Residential Property JAMES EDWARD SMITH C.P. March Term, 2012 No. 03105 \$314,819.62 Phelan Hallinan, LLP

1404-621

1217 South Clarion Street 19147-4413 2nd wd. 560 Sq Ft OPA#021616700 Improvements: Residential Property JOSEPH DIBELLA AND MARGARET DIBELLA C.P. February Term, 2010 No. 00451 \$222,087.97 Phelan Hallinan, LLP

1404-628

2720 Cambridge Street 19130-1207 29th wd. 612.48 Sq Ft OPA#292010200 Improvements: Residential Property JOSE RIVERA AND PAULA RIVERA C.P. March Term, 2010 No. 00464 \$223,355.13 Phelan Hallinan, LLP

1404-629

1521 Clearview Street 19141-2303 17th wd. 1318.12 Sq Ft OPA#171110700 Improvements: Residential Property ROBIN JOHNSON AKA R. JOHNSON, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF LEROY JOHNSON, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEROY JOHNSON DECEASED C.P. January Term, 2012 No. 00408 \$69,655.07 Phelan Hallinan, LLP

1404-632

1307 Knorr Street 19111-4905 4th wd. 2803.50 Sq Ft OPA#532139200 Improvements: Residential Property EVA TOROK AND TIBOR TOROK C.P. April Term, 2013 No. 00616 \$101,685.39 Phelan Hallinan, LLP

1404-634

84 East Ashmead Street 19144-2314 12th wd. 1092 Sq Ft OPA#121081100 Improvements: Residential Property OONA B'NYAHUDA AKA OONA B'NYAHUDA C.P. August Term, 2012 No. 01372 \$63,041.80 Phelan Hallinan, LLP

1404-641

6355 Jackson Street 19135 41st wd. 1627.20 Sq Ft BRT#411198700 Subject to Mortgage Improvements: Residential Property STEVEN AND PAMELA DROBISH C.P. September Term, 2013 No. 00633 \$241,858.99 Kristen Wetzel Ladd, Esq.

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

1405-309

1631 East Hunting Park Avenue 19124-4419 33rd wd. 1223.47 Sq. Ft. OPA#332087900 Improvements: Residential Property NYDIA LOPEZ C.P. March Term, 2012 No. 01876 \$92,953.76 Phelan Hallinan, LLP

1405-313

1012 Rosalie Street 19149-3624 BRT#352030500 Improvements: Residential Property MARTINE WECHE C.P. January Term, 2013 No. 03814 \$62,599.06 Phelan Hallinan, LLP

1405-335

3214 Tesdale Street aka 3214 Teesdale Street 19136-4316 64th wd. 2541.87 Sq. Ft. OPA#641157300 Improvements: Residential Property JOSEPHINE RODRIGUEZ C.P. May Term, 2013 No. 01739 \$121,037.98 Phelan Hallinan, LLP

1405-343

8302 Lynnewood Road 19150-3203 50th wd. on the southwest side of Lynnewood Road 28 ft 0 in northward from the northwest side of Mt. Airy Avenue. Front 26 ft 6 in; depth 100 ft 0 in. OPA#502029600

SHERIFF'S SALE

MICHELLE D. GRIMES C.P. January Term, 2013 No. 01007 \$251,258.11 Louis P. Vitti, Esq.

1405-344

2804 Fuller Street 19152 64th wd. 2891 Sq. Ft. BRT#641228200 Subject to Mortgage Improvements: Residential Property JOHN SULLICK C.P. May Term, 2012 No. 00232 \$24,154.21 Joann Needleman, Esq.

1405-354

2716 North 46th Street (aka Forty-Six Street) 19131-1503 52nd wd. 1945 Sq. Ft. BRT#52-1230200 Subject to Mortgage Improvements: Residential Property LECHERYL HAWKES C.P. October Term, 2012 No. 0192 \$44,180.90 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-357

2444 South Hutchinson Street aka 2444 Hutchinson Street 19148 39th wd. 940 Sq. Ft. BRT#393478300 Improvements: Residential Property ANDREW TRABOLD C.P. February Term, 2013 No. 00649 \$183,010.29 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-361

6835 Walker Street 19135-2127 55th wd. 1808 Sq. Ft. BRT#552336600 Subject to Mortgage Improvements: Residential Property BARBARA FRONGELLO, UNMARRIED C.P. May Term, 2013 No. 03987 \$117,272.25 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-365

38 Wyneva Street aka 38 West Wyneva Street 19144 12th wd. 2784.22 Sq. Ft. BRT#123020900 Subject to Mortgage Subject to Rent Improvements: Residential Property WARREN FLUCK C.P. March Term, 2011 No. 03404 \$54,231.13 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-366

6620 Ross Street 19119 22nd wd. 1095 Sq. Ft. BRT#221218400 Subject to Mortgage Improvements: Residential Property JOSEPH M. O'MALLEY, AS SOLE OWNER C.P. November Term, 2010 No. 03505 \$67,766.41 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-370

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

1405-385

5728 Colgate Street 19120-1717 35th wd. 1150 Sq. Ft. BRT#35-1318200 Improvements: Residential Property JOAN ANN M SANTIAGO, AS SOLE OWNER C.P. March Term, 2012 No. 1317 \$94,638.79 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-431

2216 South 22nd Street 19145-3303 48th wd. 981.12 Sq. Ft. OPA#482204900 Improvements: Residential Property MOSES BAILEY, JR. C.P. April Term, 2013 No. 04211 \$155,160.84 Phelan Hallinan, LLP

1405-432

2426 South Hicks Street 19145 26th wd. 728 Sq. Ft. BRT#26-1199600 Improvements: Residential Dwelling KATHLEEN M DEROSA AND JOSEPH DEROSA III C.P. October Term, 2013 No. 03592 \$62,673.27 Udren Law Offices, PC

SHERIFF'S SALE

1405-435

528 Gates Street 19128-2509 21st wd. 8750 Sq. Ft. OPA#213297400 Improvements: Residential Property CHESTER J. FRANCZYK, III C.P. September Term, 2012 No. 01914 \$95,497.28 Phelan Hallinan, LLP

1405-440

1224 North Redfield Street 19151 34th wd. 1800 Sq. Ft. BRT#342173700 Improvements: Residential Real Estate LUTHER R ROBINSON AND ROBIN WINFIELD C.P. May Term, 2013 No. 01103 \$58,650.48 Stern & Eisenberg, PC

1405-441

6111 Torresdale Avenue 19135-3717 41st wd. 1200.20 Sq. Ft. BRT#411313200 Improvements: Residential Property ROBERT SCHREIBER, SR. C.P. July Term, 2013 No. 01234 \$54,312.28 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-445

5020 Boudinot Street 19120 42nd wd. 1158 Sq. Ft. BRT#421422000 Improvements: Residential Property LOUISE CHARLES AND GUERINO PIERRE-LOUIS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. January Term, 2011 No. 0994 \$66,162.34 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-464

304 East Clarkson Avenue 19120 row 2 story masonry BRT#42-1-2306-00 Improvements: Residential Dwelling SEAN MILLIGAN C.P. August Term, 2013 No. 02098 \$136,928.19 Federman & Associates, LLC

1405-465

251 East Walnut Park Drive 19120 row b/garage 2 story masonry BRT#611365300 Improvements: Residential Dwelling YVETTE BULLOCK AKA YVETTE LAMBERT AKA YVETTE F. LAMBERT BULLOCK AKA YVETTE F. LAMBERT AND ALFRED BULLOCK C.P. January Term, 2013 No. 02907 \$109,796.99 Federman & Associates, LLC

1405-474

2424 Golf Road 19131 52nd wd. 11375 Sq. Ft. BRT#521263520 Improvements: Residential Property EDWIN G. BEAUSOLEIL AND ROBERT A. CUDJOE C.P. July Term, 2013 No. 01375 \$314,861.38 KML Law Group, PC

1405-485

3558 Kyle Road 19154-4021 66th wd. 5936.90 Sq. Ft. OPA#662353500 Improvements: Residential Property MARY-ELIZABETH HEFT C.P. August Term, 2013 No. 02992 \$172,578.20 Phelan Hallinan, LLP

1405-489

1963 Rowan Street (aka West Rowan Street) 19140-1732 13th wd. 1922 Sq. Ft. BRT#131362400 Subject to Rent Improvements: Residential Property JARELLE KHALIF GREEN-HALEY, AS SOLE OWNER C.P. December Term, 2012 No. 00009 \$113,839.38 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-499

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

1405-512

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

1405-514

7252-60 Woodland Avenue 19142 40th wd. 25 x 74 PRCL#40-3-2958-00; BRT#40-3-2958-00 Improvements: Residential Property PROPERTY OF JERON GODDARD, SINCLAIR GODDARD AKA ALDIS SINCLAIR GODDARD AND CLARENCE GODDARD AKA CLARENCE CHRISTIAN. TITLE TO SAID PREMISES IS VESTED IN JARON GODDARD, SINCLAIR GODDARD AND CLARENCE GODDARD BY DEED FROM ALBET A. SEYTHER, DATED NOVEMBER 27, 1996 AND RECORDED

SHERIFF'S SALE

FEBRUARY 7, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT # DEED NOOT JTD 221, PAGE 441. C.P. July Term, 2012 No. 001012 \$139,152.89 Martin S. Weisberg, Esq.

1405-518

6205 North Bouvier Street 19141 17th wd. 1044 Sq. Ft.; row b/gar 2sty masonry BRT#172217800 Improvements: Residential Dwelling DAINISHA JONES C.P. July Term, 2013 No. 02041 \$88,922.91 McCabe, Weisberg & Conway, PC

1405-539

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

1405-541

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

1405-557

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

1405-564

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

1405-569

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

1405-570

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

1405-577

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

1405-587

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

1405-590

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

1405-594

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

1405-603

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

1405-611

7434 Malvern Avenue 19151-2921 34th wd. 1512 Sq. Ft. OPA#343169000 Improvements: Residential Property JACQUELINE NICHOLSON C.P. December

SHERIFF'S SALE

Term, 2011 No. 02312 \$52,668.34 Phelan Hallinan, LLP

1405-621

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

1405-624

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

1405-631

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

1405-636

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

1405-639

514 Poplar Street 19123 5th wd. 1503.24 Sq. Ft. BRT#056161545 Improvements: Residential Property CRYSTAL MARIE STEPHENS C.P. September Term, 2009 No. 1470 \$213,384.96 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-644

5409 Erdrick Street 19124-1406 62nd wd. 1316 Sq. Ft. BRT#62-2347400 Improvements: Residential Property SHAUNDA SILBURN C.P. October Term, 2012 No. 0188 \$94,585.08 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-646

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

1405-652

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

1405-673

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

1405-682

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

1405-687

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

1405-697

1027 North 64th Street 19151 34th wd. 4078 Sq. Ft. BRT#344244200 Improvements: Residential Dwelling MCQUARY BROWN AND TRACEY BROWN C.P. January Term, 2011 No. 00397 \$214,256.72 Udren Law Offices, PC

1405-698

7642 Wyndale Avenue 19151 34th wd. 2958.8

SHERIFF'S SALE

SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERALDINE WASHINGTON, DECEASED. JEROME WASHINGTON, INDIVIDUALLY AND PERSONAL REPRESENTATIVE OF THE ESTATE OF GERALDINE WASHINGTON. C.P. August Term, 2011 No. 02952 \$73,343.57 Udren Law Offices, PC

1405-700
7625 Overbrook Avenue 19151 34th wd. 1769.92Sq.Ft. BRT#67-N5-12 Improvements: Residential Dwelling
THOMASINE T. JORDAN C.P. May Term, 2013 No. 00701 \$97,878.61 Udren Law Offices, PC

1405-701
5511 Crowson Street 19144 12th wd. 750 Sq. Ft. BRT#12-2214800 Improvements: Residential Dwelling
IGOR PAVLO C.P. September Term, 2013 No. 02042 \$80,102.97 Udren Law Offices, PC

The following property, sale of which was postponed from the June 3, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, August 5, 2014.

1406-301
3575 Emerald Street 19134 45th wd. 1149.61 Sq. Ft. BRT#452329800 Improvements: Residential Property
TERESA DERR C.P. December Term, 2012 No. 00911 \$71,899.31 KML Law Group, PC

1406-309
633 East Raymond Street aka Raymond Street 19120 42nd wd. 1131.2 Sq. Ft. BRT#421018700 Improvements: Residential Property
SALEH SAIDSUDKY, SINGLE C.P. December Term, 2011 No. 0750 \$84,604.55
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-313
367 Ripka Street 19128 21st wd. 2653.97 Sq. Ft. BRT#212258400 Improvements: Residential Property
RONALD L. CLEMSON, JR. (A MARRIED PERSON) C.P. December Term, 2011 No. 3827 \$159,804.11 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-314
3009 North Croskey Street 19132-1405 11th wd. 1380 Sq. Ft. BRT#111331900 Improvements: Residential Property
UL MOSLEY AS SOLE OWNER C.P. February Term, 2013 No. 0177 \$67,405.44
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

1406-321
507 Burgess Street 19116 58th wd. 6099 Sq. Ft. BRT#582242000 Improvements: Residential Property
RANDOLPH M. HOSEAR AND KRISTINE M. HOSEAR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES C.P. February Term, 2012 No. 0949 \$219,468.59
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-325
7026 Paschall Avenue 19142-1122 40th wd. 2475 Sq. Ft. BRT#403324700 Improvements: Residential Property
HARRY PYGATT C.P. February Term, 2012 No. 0684 \$41,446.69 Scott A. 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

1406-327
4220 Maywood Street 19124-4918 33rd wd. 1188 Sq. Ft. BRT#332481000 Improvements: Residential Property
HECTOR SANTIAGO C.P. December Term, 2012 No. 00132 \$33,888.91 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-328
5213 North Warnock Street 19141-4025 49th wd. 2100 Sq. Ft. BRT#492198700 Improvements: Residential Property

SHERIFF'S SALE

RATTANA PHANSACKDY C.P. April Term, 2013 No. 00261 \$129,114.31 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-330
3113 Morning Glory Road 19154-1807 66th wd. 3000.2 Sq. Ft. BRT#663036800 Improvements: Residential Property
JOSE CINTRON C.P. May Term, 2013 No. 03783 \$242,506.08 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-334
827 Disston Street 19111-4426 53rd wd. 2424.66 Sq. Ft. BRT#532202700 Improvements: Residential Dwelling
MIRIAM MARTINEZ AKA MARIAM MARTINEZ C.P. July Term, 2012 No. 04074 \$163,873.41 Law Offices of Gregory Javardian

1406-335
11913 Waldemire Drive 19154-2616 58th wd. 2175.55 Sq. Ft. BRT#662134300 Improvements: Residential Dwelling
JAMES F. MONAGHAN JR. AND VICKIE MONAGHAN C.P. March Term, 2013 No. 01335 \$222,522.06 Law Offices of Gregory Javardian

1406-339
2349 East Hagert Street (aka Hagert Street) 19125-3030 31st wd. 956.2 Sq. Ft. BRT#313212500 Improvements: Residential Property
MICHAEL J. FOX C.P. December Term, 2012 No. 1518 \$191,870.23 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-344
2420 Stanwood Street 19152 56th wd. 2500 Sq. Ft. BRT#562051710 Improvements: Residential Property
GAIL BECKWITH JONES AND SHELDON M. JONES C.P. June Term, 2013 No. 01308 \$106,930.95 KML Law Group, PC

1406-346
7038 Tulip Street 19135 41st wd. 2800 Sq. Ft. BRT#412452900 Improvements: Residential Property
HASSEN FRITIS, AS SOLE OWNER C.P. November Term, 2010 No. 2907 \$183,704.36
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

1406-348
2411 South Garnet Street aka Garnet Street 19145-4227 26th wd. 1068 Sq. Ft. BRT#262132200 Improvements: Residential Property
ERICA TUBENS AND MATTHEW DIVARIO C.P. July Term, 2012 No. 3913 \$118,051.26
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-358
9338 Treaty Road 19114 57th wd. 6000 Sq. Ft. BRT#57-2-269400 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAVID OVERHOLT AKA DAVID E. OVERHOLT, DECEASED, LYNN OVERHOLT DAVID OVERHOLT AKA DAVID E. OVERHOLT, DECEASED. C.P. February Term, 2012 No. 00013 \$190,196.81 Udren Law Offices, PC

1406-359
6215 Washington Avenue 19143 3rd wd. 2152.5 Sq. Ft. BRT#033111500 Improvements: Residential Dwelling
DANA MYERS, DAVID MYERS, DAVID C. MYERS AND PATRICIA MYERS C.P. December Term, 2011 No. 03784 \$49,638.24 Udren Law Offices, PC

1406-362
937 East Durard Street 19150 50th wd. 1720 Sq. Ft. BRT#502425400 Improvements: Residential Real Estate
IRENE E. HUDSON C.P. June Term, 2013 No. 00658 \$149,694.04 Stern & Eisenberg, PC

1406-365
200-10 Lombard Street, Unit 517 19147-2421 5th wd. 1119.00 Sq. Ft. BRT#88-8-0500-17 Improvements: Condominium Unit
BRIAN C. SHILLING C.P. July Term,

SHERIFF'S SALE

2013 No. 03817 \$216,637.08 BARBARA A. FEIN, Esq.

1406-367
5649 Frontenac Street 19124 35th wd. 1937.34 Sq. Ft. BRT#351391100 Improvements: Residential Property
CHRISTOPHER JOHN C.P. October Term, 2013 No. 02314 \$122,725.31 KML Law Group, PC

1406-372
852 N 19th Street 19130 15th wd. 1995.30 Sq. Ft. BRT#15-1055500 Improvements: Residential Dwelling
ANGEL L. RODRIGUEZ AND NILSA RODRIGUEZ C.P. February Term, 2010 No. 01468 \$317,250.34 Udren Law Offices, PC

1406-381
1804 North 77th Street 19151 34th wd. 1702.36 Sq. Ft. OPA#34-3-3580-00 Improvements: Residential Property
SIGET STOCKTON C.P. August Term, 2009 No. 04324 \$138,944.63 Phelan Hallinan, LLP

1406-383
2671 Aramingo Avenue 19125-2331 31st wd. 906.75 Sq. Ft. OPA#312148100 Improvements: Residential Property
GEORGE R. DELANO, JR. C.P. October Term, 2013 No. 03524 \$170,107.93 Phelan Hallinan, LLP

1406-384
2048 Cherry Street 19103-1413 8th wd. 2025 Sq. Ft. PRCL#083026600 Improvements: Residential Property
SVETLANA M. FOWLER AND JOHN L. FOWLER C.P. August Term, 2012 No. 02818 \$561,679.63 Phelan Hallinan, LLP

1406-385
7468 Oxford Avenue 19111-3023 63rd wd. 2952 Sq. Ft. OPA#631153800 Improvements: Residential Property
ZIAD HUSSEIN C.P. December Term, 2013 No. 02404 \$125,542.40 Phelan Hallinan, LLP

1406-391
8220 Chelwynde Avenue 19153-1006 40th wd. 2194 Sq. Ft. OPA#405799660 Improvements: Residential Property
GENELLE GARRISON C.P. October Term, 2013 No. 01158 \$234,350.90 Phelan Hallinan, LLP

1406-392
3118 Barnett Street 19149-3101 55th wd. 1012.50 Sq. Ft. OPA#551008500 Improvements: Residential Property
ERNEST LAWRENCE AND SOPHIA JOHNSON C.P. September Term, 2012 No. 02960 \$42,174.39 Phelan Hallinan, LLP

1406-393
216 East Eleanor Street 19120-3908 42nd wd. 1970.10 Sq. Ft. OPA#421094600 Improvements: Residential Property
GLADYS RIOS C.P. November Term, 2010 No. 00933 \$69,864.49 Phelan Hallinan, LLP

1406-398
8052 Fairview Street aka 8052 Fairview Avenue 19136 64th wd. 10,500 Sq. Ft. BRT#64-2-014000 Improvements: Residential Dwelling
JEANETTE A. JACKSON C.P. April Term, 2012 No. 01413 \$81,227.89 Udren Law Offices, PC

1406-399
210 Robat Street 19120 42nd wd. 1282.94 Sq. Ft. BRT#42-1-1835-00 Improvements: Residential Dwelling
SHARON CROSBY C.P. September Term, 2013 No. 02121 \$110,048.07 Udren Law Offices, PC

1406-400
327 West Earllham Terrace 19144 12th wd. 2287.69 Sq. Ft. BRT#12-4-053200 Improvements: Residential Dwelling
JAMES WATSON C.P. September Term, 2013 No. 03981 \$126,596.13 Udren Law Offices, PC

1406-401
6130 Jackson Street 19135 55th wd. 4962 Sq. Ft. BRT#51639534 Improvements: Residential Dwelling
DAVID LEACH AND SHINEKA D. CRAWFORD C.P. August Term, 2010 No. 01243 \$135,818.04 Mark J. Udren, Esq.

1406-402
8022 Buist Avenue 19153 40th wd. 1290 Sq. Ft. BRT#405766700 Improvements: Residential Dwelling
PAULA A. CLARK AND GREGORY S. CLARK C.P. November Term, 2009 No. 02248 \$137,401.83 Mark J. Udren, Esq.

1406-403
3016 South Carlisle Street aka 3016 Carlisle Street 19145 26th wd. 800 Sq. Ft. BRT#77-3-850500 Improvements: Residential Dwelling

SHERIFF'S SALE

ETHEL V. MILLS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN HINKLE AKA JOHN H. HINKLE. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATES CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN HINKLE AKA JOHN H. HINKLE, DECEASED. ESTATE OF JOHN HINKLE AKA JOHN H. HINKLE, C/O ETHEL V. MILLS, PERSONAL REPRESENTATIVE. C.P. September Term, 2011 No. 01576 \$154,342.53 Udren Law Offices, PC

1406-404
2212 Manton Street 19139 36th wd. 825 Sq. Ft. BRT#36-1-269300 Improvements: Residential Dwelling
VINCENT SAUNDERS AND DEMARCUS WAITES AKA DEMARCUS R. WAITES C.P. May Term, 2013 No. 03603 \$53,749.38 Udren Law Offices, PC

1406-407
3729 Westhampton Avenue aka 3729 Westhampton Drive 19154-2014 66th wd. 1995 Sq. Ft. OPA#663371600 Improvements: Residential Property
MICHELE C. NARDONE C.P. May Term, 2012 No. 00025 \$178,638.28 Phelan Hallinan, LLP

1406-409
4120 West Girard Avenue 19104 6th wd. 1785 Sq. Ft. BRT#062168400 Improvements: Residential Property
KETLEEN DORMEUS C.P. September Term, 2012 No. 02992 \$117,001.65 KML Law Group, PC

1406-411
1401 East Luzerne Street 19124 33rd wd. 1972 Sq. Ft.; row s-off/str 2sty masonry BRT#332025600 Improvements: Residential Dwelling
AIDA L. BAERGA C.P. September Term, 2013 No. 01518 \$145,193.63 McCabe, Weisberg, & Conway, PC

1406-412
4828 Ogle Street 19127 21st wd. 1350 Sq. Ft.; semi/det 2sty masonry BRT#212428500 Improvements: Residential Dwelling
KELLY A. GRUVER AND STEPHEN B. GRUVER C.P. July Term, 2013 No. 04421 \$58,010.26 McCabe, Weisberg, & Conway, PC

1406-413
2104 Melvin Street 19131-3018 52nd wd. 1297.60 Sq. Ft. OPA#522249900 Improvements: Residential Property
CHRISTOPHER MING C.P. March Term, 2013 No. 02988 \$151,675.90 Phelan Hallinan, LLP

1406-415
1117 Wallace Street 19123 14th wd. 2166 Sq. Ft.; row 3sty masonry BRT#141295600 Improvements: Residential Dwelling
WILLIAM VENABLE, JR. C.P. April Term, 2012 No. 03841 \$258,145.58 McCabe, Weisberg, & Conway, PC

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

1406-419
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, PC

1406-421
6945 North 15th Street, Unit A-2 19126 88th wd. 830 Sq. Ft.; res condo 3 sty masonry BRT#888056905 Subject to Mortgage Improvements: Residential Dwelling
ZALIKA WOODS C.P. September Term, 2012 No. 00870 \$57,841.23 McCabe, Weisberg, & Conway, PC

1406-428
5519 Catharine Street 19143 46th wd. 1065 Sq. Ft. BRT#463093100 Improvements: Residential Property
FRANK BROOKS, III C.P. September Term, 2013 No. 001153 \$139,815.72 Bradley J. Osborne, Esq.

1406-431
5014 Newhall Street 19144-4110 13th wd. 3504 Sq. Ft. OPA#133106100 Improvements: Residential Property
DAISHA WILLIAMS AND ZAKIBEY C.P. October Term, 2012 No. 00039 \$279,505.50 Phelan Hallinan, LLP

SHERIFF'S SALE

1406-433
7627 Woodcrest Avenue 19151-2703 34th wd. 1422.61 Sq. Ft. OPA#343195100 Improvements: Residential Property
HOWARD W. TUCKER C.P. April Term, 2010 No. 04373 \$60,314.80 Phelan Hallinan, LLP

1406-437
1333 South 4th Street 19147 1st wd. BRT#011307400 Subject to Mortgage
STANLEY HENDRICKSON C.P. May Term, 2010 No. 03242 \$228,377.66 Ashley L. Lerch, Esq.

1406-439
1342 Greeby Street 19111 35th wd. 1237.5 Sq. Ft. BRT#531142700 Improvements: Residential Real Estate
DONNA MARIE TALLEY C.P. September Term, 2013 No. 01711 \$99,175.62 Stern & Eisenberg, PC

1406-441
6605 Blakemore Street 19119 22nd wd. 5687.93 Sq. Ft. BRT#221287410 Improvements: Residential Property
NANA Y. AMOH, SOLE OWNER C.P. August Term, 2011 No. 4229 \$119,549.61
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-443
2514 South Garnet Street 19145 26th wd. 2640.44 Sq. Ft. BRT#26-2-140300 Subject to Mortgage Improvements: Residential Dwelling
MARIA C. POTITO C.P. June Term, 2012 No. 02600 \$60,303.27 Udren Law Offices, PC

1406-444
5451 Lebanon Avenue 19131 52nd wd. 1600 Sq. Ft. BRT#522080400 Improvements: Residential Property
ROBERTA COLLINS AS ADMINSTRATRIX OF THE ESTATE OF ANNA COLLINS AKA ANNA R. COLLINS, DECEASED C.P. June Term, 2013 No. 02441 \$96,742.67 KML Law Group, PC

1406-448
7049 Kindred Street 19149 35th wd. 1148.48 Sq. Ft. BRT#542287100 Subject to Mortgage Improvements: Residential Dwelling
ADELA DIAZ PIZARRO AND ALLEN SMITH C.P. October Term, 2013 No. 00921 \$122,125.04 Udren Law Offices, PC

1406-449
20-22 West Haines Street 19144 22nd wd. 2766.4 Sq. Ft. BRT#593034800 fka BRT#881097301

1406-449B
26 West Hines Street 19144 BRT#593034900
NICHOLSON HOLDINGS, INC. C.P. October Term, 2013 No. 00160 \$463,975.78
Jennifer D. Gould, Esq.

1406-453
5258 Hazel Avenue 19143 46th wd. 840 Sq. Ft. BRT#462032800 Improvements: Residential Dwelling
DANIELLE RIGGS C.P. July Term, 2013 No. 001872 \$86,682.97 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

1406-457
5238 North Sydenham Street 19141 17th wd. 1376 Sq. Ft. BRT#172098000 Improvements: Residential Property
KEITH COOPER C.P. October Term, 2013 No. 000882 \$126,761.89 Bradley J. Osborne, Esq.

1406-459
7108 Guyer Avenue 19153 40th wd. 960 Sq. Ft. BRT#404352300 Improvements: Residential Property
PATRICE A. PARKS C.P. January Term, 2012 No. 001684 \$99,004.52 Bradley J. Osborne, Esq.

1406-464
6347 Calvert Street 19149 62nd wd. 1242 Sq. Ft.; row b/gar 2sty masonry BRT#621526200 Improvements: Residential Dwelling
JOSEPH KRAVITZ AND NANCY KRAVITZ C.P. February Term, 2013 No. 01594 \$149,993.42 McCabe, Weisberg, & Conway, PC

1406-467
1928 Pratt Street 19124 62nd wd. 1395 Sq. Ft. BRT#622053800 Improvements: Residential Property
MASSI FLETCHER C.P. February Term, 2013 No. 03277 \$129,053.04 KML Law Group, PC

1406-468
763 South 9th Street 19147-2838 3rd wd. 1968 Sq. Ft. BRT#022280200 Subject to Mortgage Improvements: Residential Dwelling
THEA FOGLIETTA-SILVERSTEIN C.P. April Term, 2012 No. 2187 \$2,011,118.24

SHERIFF'S SALE

Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

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

1406-477A-B
7169-7171 Ogontz Avenue, Unit R-2 (Premises A) 19138 10th wd. BRT#886614800 Improvements: Condominium Unit
7175 Ogontz Avenue, Unit CR-1 (Premises B) 19138 10th wd. BRT#882041870 Improvements: Condominium Unit
OGONTZ HALL INVESTORS, LP C.P. January Term, 2014 No. 02648 \$225,242.12
David M. Giles, Esq.

1406-481
622 East Price Street 19144 59th wd. 974.88 Sq. Ft. BRT#591060600 Improvements: Residential Dwelling
CAROLYN KEYS C.P. May Term, 2013 No. 02053 \$53,883.25 Udren Law Offices, PC

1406-484
919 Winton Street 19148-3125 39th wd. 686 Sq. Ft. BRT#393307800 Improvements: Residential Dwelling
FNU LIYANTO C.P. March Term, 2013 No. 04382 \$72,485.08 Law Offices of Gregory Javardian

1406-490
1212 East Susquehanna Avenue 19125 18th wd. 1120 Sq. Ft.; row 2sty frame BRT#181237500 Subject to Rent Improvements: Residential Dwelling
CHRISTIE MOORE C.P. May Term, 2009 No. 00672 \$324,918.32 McCabe, Weisberg, & Conway, PC

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

1406-494
313 North 64th Street 19139-1004 34th wd. 1162.8 Sq. Ft. BRT#34-3-071100 Improvements: Residential Dwelling
LENA AGEEVA C.P. June Term, 2013 No. 03165 \$74,638.49 Powers, Kirm & Javardian, LLC

1406-495
4543 North Uber Street 19140-1009 13th wd. 1348.02 Sq. Ft. BRT#132220600 Improvements: Residential Dwelling
CHARLES A. J. HALPIN, III, ESQUIRE AS ADMINISTRATOR OF THE ESTATE OF LILLIE WALTON, DECEASED C.P. November Term, 2012 No. 01130 \$61,516.76 Powers, Kirm & Javardian, LLC

1406-496
2987 Tilton Street 19134 25th wd. 628.36 Sq. Ft. BRT#25-1200900 Improvements: Residential Dwelling
JEFFREY JACUK AND KELLY ANN WALTON C.P. February Term, 2011 \$124,107.83 Powers, Kirm & Javardian, LLC

1406-497
111 West Hortter Street 19119 22nd wd. 7000.00 Sq. Ft. BRT#22-3062300 Improvements: Residential Dwelling
VIRGINIA HARRIS BLACKSHEAR C.P. November Term, 2012 No. 01136 \$227,968.71 Powers, Kirm & Javardian, LLC

1406-504
1107 Alcott Street 19149 35th wd. 1296 Sq. Ft. BRT#352085200 Improvements: Residential Property
LUIS RODRIGUEZ C.P. October Term, 2010 No. 2143 \$139,092.97 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

1406-506
5347 Charles Street 19124 62nd wd. 1128 Sq. Ft. BRT#113N1-36; BRT#62-2291000 Improvements: Residential Property
KERRY DEBELLIS AND LOUIS ASTUTO C.P. August Term, 2013 No. 000471 \$65,605.28
Bradley J. Osborne, Esq.

1406-510
1623 Wynsam Street 19138 10th wd. row b/garage 2sty masonry PRCL#109NS-432, BRT#102195000 Improvements: Residential Dwelling
CRYSTAL V. MCMICHAEL, ADMIN-STRATRIX OF THE ESTATE OF FREDERICK LEANDER WILSON, JR., AKA FREDERICK WILSON C.P. May Term, 2012 No. 03027 \$142,172.29 Federman & Associates, LLC

SHERIFF'S SALE

1406-512
6050 North 21st Street 19138 District 8, 49th wd. 1376 Sq. Ft. BRT#172458200 Subject To Mortgage MERS, Inc, as nominee for Flagstar Bank, FSB Improvements: Residential Property; 1056 Sq. Ft., 2-story Masonry Row Home
KYISHA LINGO C.P. June Term, 2013 No. 001962 \$52,358.78 Travis L. Kreiser, Esq.

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

1406-515
2819 North 24th Street 19132 11th wd. 1296 Sq. Ft. BRT#111442200 Improvements: Residential Property
CARLA THOMPSON-THOMAS C.P. September Term, 2013 No. 002812 \$88,177.06
Bradley J. Osborne, Esq.

1406-517
8222 Temple Road 19150-2006 50th wd. 1604.70 Sq. Ft. OPA#501072800 Improvements: Residential Property
ASIA WISE AND ERNEST TRICE C.P. November Term, 2013 No. 01466 \$91,910.47
Phelan Hallinan, LLP

1406-520
6372 Ditman Street 19135-3202 41st wd. 1282.5 Sq. Ft. OPA#411222100 Improvements: Residential Property
LISA WALSH C.P. August Term, 2013 No. 02275 \$50,525.04 Phelan Hallinan, LLP

1406-522
3540 Sheffield Street 19136-3519 64th wd. 1816.28 Sq. Ft. OPA#642220300 Improvements: Residential Property
CHRISTOPHER M. GINCHEREAU AKA CHRISTOPHER GINCHEREAU AND CHRISTINA M. STRUNK AKA CHRISTINA STRUNK C.P. June Term, 2013 No. 03535 \$187,513.11 Phelan Hallinan, LLP

1406-525
1313 South 58th Street 19143-4501 51st wd. 1600 Sq. Ft. OPA#513048400 Improvements: Residential Property
JOSEPH A. WILLIAMS C.P. March Term, 2012 No. 00538 \$83,536.47 Phelan Hallinan, LLP

1406-526
655 North 53rd Street 19131-4344 44th wd. 1312 Sq. Ft. OPA#442317900 Improvements: Residential Property
CYNTHIA D. WILLIAMS, STACY M. ROBINSON AKA STACY FAISON AND ANGELA WILLIAMS-DAVIS AKA ANGELA WILLIAMS C.P. April Term, 2007 No. 00213 \$99,396.79 Phelan Hallinan, LLP

1406-529
1807 West Master Street aka 1807 Master Street 19121-4907 47th wd. 1198.46 Sq. Ft. OPA#471113600 Improvements: Residential Property
JOHN JAYEOLA AND ADURA SANYA C.P. December Term, 2012 No. 00388 \$185,992.70
Phelan Hallinan, LLP

1406-531
32 West Penn Street 19144 12th wd. 6500 Sq. Ft. BRT#124011600 Improvements: Residential Property
STEPHANIE WILLIAMS (MORTGAGOR) , ANTHONY HINTON (REAL OWNER) AND PAULINE HINTON (REAL OWNER) C.P. February Term, 2010 No. 002778 \$123,811.91
Bradley J. Osborne, Esq.

1406-532
3166 Reach Street 19134 33rd wd. 1064 Sq. Ft. BRT#331313700 Improvements: Residential Property
DAWN WILLIAMS C.P. June Term, 2013 No. 003253 \$32,719.61 Bradley J. Osborne, Esq.

1406-534
2852 Gaul Street 19134-4218 25th wd. 1411.83 Sq. Ft. BRT#251389200 Improvements: Residential Dwelling
CHARLES A. J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALLEN F. DELANGE, AKA ALLEN DELANGE, DECEASED C.P. December Term, 2013 No. 02342 \$32,030.02
Law Offices of Gregory Javardian

1406-537
1233 North Randolph Street 19122-4318 18th wd. 1608 Sq. Ft. BRT#182281200 Improvements: Residential Property
DENNIS CHRISTOPHER, AS SOLE OWNER C.P. May Term, 2012 No. 1289 \$295,902.93
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

SHERIFF'S SALE

1406-538
2249 North Van Pelt Street 19132 16th wd. 1526 Sq. Ft. BRT#162190500 Subject to Rent Improvements: Residential Property
LEONARD M. PURNELL, AS SOLE OWNER C.P. April Term, 2011 No. 2701 \$54,148.05
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

1406-541
5958 Horrocks Street 19149-3313 62nd wd. 1479.63 Sq. Ft. BRT#62-1-3455-00 Improvements: Row B/gar 2sty Masonry
DAVID A. THOMPSON C.P. August Term, 2012 No. 02679 \$154,198.43 Milstead & Associates, LLC

1406-543
1320 Tyson Avenue 19111-4517 35th wd. 5125 Sq. Ft. BRT#532224900 Improvements: Det 1-1/2 Sty Masonry
MICHAEL S. BEAVER C.P. February Term, 2011 No. 00288 \$83,654.50 Milstead & Associates, LLC

1406-544
4500 Comly Street 19135-4016 41st wd. 2500 Sq. Ft. BRT#41-1-1171-00 Improvements: Semi Det 2 Sty, Masonry
ANDRES RIVERA C.P. July Term, 2013 No. 02891 \$188,548.08 Milstead & Associates, LLC

1406-546
6300 North Park Avenue 19141-3332 49th wd. 11441.50 Sq. Ft. OPA#493241600 Improvements: Residential Property
EARL PAGE AND GLORIA PAGE C.P. September Term, 2013 No. 02917 \$40,575.02
Phelan Hallinan, LLP

1406-547
5122 Glenloch Street 19124-2105 62nd wd. 755.72 Sq. Ft. OPA#622413900 Improvements: Residential Property
LOUISE ANNETTE NEDD AKA LOUISE A. NEDD C.P. February Term, 2012 No. 03245 \$81,868.88 Phelan Hallinan, LLP

1406-548
312 Hoffnagle Street 19111-1819 63rd wd. 5135.13 Sq. Ft. OPA#631379700 Improvements: Residential Property
MICHAELA M. PARROTTI AKA MICHAELA PARROTTA C.P. February Term, 2013 No. 01318 \$153,883.67 Phelan Hallinan, LLP

1406-552
1551 South 28th Street 19146 36th wd. 1244.00 Sq. Ft. BRT#364340700 Subject to Mortgage Improvements: Residential Property
BILL D. WILLIAMS AND MARC DAMBROSIO, AS TENANTS IN COMMON C.P. December Term, 2011 No. 0925 \$52,402.79 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-553
3736 Academy Road 19154 66th wd. row b/ garage 2story masonry PRCL#157-N-22-45, BRT#663356700 Improvements: Residential Dwelling
WILLIAM DAVIS AKA WILLIAM J. DAVIS, PAULINE DAVIS AND UNITED STATES OF AMERICA C.P. December Term, 2012 No. 003217 \$198,136.31 Federman & Associates, LLC

1406-554
848 North Bambrey Street 19130 15th wd. 820.00 Sq. Ft. BRT#8 N 1-33 Subject to Mortgage Improvements: Residential Property
WENDY S. DECOU C.P. June Term, 2012 No. 3295 \$195,656.67 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

1406-555
11020 Calera Road 19154 66th wd. 2295 Sq. Ft. BRT#662091200 Subject to Mortgage Improvements: Residential Property
ELLISIA ALEXANDER C.P. May Term, 2011 No. 1331 \$180,421.80 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

1406-556
1904 Orthodox Street 19124 23rd wd. 2208.00 Sq. Ft. BRT#130503988 Subject to Mortgage Improvements: Residential Property
MICHELE P. RUSDEN, AS SOLE OWNER C.P. May Term, 2013 No. 03988 \$80,096.88
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

SHERIFF'S SALE

1406-557
1825 South 58th Street 19143-5501 40th wd. 1743.3 Sq. Ft. BRT#401047900 Improvements: Residential Property
KWANZAA TIMMONS C.P. February Term, 2013 No. 02804 \$93,184.46 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

1406-565
1444 Higbee Street 19149-3221 54th wd. 1168 Sq. Ft. OPA#541012500 Improvements: Residential Property
MOSES U. COLBERT C.P. July Term, 2012 No. 01990 \$45,657.42 Phelan Hallinan, LLP

1406-566
4726 Shelmire Avenue aka 4726 Shelmire Street 19136-4109 65th wd. 972.90 Sq. Ft. OPA#651039100 Improvements: Residential Property
EURICO J. MOREIRA, PAULO MOREIRA AND DAWN MOREIRA C.P. September Term, 2013 No. 00909 \$127,320.52 Phelan Hallinan, LLP

1406-568
2122 South Daggett Street 19142-1915 40th wd. 700 Sq. Ft. OPA#403018200 Improvements: Residential Property
WILLIAM LODGE C.P. August Term, 2013 No. 03051 \$30,922.77 Phelan Hallinan, LLP

1406-573
5428 Angora Terrace 19143-3116 51st wd. 2493.43 Sq. Ft. OPA#513068500 Improvements: Residential Property
DENNIS W. BECKETT C.P. February Term, 2013 No. 02194 \$85,987.72 Phelan Hallinan, LLP

1406-575
1424 South 16th Street 19146 36th wd. 928 Sq. Ft. OPA#365134900 Improvements: Residential Property
CALVIN CANNON, JR., IN HIS CAPACITY AS HEIR OF CALVIN G. CANNON, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CALVIN G. CANNON, DECEASED. C.P. May Term, 2013 No. 03038 \$77,131.41 Phelan Hallinan, LLP

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

1406-579
2615 South Titan Street assessed as 2615 Titan 19148 36th wd. 766 Sq. Ft. BRT#362063300 Improvements: Residential Property
CHARMINE JOHNSON C.P. September Term, 2013 No. 004076 \$94,185.71 Bradley J. Osborne, Esq.

1406-586
4951 Chestnut Street 19139-3536 46th wd. 1400 Sq. Ft. OPA#601013000 Improvements: Residential Property
YACKOV GROSS, GENNARO RAUSO, TRUSTEE FOR THE GROSS TRUST AND NOT PERSONALLY UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 30TH OF MAY 2008 KNOWN AS TRUST #1266. THE GROSS TRUST, A TRUST AGREEMENT DATED THE 30TH OF MAY 2008, KNOWN AS TRUST # 1266. C.P. May Term, 2010 No. 02668 \$175,070.61
Phelan Hallinan, LLP

1406-590
6645 North 20th Street aka 6645 20th Street 19138-3116 10th wd. 1210 Sq. Ft. BRT#102037200 Improvements: Residential Property
RALANDA ELLIS C.P. April Term, 2012 No. 1767 \$34,770.75 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-591
2634 South Hobson Street 19142 40th wd. 1146.75 Sq. Ft. BRT#42s11-53 Improvements: Residential Dwelling
RICHARD CARTER C.P. October Term, 2010 No. 02770 \$33,998.75 Udren Law Offices, PC

1406-592
1632 South Taney Street 19145-1224 36th wd. 700 Sq. Ft. OPA#364288200 Improvements: Residential Property
LARRY LEVIN AND TAMI LEVIN C.P. August Term, 2012 No. 01012 \$60,663.72
Phelan Hallinan, LLP

1406-596
830 Cantrell Street 19148-3116 39th wd.

SHERIFF'S SALE

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

1406-607
11919 Alberta Drive 19154-3414 66th wd. 2953.65 Sq. Ft. OPA#662176000 Improvements: Residential Property
BARBARA KELLY IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF ESTATE OF FRANK J. KELLY, AKA FRANCIS J KELLY C.P. August Term, 2010 No. 03715 \$189,701.96 Phelan Hallinan, LLP

1406-609
7450 Rhoads Street 19151-2922 34th wd. 1622.82 Sq. Ft. OPA#343155500 Improvements: Residential Property
CRYSTAL P. BROWN C.P. December Term, 2013 No. 01572 \$160,264.87 Phelan Hallinan, LLP

1406-610
5444 Charles Street 19124-1405 62nd wd. 2531.15 Sq. Ft. OPA#622284300 Improvements: Residential Property
CHAD L. HARRIS AND TAHIRAH A. HARRIS C.P. April Term, 2013 No. 02452 \$116,028.58 Phelan Hallinan, LLP

1406-612
4260 Edgemont Street 19137 45th wd. 1643.20 Sq. Ft. OPA#453241700 Improvements: Residential Property
DAVID J. SULLIVAN C.P. February Term, 2013 No. 03030 \$203,574.50 Phelan Hallinan, LLP

1406-614
6435 Eastwood Street 19149-3310 54th wd. 1137.50 Sq. Ft. OPA#541275600 Improvements: Residential Property
MARY A. BAKER C.P. August Term, 2013 No. 00141 \$151,761.65 Phelan Hallinan, LLP

1406-615
1323 North 28th Street 19121-4520 29th wd. Situate on the east side of 20th Street at the distance of one hundred eighty-four feet, seven and seven-sixteenths inches north from the north side of Thompson Street BRT#292091600 Improvements: Row 2 Sty Masonry
ROBERT SMITH (DECEASED) C.P. March Term, 2013 No. 04155 \$107,474.99 Robert W. Cusick, Esq.

1406-621
15161 Endicott Street 19116-1509 58th wd. 2904 Sq. Ft. OPA#583182600 Improvements: Residential Property
DENNIS GOKHMAN AND RAISA SHLAIN C.P. July Term, 2008 No. 01416 \$224,058.32
Phelan Hallinan, LLP

1406-624
5351 Wingohocking Heights 19144 12th wd. 12,890.88 Sq. Ft. OPA#122183000 Improvements: Residential Property
MARY CASTORIE AND MICHAEL MCKINLEY C.P. December Term, 2006 No. 01484 \$318,912.83 Phelan Hallinan, LLP

1406-625
3021 West Stiles Street 19121-4410 29th wd. 930 Sq. Ft. OPA#292196900 Improvements: Residential Property
ROBERT D. BROWN AND TRINA FLETCHER C.P. August Term, 2012 No. 01340 \$60,288.65 Phelan Hallinan, LLP

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

1406-628
6234 Argyle Street 19111 35th wd. 1782.62 Sq. Ft. BRT#353233000 Improvements: Residential Property
LISA MATHEWS AND JOSEPH F. MATHEWS II C.P. July Term, 2013 No. 03235 \$130,936.64 KML Law Group, PC

1406-629
2538 South Carlisle Street 19145 26th wd. 690 Sq. Ft. BRT#261136200 Improvements: Residential Property
STEVEN J. VITALE C.P. April Term, 2013 No. 01928 \$197,050.23 KML Law Group, PC

1406-631
2648 Ash Street aka 2648-50 Ash Street 19137-2146 45th wd. 3979 Sq. Ft. OPA#453111600 Improvements: Residential Property
TAMMY J. KOBYLINSKI C.P. June Term, 2013 No. 00559 \$130,165.36 Phelan Hallinan, LLP

SHERIFF'S SALE

1406-632
5735 Walton Avenue 19143-2427 46th wd. 900 Sq. Ft. OPA#463080200 Improvements: Residential Property
LOUIMENE COMPERE C.P. May Term, 2013 No. 02594 \$58,326.65 Phelan Hallinan, LLP

1406-634
7060 Reedland Street 19142 40th wd. 1105 Sq. Ft. OPA#406218200 Improvements: Residential Property
CARMELLA LEWIS C.P. December Term, 2009 No. 01610 \$17,390.06 Phelan Hallinan, LLP

1406-637
5343 Thomas Avenue 19143-3143 51st wd. OPA#511087200 Improvements: Residential Property
TAMARA S. WARD-JONES C.P. February Term, 2013 No. 01450 \$83,907.60 Phelan Hallinan, LLP

1406-638
5341 Darrah Street 19124-1238 23rd wd. 819 Sq. Ft. OPA#622228100 Improvements: Residential Property
ERIC MILLER C.P. August Term, 2012 No. 02550 \$22,322.74 Phelan Hallinan, LLP

1406-639
2914 Passmore Street 19149-3032 55th wd. 850.50 Sq. Ft. OPA#55-1-0295-00 Improvements: Residential Property
MICHAEL GULLI C.P. April Term, 2011 No. 01152 \$131,728.97 Phelan Hallinan, LLP

1406-642
9902 President Street 19115-1704 58th wd. 2800 Sq. Ft. OPA#581401603 Improvements: Residential Property
MARAT BAGRAMYAN AND SVETLANA BAGRAMYAN C.P. June Term, 2013 No. 00821 \$140,403.02 Phelan Hallinan, LLP

1406-643
6226 Mershon Street 19149-3014 35th wd. 1101.10 Sq. Ft. OPA#621576300 Improvements: Residential Property
LAMAR A. SHERMAN C.P. July Term, 2013 No. 04552 \$164,536.29 Phelan Hallinan, LLP

1406-651
1846 East Atlantic Street 19134-2013 45th wd. 889.76 Sq. Ft. OPA#452128000 Improvements: Residential Property
ANGELO GRAHAM C.P. August Term, 2012 No. 01539 \$39,556.40 Phelan Hallinan, LLP

1406-652
5853 Belmont Terrace aka 5853 Belmar Street 19143-5208 3rd wd. 972.62 Sq. Ft. OPA#034102700 Improvements: Residential Property
RITA N NJOKU AND ANTHONY O. NJOKU AKA ANTHONY NJOKU C.P. November Term, 2013 No. 01278 \$20,133.08 Phelan Hallinan, LLP

1406-653
6910 Henley Street 19119-3414 22nd wd. 3458.85 Sq. Ft. OPA#223256600 Improvements: Residential Property
ROGER VAUGHN ASHODIAN AND LISA ANN BAIRD C.P. December Term, 2007 No. 02971 \$115,663.28 Phelan Hallinan, LLP

1406-655
6223 Hazel Avenue 19143 3rd wd. 1092 Sq. Ft. BRT#032113500 Improvements: Residential Property
LATIFA JOHNSON C.P. May Term, 2012 No. 0008 \$113,916.54 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

1406-656
1237 Gilham Street 19111 53rd wd. BRT#531170900 Improvements: Residential Property
JEAN J. ALTIDOR C.P. September Term, 2012 No. 1366 \$118,843.32 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

1406-657
5620 North 15th Street 19141-2312 17th wd. 1584 Sq. Ft. BRT#17-2-0658-00 Subject to Mortgage Improvements: Residential Dwelling
MARTINA MWAKA C.P. May Term, 2010 No. 02132 \$132,047.36 Powers, Kirn & Javardian, LLC

1406-658
1306 Kimberly Drive 19151-2833 34th wd. 1606 Sq. Ft. OPA#343295400 Improvements: Residential Property
KALA GATHRIGHT AND LATYSHA

SHERIFF'S SALE

AUSTIN C.P. December Term, 2012 No. 03659 \$139,863.30 Phelan Hallinan, LLP

1406-661
4746 Tampa Street 19120 42nd wd. 1212.8 Sq. Ft. BRT#421575100 Improvements: Residential Property
JENEDETTA WYLIE C.P. June Term, 2013 No. 00330 \$95,025.50 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-662
1100 South Broad Street, Unit 406C and parking space 313P 19146 36th wd. 484 Sq. Ft. BRT#888114280 Subject to Rent Improvements: Residential Property
DOMINICK A. CANDITO IV AND SABRINA VELILLA, TENANTS IN COMMON C.P. April Term, 2011 No. 2341 \$162,983.86 Scott A. 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

1406-663
3922 North Darien Street 19140 43rd wd. 1120 Sq. Ft. BRT#43-3-1310-00 Subject to Mortgage Improvements: Residential Property
ANGELIQUE HAWES RICHARDSON C.P. October Term, 2011 No. 3744 \$50,123.99 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

1406-664
2648 South 65th Street 19142-2813 40th wd. 1462.5 Sq. Ft. BRT#406004200 Improvements: Residential Property
VENETTA BLUE, AS SOLE OWNER C.P. October Term, 2011 No. 2683 \$102,351.27 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

1406-665
442 Saint Luke Street aka 442 Saint Lukes Street 19140 7th wd. 1120 Sq. Ft. BRT#072245000 Improvements: Residential Property
GERALD B. COOPER, JR. C.P. March Term, 2012 No. 1245 \$47,554.51 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

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

1406-670
5912 West Oxford Street 19151-3526 34th wd. 1783 Sq. Ft. BRT#34-2087800 Subject to Mortgage Improvements: Residential Property
BARBARA K. MAJOR, A SINGLEWOMAN C.P. September Term, 2011 No. 3195 \$120,067.45 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

1406-675
3144 West Allegheny Avenue 19132-1112 38th wd. 2976 Sq. Ft. (improvement area) BRT#382013400 Improvements: Commercial Building
FEE FONG KONG AND KOWK KEUNG WEN C.P. January Term, 2014 No. 02871 \$93,210.11 Elliot H. Berton, Esq.

1406-678
1115 West Loudon Street aka West Louden Street 19141 49th wd. 1370 Sq. Ft. BRT#491100400 Improvements: Residential Property
REACY B. HOPKINS C.P. January Term, 2011 No. 3543 \$85,267.65 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1406-679
201 Devereaux Avenue 19111 35th wd. 4346 Sq. Ft. BRT#353000300 Subject to Mortgage Improvements: Residential Property
JAMIE HEVENER C.P. March Term, 2011 No. 3619 \$144,072.82 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq.,

SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

1407-374
7512 Tulpehocken Street 19138 50th wd. 1731 Sq Ft BRT#501376600 Improvements: Residential Property
DANIA ST. LOUIS C.P. August Term,

SHERIFF'S SALE

2013 No. 00249 \$154,664.06 KML Law Group, P.C.

1407-383
2015 Wilder Street 19146-4524 36th wd. Situate on the North side of Wilder Street at the distance of Three Hundred Sixty Seven (367'') feet eastward from the East side of Twenty-first Street BRT#363039700 Improvements: Row 2 Sty Masonry
DORIS EDWARDS C.P. December Term, 2012 No. 00864 \$69,635.47 Robert W. Cusick, Esq.

1407-386
1818 Wilmot Street 19124 23rd wd. 1835 Sq Ft BRT#232128205 Subject to Mortgage Improvements: Residential Dwelling
WILLA DUNCAN C.P. February Term, 2013 No. 1331 \$48,659.40 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1407-389
6024 Latona Street 19143 3rd wd. 1606.50 Sq Ft BRT#033173000 Improvements: Residential Property
FREIDA L. BAXTER AKA FREIDA L. BARKLEY C.P. May Term, 2013 No. 01326 \$29,645.30 KML Law Group, P.C.

1407-408
128 West Logan Street 19144-3620 12th wd. 1963.56 Sq Ft OPA#123041300 Improvements: Residential Property
HERNAN FONT AND KARINA FONT C.P. November Term, 2011 No. 03345 \$140,350.31 Phelan Hallinan, LLP

1407-424
3850 Woodhaven Road, Apartment 505 19154-2751 66th wd. 1133 Sq Ft OPA#888660299 Improvements: Residential Property
JOYCE D. ROGERS C.P. May Term, 2013 No. 02752 \$141,153.24 Phelan Hallinan, LLP

1407-430
6916 Oakland Street 19149 54th wd. (formerly part of the 35th wd.) 1625.57 Sq Ft BRT#542380200 Improvements: Residential Property
JOSE B. FERREIRA C.P. January Term, 2009 No. 02438 \$195,173.36 KML Law Group, P.C.

1407-439
929 East Russell Street 19134-1312 33rd wd. 833.62 Sq Ft BRT#331182400 Improvements: Residential Dwelling
ESTHER CASTRO AND POLICARPIO CASTRO C.P. November Term, 2013 No. 00673 \$37,408.93 Law Offices of Gregory Javardian

1407-442
432 North Daggett Street 19151-4015 34th wd. 1500 Sq Ft PRCL#343129700 Improvements: Residential Property
WILLIAM KILLING C.P. December Term, 2012 No. 03128 \$70,097.62 Phelan Hallinan, LLP

1407-447
437 East Mount Pleasant Avenue 19119 22nd wd. 18,500 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.

1407-452
5362 Lebanon Avenue 19131-3231 52nd wd. 1840 Sq Ft OPA#521137700 Improvements: Residential Property
SHWANNA HARRIS AND RAYMOND HARRIS, JR. C.P. September Term, 2013 No. 03898 \$189,302.38 Phelan Hallinan, LLP

1407-459
1344 Robbins Street 19111 53rd wd. 1703 Sq Ft BRT#531041900 Improvements: Residential Dwelling
ANDREA BULLOCK-BRYANT C.P. November Term, 2013 No. 1832 \$117,951.54 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1407-465
2867 Angus Road 19114 57th wd. 2750 Sq Ft BRT#572094759 Improvements: Residential Property
SHARROD DAVIS C.P. October Term, 2013 No. 00675 \$157,058.50 KML Law Group, P.C.

1407-477
727 Sherrie Road 19115 63rd wd. 8450 Sq Ft BRT#632139200 Improvements: Residential Property
EDWARD VESCIO JR. AND BERNADETTE VESCIO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES C.P. March Term, 2013 No. 1524 \$277,476.75 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L.

SHERIFF'S SALE

Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-478
2619 South Hutchinson Street 19148-4501 39th wd. 686 Sq Ft BRT#393469900 Improvements: Row 2 Sty Masonry
LILY MENADLI AND LILY MENADLI C.P. August Term, 2013 No. 02952 \$155,064.32 Milstead & Associates, LLC

1407-494
4818 Mulberry Street 19124 23rd wd. 1919 Sq Ft BRT#232312300 Improvements: Residential Property
GARY THOMAS C.P. January Term, 2014 No. 02816 \$72,719.99 KML Law Group, P.C.

1407-518
1422 North 12th Street 19122-3302 20th wd. 1602 Sq Ft BRT#202263800 Improvements: Row 2 Sty Masonry
VANESSA S. EDWARDS AKA VENESSA S. EDWARDS AND WILLIE SANDERS C.P. November Term, 2012 No. 02556 \$125,123.54 Milstead & Associates, LLC

1407-544
4623 Kraydor Street 19136 65th wd. 1280 Sq Ft BRT#652019700 Improvements: Residential Property
BERNADETTE S. SCOTT C.P. June Term, 2013 No. 03206 \$37,924.10 KML Law Group, P.C.

1407-545
5651 Heiskel Street 19144 12th wd. 781.19 Sq Ft BRT#122170200 Improvements: Residential Property
OLGA MORRIS C.P. August Term, 2013 No. 02198 \$13,328.06 KML Law Group, P.C.

1407-548
6229 Homer Street 19144 59th wd. 1679 Sq Ft BRT#592261600 Improvements: Residential Property
UNKNOWN HEIRS OF OTIS L. MARSHALL, DECEASED; CHARLES HAMILTON, SR., SOLELY IN HIS CAPACITY AS HEIR OF OTIS L. MARSHALL, DECEASED AND LEE OTIS HAMILTON, SOLELY IN HIS CAPACITY AS HEIR OF OTIS L. MARSHALL, DECEASED. C.P. July Term, 2013 No. 01402 \$100,298.18 KML Law Group, P.C.

1407-551
1923 Pratt Street 19124 62nd wd. 1187.16 Sq Ft BRT#622066300 Improvements: Residential Property
LAWRENCE GOODMAN C.P. August Term, 2013 No. 02146 \$90,237.21 KML Law Group, P.C.

1407-556
2357 Montrose Street 19146-2531 30th wd. 504 Sq Ft OPA#302202100 Improvements: Residential Property
DARRYL V. MILLER C.P. January Term, 2012 No. 01384 \$325,906.41 Phelan Hallinan, LLP

1407-558
11990 Audubon Place 19116-2318 BRT#582422800 Improvements: Residential Property
GEORGE J. PRINOS AND SHERRI M. PRINOS C.P. April Term, 2012 No. 01664 \$230,250.79 Phelan Hallinan, LLP

1407-561
6827 Souder Street 19149-2226 54th wd. 1242.52 Sq Ft OPA#542319000 Improvements: Residential Property
BARRY CAPLAN C.P. August Term, 2013 No. 02484 \$58,305.79 Phelan Hallinan, LLP

1407-562
11 West Walnut Lane 19144-2609 22nd wd. 4082.21 Sq Ft OPA#593064100 Improvements: Residential Property
DUANE S. HORNE C.P. March Term, 2012 No. 01120 \$294,958.48 Phelan Hallinan, LLP

1407-571
576 Rosalie Street 19120 35th wd. 1033.60 Sq Ft BRT#352025200 Improvements: Residential Property
HAROLD FORD C.P. May Term, 2012 No. 03545 \$54,314.46 KML Law Group, P.C.

1407-574
1776 Plymouth Street 19126 10th wd. 1900.01 Sq Ft BRT#101305100 Improvements: Residential Real Estate
SHENIECE N. WILLIAMS C.P. November Term, 2013 No. 01425 \$85,343.38 Stern & Eisenberg P.C.

1407-577
5934 Chester Avenue 19143 40th wd. 1280 Sq Ft BRT#40-1-121800 Improvements: Residential Dwelling
CHRISTIAN DIAZ C.P. June Term, 2011

SHERIFF'S SALE

No. 00446 \$53,485.07 Udren Law Offices, PC.

1407-578
6425 Drexel Road 19151 34th wd. 10,500 Sq Ft BRT#34-4-147300 Improvements: Residential Dwelling
ALFRED J. SANFORD AND PAT ALEXANDER SANFORD C.P. November Term, 2011 No. 01646 \$200,055.40 Udren Law Offices, P.C.

1407-580
255D Shawmont Avenue, Unit 1013 19128 District 4th 1083 Sq Ft BRT#888210486 Subject to Mortgage Improvements: Residential Condo 3sty Mas + Other
DIANA BURTON C.P. August Term, 2011 No. 02023 \$16,421.43 Samantha D. Cissne, Esq.

1407-586
4914 Parrish Street 19139-1720 44th wd. 1266.4 Sq Ft OPA#441315200 Improvements: Residential Property
CHEREEN HENDERSON C.P. February Term, 2013 No. 01612 \$31,094.69 Phelan Hallinan, LLP

1407-588
4514 D Street 19120-4525 42nd wd. 1223.47 Sq Ft OPA#421448700 Improvements: Residential Property
CARLA THORNTON, IN HER CAPACITY AS EXECUTRIX AS DEVISEE OF THE ESTATE OF JAMES O. SMITH. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALLAN J. SMITH, DECEASED DEVISEE OF THE ESTATE OF JAMES O. SMITH. C.P. April Term, 2013 No. 02787 \$28,261.28 Phelan Hallinan, LLP

1407-592
1826 Hoffnagle Street 19152-2309 56th wd. 2600 Sq Ft OPA#562104600 Improvements: Residential Property
OMAR ICHIGUI C.P. April Term, 2013 No. 02019 \$213,663.55 Phelan Hallinan, LLP

1407-597
4702 Tacony Street 19137-1124 45th wd. 1168.41 Sq Ft OPA#453425700 Improvements: Residential Property
RAMON RIOS AND MARY ALICE RIOS C.P. May Term, 2010 No. 01538 \$49,775.65 Phelan Hallinan, LLP

1407-600
4632 D Street 19120-4515 42nd wd. 1159.52 Sq Ft OPA#421453000 Improvements: Residential Property
LOUISA KIPERVAS C.P. October Term, 2013 No. 01415 \$71,595.30 Phelan Hallinan, LLP

1407-607
7347 North 20th Street 19138-2730 10th wd. 1264.69 Sq Ft OPA#101159000 Improvements: Residential Property
ANGELA BURTON C.P. September Term, 2013 No. 02618 \$74,052.41 Phelan Hallinan, LLP

1407-613
2101 Chestnut Street, Unit 817 aka 2101-17 Chestnut Street, Unit 817 aka 2101-17 Chestnut Street and 32-34 South 21st Street, Unit 817 19103-3120 88th wd. 658 Sq Ft OPA#888112012 Improvements: Residential Property
JOHN ANDERSON AND ALBERT PARIS C.P. June Term, 2013 No. 02320 \$169,894.21 Phelan Hallinan, LLP

1407-619
340 North Horton Street aka 340 Horton Street 19139-1120 OPA#341203200 Improvements: Residential Property
JOHNNY WADDELL C.P. September Term, 2013 No. 02133 \$22,312.48 Phelan Hallinan, LLP

1407-622
632 Alcott Street 19120-1220 35th wd. 1224 Sq Ft OPA#352059900 Improvements: Residential Property
NICOLE V. SMITH C.P. March Term, 2013 No. 00462 \$68,237.70 Phelan Hallinan, LLP

1407-637
1011 Lorraine Street 19116 35th wd. 7900 Sq Ft BRT#582213000 Improvements: Residential Property
KRISTEN SANCHEZ AND MICHAEL J. SANCHEZ C.P. August Term, 2012 No. 2337 \$267,570.44 Bradley J. Osborne, Esq.

1407-641
1700 Reed Street 19146 36th wd. 1044.00 Sq Ft BRT#36-5-355600 Improvements: Residential Dwelling
DAMON K. ROBERTS AND ARLINE R. ROBERTS C.P. April Term, 2008 No. 004001 \$213,653.44 Mark J. Udren, Esq.

1407-646
264 Felton Street aka 264 South Felton Street

SHERIFF'S SALE

19139 3rd wd. 960 Sq Ft BRT#031203100 Improvements: Residential Property
CLEO HORTON C.P. December Term, 2010 No. 00554 \$54,624.93 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-647
2811 North Stillman Street 19132 38th wd. 958 Sq Ft BRT#381076900 Improvements: Residential Property
YOLANDA BOYKINS C.P. May Term, 2011 No. 1355 \$54,036.08 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-651
199 West Annsbury Street 08857 42nd wd. 1005.39 Sq Ft BRT#422012600 Subject to Rent Improvements: Residential Property
PAMELA RACHIL, AS SOLE OWNER C.P. April Term, 2011 No. 2703 \$52,779.87 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-656
5026 Cedar Avenue 19153 46th wd. 2090 Sq Ft BRT#46-2-0520-00 Improvements: Residential Dwelling
DIABATE MAMADOU AKA MAMADOU DIABATE MARIAM KOITA C.P. May Term, 2010 No. 02372 \$80,410.66 Udren Law Offices, P.C.

1407-657
3741 South Hereford Lane 19114 58th wd. 1825 Sq Ft BRT#661271000 Improvements: Residential Property
SCOTT A. GARTON C.P. September Term, 2012 No. 03531 \$140,931.78 KML Law Group, P.C.

1407-666
6516 North Beechwood Street 19138 59th wd. 1260 Sq Ft; row b/gar 2sty masonry BRT#591025200 Improvements: Residential Dwelling
ANTHONY PARKS, EXECUTOR OF THE ESTATE OF MARY A. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2011 No. 00607 \$72,416.91 McCabe, Weisberg & Conway, P.C.

1407-667
5736 Hasbrook Avenue 19120 35th wd. 2000 Sq Ft; semi/det 3sty masonry BRT#351312100 Improvements: Residential Dwelling
SYNELL HALL-PHILLIPS C.P. March Term, 2012 No. 03776 \$141,004.56 McCabe, Weisberg & Conway, P.C.

1407-669
8843 Revere Street 19152-1328 35th wd. 3304.35 Sq Ft BRT#571217100 Subject to Mortgage Improvements: Residential Dwelling
JOHN PURSELL C.P. August Term, 2013 No. 01373 \$47,969.46 Law Offices of Gregory Javardian

1407-671
5121 Viola Street 19131-4718 52nd wd. (formerly part of the 44th wd.) 1424.00 Sq Ft BRT#52-1-0886-00 Improvements: Residential Dwelling
MICHELLE COATES C.P. July Term, 2013 No. 00453 \$76,763.91 Udren Law Offices, P.C.

1407-678
9921 Bustleton Ave, Unit #M-6 19115 672 Sq Ft; res condo 2sty, masonry BRT#888580812 Improvements: Residential Dwelling
LEONID KAPLUN C.P. October Term, 2013 No. 02273 \$58,628.31 McCabe, Weisberg & Conway, P.C.

1407-680
6437 Glenmore Avenue 19142 40th wd. 1050 Sq Ft; row 2 sty, masonry BRT#406173300 Improvements: Residential Dwelling
WILLIAM LODGE C.P. September Term, 2013 No. 01512 \$52,020.27 McCabe, Weisberg & Conway, P.C.

1407-681A-B
42nd wd. (5256 Arbor Street – Premises A – 19120) 22 x 95 PRCL#42-1388600; BRT#871564770 Improvements: Residential/residential Mixed-use
QUY NGUYEN AND VAN NGUYEN BY DEED FROM JAMIL COOPER, DATED OCTOBER 15, 2004 AND RECORDED NOVEMBER 4, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND

SHERIFF'S SALE

FOR PHILADELPHIA COUNTY AS INSTRUMENT #51051115 C.P. June Term, 2013 No. 01220 \$380,808.01 Martin S. Weisberg, Esq.

35th wd. (6533 Rising Sun Avenue – Premises B – 19120) 67 x 72 PRCL#87-1166450; BRT#871166450 Improvements: Commerical/commercial Mixed Use

QUY NGUYEN AND VAN NGUYEN, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY, BY DEED FROM BHUPENDRA S. SHAH AND PRATIMA B. SHAH, HUSBAND AND WIFE, DATED JANUARY 12, 2005 AND RECORDED JANUARY 19, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51100548 C.P. June Term, 2013 No. 01220 \$380,808.01 Martin S. Weisberg, Esq.

1407-693
1429 Englewood Street 19111 53rd wd. 2355.10 Sq Ft OPA#532361700 Improvements: Residential Property
PIERRE A. BAYAS AND YOUSELINE BARBOT C.P. June Term, 2008 No. 05010 \$202,217.23 Phelan Hallinan, LLP

1407-695A-B
1705-41 North American Street – Premises A – 19122 Lot size: approximately 38,219 square feet; warehouse, approximately 15,129 square feet BRT#88-4590800 Subject To Mortgage none other than the mortgage foreclosed by the Plaintiff, Wells Fargo Bank, NA successor-by-merger to Wachovia Bank , NA Improvements: Industrial Warehouse Approximately 15,129 Square Feet
1743-63 North American Street – Premises B - 19122 Lot size: approximately 38,219 Sq Ft BRT#88-4590830 Subject To Mortgage none other than the mortgage foreclosed by the Plaintiff, Wells Fargo Bank, NA, successor-by-merger to Wachovia Bank, NA Improvements: Industrial Warehouse, Approximately 15,129 Square Feet
DREXEL REALTY PARTNERSHIP C.P. November Term, 2013 No. 02831 \$1,172,062.28 Christine L. Barba, Esq., Ballard Spahr, LLP

1407-701
6042 Lawndale Avenue 19111 35th wd. 2160 Sq Ft; apt 2-4 units 2 sty masonry BRT#352318605 Improvements: Residential Dwelling
GERALD F. CARUSO, JR. C.P. October Term, 2013 No. 03144 \$28,757.96 McCabe, Weisberg & Conway, P.C.

1407-707
2532 South Claymont Street 19153 40th wd. 1020 Sq Ft; row b/gar 2sty masonry BRT#404156254 Improvements: Residential Dwelling
JARMAL ARTHUR AKA JAMAL D. ARTHUR C.P. September Term, 2009 No. 02721 \$117,944.57 McCabe, Weisberg & Conway, P.C.

1407-717
513 East Roumfort Road 19119 9th wd. 2467 Sq Ft; det w/b gar 2sty masonry BRT#091057000 Subject to Mortgage Improvements: Residential Dwelling
LYNETTE BURGESS AND STEPHAN C. BURGESS C.P. September Term, 2011 No. 03436 \$278,486.75 McCabe, Weisberg & Conway, P.C.

1407-719
6224 Algon Avenue 19111 53rd wd. 1600 Sq Ft; apt 2-4 units 2sty masonry BRT#531207100 Subject to Mortgage Improvements: Residential Dwelling
EDWARD J. SCHREIBER AND BARBARA FEINBERG C.P. August Term, 2013 No. 01368 \$130,807.31 McCabe, Weisberg & Conway, P.C.

1407-727
2760 Willits Road 19136 57th wd. 1476 Sq Ft; det 1sty masonry BRT#571157502 Improvements: Residential Dwelling
AUDREY NANOPOULOS C.P. June Term, 2012 No. 03509 \$184,810.84 McCabe, Weisberg & Conway, P.C.

1407-729
2327 Catherine Street 19146 30th wd. 2678 Sq Ft; row conv/apt 3sty masonry BRT#302086100 Subject to Mortgage Improvements: Residential Dwelling
JAMILLAH WASHINGTON AND JOHN WASHINGTON C.P. July Term, 2012 No. 00319 \$246,741.53 McCabe, Weisberg & Conway, P.C.

1407-736
9675 Sandanne Road 19115 63rd wd. 2157 Sq Ft; det w/bas gar 2sty frame BRT#632200521 Improvements: Residential Dwelling
MARCELLA KASTANOS, GEORGIOS APOSTOLIDIS AND MARY APOSTOLIDIS C.P. June Term, 2013 No. 02753 \$279,028.76 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

1407-739
342 Gladstone Street 19148 39th wd. 920 Sq Ft; row 2sty masonry BRT#392204900 Improvements: Residential Dwelling
JOHN SHEPPARD C.P. November Term, 2013 No. 00773 \$52,369.19 McCabe, Weisberg & Conway, P.C.

1407-740
3536 North 19th Street 19140 11th wd. 4765 Sq Ft; Row 3sty masonry BRT#112273500 Improvements: Residential Dwelling
KAREEM COMPTON C.P. June Term, 2008 No. 05456 \$97,352.70 McCabe, Weisberg & Conway, P.C.

1407-743
5616 Haverford Avenue 19131 4th wd. 990 Sq Ft; semi det sty masonry BRT#042185300 Improvements: Residential Dwelling
ANITA BLAKLEY AKA ANITA BLAKELY AND SAMYIA C. BLAKLEY AKA SAMYIA C. BLAKELY C.P. October Term, 2013 No. 01836 \$71,289.98 McCabe, Weisberg & Conway, P.C.

1407-746
3265 Mercer Street 19134 45th wd. 935.62 Sq Ft BRT#451256600 Improvements: Residential Property
AMANDA S. KONCZYK C.P. September Term, 2013 No. 03405 \$145,620.38 KML Law Group, P.C.

1407-750
3622 East Allen Street 19134 45th wd. 962 Sq Ft BRT#451127300 Improvements: Residential Property
CARL WESCOTT C.P. July Term, 2013 No. 01984 \$89,746.44 KML Law Group, P.C.

1407-764
5127 North 11th Street 19141 49th wd. 2163.25 Sq Ft BRT#492231300 Improvements: Residential Property
WANDA HARGROVE C.P. August Term, 2008 No. 02511 \$26,108.50 KML Law Group, P.C.

1407-782
6902 North Broad St 19126-1701 10th wd. 4150 Sq Ft BRT#101003500 Improvements: Det 3 Sty Masonry
CARLTON WILLIS, STEPHANIE P. WILLIS AND UNITED STATES OF AMERICA C.P. June Term, 2011 No. 02011 \$134,069.01 Milstead & Associates, LLC

1407-793
1307 North Frazier Street 19131 52nd wd. 1536 Sq Ft; semi det 2sty masonry BRT#043068300 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER AND SHIRLEY MILLER, ONLY KNOWN SURVIVING HEIR OF LILEVE LINDSAY, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 03038 \$85,384.71 McCabe, Weisberg & Conway, P.C.

1407-796
5207 Hazel Avenue 19143 46th wd. 1008 Sq Ft; row 2sty masonry BRT#462019800 Improvements: Residential Dwelling
SAMUEL LINER, JR. ADMINISTRATOR OF THE ESTATE OF BARBARA ANN LINER, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2013 No. 01337 \$57,534.97 McCabe, Weisberg & Conway, P.C.

1407-799
5914 West Girard Avenue 19151 34th wd. 1380 Sq Ft; s/d conv apt 2sty masonry BRT#043026100 Improvements: Residential Dwelling
JOHN H. RUCKER C.P. September Term, 2013 No. 02985 \$58,814.21 McCabe, Weisberg & Conway, P.C.

1407-806
7606 Brentwood Road 19151-2021 34th wd. 1299.11 Sq Ft OPA#343224200 Improvements: Residential Property
SHANEE MITCHELL C.P. November Term, 2013 No. 01509 \$186,080.80 Phelan Hallinan, LLP

1407-813
5618 Woodcrest Avenue 19131 52nd wd. 2000 Sq Ft BRT#522140300 Improvements: Residential Real Estate
PAULETTE WATERS C.P. September Term, 2013 No. 02078 \$65,709.33 Stern & Eisenberg P.C.

1407-848A-B
1307 Cottman Avenue – Premises A – 19111-3605 56th wd. 1552 Sq Ft BRT#871246550 Subject to Mortgage Improvements: Str/off + Apts 2sty Masonry
1309 Cottman Avenue – Premises B – 19111-3605 56th wd. 5860 Sq Ft BRT#882926575 Subject to Mortgage Improvements: School 2sty Masonry
MELVYN SCHWARTZ AND HOWARD

SHERIFF'S SALE

SCHWARTZ C.P. October Term, 2012 No. 4431 \$145,304.01 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Kenneth M. Portner, Esq.

1407-854
254 Nandina Plaza 19116-3505 58th wd. 2694 Sq Ft OPA#582151300 Improvements: Residential Property
VASYL FEDELESH AKA VASILIIY FEDELESH C.P. June Term, 2012 No. 02854 \$204,806.49 Phelan Hallinan, LLP

1407-860
1010 Race Street, Unit 5BC aka 1010 Race Street, Unit 5B and 5C 19107-2332 1407 Sq Ft OPA#888071554 Improvements: Residential Property
BRIAN T. GROVE C.P. March Term, 2013 No. 01683 \$362,175.62 Phelan Hallinan, LLP

1407-861
1825 Tomlinson Road 19116-3849 58th wd. 3842.65 Sq Ft OPA#582205400 Improvements: Residential Property
DENNIS CARTER C.P. June Term, 2013 No. 02399 \$71,642.56 Phelan Hallinan, LLP

1407-863
915 East Slocum Street 19150-3607 50th wd. 3008.52 Sq Ft OPA#502390600 Improvements: Residential Property
DORETH MAXWELL AND MARSHA ANSON C.P. May Term, 2013 No. 02608 \$206,877.57 Phelan Hallinan, LLP

1407-869
106 Jackson Street 19148-3336 39th wd. 861 Sq Ft BRT#391075600 Improvements: Residential Dwelling
DIANE GILBERT, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM NICKEL AKA WILLIAM S NICKEL, JR., DECEASED. C.P. February Term, 2014 No. 02817 \$34,295.36 Law Offices of Gregory Javardian

SHERIFF'S SALE OF TUESDAY, AUGUST 5, 2014

1408-301
333 North Robinson Street 19139 34th wd. 1154 Sq Ft BRT#341174100 Improvements: Residential Property
EUGENE WAY C.P. March Term, 2014 No. 001701 \$62,734.73 Bradley J. Osborne. Esq.

1408-302
1049 Edison Avenue 19116 58th wd. 11226.3 Sq Ft BRT#583056600 Improvements: Residential Property
SUZANNE LUISI AND PATRICIA I. LUISI C.P. November Term, 2013 No. 000198 \$230,539.40 Bradley J. Osborne. Esq.

1408-303
140 West Ashdale Street 19120 42nd wd. 1152 Sq Ft BRT#422171000 Improvements: Residential Property
LEONARD HILL C.P. December Term, 2011 No. 001822 \$115,688.39 Bradley J. Osborne. Esq.

1408-304
3319 Saint Vincent Street 19149 55th wd. 1616 Sq Ft BRT#551448700 Improvements: Residential Property
BELMIS MONTERO C.P. September Term, 2013 No. 001398 \$190,590.39 Bradley J. Osborne. Esq.

1408-305
4219 North 8th Street 19140 43rd wd. 1252 Sq Ft BRT#433351200 Improvements: Residential Dwelling
BRIDGET GRAHAM C.P. April Term, 2012 No. 001860 \$58,288.04 Powers, Kirm, & Javardian, LLC

1408-306
754 South 60th Street 19143-2341 3rd wd. 1600 Sq Ft OPA#033208400 Improvements: Residential Property
THERESA BROCKINGTON AND BERNARD WHITAKER C.P. August Term, 2013 No. 03375 \$142,354.28 Phelan Hallinan, LLP

1408-307
56 East Johnson Street 19144 59th wd. 12,041 Sq Ft BRT#592175000 Improvements: Residential Dwelling
ELSA V. CRICK AND BERTAM V. CRICK C.P. February Term, 2012 No. 01006 \$286,881.40 Law Offices of Gregory Javardian

1408-308
5709 Drexel Road 19131-1203 52nd wd. 3,225.75 Sq Ft OPA#522193600 Improvements: Residential Property
MEESHA HARRIS C.P. November Term,

SHERIFF'S SALE

2013 No. 00374 \$159,651.72 Phelan Hallinan, LLP

1408-309
4250 Neilson Street 19124 33rd wd. 930 Sq Ft BRT#332524900 Improvements: Residential Property
VIVIAN CAMACHO C.P. February Term, 2011 No. 01193 \$100,681.96 KML Law Group, P.C.

1408-310
1243 Bridge Street 19124-1840 62nd wd. 1616.55 Sq Ft OPA#621031900 Improvements: Residential Property
LATANYA BARKSDALE C.P. February Term, 2014 No. 02631 \$114,418.61 Phelan Hallinan, LLP

1408-311
4704 Tacony Street 19137 45th wd. 1600 Sq Ft BRT#453425800 Improvements: Residential Property
JACQUELINE CASTILLO C.P. January Term, 2014 No. 02923 \$104,531.83 KML Law Group, P.C.

1408-312
213 East Wellens Street a/k/a 213 East Wellens Avenue 19120-3523 42nd wd. 2250 Sq Ft OPA#421191900 Improvements: Residential Property
PHILIP E. MACK C.P. September Term, 2013 No. 02977 \$114,995.87 Phelan Hallinan, LLP

1408-313
1547 N. Wanamaker Street 19131 4th wd. 1336.49 Sq Ft BRT#043303200 Improvements: Residential Property
DAVID B. ROGERS C.P. February Term, 2014 No. 00162 \$62,788.80 KML Law Group, P.C.

1408-314
917 Lansing Street 19111-3214 63rd wd. 5625 Sq Ft OPA#631205800 Improvements: Residential Property
KELLYANNE P. GALLAGHER C.P. April Term, 2013 No. 02453 \$214,098.01 Phelan Hallinan, LLP

1408-315
7730 Woodbine Avenue 19151-2723 34th wd. 2529.13 Sq Ft OPA#343204300 Improvements: Residential Property
VERNON ZACHARY CHESTNUT, JR A/K/A VERNON CHESTNUT SIOUDA CHESTNUT C.P. February Term, 2013 No. 01693 \$106,654.71 Phelan Hallinan, LLP

1408-316
6526 North 17th Street 19126-3514 17th wd. 1408 Sq Ft OPA#172214500 Improvements: Residential Property
DWAYNE D. NELSON C.P. January Term, 2012 No. 03291 \$129,755.49 Phelan Hallinan, LLP

1408-317
5716 Walton Avenue a/k/a 5716 Walton Street 19143-2428 46th wd. 915 Sq Ft OPA#463087700 Improvements: Residential Property
CHRISTY L. BAKER A/K/A CHRISTY BAKER C.P. December Term, 2013 No. 00167 \$107,689.86 Phelan Hallinan, LLP

1408-318
1742 Brill Street 19124-1248 62nd wd. 1027.50 Sq Ft OPA#622144000 Improvements: Residential Property
MIGUEL A. SANOGUEL C.P. March Term, 2009 No. 03969 \$59,841.99 Phelan Hallinan, LLP

1408-319
8940 Krewstown Road Unit 311 a/k/a 8960 Krewstown Road Unit 311 19115-4551 63rd wd. 1250 Sq Ft OPA#888630109 Improvements: Residential Property
ANN SILVER, IN HER CAPACITY AS HEIR OF SYLVIA SILVER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SYLVIA SILVER, DECEASED C.P. April Term, 2013 No. 03274 \$100,725.10 Phelan Hallinan, LLP

1408-320
245 Hansberry Street 19144-4017 12th wd. 5182.32 Sq Ft OPA#123104100 Improvements: Residential Property
EDWARD MACK C.P. January Term, 2012 No. 04913 \$74,997.33 Phelan Hallinan, LLP

1408-321
4307-09 Vankirk Street 19135-3927 62nd wd. 5000 Sq Ft OPA#622171400 Improvements: Residential Property
MIKE WILLIAMS GRAYCE A. GALSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARRY GALSON LARRY GALSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON REBECCA GALSON, IN HER CAPACITY AS

SHERIFF'S SALE

HEIR OF THE ESTATE OF LARRY GALSON MALLORY GALSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON CINDY GALSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON PATRICK GALSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON NICHOLAS GALSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON COLLEEN GALSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON MARK GALSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY GALSON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY GALSON, DECEASED C.P. April Term, 2012 No. 02927 \$74,445.87 Phelan Hallinan, LLP

1408-322
425 West Rittenhouse Street 19144-3801 59th wd. 2149.52 Sq Ft OPA#593033500 Improvements: Residential Property
JENNIFER ROSE C.P. November Term, 2013 No. 01471 \$124,841.50 Phelan Hallinan, LLP

1408-323
5843 Addison Street 19143-1203 60th wd. 1016 Sq Ft OPA#604189400 Improvements: Residential Property
TERESITA IZUMI C.P. September Term, 2013 No. 03927 \$77,412.33 Phelan Hallinan, LLP

1408-324
6030 Lawndale Avenue 19111-5724 35th wd. 1968.75 Sq Ft OPA#352318300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OF INTEREST FROM OR UNDER MARYANNE GREEN, DECEASED C.P. November Term, 2009 No. 00211 \$98,759.65 Phelan Hallinan, LLP

1408-325
8210 Temple Road 19150-2006 50th wd. 2613.60 Sq Ft OPA#501072200 Improvements: Residential Property
DAMON R. WALTON, IS HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CHARLES WALTON A/K/A CHARLES RAY WALTON PEGGY J. WALTON, IN HER CAPACITY AS HEIR OF THE ESTATE OF CHARLES WALTON A/K/A CHARLES RAY WALTON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES R. WALTON, DECEASED C.P. September Term, 2012 No. 02075 \$71,480.90 Phelan Hallinan, LLP

1408-326
2227 South Opal Street 19145-3618 26th wd. 686 Sq Ft OPA#262141300 Improvements: Residential Property
DANIEL D. BUCCERONI C.P. December Term, 2013 No. 00285 \$128,759.58 Phelan Hallinan, LLP

1408-327
560 Geneva Avenue 19120-2626 42nd wd. 1500 Sq Ft OPA#421215300 Improvements: Residential Property
MICHAEL REYES AND MIRTA REYES C.P. July Term, 2009 No. 03641 \$85,439.95 Phelan Hallinan, LLP

1408-328
1117 Plane Road 19115-3714 63rd wd. 6523.50 Sq Ft OPA#632108300 Improvements: Residential Property
THOMAS A. SUMMERS AND GAIL M. SUMMERS C.P. August Term, 2008 No. 03120 \$223,433.35 Phelan Hallinan, LLP

1408-329
5053 North 8th Street 19120-3105 49th wd. 950.55 Sq Ft OPA#491259200 Improvements: Residential Property
JAMES SPINKS C.P. July Term, 2012 No. 03903 \$77,463.62 Phelan Hallinan, LLP

1408-330
6625 Sylvester Street 19149-2233 54th wd. 1243.60 Sq Ft OPA#541251800 Improvements: Residential Property
SHAWNIQUE HAM C.P. January Term, 2013 No. 01623 \$70,402.99 Phelan Hallinan, LLP

1408-331
3116 Miller Street 19134-5012 25th wd. 858 Sq Ft OPA#251370600 Improvements: Residential Property
KATHLEEN ANNUNCIO, IN HER CAPACITY AS HEIR OF JAMES D. O'CONNELL, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES D. O'CONNELL,

SHERIFF'S SALE

DECEASED C.P. May Term, 2010 No. 04589 \$133,023.71 Phelan Hallinan, LLP

1408-332
6044 Pine Street 19143-1126 3rd wd. 1240 Sq Ft OPA#032047000 Improvements: Residential Property
LAWRENCE TILGHMAN C.P. December Term, 2013 No. 00989 \$49,121.25 Phelan Hallinan, LLP

1408-333
6720 Dorel Street 19142-2607 40th wd. 1137.50 Sq Ft OPA#406350000 Improvements: Residential Property
RASHEED J. GILLIARD AND GIOAVONDA L. GILLIARD C.P. June Term, 2013 No. 00283 \$120,278.00 Phelan Hallinan, LLP

1408-334
4243 Westminster Avenue 19104-1427 6th wd. 1280 Sq Ft OPA#062101700 Improvements: Residential Property
JAMES E. LOMAX, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN LOMAX BERNICE SLATSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOHN LOMAX FRANCINE V. WILLIAMS, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOHN LOMAX GLORIA LOMAX, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOHN LOMAX UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN LOMAX, DECEASED EMMETT VANN, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JOHN LOMAX C.P. June Term, 2013 No. 01755 \$32,979.26 Phelan Hallinan, LLP

1408-335
6332 Jackson Street 19135-3225 55th wd. 1630.80 Sq Ft OPA#552462600 Improvements: Residential Property
MOHAMED I. IDRISSEI A/K/A MOHAMED ISAILI IDRISSEI C.P. February Term, 2012 No. 02764 \$128,105.69 Phelan Hallinan, LLP

1408-336
5372 Hazelhurst Street 19131-3342 52nd wd. 1242.40 Sq Ft OPA#521063030 Improvements: Residential Property
KIM J. RILEY C.P. March Term, 2013 No. 00766 \$74,263.66 Phelan Hallinan, LLP

1408-337
2409 South Hutchinson Street 19148-3725 39th wd. 720 Sq Ft OPA#393466600 Improvements: Residential Property
LOAMMY E. MANUEL SALAZAR A/K/A LOAMMY EMANUEL SALAZAR C.P. January Term, 2014 No. 00428 \$182,583.83 Phelan Hallinan, LLP

1408-338
4526 North 15th Street 19140-1102 1st wd. 888.07 Sq Ft OPA#13-2-0600-00 Improvements: Residential Property
SHAWN TUCKER, IN HIS CAPACITY AS HEIR OF MERRILE D. TERRY A/K/A DORIS M. WILSON, DECEASED, IN HIS CAPACITY AS HEIR OF MERRILE D. TERRY A/K/A DORIS M. WILSON, DECEASED JEFFREY TUCKER, IN HIS CAPACITY AS HEIR OF MERRILE D. TERRY A/K/A DORIS M. WILSON, DECEASED, IN HIS CAPACITY AS HEIR OF MERRILE D. TERRY A/K/A DORIS M. WILSON, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MERRILE D. TERRY A/K/A DORIS M. WILSON, DECEASED C.P. July Term, 2013 No. 00963 \$63,810.17 Phelan Hallinan, LLP

1408-339
1926 Benton Avenue 19152-1202 56th wd. 3368.40 Sq Ft OPA#562262100 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSE CAPELA, DECEASED C.P. December Term, 2013 No. 01609 \$181,218.88 Phelan Hallinan, LLP

1408-340
1533 West Butler Street 19140 13th wd. 1199.66 Sq Ft BRT#131084400 Improvements: Residential Property
KEITH A. KING C.P. June Term, 2013 No. 01874 \$23,304.41 KML Law Group, P.C.

1408-341
323 West Apsley Street 19144-4220 13th wd. 1600 Sq Ft OPA#133034400 Improvements: Residential Property
AGINAH SHABAZZ C.P. March Term, 2013 No. 02726 \$59,032.88 Phelan Hallinan, LLP

SHERIFF'S SALE

1408-342
6622 Walker Street 19135 55th wd. 1289.43 Sq Ft OPA#552314500 Improvements: Residential Property
WILLIAM J. DEARDEN AND MARY ANN DEARDEN C.P. January Term, 2008 No. 00536 \$98,541.92 Phelan Hallinan, LLP

1408-343
7938-40 Frankford Ave 19136-3016 64th wd. BRT#882004600 Subject to Mortgage
COLMAN KAPLAN C.P. June Term, 2013 No. 2765 \$470,677.09 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Kenneth M. Portner, Esq.

1408-344
6930 Grosbeak Place 19142-2507 40th wd. 1621.80 Sq Ft OPA#406588700 Improvements: Residential Property
MICHELLE L. ECTON A/K/A MICHELLE ECTONTHOMAS BYRD C.P. May Term, 2013 No. 03597 \$177,914.20 Phelan Hallinan, LLP

1408-345
2300 79th Avenue 19150-1406 54th wd. 2730.53 Sq Ft OPA#501449000 Improvements: Residential Property
ALICIA R. EASLEY C.P. March Term, 2012 No. 03854 \$118,894.64 Phelan Hallinan, LLP

1408-346
4723 North 15th Street 19140 13th wd. 1342.56 Sq Ft BRT#132046900 Improvements: Residential Real Estate
JOEL J. SCOTT C.P. February Term, 2014 No. 03119 \$89,118.13 Stern & Eisenberg, P.C.

1408-347
5485 West Montgomery Avenue 19131-3105 52nd wd. 930 Sq Ft OPA#522020500 Improvements: Residential Property
BELINDA GRUNDY C.P. March Term, 2013 No. 04041 \$55,951.85 Phelan Hallinan, LLP

1408-348
1948 East Monmouth Street 19134-4352 58th wd. 1152.75 Sq Ft BRT#25-2117500 Subject to Mortgage Improvements: Residential Property
JULIO RIVERA C.P. May Term, 2013 No. 00283 \$31,089.41 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-349
5413 Ridgewood Street 19143-4140 51st wd. 1000.12 Sq Ft BRT#513240900 Improvements: Residential Property
ROBERT L. CRAWFORD C.P. March Term, 2012 No. 00356 \$73,214.36 Phelan Hallinan, LLP

1408-350
5804 Malvern Avenue 19131-3003 52nd wd. 1296 Sq Ft OPA#522112000 Improvements: Residential Property
CATHERN L. WASHINGTON A/K/A CATHERN WASHINGTON C.P. October Term, 2013 No. 03532 \$110,287.97 Phelan Hallinan, LLP

1408-351
2322 Vista Street 19152 56th wd. 1488 Sq Ft BRT#561322500 Subject to Mortgage
SHAWN LEE AND NICOLE LEE, H/W C.P. July Term, 2012 No. 00478 \$281,269.24 plus continuing interest and late char Bianca A. Roberto. Esq.

1408-352
2962 Gaul Street 19134-4337 25th wd. 1134 Sq Ft OPA#251390900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN MCCLAIN, DECEASED C.P. June Term, 2013 No. 00831 \$38,985.34 Phelan Hallinan, LLP

1408-353
3246 North Hope Street 19140 7th wd. 1036 Sq Ft BRT#072021900 Subject to Mortgage
ELIZABETH BELTRAN AND ALBERTO GONZALEZ TORRES C.P. July Term, 2013 No. 01500 \$70,402.82 plus continuing late charges and escrow Bianca A. Roberto. Esq.

1408-354
5045 Walnut Street 19139-4250 46th wd. 2486.33 Sq Ft OPA#602044600 Improvements: Residential Property
CECILIA ANN ROBERTS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDNA ROBERTS A/K/A EDNA ROBERT CHERE' CUNNINGHAM, IN HER CAPACITY AS DEVISEE OF THE

SHERIFF'S SALE

ESTATE OF EDNA ROBERTS A/K/A EDNA ROBERT PATRICE CUNNINGHAM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF EDNA ROBERTS A/K/A EDNA ROBERT C.P. July Term, 2011 No. 02216 \$30,150.31 Phelan Hallinan, LLP

1408-355
4525 Ashburner Street 19136-2808 65th wd. 2800 Sq Ft BRT#65-2040813 Subject to Mortgage Improvements: Residential Property
EDWARD L. ADAMS AND JENNIFER L. RENZI C.P. February Term, 2013 No. 01769 \$129,279.76 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-356
1250 South 15th AKA 1250 15th Street South 19146 47th wd. 2217 Sq Ft BRT#36-5-05-32-00 Subject to Mortgage Improvements: Residential Property
JACKIEM WRIGHT C.P. May Term, 2011 No. 3438 \$339,022.48 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-357
4733 Vista Street 19136-4112 65th wd. 986.58 Sq Ft BRT#65-1036300 Subject to Mortgage Improvements: Residential Property
WILLIAM COLEMAN C.P. December Term, 2012 No. 2458 \$45,303.57 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-358
1210 Fillmore Street 19124 23rd wd. 2915.25 Sq Ft BRT#234109600 Improvements: Residential Property
STEVEN BANES C.P. December Term, 2013 No. 001885 \$125,343.95 Bradley J. Osborne. Esq.

1408-359
7110 Devon Street 19119 22nd wd. 2936.62 Sq Ft BRT#222224800 Improvements: Residential Property
VANESSA M. DAVIS C.P. May Term, 2013 No. 002210 \$65,119.56 Bradley J. Osborne. Esq.

1408-360
3453 Cottman Avenue 19129 64th wd. 1597 Sq Ft BRT#642090200 Improvements: Residential Property
MARY M. JONES C.P. July Term, 2013 No. 2502 \$149,354.43 Bradley J. Osborne. Esq.

1408-361
1422 West Grange Avenue 19141 17th wd. 1480 Sq Ft BRT#171116100 Improvements: Residential Property
MICHAEL LAWSON C.P. November Term, 2013 No. 02958 \$140,336.21 KML Law Group, P.C.

1408-362
1019 Borbeck Avenue 19111 63rd wd. 3165.06 Sq Ft BRT#631260300 Improvements: Residential Property
DOLORES GAHAN AND BARBARA A. GAHAN C.P. May Term, 2013 No. 03036 \$257,241.31 KML Law Group, P.C.

1408-363
1836 South Hicks Street 19145 48th wd. 1284 Sq Ft BRT#481176500 Improvements: Residential Property
AARON STELLA C.P. March Term, 2014 No. 001828 \$114,528.65 Bradley J. Osborne. Esq.

1408-364
4718 Vista Street 19136 65th wd. 915 Sq Ft BRT#651032400 Improvements: Residential Property
SARA V. ROHENA C.P. February Term, 2013 No. 02769 \$92,579.00 KML Law Group, P.C.

1408-365
740 South 58th Street 19143-2432 3rd wd. 1260 Sq Ft BRT#033182100 Subject to Mortgage Improvements: Residential Property
CAROLD BOYER-YANCY AND PETION D. EVANS, MOTHER AND SON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. August Term, 2013 No. 01768 \$102,222.18 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg &

SHERIFF'S SALE

Ackerman, LLC

1408-366
819 East Cornwall Street 19134 33rd wd. 1029.50 Sq Ft BRT#331125000 Improvements: Residential Property
SAM P. MCCONNELL C.P. January Term, 2014 No. 00121 \$71,066.45 KML Law Group, P.C.

1408-367
7905 Marsden Street 19136 65th wd. 1212.78 Sq Ft BRT#651253000 Improvements: Residential Property
ELIZABETH L. STRANGE C.P. August Term, 2008 No. 03731 \$128,743.73 KML Law Group, P.C.

1408-368
337 Avon Street 19116 58th wd. 3500 Sq Ft BRT#582117100 Subject to Mortgage Improvements: Residential Property
IOURI TOUKVATCHINSKI AND NATALYA TOUKVATCHINSKI, HUSBAND AND WIFE C.P. May Term, 2011 No. 01179 \$227,646.66
Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-369
6163 North 17th Street 19141-1955 35th wd. 1234 Sq Ft BRT#17-2192700 Subject to Mortgage Improvements: Residential Property
MATTHEW S. HAWKINS, AS SOLE OWNER C.P. September Term, 2013 No. 00011 \$109,159.68 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-370
5862 Penn Street 19149-3418 62nd wd. 1574 Sq Ft BRT#62-1-4871-00 Subject to Mortgage Improvements: Residential Property
JAMES E. GOVAN, JR. C.P. November Term, 2011 No. 0530 \$26,212.17 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-371
2723 Orthodox Street 19137 45th wd. 1156 Sq Ft BRT#453073300 Improvements: Residential Property
THOMAS HENRY C.P. August Term, 2013 No. 01728 \$142,064.26 KML Law Group, P.C.

1408-372
1550 South Ringgold Street 19146-4008 36th wd. 714 Sq Ft OPA#364166900 Improvements: Residential Property
ETHEL HAWKINS C.P. November Term, 2010 No. 01068 \$16,934.64 Phelan Hallinan, LLP

1408-373
5920 Malvern Avenue 19131-3004 52nd wd. 1240 Sq Ft OPA#522116800 Improvements: Residential Property
AVISZELEMA MCKENZIE C.P. September Term, 2009 No. 03204 \$132,997.53 Phelan Hallinan, LLP

1408-374
1232 Gilham Street 19111 53rd wd. 1225.80 Sq Ft BRT#531158500 Improvements: Residential Property
PEDRO J. ORTIZ C.P. January Term, 2014 No. 00531 \$94,682.97 KML Law Group, P.C.

1408-375
2529 South 19th Street 19145-3703 48th wd. 1909.71 Sq Ft OPA#262114800 Improvements: Residential Property
LOUISE MARTINO A/K/A LOUISE MICHELLE MARTINO RACHEL MARTINO C.P. February Term, 2013 No. 02537 \$347,224.89 Phelan Hallinan, LLP

1408-376
818 Levick Street 19111 35th wd. 2500 Sq Ft BRT#353039740 Improvements: Residential Property
ERIC WEBB C.P. June Term, 2013 No. 00567 \$142,380.75 KML Law Group, P.C.

1408-377
5423 Erdrick Street 19124-1406 62nd wd. 1306.40 Sq Ft OPA#622348100 Improvements: Residential Property
ALAIN SYLLA C.P. September Term, 2012 No. 02651 \$129,080.53 Phelan Hallinan, LLP

1408-378
9228 Blue Grass Road Unit 35 19114-4359 35th wd. 1136 Sq Ft OPA#888570968

SHERIFF'S SALE

Improvements: Residential Property
ROBERT STROCKBINE C.P. February Term, 2014 No. 00036 \$86,545.22 Phelan Hallinan, LLP

1408-379
6825 Roosevelt Boulevard a/k/a 6825 E. Roosevelt Boulevard 19149 55th wd. 1758.9 Sq Ft BRT#551526500 Improvements: Residential Property
DEREK JACKSON C.P. August Term, 2013 No. 01843 \$82,096.46 KML Law Group, P.C.

1408-380
1312 Weaver Street 19150-2518 15th wd. 1279.2 Sq Ft OPA#502316500 Improvements: Residential Property
RICHARD M. GORDON C.P. March Term, 2013 No. 02226 \$198,337.49 Phelan Hallinan, LLP

1408-381
947 East Stafford Street 19138 59th wd. 1216.50 Sq Ft BRT#591049400 Improvements: Residential Property
JANET SHAW C.P. November Term, 2013 No. 01767 \$108,752.18 KML Law Group, P.C.

1408-382
104 Village Lane 19154-3602 66th wd. 4397.64 Sq Ft OPA#662290900 Improvements: Residential Property
KENNETH ALLEN DENISE E. ALLEN A/K/A DENISE E. FULFORD C.P. December Term, 2011 No. 01740 \$206,334.85 Phelan Hallinan, LLP

1408-383
3535 Jasper Street 19134-2035 45th wd. 1049.22 Sq Ft OPA#452368300 Improvements: Residential Property
KIMBERLY L. JONES C.P. April Term, 2013 No. 04223 \$30,677.90 Phelan Hallinan, LLP

1408-384
219 East Upsal Street 19119-2346 22nd wd. 1666.40 Sq Ft OPA#221092800 Improvements: Residential Property
BENNITA SMALL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JUANITA LEWIS ERNEST LEWIS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JUANITA LEWIS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUANITA LEWIS, DECEASED C.P. February Term, 2013 No. 01244 \$30,004.78 Phelan Hallinan, LLP

1408-385
2718 C Street 19134-3402 33rd wd. 700 Sq Ft OPA#071435400 Improvements: Residential Property
ELSA M. GONZALEZ C.P. January Term, 2014 No. 00400 \$52,090.92 Phelan Hallinan, LLP

1408-386
123 Tasker Street 19148 1st wd. 338.61 Sq Ft BRT#011041500 Improvements: Residential Property
GEORGE DOUGHERTY AND MARY DOUGHERTY C.P. July Term, 2012 No. 02686 \$128,305.06 KML Law Group, P.C.

1408-387
1313 Lombard Street 19147 5th wd. 752 Sq Ft BRT#053058305 Subject to Mortgage Improvements: Residential Dwelling
DAVID J. TALBOT C.P. June Term, 2013 No. 01632 \$11,113.09 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1408-388
5904 North Park Avenue 19141 49th wd. 1935 Sq Ft BRT#493238100 Improvements: Residential Property
ROBERT J. LEE AND LINDA POWERS-LEE C.P. April Term, 2012 No. 01798 \$115,636.50 KML Law Group, P.C.

1408-389
859 East Mercer Street 19125 18th wd. 672 Sq Ft BRT#181409800 Improvements: Residential Dwelling
SUSAN WINCZUK C.P. November Term, 2013 No. 01293 \$106,774.32 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1408-390
1943 Plymouth Street 19138 10th wd. 1200 Sq Ft BRT#101320400 Improvements: Residential Property
SHELLEY DIXON C.P. December Term, 2013 No. 002372 \$58,583.03 Bradley J. Osborne, Esq.

1408-391
6305 Lawnton Avenue 19141 49th wd. 941.50 Sq Ft BRT#492225600 Improvements: Residential Property
TISHA KHAKAZI, AS ADMINISTRATRIX OF THE ESTATE OF DIANNA KHAKAZI, DECEASED C.P. April Term, 2013 No.

SHERIFF'S SALE

00086 \$182,346.53 KML Law Group, P.C.

1408-392
1415 South Franklin Street 19147 1st wd. 840 Sq Ft BRT#012085000 Improvements: Residential Property
NINA CINTRON A/K/A NINA IANNELLA C.P. December Term, 2011 No. 001316 \$113,424.28 Bradley J. Osborne, Esq.

1408-393
6814 Sylvester Street 19149 54th wd. 1261.28 Sq Ft BRT#542361400 Improvements: Row B/gar 2sty Masonry
MATTHEW MASIH AND AFSHAN R. MASIH C.P. August Term, 2013 No. 01086 \$124,929.47 Milstead & Associates, LLC

1408-394
1324 Locust Street, Apartment 305 19107-5643 5th wd. 394 Sq Ft OPA#888115250 Improvements: Residential Property
ARSEN PINKHASOV AND MICHAEL DVORKIN C.P. April Term, 2013 No. 00015 \$122,556.72 Phelan Hallinan, LLP

1408-395
7564 Greenhill Road 19151-2107 34th wd. 1867.5 Sq Ft BRT#34-3249300 Improvements: Residential Dwelling
ROBERT E. HERBIN C.P. August Term, 2012 No. 000673 \$68,337.10 Powers, Kim, & Javardian, LLC

1408-396
278 South 56th Street 19139-3903 60th wd. 1280 Sq Ft OPA#604216500 Improvements: Residential Property
ATTOH MOUTCHIA C.P. December Term, 2013 No. 01604 \$56,139.83 Phelan Hallinan, LLP

1408-397
1211 North 60th Street 19151 34th wd. 1290 Sq Ft BRT#34-2-1865-00 Improvements: Residential Dwelling
KARL FORD AND CHRIS DEMARTA C.P. July Term, 2012 No. 00612 \$140,531.10 Pressman & Doyle, LLC

1408-398
7542 Greenhill Road 19151 34th wd. 1867.50 Sq Ft BRT#343248200 Improvements: Residential Property
MICHELLE L. WATSON C.P. January Term, 2014 No. 00122 \$45,139.74 KML Law Group, P.C.

1408-399
6438 Woodcrest Avenue 19151-2407 34th wd. 1598.24 Sq Ft OPA#344110800 Improvements: Residential Property
DWAN W. NILES AND OREALL C. NILES C.P. April Term, 2013 No. 05098 \$172,564.44 Phelan Hallinan, LLP

1408-400
107 East Courtland Street 19120 42nd wd. 1535.10 Sq Ft BRT#421025700 Improvements: Residential Property
WANNETTA HALTON C.P. August Term, 2011 No. 4757 \$110,073.63 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-401
746 McKean Street 19148-2428 39th wd. 924 Sq Ft OPA#393031200 Improvements: Residential Property
HATTIE R. REESE F/K/A HATTIE RUTH C.P. February Term, 2014 No. 00123 \$80,818.00 Phelan Hallinan, LLP

1408-402
3300 Rorer Street 19134-1730 7th wd. 1008 Sq Ft BRT#073165100 Subject to Mortgage Improvements: Residential Property
ROBERT D. WILSON C.P. September Term, 2012 No. 1368 \$43,369.03 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-403
5556 Blakemore Street 19138 12th wd. 773.82 Sq Ft BRT#122277100 Improvements: Residential Dwelling
ALEX GORMAKH AND MILANA GORMAKH C.P. March Term, 2014 No. 03090 \$63,352.68 Udren Law Offices, P.C.

1408-404
2129 South 19th Street 19145 48th wd. 1140 Sq Ft BRT#481282800 Improvements: Residential Property
CAROLYN HUMPHRIES, AS SOLE OWNER C.P. September Term, 2011 No. 0931 \$130,700.03 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman,

SHERIFF'S SALE

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

1408-405
4222 Cottman Avenue 19135-1115 41st wd. 1981.79 Sq Ft OPA#871193650 Improvements: Residential Property
DEAN ROSSI NO AGENT PROPERTIES, LLC C.P. November Term, 2010 No. 00467 \$212,040.84 Phelan Hallinan, LLP

1408-406
1723 Wharton Street 19146 36th wd. 1593.75 Sq Ft BRT#365338800 Improvements: Residential Dwelling
DIXIE LEE MICKLES A/K/A DIXIE LEE MCFADDEN, INDIVIDUALLY AND KNOWN HEIR OF ROOSEVELT MICKLES UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROOSEVELT MICKLES, LAST RECORD OWNER ROOSEVELT MICKLES, LAST RECORD OWNER C.P. April Term, 2013 No. 00779 \$45,122.13 Udren Law Offices, P.C.

1408-407
4518 North 15th Street 19140-1102 13th wd. 1224 Sq Ft BRT#132059600 Improvements: Residential Property
SHIRLEY L. HARRIS AND CHARLES HARRIS, H/W, AS TENANTS BY THE ENTIRETIES C.P. January Term, 2012 No. 0509 \$30,580.24 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-408
5713 Erdrick Street 19135 62nd wd. 6600 Sq Ft BRT#622350900 Improvements: Residential Property
LANCE TORPEY AND MARYANN TORPEY C.P. January Term, 2014 No. 02904 \$187,114.82 KML Law Group, P.C.

1408-409
4827 North 13th Street 19141 49th wd. 1638 Sq Ft BRT#491504200 Improvements: Residential Property
JULIA A. FARLOW C.P. November Term, 2013 No. 01323 \$34,975.96 KML Law Group, P.C.

1408-410
5131 North 16th Street 19141 17th wd. 1480 Sq Ft BRT#172117000 Improvements: Residential Property
ALBERTA JENKINS AND ROSALIND JENKINS C.P. October Term, 2013 No. 02374 \$38,380.04 KML Law Group, P.C.

1408-411
224 Levick Street 19111 35th wd. 11454.84 Sq Ft BRT#353033200 Improvements: Residential Property
DOUGLAS MCLAURIN C.P. March Term, 2013 No. 03907 \$179,407.31 KML Law Group, P.C.

1408-412
1433 North 59th Street 19151 4th wd. 1152 Sq Ft BRT#043174700 Improvements: Residential Real Estate
DONNA M. HENRY C.P. August Term, 2013 No. 03557 \$85,556.52 Stern & Eisenberg, P.C.

1408-413
4223 Glenview Street 19135-2111 55th wd. 2000 Sq Ft OPA#552171600 Improvements: Residential Property
MICHAEL YOUNG, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NANCY A. YOUNG MARK D. YOUNG, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF NANCY A. YOUNG RAY YOUNG, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NANCY A. YOUNG UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY A. YOUNG, DECEASED C.P. March Term, 2013 No. 00455 \$118,455.17 Phelan Hallinan, LLP

1408-414
407 South 63rd Street a/k/a 407 Cobbs Creek Parkway 19143 3rd wd. 1280 Sq Ft BRT#032252500 Improvements: Residential Property
SHELLEY COLLINS C.P. December Term, 2013 No. 03487 \$133,433.55 KML Law Group, P.C.

1408-415
2015 East Firth Street 19125-1315 31st wd. 820.95 Sq Ft OPA#314058100 Improvements: Residential Property
JON B. BATISTA C.P. November Term,

SHERIFF'S SALE

2013 No. 03079 \$130,031.33 Phelan Hallinan, LLP

1408-416
4462 Livingston Street 19137 45th wd. 1120 Sq Ft BRT#453185800 Improvements: Residential Property
BRANDY ELLIOTT C.P. December Term, 2013 No. 02185 \$106,526.73 KML Law Group, P.C.

1408-417
2127 Larue Street 19124 41st wd. 989.91 Sq Ft BRT#411015200 Improvements: Residential Property
ANA H. VARGAS C.P. January Term, 2014 No. 01015 \$69,962.98 KML Law Group, P.C.

1408-418
261 East Fariston Drive 19120 61st wd. 2625 Sq Ft BRT#611384900 Improvements: Residential Property
TYRA COLES C.P. October Term, 2013 No. 02220 \$103,582.21 KML Law Group, P.C.

1408-419
6253 Homer Street 19144 59th wd. 1957.76 Sq Ft BRT#592262800 Improvements: Residential Property
GENEVIEVE BYRD C.P. January Term, 2014 No. 00525 \$181,666.93 KML Law Group, P.C.

1408-420
7237 Brous Avenue 19149-1403 64th wd. 1648.50 Sq Ft OPA#641065100 Improvements: Residential Property
JOHN T. CONCANNON, JR. AND LINDA L. CONCANNON C.P. September Term, 2012 No. 00979 \$124,261.67 Phelan Hallinan, LLP

1408-421
6032 North 12th Street 19141 49th wd. 1687.72 Sq Ft BRT#49-3148700 Subject to Mortgage Improvements: Residential Property
BARBARA TUCKER AND KENNETH STANLEY, ADULT INDIVIDUALS, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP C.P. August Term, 2013 No. 03191 \$141,171.18 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-422
3820 Greenacres Road 19154 66th wd. 2367.54 Sq Ft BRT#662267600 Improvements: S/d W B/g 2s Mas + Other
MICHAEL HOCH AND JENNIFER HOCH C.P. May Term, 2013 No. 02208 \$235,517.57 Milstead & Associates, LLC

1408-423
12202 Academy Road 19154 66th wd. 2000 Sq Ft BRT#663345100 Improvements: Residential Property
BRENDA TORRES C.P. September Term, 2013 No. 03154 \$167,633.32 KML Law Group, P.C.

1408-424
396 East Upsal Street 19119 22nd wd. 5578.41 Sq Ft BRT#221084000 Improvements: Residential Property
TALIBA HOLLIDAY C.P. November Term, 2013 No. 02782 \$284,037.39 KML Law Group, P.C.

1408-425
838 North 28th Street 19130-1702 15th wd. 939.6 Sq Ft OPA#151326300 Improvements: Residential Property
MELISSA KROMCHAD C.P. March Term, 2014 No. 00249 \$195,088.92 Phelan Hallinan, LLP

1408-426
2363 77th Avenue 19150 50th wd. 1920 Sq Ft BRT#501426700 Improvements: Residential Property
DENNIS J. MCLEOD AND THELMA R. MCLEOD C.P. October Term, 2013 No. 02547 \$57,978.94 KML Law Group, P.C.

1408-427
411 Fitzgerald Street 19148 39th wd. 691.88 Sq Ft BRT#392180400 Improvements: Residential Property
THE UNKNOWN HEIRS OF WALTER CYWINSKI, DECEASED GERALDINE CYWINSKI, WALTER CYWINSKI, SOLELY IN HIS CAPACITY AS HEIR OF WALTER CYWINSKI DEBORAH LINDSAY, SOLELY IN HER CAPACITY AS HEIR OF WALTER CYWINSKI, DECEASED AND CHARLES J. LYDON, SR., SOLELY IN HIS CAPACITY AS HEIR OF OF WALTER CYWINSKI C.P. July Term, 2013 No. 04442 \$92,515.12 KML Law Group, P.C.

1408-428
4600 Kraydor Street a/k/a 4600-4602 Kraydor Street 19136 65th wd. 2646.86 Sq Ft

SHERIFF'S SALE

BRT#652016805 Improvements: Residential Property
GEORGE F. HOLCOMBE C.P. February Term, 2014 No. 00499 \$78,260.00 KML Law Group, P.C.

1408-429
2147 North Stanley Street 19121 32nd wd. 700 Sq Ft BRT#323274900 Improvements: Residential Property
MARTINA MAPP C.P. October Term, 2013 No. 03056 \$83,673.44 KML Law Group, P.C.

1408-430
5814 Ashland Avenue 19143-3916 3rd wd. 2310 Sq Ft OPA#034044200 Improvements: Residential Property
COLLEEN LUCAS C.P. October Term, 2012 No. 00132 \$77,158.25 Phelan Hallinan, LLP

1408-431
44102 Delaire Landing Road, Unit 102 19114 65th wd. 816 Sq Ft BRT#888650557 Improvements: Residential Property
MARTHA FISHER C.P. January Term, 2014 No. 00722 \$141,920.45 KML Law Group, P.C.

1408-432
5408 Saul Street 19124 62nd wd. 1563.20 Sq Ft BRT#621453900 Improvements: Residential Property
THE UNKNOWN HEIRS OF MICHELE BROWN, DECEASED CHANTAE M. JONES, SOLELY IN HER CAPACITY AS HEIR OF MICHELE BROWN, DECEASED KALIM HAYGOOD, SOLELY IN HIS CAPACITY AS HEIR OF MICHELE BROWN, DECEASED DARRYLE BROWN A/K/A DARYL BROWN, SOLELY IN HIS CAPACITY AS HEIR OF MICHELE BROWN, DECEASED C.P. May Term, 2013 No. 01906 \$93,427.32 KML Law Group, P.C.

1408-433
533 West Tabor Road 19120-2723 61st wd. 2000 Sq Ft OPA#612005700 Improvements: Residential Property
DESIREE SOMMERVILLE C.P. June Term, 2010 No. 01773 \$178,768.84 Phelan Hallinan, LLP

1408-434
5150 Ranstead Street 19139-3433 60th wd. 855 Sq Ft OPA#602021700 Improvements: Residential Property
LEOLA WALKER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAWN M. WALKER, DECEASED C.P. January Term, 2013 No. 03645 \$30,623.49 Phelan Hallinan, LLP

1408-435
3900 Ford Road, Unit 7C 19131 52nd wd. 1206 Sq Ft BRT#888520092 ESTATE OF FRANCES BROADWATER SC-13-12-20-5965 \$11,553.24 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

1408-436
2109 Lardner Street 19149-3529 62nd wd. 1260 Sq Ft OPA#621183400 Improvements: Residential Property
DONALD PALKA AND JAQUELINE PALKA C.P. March Term, 2014 No. 00840 \$71,933.38 Phelan Hallinan, LLP

1408-437
5823 Springfield Avenue 19143 3rd wd. 1272 Sq Ft BRT#034113100 Improvements: Residential Property
VIRGINIA M. SAMPLE C.P. January Term, 2014 No. 02283 \$24,149.16 KML Law Group, P.C.

1408-438
2235 South 71st Street 19142 40th wd. 1021.75 Sq Ft BRT#403217400 Improvements: Residential Property
LISA BOOKHART C.P. November Term, 2013 No. 02786 \$31,137.45 KML Law Group, P.C.

1408-439
5321 Charles Street 19124 62nd wd. 2325 Sq Ft BRT#622289700 Improvements: Residential Property
TONIA N. DAVIS C.P. October Term, 2013 No. 03452 \$69,749.58 KML Law Group, P.C.

1408-440
1503 Adams Avenue 19124-4505 23rd wd. 740.65 Sq Ft OPA#232003700 Improvements: Residential Property
SONIA RUIZ AND RAQUEL RUIZ C.P. September Term, 2012 No. 00681 \$80,823.30 Phelan Hallinan, LLP

1408-441
5243 Wissahickon Avenue 19144 12th wd. BRT#123245010 Improvements: Residential Property

SHERIFF'S SALE

JADA PENNICK AND CHARLES H. PENNICK C.P. October Term, 2012 No. 04267 \$208,289.06 KML Law Group, P.C.

1408-442
6524 North 4th Street 19126-3914 61st wd. 1800 Sq Ft BRT#611072700 Improvements: Residential Dwelling
MI LIM HER-LEE C.P. April Term, 2013 No. 01365 \$207,254.83 Powers, Kirn, & Javardian, LLC

1408-443
3324 Jasper Street 19134-2536 45th wd. 942.50 Sq Ft OPA#452379600 Improvements: Residential Property
HERIBERTO RIVERA C.P. October Term, 2012 No. 04049 \$38,850.66 Phelan Hallinan, LLP

1408-444
140 West Albanus Street 19120-3407 42nd wd. 1200 Sq Ft BRT#422130800 Improvements: Residential Property
JOHN WHITE AND ALETHEA WHITE, AS TENANTS IN COMMON C.P. March Term, 2012 No. 0984 \$65,508.65 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-445
126 Fern Street 19120 61st wd. 1188 Sq Ft BRT#612201400 Improvements: Residential Property
MONTRELL N. BOLDEN C.P. December Term, 2013 No. 01811 \$81,408.13 KML Law Group, P.C.

1408-446
2840 Willits Road 19136-1027 57th wd. 2422.42 Sq Ft BRT#572076365 Improvements: Residential Property
DARREN WEKLAR C.P. December Term, 2012 No. 1522 \$90,212.73 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-447
7624 Fayette Street 19150 50th wd. 1498.80 Sq Ft BRT#501018700 Improvements: Residential Property
ANGEL A. MARRERO JR. AND LEENA K. MARRERO C.P. December Term, 2013 No. 02949 \$86,613.29 KML Law Group, P.C.

1408-448
4610 Richmond Street 19137-2215 45th wd. 3924 Sq Ft BRT#45-3309400, BRT#81N12-126 Subject to Mortgage Improvements: Residential Property
DAMIEN WILSON C.P. June Term, 2013 No. 03515 \$137,356.90 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-449
6644 Upland Street 19142-1614 40th wd. 992 Sq Ft BRT#40-3-1244-00 Improvements: Residential Property
AUGUSTINE N. KOLLIE AND ALICE KOLLIE C.P. January Term, 2013 No. 02074 \$36,196.62 Pressman & Doyle, LLC

1408-450
4461 Garden Street 19137-2013 45th wd. 1116.5 Sq Ft BRT#453339100 Improvements: Residential Property
MICHELLE L. MOFFITT, AS SOLE OWNER C.P. December Term, 2012 No. 3138 \$152,153.42 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1408-451
3480 Helen Street 19134 45th wd. 1131 Sq Ft BRT#452356700 Improvements: Residential Property
JUDITH PEREZ C.P. July Term, 2013 No. 02694 \$49,815.73 KML Law Group, P.C.

1408-452
6331 Shelbourne Street 19111 35th wd. 2940 Sq Ft BRT#353208500 Improvements: Residential Dwelling
MICHAEL J. PERRY C.P. March Term, 2013 No. 01447 \$235,396.55 Law Offices of Gregory Javardian

1408-453
6551 North Lambert Street 19138 10th wd. 1209 Sq Ft BRT#102083700 Improvements: Residential Property

SHERIFF'S SALE

BOBBIE E. WILLIAMS C.P. January Term, 2013 No. 03303 \$61,031.15 KML Law Group, P.C.

1408-454
3409 Tudor Street 19136 64th wd. 1616 Sq Ft BRT#642133700 Improvements: Residential Property
LISA MEISENZAHL C.P. August Term, 2013 No. 02079 \$120,785.50 KML Law Group, P.C.

1408-455
5417 Gainor Road 19131 52nd wd. 3125 Sq Ft BRT#522106000 Improvements: Residential Property
TERRI PAULHILL C.P. April Term, 2013 No. 03632 \$222,272.51 KML Law Group, P.C.

1408-456
3439 Reach Street 19134-1222 33rd wd. 1320 Sq Ft BRT#331321500 Improvements: Residential Property
JOHN H. LYNCH C.P. February Term, 2013 No. 03195 \$32,549.20 Zucker, Goldberg & Ackerman, LLC

1408-457
946 East Tioga Street 19134 33rd wd. 1160.23 Sq Ft BRT#331204300 Improvements: Residential Property
YOLANDA LOPEZ C.P. February Term, 2013 No. 01208 \$50,006.69 KML Law Group, P.C.

1408-458
1625 East McPherson Street 19150-1009 50th wd. 2552.22 Sq Ft OPA#501499400 Improvements: Residential Property
KATHY COLE FRANCIS, TRUSTEE OF THE KATHY COLE FRANCIS TRUST DATE SEPTEMBER 4, 2003 C.P. March Term, 2013 No. 02744 \$147,843.00 Phelan Hallinan, LLP

1408-459
6013 Torresdale Avenue 19135-3715 41st wd. 3750 Sq Ft OPA#411311500 Improvements: Residential Property
DANIEL BUSTARD, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF FLORENCE T. BUSTARD A/K/A FLORENCE BUSTARD AUDREY GREBLOSKI, IN HER CAPACITY AS HEIR OF THE ESTATE OF FLORENCE T. BUSTARD A/K/A FLORENCE BUSTARD UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FLORENCE T. BUSTARD, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY WILSON, DECEASED JEFFREY WILSON, JR., IN HIS CAPACITY AS HEIR OF JEFFREY WILSON, DECEASED HEIR OF FLORENCE T. BUSTARD A/K/A FLORENCE BUSTARD C.P. June Term, 2013 No. 02372 \$78,707.66 Phelan Hallinan, LLP

1408-460
2375 Welsh Road 19114 57th wd. 54567 Sq Ft BRT#88-3-3811-25 Improvements: Parking Lot With A One Story, Free Standing, Commercial Retail Building
SRAMPICKAL DEVELOPERS, LLC C.P. August Term, 2011 No. 03972 \$437,761.21 Janet L. Gold, Esq.

1408-461
119 North Wilton Street 19139-2634 44th wd. 922.5 Sq Ft OPA#441139000 Improvements: Residential Property
SHELLEY K. FULLER A/K/A SHELLEY FULLER C.P. August Term, 2013 No. 00781 \$43,920.55 Phelan Hallinan, LLP

1408-462
125 West Olney Avenue 19120-2431 61st wd. 2000 Sq Ft OPA#612018400 Improvements: Residential Property
DONNY DRIGGINS OLGA IRIS DRIGGINS A/K/A IRIS M. ROSARIO C.P. November Term, 2013 No. 00376 \$113,527.81 Phelan Hallinan, LLP

1408-463
5701 Vandike Street 19135-4118 41st wd. 1275.75 Sq Ft OPA#411339801 Improvements: Residential Property
JOAN GAVITT C.P. November Term, 2013 No. 00509 \$69,528.90 Phelan Hallinan, LLP

1408-464
2307 North 50th Street 19131 52nd wd. 1781 Sq Ft BRT#521250900 Improvements: Residential Real Estate
ALONZO HUGHES AND LORETTA HUGHES C.P. February Term, 2014 No. 00017 \$259,051.69 Stern & Eisenberg, P.C.

1408-465
2716 Kirkbride Street 19137-2122 43rd wd. 997.80 Sq Ft OPA#453121000 Improvements: Residential Property

SHERIFF'S SALE

DANIEL A. HAWTHORNE ANDREA D. HAWTHORNE C.P. February Term, 2012 No. 03407 \$83,227.76 Phelan Hallinan, LLP

1408-466
7720 Thouron Avenue 19150-2516 50th wd. 1336.5 Sq Ft OPA#502142800 Improvements: Residential Property
STANLEY WILLIAMS AND VALENCIA WILLIAMS C.P. January Term, 2012 No. 04006 \$134,785.27 Phelan Hallinan, LLP

1408-467
708 Marlyn Road 19151-3825 34th wd. 1303.76 Sq Ft OPA#344278600 Improvements: Residential Property
STACEY D. MOORE C.P. October Term, 2012 No. 03845 \$46,409.85 Phelan Hallinan, LLP

1408-468
1116 Harrison Street 19124-2908 23rd wd. 1347.77 Sq Ft OPA#234125600 Improvements: Residential Property
KIMBERLY A. CLARK C.P. October Term, 2010 No. 01961 \$157,969.96 Phelan Hallinan, LLP

1408-469
407 Saint Vincent Street 19111 35th wd. 3291.50 Sq Ft BRT#353180200 Improvements: Residential Property
ANA A. BAEZ C.P. October Term, 2013 No. 00729 \$133,160.97 KML Law Group, P.C.

1408-470
6649 North Uber Street 19138-3133 50th wd. 1182.96 Sq Ft OPA#102023700 Improvements: Residential Property
RASHANA D. CEASER C.P. March Term, 2013 No. 03874 \$61,661.48 Phelan Hallinan, LLP

1408-471
632 Pierce Street 19148 1st wd. 705 Sq Ft BRT#012136600 Improvements: Residential Property
WILLIAM J. CIANCAGLINI C.P. February Term, 2014 No. 02143 \$84,241.00 KML Law Group, P.C.

1408-472
8809-8811 Rising Sun Avenue a/k/a 8809-11 Rising Sun Avenue 19115-4814 63rd wd. 14400 Sq Ft OPA#632292502 Improvements: Residential Property
EUGENE BOND AND MARINA SKLYARSKY C.P. February Term, 2014 No. 01387 \$434,944.06 Phelan Hallinan, LLP

1408-473
3409 Hess Street 19136 64th wd. 3231 Sq Ft BRT#642329255 Improvements: Residential Property
MICHAEL B. PIPER AND MICHELLE L. PIPER C.P. September Term, 2013 No. 01714 \$222,249.17 KML Law Group, P.C.

1408-474
4621 Melrose Street 19137-1108 45th wd. 2266 Sq Ft OPA#453446400 Improvements: Residential Property
TIMOTHY M. NOGOWSKI AND CAROL NOGOWSKI C.P. June Term, 2012 No. 02853 \$164,983.71 Phelan Hallinan, LLP

1408-475
4037 K Street 19124 33rd wd. 1120 Sq Ft BRT#332325500 Improvements: Residential Property
RUBEN RODRIGUEZ C.P. December Term, 2013 No. 02951 \$100,054.84 KML Law Group, P.C.

1408-476
1334 Fanshawe Street 19111-4912 53rd wd. 1203.53 Sq Ft OPA#532033500 Improvements: Residential Property
BRANDI MAPP-EVANS C.P. December Term, 2013 No. 01922 \$105,070.33 Phelan Hallinan, LLP

1408-477
715 West Fisher Avenue 19120-2725 49th wd. 1687.50 Sq Ft OPA#492048300 Improvements: Residential Property
CHERITA M. BROWN C.P. April Term, 2013 No. 00310 \$84,662.94 Phelan Hallinan, LLP

1408-478
844 North 29th Street Unit 115 19130 15th wd. 1014 Sq Ft BRT#888153698 Improvements: Residential Property
JENNIFER S. FORD C.P. December Term, 2013 No. 02948 \$359,692.43 KML Law Group, P.C.

1408-479
5510 Pemberton Street 19143 46th wd. 900 Sq Ft BRT#463065200 Subject to Mortgage Improvements: Residential Property
MONICA BRAND C.P. May Term, 2012 No. 00221 \$63,931.51 Joann Needleman, Esq.

1408-480
4740 North 12th Street 19141 49th wd. 2037.50 Sq Ft BRT#491460800 Improvements:

SHERIFF'S SALE

Residential Property
LOUISE SESSOMS C.P. January Term, 2014 No. 03200 \$67,062.89 KML Law Group, P.C.

1408-481
1821 Gerritt Street 19145 36th wd. 630 Sq Ft BRT#363010000 Subject to Mortgage Improvements: Residential Property
DORIAN & TEAUNTAY WESTBROOK C.P. December Term, 2012 No. 00945 \$129,158.97 Joann Needleman, Esq.

1408-482
6422 Buist Avenue 19142 40th wd. 1120 Sq Ft BRT#406256100 Improvements: Residential Property
ANNA WILKINSON C.P. January Term, 2014 No. 02957 \$25,997.25 KML Law Group, P.C.

1408-483
3929 North 17th Street 19140 38th wd. 1333.65 Sq Ft BRT#131220000 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BELLA M. BALDWIN C.P. August Term, 2013 No. 00903 \$88,338.80 Powers, Kirn, & Javardian, LLC

1408-484
2127 West 66th Ave 19138 10th wd. 1275 Sq Ft BRT#102367700 Improvements: Residential Dwelling
SHAMUS L. ARMSTEAD C.P. December Term, 2012 No. 00552 \$171,826.29 Law Offices of Gregory Javardian

1408-485
3106 North 25th Street 19132 38th wd. 901.20 Sq Ft BRT#381069100 Improvements: Residential Property
FRANCIS X. HUEBER C.P. May Term, 2013 No. 001333 \$76,546.57 Bradley J. Osborne. Esq.

1408-486
6106 Walker Street 19135 55th wd. 3352.5 Sq Ft BRT#552307700 Improvements: Residential Dwelling
LISA GONZALEZ A/K/A LISA M. GONZALEZ C.P. December Term, 2013 No. 01056 \$128,625.71 Law Offices of Gregory Javardian

1408-487
2950 Hale Street 19149 62nd wd. 991.25 Sq Ft BRT#621266800 Improvements: Residential Dwelling
JOHN P. PRIOR AND DOROTHY PRIOR C.P. February Term, 2014 No. 00333 \$107,662.36 Law Offices of Gregory Javardian

1408-488
43 West Upsal Street 19119 22nd wd. 5829.62 Sq Ft BRT#223020600 Improvements: Residential Property
SAUL BRADLEY AND ROBIN BRADLEY C.P. August Term, 2012 No. 3592 \$171,586.57 Bradley J. Osborne. Esq.

1408-489
7823 Michener Avenue 19150 50th wd. 1320 Sq Ft BRT#501146300 Improvements: Residential Real Estate
JULIAN PLEAS AND JACQUELINE PLEAS (DECEASED) C.P. December Term, 2010 No. 01420 \$96,450.60 Stern & Eisenberg, P.C.

1408-490
1635 Creston Street 19149-3441 62nd wd. 2126.30 Sq Ft OPA#621144200 Improvements: Residential Property
ANITA FRAZIER, IN HER CAPACITY AS HEIR OF ELIZABETH FRAZIER, DECEASED LENORA MARKS, IN HER CAPACITY AS HEIR OF ELIZABETH FRAZIER, DECEASED JOSEPH FRAZIER, IN HIS CAPACITY AS HEIR OF ELIZABETH FRAZIER, DECEASED BARBARA ALSTON, IN HER CAPACITY AS HEIR OF ELIZABETH FRAZIER, DECEASED KENYA D. TAYLOR, IN HER CAPACITY AS HEIR OF ELIZABETH FRAZIER, DECEASED WILLIAM JONES, IN HIS CAPACITY AS HEIR OF ELIZABETH FRAZIER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH FRAZIER, DECEASED C.P. March Term, 2013 No. 01424 \$63,795.60 Phelan Hallinan, LLP

1408-491
157 Widener Street 19120 42nd wd. 990 Sq Ft BRT#612126000 Improvements: Residential Property
DENISECIA PORTER C.P. January Term, 2014 No. 000270 \$75,735.50 Bradley J. Osborne. Esq.

1408-492
6004 North 19th Street 19141 49th wd. 1360 Sq Ft BRT#172350100 Subject to Mortgage Improvements: Residential Dwelling

SHERIFF'S SALE

IVY MAUD JONES C.P. July Term, 2012 No. 00515 \$134,084.55 Powers, Kirn, & Javardian, LLC

1408-493

2518 East Lehigh Avenue 19125 18th wd. Located on the Southwesterly side of Lehigh Avenue and Southeasterly side of Miller Street; 15'2.5" from the southeasterly side of Miller Street; front 14'1" depth 59'0" BRT#314255901 Subject To Mortgage First Cornerstone Bank Improvements: Residential Property GERALD GRAY AND MARGARET GRAY C.P. October Term, 2013 No. 0585 \$132,722.06 Phillip D. Berger, Esq., Berger Law Group, PC

1408-494

461 Vernon Road 19119 22nd wd. 2250 Sq Ft BRT#222037761 Improvements: Residential Real Estate MARY SHEPPARD C.P. December Term, 2014 No. 00832 \$169,830.81 Stern & Eisenberg, P.C.

1408-495

6038 North Broad Street 19141-1930 17th wd. 1959.6 Sq Ft OPA#172009300 Improvements: Residential Property NICHOLSON PERICLES C.P. February Term, 2012 No. 02895 \$86,710.16 Phelan Hallinan, LLP

1408-496

3408 Tyson Avenue 19149 55th wd. 1640 Sq Ft BRT#55-1334000 Improvements: Residential Dwelling MICHAEL J. DURIE C.P. February Term, 2013 No. 00467 \$104,324.91 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1408-497

5862 Chew Avenue a/k/a 5862 Chew Street 19138 59th wd. 2386.50 Sq Ft BRT#59-1-2047000 Improvements: Residential Dwelling CLAYTON J. HAYES TRACI W. HAYES C.P. May Term, 2007 No. 003381 \$64,325.03 Mark J. Udren, Esq.

1408-498

3786 Richmond Street 19137-1414 45th wd. 1051.50 Sq Ft OPA#451159500 Improvements: Residential Property ALLEN STARR, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF STEPHEN A. GRELIS, A/K/A STEPHEN GRELIS EDWARD GRELIS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF STEPHEN A. GRELIS, A/K/A STEPHEN GRELIS NANCY GRELIS, IN HER CAPACITY AS HEIR OF THE ESTATE OF STEPHEN A. GRELIS, A/K/A STEPHEN GRELIS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER OF STEPHEN A. GRELIS, A/K/A STEPHEN GRELIS, DECEASED C.P. June Term, 2013 No. 01586 \$83,881.35 Phelan Hallinan, LLP

1408-499

6023 North Phillip Street 19120-1815 61st wd. 1087.50 Sq Ft OPA#612415600 Improvements: Residential Property CHARLES THOMASTON AND ELIZABETH SURRATT C.P. June Term, 2013 No. 02653 \$37,340.68 Phelan Hallinan, LLP

1408-500

5550 Belmar Terrace, a/k/a 5550 Belmar Street 19143-4702 51st wd. 1150.10 Sq Ft OPA#514104100 Improvements: Residential Property ANGELA MURPHY C.P. September Term, 2010 No. 03392 \$96,096.11 Phelan Hallinan, LLP

1408-501

1253 South 18th Street; 1255 South 18th Street 19148 36th wd. (f/k/a 26th wd.) 4716 Sq Ft BRT#773205800 Subject To Mortgage Origen Capital Investments I, LLC Improvements: None TWENTIETH CENTURY GOSPEL CRUSADERS OF AMERICA C.P. January Term, 2014 No. 01547 \$61,733.36 Robert J. Murtaugh, Esq.

1408-502

2638 South Muhlfeld Street a/k/a 2638 Muhlfeld Street 19142-1712 40th wd. 1193.44 Sq Ft OPA#406161000 Improvements: Residential Property DENISE T. DAVIS C.P. December Term, 2013 No. 02072 \$62,502.09 Phelan Hallinan, LLP

1408-503

50 North 51st Street 19139 44th wd. 1792 Sq Ft BRT#441099100 Improvements: Residential Dwelling ABRAHAM A. KRANTZ A/K/A ABRAHAM KRANTZ C.P. March Term, 2014 No. 01037 \$77,408.58 Udren Law Offices, P.C.

1408-504

6134 Morton Street 19144-1043 22nd wd. 2064.74 Sq Ft OPA#592200900 Improvements: Residential Property

SHERIFF'S SALE

SARAH K. FRANKLIN C.P. July Term, 2012 No. 00782 \$67,013.15 Phelan Hallinan, LLP

1408-505

6040 Ogontz Avenue 19141 17th wd. 1500 Sq Ft BRT#17-2-2552-00 Improvements: Residential Dwelling YAKOV SHVARTSOVSKIY C.P. March Term, 2014 No. 03015 \$121,772.99 Udren Law Offices, P.C.

1408-506

510 Harvey Street 19144-3800 59th wd. 4416.12 Sq Ft OPA#593051800 Improvements: Residential Property GAIL ROSS JANICE ROSS A/K/A JANICE SYKES ROSS ROBERT L. ROSS C.P. April Term, 2013 No. 02083 \$299,758.17 Phelan Hallinan, LLP

1408-507

8021 Elberon Avenue 19111-1806 63rd wd. 2880 Sq Ft OPA#631040500 Improvements: Residential Property TIMOTHY MAGEE AND JOYCE MAGEE C.P. August Term, 2009 No. 03348 \$116,352.24 Phelan Hallinan, LLP

1408-508

4281 Penn Street 19124-3938 23rd wd. 2909.28 Sq Ft OPA#232414000 Improvements: Residential Property GIRRIJAWATTIE AMIN C.P. December Term, 2013 No. 01602 \$65,610.57 Phelan Hallinan, LLP

1408-509

3524 East Crown Avenue 19114-1917 66th wd. 1716.8 Sq Ft BRT#661224100 Improvements: Residential Property STEPHANIE A. MASSEY C.P. December Term, 2011 No. 03098 \$174,898.00 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlson, Esq., Zucker, Goldberg & Ackerman, LLC

1408-510

6441 Malvern Avenue 19151 34th wd. 2989.00 Sq Ft BRT#344083400 Improvements: Residential Dwelling NEWMAN NEDD C.P. November Term, 2013 No. 00312 \$200,628.94 Udren Law Offices, P.C.

1408-511

852 Carver Street 19124-1010 35th wd. 1262.80 Sq Ft OPA#351239000 Improvements: Residential Property ROBIN GAMBURG C.P. January Term, 2014 No. 00765 \$41,809.67 Phelan Hallinan, LLP

1408-512

3411 Ormes Street 19134-1621 7th wd. 644 Sq Ft OPA#073119300 Improvements: Residential Property CRISTY C. GONZALEZ C.P. July Term, 2013 No. 02716 \$44,379.14 Phelan Hallinan, LLP

1408-513

7132 Gillespie Street 19135 41st wd. 1312 Sq Ft BRT#412296900 Improvements: Residential Property SCOTT YUSEM C.P. December Term, 2013 No. 03642 \$127,621.30 KML Law Group, P.C.

1408-514

6608 Kindred Street 19149-2201 54th wd. 1364.94 Sq Ft OPA#541201700 Improvements: Residential Property DIONISIOS D. GOULIANOS C.P. December Term, 2013 No. 02235 \$100,461.08 Phelan Hallinan, LLP

1408-515

6337 Marsden Street 19135 41st wd. 1104.48 Sq Ft BRT#411268500 Subject to Rent Improvements: Residential Property ERNST JANUS, AS SOLE OWNER C.P. May Term, 2011 No. 01172 \$115,645.27 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlson, Esq., Zucker, Goldberg & Ackerman, LLC

1408-516

2028 Bergen Street 19152 57th wd. 5701 Sq Ft BRT#562204800 Improvements: Residential Dwelling YOSEF GABAY AND CINZIA GABAY C.P. May Term, 2013 No. 002343 \$197,574.65 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1408-517

173 Larkspur Street 19116 58th wd. 1732 Sq Ft; S/D W B/G 2S Masonry BRT#582270700 Improvements: Residential Dwelling ALEXANDER LIAPITCH C.P. February Term, 2013 No. 01273 \$215,606.54 McCabe,

SHERIFF'S SALE

Weisberg, & Conway, P.C.

1408-518

2556 South 68th Street 19142-2108 40th wd. 1260.05 Sq Ft BRT#406097500 Improvements: Residential Property JOSEPHINE JOHNSON, AS SOLE OWNER C.P. May Term, 2013 No. 2238 \$50,942.18 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlson, Esq., Zucker, Goldberg & Ackerman, LLC

1408-519

4229 Sheffield Street 19136 41st wd. 1312 Sq Ft; S/D W B/G 2S Masonry BRT#651143500 Improvements: Residential Dwelling LAURENCE J. MATHIS JR. C.P. January Term, 2010 No. 01615 \$111,341.14 McCabe, Weisberg, & Conway, P.C.

1408-520

2436 South Darien Street 19148-3718 39th wd. 756 Sq Ft OPA#393403000 Improvements: Residential Property MARK LENTO C.P. August Term, 2010 No. 02098 \$150,279.36 Phelan Hallinan, LLP

1408-521

105 South 61st Street 19139 3rd wd. 1156 Sq Ft; Row 2 Sty Masonry BRT#031169700 Improvements: Residential Dwelling ODUS BURRUS, III C.P. June Term, 2013 No. 01529 \$103,615.58 McCabe, Weisberg, & Conway, P.C.

1408-522

1962 Plymouth Street 19138 10th wd. 1134 Sq Ft; Row 2 Sty Masonry BRT#101312100 Improvements: Residential Dwelling MICHAEL NEAL, KNOWN HEIR OF VANESSA NEAL, DECEASED MORGAGOR AND REAL OWNER NAKIA NEAL, KNOWN HEIR OF VANESSA NEAL, DECEASED MORGAGOR AND REAL OWNER CORINNE NEAL, KNOWN HEIR OF VANESSA NEAL, DECEASED MORGAGOR AND REAL OWNER UNKNOWN HEIRS OF VANESSA NEAL, DECEASED MORTGAGOR AND REAL OWNER AMANDA NEAL, KNOWN HEIR OF VANESSA NEAL, DECEASED MORTGAGOR AND REAL OWNER RONALD NEAL, KNOWN HEIR OF VANESSA NEAL, DECEASED MORGAGOR AND REAL OWNER KEVIN NEAL, KNOWN HEIR OF VANESSA NEAL, DECEASED MORGAGOR AND REAL OWNER C.P. May Term, 2013 No. 00081 \$63,406.70 McCabe, Weisberg, & Conway, P.C.

1408-523

2419 Carpenter Street 19146 30th wd. 1164 Sq Ft; Row 2 Sty Masonry BRT#302224600 Subject to Mortgage Improvements: Residential Dwelling H. MARCUS CRAWFORD, EXECUTOR OF THE ESTATE OF JEANNETTE CRAWFORD, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2012 No. 02786 \$225,254.49 McCabe, Weisberg, & Conway, P.C.

1408-524

2244 South 66th Street 19142 40th wd. 1110 Sq Ft; Row B/GAR 2 Sty Masonry BRT#403034100 Subject to Rent Improvements: Residential Dwelling JACOB HASIS C.P. February Term, 2012 No. 00410 \$99,594.88 McCabe, Weisberg, & Conway, P.C.

1408-525

2123 President Street 19115 58th wd. 1720 Sq Ft; Semi/Det 2 Sty Mas + Other BRT#581084700i Improvements: Residential Dwelling RUTH C. YAKATAN AND MAE FELDsher C.P. January Term, 2014 No. 03241 \$254,602.76 McCabe, Weisberg, & Conway, P.C.

1408-526

428 Sigel Street 19148 39th wd. 1464 Sq Ft; Row 3 Sty Masonry BRT#183165200 Improvements: Mobile Home CHRISTOPHER J. LEONARD C.P. June Term, 2013 No. 01179 \$107,947.81 McCabe, Weisberg, & Conway, P.C.

1408-527

7159 Andrews Avenue 19138 10th wd. 1194 Sq Ft; Row B/GAR 2 Sty Masonry BRT#101139300 Improvements: Residential Dwelling LINDA D. BATTLE AND TEASHA BATTLE C.P. February Term, 2013 No. 021721 \$123,905.73 McCabe, Weisberg, & Conway, P.C.

1408-528

3626 Calumet Street 19129 38th wd. 1786 Sq Ft; Row 2 Sty Masonry BRT#383075700 Improvements: Residential Dwelling JOAN MAY T. CORDOVA C.P. February Term, 2013 No. 01326 \$243,268.82 McCabe,

SHERIFF'S SALE

Weisberg, & Conway, P.C.

1408-529

624 North Moss Street 19139 6th wd. 1224 Sq Ft; Row B/GAR 2 Sty Masonry BRT#061323400 Improvements: Lot JUANITA M. HILL-SCOTT C.P. February Term, 2012 No. 00801 \$58,439.38 McCabe, Weisberg, & Conway, P.C.

1408-530

1835N Leithgow Street 19122 18th wd. 1464 Sq Ft; Row 3 Sty Masonry BRT#183165200 Improvements: Residential Dwelling JOSEPH WRIGHT C.P. December Term, 2007 No. 02609 \$112,539.38 McCabe, Weisberg, & Conway, P.C.

1408-531

425 Tasker Street 19148 1st wd. 1336 Sq Ft; Row 3 Sty Masonry BRT#011296400 Improvements: Residential Dwelling PHENG SOUN AND SAN SEM C.P. June Term, 2013 No. 02795 \$46,291.34 McCabe, Weisberg, & Conway, P.C.

1408-532

1607 Griffith Street 19111 56th wd. 2280 Sq Ft; Apt 2-4 Units 2 Sty Masonry BRT#516538300 Improvements: Residential Dwelling MOHAMMED K. RAHMAN C.P. November Term, 2013 No. 00767 \$209,833.50 McCabe, Weisberg, & Conway, P.C.

1408-533

5825 Akron Street 19149 19149 62nd wd. 1244 Sq Ft; Row B/GAR 2 Sty Masonry BRT#621441000 Improvements: Residential Dwelling ALBERT JONES AND ROCHELLE JONES C.P. December Term, 2013 No. 00552 \$151,335.38 McCabe, Weisberg, & Conway, P.C.

1408-534

5752 Pemberton Street 19143 46th wd. 1128 Sq Ft; Row 2 Sty Masonry BRT#463072700 Improvements: Lot SAMUEL SCHELL, EXECUTOR OF THE ESTATE OF VERONICA COMEGYS, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2014 No. 02198 \$55,394.63 McCabe, Weisberg, & Conway, P.C.

1408-535

7018 Forrest Avenue 19138 10th wd. 1310 Sq Ft; Row B/GAR 2 Sty Masonry BRT#102520400 Improvements: Residential Dwelling SHANEENA JACKSON AND STEVEN WHITE C.P. January Term, 2013 No. 01639 \$133,119.66 McCabe, Weisberg, & Conway, P.C.

1408-536

6140 Gillespie Street 19135 55th wd. 1084 Sq Ft; Row 2 Sty Masonry BRT#552424300 Improvements: Residential Dwelling GAIL USHER C.P. March Term, 2014 No. 04084 \$42,162.78 McCabe, Weisberg, & Conway, P.C.

1408-537

5315 Large Street 19124 62nd wd. 1368 Sq Ft; Row B/GAR 2 Sty Masonry BRT#621336900 Improvements: Residential Dwelling MICHAEL PORTNOY C.P. June Term, 2013 No. 01294 \$79,373.97 McCabe, Weisberg, & Conway, P.C.

1408-538

2627 South Bancroft Street 19145 26th wd. 1024 Sq Ft; Row 2 Sty Masonry BRT#261296400 Improvements: Residential Dwelling DAVID T. SIRTANT A/K/A DAVID T. SAGRANT C.P. May Term, 2010 No. 02322 \$182,668.32 McCabe, Weisberg, & Conway, P.C.

1408-539

1008 Montrose Street 19147 2nd wd. 832 Sq Ft; Row 2 Sty Masonry BRT#021048100 Improvements: Residential Dwelling CATHERINE DIAMBROSIO, EXECUTRIX OF THE ESTATE OF STELLA JACOVINI, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2014 No. 02000 \$254,073.18 McCabe, Weisberg, & Conway, P.C.

1408-540

36 North Edgewood Street 19139 34th wd. 1314 Sq Ft; Row 2 Sty Masonry BRT#371101600 Improvements: Residential Dwelling JOSEPH G. WINGERT AND LYNN C. WINGERT C.P. October Term, 2013 No. 01217 \$63,637.29 McCabe, Weisberg, & Conway, P.C.

1408-541

1823 South Newkirk Street 19145 48th wd. 1100 Sq Ft; Row 2 Sty Masonry BRT#441239800 Improvements: Residential Dwelling

SHERIFF'S SALE

SURYADI WIBOWO AND ANDREAS LUKITO C.P. December Term, 2013 No. 00537 \$121,562.90 McCabe, Weisberg, & Conway, P.C.

1408-542

4917 Olive Street 19139 44th wd. 1100 Sq Ft; Row 2 Sty Masonry BRT#441239900 Improvements: Lot RODNEY KEYES C.P. December Term, 2013 No. 03835 \$62,646.93 McCabe, Weisberg, & Conway, P.C.

1408-543

2102 South 65th Street 19142 40th wd. 1344 Sq Ft; Row 2 Sty Masonry BRT#403011000 Improvements: Residential Dwelling LIM LENG C.P. August Term, 2013 No. 01887 \$57,256.02 McCabe, Weisberg, & Conway, P.C.

1408-544

3107 Clifford a/k/a 3107 West Clifford Street 19121-2516 32nd wd. 1880 Sq Ft BRT#324067200 Improvements: Residential Property ROBERT MARTIN C.P. February Term, 2012 No. 2523 \$38,800.91 Zucker, Goldberg & Ackerman, LLC

1408-545

4837 Walton Avenue 19143 46th wd. 2018.75 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

1408-546

2668 Livingston Street 19125 31st wd. 1158 Sq Ft; Row 2 STY Masonry BRT#312118800 Improvements: Residential Dwelling WILLIAM LODGE C.P. October Term, 2013 No. 00831 \$109,584.22 McCabe, Weisberg, & Conway, P.C.

1408-547

3126 West Berks Street 19121 32nd wd. 1120 Sq Ft BRT#323027700 Improvements: Residential Dwelling DEMAE BROWN A/K/A DAMAE BROWN A/K/A DE MAE BROWN C.P. April Term, 2013 No. 04711 \$59,208.75 Law Offices of Gregory Javardian

1408-548

1645 South Taney Street 19145-1223 2nd wd. 1512 Sq Ft BRT#36-4283800 Subject to Mortgage Improvements: Residential Property LARRY LEVIN C.P. August Term, 2013 No. 02234 \$65,531.55 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlson, Esq., Zucker, Goldberg & Ackerman, LLC

1408-549

729 North Capitol Street 19130 15th wd. 1205 Sq Ft; Row 1.5 STY BRICK BRT#151091460 Improvements: Residential Dwelling JAMES MCQUEEN, SR. A/K/A JAMES MCQUEEN C.P. February Term, 2012 No. 01495 \$201,621.49 McCabe, Weisberg, & Conway, P.C.

1408-550

1816 Dickinson Street 19146 36th wd. 1394 Sq Ft BRT#363048600 Improvements: Residential Property SOPHIA BRODSKY, SINGLE PERSON C.P. July Term, 2013 No. 02138 \$139,606.54 Zucker, Goldberg & Ackerman, LLC

1408-551

4008 Reno Street 19104 6th wd. 1428 Sq Ft; Row B/GAR 2STY Masonry BRT#062039600 Improvements: Residential Dwelling JEROME TAYLOR C.P. February Term, 2014 No. 01689 \$46,253.78 McCabe, Weisberg, & Conway, P.C.

1408-552

7781 Hasbrook Avenue 19111-2407 63rd wd. 3756 Sq Ft OPA#631092300 Improvements: Residential Property PATRICK O'BRIEN C.P. October Term, 2009 No. 01519 \$257,211.04 Phelan Hallinan, LLP

1408-553

1216 North 54th Street 19131-4206 52nd wd. 1440 Sq Ft OPA#041109600 Improvements: Residential Property NATALIE S. TURNER C.P. February Term, 2014 No. 02819 \$73,213.77 Phelan Hallinan, LLP

1408-554

1815 Georges Lane 19131 52nd wd. 1508 Sq Ft BRT#521349400 Improvements: Residential Property SHUNDA E. PITTS, AS ADMINISTRATRIX OF THE ESTATE OF WILL SOLOMON PITTS,

SHERIFF'S SALE

2013 No. 02998 \$106,226.91 KML Law Group, P.C.

1408-555
4905 North Penn Street a/k/a 4905 Penn Street 19124-2613 23rd wd. 2032.32 Sq Ft OPA#232423900 Improvements: Residential Property
ROBERT B. BELCHER, IN HIS CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED MATTHEW S. BELCHER, IN HIS CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED KALI MAC DONALD, IN HER CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED CASEY A. MAC DONALD, IN HIS CAPACITY AS HEIR OF LYNDA MAC DONALD, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNDA MAC DONALD, DECEASED C.P. September Term, 2012 No. 03367 \$44,963.00 Phelan Hallinan, LLP

1408-556
212 South 24th Street #2417 19103 8th wd. 2300 Sq Ft BRT#888085525 Improvements: Residential Property
WARREN R. LEIGHTON AND BARRY D. TERRIS C.P. June Term, 2012 No. 03435 \$636,466.04 KML Law Group, P.C.

1408-557
6528 Smedley Street 19126 17th wd. 1260 Sq Ft BRT#172174700 Improvements: Residential Property
SHEILA M. OVERTON-GREEN C.P. October Term, 2013 No. 000213 \$37,598.29 Bradley J. Osborne. Esq.

1408-558
841 East Westmoreland Street 19134-1924 33rd wd. 900 Sq Ft OPA#331107600 Improvements: Residential Property
MARIO ALEQUIN-LUGO CARMEN RODRIGUEZ C.P. December Term, 2013 No. 03517 \$59,304.94 Phelan Hallinan, LLP

1408-559
1417 North Robinson Street 19151-4243 34th wd. 1490.32 Sq Ft OPA#342270300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY WAUMBEEKAA/K/ADOROTHY L. WAUMBEEKA, DECEASED C.P. June Term, 2013 No. 03541 \$49,797.76 Phelan Hallinan, LLP

1408-560
7355 Rockwell Avenue 19111 63rd wd. 1609 Sq Ft BRT#63-1-1123-11 Improvements: Residential Property
JOSE VAZQUEZ C.P. March Term, 2014 No. 04501 \$188,149.22 Bradley J. Osborne. Esq.

1408-561
1111 Rosalie Street 19149 35th wd. 1160 Sq Ft; Row B/GAR 2STY Masonry BRT#352046700 Improvements: Residential Dwelling
BORIS MKRTICHEV C.P. October Term, 2013 No. 01200 \$105,061.27 McCabe, Weisberg, & Conway, P.C.

1408-562
3343 Conrad Street Unit 203 19129-1671 88th wd. Together with the undivided interest in the common elements of 10.3% interest for Unit #203 OPA#888380204 Improvements: Condominium
PAUL D. MASCIERI C.P. February Term, 2014 No. 00124 \$276,752.61 Phelan Hallinan, LLP

1408-563
5919 Tackawanna Street 19135 41st wd. 1080 Sq Ft BRT#622322100 Improvements: Residential Property
ANANY PERALTA C.P. October Term, 2013 No. 001054 \$95,229.67 Bradley J. Osborne. Esq.

1408-564
3619 Bandon Drive 19154 66th wd. 4788 Sq Ft BRT#663402200 Improvements: Residential Property
MICHELE DWYER AND TIMOTHY DWYER C.P. November Term, 2009 No. 01623 \$358,206.58 KML Law Group, P.C.

1408-565A-J
8712 Frankford Avenue, Unit 2 A&B – Premises A – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367803
8712 Frankford Avenue, Unit 3 A&B – Premises B – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367805
8712 Frankford Avenue, Unit 4 A&B – Premises C – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367807
8712 Frankford Avenue, Unit 5 A&B – Premises D – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367809

SHERIFF'S SALE

8712 Frankford Avenue, Unit 6 A&B – Premises E – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367811
8712 Frankford Avenue, Unit 14 A&B – Premises F – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367827
8712 Frankford Avenue, Unit 15 A&B – Premises G – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367829
8712 Frankford Avenue Unit 16 A&B – Premises H – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367831
8712 Frankford Avenue, Unit 17 A&B – Premises I – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367833
8712 Frankford Avenue, Unit 18 A&B – Premises J – 19136 57th wd. 933 Sq Ft; front: 22.00'x depth: 42.41' BRT#572367835
PENNY LANCASTER C.P. February Term, 2014 No. 02081 \$1075,234.49 Justin L. Krik, Esq.; Lipsky and Brandt

1408-566
1703 Anchor Street 19124 62nd wd. 1456 Sq Ft BRT#622159211 Improvements: Residential Dwelling
JAMES D. GRUNINGER AND MARILYN GRUNINGER C.P. April Term, 2012 No. 01398 \$194,347.34 Law Offices of Gregory Javardian

1408-567
4715 Salmon Street 19137-2125 45th wd. 1070.3 Sq Ft OPA#453290000 Improvements: Residential Property
JENNIFER ROSKI AND JAMES MINCH C.P. February Term, 2013 No. 02006 \$144,047.97 Phelan Hallinan, LLP

1408-568
1830 West Erie Avenue 19140-3523 13th wd. 1354.24 Sq Ft OPA#131048600 Improvements: Residential Property
KEVIN R. HUDSON C.P. March Term, 2009 No. 03235 \$27,015.82 Phelan Hallinan, LLP

1408-569
201-59 North 8th Street Unit #709 19106-1016 88th wd. 1255 Sq Ft OPA#888037240 Improvements: Condominium
MERLE M. SINGER AND NATHAN SINGER C.P. January Term, 2014 No. 00939 \$380,465.00 Phelan Hallinan, LLP

1408-570
1233 West Hilton Street 19140 43rd wd. 1563.91 Sq Ft BRT#431040200 Improvements: Residential Dwelling
CAROL S. RUSSELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF HARRISON HARPER, DECEASED C.P. November Term, 2013 No. 02728 \$64,759.50 Law Offices of Gregory Javardian

1408-571
126 Jamestown Street 19127-1614 21st wd. 817.21 Sq Ft OPA#211069600 Improvements: Residential Property
JAMES J. WASKO, JR. C.P. January Term, 2014 No. 02305 \$21,648.65 Phelan Hallinan, LLP

1408-572
528 East High Street 19140 59th wd. on the Southeasterly side of High Street 260'6" Northeastwardly from the Northeastly side of Magnolia Street. Front: 22ft 10in; Depth: 124ft 0in BRT#592035400 Subject to Mortgage Improvements: Single Family Residence
DEBRA M. COWER C.P. November Term, 2013 No. 02671 \$82,676.59 Stephen M. Hladik, Esq.

1408-573
2824 Brighton Place 19149-1417 55th wd. 1860 Sq Ft OPA#551346006 Improvements: Residential Property
HOLLIS SEABROOKS, JR. C.P. March Term, 2012 No. 03572 \$91,126.51 Phelan Hallinan, LLP

1408-574
1033 East Luzerne Street 19124-5231 33rd wd. 1373.60 square foot OPA#332021400 Improvements: Residential Property
ZOILA C. REYES A/K/A ZOILA C. PENA A/K/A ZOILA REYES C.P. September Term, 2013 No. 02466 \$72,599.45 Phelan Hallinan, LLP

1408-575
4214 Malta Street 19124-4809 33rd wd. 1739 Sq Ft BRT#332130300 Improvements: Residential Dwelling
EDWIN N. BORGES C.P. January Term, 2013 No. 00452 \$59,719.57 Powers, Kirm, & Javardian, LLC

1408-576
1123 Faunce Street 19111-2703 56th wd. 2912 Sq Ft OPA#561400100 Improvements: Residential Property
WILLIAM E. KENNEDY AND MAUREEN MCGILL C.P. January Term, 2014 No. 02466 \$202,023.41 Phelan Hallinan, LLP

SHERIFF'S SALE

1408-577
8939 Haven Place 19152-1401 57th wd. 3564 Sq Ft OPA#571254200 Improvements: Residential Property
ANNA K. JACKSON C.P. January Term, 2014 No. 02801 \$239,017.80 Phelan Hallinan, LLP

1408-578
4656 Shelbourne Street 19124-3833 42nd wd. 1138 Sq Ft BRT#42-1625300 Improvements: Residential Dwelling
BAMIDELE AKINOLA C.P. September Term, 2013 No. 04066 \$61,532.23 Powers, Kirm, & Javardian, LLC

1408-579
1031 Disston Street 19111-4410 53rd wd. 2570.09 Sq Ft OPA#532206500 Improvements: Residential Property
SYEDA A. RAHMAN A/K/A SYEDA RAHMAN C.P. January Term, 2014 No. 02656 \$128,594.21 Phelan Hallinan, LLP

1408-580
2833 South Simpson Street 19142 40th wd. 1520 Sq Ft BRT#406001247 Subject to Mortgage Improvements: Residential Dwelling
LYNNE COLLINS C.P. June Term, 2008 No. 04176 \$128,194.32 Thomas A. Capehart, Esq.

1408-581
3810 Manayunk Avenue 19128-5108 21st wd. 1241.74 Sq Ft OPA#211337200 Improvements: Residential Property
KAREN TAPPEDEN C.P. December Term, 2013 No. 01597 \$10,865.85 Phelan Hallinan, LLP

1408-582
364 Daly Street 19148-3307 39th wd. 700 Sq Ft OPA#392148500 Improvements: Residential Property
CYNTHIA C. CROSS A/K/A CYNTHIA CROSS C.P. August Term, 2011 No. 01952 \$102,564.33 Phelan Hallinan, LLP

1408-583
1107 Emily Street 19148 1st wd. 672 Sq Ft BRT#394013400 Improvements: Residential Dwelling
RALPH F. MARINO, JR. C.P. August Term, 2013 No. 01403 \$175,417.11 Udren Law Offices, P.C.

1408-584
725 East Rittenhouse Street 19144 22nd wd. 1122 Sq Ft; row b/gar 2sty masonry BRT#591129200 Improvements: Residential Dwelling
MARY E. LEE AND BEVERLY SCHAFFER, EXECUTRIX OF THE ESTATE OF IDELLA KITCHEN, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2012 No. 00670 \$89,885.65 McCabe, Weisberg, & Conway, P.C.

1408-585
6742 Dicks Avenue 19142 40th wd. 1088 Sq Ft BRT#40-6292400 Improvements: Residential Dwelling
GEORGE KATRAKAZIS CECILIA MOSS A/K/A CECILIA M. MOSS C.P. September Term, 2013 No. 02983 \$61,119.94 Udren Law Offices, P.C.

1408-586
1260 South 27th Street 19146 36th wd. 1032 Sq Ft; row 2 sty masonry BRT#362132400 Improvements: Mobile Home
FRANCINE MARTIN, KNOWN SURVIVING HEIR OF JESSIE MARTIN, DECEASED MORTGAGOR AND REAL OWNER ALFONSO GILMORE, JR., KNOWN SURVIVING HEIR OF JESSIE MARTIN, DECEASED MORTGAGOR AND REAL OWNER JESSIE MAE GILMORE, KNOWN SURVIVING HEIR OF JESSIE MARTIN, DECEASED MORTGAGOR AND REAL OWNER LAKIESHA K. MARTIN, KNOWN SURVIVING HEIR OF JESSIE MARTIN, DECEASED MORTGAGOR AND REAL OWNER ALL UNKNOWN SURVIVING HEIRS OF JESSIE MARTIN, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2013 No. 02322 \$23,964.95 McCabe, Weisberg, & Conway, P.C.

1408-587
43 North 52nd Street 19139 44th wd. 1832 Sq Ft BRT#60-N16-93 Improvements: Residential Dwelling
ERNEST SCOTT C.P. November Term, 2009 No. 02144 \$29,836.63 Udren Law Offices, P.C.

1408-588
2243 Mifflin Street 19145 48th wd. 1176 Sq Ft; Row 2 STY Masonry BRT#482030900 Improvements: Residential Dwelling
NAKIA L. JOHNSON C.P. September Term, 2013 No. 01066 \$97,804.81 McCabe, Weisberg, & Conway, P.C.

1408-589
3245 North Dover Street 19129 38th wd. 1263 Sq Ft; Row 2 Sty Masonry BRT#381274500

SHERIFF'S SALE

Improvements: Residential Dwelling
ALL UNKNOWN SURVIVING HEIRS OF EUGENE WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER AND ANGELA WILLIAMS, SURVIVING HEIR OF EUGENE WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2012 No. 03412 \$46,923.00 McCabe, Weisberg, & Conway, P.C.

1408-590
5256 North Hutchinson Street 19141 49th wd. 1230 Sq Ft; Row B/GAR 2STY Masonry BRT#492161600 Improvements: Residential Property
IDA MAE GALLMAN AND GRADY L. GALLMAN, A/K/A GRADY GALLMAN C.P. December Term, 2013 No. 00196 \$64,863.03 McCabe, Weisberg, & Conway, P.C.

1408-591
1828 Federal Street 19146 36th wd. 1440 Sq Ft; Row 3 STY Masonry BRT#361038800 Improvements: Residential Dwelling
BRUCE G. STENBERG, II C.P. August Term, 2013 No. 01920 \$256,555.27 McCabe, Weisberg, & Conway, P.C.

1408-592
2015 East Fletcher Street 19125 31st wd. 819.28 Sq Ft BRT#313054700 Improvements: Residential Property
JONATHAN FLOTRON C.P. July Term, 2012 No. 01578 \$147,671.83 KML Law Group, P.C.

1408-593
5616 Catherine Street 19143 46th wd. 1280 Sq Ft BRT#463107500 Improvements: Residential Property
KEENAN GORDON C.P. November Term, 2013 No. 02991 \$143,438.99 KML Law Group, P.C.

1408-594
1936 Georgian Road 19138 10th wd. 1872 Sq Ft BRT#101271200 Improvements: Residential Property
TANEVA C. LINEBERGER, TAKORA RANITA LINEBERGER, TANYA SHALEEM LINEBERGER A/K/A TANNE LINEBERGER AND TANYA SYDNOR, SOLELY IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ERMA M. LINEBERGER, DECEASED C.P. March Term, 2013 No. 02473 \$112,076.96 KML Law Group, P.C.

1408-595
1222 Elbridge Street 19111 53rd wd. 1080 Sq Ft BRT#531089300 Improvements: Residential Property
JONATHAN BARKAT AND REBECCA BRAME BARKAT C.P. December Term, 2013 No. 01655 \$102,509.54 KML Law Group, P.C.

1408-596
2511 South Dewey 19142-3517 40th wd. 1096 Sq Ft OPA#402071900 Improvements: Residential Property
WILLIAM WASHINGTON C.P. March Term, 2013 No. 01276 \$32,679.93 Phelan Hallinan, LLP

1408-597
6922 Theodore Street 19142 40th wd. 1210.75 Sq Ft BRT#406246300 Improvements: Residential Property
VICKI R. OFORI AND DEBORAH RILEY C.P. December Term, 2007 No. 02016 \$69,455.86 KML Law Group, P.C.

1408-598
6753 Eastwood Street 19149 54th wd. 1255.50 Sq Ft BRT#542418000 Improvements: Residential Property
THE UNKNOWN HEIRS OF ROSE W. COHN, DECEASED AND LISA M. KAPLAN, INDIVIDUALLY AND AS HEIR OF ROSE W. COHN, DECEASED C.P. June Term, 2013 No. 03882 \$49,906.09 KML Law Group, P.C.

1408-599
507 West Hansberry Street 19144 59th wd. PRCL#123109000 Subject to Mortgage
RUTH LAZENBY, DECEASED C.P. December Term, 2012 No. 03894 \$163,655.20 Michael F.J. Romano, Esq.

1408-600
5029 Schuyler Street 19144 13th wd. 4125 Sq Ft BRT#133158100
DWIGHT L. SUTTON C.P. May Term, 2013 No. 02346 \$247,636.23 KML Law Group, P.C.

1408-601
249 West Duval Street 19144 59th wd. 2219.8 Sq Ft BRT#593118300 Improvements: Residential Property
BRANDON ALSTON A/K/A BRANDON DAVID ALSTON C.P. May Term, 2013 No. 03720 \$223,569.58 KML Law Group, P.C.

1408-602
2211 North 52nd Street 19131 52nd wd.

SHERIFF'S SALE

11250 Sq Ft OPA#521298300 Improvements: Residential Property
SHARON GOINES, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF SHIRLEY COOLEY A/K/A SHIRLEY CLAUDETTE COOLEY A/K/A SHIRLEY BURNS A/K/A SHIRLEY BETRAND MONTEZ A. SALDANA, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ANGELA COOLEY A/K/A ANGELA ELLEN COOLEY, A DECEASED DEVISEE OF THE ESTATE OF SHIRLEY COOLEY A/K/A SHIRLEY CLAUDETTE COOLEY A/K/A SHIRLEY BURNS A/K/A SHIRLEY BETRAND BERNICE BETRAND A/K/A BERNICE BANKS, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED THERESA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED VANESSA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED ALLEN BETRAND, IN HIS CAPACITY AS HEIR OF JAMES BETRAND, DECEASED SELINA BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED TONIE BETRAND A/K/A ANTOINETTE BETRAND, IN HER CAPACITY AS HEIR OF JAMES BETRAND, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BETRAND, DECEASED C.P. July Term, 2009 No. 02028 \$188,651.18 Phelan Hallinan, LLP

1408-603
7755 Oxford Avenue 19111 63rd wd. 1880 Sq Ft BRT#631160063 Improvements: Residential Property
SUSAN J. RANSOM C.P. May Term, 2013 No. 01101 \$130,645.81 KML Law Group, P.C.

1408-604
5015 Roosevelt Boulevard 19124 23rd wd. 3948.43 Sq Ft BRT#233023700 Improvements: Residential Property
RONALD HINTON C.P. July Term, 2012 No. 03415 \$266,220.08 KML Law Group, P.C.

1408-605
5634 North Camac Street 19141-4106 49th wd. 1344.80 Sq Ft OPA#493179800 Improvements: Residential Property
MARIA JOHNSON A/K/A MARIA THERESA WATSON C.P. September Term, 2013 No. 02744 \$47,610.62 Phelan Hallinan, LLP

1408-606
5150 Cedar Avenue 19143 46th wd. 1725 Sq Ft BRT#462055500 Improvements: Residential Property
ROBERTA LEE AND RICKEY RICARDO LEE C.P. February Term, 2012 No. 03636 \$156,175.92 KML Law Group, P.C.

1408-607
4759 Loring Street 19136-4106 65th wd. 900 Sq Ft OPA#651031100 Improvements: Residential Property
ENIOLA O. AKINBO A/K/A ENIOLA AKINBO C.P. April Term, 2012 No. 01945 \$55,450.36 Phelan Hallinan, LLP

1408-608
7320 North 20th Street 19138 10th wd. 1512 Sq Ft; Row B/Gar 2 Sty Masonry BRT#101169500 Improvements: Residential Dwelling
DALANDA AVERETTE C.P. August Term, 2013 No. 00527 \$158,198.25 McCabe, Weisberg, & Conway, P.C.

1408-609
1835 Fuller Street 19152 56th wd. 2379.85 Sq Ft BRT#562021600 Improvements: Residential Dwelling
JULIO GARCIA AND ROSIO GARCIA C.P. December Term, 2012 No. 02207 \$103,187.85 Law Offices of Gregory Javardian

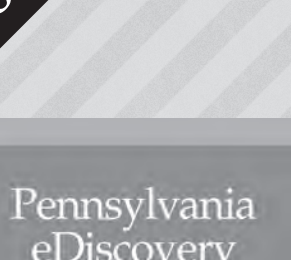
1408-610
1614 Naudain Street 19146 30th wd. 1710 Sq Ft; Row 3 Sty Masonry BRT#303034600 Subject to Mortgage Improvements: Residential Dwelling
JOSEPH N. REILLY C.P. March Term, 2011 No. 03184 \$257,012.02 McCabe, Weisberg, & Conway, P.C.

1408-611
1622 Brill Street 19124 62nd wd. 957 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.

1408-612
4237 Barnett Street 19135-3107 55th wd. 1328 Sq Ft BRT#552070400 Improvements: Residential Property
GILBERT RODRIGUEZ, AS SOLE OWNER C.P. May Term, 2012 No. 0150 \$104,793.26 Zucker, Goldberg, & Ackerman, LLC

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>1408-613 341 Gerritt Street 19147 1st wd. 906 Sq Ft; Row 2 Sty Masonry BRT#011239600 Improvements: Residential Dwelling ANN MARIE LINCOLN AND BRUCE LINCOLN A/K/ABRUCE A. LINCOLN C.P. September Term, 2013 No. 02162 \$114,839.40 McCabe, Weisberg, & Conway, P.C.</p> <p>1408-614 1609 West Nedro Avenue 19141 17th wd. 1920 Sq Ft BRT#171167400 Subject to Rent Improvements: Residential Property RAHEEM A. BEY, SR., AS SOLE OWNER C.P. October Term, 2010 No. 1512 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlson, Esq., Zucker, Goldberg & Ackerman, LLC</p> <p>1408-615 6826 Guyer Avenue 19142 40th wd. 992 Sq Ft; Row B/GAR 2 STY Masonry BRT#406329500 Improvements: Residential Dwelling ISAAC W. TAYE AND UNITED STATES OF AMERICA C.P. August Term, 2010 No. 05028 \$100,070.48 McCabe, Weisberg, & Conway, P.C.</p> <p>1408-616 1007 Cheltenham Avenue a/k/a 1007 East Cheltenham Avenue 19124-1027 35th wd. 1128.40 Sq Ft OPA#352013600 Improvements: Residential Property JOSE MARTINS LUCRECIA MARTINS C.P. December Term, 2013 No. 02408 \$24,325.47 Phelan Hallinan, LLP</p> <p>1408-617 110 Byberry Road #n8, a/k/a 110-30 Byberry Road Unit N8 19116-1937 88th wd. The Unit Designation of the Unit being specifically set forth in the Declaration Plan and the Unit being generally described in the Declaration; including a proportionate undivided interest in the Common Elements appertaining and assigned to the Unit, as more specifically defined in the Declaration of .599% OPA#888581601 Improvements: Residential Property DAVID L. LASTMAN A/K/A DAVID LASTMAN C.P. October Term, 2013 No. 01442 \$56,175.63 Phelan Hallinan, LLP</p> <p>1408-618 5934 North Lawrence Street 19120-1829 61st wd. 1000 Sq Ft OPA#612343700 Improvements: Residential Property KYLE D. TAYLOR, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KEENA D. TAYLOR A/K/A KEENA D. BUCKNER BRIANNA H. TAYLOR, IN HER CAPACITY AS HEIR OF THE ESTATE OF KEENA D. TAYLOR</p>	<p>A/K/A KEENA D. BUCKNER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KEENA D. TAYLOR A/K/A KEENA D. BUCKNER, DECEASED C.P. October Term, 2012 No. 00023 \$33,547.22 Phelan Hallinan, LLP</p> <p>1408-619 6920 Garman Street 19142-2121 40th wd. 1040 Sq Ft OPA#406267600 Improvements: Residential Property MILLAT UDDIN C.P. January Term, 2014 No. 01296 \$67,968.50 Phelan Hallinan, LLP</p> <p>1408-620 2621 South Robinson Street 19142-3523 40th wd. 1096 Sq Ft OPA#402089100 Improvements: Residential Property ANTOINE L. EVERETTE C.P. January Term, 2014 No. 00111 \$71,152.78 Phelan Hallinan, LLP</p> <p>1408-621 4625 Fernhill Road 19144 13th wd. 1184 Sq Ft OPA#133127500 Improvements: Residential Property LESTER BUSSEY C.P. February Term, 2008 No. 04136 \$64,681.29 Phelan Hallinan, LLP</p> <p>1408-622 853 Selmer Road 19116-3437 58th wd. 3400 Sq Ft OPA#582089300 Improvements: Residential Property DEOGRACIAS B. MEJIA ERMENILDA MEJIA C.P. January Term, 2014 No. 01955 \$219,212.05 Phelan Hallinan, LLP</p> <p>1408-623 3834 North 18th Street 19140-3508 13th wd. 1365 Sq Ft OPA#131256000 Improvements: Residential Property SANDRA JENKINS A/K/A SONDR A JENKINS C.P. January Term, 2014 No. 02682 \$51,637.92 Phelan Hallinan, LLP</p> <p>1408-624 3911 North 7th Street 19140-3205 43rd wd. 1110 Sq Ft OPA#433088400 Improvements: Residential Property CHERYL COOPER C.P. October Term, 2013 No. 01436 \$78,575.97 Phelan Hallinan, LLP</p> <p>1408-625 2211 South Woodstock Street 19145-3510 48th wd. 778.80 Sq Ft OPA#481335700 Improvements: Residential Property JOSEPH EDWARD LANE A/K/A JOE LANE A/K/A JOSEPH E. LANE VASHTI FOOTE A/K/A VASHTI R. FOOTE A/K/A VASHTI R. SMITH WILLIAM P. FOOTE C.P. January Term, 2008 No. 01458 \$71,803.78 Phelan Hallinan, LLP</p> <p>1408-626 5920 B Street 19120-2007 61st wd. 1381.25</p>	<p>Sq Ft OPA#612505800 Improvements: Residential Property LUCIUS JONES C.P. March Term, 2013 No. 01760 \$154,256.44 Phelan Hallinan, LLP</p> <p>1408-627 110 North Felton Street 19139-2222 34th wd. 2000 Sq Ft OPA#341254400 Improvements: Residential Property CARL JUNIOUS C.P. July Term, 2013 No. 03430 \$128,535.48 Phelan Hallinan, LLP</p> <p>1408-628 3437 Vinton Road 19154-2022 66th wd. 2000 Sq Ft OPA#663128900 Improvements: Residential Property DOROTHY GREENHALGH AND PAUL GREENHALGH C.P. August Term, 2010 No. 02599 \$236,625.43 Phelan Hallinan, LLP</p> <p>1408-629 2838 Thompson Street a/k/a 2861 Mercer Street 19134 25th wd. Unknown BRT#251254000 Subject to Mortgage Improvements: Residential Property THE ESTATE OF CAROL A. MOEGEN, C/O EDWARD HOERST, ADMINISTRATOR C.P. December Term, 2013 No. 00530 \$98,762.86 Jeffrey G. Trauger, Esq.</p> <p>1408-630 8634 Pickering Avenue 19150 50th wd. on the Southwesterly side of Pickering Avenue 303ft 4in Northwestwardly from the Northwestery side of Roomfort Road. Front: 16ft 0in, Depth: 89ft 8in BRT#501232500 Improvements: Single Family Residence RANSFORD R. WELLINGTON AND DELORES A. WELLINGTON C.P. January Term, 2014 No. 00254 \$130,174.00 Stephen M. Hladik, Esq.</p> <p>1408-631 16 North Dewey Street 19139-2306 34th wd. on the West side of Dewey Street at a distance of 110 feet Northwest from the North side of Markey Street. Front: 15ft 0in, Depth: 62ft 0in BRT#341158200 Subject to Mortgage Improvements: Single Family Residence MARY PENN C.P. January Term, 2013 No. 02120 \$49,896.62 Stephen M. Hladik, Esq.</p> <p>1408-632A-B 4228 Chester Avenue – Premises A - 19104 27th wd. 4412.5 Sq Ft BRT#272088610 Subject to Mortgage Subject to Rent Improvements: Three Story Residential/mixed Use 4230 Chester Avenue – Premises B – 19104 27th wd. 3212.5 Sq Ft BRT#272088710 Subject to Mortgage Subject to Rent Improvements: Three Story Residential/mixed Use HONGWU XU C.P. January Term, 2014 No. 02156 \$354,307.69 Joel S. Todd, Esq.</p> <p>1408-633 6919 Cottage Street 19135 55th wd.</p>	<p>1203.81 Sq Ft; 1218 Sq Ft OPA#552420400 Improvements: Row B/gar 2sty Masonry BRIAN C. MANN C.P. September Term, 2013 No. 04061 \$14,400.66 Monica Mathews Reynolds, Esq., Spector, Gadon, & Rosen, PC</p> <p>1408-634 3023 Devereaux Avenue 19149 35th wd. 1137.5 Sq Ft BRT#621241800 Improvements: Residential Dwelling SHEILA A. URBAN C.P. October Term, 2013 No. 01371 \$99,593.38 Law Offices of Gregory Javardian</p> <p>1408-635 4056 L Street 19124 33rd wd. 1590 Sq Ft BRT#332387300 Improvements: Residential Property YESENIA RIOS, AS SOLE OWNER C.P. March Term, 2011 No. 01486 \$121,261.64 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlson, Esq., Zucker, Goldberg & Ackerman, LLC</p> <p>1408-636 4909 Frankford Avenue 19124 23rd wd. 2343 Sq Ft, Land Area: 1199 Sq Ft OPA#87-1-1133-50 Subject to Mortgage Improvements: Str/off-apts 3sty PU JING SERVICE, INC. C.P. January Term, 2013 No. 03744 \$118,436.38 Jeffrey L. Goodman, Esq.</p> <p>1408-637 7307 Thouron Avenue 19138-1220 50th wd. 1014 Sq Ft OPA#501000400 Improvements: Residential Property JEANETTE L. SHANNON C.P. July Term, 2013 No. 04268 \$85,379.74 Phelan Hallinan, LLP</p> <p>1408-638 406 North 63rd Street 19151 34th wd. All that lot or parcel of ground situate, lying and being in City of Philedelphia, Commonwealth of Pennsylvania, and being more particularly described as follows: All that certain lot or piece of ground with the buildings and improvements thereon erected, as more further described below. Situate on the West Side of 63rd Street, at the distance of 80 feet Northward from the North side of Callowhill Street in the 34th Ward of the City of Philadelphia. Containing in front or breadth on said 63rd Street 18 feet and extending in length or depth Northward between lines at right angles to said 63rd Street 81 feet including the free uninterrupted use of a certain 4 feet wide passageway which extends over and through the rear end of the above lot. PRCL#63N17-80 Subject to Mortgage Improvements: Residential Family Dwelling</p>	<p>CLINTON BENNETT, EXECUTOR OF THE ESTATE OF SYLVESTER BENNETT, DECEASED LAST RECORD OWNER/ MORTGAGOR C.P. May Term, 2013 No. 01944 \$150,252.</p>

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