

Sheriff’s Sale Notices for September 9, 2014

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p><b>THIRD PUBLICATION</b> Properties to be sold by Sheriff Jewell Williams, on Tuesday, September 9, 2014 at the:</p> <p><b>FIRST DISTRICT PLAZA</b> 3801 MARKET STREET 10:00 A.M. (DST).</p> <p><b>JUDICIAL/FORECLOSURE SALE</b> 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 web-site 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><b>NOTICE OF SCHEDULE OF DISTRIBUTION</b> 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 September 9, 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><b>EXPLANATION</b> 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, <b>JEWELL WILLIAMS, Sheriff</b> City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p><b>1211-716</b> <b>6032 N. 19th Street 19141</b> 17th wd. 1360 Sq Ft BRT#172351600 Improvements: Residential Property ELAINE COLLIER, ONLY KNOWN SURVIVING HEIR OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 3002 \$34,883.08 Matthew A. Lipman, Esq.</p> <p>The following property, sale of which was postponed from the August 6, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, September 9, 2014.</p> <p><b>1308-453</b> <b>4140 Fairdale Road 19154</b> 66th wd. 1260 Sq. Ft. BRT#662568400 Improvements: Residential Property GARY A. HILBERT AND TINA L. HILBERT C.P. May Term, 2011 No. 003101 \$136,872.50 Leonard J. Mucci, III, Esq.</p> <p>The following property, sale of which was postponed from the Sept. 10, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, September 9, 2014.</p> <p><b>1309-310</b> <b>301-323 Spring Garden Street 19123-2976</b> 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><b>1309-484</b> <b>5647 Addison Street 19143</b> 60th wd. Row 2 sty, masonry; 1774.5 Sq. Ft. BRT#604125600 Improvements: Residential Dwelling PROPERTY OF KENNETH M. AMES, ADMINISTRATOR OF THE ESTATE OF YVONNE AMES, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2013 No. 00633 \$73,952.16 McCabe, Weisberg, &amp; Conway, P.C.</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, September 9, 2014.</p> <p><b>1310-475</b> <b>1637 East Comly Street 19149-3437</b> 62nd wd. 2126.30 Sq. Ft. BRT#621139600 Improvements: Residential Dwelling JOANNE R. MARTINELLI AND CRAIG J. MARTINELLI C.P. April Term, 2012 No. 03792 \$91,480.71 Powers, Kirn &amp; Javardian, LLC</p> <p><b>1310-617</b> <b>5615 Catharine Street 19143-2814</b> 46th wd. Land area: 1065 Sq. Ft. BRT#463095700 Improvements: Row 2 Story Masonry BRIGETTE CAMPBELL C.P. November Term, 2012 No. 02568 \$84,363.06 Milstead &amp; Associates, LLC</p> <p>The following property, sale of which was postponed from the November 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, September 9, 2014.</p> <p><b>1311-388</b> <b>2027 South Bancroft Street 19145</b> 26th wd. Row conv/Apt 2 sty masonry; 2240 Sq. Ft. BRT#481203100 Improvements: Residential Dwelling ALBERT R. PAVONI, III AND KIRK N PAVONI C.P. June Term, 2011 No. 02109 \$138,335.71 McCabe, Weisberg, &amp; 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, September 9, 2014.</p> <p><b>1312-382</b> <b>7239 Guyer Avenue 19153-2416</b> 40th wd. 1233.03 Sq. Ft. BRT#404348800 Subject to Mortgage Improvements: Residential Dwelling BRUCE E MARTIN AKA BRUCE MARTIN C.P. August Term, 2012 No. 02678 \$102,337.34 Powers, Kirn &amp; Javardian, LLC</p> <p><b>1312-409</b> <b>1156 North 64th Street 19151-3127</b> 34th wd.</p>	<p><b>1600 Sq. Ft. BRT#344255600</b> Improvements: Residential Dwelling PHYLLIS WELTON C.P. February Term, 2013 No. 00105 \$151,458.43 Law Offices of Gregory Javardian</p> <p><b>1312-412</b> <b>7120 Guyer Avenue 19153-2406</b> 40th wd. 1227.7 Sq. Ft. BRT#404352800 Improvements: Residential Dwelling RAHAMATOU LAH TRAORE AND HADY TRAORE C.P. July Term, 2012 No. 03857 \$76,151.84 Law Offices of Gregory Javardian</p> <p><b>1312-430</b> <b>4649 Whitaker Avenue 19120-4637</b> 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 &amp; Javardian, LLC</p> <p><b>1312-470</b> <b>423 Knorr Street 19111-4614</b> 35th wd. 2500 Sq. Ft. OPA#353147100 Improvements: Residential Property REGINALD SMITH C.P. February Term, 2013 No. 03235 \$95,352.34 Phelan Hallinan, LLP</p> <p><b>1312-562</b> <b>1351 Saint Vincent Street 19111</b> S/D w detached garage 2 story mason BRT#532332400 Improvements: Residential Dwelling SHANE ROSENTHAL C.P. June Term, 2010 No. 02288 \$162,091.18 Federman &amp; Associates, LLC</p> <p>The following property, sale of which was postponed from the January 7, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, September 9, 2014.</p> <p><b>1401-378</b> <b>2626 Oakford Street 19146</b> 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, &amp; Conway, P.C.</p> <p><b>1401-437</b> <b>5231 Pine Street 19143</b> 60th wd. 1400 Sq. Ft.; row 2 sty masonry BRT#602128800 Improvements: Residential Dwelling ABDELLATIF CHAKRANE C.P. March Term, 2010 No. 00259 \$51,692.00 McCabe, Weisberg, &amp; Conway, P.C.</p> <p><b>1401-623 A-B</b> <b>400 West Cheltenham Avenue - Premises A - 19120</b> 61st wd. On southwesterly side of the intersection of southwest line of Cheltenham Avenue and northwesterly side of 4th Street. Front: 101 ft 2-384/1000 in Depth: Irreg OPA#882756700 Improvements: Commercial Property <b>408 Oak Lane Avenue – Premises B – 19120</b> GWANG HO YI C.P. April Term, 2009 No. 01149 \$899,460.38 Ron L. Woodman, Esq.</p> <p><b>1401-713</b> <b>1167 East Sharpnack Street 19150-3108</b> 50th wd. Beginning at a point on the northwest side of Sharpnack Street (50 feet wide) at the distance of 57 feet, 10 inches measured along the said side of Sharpnack Street south 38 degrees 36 minutes 2 seconds west from the southwest side of Baldwin Street (50 feet wide). Improvements: Row B/gar 2sty Masonry MADELINE J. HENDERSON C.P. June Term, 2013 No. 01509 \$185,825.75 Chandra M. Arkema, Esq.</p> <p><b>1401-738</b> <b>7503 North 21st Street 19138</b> 10th wd. 1856 Sq. Ft. BRT#101183700 Improvements: Residential Dwelling FELICIA PARKER AND KAREEM PATTERSON C.P. February Term, 2013 No. 01715 \$72,305.97 Udren Law Offices, P.C.</p> <p>The following property, sale of which was postponed from the February 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, September 9, 2014.</p> <p><b>1402-449</b> <b>2722 North 45th Street 19131</b> 52nd wd. 1354 Sq. Ft.; row b/gar 2sty stone BRT#521225800 Improvements: Residential Dwelling GLENROY THOMPSON C.P. April Term,</p>	<p>2013 No. 04663 \$154,932.99 McCabe, Weisberg, &amp; Conway, P.C.</p> <p><b>1402-479</b> <b>605 East Sanger Street 19120-1720</b> 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 &amp; Associates, L.L.C.</p> <p><b>1402-639</b> <b>7349 Dicks Avenue 19153</b> 40th wd. 1120 Sq. Ft.; row b/gar 2sty masonry BRT#404328500 Improvements: Residential Dwelling DARCIE L. PHILPOTT C.P. August Term, 2008 No. 02940 \$107,630.82 McCabe, Weisberg, &amp; Conway, P.C.</p> <p><b>1402-642</b> <b>1723 Harrison Street 19124</b> 23rd wd. 1880 Sq. Ft.; semi det 2 sty masonry BRT#232210500 Improvements: Residential Dwelling PROPERTY OF MARSHA FLETCHER KNOWN SURVIVING HEIR OF MATTIE FLETCHER, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2013 No. 01924 \$43,569.44 McCabe, Weisberg, &amp; Conway, P.C.</p> <p>The following property, sale of which was postponed from the March 4, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, September 9, 2014.</p> <p><b>1403-331</b> <b>7016 Jackson Street 19135</b> 55th wd. 1440 Sq. Ft. BRT#552470400 Subject to Mortgage Improvements: Residential Property TIMOTHY LEACH C.P. August Term, 2011 No. 2826 \$132,415.55 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 &amp; Ackerman, LLC</p> <p><b>1403-370</b> <b>1427 Elbridge Street 19149-2740</b> 54th wd. 2030.31 Sq. Ft. BRT#541112700 Subject to Mortgage Improvements: Residential Dwelling JUSTICE K. TAKYI-BUACHIE C.P. March Term, 2013 No. 02204 \$125,631.09 Powers, Kirn &amp; Javardian, LLC</p> <p><b>1403-372</b> <b>2648 South Felton Street 19142</b> 40th wd. 976 Sq. Ft. BRT#402120400 Improvements: Residential Real Estate RONALD E. FORTUNE AND DAVID COLETTA C.P. July Term, 2012 No. 01838 \$55,250.03 Stern &amp; Eisenberg, P.C.</p> <p><b>1403-373</b> <b>1617 Wakeling Street 19124</b> 62nd wd. 1953.63 Sq. Ft. BRT#622000600 Improvements: Residential Property SHAYA GROSS C.P. September 2013 No. 002094 \$84,972.18 Amy Glass, Esq.</p> <p><b>1403-457</b> <b>6018 Hazelhurst Street 19151-3532</b> 34th wd. 1440 Sq. Ft. OPA#342123300 Improvements: Residential Property TIMOTHY KENNEDY, IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED. WAYNE KENNEDY, IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED. KENYETTA KENNEDY, IN HER CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED. DERRICK KENNEDY, IN HIS CAPACITY AS HEIR OF THOMASINE KENNEDY, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THOMASINE KENNEDY, DECEASED. C.P. February Term, 2012 No.</p> <p><b>1403-560</b> <b>519 Watkins Street 19148</b> 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 &amp; Conway, P.C.</p> <p><b>1403-564</b> <b>6342 North Opal Street 19141</b> 50th wd. 1005 Sq. Ft. BRT#172368700 Subject to Mortgage Improvements: Residential Dwelling; Row 2sty</p>



SHERIFF'S SALE

Masonry  
PROPERTY OF EVELYN BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, SHERISE LARAE TEMPLE, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, MICAH EL BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER, TIMOTHY BRIDGES, KNOWN SURVIVING HEIR OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN KNOWN SURVIVING HEIRS OF MYRTLE BRIDGES, DECEASED MORTGAGOR AND REAL OWNER. C.P. May Term, 2012 No. 02337 \$67,562.87 McCabe, Weisberg & Conway, P.C.

1403-605

**2443 East Clearfiled Street 19134-4438**  
25th wd. 1065 Sq. Ft. OPA#251121700  
Improvements: Residential Property  
ANTHONY PIZZARO C.P. June Term, 2012 No. 02626 \$148,697.80 Phelan Hallinan, LLP

**The following property, sale of which was postponed from the April 1, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, September 9, 2014.**

1404-336

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

1404-350

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

1404-356

**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

1404-360

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

1404-374

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

1404-403

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

1404-420

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

1404-421

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

1404-454

**2834 B Street 19134** 7th wd. 1102 Sq Ft BRT#071392300 Improvements: Residential Property  
JOHANNA ORTIZ SOLELY IN HER CAPACITY AS HEIR OF LUCIANO ORTIZ, DECEASED, JUANITA MORALES REYES ORTIZ, SOLELY IN HER CAPACITY AS

SHERIFF'S SALE

HEIR OF LUCIANO ORTIZ, DECEASED AND UNKNOWN HEIRS OF LUCIANO ORTIZ, DECEASED. C.P. June Term, 2013 No. 01327 \$74,414.72 KML Law Group, P.C.

1404-491

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

1404-503

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

1404-514

**1316 Magee Avenue 19111** 53rd wd. 1182 Sq Ft; row b/gar 2sty masonry BRT#531186900  
Improvements: Residential Dwelling  
PROPERTY OF SCOTT FOSTER, KNOWN SURVIVING HEIR OF ESTER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, STEVEN RAY FOSTER, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, ALL UNKNOWN SURVIVING HEIRS ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, HOLLY LYNN LOGHING, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER, AND BRIAN C. FOSTER, KNOWN SURVIVING HEIR OF ESTHER E. FOSTER, DECEASED MORTGAGOR AND REAL OWNER. C.P. December Term, 2011 No. 02167 \$117,071.98 McCabe, Weisberg, & Conway, P.C.

1404-515

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

1404-517

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

1404-550

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

1404-555

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

1404-564

**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

1404-603

**253 South 46th Street 19139** 46th wd. 2073.75 Sq Ft BRT#46-1-1649-00 Improvements: Residential Dwelling  
ESTATE OF FRANK E. WYATT, C/O FRANK ANDRE WYATT JR., PERSONAL REPRESENTATIVE LACINNE HENDERSON, PERSONAL REPRESENTATIVE OF ESTATE OF FRANK E. WYATT. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK E. WYATT, DECEASED, ESTATE OF FRANK E. WYATT, C/O LACINNE HENDERSON, PERSONAL

SHERIFF'S SALE

REPRESENTATIVE FRANK ANDRE WYATT, JR., PERSONAL REPRESENTATIVE OF ESTATE OF FRANK E. WYATT. C.P. December Term, 2009 No. 02650 \$430,511.18 Udren Law Offices, P.C.

1404-642

**5731 Rodman Street 19143** 46th wd. 2062.5 Sq Ft; Row 2 Sty Masonry BRT#463029200  
Improvements: Residential Dwelling  
WILLIAM M. COBB AND SHANA M. COBB C.P. February Term, 2009 No. 03252 \$67,781.22 McCabe, Weisberg, & Conway, P.C.

**The following property, sale of which was postponed from the May 6, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, September 9, 2014.**

1405-304

**239 West Abbottsford Avenue 19144-4214**  
13th wd. 2254.21 Sq. Ft. OPA#133039400  
Improvements: Residential Property  
RASHAAN LAWRENCE AKA RASHAN LAWRENCE AND CASSANDRA P. LAWRENCE AKA CASSANDRA LAWRENCE C.P. March Term, 2013 No. 01761 \$172,455.98 Phelan Hallinan, LLP

1405-311

**2621 South Shields Street aka 2621 Shields street 19142-2713** 40th wd. 1296 Sq. Ft. OPA#406026200 Improvements: Residential Property  
TONI NORRIS C.P. December Term, 2013 No. 01352 \$26,877.26 Phelan Hallinan, LLP

1405-343

**8302 Lynnewood Road 19150-3203** 50th wd. on the southwest side of Lynnewood Road 28 ft 0 in northwestward from the northwest side of Mt. Airy Avenue. Front 26 ft 6 in; depth 100 ft 0 in. OPA#502029600  
MICHELLE D. GRIMES C.P. January Term, 2013 No. 01007 \$251,258.11 Louis P. Vitti, Esq.

1405-346

**12729 Medford Road 19154-1417** 66th wd. 2000 Sq. Ft. OPA#663261700 Improvements: Residential Property  
SILVIO M. IANNUZZI, III; NANCY L. BOSSERT C.P. February Term, 2012 No. 03096 \$169,344.55 Phelan Hallinan, LLP

1405-351

**6822 Lynford Street 19149-2116** 35th wd. 1413.07 Sq. Ft. OPA#542188300  
Improvements: Residential Property  
JAGJIT S. CHAWLA C.P. August Term, 2013 No. 02886 \$80,655.83 Phelan Hallinan, LLP

1405-355

**3825 Fairdale Road 19154** 66th wd. 2026.75 Sq. Ft. BRT#66-2573000 Improvements: Residential Property  
RICHARD GEPHART, JR. C.P. December Term, 2012 No. 0011 \$200,679.66 Scott A. 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

1405-364

**3430 Vaux Street 19129-1437** 38th wd. 1393.80 Sq. Ft. BRT#38-2-225100 Improvements: Residential Property  
L. SUE TRAWEEK C.P. January Term, 2012 No. 3226 \$69,100.96 Scott A. 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

1405-375

**1723 Dorrance Street aka 1723 South Dorrance Street 19145-2108** 36th wd. 1000 Sq. Ft. BRT#363191300 Improvements: Residential Property  
NOVELLA J. HARRIS AND ELIJAH HARRIS, WIFE AND HUSBAND C.P. August Term, 2012 No. 3573 \$98,025.80 Scott A. 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

1405-376

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

SHERIFF'S SALE

\$205,971.61 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

1405-386

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

1405-408

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

1405-426

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

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

1405-437

**4323 Devereaux Street 19135** 40th wd. 1365 Sq. Ft. BRT#5523030200 Improvements: Residential Real Estate  
JOHN J. ADAMSON C.P. May Term, 2010 No. 01576 \$141,206.31 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

1405-444

**3349 Emerald Street 19134** 45th wd. 2581.86 Sq. Ft. BRT#452320200 Improvements: Residential Real Estate  
NIDIA E GOMEZ C.P. September Term, 2013 No. 02169 \$82,112.96 Stern & Eisenberg, PC

1405-446

**2601 Pennsylvania Avenue 19130** 15th wd. 1135 Sq. Ft. BRT#888072600 Improvements: Residential Real Estate  
STUART BARNES C.P. March Term, 2010 No. 05497 \$263,839.41 Stern & Eisenberg, PC

1405-467

**3020 Hale Street 19149-3104** 55th wd. 1137.50 Sq. Ft. OPA#551000150 Improvements: Residential Property  
JENNIFER MALDONADO C.P. October Term, 2013 No. 01431 \$93,227.13 Phelan Hallinan, LLP

1405-468

**4000 Gypsy Lane Unit 220 aka Unit 200A2 aka Unit #200 19129** 21st wd. 828 Sq. Ft. BRT#888210124 Improvements: Residential Property  
DAMARIS ROBLES AND TERESA RONDON C.P. April Term, 2009 No. 01348 \$176,050.37 Scott A. 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

1405-470

**334 West Woodlawn Street 19144-3817**  
12th wd. 1401 Sq. Ft. BRT#124087600  
Improvements: Residential Property  
SHERRY N WRIGHT C.P. March Term, 2012 No. 0733 \$115,496.85 Scott A. 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

1405-490

**1857 Beyer Avenue 19115-4701** 56th wd. 3761.40 Sq. Ft. BRT#562306200 Subject to Mortgage Subject to Rent Improvements: Residential Property  
JOSEPH T. EGAN, JR. C.P. March Term, 2013 No. 04399 \$49,799.74 Scott A. 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

1405-495

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

405-501

**6132 Tulip Street 19135** 41st wd. 1563.90 Sq. Ft. BRT#411426300 Improvements: Residential Property  
DANA PRICE-SKERETT, AS SOLE OWNER C.P. August Term, 2013 No. 01473 \$130,953.55 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-502

**6000 Cottage Street 19135** 55th wd. 1138 Sq. Ft. BRT#552380800 Improvements: Residential Property  
DAVID P. HAMILTON C.P. September Term, 2012 No. 1367 \$64,921.42 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1405-514

**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 ALBERT A. SEYTHYER, DATED NOVEMBER 27, 1996 AND RECORDED FEBRUARY 7, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT # DEED NOOT JTD 221, PAGE 441. C.P. July Term, 2012 No. 001012 \$139,152.89 Martin S. Weisberg, Esq.

1405-518

**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

1405-523

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

1405-525

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

1405-526

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

1405-527

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

1405-528

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



SHERIFF'S SALE

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

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

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

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

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

**1405-556**  
**2340 Morris Street 19145-1823** 36th wd. 930 Sq. Ft. OPA#364086600 Improvements: Residential Property DAVID EVANS, SR. C.P. May Term, 2013 No. 01558 \$129,269.74 Phelan Hallinan, LLP

**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

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

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

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

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

**1405-617**  
**1427 Conlyn Street 19141-2504** 17th wd. 1304 Sq. Ft. OPA#171138700 Improvements: Residential Property YVONNE FLETCHER, WINSTON L. BRYANT, IN HIS CAPACITY AS ADMINISTRATOR OF OF THE ESTATE OF KATHERINE GREEN. ZAMAIR MARIE GREEN IN HER CAPACITY AS HEIR OF THE ESTATE OF KATHERINE GREEN. DESTINEE GREEN, IN HER CAPACITY,

SHERIFF'S SALE

AS HEIR OF THE ESTATE OF KATHERINE GREEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KATHERINE GREEN, DECEASED. C.P. March Term, 2012 No. 00219 \$92,337.35 Phelan Hallinan, LLP

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

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

**1405-631**  
**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

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

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

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

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

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

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

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

**1405-682**  
**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

**1405-691**  
**4531 North Marvine Street 19140** 49th wd. 1126.5 Sq. Ft. BRT#491417500; PRCL#133 N 2-249 Subject To Mortgage Mortgage held by bank of New York Mellon Trust, US Bank, N.A. as trustee on behalf of Green Tree 2008-

SHERIFF'S SALE

HE1 Improvements: Single Family Residence Erected Thereon SCOTT GARDNER C.P. October Term, 2013 No. 01383 \$45,755.70 Erin P. Dyer, Esq.

**1405-699**  
**2090 West 65th Avenue 19138** 50th wd. 1475 Sq. Ft. BRT#171355400 Improvements: Residential Dwelling ESTATE OF GERADINE WASHINGTON C/O JEROME WASHINGTON, PERSONAL REPRESENTATIVE. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS 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

**The following property, sale of which was postponed from the June 3, 2014 Sheriff's Sale, will be offered for sale on TUESDAY, September 9, 2014.**

**1406-305**  
**1902 South 21st Street 19145** 48th wd. 999.75 Sq. Ft. BRT#482135900 Improvements: Residential Property GILBERT GOOLSBY AND MICHELLE GOOLSBY C.P. January Term, 2008 No. 00415 \$47,816.13 KML Law Group, PC

**1406-321**  
**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

**1406-329**  
**4585 G Street 19120-4633** 42nd wd. 1500 Sq. Ft. BRT#421606900 Subject to Mortgage Improvements: Residential Property NERYS HERNANDEZ C.P. May Term, 2013 No. 2239 \$34,576.91 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

**1406-331**  
**2909 Memphis Street 19134** 25th wd. land area 952 Sq. Ft.; improvement 1248 Sq. Ft. OPA#2521488100 Improvements: Residential Real Estate - Single Family Dwelling JAMES N. LAVELLE C.P. December Term, 2013 No. 03825 \$64,875.80 Robert J. Wilson, Esq., Wilson Law Firm

**1406-332**  
**2740 Ruth Street 19134** 25th wd. land area 852.82 Sq. Ft.; improvement area 1052 Sq. Ft. OPA#252556700 Improvements: Residential Real Estate - Single Family Dwelling JAMES N. LAVELLE AND DORITA LAVELLE C.P. December Term, 2013 No. 03829 \$27,929.95 Robert J. Wilson, Esq., Wilson Law Firm

**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

**1406-344**  
**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

**1406-353**  
**3109 Friendship Street 19149** 55th wd. 1885 Sq. Ft. BRT#551415800 Improvements: Residential Property WILLIAM J. FORBES AND SUSAN P. LAUGHLIN FORBES, HIS WIFE, AS

SHERIFF'S SALE

TENANTS BY THE ENTIRETIES C.P. January Term, 2012 No. 3977 \$176,507.80 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

**1406-358**  
**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

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

**1406-394**  
**5919 Chestnut Street 19139-3140** 3rd wd. All that certain lot of ground with (with the mesuage or tenement erected situate). At the corner formed by the intersection of the north side of chestnut street with the west side of redfield street. On said Chestnut 16 feet and extending northward 83 ft 6 inches to a 3 feet wide alley. BRT#031018800 GREGORY GREEN C.P. December Term, 2013 No. 000523 \$19,890.64 Max L. Lieberman, Esq.

**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

**1406-400**  
**327 West Earlharn 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

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

**1406-410**  
**3641 Fisk Avenue 19129** 38th wd. 1180 Sq. Ft.; row 2 sty masonry BRT#383093200 Improvements: Residential Dwelling SANDRA M. HOLDSWORTH C.P. July Term, 2013 No. 001575 \$94,975.41 McCabe, Weisberg, & Conway, PC

**1406-416**  
**5165 Akron Street 19124** 62nd wd. 1537 Sq. Ft.; row w-off/str 2sty masonry BRT#621431200 Improvements: Residential Dwelling MAME P. SARR SAMB AKA MAME SARR AND MOUR SAMB C.P. January Term, 2014 No. 02294 \$70,581.80 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

**1406-422**  
**2125 Loney Street 19152-3218** 56th

SHERIFF'S SALE

wd. 2619.75 Sq. Ft. OPA#561564200 Improvements: Residential Property AVRAHAM KATALAN AND JOY KATALAN C.P. June Term, 2012 No. 01482 \$174,619.07 Phelan Hallinan, LLP

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

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

**1406-453**  
**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.

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

**1406-480**  
**1405 North 7th Street 19122** 20th wd. 2000 Sq. Ft. BRT#202000400 Improvements: Residential Property BENJAMIN J. PAGENT, JR. AND TINA TODD-PAGENT C.P. June Term, 2012 No. 02077 \$81,826.25 KML Law Group, PC

**1406-491**  
**6058 North Philip Street 19120** 61st wd. 990 Sq. Ft.; row b/gar 2sty masonry BRT#612412800 Improvements: Residential Dwelling ELIZABETH LATORRE BARRETO C.P. September Term, 2013 No. 02166 \$101,413.02 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 Kreckstein & Harris, PC

**1406-508**  
**5427 Belmar Terrace 19143** 51st wd. 1184 Sq. Ft. BRT#514089300 Improvements: Residential Property AARON PORTER C.P. February Term, 2010 No. 1520 \$59,982.64 Scott A. 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 LAWESE DRAYTON AND RENEE D. DRAYTON C.P. April Term, 2013 No. 00427 \$111,595.76 KML Law Group, PC

**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

**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

**1406-536**  
**1816 West Albanus Street 19141** 17th wd. 1270 Sq. Ft. BRT#171037200 Subject to Rent Improvements: Residential Property SIDNEY FELDMAN C.P. December Term, 2010 No. 0949 \$71,150.67 Scott A. 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



SHERIFF'S SALE

**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

**1406-575**  
**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

**1406-580**  
**2751 Rhawn Street 19152** 64th wd. unknown  
BRT#64-1-2233-00 Subject to Mortgage  
Improvements: Residential Property  
MD MANIEUZZAMAN C.P. June Term,  
2013 No. 01316 \$202,366.70 Jeffrey G.  
Trauger, Esq.

**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

**1406-656**  
**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

**1406-678**  
**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

**1406-681**  
**2014 Pratt Street 19124** 62nd wd. 2000  
Sq. Ft. BRT#62-2-056000 Improvements:  
Residential Dwelling  
SUSAN SHIELDS C.P. September Term,  
2012 No. 03422 \$56,372.31 Udren Law  
Offices, PC

**1406-693**  
**3164 Tulip Street 19134** 25th wd. 1036  
Sq. Ft. BRT#252377400 Subject to Rent  
Improvements: Residential Property  
EDWARD S. PODLASZEWSKI, AS SOLE  
OWNER C.P. June Term, 2013 No.  
01215 \$82,184.57 Scott A. 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

The following property, sale of which was post-  
poned from the July 1, 2014 Sheriff's Sale, will be  
offered for sale on TUESDAY, September 9, 2014.

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

**1407-311**  
**825 North 66th Street 19151** 34th wd. 1260  
Sq Ft BRT#344358000 Improvements:  
Residential Property  
JEWLETTE SAMUELS, AS SOLE OWNER  
C.P. July Term, 2013 No. 02122 \$91,236.89  
Scott A. 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

**1407-314**  
**3973 Lankenau Avenue 19131** 52nd wd.  
2100 Sq Ft BRT#521437600 Improvements:  
Residential Property  
KRISTINE F. PEART C.P. February Term,

SHERIFF'S SALE

2013 No. 02462 \$153,859.17 KML Law  
Group, P.C.

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

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

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

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

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

**1407-328**  
**3714 Richmond Street 19137-1414** 45th wd.  
1702.5 Sq Ft OPA#451155900 Improvements:  
Residential Property  
DONNA M. FLADE C.P. October Term,  
2010 No. 01111 \$138,047.48 Phelan  
Hallinan, LLP

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

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

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

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

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

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

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

**1407-371**  
**5940 Latona Street 19143-3028** 3rd wd.  
1624 Sq Ft OPA#033171900 Improvements:  
Residential Property  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,

SHERIFF'S SALE

OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
DELORES ANN KELLY AKA DELORES  
KELLY, DECEASED C.P. June Term, 2013  
No. 01753 \$82,942.23 Phelan Hallinan, LLP

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

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

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

**1407-381**  
**3101-3103 Frankford Avenue 19134** 25th  
wd. 2580 Sq Ft and 3300 Sq Ft (respectively)  
BRT#252472700 and BRT#252472800 (respec-  
tively) Improvements: Residential Real Estate  
JOSE CEDENO AND ALI S. SHAMAN  
J.A.C.C. EL BEY C.P. March Term, 2012  
No. 02454 \$95,306.64 Stern & Eisenberg,  
P.C.

**1407-385**  
**35 South Salford Street 19139** 46th wd. 375  
Sq Ft BRT#03-1138600 Improvements:  
Residential Dwelling  
WILLIE JAMES GUESS, JR. AND STEVE  
REDHEAD C.P. February Term, 2014 No.  
01305 \$53,353.03 Udren Law Offices, P.C.

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

**1407-387**  
**3847 West Cambridge Street 19104-1104**  
24th wd. 1234.74 Sq Ft BRT#243214300  
Subject to Mortgage Improvements: Row 3sty  
Masonry  
DENISE HILLER AND SANDRA PEARSON  
COLTER C.P. October Term, 2009 No.  
03835 \$32,892.16 Milstead & Associates,  
LLC

**1407-389**  
**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.

**1407-396**  
**2133 Loney Street 19152-3218** 56th wd.  
2633.4 Sq Ft OPA#561564600 Improvements:  
Residential Property  
AVRAHAM KATALAN AND JOY KATALAN  
C.P. April Term, 2012 No. 00353 \$164,310.12  
Phelan Hallinan, LLP

**1407-433**  
**5920 Pulaski Avenue 19144** 59th wd. 2520  
Sq Ft BRT#593204600 Improvements:  
Residential Property  
KIM BUSSIE AND KEVIN J. BUSSIE C.P.  
September Term, 2012 No. 02736 \$214,079.92  
KML Law Group, P.C.

**1407-438**  
**916 West Fisher Avenue 19141-4016** 1460.17  
Sq Ft BRT#492043200 Improvements:  
Residential Dwelling  
KAREN M. STEINER AKA KAREN  
STEINER AND DAVID B. STEINER AKA  
DAVID STEINER C.P. September Term,  
2013 No. 00717 \$77,256.77 Law Offices of  
Gregory Javardian

**1407-440**  
**243 Wellens Avenue 19120** 42nd wd. 903 Sq  
Ft BRT#123-N-12-123 Subject to Mortgage  
Improvements: Residential Dwelling  
SEYE FATOKUN C.P. April Term, 2013  
No. 04462 \$63,903.46 Powers, Kirn, &  
Javardian, LLC

**1407-447**  
**437 East Mount Pleasant Avenue 19119**

SHERIFF'S SALE

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.

**1407-448**  
**3473 Helen Street 19134-2020** 45th  
wd. 1117.74 Sq Ft OPA#452351000  
Improvements: Residential Property  
JUDITH WEINBERG C.P. July Term, 2013  
No. 01332 \$64,846.53 Phelan Hallinan, LLP

**1407-453**  
**3415 Morrell Avenue 19114-1393** 66th  
wd. 2336.83 Sq Ft OPA#661139100  
Improvements: Residential Property  
YAKOV KANTAROVICH C.P. March  
Term, 2012 No. 00080 \$142,523.16 Phelan  
Hallinan, LLP

**1407-457**  
**3220 Gurley Road 19154** 66th wd. 1360 Sq Ft  
BRT#663114300 Improvements: Residential  
Real Estate  
THOMAS SEIGER AND KRISTY GARBER  
C.P. December Term, 2012 No. 001334  
\$246,182.99 Stern & Eisenberg, P.C.

**1407-461**  
**7126 Akron Street 19149** 54th wd. 1292.80  
Sq Ft BRT#542428800 Improvements:  
Residential Property  
ORD SINGKHUMKHONG AND JUSTIN  
ZODKOY C.P. September Term, 2013 No.  
02301 \$92,581.03 KML Law Group, P.C.

**1407-463**  
**1328 North Hancock Street 19122** 18th  
wd. 2494.66 Sq Ft BRT#18-2083500  
Improvements: Residential Dwelling  
SHERIDAN L. SOSTRE C.P. June Term,  
2013 No. 002403 \$230,185.14 Martha E.  
Von Rosenstiel, Esq., Heather Riloff, Esq.

**1407-465**  
**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.

**1407-469**  
**3327 Fittler Street 19114-2602** 57th  
wd. 2632.56 Sq Ft OPA#572168819  
Improvements: Residential Property  
SAMUEL TURKSON AKA SAM TRUKSON  
AND JOYCE TURKSON C.P. May Term,  
2013 No. 00014 \$196,649.04 Phelan  
Hallinan, LLP

**1407-470**  
**1247 North 56th Street 19131-4224** 34th wd.  
1590 Sq Ft OPA#041218400 Improvements:  
Residential Property  
ROSE E. MERRITT C.P. May Term, 2013  
No. 02735 \$96,324.30 Phelan Hallinan, LLP

**1407-472**  
**1607 Harrison Street 19124-2721** 23rd wd.  
1953 Sq Ft OPA#232206310 Improvements:  
Residential Property  
LETICIA HERNANDEZ C.P. July Term,  
2013 No. 02171 \$88,403.52 Phelan  
Hallinan, LLP

**1407-474**  
**2031 West Tioga Street 19140** 11th wd. 3645.73  
Sq Ft OPA#112103000 Improvements:  
Residential Property  
MARINA KROMAH AND ROBERT  
TROWERS C.P. April Term, 2013 No. 04056  
\$88,894.26 Phelan Hallinan, LLP

**1407-479**  
**6726 Large Street 19149** 35th wd. 2565 Sq Ft  
BRT#542222800 Improvements: Residential  
Real Estate  
JACK BARMASH AND MINA BARMASH  
C.P. August Term, 2013 No. 00924 \$95,664.96  
Stern & Eisenberg P.C.

**1407-480**  
**6524 North Bouvier Street 19126-3413**  
17th wd. 1291.50 Sq Ft BRT#17-2-2310-00  
Improvements: Row B/gar 2sty Masonry  
MICHAEL STOKELY C.P. July Term,  
2013 No. 03648 \$138,148.03 Milstead &  
Associates, LLC

**1407-483**  
**1238 North Newkirk Steet 19121** 58th wd.  
563.5 Sq Ft BRT#292116510 Improvements:  
Residential Real Estate  
WILLIAM J. HATTON, JR. AKA WILIAM  
HATTON C.P. March Term, 2012 No. 03531  
\$32,775.26 Stern & Eisenberg P.C.

**1407-485**  
**1412 South 17th Street 19146-4715** 36th  
wd. 1184 Sq Ft BRT#36-5205500 Subject to  
Mortgage Improvements: Residential Dwelling  
ELEASE RICHARDSON C.P. April Term,  
2012 No. 002269 \$66,905.42 Powers, Kirn  
& Javardian, LLC

**1407-486**  
**7333 North 21st Street 19138** 10th wd. 1888

SHERIFF'S SALE

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

**1407-488**  
**4803 East Cheltenham Avenue 19124** 41st wd.  
907.5 Sq Ft BRT#411080800 Improvements:  
Residential Property  
ELIZABETH RODRIGUEZ C.P. August  
Term, 2013 No. 001750 \$80,619.70 Bradley  
J. Osborne, Esq.

**1407-490**  
**2843 North 12th Street 19133-1200** 37th wd.  
2354 Sq Ft OPA#372252000 Improvements:  
Residential Property  
MARTIN L. VINSON C.P. August Term,  
2013 No. 01777 \$67,902.66 Phelan  
Hallinan, LLP

**1407-492**  
**1105 North Orianna Street 19123** 5th wd.  
835 Sq Ft BRT#057089600 Improvements:  
Residential Property  
MILDRED VARGAS C.P. August Term,  
2012 No. 0349 \$53,903.68 Bradley J.  
Osborne, Esq.

**1407-493**  
**1820 Strahle Street 19152-2323** 2205 Sq Ft  
OPA#562154600 Improvements: Residential  
Property  
BRIAN J. LANDIS C.P. October Term,  
2010 No. 03856 \$237,069.86 Phelan  
Hallinan, LLP

**1407-507**  
**6611 North 13th Street 19126-3208** 61st wd.  
6210 Sq Ft OPA#611193800 Improvements:  
Residential Property  
ROBERT ROBERSON, JR. C.P. April  
Term, 2013 No. 00617 \$181,666.77 Phelan  
Hallinan, LLP

**1407-511**  
**167 East Herman Street 19144-2050** 59th wd.  
4200 Sq Ft OPA#592089500 Improvements:  
Residential Property  
JOHNNY KING C.P. June Term, 2012 No.  
00396 \$100,157.33 Phelan Hallinan, LLP

**1407-512**  
**1907 Conlyn Street 19141-1206** 17th  
wd. 1346.01 Sq Ft OPA#171147100  
Improvements: Residential Property  
DEVELIA GRIMES C.P. May Term, 2013  
No. 03046 \$82,407.38 Phelan Hallinan, LLP

**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

**1407-523**  
**3914 West Warren Street aka 3914 Warren**  
**Street 19104-4641** 24th wd. 790.35 Sq Ft  
OPA#241134700 Improvements: Residential  
Property  
OLIVIA GABRIEL C.P. October Term, 2013  
No. 01782 \$80,077.01 Phelan Hallinan, LLP

**1407-526**  
**12603 Dunks Ferry Road 19154** 66th  
wd. 1825.42 Sq Ft BRT#663148800  
Improvements: Residential Property  
CHARLES J. SHORTEN AND ROBIN  
SHORTEN, HUSBAND AND WIFE C.P.  
January Term, 2011 No. 3697 \$209,242.19  
Scott A. 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

**1407-527**  
**117 West Hortter Street 19119-2707** 22nd wd.  
6800 Sq Ft OPA#223062600 Improvements:  
Residential Property  
SAMUEL P. WYCHE, JR.; PHYLLIS  
WYCHE-BROWN, IN HER CAPACITY AS  
DEVISEE OF THE ESTATE OF SAMUEL  
WYCHE, SR.; HERBERT P. WYCHE, IN HIS  
CAPACITY AS DEVISEE OF THE ESTATE  
OF SAMUEL WYCHE SR.; NANCY WYCHE-  
MORGAN, IN HER CAPACITY AS DEVISEE  
OF THE ESTATE OF SAMUEL WYCHE SR.;  
ADRIENNE WYCHE-THOMAS, IN HER  
CAPACITY AS DEVISEE OF THE ESTATE  
OF SAMUEL WYCHE, SR. C.P. April  
Term, 2012 No. 03074 \$285,425.63 Phelan  
Hallinan, LLP

**1407-532**  
**2924 Rawle Street 19149-2523** 55th  
wd. 1881.25 Sq Ft OPA#551163900  
Improvements: Residential Property



SHERIFF'S SALE

ETHEL THOMAS C.P. September Term, 2012 No. 00360 \$145,604.76 Phelan Hallinan, LLP

1407-533

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

1407-534

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

1407-535

**1800 Sulis Street 19141-1021** 17th wd. 1730 Sq Ft BRT#171031400 Improvements: Residential Property  
JENNIFER HAND C.P. December Term, 2013 No. 00106 \$127,061.28 Scott A. 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

1407-537

**7143 Rutland Street 19149-1116** 54th wd. 1129.73 Sq Ft BRT#542178600 Improvements: Residential Property  
JEROME SACKOR AND NAOMI C. SACKOR AS TENANTS BY ENTIRETY C.P. December Term, 2012 No. 0134 \$97,775.35 Scott A. 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

1407-555

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

1407-558

**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

1407-564

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

1407-566

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

1407-568

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

1407-570

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

1407-574

**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.

1407-576

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

1407-577

**5934 Chester Avenue 19143** 40th wd. 1280 Sq Ft BRT#40-1-121800 Improvements:

SHERIFF'S SALE

Residential Dwelling  
CHRISTIAN DIAZ C.P. June Term, 2011 No. 00446 \$53,485.07 Udren Law Offices, P.C.

1407-578

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

1407-581

**4000 Gypsy Lane 728 aka 4000 Gypsy Lane Unit 728 19129-5456** 88th wd. Together with a proportionate undivided interest in the common elements as defined in such declaration of .371 percent OPA#888210374 Improvements: Condominium  
JACQUELINE K. REED C.P. January Term, 2014 No. 02484 \$146,827.29 Phelan Hallinan, LLP

1407-601

**3439 Jasper Street 19134-2001** 45th wd. 1146.4 Sq Ft OPA#452364100 Improvements: Residential Property  
MICHAEL A. SINCLAIR AKA MICHAEL SINCLAIR C.P. April Term, 2013 No. 00268 \$59,937.94 Phelan Hallinan, LLP

1407-605

**1717 West Ritner Street aka 1717 Ritner Street 19145-4333** 26th wd. 960 Sq Ft OPA#262264200 Improvements: Residential Property  
CMC INVESTMENTS GROUP, LLC C.P. December Term, 2012 No. 01683 \$311,955.16 Phelan Hallinan, LLP

1407-612

**4822 Tibben Street aka 4816 Tibben Street 19128-4526** 21st wd. 2612.95 Sq Ft OPA#212463310 Improvements: Residential Property  
DERRICK B. ROBERSON C.P. January Term, 2014 No. 02649 \$284,031.27 Phelan Hallinan, LLP

1407-620

**1935 Cambridge Street 19130-1507** 29th wd. 945.56 Sq Ft OPA#291012100 Improvements: Residential Property  
MERCEDES HOWARD AND GEORGE L. HOWARD C.P. March Term, 2009 No. 04920 \$270,165.83 Phelan Hallinan, LLP

1407-621

**356 East Wister Street 19144-1856** 22nd wd. 1184 Sq Ft OPA#121051600 Improvements: Residential Property  
ROSALIND SHELTON C.P. February Term, 2010 No. 01386 \$108,032.42 Phelan Hallinan, LLP

1407-625

**3215 North Dover Street 19129-1814** 38th wd. 831.14 Sq Ft OPA#381273000 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LU BOYKINS, DECEASED C.P. July Term, 2012 No. 03003 \$87,820.44 Phelan Hallinan, LLP

1407-627

**7128 Tulip Street 19135-1428** 65th wd. 3520 Sq Ft OPA#651295500 Improvements: Residential Property  
CHRISTOPHER J. NUGENT C.P. July Term, 2013 No. 03646 \$70,957.24 Phelan Hallinan, LLP

1407-631

**9618 Eden Hall Lane 19114** 65th wd. 9984 Sq Ft BRT#652395910 Improvements: Residential Property  
PATRICIA BRESSI AND FRANK J. BRESSI C.P. September Term, 2013 No. 01218 \$132,314.77 KML Law Group, P.C.

1407-638

**909 East Tioga Street 19134** 33rd wd. 954.75 Sq Ft BRT#331213200 Improvements: Residential Dwelling  
JAMILE JEFFERSON AND ROSE T. TUGGLES C.P. July Term, 2006 No. 001085 \$53,067.22 Mark J. Udren, Esq.

1407-640

**2861 Memphis Street 19134-4225** 25th wd. 926.70 Sq Ft OPA#251486800 Improvements: Residential Property  
JAMES BUSK AKA JIM BUSK C.P. November Term, 2013 No. 01727 \$65,033.67 Phelan Hallinan, LLP

1407-648

**5924 Pulaski Avenue 19144** 59th wd. 2520 Sq Ft BRT#593204800 Improvements: Residential Dwelling  
KIMBERLY A. ROBINSON AND BRYAN E. GARNER C.P. October Term, 2006 No. 004642 \$286,369.83 Mark J. Udren, Esq.

SHERIFF'S SALE

1407-649

**6032 North Broad Street 19141-1930** 17th wd. 2221 Sq Ft BRT#172009000 Improvements: Residential Property  
NICHOLSON PERICLES C.P. December Term, 2013 No. 02111 \$91,338.69 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., 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.

1407-664

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

1407-673

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

1407-680

**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.

1407-682

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

1407-684

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

1407-685

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

1407-691

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

1407-696

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

1407-697

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

SHERIFF'S SALE

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.

1407-709

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

1407-712

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

1407-714

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

1407-716

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

1407-719

**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.

1407-730

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

1407-736

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

1407-739

**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.

1407-764

**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.

1407-769

**3839 Ronnal Drive 19154** 66th wd. 3644.69 Sq Ft OPA#662440900 Improvements: Residential Property  
ROCHELLE GANGEMI C.P. September Term, 2013 No. 01930 \$104,680.65 Phelan Hallinan, LLP

1407-770

**11924 Alberta Drive 19154** 66th wd. 2828.64 Sq Ft OPA#662173200 Improvements: Residential Property  
JOSHUA J. TRIESTMAN C.P. April Term, 2009 No. 02379 \$189,980.33 Phelan

SHERIFF'S SALE

Hallinan, LLP

1407-774

**2908 Normandy Drive 19154** 35th wd. 5100 Sq Ft BRT#662494200 Improvements: Residential Property  
THOMAS G. MCANDREWS C.P. December Term, 2012 No. 03743 \$165,311.09 Scott A. Dietterick, Esq. and/or Kathryn L. Mason, Esq.

1407-775

**10301 Hoff Street 19116** 58th wd. 4011.67 Sq Ft BRT#582591800 Improvements: Residential Property  
VYACHESLAV MIGACHEV C.P. December Term, 2010 No. 1282 \$249,388.78 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

1407-776

**1327 South 29th Street 19146-3617** 36th wd. 1128 Sq Ft BRT#362169300 Improvements: Residential Property  
DARRYL GUNTHER AND JUANITA MOMENT C.P. January Term, 2013 No. 3627 \$81,256.02 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

1407-778

**3842 J Street 19124** 33rd wd. 1320 Sq Ft BRT#332225300 Improvements: Residential Property  
SPARKLE L. PENDER C.P. September Term, 2011 No. 1687 \$78,322.61 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, 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.

1407-801

**3739 Kensington Avenue 19124-5615** 45th wd. 1125 Sq Ft OPA#452408900 Improvements: Residential Property  
JAMES J. BOTTOMER AND CHRISTINE BOTTOMER C.P. September Term, 2013 No. 02918 \$47,335.22 Phelan Hallinan, LLP

1407-803

**447 North 67th Street 19151-4008** 34th wd. 1843 Sq Ft OPA#343142800 Improvements: Residential Property  
LEWIS WATSON, III AND KESHO JACKSON AKA KESHO WATSON C.P. July Term, 2013 No. 03425 \$71,860.14 Phelan Hallinan, LLP

1407-807

**218 West Sheldon Street 19120** 42nd wd. 910 Sq Ft OPA#422197600 Improvements: Residential Property  
CHRISTOPHER L. BOWMAN C.P. September Term, 2012 No. 03051 \$131,928.01 Phelan Hallinan, LLP

1407-812

**639 Fitzgerald Street 19148** 39th wd. 944 Sq Ft BRT#393110200 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY J. RONGIONE, IV, DECEASED. C.P. January Term, 2014 No. 001933 \$95,264.51 Caitlin M. Donnelly, Esq.

1407-824

**4639 G Street 19120-4607** 42nd wd. 1125 Sq Ft OPA#421609600 Improvements: Residential Property  
TRICIA S. QUARTEY C.P. January Term, 2014 No. 00398 \$66,578.76 Phelan



SHERIFF'S SALE
<b>1407-831</b> <b>1929 West Westmoreland Street 19140-4841</b> 11th wd. 1065 sq.ft. OPA#112031700 Improvements: Residential Property KRISTEN BINDE C.P. May Term, 2013 No. 03680 \$59,957.21 Phelan Hallinan, LLP
<b>1407-832</b> <b>1013 South Frazier Street 19143-3903</b> 51st wd. 896 Sq Ft OPA#513030400 Improvements: Residential Property KATHLEEN ADAMS AKA KATHLEEN VELASQUEZ AND ALBERT MENDEZ C.P. March Term, 2013 No. 02425 \$65,590.31 Phelan Hallinan, LLP
<b>1407-833</b> <b>3324 Hartel Avenue 19136-3026</b> 64th wd. 1645 Sq Ft OPA#642258200 Improvements: Residential Property NIKKIA K. BROWN AKA NIKKIA MUFF AKA NIKKIA K. MUFF C.P. July Term, 2012 No. 03170 \$168,094.23 Phelan Hallinan, LLP
<b>1407-837</b> <b>802 East Chelten Avenue 19138</b> 12th wd. 3750 Sq Ft OPA#122116305 Improvements: Residential Property DONELL COOPER C.P. October Term, 2012 No. 02429 \$130,792.18 Phelan Hallinan, LLP
<b>1407-842</b> <b>6644 Ogontz Avenue 19126-2636</b> 10th wd. 1696 Sq Ft OPA#102006400 Improvements: Residential Property KENYATTE BROWN C.P. October Term, 2013 No. 02664 \$57,845.40 Phelan Hallinan, LLP
<b>1407-843</b> <b>1624 North Felton Street 19151-3438</b> 34th wd. 1496.37 Sq Ft OPA#342349900 Improvements: Residential Property SULAIMAN SAIDU-KAMARA C.P. October Term, 2012 No. 04092 \$93,245.27 Phelan Hallinan, LLP
<b>1407-845</b> <b>9210 Wesleyan Road 19114-3815</b> 57th wd. 4900 Sq Ft OPA#572233500 Improvements: Residential Property BRIAN LAFLAMME C.P. December Term, 2013 No. 02069 \$194,769.84 Phelan Hallinan, LLP
<b>1407-846</b> <b>4844 North 8th Street 19120</b> 49th wd. 1390.04 Sq Ft OPA#491267000 Improvements: Residential Property CHRISTINE ADENEGAN C.P. January Term, 2008 No. 02234 \$72,625.46 Phelan Hallinan, LLP
<b>1407-849</b> <b>6968 East Wister Street aka 6968 Wister Street 19138-1919</b> 10th wd. 1469.7 Sq Ft OPA#102128700 Improvements: Residential Property ALEXIS E. MANDY, SENECA R. CRAWLEY, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF ESTATE OF KYLEE L. CRAWLEY AKA KYLEE CRAWLEY, KYLEE CRAWLEY, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF KYLEE CRAWLEY AKA KYLEE CRAWLEY, SENMIR CRAWLEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF KYLEE I CRAWLEY AKA KYLEE CRAWLEY, SENIYAH CRAWLEY, IN HER CAPACITY AS HEIR OF THE ESTATE OF KYLEE CRAWLEY AKA KYLEE CRAWLEY. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KYLEE CRAWLEY AKA KYLEE CRAWLEY, DECEASED. C.P. December Term, 2011 No. 01670 \$71,221.30 Phelan Hallinan, LLP
<b>1407-852</b> <b>4319 Glendale Street 19124-4317</b> 33rd wd. 1300 Sq Ft OPA#332451200 Improvements: Residential Property JULIO CESAR RODRIGUEZ C.P. January Term, 2012 No. 00880 \$59,739.74 Phelan Hallinan, LLP
<b>1407-864</b> <b>5348 Wingohocking Terrace 19144-5832</b> 12th wd. 2337.98 Sq Ft PRCL#122185200 Improvements: Residential Property JEFFREY DULDULAO C.P. January Term, 2012 No. 02323 \$144,236.87 Phelan Hallinan, LLP
<b>1407-865</b> <b>4113 Apple Street 19127-1702</b> 21st wd. 1192.03 Sq Ft OPA#211251700 Improvements: Residential Property EDWARD D. BASSI AND EILEEN BASSI C.P. February Term, 2010 No. 00332 \$106,588.03 Phelan Hallinan, LLP

The following property, sale of which was postponed from the August 5, 2014 Sheriff's Sale, will be

SHERIFF'S SALE
<b>offered for sale on TUESDAY, September 9, 2014.</b>
<b>1408-311</b> <b>4704 Tacony Street 19137</b> 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.
<b>1408-312</b> <b>213 East Wellens Street a/k/a 213 East Wellens Avenue 19120-3523</b> 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
<b>1408-314</b> <b>917 Lansing Street 19111-3214</b> 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
<b>1408-361</b> <b>1422 West Grange Avenue 19141</b> 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.
<b>1408-362</b> <b>1019 Borbeck Avenue 19111</b> 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.
<b>1408-369</b> <b>6163 North 17th Street 19141-1955</b> 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
<b>1408-376</b> <b>818 Levick Street 19111</b> 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.
<b>1408-377</b> <b>5423 Erdrick Street 19124-1406</b> 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
<b>1408-386</b> <b>123 Tasker Street 19148</b> 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.
<b>1408-391</b> <b>6305 Lawnton Avenue 19141</b> 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. 00086 \$182,346.53 KML Law Group, P.C.
<b>1408-407</b> <b>4518 North 15th Street 19140-1102</b> 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
<b>1408-428</b> <b>4600 Kraydor Street a/k/a 4600-4602 Kraydor Street 19136</b> 65th wd. 2646.86 Sq Ft BRT#652016805 Improvements: Residential Property GEORGE F. HOLCOMBE C.P. February Term, 2014 No. 00499 \$78,260.00 KML Law Group, P.C.
<b>1408-435</b> <b>3900 Ford Road, Unit 7C 19131</b> 52nd wd. 1206 Sq Ft BRT#888520092 ESTATE OF FRANCES BROADWATER

SHERIFF'S SALE
SC-13-12-20-5965 \$11,553.24 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.
<b>1408-444</b> <b>140 West Albanus Street 19120-3407</b> 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
<b>1408-451</b> <b>3480 Helen Street 19134</b> 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.
<b>1408-453</b> <b>6551 North Lambert Street 19138</b> 10th wd. 1209 Sq Ft BRT#102083700 Improvements: Residential Property BOBBIE E. WILLIAMS C.P. January Term, 2013 No. 03303 \$61,031.15 KML Law Group, P.C.
<b>1408-454</b> <b>3409 Tudor Street 19136</b> 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.
<b>1408-456</b> <b>3439 Reach Street 19134-1222</b> 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
<b>1408-457</b> <b>946 East Tioga Street 19134</b> 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.
<b>1408-473</b> <b>3409 Hess Street 19136</b> 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.
<b>1408-481</b> <b>1821 Gerritt Street 19145</b> 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.
<b>1408-482</b> <b>6422 Buist Avenue 19142</b> 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.
<b>1408-483</b> <b>3929 North 17th Street 19140</b> 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, Kim, & Javardian, LLC
<b>1408-493</b> <b>2518 East Lehigh Avenue 19125</b> 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
<b>1408-497</b> <b>5862 Chew Avenue a/k/a 5862 Chew Street 19138</b> 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.
<b>1408-498</b> <b>3786 Richmond Street 19137-1414</b> 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

SHERIFF'S SALE
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
<b>1408-511</b> <b>852 Carver Street 19124-1010</b> 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
<b>1408-516</b> <b>2028 Bergen Street 19152</b> 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.
<b>1408-525</b> <b>2123 President Street 19115</b> 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.
<b>1408-526</b> <b>428 Sigel Street 19148</b> 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.
<b>1408-535</b> <b>7018 Forrest Avenue 19138</b> 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.
<b>1408-544</b> <b>3107 Clifford a/k/a 3107 West Clifford Street 19121-2516</b> 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
<b>1408-546</b> <b>2668 Livingston Street 19125</b> 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.
<b>1408-553</b> <b>1216 North 54th Street 19131-4206</b> 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
<b>1408-556</b> <b>212 South 24th Street #2417 19103</b> 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.
<b>1408-564</b> <b>3619 Bandon Drive 19154</b> 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.
<b>1408-588</b> <b>2243 Miiffin Street 19145</b> 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.
<b>1408-592</b> <b>2015 East Fletcher Street 19125</b> 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.
<b>1408-598</b> <b>6753 Eastwood Street 19149</b> 54th wd. 1255.50

SHERIFF'S SALE
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.
<b>1408-601</b> <b>249 West Duval Street 19144</b> 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.
<b>1408-612</b> <b>4237 Barnett Street 19135-3107</b> 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
<b>1408-623</b> <b>3834 North 18th Street 19140-3508</b> 13th wd. 1365 Sq Ft OPA#131256000 Improvements: Residential Property SANDRA JENKINS A/K/A SONDRRA JENKINS C.P. January Term, 2014 No. 02682 \$51,637.92 Phelan Hallinan, LLP
<b>1408-629</b> <b>2838 Thompson Street a/k/a 2861 Mercer Street 19134</b> 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.
<b>1408-630</b> <b>8634 Pickering Avenue 19150</b> 50th wd. on the Southwesterly side of Pickering Avenue 303ft 4in Northwestwardly from the Northwesterly 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.
<b>1408-634</b> <b>3023 Devereaux Avenue 19149</b> 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

## SHERIFF'S SALE OF TUESDAY, SEPTEMBER 9, 2014

<b>1409-301</b> <b>3125 North Spangler Street 19132-1033</b> 38th wd. 1274 Sq Ft BRT#382190000 Subject to Rent Improvements: Residential Property EARLE T. WILLIAMS AND JEWELYN P. WILLIAMS C.P. March Term, 2012 No. 02578 \$51,112.14 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
<b>1409-302</b> <b>1740 South Conestoga Street 19143-5418</b> 51st wd. 900 Sq Ft BRT#514190200 Subject to Rent Improvements: Residential Property JOEL KESTENBAUM AND JOEL PHILLIP, AS TENANTS IN COMMON C.P. August Term, 2013 No. 02237 \$48,471.69 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC
<b>1409-303</b> <b>5244 Ridge Avenue 19128-3712</b> 21st wd. 1768.23 Sq Ft BRT#21-2214300 Improvements: Row 2 Sty Masonry + Other ROBERT F. GREINER AND DAWN M. ROBINSON C.P. February Term, 2014 No. 01527 \$157,793.57 Milstead & Associates, LLC
<b>1409-304</b> <b>4174 Poplar Street 19104-1244</b> 42nd wd. 1408 Sq Ft BRT#062151900 Improvements: Row 3 Sty Masonry BARBARA GRANT AND ROBERT PROCTOR C.P. February Term, 2014 No. 01537 \$137,907.69 Milstead & Associates, LLC



SHERIFF'S SALE
<b>1409-305</b> <b>2802 Walnut Hill Street 19152</b> 57th wd. 2503.45 Sq Ft BRT#571072500 Improvements: Residential Property WONHEE CHOI AND HAE S. CHOI C.P. December Term, 2013 No. 03654 \$154,195.96 KML Law Group, P.C.
<b>1409-306</b> <b>4247 Loring Street 19135</b> 41st wd. 1035 Sq Ft BRT#41218000 Improvements: Residential Property XUE XIA CHEN C.P. January Term, 2014 No. 03006 \$82,372.77 KML Law Group, P.C.
<b>1409-307</b> <b>103 Callowhill Street 19123</b> 5th wd. 1600 Sq Ft more or less BRT#884441453 Improvements: Residential Dwelling JOSEPH GRASSO AND LYNNE J. GRASSO C.P. November Term, 2009 No. 00512 \$258,424.05 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg LLP
<b>1409-308</b> <b>256 West Ashdale Street 19120</b> 42nd wd. 1633 Sq Ft BRT#422175600 Improvements: Residential Dwelling JOSHUA CAIN C.P. March Term, 2014 No. 01249 \$114,148.96 Martha E. Von Rosenstiel Esq., Heather Riloff, Esquire
<b>1409-309</b> <b>1131 East Sanger Street 19124</b> 62nd wd. 1440.2 Sq Ft BRT#621055700 Improvements: Residential Dwelling BILLIE R. GORDON A/K/A BILLIE R. GARFIELD C.P. April Term, 2014 No. 00417 \$107,566.02 Udren Law Offices, P.C.
<b>1409-310</b> <b>484 West Clapier Street 19144</b> 13th wd. 1416 Sq Ft BRT#13-3-058600 Improvements: Residential Dwelling THE ESTATE OF MICHELLE THOMAS C/O DAVID A. WILLIAMS, SR., PERSONAL REPRESENTATIVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELLE THOMAS; DAVID A. WILLIAMS, SRT., PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHELLE THOMAS; ZACKARY WILLIAMS (MINOR), KNOWN HEIR OF MICHELLE THOMAS C.P. September Term, 2012 No. 00411 \$94,325.37 Udren Law Offices, P.C.
<b>1409-311</b> <b>266 North 64th Street 19139</b> 34th wd. 990 Sq Ft BRT#343078500 Improvements: Residential Property LORRAINE GAMBLE C.P. March Term, 2014 No. 02367 \$25,736.75 KML Law Group, P.C.
<b>1409-312</b> <b>1829 North Street 19121</b> 32nd wd. 779 Sq Ft BRT#323202100 Improvements: Residential Real Estate CHARLES WELLS AND TANYA WELLS C.P. December Term 2011, No. 02109 \$90,924.46 Stern & Eisenberg, P.C.
<b>1409-313</b> <b>332 East Rockland Street 19120</b> 42nd wd. 1280 Sq Ft BRT#421113700 Improvements: Residential Real Estate DAVID CRUZ C.P. February Term 2014, No. 00215 \$148,270.49 Stern & Eisenberg, P.C.
<b>1409-314</b> <b>3333 Ashfield Lane 19114</b> 66th wd. 2841.15 Sq Ft BRT#661166700 Improvements: Residential Property FRANCES ESPOSITO AND FRED ESPOSITO C.P. January Term, 2014 No. 00175 \$188,070.67 KML Law Group, P.C.
<b>1409-315</b> <b>4617 Morris Steret 19144</b> 13th wd. 1436 Sq Ft BRT#133139200 Improvements: Residential Property JESSICA SOFTLEIGH AND GREGORY P. SOFTLEIGH C.P. February Term, 2014 No. 00152 \$73,894.94 KML Law Group, P.C.
<b>1409-316</b> <b>1517 Overington Street 19124</b> 23rd wd. 2037 Sq Ft BRT#232118500 Improvements: Residential Property RAFAEL CENTENO C.P. November Term, 2013 No. 01764 \$91,472.65 KML Law Group, P.C.
<b>1409-317</b> <b>5413 Diamond Street 19131</b> 52nd wd. 1600 Sq Ft OPA#522093000 Subject to Mortgage Improvements: Residential Dwelling DOUGLAS W. ANDERSON AND HERMONDA L. ANDERSON C.P. March Term, 2013 No. 01928 \$88,227.58 Joseph R. Loverdi, Esq.
<b>1409-318</b> <b>2559 Memphis Street 19125</b> 31st wd. 756

SHERIFF'S SALE
Sq Ft BRT#312026300 Improvements: Residential Real Estate ROBERT ANDERSON C.P. March Term 2014, No. 02721 \$77,041.41 Stern & Eisenberg, P.C.
<b>1409-319</b> <b>5444 Catharine Street 19143</b> 46th wd. 1503 Sq Ft BRT#463103000 Improvements: Residential Property CLARENCE HENDERSON AND CHARLENE PARMENTER C.P. March Term, 2013 No. 01668 \$118,623.36 KML Law Group, P.C.
<b>1409-320</b> <b>5428 Tackawanna Street 19124</b> 23rd wd. 1056 Sq Ft BRT#622306200 Improvements: Residential Dwelling LINDA IAQUINTO, EXECUTRIX OF THE ESTATE OF EDWARD LUSTICK C.P. April Term, 2014; No. 93 \$34,289.97 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.
<b>1409-321</b> <b>7303 North 20th Street 19138</b> 10th wd. (formerly the 50th wd.) 1266.35 Sq Ft BRT#101156800 Improvements: Residential Real Estate JEANNETTE WILLIAMS C.P. October Term 2013, No. 01598 \$77,680.71 Stern & Eisenberg, P.C.
<b>1409-322</b> <b>2213 Princeton Ave 19149</b> 35th wd. 1152 +/- Sq Ft BRT#54-2111714 Subject To Mortgage original Principal Amount \$100,000.00 with an outstanding principal balance of \$67,625.16 plus interest from 4/18/14 at \$6.23 per diem. Improvements: Unknown BCP HOLDINGS (USA), INC. C.P. September Term, 2013 No. 02118 \$67,625.16 Jaclyn Scarduzio Dopke, Esq.
<b>1409-323</b> <b>4625 Cedar Avenue 19139</b> 46th wd. 2565 Sq Ft BRT#461071400 Subject to Mortgage Improvements: Residential Property ANDREW WHITE C.P. August Term, 2008 No. 001643 \$487,511.51 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC
<b>1409-324A-B</b> <b>4717-19 James Street – Premises A – 19137</b> 45th wd. on Southeasterly Side of James St. 150 ft. 0 in. Northeast of Margaret St.; Front: 30 ft. 0 in. Depth: 100 ft. 7-1/4 in. OPA#453418500 <b>4721-23 James Street – Premises B – 19137</b> 45th wd. on Southeasterly Side of James St. 180 ft. 0in. Northeast of Margaret St.; Front: 30 ft. 0 in. Depth: 100 ft. 0 in. OPA#453418600 GREG GROOKETT A/K/A GREGORY M. GROOKETT C.P. July Term 2013, No. 01085 \$100,083.19 Joseph A. Hirsch, Esq.
<b>1409-325</b> <b>33 North Edgewood Street 19139</b> 34th wd. 937.50 Sq Ft BRT#341088900 Improvements: Residential Property LYNN C. WINGERT AND JOSEPH G. WINGERT C.P. March Term, 2014 No. 00294 \$64,222.32 KML Law Group, P.C.
<b>1409-326</b> <b>153 West Champlost Street 19120</b> 61st wd. 1020 Sq Ft BRT#612169700 Improvements: Residential Property THERESA THOMAS C.P. February Term, 2014 No. 00777 \$81,442.37 KML Law Group, P.C.
<b>1409-327</b> <b>2560 East Westmoreland Street 19134</b> 45th wd. 994 Sq Ft BRT#45-1-024400 Subject to Mortgage Improvements: Residential Property EDWARD V. SLAVIN, AS SOLE OWNER C.P. September Term, 2011 No. 2958 \$166,110.02 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC
<b>1409-328</b> <b>6446 Chelwynde Avenue 19142</b> 40th wd. 1120 Sq Ft BRT#406275700 Improvements: Residential Property THE UNKNOWN HEIRS OF JOHN A. WILLIAMS, DECEASED AND NORMAN WILLIAMS, SOLELY IN HIS CAPACITY AS HEIR OF JOHN A. WILLIAMS, DECEASED C.P. January Term, 2013 No. 01462 \$83,582.27 KML Law Group, P.C.
<b>1409-329</b> <b>129 Marita Street 19116</b> 58th wd. 4821 Sq Ft BRT#582280800 Improvements: Residential Property LISA IOVANISCI AND DAVID A.

SHERIFF'S SALE
IOVANISCI C.P. January Term, 2014 No. 02620 \$192,019.29 KML Law Group, P.C.
<b>1409-330</b> <b>1223 Elbridge Street 19111</b> 53rd wd. 1087.56 Sq Ft BRT#531096400 Improvements: Residential Property DANNY J. CIARLANTE C.P. March Term, 2014 No. 05387 \$134,629.06 KML Law Group, P.C.
<b>1409-331</b> <b>1137 Harrison Street 19124</b> 23rd wd. 2554.11 Sq Ft BRT#234137300 Improvements: Residential Property DELILAH ELSETINOW, JESSE ELSETINOW AND FRANCIS JOHN LEMAURO C.P. October Term, 2013 No. 03280 \$95,700.42 KML Law Group, P.C.
<b>1409-332</b> <b>114 Fitzgerald Street 19148</b> 39th wd. 672 Sq Ft BRT#391120700 Improvements: Residential Dwelling DALE MAKIN A/K/A DALE L. MAKIN AND KEVIN MAKIN A/K/A KEVIN J. MAKIN C.P. October Term, 2013 No. 03219 \$108,593.00 Udren Law Offices, P.C.
<b>1409-333</b> <b>5532 Addison Street 19143</b> 60th wd. 952.50 Sq Ft BRT#604129700 Improvements: Residential Property MARY BROOKS C.P. January Term, 2014 No. 03333 \$68,600.57 KML Law Group, P.C.
<b>1409-334</b> <b>1328 South 33rd Street 19146</b> 36th wd. 924 Sq Ft BRT#36-2307900 Improvements: Residential Dwelling DONALD GARRETT, PERSONAL REPRESENTATIVE OF THE ESTATE OF MAUDE LOUISE GARRETT, DECEASED \$102,252.44 Powers, Kim, & Associates, LLC
<b>1409-335</b> <b>1431 North Felton Street 19151</b> 34th wd. 810 Sq Ft BRT#342331700 Improvements: Residential Property JOAN MURRAY AND IRA R. MURRAY III C.P. April Term, 2013 No. 02872 \$53,688.20 KML Law Group, P.C.
<b>1409-336</b> <b>2050 South Beechwood Street 19145</b> 48th wd. 739.50 Sq Ft BRT#482177000 Improvements: Residential Property UNKNOWN HEIRS OF ELEANOR CENTRELLA, DECEASED C.P. December Term, 2013 No. 03240 \$15,786.40 KML Law Group, P.C.
<b>1409-337</b> <b>6634 Cornelius Street 19138</b> 10th wd. 1400 Sq Ft BRT#102371800 Subject to Mortgage Improvements: Residential Property PAULETTE GRIFFIN C.P. November Term, 2010 No. 2113 \$81,699.33 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC
<b>1409-338</b> <b>2413 South Darien Street 19148</b> 39th wd. 700 Sq Ft BRT#393388000 Improvements: Residential Property KEVIN M. POULTON C.P. March Term, 2014 No. 05111 \$148,099.49 KML Law Group, P.C.
<b>1409-339</b> <b>1733 Bridge Street 19124</b> 62nd wd. 1086.58 BRT#622113000 Improvements: Residential Property JERMAINE A. WRIGHT C.P. February Term, 2014 No. 01624 \$30,676.00 KML Law Group, P.C.
<b>1409-340</b> <b>312 East Walnut Lane 19144-1034</b> 59th wd. 11000 Sq Ft OPA#592061500 Improvements: Residential Property ELMER BAKER AND CYNTHIA BAKER C.P. February Term, 2014 No. 00847 \$197,826.86 Phelan Hallinan, LLP
<b>1409-341</b> <b>5222 Glenloch Street 19124</b> 62nd wd. 840 Sq Ft BRT#622415900 Improvements: Residential Property DOROTHY PRIOR AND JOHN PRIOR C.P. February Term, 2014 No. 01092 \$71,862.00 KML Law Group, P.C.
<b>1409-342</b> <b>815 North 6th Street 19123-2103</b> 5th wd. 1810.34 Sq Ft OPA#056249407 Improvements: Residential Property BENJAMIN F. PETERSON, III C.P. November Term, 2013 No. 01942 \$108,522.70 Phelan Hallinan, LLP
<b>1409-343</b> <b>4733 Meridian Street 19136</b> 65th wd. 1055.60

SHERIFF'S SALE
Sq Ft BRT#651162800 Improvements: Residential Property AARON HUGHES C.P. January Term, 2014 No. 02902 \$82,936.27 KML Law Group, P.C.
<b>1409-344</b> <b>6526 Windsor Street 19142</b> 40th wd. 1600 Sq Ft BRT#403082100 Improvements: Residential Property WILLIE DOELEH C.P. March Term, 2014 No. 03340 \$103,290.70 KML Law Group, P.C.
<b>1409-345</b> <b>5033 North 9th Street 19144</b> 49th wd. 1500 Sq Ft BRT#491287300 Subject to Mortgage Improvements: Residential Property FREDERICK REID AND PAULA SYLVESTER-REID C.P. October Term, 2008 No. 2888 \$45,932.97 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC
<b>1409-346</b> <b>9945 Norwalk Road, Apt A9 a/k/a 9945-49 Norwalk Road, Apt 9-A 19115-2187</b> 88th wd. Being and designated as Unit No. 9-A, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .02469%. OPA#888582549 Improvements: Condominium LYNN E. TOUGHILL, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ELAINE ZYCHOWICZ; VALERIE C. GOETZ, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ELAINE ZYCHOWICZ; KIM FOX, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ELAINE ZYCHOWICZ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELAINE ZYCHOWICZ, DECEASED C.P. April Term, 2013 No. 01567 \$101,624.20 Phelan Hallinan, LLP
<b>1409-347</b> <b>1905 Titan Street 19146-2928</b> 36th wd. Situate on the North side of Titan Street, beginning at the distance of 75 feet Westward from the West side of 19th Street Improvements: Row 2 Sty Masonry DARRELL DORSEY C.P. December Term, 2010 No. 00277 \$57,945.43 Richard J. Nalbandian, III, Esq.
<b>1409-348</b> <b>1207 Foulkrod Street 19124-2930</b> 23rd wd. 2535 Sq Ft OPA#234101400 Improvements: Residential Property JAIME RIVERA AND MELISSA CRUZ-RIVERA C.P. April Term, 2012 No. 01673 \$168,393.40 Phelan Hallinan, LLP
<b>1409-349</b> <b>314 North Simpson Street 19139-1024</b> 34th wd. 1125 Sq Ft OPA#343105200 Improvements: Residential Property BRIAN MCCLELLAN C.P. November Term, 2013 No. 01476 \$60,029.72 Phelan Hallinan, LLP
<b>1409-350</b> <b>3733 Aspen Street 19104</b> 24th wd. 675 Sq Ft BRT#243044200 Improvements: Residential Property STANLEY JONES C.P. April Term, 2014 No. 00281 \$75,559.08 KML Law Group, P.C.
<b>1409-351</b> <b>6509 West Jefferson Street a/k/a 6509-11 Jefferson Street 19151-3310</b> 34th wd. 1910 Sq Ft OPA#344046200 Improvements: Residential Property OVE SORENSEN C.P. February Term, 2014 No. 00340 \$139,026.58 Phelan Hallinan, LLP
<b>1409-352</b> <b>1317 Carey Street a/k/a 1317 East Carey Street 19124-5523</b> 33rd wd. 868 Sq Ft OPA#331246400 Improvements: Residential Property TIFFANY J. COLLINS C.P. June Term, 2012 No. 03432 \$51,338.38 Phelan Hallinan, LLP
<b>1409-353</b> <b>438 East Eleanor Street 19120</b> 42nd wd. 1537.50 Sq Ft BRT#421101500 Improvements: Residential Property THE UNKNOWN HEIRS OF TYRONE GENTNER, DECEASED AND JEROME GENTNER, SOLELY IN HIS CAPACITY AS HEIR OF TYRONE GENTNER, DECEASED C.P. March Term, 2013 No. 03129 \$43,812.28 KML Law Group, P.C.

SHERIFF'S SALE
<b>1409-354</b> <b>4126 Farmdale Road 19154</b> 66th wd. 3355.96 Sq Ft BRT#662602800 Subject to Mortgage Improvements: Residential Property GERARD M. SHAFFER C.P. March Term, 2010 No. 2508 \$117,504.26 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC
<b>1409-355</b> <b>3009 South Sydenham Street 19145-4911</b> 26th wd. 780 Sq Ft OPA#261236100 Improvements: Residential Property GREGORY J. LAZER A/K/A GREGORY LAZER C.P. May Term, 2010 No. 02144 \$258,015.77 Phelan Hallinan, LLP
<b>1409-356</b> <b>1663 Fillmore Street 19124</b> 23rd wd. 577.68 Sq Ft BRT#232192800 Improvements: Residential Property NELSON FREYTES RAMIREZ, SOLELY IN HIS CAPACITY AS HEIR OF ANA L. FREYTES, DECEASED AND UNKNOWN HEIRS OF ANA L. FREYTES, DECEASED C.P. January Term, 2014 No. 01971 \$11,226.92 KML Law Group, P.C.
<b>1409-357</b> <b>301 Race Street, Unit 307 19106-1846</b> 88th wd. 590 Sq Ft OPA#888056270 Improvements: Condominium DEIDRE L. ROUNTREE C.P. May Term, 2012 No. 00419 \$265,542.55 Phelan Hallinan, LLP
<b>1409-358</b> <b>2069 Margaret Street 19124</b> 23rd wd. 1203.06 Sq Ft BRT#232163900 Improvements: Residential Property MICHAEL SABATO C.P. March Term, 2014 No. 00301 \$105,046.44 KML Law Group, P.C.
<b>1409-359</b> <b>5053 Pennway Street 19124</b> 23rd wd. 1478.88 Sq Ft BRT#233113100 Improvements: Residential Property LANETTE JENKINS C.P. December Term, 2012 No. 02218 \$39,479.00 KML Law Group, P.C.
<b>1409-360</b> <b>226 East Wister Street 19144-1827</b> 12th wd. 4082.75 Sq Ft OPA#121050100 Improvements: Residential Property HARRISON DABNEY C.P. November Term, 2013 No. 02904 \$64,563.30 Phelan Hallinan, LLP
<b>1409-361</b> <b>4021 Lawndale Street 19124</b> 33rd wd. 1186.25 BRT#332272200 Improvements: Residential Property XIAMARA PIZARRO C.P. February Term, 2014 No. 01340 \$95,888.21 KML Law Group, P.C.
<b>1409-362</b> <b>4334 1/2 Boone Street 19128-4901</b> 21st wd. 6179.05 Sq Ft OPA#211264025 Improvements: Residential Property FRANCIS PILLER C.P. March Term, 2012 No. 02897 \$306,189.77 Phelan Hallinan, LLP
<b>1409-363</b> <b>8112 Thouron Avenue 19150</b> 50th wd. 2398.52 Sq Ft BRT#502152500 Improvements: Residential Property BEVERLY MCCALLA, SOLELY IN HER CAPACITY AS HEIR OF IC HYDRICK, DECEASED; JALONDA SHARP, AS CO-ADMINISTRATOR OF THE ESTATE OF VALERIE SHARP, DECEASED AND LAWRENCE SHARP, AS CO-ADMINISTRATOR OF THE ESTATE OF VALERIE SHARP, DECEASED C.P. April Term, 2013 No. 04854 \$111,055.02 KML Law Group, P.C.
<b>1409-364</b> <b>181 West 65th Avenue, Unit# A 19120</b> 61st wd. 4360 Sq Ft BRT#611397900 Improvements: Residential Property JAMES PRITCHETT C.P. December Term, 2012 No. 00798 \$137,309.48 KML Law Group, P.C.
<b>1409-365</b> <b>2063 East Venango Street 19134</b> Row 2 Story Masonry PRCL#452154700 Improvements: Residential Dwelling TRACY HUA AND CHI HUNG MU C.P. August Term, 2012 No. 02676 \$68,977.11 Federman & Associates, LLC
<b>1409-366</b> <b>821 South 58th Street 19143</b> 46th wd. 1699.50 Sq Ft BRT#463284600 Improvements: Residential Property CAROL J. CARR C.P. October Term, 2013 No. 03037 \$65,101.91 KML Law Group, P.C.



SHERIFF'S SALE

**1409-367**  
**7857 Michener Avenue 19150-1316** 50th wd. 1409.4 Sq Ft BRT#501148000 Improvements: Row B/gar 2 Sty Masonry  
FRANCES RICHARDSON C.P. August Term, 2012 No. 00386 \$151,196.48 Milstead & Associates, LLC

**1409-368**  
**2716 North 23rd Street 19132-3218** 11th wd. 878.99 Sq Ft OPA#111370200 Improvements: Residential Property  
FRANK W. BROOKS, III, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF LISA Y. BROOKS; CAROLE LIVELY, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF LISA Y. BROOKS; FAKIRA A. BROOKS, IN HER CAPACITY AS HEIR OF THE ESTATE OF LISA Y. BROOKS; MIKELL F. LIVELY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LISA Y. BROOKS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA Y. BROOKS, DECEASED C.P. January Term, 2012 No. 04659 \$34,264.30 Phelan Hallinan, LLP

**1409-369**  
**1513 North Robinson Street 19151** 34th wd. 1440 Sq Ft BRT#342273200 Improvements: Residential Real Estate  
SAUNDRA ENGLISH A/K/A SAUNDRA ENGLISH WILLIAMS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JAMES T. MCCULLOUGH C.P. June Term 2013, No. 00088 \$61,022.67 Stern & Eisenberg, P.C.

**1409-370**  
**3952 North 9th Street 19140** 43rd wd. 1024 Sq Ft Subject to Mortgage Improvements: Residential Property  
ROY ALEXANDER VARGAS, AS SOLE OWNER C.P. October Term, 2010 No. 2145 \$77,001.89 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-371**  
**1304 Arrott Street 19124-3210** 23rd wd. 3718.75 Sq Ft OPA#234067400 Improvements: Residential Property  
RYAN MURDOCK, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF DEBRA MURDOCK A/K/A DEBRA V. MURDOCK; JASON MURDOCK, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DEBRA MURDOCK A/K/A DEBRA V. MURDOCK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBRA MURDOCK A/K/A DEBRA V. MURDOCK, DECEASED C.P. May Term, 2013 No. 01096 \$72,009.47 Phelan Hallinan, LLP

**1409-372**  
**6315 Lawndale Avenue 19111** 35th wd. 1758.34 Sq Ft BRT#353281600 Improvements: Residential Dwelling  
ROSEMARY E. BROOKS, IN HER CAPACITY AS CO-EXECUTRIX OF THE ESTATE OF FRANK A. MILLER; DOROTHEA F. BALL, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF FRANK A. MILLER; ESTATE OF FRANK A. MILLER C/O ROSEMARY E. BROOKS, CO-EXECUTRIX; ESTATE OF FRANK A. MILLER C/O DOROTHEA F. BALL, CO-EXECUTRIX AND KNOWN HEIR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK A. MILLER, DECEASED C.P. September Term, 2010 No. 01142 \$119,301.84 Udren Law Offices, P.C.

**1409-373**  
**15823 Newtown Ave 19120** 35th wd. on Southeasterly Side of Newtown St. 192 ft. 0 in. Northeasterly of Cheltenham St.; Front: 16 ft. 3 in. Depth: 80 ft. 0 in. BRT#352213300 Improvements: HARVEY CAMPBELL, JR. AND BRANDON CAMPBELL C.P. September Term, 2013 No. 01004 \$154,817.87 McGrath McCall, P.C.

**1409-374**  
**7037 Torresdale Avenue 19135-1914** 41st wd. 2115 Sq Ft OPA#412416100 Improvements: Residential Property  
DEBRA ARNOTT C.P. May Term, 2013 No. 02599 \$151,031.56 Phelan Hallinan, LLP

**1409-375**  
**474 Evergreen Avenue 19128-4017** 21st wd. 7012.26 Sq Ft OPA#212389500

SHERIFF'S SALE

Improvements: Residential Property  
WILLIAM M. MICHINI C.P. January Term, 2014 No. 01523 \$283,351.89 Phelan Hallinan, LLP

**1409-376**  
**452 Wolf Street 19148-5711** 39th wd. 877.92 Sq Ft OPA#392164200 Improvements: Residential Property  
CHANHPENG SYHALATH C.P. March Term, 2014 No. 04541 \$197,869.05 Phelan Hallinan, LLP

**1409-377**  
**1913 North Mascher Street, a/k/a 1913 Mascher Street 19122-2415** 18th wd. 725.70 Sq Ft OPA#183248000 Improvements: Residential Property  
ABDEL S. AHMAD C.P. February Term, 2014 No. 02468 \$112,976.77 Phelan Hallinan, LLP

**1409-378**  
**7377 Rugby Street 19138** 10th wd. 1330.56 Sq Ft BRT#102466800 Improvements: Residential Property  
KEVIN SMITH, SOLELY IN HIS CAPACITY AS HEIR OF THE ESTATE OF NIETTA R. SMITH, DECEASED AND WILLIAM SMITH, SOLELY IN HIS CAPACITY AS HEIR OF THE ESTATE OF NIETTA R. SMITH, DECEASED C.P. March Term, 2013 No. 02784 \$65,226.43 KML Law Group, P.C.

**1409-379**  
**2024 South Frazier Street 19143-5618** 51st wd. 930 Sq Ft OPA#514236900 Improvements: Residential Property  
BERNARD DOWNING C.P. July Term, 2013 No. 00622 \$58,034.04 Phelan Hallinan, LLP

**1409-380**  
**2119 Princeton Avenue 19149-1328** 54th wd. 1832.62 Sq Ft OPA#542111622 Improvements: Residential Property  
JUN LEE AND JEE LEE A/K/A JEE WAN LEE C.P. August Term, 2013 No. 00145 \$8,485.83 Phelan Hallinan, LLP

**1409-381**  
**2139 East Stella Street 19134-4118** 25th wd. 658.56 Sq Ft OPA#252202300 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERST FROM OR UNDER HUGO CASTANEDA, DECEASED C.P. February Term, 2014 No. 02821 \$10,221.87 Phelan Hallinan, LLP

**1409-382**  
**2710 South 86th Street 19153** 40th wd. 3090.60 Sq Ft BRT#405061006 Improvements: Residential Property  
RICHARD A. CHRISTIE AND MARCIA DIXON C.P. September Term, 2012 No. 02793 \$102,848.83 KML Law Group, P.C.

**1409-383**  
**2127 Stevens Street 19149** 62nd wd. 1314 Sq Ft BRT#621204500 Subject to Mortgage Improvements: Residential Property  
COLLEEN KING C.P. December Term, 2010 No. 2060 \$162,700.78 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-384**  
**4340 North Orianna Street 19140** 7th wd. 690 Sq Ft BRT#072137700 Improvements: Residential Property  
CHARLES BEEKS AND PAMELA SHEARD BEEKS C.P. July Term, 2013 No. 04075 \$24,345.67 KML Law Group, P.C.

**1409-385**  
**167 West Chew Avenue 19120-2454** 61st wd. 1392 Sq Ft OPA#612051400 Improvements: Residential Property  
CALVIN PAYNE AND CLAUDETTE PAYNE A/K/A CLAUDETTE KELLY PAYNE C.P. June Term, 2013 No. 00751 \$10,358.66 Phelan Hallinan, LLP

**1409-386**  
**4333 O Street 19124-6105** 33rd wd. 1587 Sq Ft OPA#332556500 Improvements: Residential Property  
EVELIO R. IRIZARRY C.P. September Term, 2013 No. 02463 \$115,178.56 Phelan Hallinan, LLP

**1409-387**  
**5702 North Lambert Street 19138-2910** 49th wd. 906.24 Sq Ft BRT#17423700 Improvements: Row B/gar 2 Sty Masonry  
DAWN Y. LARRY C.P. March Term, 2012 No. 00954 \$73,449.01 Milstead & Associates, LLC

SHERIFF'S SALE

**1409-388**  
**7812 Saturn Place 19153-1212** 40th wd. 1619.1 Sq Ft BRT#405878500 Improvements: Row B/gar 2 Sty Masonry  
LORETTA VENNEY C.P. March Term, 2010 No. 02098 \$54,120.03 Milstead & Associates, LLC

**1409-389**  
**7266 Cornelius Street 19138-1618** 10th wd. 1540 Sq Ft BRT#10-2-3787-00 Improvements: Row B/gar 2 Sty Masonry  
JACQUELINE DESOUZA C.P. April Term, 2013 No. 03419 \$150,107.58 Milstead & Associates, LLC

**1409-390**  
**1608 East McPherson Street 19150** 50th wd. 2339.30 Sq Ft BRT#501496900 Improvements: Residential Property  
DOUGLAS L. DUNBAR C.P. February Term, 2014 No. 02037 \$156,619.61 KML Law Group, P.C.

**1409-391**  
**3903 Claridge Street 19124** 33rd wd. 963.47 Sq Ft BRT#332347300 Improvements: Residential Property  
POLINA BRONSHTEYN C.P. March Term, 2014 No. 00494 \$80,241.14 KML Law Group, P.C.

**1409-392**  
**7324 Kinglet Place 19153-2323** 40th wd. 1791.9 Sq Ft BRT#40-6-6724-00 Improvements: Row B/gar 2 Sty Masonry  
MARTINO FLEMING C.P. July Term, 2013 No. 00325 \$212,901.18 Milstead & Associates, LLC

**1409-393**  
**618 East Hilton Street 19134** 33rd wd. 1296.18 Sq Ft BRT#331046900 Improvements: Residential Property  
WILLIE H. MCCLAIN AND GLORIA MCCLAIN C.P. January Term, 2014 No. 02920 \$30,855.07 KML Law Group, P.C.

**1409-394**  
**506 Oak Lane a/k/a 506 Oak Lane Avenue 19126** 61st wd. 26062 Sq Ft BRT#611421800 Subject to Mortgage Improvements: Residential Property  
GARFIELD SNEED AND JOYCE LEORA BRYANT-SNEED C.P. September Term, 2008 No. 02227 \$260,762.05 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-395**  
**4558 Tudor Street 19136** 41st wd. 1080.42 Sq Ft BRT#412135300 Improvements: Residential Property  
ALEX D. COBO AND SHANNON M. COBO C.P. September Term, 2013 No. 00202 \$142,174.16 KML Law Group, P.C.

**1409-396**  
**2140 South 20th Street 19145-3501** 48th wd. 1444 Sq Ft BRT#481328900 Subject to Rent Improvements: Residential Property  
VICTORIA SENGNGEUNE NGUYEN AND DON V. NGUYEN, AS TENANTS BY THE ENTIRETY C.P. February Term, 2012 No. 02858 \$76,412.21 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

**1409-397**  
**1027 Marlyn Road 19151** 34th wd. 1800 Sq Ft BRT#344270000 Improvements: Residential Property  
MALACHI C. WHITE, IN SEVERALTY C.P. September Term, 2011 No. 2779 \$170,743.10 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

**1409-398**  
**5938 North 19th Street 19141** 17th wd. 1480 Sq Ft BRT#17-2348900 Subject to Mortgage Improvements: Residential Property  
ROZITA J. BOLTON C.P. December Term, 2012 No. 1511 \$133,929.55 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-399**  
**2209 North Salford Street 19131** 52nd wd. 1974.70 Sq Ft BRT#522264300 Improvements: Residential Property  
LESLIE M. SINGLETON C.P. June Term,

SHERIFF'S SALE

2013 No. 01281 \$202,335.02 KML Law Group, P.C.

**1409-400**  
**705 West Mermaid Lane 19118** 9th wd. 19519 Sq Ft BRT#092144110 Improvements: Residential Property  
DOROTHY L. POOLE C.P. March Term, 2012 No. 03044 \$1060,950.21 KML Law Group, P.C.

**1409-401**  
**5002 Griscom Street 19124-2672** 62nd wd. 2386 Sq Ft BRT#621495400 Subject to Rent Improvements: Residential Property  
DAVID RESTO, AS SOLE OWNER C.P. July Term, 2013 No. 04032 \$132,499.82 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-402**  
**1820 North 69th Street 19151-2303** 34th wd. 19530 Sq Ft BRT#344425300 Improvements: Det W/ Det Gar 3 Sty Stone  
RUBEN TEHRANI AND SHALHA TEHRANI A/K/A SHAHLA TEHRANI C.P. March Term, 2013 No. 01645 \$28,155.06 Milstead & Associates, LLC

**1409-403**  
**4135 East Roosevelt Boulevard a/k/a 4135 Roosevelt Boulevard 19124** 23rd wd. 1728 Sq Ft BRT#233017300 Improvements: Residential Property  
THOMAS SLOAN AND JUDYTH SLOAN AS TENANTS BY THE ENTIRETY C.P. February Term, 2010 No. 0902 \$81,900.41 Zucker, Goldberg & Ackerman, LLC

**1409-404**  
**7396 Wheeler Street 19153** 40th wd. DD BRT#404216300 Improvements: Residential Property  
DUSTIN CARR C.P. August Term, 2010 No. 01528 \$150,545.96 KML Law Group, P.C.

**1409-405**  
**4634 Wingate Street 19136** 65th wd. 2900 Sq Ft BRT#652031930 Improvements: Residential Property  
CONSTANCE ARTHUR C.P. February Term, 2014 No. 03184 \$105,183.81 KML Law Group, P.C.

**1409-406**  
**1648 South Taney Street 19145** 36th wd. 720.5 Sq Ft BRT#364289000 Improvements: Residential Property  
ROBERT DERR AND TERESA DERR C.P. December Term, 2012 No. 01432 \$63,265.59 KML Law Group, P.C.

**1409-407**  
**314 Roseberry Street 19148** 39th wd. 731 Sq Ft BRT#392209200 Improvements: Residential Property  
KURT HORSTMAN AND ANNA MARIE HORSTMAN A/K/A ANNA HORSTMAN C.P. October Term, 2013 No. 02545 \$118,720.44 KML Law Group, P.C.

**1409-408**  
**7100 Shelbourne Street 19111** 35th wd. Semi/Det 2 Sty Mas + Other; 1200 Sq Ft BRT#353204000 Improvements: Residential Dwelling  
MICHAEL RUDOLPH AND LELIA RUDOLPH C.P. November Term, 2007 No. 02574 \$143,148.48 McCabe, Weisberg, & Conway, P.C.

**1409-409**  
**7200 Limekiln Turnpike 19138** 10th wd. 1470.66 Sq Ft BRT#102072200 Improvements: Residential Property  
JENNIFER PEARSON C.P. April Term, 2013 No. 01474 \$242,007.15 KML Law Group, P.C.

**1409-410**  
**2527 West Seybert Street 19121-4725** 29th wd. Situate on the North side of Seybert Street, containing the distance of 186 feet Westward from the West side of 25th Street Improvements: Row 2 Sty Masonry  
HOWARD JOHNSON (DECEASED) C.P. September Term, 2013 No. 03354 \$49,561.58 Richard J. Nalbandian, III, Esq.

**1409-411**  
**647 North Yewdall Street 19131** 4th wd. 616 Sq Ft BRT#041118100 Improvements: Residential Property  
THE UNKNOWN HEIRS OF VERONICA V. COBB, DECEASED, LESLIE BOSTIC AND TYRA COBB AS EXECUTRIX OF THE ESTATE OF VERONICA V. WILLIAMS A/K/A VERONICA VICTORIA WILLIAMS A/K/A VERONICA V. COBB C.P. January Term, 2014 No. 01975 \$32,876.00 KML Law Group, P.C.

**1409-412**  
**11647 Academy Road 19154** 66th wd. 2046.84

SHERIFF'S SALE

Sq Ft BRT#662049200 Improvements: Residential Property  
BARBARA GULLA AND JON A. GULLA C.P. March Term, 2014 No. 00266 \$161,715.10 KML Law Group, P.C.

**1409-413**  
**2122 South Woodstock Street 19145** 48th wd. 783.75 Sq Ft BRT#481340600 Improvements: Residential Property  
JIMMY S. TJOENG C.P. October Term, 2011 No. 003166 \$91,100.66 Bradley J. Osborne, Esq.

**1409-414**  
**6137 Marsden Street 19135-3615** 41st wd. 1260 Sq Ft BRT#41-1-2634-00 Improvements: Residential Dwelling  
NICOLE M. BUCHANAN C.P. March Term, 2013 No. 03432 \$97,221.47 Powers, Kirn, & Associates, LLC

**1409-415**  
**317 East Lehigh Avenue 19125** 7th wd. 1650 Sq Ft BRT#071170700 Improvements: Residential Property  
JOSEPH PERLOW C.P. June Term, 2013 No. 03023 \$109,058.53 Zucker, Goldberg & Ackerman, LLC

**1409-416**  
**114 East 64th Avenue 19120** 61st wd. 1600 Sq Ft BRT#611330500 Improvements: Residential Property  
MICHELLE BAGWELL AS ADMINISTRATRIX OF THE ESTATE OF LUCINDA E. DORSEY, DECEASED C.P. November Term, 2013 No. 02793 \$81,228.62 KML Law Group, P.C.

**1409-417**  
**2426 77th Avenue 19150-1821** 50th wd. 1894.8 Sq Ft OPA#501419600 Improvements: Residential Property  
ADAM CLAYTON AND MIA CLAYTON C.P. January Term, 2012 No. 00090 \$68,955.78 Phelan Hallinan, LLP

**1409-418**  
**6827 Finch Place 19142** 40th wd. 3523.52 Sq Ft BRT#406580300 Improvements: Residential Property  
CRYSTAL PURIEFOY A/K/A CRYSTAL DAVIS C.P. September Term, 2013 No. 03391 \$134,772.35 KML Law Group, P.C.

**1409-419**  
**6127 Chancellor Street 19139** 46th wd. 964.35 Sq Ft BRT#031075900 Improvements: Residential Dwelling  
ELYADAGAH WALTON A/K/A ELYADAGAH E. WALTON A/K/A ELYADAGAH WALTON A/K/A ELYADAGHAH WALTON C.P. February Term, 2014 No. 01548 \$96,929.27 Udren Law Offices, P.C.

**1409-420**  
**1047 Flanders Street a/k/a 1047 Flanders Road 19151-3013** 34th wd. 1286.1 Sq Ft OPA#344414600 Improvements: Residential Property  
CHEERICH A. CHMEL C.P. August Term, 2013 No. 01462 \$153,783.52 Phelan Hallinan, LLP

**1409-421**  
**5439 North 12th Street 19141-3007** 49th wd. 1557.70 Sq Ft BRT#493118900 Improvements: Residential Dwelling  
MARK EARLY, PERSONAL REPRESENTATIVE OF THE ESTATE OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY; KEISHA K. HAINES, KNOWN HEIR OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY; BRANDON EARLY, KNOWN HEIR OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY; ESTATE OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY, C/O MARK EARLY, PERSONAL REPRESENTATIVE; ELLISHA EARLY, INDIVIDUALLY AND AS A KNOWN HEIR OF FAY EARLY A/K/A FAY D. EARLY A/K/A FAY DELORES EARLY C.P. April Term, 2014 No. 01164 \$60,794.71 Udren Law Offices, P.C.

**1409-422A-B**  
**2541 North 9th Street – Premises A – 19133-1908** 37th wd. Parcel #1 - Situate on the Easterly side of Ninth Street at the distance of One Hundred and Fifty Six feet Eleven inches Southwardly from the Southerly side of Huntington Street. Parcel #3 - Situate on the East side of the 9th Street at the distance of 113 feet 10 inches Southwardly from the South side of Huntington Street. BRT#371123800 Improvements: Row 2 Sty Masonry (both Properties)  
**2547 North 9th Street – Premises B –19133-1908** 37th wd. Percel #1 - Situate on the Easterly side of Ninth Street at the distance of One Hundred and Fifty Six feet Eleven inches Southwardly from the Southerly side of Huntington Street. Parcel #3 - Situate on the East side of 9th Street at the distance of 113



SHERIFF'S SALE

feet 10 inches Southwardly from the South side of Huntington Street. BRT#371124200 Improvements: Row 2 Sty Masonry (both Properties) AMERICAN DREAM GROUP INVESTMENTS, LLC C.P. April Term, 2012 No. 03429 \$69,787.37 Richard J. Nalbandian, III, Esq.

**1409-423**  
**2014 Emily Street 19145** Row 2 Story Masonry PRCL#48-1-1194-00 Improvements: Residential Dwelling TRACY HUA AND CHI HUNG MU C.P. November Term, 2011 No. 001608 \$77,111.72 Federman & Associates, LLC

**1409-424**  
**1203 South 21st Street 19146-4321** 36th wd. 900 Sq Ft OPA#361207500 Improvements: Residential Property EDDRENA TURNER C.P. July Term, 2012 No. 04324 \$118,767.42 Phelan Hallinan, LLP

**1409-425**  
**1817 East Sergeant Street 19125** Row 2 Story Masonry PRCL#314083600 Improvements: Residential Dwelling TRACY HUA AND CHI HUNG MU C.P. December Term, 2011 No. 00591 \$68,977.11 Federman & Associates, LLC

**1409-426**  
**619 Avon Road 19116-3303** 58th wd. 2547 Sq Ft OPA#582124100 Improvements: Residential Property HUGO LOPEZ C.P. February Term, 2014 No. 00849 \$153,246.45 Phelan Hallinan, LLP

**1409-427**  
**4421 Knorr Street 19135** 55th wd. 1693.50 Sq Ft BRT#552162900 Improvements: Residential Property JOHN FLATON III C.P. November Term, 2013 No. 00400 \$92,999.41 KML Law Group, P.C.

**1409-428**  
**6226 Gillespie Street 19135-3215** 55th wd. 1447.20 Sq Ft OPA#552426000 Improvements: Residential Property MARCUS SALAS C.P. February Term, 2014 No. 00747 \$64,823.24 Phelan Hallinan, LLP

**1409-429**  
**6017 Roosevelt Boulevard 19149** 62nd wd. 1170.11 Sq Ft BRT#621323800 Improvements: Residential Property VALARIE LEWIS C.P. March Term, 2014 No. 03721 \$135,464.65 KML Law Group, P.C.

**1409-430**  
**1433 Robbins Avenue 19149-2751** 54th wd. 1740 Sq Ft OPA#541084500 Improvements: Residential Property MICHAEL PORTNOY C.P. September Term, 2013 No. 04121 \$146,052.66 Phelan Hallinan, LLP

**1409-431**  
**818 South Alden Street 19143** 46th wd. 900 Sq Ft BRT#463262500 Improvements: Residential Property TAMARA D. WILLIAMS C.P. January Term, 2014 No. 00467 \$65,919.41 KML Law Group, P.C.

**1409-432**  
**4116 Greeby Street 19135-2517** 55th wd. 1040 Sq Ft OPA#552116400 Improvements: Residential Property CHRISTINE RICH C.P. March Term, 2012 No. 00752 \$89,070.65 Phelan Hallinan, LLP

**1409-433**  
**108 Wentz Street 19120** 61st wd. 1572.8 Sq Ft BRT#612025100 Improvements: Residential Property VICTOR VASQUEZ, JR. C.P. August Term, 2009 No. 02395 \$164,180.48 KML Law Group, P.C.

**1409-434**  
**2628 Welsh Road, Unit 220 19152-1433** 57th wd. 803 Sq Ft OPA#888570107 Improvements: Residential Property THOMAS MCGRATH, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF ESTATE OF KAREN F. KAHMAR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KAREN F. KAHMAR, DECEASED C.P. August Term, 2013 No. 03243 \$100,110.90 Phelan Hallinan, LLP

**1409-435**  
**6021 Clifford Terrace 19151-3505** 34th wd. 1280 Sq Ft OPA#342121300 Improvements: Residential Property SHADIA JOHNSON C.P. January Term, 2014 No. 02658 \$107,411.75 Phelan Hallinan, LLP

**1409-436**  
**1117 Crease Street 19125-4107** 18th wd.

SHERIFF'S SALE

1600 Sq Ft OPA#181046600 Improvements: Residential Property DEBORAH A. STAAB, IN HER CAPACITY AS HEIR OF WILLIAM H. WILDONGER, SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM H. WILDONGER, SR., DECEASED C.P. June Term, 2013 No. 02510 \$110,915.05 Phelan Hallinan, LLP

**1409-437**  
**3323 Shelmire Avenue 19136-3522** 64th wd. 1783 Sq Ft OPA#642176000 Improvements: Residential Property JENNIFER M. DAVIS C.P. May Term, 2013 No. 01560 \$166,661.81 Phelan Hallinan, LLP

**1409-438**  
**2024 Plum Street 19124-3444** 23rd wd. 1425 Sq Ft OPA#232112500 Improvements: Residential Property CHRISTY WOODRIT A/K/A CHRISTY J. WOODRIT C.P. December Term, 2013 No. 03534 \$74,114.44 Phelan Hallinan, LLP

**1409-439**  
**7526 Forrester Avenue 19150-2202** 50th wd. 2000 Sq Ft OPA#502188850 Improvements: Residential Property ISAAC POLLARD, JR. AND VALERIE R. POLLARD C.P. July Term, 2012 No. 03848 \$184,960.98 Phelan Hallinan, LLP

**1409-440**  
**613 South Clarion Street 19147-1813** 2nd wd. 779 Sq Ft OPA#023288335 Improvements: Residential Property RYAN FORMAN C.P. July Term, 2010 No. 03440 \$167,354.19 Phelan Hallinan, LLP

**1409-441**  
**6325 Vine Street 19139** 34th wd. 2535 Sq Ft BRT#343009100 Improvements: Residential Property ELAINE FARNUM AND JOHN FARNUM C.P. December Term, 2009 No. 03464 \$110,705.34 KML Law Group, P.C.

**1409-442**  
**1531 Foulkrod Street 19124-5824** 23rd wd. 988.14 Sq Ft OPA#232176900 Improvements: Residential Property KOWANA MANLEY C.P. August Term, 2012 No. 02376 \$108,624.98 Phelan Hallinan, LLP

**1409-443**  
**922 Clinton Street 19107** 5th wd. 1176 Sq Ft BRT#883708100 Improvements: Residential Property MARK J. CUSHING, EXECUTOR TO THE ESTATE OF KATHLEEN A. CUSHING, DECEASED C.P. November Term, 2009 No. 01601 \$579,567.94 KML Law Group, P.C.

**1409-444**  
**4016 Maywood Street 19124-5332** 33rd wd. 975 Sq Ft OPA#332475700 Improvements: Residential Property ANGELA WESTON C.P. December Term, 2013 No. 01356 \$45,507.87 Phelan Hallinan, LLP

**1409-445**  
**108 East 64th Street 19120** 61st wd. 1600 Sq Ft BRT#611330200 Improvements: Residential Property MYRNA A. JOHNSON C.P. March Term, 2014 No. 00250 \$159,568.39 KML Law Group, P.C.

**1409-446**  
**1337 McFerran Street 19140-2005** 43rd wd. 1314.75 Sq Ft OPA#433007300 Improvements: Residential Property GWENDOLYN GOINS C.P. May Term, 2012 No. 03172 \$37,507.45 Phelan Hallinan, LLP

**1409-447**  
**2542 South 64th Street 19142-3128** 40th wd. 1094.17 Sq Ft OPA#406000700 Improvements: Residential Property KEMYETTA BISHOP A/K/A KEMEYETTA BISHOP C.P. September Term, 2012 No. 02844 \$90,351.76 Phelan Hallinan, LLP

**1409-448**  
**6834 Guyer Avenue a/k/a 6834 Guyer Street 19142-2519** 40th wd. 1184 Sq Ft OPA#406329900 Improvements: Residential Property CHAUNCEY SIMMONS C.P. November Term, 2013 No. 01508 \$48,686.54 Phelan Hallinan, LLP

**1409-449**  
**321 North 64th St 19139-1000** 34th wd. 25'x125' BRT#63N16-76 Subject to Mortgage Improvements: GLEN ERIC RALSTON AND ELIZABETH RALSTON C.P. January Term, 2012 No. 02019 \$150,910.69 Pamela L. Bricknerrn, Esq.

SHERIFF'S SALE

**1409-450**  
**62 East Slocum Street 19119** 22nd wd. 1502.37 Sq Ft BRT#222044600 Improvements: Residential Property VINSON FLOWERS C.P. November Term, 2013 No. 00896 \$107,573.11 KML Law Group, P.C.

**1409-451**  
**114 Mifflin Street 19148** 39th wd. 892.20 Sq Ft BRT#391008500 Improvements: Residential Property SUSAN COX AND PHILLIP P. COX, JR. C.P. May Term, 2013 No. 00821 \$154,960.82 KML Law Group, P.C.

**1409-452**  
**1356 Gilham Street 19111** 53rd wd. 2535 Sq Ft BRT#531162400 Improvements: Residential Property ANTHONY MARTINEZ C.P. February Term, 2014 No. 01965 \$141,624.83 KML Law Group, P.C.

**1409-453**  
**1660 Haworth Street 19124-1372** 62nd wd. 2099.94 Sq Ft OPA#622017000 Improvements: Residential Property RICARDO RAMIREZ AND ROSA RAMIREZ C.P. October Term, 2013 No. 01787 \$60,145.63 Phelan Hallinan, LLP

**1409-454**  
**614 North 32nd Street 19104** 24th wd. 2900 Sq Ft BRT#242134000 Improvements: Residential Property HERMAN BIGHAM C.P. November Term, 2013 No. 01389 \$142,298.72 KML Law Group, P.C.

**1409-455**  
**842 Foulkrod Street 19124-2302** 35th wd. 1410.50 Sq Ft OPA#351076800 Improvements: Residential Property EDITH WALTERS A/K/A EDITH WALTERS-WILSON AND TIMOTHY WILSON C.P. January Term, 2014 No. 01727 \$105,754.37 Phelan Hallinan, LLP

**1409-456**  
**6141 North Fairhill Street 19120** 61st wd. 1600 Sq Ft BRT#611108700 Improvements: Residential Property DERRICK ROBINSON C.P. February Term, 2011 No. 03556 \$110,313.62 KML Law Group, P.C.

**1409-457**  
**833 Sanger Street 19124** 35th wd. 1240 Sq Ft BRT#351219000 Improvements: Residential Property SUNDAY E. ADEYEMI AND BOLA ADEYEMI C.P. February Term, 2014 No. 01501 \$32,737.27 Bradley J. Osborne, Esq.

**1409-458**  
**4218 Penn Street a/k/a 4218 North Penn Street 19124** 23rd wd. 864 Sq Ft BRT#234278100 Improvements: Residential Property JOHN PRIOR AND DOROTHY PRIOR C.P. November Term, 2013 No. 002088 \$41,045.29 Bradley J. Osborne, Esq.

**1409-459**  
**5443 Spruce Street 19139** 60th wd. 1722 Sq Ft BRT#603063600 Improvements: Residential Property LILA L. BATEMAN C.P. April Term, 2013 No. 04768 \$82,945.36 KML Law Group, P.C.

**1409-460**  
**346 North 55th Street 19139** 4th wd. 1187 Sq Ft BRT#61N13-51 Improvements: Residential Property LUCILLE GRIFFIN C.P. October Term, 2012 No. 003456 \$73,700.91 Caitlin M. Donnelly, Esq.

**1409-461**  
**6708 North 12th Street 19126** 61st wd. 8877.40 Sq Ft BRT#611191900 Improvements: Residential Property RUTH MILES AND KENNETH MILES C.P. January Term, 2012 No. 000837 \$415,673.58 Caitlin M. Donnelly, Esq.

**1409-462**  
**1544 Church Street 19124** 23rd wd. 2016 Sq Ft BRT#232037700 Improvements: Residential Property JOHN BOLVIN C.P. February Term, 2014 No. 000331 \$109,295.45 Caitlin M. Donnelly, Esq.

**1409-463**  
**5830 North Mascher Street 19120** 61st wd. 2300 Sq Ft BRT#612435800 Improvements: Residential Dwelling JUAN CALDERON C.P. January Term, 2014 No. 02579 \$155,658.37 Martha E. Von Rosenstiel Esq., Heather Riloff, Esquire

**1409-464**  
**3343 North 19th Street 19140** 11th wd. 1566 Sq Ft BRT#112267100 Improvements: Residential Property HELEN WALLACE, EXECUTRIX OF THE ESTATE OF JAMES WISE, DECEASED

SHERIFF'S SALE

C.P. September Term, 2013 No. 00008 \$22,440.24 Matthew A. Lipman, Esq.

**1409-465**  
**5936 Hegerman Street 19135** 41st wd. 2376 Sq Ft BRT#411359500 Improvements: Residential Real Estate ROBERT J. SAUER AND DARLENE RIZZO C.P. May Term, 2013 No. 00304 \$105,551.54 Stern & Eisenberg, P.C.

**1409-466**  
**4426 Vista Street 19136-3709** 41st wd. 975 Sq Ft OPA#412196500 Improvements: Residential Property ALEX NAUMENKO AND CATHERINE M. BROWNING A/K/A CATHERINE BROWNING C.P. March Term, 2013 No. 00768 \$139,141.61 Phelan Hallinan, LLP

**1409-467**  
**5835 North 7th Street 19120-1305** 61st wd. 1320 Sq Ft OPA#612249200 Improvements: Residential Property DARIUS DOVE A/K/A DARIUS M. DOVE C.P. February Term, 2014 No. 03091 \$60,625.50 Phelan Hallinan, LLP

**1409-468**  
**1100 Vine Street Unit #P3-01 a/k/a 1100 Vine Street Unit P301 19107-1731** 88th wd. 1127 Sq Ft OPA#888072072 Improvements: Residential Property CHRISTOPHER WIDELL C.P. September Term, 2013 No. 00113 \$230,887.41 Phelan Hallinan, LLP

**1409-469**  
**1815 Shelmire Avenue 19111** 56th wd. 3923.60 Sq Ft BRT#561355800 Subject to Mortgage Improvements: Residential Property DANIEL SCHULZ C.P. December Term, 2010 No. 0793 \$178,144.22 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlton, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-470**  
**6537 Algard Street 19135** 41st wd. 1437.04 Sq Ft BRT#411359500 Improvements: Residential Real Estate DEREK FULLER C.P. April Term 2014, No. 00010 \$116,677.49 Stern & Eisenberg, P.C.

**1409-471**  
**3600 Conshohocken Avenue, Unit 1014 19131** Residential Condominium 5 Story Masonry BRT#888520517 Improvements: Residential Dwelling CATHY Y. MORRIS C.P. September Term, 2013 No. 00103 \$91,214.35 Federman & Associates, LLC

**1409-472**  
**62 East Hortter Street 19119** 22nd wd. 1136 Sq Ft BRT#221161900 Improvements: Residential Property THE UNKNOWN HEIRS OF MARY E. LEE HUNDLEY, DECEASED AND PATRICIA GREENWOOD, SOLELY IN HER CAPACITY AS HEIR OF MARY E. LEE HUNDLEY C.P. July Term, 2013 No. 00251 \$80,374.71 KML Law Group, P.C.

**1409-473**  
**5926 Reach Street 19120** 35th wd. 1162.50 Sq Ft BRT#352232700 Improvements: Residential Property THE UNKNOWN HEIRS OF STANLEY J. RUSHINSKI, DECEASED AND STANLEY RUSHINSKI, SOLELY IN HIS CAPACITY AS HEIR OF STANLEY J. RUSHINSKI, DECEASED C.P. September Term, 2013 No. 03108 \$73,840.52 KML Law Group, P.C.

**1409-474**  
**6320 Milton Street 19138** 22nd wd. 4168.38 Sq Ft BRT#221303800 Improvements: Residential Property HERSCHEL DAVIS JR. AND DERRICK HARRISON C.P. February Term, 2012 No. 03316 \$232,951.17 KML Law Group, P.C.

**1409-475**  
**2533 North Bouvier Street 19132** 16th wd. 687.96 Sq Ft BRT#161222700 Improvements: Residential Property ROBERTA MATHIS C.P. May Term, 2013 No. 00027 \$18,034.32 KML Law Group, P.C.

**1409-476**  
**419-421 North Simpson Street 19151** 34th wd. 5000 Sq Ft BRT#343097600 Improvements: Residential Property JOHN CHARLES POINTON C.P. July Term, 2012 No. 03535 \$206,470.32 KML Law Group, P.C.

**1409-477**  
**7849 Horrocks Street 19152-3708** 56th wd. 2307.87 Sq Ft OPA#561220900 Improvements: Residential Property TYLISHA RENEE EL C.P. April Term, 2013 No. 04169 \$160,126.22 Phelan

SHERIFF'S SALE

Hallinan, LLP  
**1409-478**  
**509 Thelma Street 19120-4507** 42nd wd. 1027.42 Sq Ft OPA#421033400 Improvements: Residential Property MARIA Y . RIVERA C.P. April Term, 2009 No. 01965 \$89,612.23 Phelan Hallinan, LLP

**1409-479**  
**2102 North Wanamaker Street 19131-3023** 52nd wd. 1293.28 Sq Ft OPA#522234000 Improvements: Residential Property SHARON WILSON C.P. March Term, 2014 No. 00152 \$93,647.82 Phelan Hallinan, LLP

**1409-480**  
**2170 Cumberland Street 19125** Row 3 Story Masonry BRT#314011500; PRCL#19N1136 Improvements: Residential Dwelling MICHAEL BRINSON AND KAREN BRINSON C.P. May Term, 2012 No. 01244 \$143,938.53 Federman & Associates, LLC

**1409-481**  
**1447 Stirling Street 19149** 54th wd. 1893.33 Sq Ft BRT#541093700 Improvements: Residential Property HAI MIN MISTY WU C.P. January Term, 2014 No. 002144 \$113,460.00 Bradley J. Osborne, Esq.

**1409-482**  
**307 Levick Street 19111** 35th wd. 2128.63 Sq Ft BRT#353041000 Improvements: Residential Property EVELYN ALEXANDER, AS ADMINISTRATOR OF THE ESTATE OF HERBERT ALEXANDER, DECEASED C.P. December Term, 2013 No. 001578 \$182,207.74 Bradley J. Osborne, Esq.

**1409-483**  
**1814 Farrington Road 19151-2011** 34th wd. 1530.56 Sq Ft OPA#343350800 Improvements: Residential Property RICARDO ROSA A/K/A RICARDO A. ROSA C.P. October Term, 2012 No. 00218 \$165,380.60 Phelan Hallinan, LLP

**1409-484**  
**2001 Hamilton Street, Unit 1006 19130** 8th wd. 1331 Sq Ft BRT#888091936 Subject to Mortgage Improvements: None MICHAEL MASTERS, MICHELLE MASTERS AND STEPHANOS HAVIARAS C.P. September Term, 2012 No. 00213 \$742,043.48 Thomas D Kenny, Esq.

**1409-485**  
**2552 North Gratz Street 19132** 16th wd. 672 Sq Ft BRT#162068600 Improvements: Residential Property LASHANDA FIELDS C.P. August Term, 2013 No. 02673 \$30,611.48 KML Law Group, P.C.

**1409-486**  
**217 Pierce Street 19148** 1st wd. 700 Sq Ft BRT#011129400 Improvements: Residential Property MARA MCDADE C.P. July Term, 2013 No. 01046 \$69,805.54 KML Law Group, P.C.

**1409-487**  
**1310 Bigler Street 19145** 39th wd. 1275 Sq Ft BRT#395055000 Improvements: Residential Property GREGORY H. QUIGLEY C.P. June Term, 2009 No. 03883 \$280,555.61 KML Law Group, P.C.

**1409-488**  
**7919 Craig Street 19136** 64th wd. 3905.5 Sq Ft BRT#642066600 Improvements: Residential Property JAIME HINMAN C.P. November Term, 2009 No. 04090 \$264,685.32 KML Law Group, P.C.

**1409-489**  
**832 South 49th Street, Apt 1 19143** 51st wd. 2500 Sq Ft BRT#511002500 Improvements: Residential Property KINDELL S. GLOVER, SOLELY IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MICHAEL G. EAVERLY, DECEASED C.P. February Term, 2014 No. 00596 \$522,080.31 KML Law Group, P.C.

**1409-490**  
**735 East Girard Avenue 19125** 18th wd. 17'1/2"x59" BRT#871523960 Improvements: Store Front With Apartment ROBERT REED MURPHY AND KAREN G. MURPHY C.P. April Term, 2014 No. 00087 \$214,714.90 John J. Kelly, Jr., Esq.

**1409-491**  
**3451 Bowman Street 19129-1508** 38th wd. 994 Sq Ft OPA#382099200 Improvements: Residential Property JAMES WASKO, JR. A/K/A JAMES JR. WASKO C.P. January Term, 2014 No. 02303 \$22,589.13 Phelan Hallinan, LLP

**1409-492**  
**5005 West Girard Avenue 19131-4515** 44th wd. 1259.52 Sq Ft BRT#44-2-0860-00



SHERIFF'S SALE

Improvements: Row 3 Story Masonry  
GREGORY COTTMAN C.P. January Term, 2014 No. 02665 \$44,771.02 Milstead & Associates, LLC

**1409-493**  
**5107 North 15th Street 19141-1622** 49th wd. (formerly the 42nd wd.) 2047 Sq Ft BRT#172041500 Improvements: Semi/det 3 Story Masonry  
KEITH PEARSON C.P. January Term, 2013 No. 02432 \$166,822.00 Milstead & Associates, LLC

**1409-494**  
**7022 Saybrook Avenue 19142-1124** 40th wd. 1253.75 Sq Ft BRT#40-3-307500 Improvements: Row 2 Story Masonry  
VERONICA L. JENKINS C.P. October Term, 2012 No. 01947 \$22,929.81 Milstead & Associates, LLC

**1409-495**  
**6333 Algard Street 19135** 55th wd. 2215.8 Sq Ft BRT#552366500 Improvements: Residential Real Estate  
KEVIN SMITH AND JENNIFER A. SMITH C.P. April Term 2014, No. 02556 \$153,278.48 Stern & Eisenberg, P.C.

**1409-496**  
**900 West Fisher Avenue 19141-4016** 49th wd. on Southwest side of Fisher Avenue and Northwest side of 9th Street; Front: 16 ft. 4 in., Depth 94 ft. 0 in. Subject to Mortgage Improvements: Single Family Residence  
MARQUETTA BENTLEY C.P. November Term, 2013 No. 01866 \$84,240.14 Stephen M. Hladik, Esq.

**1409-497**  
**5716 Colgate Street 19120-1717** 35th wd. 1087.5 Sq Ft BRT#351317600 Improvements: Residential Dwelling  
ANGIE MCKNIGHT C.P. April Term, 2012 No. 02241 \$127,485.63 Powers, Kim, & Associates, LLC

**1409-498**  
**5005 Roosevelt Boulevard 19124-2421** 23rd wd. 3947.16 Sq Ft BRT#23-3023200 Improvements: Residential Dwelling  
CLARO B. ALEJO C.P. September Term, 2012 No. 03477 \$233,552.57 Powers, Kim, & Associates, LLC

**1409-499**  
**6613 Large Street 19149-2101** 35th wd. 1406.02 Sq Ft BRT#541195900 Subject to Mortgage Improvements: Residential Dwelling  
HAI MIN WU C.P. June Term, 2013 No. 02557 \$106,611.05 Powers, Kim, & Associates, LLC

**1409-500**  
**1929 West Spencer Street 19141-1305** 49th wd. 1230 Sq Ft BRT#171260500 Subject to Mortgage Improvements: Residential Dwelling  
PETER F. JACKSON, AS EXECUTOR OF THE ESTATE OF DORIS RICE, DECEASED C.P. September Term, 2012 No. 03240 \$93,021.16 Powers, Kim, & Associates, LLC

**1409-501**  
**9400 Krewstown Road 19115-3713** 7298 Sq Ft BRT#632323900 Improvements: Residential Dwelling  
GEORGE T. KUZHIVELIL AND JOLLY P. KALATHOOPARAMPI A/K/A JOLLY P. KALATHOOPARAMPIL C.P. September Term, 2012 No. 03147 \$353,873.56 Powers, Kim, & Associates, LLC

**1409-502**  
**5311 Woodbine Avenue 19131-2429** 52nd wd. 13291 Sq Ft BRT#521185400 Improvements: Residential Dwelling  
CHARLES A.J. HALPIN, III, ESQUIRE PERSONAL REPRESENTATIVE OF THE ESTATE OF ROCHELLE M. KIDD A/K/A ROCHELLE MARIE KIDD C.P. March Term, 2013 No. 01451 \$320,485.58 Powers, Kim, & Associates, LLC

**1409-503**  
**2012 West Cambria Street 19132** 38th wd. 1228.34 Sq Ft Subject To Mortgage None other than the mortgage held by Plaintiff Improvements: Residential Property  
EARL DEMBY C.P. November Term, 2013 No. 02711 \$46,561.52 Ginsburg & Morgan

**1409-504**  
**7302 Cresheim Road, Unit C-5 19119-4131** 0 Sq. Ft. BRT#888200025 Improvements: Residential Dwelling  
NATALIE MCCORMACK C.P. July Term, 2012 No. 04592 \$80,040.68 Powers, Kim, & Associates, LLC

**1409-505**  
**6635 Lansdowne Avenue 19151-3026** 34th wd. 1510 Sq Ft BRT#344027600 Improvements: Residential Dwelling  
JOEL LEON C.P. August Term, 2013 No. 00872 \$68,794.01 Powers, Kim, & Associates, LLC

SHERIFF'S SALE

**1409-506**  
**7326 Lawndale Avenue 19111-3627** 56th wd. 5326 Sq Ft BRT#56-1024800 Improvements: Residential Dwelling  
ANIBAL FIGUEROA C.P. No. Term, No. 2013-02297 \$151,001.04 Powers, Kim, & Associates, LLC

**1409-507**  
**5442 Master Street 19131** 4th wd. 14'8-3/4" frontage x76' depth OPA#041224800 Improvements: Residential Property  
MONIQUE A. STONES C.P. August Term, 2011 No. 01393 \$90,254.51 Richard M. Squire & Associates, LLC

**1409-508**  
**7529 Lawndale Avenue 19111** 56th wd. 24'11" frontage x126'7-1/2" depth OPA#561032700 Improvements: Residential Property  
JENNIFER C. KERWOOD AND JOSEPH B. KERWOOD C.P. March Term, 2013 No. 01561 \$188,708.36 Richard M. Squire & Associates, LLC

**1409-509**  
**6111 Wheeler Street 19142** Row B/ Garage 2 Story Masonry BRT#402169500 Improvements: Residential Dwelling  
WINESSA SKINNER C.P. November Term, 2013 No. 02201 \$129,199.84 Federman & Associates, LLC

**1409-510**  
**1438 Alcott Street 19149** Row B/Gar 2 Story Masonry BRT#62-1-1005-00 Improvements: Residential Dwelling  
AMARA KESSELY C.P. February Term, 2010 No. 03495 \$127,494.74 Federman & Associates, LLC

**1409-511**  
**110-30 Byberry Road, Unit No. C-6 19116** 58th wd. Land Area: 0 Sq. Ft. undivided interest in the Common Elements appertaining and assigned to the Unit, as more specifically defined in the Declaration, of .512%; Condominium BRT#888581478 Improvements: Residential Dwelling  
ALIAKSANDR BELSKI AND VITALI TSISHUK C.P. February Term, 2014 No. 01161 \$101,974.10 Martha E. Von Rosenstiel Esq., Heather Riloff, Esquire

**1409-512**  
**2865 North 20th Street 19132-2618** 11th wd. on the Southeast side of Twentieth Street and Cambria Street; Front: 16 ft. 0 in., Depth: 66 ft. 0 in. Subject to Mortgage Improvements: Single Family Residence  
SEAN DEMBECK C.P. May Term, 2013 No. 01800 \$91,665.68 Stephen M. Hladik, Esq.

**1409-513**  
**3621 Spring Garden Street 19104** 24th wd. 1758.75 Sq Ft BRT#242006200 Improvements: Residential Real Estate  
RALPH H. DEBERRY C.P. March Term 2014, No. 03585 \$48,491.61 Stern & Eisenberg, P.C.

**1409-514**  
**2632 South Alder Street 19148** 39th wd. 700 Sq Ft BRT#394141100 Improvements: Residential Real Estate  
VINCENT EVANGELISA AND CAROL EVANGELISTA C.P. March Term 2014, No. 02678 \$83,297.46 Stern & Eisenberg, P.C.

**1409-515**  
**6023 Woodcrest Avenue 19131** 52nd wd. 1597 Sq Ft BRT#522166700 Improvements: Residential Real Estate  
BUNNY RELERFORD AND ELSIE BOWEN C.P. November Term 2014, No. 01572 \$157,123.59 Stern & Eisenberg, P.C.

**1409-516**  
**1737 Tasker Street 19145** 36th wd. 1104 Sq Ft BRT#365373600 Improvements: Residential Property  
CAVELLO REX C.P. April Term, 2013 No. 003439 \$112,633.31 Bradley J. Osborne, Esq.

**1409-517**  
**7406 10 Large Street 19152** 56th wd. 3458.27 Sq Ft BRT#561214200 Improvements: Residential Property  
ABRASH ARONBAYEV AND IOSIF GAVRIELOV C.P. February Term, 2013 No. 002056 \$326,887.33 Bradley J. Osborne, Esq.

**1409-518A-B**  
**5107 Duffield Street - Premises A - 19124** 62nd wd. 1470 Sq Ft & 140 Sq Ft BRT#622246800 Improvements: Residential Property  
**5109 Duffield Street - Premises B - 19124** 62nd wd. 1470 Sq Ft & 140 Sq Ft BRT#622246900 Improvements: Residential Property  
YVETTE MCGARRELL C.P. October Term, 2013 No. 000727 \$141,576.43 Bradley J. Osborne, Esq.

SHERIFF'S SALE

**1409-519**  
**24 West Sharpnack Street 19119** 22nd wd. 930.56 Sq Ft BRT#223032800 Improvements: Residential Property  
JOSEPH PACINI AND KIMBERLY PACINI C.P. June Term, 2013 No. 000933 \$141,248.62 Bradley J. Osborne, Esq.

**1409-520**  
**2724 North Bonsall Street 19132-3222** 11th wd. 652.5 Sq Ft OPA#111396600 Improvements: Residential Property  
ELSIE WAY-RIDDICK, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MARIE WAY; ROBERT WAY IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARIE WAY; WILLIAM WAY, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARIE WAY; JAMES WAY, IN HIS CAPACITY OF DEVISEE OF THE ESTATE OF MARIE WAY; CLIFFORD WAY, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARIE WAY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIE WAY, DECEASED C.P. December Term, 2012 No. 01190 \$9,654.44 Phelan Hallinan, LLP

**1409-521**  
**5134 Parkside Avenue 19131-4715** 52nd wd. 1312 Sq Ft OPA#521093900 Improvements: Residential Property  
ELLA DEANS-FRANCIS C.P. September Term, 2012 No. 00033 \$149,896.51 Phelan Hallinan, LLP

**1409-522**  
**4624 Griscom Street 19124** 23rd wd. S/D W Det Gar 3 Sty Masonry; 1864 Sq Ft BRT#232432200 Improvements: Residential Dwelling  
SONYA JOYNER C.P. January Term, 2012 No. 04182 \$98,407.02 McCabe, Weisberg, & Conway, P.C.

**1409-523**  
**3550 Grant Avenue 19114** 57th wd. S/D W B/G 2S Masonry; 1484 Sq Ft BRT#572181400 Improvements: Mobile Home  
ANNA FITZGERALD, KNOWN SURVIVING HEIR OF MARY T. BURNS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF MARY T. BURNS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2013 No. 03364 \$136,165.96 McCabe, Weisberg, & Conway, P.C.

**1409-524**  
**2542 South 6th Street 19148** 39th wd. Row 2 Sty Masonry; 1100 Sq Ft BRT#392356400 Improvements: Residential Dwelling  
KONER KARETH AND VIVIAN KARETH C.P. October Term, 2011 No. 00166 \$134,953.62 McCabe, Weisberg, & Conway, P.C.

**1409-525**  
**2235 South 67th Street 19142** 40th wd. Semi Det 2 Sty Masonry; 1500 Sq Ft BRT#403048000 Improvements: Residential Dwelling  
RY BO C.P. February Term, 2014 No. 00031 \$92,495.85 McCabe, Weisberg, & Conway, P.C.

**1409-526**  
**2426 South Bancroft Street 19145** 26th wd. Row 2 Sty Masonry; 914 Sq Ft BRT#261304700 Improvements: Residential Dwelling  
EUGENE MASCI AND STEPHANIE MASCI C.P. October Term, 2013 No. 01073 \$168,243.63 McCabe, Weisberg, & Conway, P.C.

**1409-527**  
**4991 Sheldon Street 19144** 12th wd. Semi/Det 3 Sty Masonry; 1336 Sq Ft BRT#121186100 Improvements: Residential Dwelling  
ANANYI BURSHTEYN C.P. March Term, 2014 No. 05081 \$130,495.10 McCabe, Weisberg, & Conway, P.C.

**1409-528**  
**2100 South Lambert Street 19145** 48th wd. Row W-Off/Str 2 Sty Masonry; 1536 Sq Ft BRT#871574370 Improvements: Residential Dwelling  
CONSTANCE REED-FORD C.P. August Term, 2013 No. 03090 \$201,223.03 McCabe, Weisberg, & Conway, P.C.

**1409-529**  
**3427 Indian Queen Lane 19129** 38th wd. Row 2 Sty Masonry; 1418 Sq Ft & 1922 Sq Ft BRT#382079700 Improvements: Residential Dwelling  
MICHAEL S. CONNOR, EXECUTOR OF THE ESTATE OF JACQUELINE M. HYDRO A/K/A JACQUELINE HYDRO, DECEASED BORROWER AND REAL OWNER C.P. February Term, 2014 No. 01540 \$166,442.69 McCabe, Weisberg, & Conway, P.C.

**1409-530**  
**6016 Pine Street 19143** 3rd wd. Row 2

SHERIFF'S SALE

Sty Masonry; 1162 Sq Ft BRT#032045600 Improvements: Residential Dwelling  
LLOYD C. DARBY, SR. AND JEANNETTA L. DARBY A/K/A JEANNETTA DARBY C.P. February Term, 2014 No. 00853 \$74,717.12 McCabe, Weisberg, & Conway, P.C.

**1409-531**  
**723 Stratford Drive 19115** 63rd wd. Det W/Gar 1.5 Sty Masonry; 4079 Sq Ft BRT#632187600 Improvements: Residential Dwelling  
ROSALEN M. BENGOUGH C.P. November Term, 2013 No. 00023 \$258,554.13 McCabe, Weisberg, & Conway, P.C.

**1409-532**  
**11740 Colman Road 19154** 66th wd. Row B/ Gar 2 Sty Masonry; 1380 Sq Ft BRT#662003100 Improvements: Residential Dwelling  
JOAN SEARLES, EXECUTRIX OF THE ESTATE OF DONALD J. BROPHY, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2014 No. 02049 \$149,562.43 McCabe, Weisberg, & Conway, P.C.

**1409-533**  
**5529 Elmwood Avenue 19142** 51st wd. Row 1 Sty Masonry; 660 Sq Ft BRT#402214000 Improvements: Residential Dwelling  
LESLEY WILLIAMS C.P. September Term, 2013 No. 02570 \$22,046.72 McCabe, Weisberg, & Conway, P.C.

**1409-534**  
**2213 East Huntington Street 19125** 31st wd. Row 3 Sty Masonry; 1569 Sq Ft BRT#314155000 Improvements: Residential Dwelling  
JEFFREY M. HAYNES A/K/A JEFFREY HAYNES C.P. March Term, 2014 No. 01841 \$230,742.01 McCabe, Weisberg, & Conway, P.C.

**1409-535**  
**2618 Coral Street 19125** 31st wd. Semi Det 2 Sty Masonry; 884 Sq Ft BRT#311107300 Improvements: Residential Dwelling  
VIRGINIA BERRY, EXECUTRIX OF THE ESTATE OF ROBERT SIDES A/K/A ROBERT D. SIDES, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 04833 \$53,165.05 McCabe, Weisberg, & Conway, P.C.

**1409-536**  
**3826 Manayunk Avenue 19128** 21st wd. Row 2 Sty Masonry; 1152 Sq Ft BRT#211338100 Improvements: Residential Dwelling  
KAREN TAPPENDEN C.P. March Term, 2014 No. 05020 \$89,045.66 McCabe, Weisberg, & Conway, P.C.

**1409-537**  
**1154 East Stafford Street 19138** 59th wd. Row 2 Sty Masonry; 1080 Sq Ft BRT#591037700 Improvements: Residential Dwelling  
JEFFREY GREEN C.P. July Term, 2013 No. 02172 \$115,965.26 McCabe, Weisberg, & Conway, P.C.

**1409-538**  
**5917 North Hutchinson Street 19141** 49th wd. Row B/Gar 2 Sty Frame; 1088 Sq Ft BRT#492155800 Improvements: Residential Dwelling  
JOHN E. SANFORD C.P. October Term, 2013 No. 01866 \$106,421.25 McCabe, Weisberg, & Conway, P.C.

**1409-539**  
**3908 Bennington Street 19124** Row B/Gar 2 Sty Masonry; 1280 Sq Ft BRT#332282300 Improvements: Residential Dwelling  
DEBORAH SWANN C.P. June Term, 2013 No. 01528 \$98,975.66 McCabe, Weisberg, & Conway, P.C.

**1409-540**  
**511 Snyder Avenue 19148** 39th wd. Row 2 Sty Masonry; 1080 Sq Ft BRT#392068300 Subject to Mortgage Improvements: Residential Dwelling  
MARTHA WOODLEY, EXECUTRIX OF THE ESTATE OF PERCY GRAHAM, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2013 No. 03682 \$104,430.44 McCabe, Weisberg, & Conway, P.C.

**1409-541**  
**2102 East Lippincott Street 19134** Row 2 Sty Masonry; 852 Sq Ft BRT#252275700 Improvements: Residential Dwelling  
COLIN HILL C.P. September Term, 2013 No. 00147 \$58,935.17 McCabe, Weisberg, & Conway, P.C.

**1409-542**  
**438 Delmar Street 19128** 21st wd. Semi Det 2 Sty Masonry; 1184 Sq Ft BRT#212309100 Improvements: Residential Dwelling  
BRIAN CROVETTI C.P. September Term, 2013 No. 04192 \$141,220.89 McCabe, Weisberg, & Conway, P.C.

**1409-543**  
**1870 Schiller Street 19134** 45th wd. Row

SHERIFF'S SALE

2 Sty Masonry; 1093 Sq Ft BRT#452098600 Improvements: Residential Dwelling  
ANTONIO SERRANO A/K/A ANTONIO SERRANO, JR. C.P. February Term, 2012 No. 02548 \$51,896.11 McCabe, Weisberg, & Conway, P.C.

**1409-544**  
**1245 South 20th Street 19146** 36th wd. Row 2 Sty Masonry; 1242 Sq Ft BRT#361185500 Improvements: Residential Dwelling  
DAREN FINCH C.P. September Term, 2009 No. 02161 \$98,895.94 McCabe, Weisberg, & Conway, P.C.

**1409-545**  
**2111 Shallercross Street 19124** Row B/Gar 2 Sty Masonry; 902 Sq Ft BRT#411031200 Improvements: Residential Dwelling  
JOHN PRIOR AND DOROTHY PRIOR C.P. July Term, 2013 No. 02218 \$70,331.60 McCabe, Weisberg, & Conway, P.C.

**1409-546**  
**4313 Pechin Street 19128** 21st wd. Semi Det 2.5 Sty Mas. + Oth; 1688 Sq Ft BRT#212177400 Subject to Mortgage Improvements: Residential Dwelling  
LESLIE GERRAN-DAVISON, EXECUTRIX OF THE ESTATE OF SHARON E. HARDY A/K/A SHARON HARDY, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2013 No. 00399 \$172,000.62 McCabe, Weisberg, & Conway, P.C.

**1409-547**  
**5206 Burton Street 19124** Row 2 Sty Masonry; 875 Sq Ft BRT#622426400 Improvements: Residential Dwelling  
AMY COLON C.P. June Term, 2013 No. 01661 \$96,887.36 McCabe, Weisberg, & Conway, P.C.

**1409-548**  
**1853 South Sartain Street 19148** 39th wd. Row 2 Sty Masonry; 1072 Sq Ft BRT#394584300 Improvements: Residential Dwelling  
CARLO ALTIERI AND SUSAN ALTIERI C.P. November Term, 2013 No. 02353 \$196,921.60 McCabe, Weisberg, & Conway, P.C.

**1409-549**  
**936 South 49th Street 19143** 51st wd. Row 3 Sty Masonry; 3348 Sq Ft BRT#511004500 Improvements: Residential Dwelling  
SARAH A. GEE, ADMINISTRATRIX OF THE ESTATE OF SARAH A. MACK, DECEASED MORTGAGOR AND REAL OWNER AND SARAH A. MACK C.P. January Term, 2014 No. 01317 \$224,853.52 McCabe, Weisberg, & Conway, P.C.

**1409-550**  
**6730 North 18th Street 19126** 15th wd. Row B/Gar 2 Sty Masonry; 1308 Sq Ft BRT#101095900 Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF SPENCER C. BARBEE, JR., DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2013 No. 02685 \$83,637.69 McCabe, Weisberg, & Conway, P.C.

**1409-551**  
**6312 Algon Avenue 19111** 53rd wd. Row B/Gar 2 Sty Masonry; 1260 Sq Ft BRT#531209200 Improvements: Residential Dwelling  
PHILLIP HOCHMAN, ADMINISTRATOR OF THE ESTATE OF HARRIET B. HOCHMAN, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 00157 \$53,673.65 McCabe, Weisberg, & Conway, P.C.

**1409-552**  
**523 Burgess Street 19116** 35th wd. Det 1-1/2 Sty Frame; 1499 Sq Ft BRT#582242800 Improvements: Residential Dwelling  
CHRISTOPHER AUTIERI, EXECUTOR OF THE ESTATE OF DOLORES C. AUTIERI A/K/A DOLORES AUTIERI, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2013 No. 03517 \$219,963.73 McCabe, Weisberg, & Conway, P.C.

**1409-553**  
**312 Market Street, Unit C 19106** Res. Condo 4 Sty Masonry; 1412 Sq Ft BRT#888057704 Improvements: Condominium  
THOMAS M. HARRIS C.P. November Term, 2013 No. 00619 \$369,370.42 McCabe, Weisberg, & Conway, P.C.

**1409-554**  
**6640 Akron Street 19149** 35th wd. Row B/Gar 2 Sty Masonry; 1164 Sq Ft BRT#54-1-2879-00 Improvements: Residential Dwelling  
JIA HONG ZENG C.P. July Term, 2013 No. 01218 \$152,608.22 McCabe, Weisberg, & Conway, P.C.

**1409-555**  
**4429 Princeton Avenue 19135** 41st wd. Row B/Gar 2 Sty Masonry; 1216 Sq Ft BRT#412057600 Improvements: Residential Dwelling  
HARRY B. SEVERNS C.P. August Term,



SHERIFF'S SALE

2010 No. 01148 \$159,766.34 McCabe, Weisberg, & Conway, P.C.

**1409-556**  
**839 Sanger Street 19124** 35th wd. Row B/Gar 2 Sty Masonry; 2246.1 Sq Ft BRT#351219300 Improvements: Residential Dwelling  
EVELYN PEREZ C.P. April Term, 2010 No. 01951 \$77,150.60 McCabe, Weisberg, & Conway, P.C.

**1409-557**  
**2841 Jasper Street 19134** 25th wd. Row 2 Sty Masonry; 1136 Sq Ft BRT#252526800 Improvements: Residential Dwelling  
DENISE M. CAMPBELL C.P. October Term, 2013 No. 03449 \$22,941.79 McCabe, Weisberg, & Conway, P.C.

**1409-558**  
**2315 South 11th Street 19148** 39th wd. Row 2 Sty Masonry; 1296 Sq Ft BRT#394177700 Improvements: Residential Dwelling  
ANTHONY GRANATO, III AND ELIZABETH GRANATO C.P. April Term, 2011 No. 01053 \$47,772.98 McCabe, Weisberg, & Conway, P.C.

**1409-559**  
**2446 North 33rd Street 19132** Row 2 Sty Masonry; 1458 Sq Ft BRT#282249300 Improvements: Residential Dwelling  
JEAN C. THENOR C.P. September Term, 2013 No. 02982 \$92,666.64 McCabe, Weisberg, & Conway, P.C.

**1409-560**  
**5938 North 11th Street 19141-3211** 49th wd. 6720 Sq Ft BRT#493076300 Subject to Mortgage Improvements: Residential Property  
MARQUITA MCCARTER, SINGLE WOMAN C.P. January Term, 2012 No. 00714 \$160,806.59 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-561**  
**148 Rosemar Street a/k/a 148 West Rosemar Street 19120** 61st wd. 1050 Sq Ft BRT#61-1233800 Subject to Mortgage Improvements: Residential Property  
ANDRE BRYAN AND PHILBERT THOMAS C.P. January Term, 2014 No. 00265 \$101,236.64 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-562**  
**1927 Poplar Street, Unit B a/k/a 1927 Poplar Street 19130** 29th wd. 1314 Sq Ft BRT#888290557 Subject to Mortgage Improvements: Residential Property  
ELLA REPIK C.P. March Term, 2012 No. 2336 \$306,657.12 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-563**  
**2120 Vista Street 19152-4215** 56th wd. 2673.52 Sq Ft BRT#561320100 Subject to Mortgage Improvements: Residential Property  
GEORGES R. NOEL AND TAICHA F. JEAN, AS JOINT TENANTS WITH THE RIGHT TO SURVIVORSHIP C.P. December Term, 2011 No. 3027 \$206,197.18 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh Levy Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Jana Fridfinnsdottir, Esq., Brian Nicholas, Esq., Denise Carlon, Esq., Zucker, Goldberg & Ackerman, LLC

**1409-564**  
**8429 Fayette Street 19150-1914** 50th wd. 1603.8 Sq Ft OPA#501049500 Improvements: Residential Property  
NIKAKIA M. GALLMAN A/K/A NIKAKIA GALLMAN AND LULU MAE GALLMAN C.P. December Term, 2008 No. 01007 \$99,082.46 Phelan Hallinan, LLP

**1409-565**  
**3221 Stanwood Street 19136-2231** 64th wd. 2797.46 Sq Ft OPA#642317400 Improvements: Residential Property  
JOSEPH R. LEE, JR. AND LUCY ANNE LEE C.P. September Term, 2011 No. 02080 \$245,302.01 Phelan Hallinan, LLP

**1409-566**  
**5115 Walker Street 19124-2122** 62nd wd. 1636.25 Sq Ft OPA#622367500 Improvements: Residential Property  
CHRISTOPHER RAMIREZ C.P. March Term, 2014 No. 00842 \$73,837.04 Phelan

SHERIFF'S SALE

Hallinan, LLP

**1409-567**  
**422 North 62nd Street 19151-4101** 34th wd. 1910.52 Sq Ft OPA#341230600 Improvements: Residential Property  
CLIFTON OFFICER C.P. January Term, 2013 No. 03876 \$63,835.91 Phelan Hallinan, LLP

**1409-568**  
**141 West Courtland Street 19140-1604** 42nd wd. 1687.5 Sq Ft OPA#422040900 Improvements: Residential Property  
SCOTT FIADINO C.P. March Term, 2014 No. 01230 \$54,915.59 Phelan Hallinan, LLP

**1409-569**  
**1 Willig Avenue 19125-3324** 18th wd. 790.02 Sq Ft OPA#181145700 Improvements: Residential Property  
SAMUEL E. KAHUILA C.P. March Term, 2013 No. 01571 \$105,720.33 Phelan Hallinan, LLP

**1409-570**  
**2724 East Thompson Street 19134-4735** 31st wd. 1156 Sq Ft OPA#312128700 Improvements: Residential Property  
SEAN MCCORMICK C.P. January Term, 2014 No. 02454 \$224,926.24 Phelan Hallinan, LLP

**1409-571**  
**425-31 Wildey Street 19125-4230** 18th wd. 3857 Sq Ft BRT#181326410 Subject to Mortgage Improvements: Residential Dwelling  
TIMOTHY LIPCZYNSKI C.P. September Term, 2013; No. 2429 \$64,657.50 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

**1409-572**  
**6245 Langdon Street 19111-5806** 53rd wd. 1485 Sq Ft OPA#531226200 Improvements: Residential Property  
SHELLY LAIBHEN C.P. August Term, 2012 No. 03425 \$159,829.03 Phelan Hallinan, LLP

**1409-573**  
**7332 Buist Avenue 19153-2222** 40th wd. 952 Sq Ft OPA#404293800 Improvements: Residential Property  
ALFRED N. ZULU C.P. September Term, 2013 No. 02620 \$136,918.36 Phelan Hallinan, LLP

**1409-574**  
**1632 North Felton Street 19151-3438** 34th wd. 1496.37 Sq Ft OPA#342350300 Improvements: Residential Property  
BEATRICE TAYLOR; DEYOSEAH DOE AND BARAKAT DOE C.P. June Term, 2013 No. 00747 \$40,985.62 Phelan Hallinan, LLP

**1409-575**  
**1516 South 28th Street 19146** 36th wd. 821.28 Sq Ft BRT#364346500 Improvements: Residential Property  
JAMIE KELLY C.P. January Term, 2013 No. 03761 \$113,296.41 KML Law Group, P.C.

**1409-576**  
**1320 South 29th Street 19146** 36th wd. 960 Sq Ft BRT#362173800 Improvements: Residential Property  
JASON Z. CARPENTER C.P. December Term, 2013 No. 01644 \$134,454.88 KML Law Group, P.C.

**1409-577**  
**1858 South 65th Street 19142** 40th wd. 1095 Sq Ft BRT#403005800 Improvements: Residential Property  
BEATRICE R. HOWARD, ADMINISTRATOR OF THE ESTATE OF ASHANTI CAESAR, DECEASED AND DOREEN WRIGHT, ADMINISTRATOR OF THE ESTATE OF ASHANTI CAESAR, DECEASED C.P. July Term, 2013 No. 01879 \$55,894.82 KML Law Group, P.C.

**1409-578**  
**2641 Emerald Street 19125** 31st wd. 1296 Sq Ft BRT#311086400 Improvements: Residential Property  
EILEEN BARTON AND THOMAS J. BARTON C.P. July Term, 2013 No. 03070 \$123,312.93 KML Law Group, P.C.

**1409-579**  
**1450 Stirling Street 19149** 54th wd. 1893 Sq Ft BRT#54-1-0907-00 Improvements: Residential Property  
JACQUES PAUL AND SCIENCIA PAUL C.P. April Term, 2013 No. 05037 \$134,186.22 Kristine M. Anthou, Esq.

**1409-580**  
**3411 Eden Street 19114** 57th wd. 2915.79 Sq Ft BRT#572163113 Improvements: Residential Property  
KATHLEEN BOYER C.P. April Term, 2013 No. 02158 \$216,813.39 KML Law Group, P.C.

**1409-581**  
**1428 East Luzerne Street 19124** 33rd

SHERIFF'S SALE

wd. 1222.62 Sq Ft BRT#332016500 Improvements: Residential Property  
IGNACIO DE JESUS ZAMBRANA C.P. March Term, 2014 No. 00275 \$99,014.99 KML Law Group, P.C.

**1409-582**  
**4034 East Roosevelt Boulevard 19124** 35th wd. 1610 Sq Ft BRT#351019000 Improvements: Residential Property  
JASON G. LATTY C.P. March Term, 2014 No. 05274 \$189,489.03 KML Law Group, P.C.

**1409-583**  
**583 Van Kirk Street 19120** 35th wd. 1196.25 Sq Ft BRT#352117400 Improvements: Residential Property  
JHAMIKA DAKAR C.P. January Term, 2010 No. 01523 \$125,857.76 KML Law Group, P.C.

**1409-584**  
**2008 Pratt Street 19124** 62nd wd. 1920 Sq Ft BRT#62-2-0557-00 Improvements: Residential Property  
THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF ANNIE E. BURGOON C.P. September 2012 Term, No. 01619 \$105,193.11 Kristine M. Anthou, Esq.

**1409-585**  
**3718 Bandon Drive 19154** 58th wd. 1800 Sq Ft OPA#663397700 Improvements: Residential Dwelling  
JOSEPH PANULAITIS C.P. January Term, 2014 No. 00419 \$147,604.60 Joseph R. Loverdi, Esq.

**1409-586**  
**2614 South 2nd Street 19148-4704** 39th wd. 773.13 Sq Ft OPA#391291000 Improvements: Residential Property  
MICHAEL MEDLEN, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF WILLIAM CHARLES MEDLEN; KENNETH MICHAEL MEDLEN, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF WILLIAM CHARLES MEDLEN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM CHARLES MEDLEN, DECEASED C.P. May Term, 2013 No. 00915 \$112,301.70 Phelan Hallinan, LLP

**1409-587**  
**2824 Agate Street 19134-4202** 25th wd. 700 Sq Ft OPA#252339700 Improvements: Residential Property  
JASON M. COLOMBO C.P. January Term, 2014 No. 01733 \$38,059.28 Phelan Hallinan, LLP

**1409-588**  
**1601 Spring Garden Street, Unit 205 19130-3942** 88th wd. Together with all right, title and interest, being an undivided interest of, in and to the common elements, as set forth in the aforesaid declaration of condominium OPA#888086186 Improvements: Condominium  
COLLEEN GAVAGHAN A/K/A COLLEEN M. GAVAGHAN C.P. April Term, 2013 No. 02996 \$259,739.06 Phelan Hallinan, LLP

**1409-589**  
**1834 Penfield Street 19126-1538** 10th wd. 1085 Sq Ft OPA#101372200 Improvements: Residential Property  
IRIS E. THOMPSON C.P. February Term, 2014 No. 02111 \$32,932.99 Phelan Hallinan, LLP

**1409-590A-C**  
**1543-47 Ruan Street – Premises A – 19124** 23rd wd. Approximately 8169 Sq Ft more or less BRT#884344350 Improvements: Industrial  
**4258-60 Frankford Avenue – Premises B – 19124** 23rd wd. Approximately 4621 Sq Ft more or less BRT#884344825 Improvements: Industrial  
**4262 Frankford Avenue – Premises C – 19124** 23rd wd. Approximately 2453 Sq Ft more or less BRT#232463700 Improvements: Vacant Land  
PHOS HOLDINGS, LLC C.P. August Term, 2009 No. 00394 \$3585,386.09 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg LLP

**1409-591A-B**  
**109 West Queen Lane – Premises A – 19144-6218** 59th wd. 2522 Sq Ft OPA#881098300 Improvements: Residential Dwelling  
**111 West Queen Lane – Premises B – 19144-6228** 59th wd. 3614 Sq Ft OPA#881098400 Improvements: Residential Dwelling  
NICHOLSON HOLDINGS, INC. C.P. April Term, 2014; No. 2448 \$411,341.91 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

SHERIFF'S SALE

**1409-592**  
**5136 Bingham Street 19120-3606** 42nd wd. 2181.6 Sq Ft OPA#421494400 Improvements: Residential Property  
LEE SCHAIBLE AND ELEANOR WASYLCZAK C.P. August Term, 2012 No. 01722 \$95,792.69 Phelan Hallinan, LLP

**1409-593**  
**1324 West Somerset Street 19132-2737** 37th wd. 861.52 Sq Ft OPA#372337000 Improvements: Residential Property  
HOWARD G. KELLER C.P. January Term, 2014 No. 02476 \$54,996.58 Phelan Hallinan, LLP

**1409-594**  
**5210 Sansom Street 19139-3420** 60th wd. 1474.98 Sq Ft OPA#602040200 Improvements: Residential Property  
SAMUEL SHEPHERD & JANIS WILLIAMS-SHEPHERD C.P. December Term, 2011 No. 02949 \$121,011.07 Phelan Hallinan, LLP

**1409-595**  
**5360 Large Street 19124-1121** 62nd wd. 1227.75 Sq Ft OPA#621333400 Improvements: Residential Property  
HICHAM LAOUAJ C.P. December Term, 2013 No. 02418 \$105,110.25 Phelan Hallinan, LLP

**1409-596**  
**1013 Magee Avenue 19111-4815** 53rd wd. 2975 Sq Ft OPA#532002900 Improvements: Residential Property  
NAVEEN A. SHAHEEN A/K/A NAVEED A. SHAHEEN A/K/A NAVEED C.P. March Term, 2014 No. 03583 \$158,724.30 Phelan Hallinan, LLP

**1409-597**  
**2064 Anchor Street 19124-1633** 41st wd. 915.2 Sq Ft OPA#411056800 Improvements: Residential Property  
STEVE FRIEDMAN C.P. June Term, 2012 No. 00064 \$61,930.50 Phelan Hallinan, LLP

**1409-598**  
**1938 Penfield Street 19138-2715** 10th wd. 1096.20 Sq Ft OPA#101375200 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM G. SMITH, DECEASED; UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF GLORIA SMITH; JUGGY MCBRIDE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF GLORIA SMITH C.P. July Term, 2013 No. 04261 \$91,002.84 Phelan Hallinan, LLP

**1409-599**  
**2221 East Harold Street 19125-1806** 31st wd. 540 Sq Ft BRT#314185000 Improvements: Residential Dwelling  
HELEN CHRISTIE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN R. CHRISTIE, DECEASED AND JOHN CHRISTIE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN R. CHRISTIE, DECEASED C.P. December Term, 2013, No. 03718 \$82,296.20 Law Offices of Gregory Javardian

**1409-600**  
**5211 Chester Avenue 19143-4312** 51st wd. 1966.67 Sq Ft BRT#511272500 Improvements: Residential Dwelling  
ROBBIE MAHALLATI C.P. February Term 2014, No. 02812 \$164,054.18 Law Offices of Gregory Javardian

**1409-601**  
**7262 Lynford Street 19149-1126** 35th wd. 1144.61 Sq Ft BRT#542201300 Improvements: Residential Dwelling  
JOSEPH NALUPARAYIL AND PHILOMINA JOSEPH C.P. December Term 2013, No. 01709 \$105,222.81 Law Offices of Gregory Javardian

**1409-602**  
**147 North 62nd Street 19139** 34th wd. 1125 Sq Ft BRT#34-63N2-190 Improvements: Residential Dwelling  
ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY C/O VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE; VANESSA HOLLOWAY, PERSONAL REPRESENTATIVE OF THE ESTATE OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST

SHERIFF'S SALE

FROM OR UNDER LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; YVONNE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; BERNADETTE BANKER, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY; CELESTE TABB, KNOWN HEIR OF LOUISE GURLEY A/K/A LOUISE WILSON GURLEY C.P. August Term, 2013 No. 03169 \$68,158.82 Udren Law Offices, P.C.

**1409-603**  
**6651 North Lawrence Street 19126-3133** 61st wd. on the Southeasterly side of Lawrence Street 434 feet and 8-1/2 inches Northeastwardly from the Northeastly side 66th Avenue North; Front: 16 ft. 3-1/2 in., Depth: 100 ft BRT#611083000 Subject to Mortgage Improvements: Single Family Residence  
CECILIA KHALFANI C.P. July Term 2013, No. 00758 \$32,773.98 Stephen M. Hladik, Esq.

**1409-604**  
**2741 East Ontario Street 19134** 45th wd. 1585 Sq Ft BRT#7130096394 Improvements: Residential Real Estate  
RICCI THOMAS C.P. March Term 2014, No. 03035 \$139,622.02 Stern & Eisenberg, P.C.

**1409-605**  
**4520 Mercer Street 19137** 45th wd. 1190 Sq Ft BRT#453210400 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA J. MORGAN, LAST RECORD OWNER; BARBARA J. MORGAN, LAST RECORD OWNER C.P. May Term, 2013 No. 03035 \$20,252.37 Udren Law Offices, P.C.

**1409-606**  
**1611 N. 6th Street 19122-2910** 18th wd. Situate on the East side of Sixth Street, at the distance of Ninety feet, ten and three-quarter inches from the North side of Oxford Street Improvements: Row 3 Sty Masonry  
MARVIN LOUIS (DECEASED) C.P. December Term, 2011 No. 03483 \$81,039.59 Richard J. Nalbandian, III, Esq.

**1409-607**  
**359 Shedaker Street 19144** 12th wd. 2457 Sq Ft BRT#121020100 Improvements: Residential Dwelling  
VIVIAN DANKYI C.P. April Term, 2014 No. 03223 \$53,816.28 Udren Law Offices, P.C.

**1409-608**  
**6331 Ogontz Avenue 19141** 50th wd. Of the Easterly side of Ogontz Avenue (340 feet) Northward from North side of Medary Avenue; Width: 22 feet 8 inches, Depth: 96 feet to a 4 foot wide alley OPA#172245900 Subject To Rent Tenant occupied Improvements: Residential Dwelling  
ROBERT C. MUSE, JR. AND LAVONDAH L. MUSE C.P. August Term 2013, No. 1794 \$27,689.85 James McGarrity, Esq.

**1409-609**  
**1715 South 6th Street 19148** 1st wd. On the Southeasterly corner of 6th Street and Watkins Street; Width: 15 feet, Depth: 47 feet 4 inches to a 2 foot 6 inches wide alley OPA#011461900 Subject To Rent Tenant occupied Improvements: Residential Dwelling  
ROBERT C. MUSE, JR. AND LAVONDAH L. MUSE C.P. August Term 2013, No. 309 \$33,592.18 James McGarrity, Esq.

**1409-610**  
**1827 Plymouth Street 19126** 10th wd. On the Northerly side of Plymouth Street (156 feet 1-1/2 inches) Eastward from East side of 19th Street; Width: 15 feet 7-1/2 inches, Depth: 70 feet to a 12 foot wide driveway OPA#101316900 Subject To Rent Tenant occupied Improvements: Residential Dwelling  
ROBERT C. MUSE, JR. AND LAVONDAH L. MUSE C.P. August Term 2013, No. 2416 \$26,213.50 James McGarrity, Esq.

**1409-611**  
**6248 Limekiln Pike 19141-1406** 17th wd. 1350 Sq Ft OPA#172315000 Improvements: Residential Property  
MAYRA NEGRON C.P. March Term, 2014 No. 04333 \$60,609.36 Phelan Hallinan, LLP

**1409-612**  
**1612 East Mayland Street 19138-1122** 10th wd. 1352.35 Sq Ft OPA#102254700 Improvements: Residential Property  
RASHIDA A. ELSTON A/K/A RASHIDA ELSTON C.P. October Term, 2013 No. 00988 \$134,140.86 Phelan Hallinan, LLP

**1409-613**  
**824 East Locust Avenue 19138-2320** 12th wd. 1066.24 Sq Ft OPA#122065200



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Improvements: Residential Property TYRONE S. MOYER A/K/A TYRONE MOYER C.P. September Term, 2013 No. 03102 \$87,392.94 Phelan Hallinan, LLP	Elements (as defined in such Declaration) of 0.1423%. OPA#888580001 Improvements: Condominium GRIGORIY AVSHALUMOV C.P. July Term, 2010 No. 02810 \$166,087.06 Phelan Hallinan, LLP	2014, No. 03639 \$61,462.25 Stern & Eisenberg, P.C.	1409-623 300 East Queen Lane 19144 22nd wd. Row B/GAR 2STY Masonry; 1106 Sq Ft BRT#121126200 Improvements: Residential Dwelling ANTHONY HAIRSTON, KNOWN SURVIVING HEIR OF MILDRED HAIRSTON, DECEASED MORTGAGOR AND REAL OWNER; LISA WEAVER, KNOWN SURVIVING HEIR OF MILDRED HAIRSTON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIR OF MILDRED HAIRSTON, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2013 No. 00877 \$71,894.59 McCabe, Weisberg, & Conway, P.C.	Improvements: Residential Property DORIS PEREZ C.P. May Term, 2012 No. 00264 \$77,031.92 Phelan Hallinan, LLP
1409-614 5800 Stockton Road 19138-1902 59th wd. 1360 Sq Ft OPA#591218400 Improvements: Residential Property NORMA A. GREER C.P. August Term, 2013 No. 01627 \$153,013.63 Phelan Hallinan, LLP	1409-617 1819 East Thayer Street 19134-2509 45th wd. 1288.98 Sq Ft OPA#452068000 Improvements: Residential Property HYNEITH A. MCNAIR C.P. April Term, 2014 No. 00055 \$74,366.44 Phelan Hallinan, LLP	1409-620 7390 Rugby Street 19138 10th wd. 1426 Sq Ft BRT#102457100 Improvements: Residential Property GLORIA KING C.P. January Term, 2014 No. 002629 \$129,736.72 Bradley J. Osborne, Esq.	1409-621 3433 Wellington Street 19134 55th wd. 1424 Sq Ft BRT#55-1-4780-00 Improvements: Residential Property SHANE R. PFEIFFER C.P. April Term, 2014 No. 000255 \$143,072.93 Bradley J. Osborne, Esq.	1409-625 126 Chestnut Street 19106-3009 T P R C L # 8 8 - 8 5 0 0 2 0 0 ; T P R C L # 8 8 - 8 5 0 0 2 0 2 ; T P R C L # 8 8 - 8 5 0 0 2 0 6 ; T P R C L # 8 8 - 8 5 0 0 2 1 0 ; T P R C L # 8 8 - 8 5 0 0 2 1 2 Improvements: 5-Story Mixed Use Building 126 CHESTNUT STREET LP Christine R. O'Neil, Ballard Spahr LLP
1409-615 3048 Longshore Avenue 19149-1905 55th wd. 2016.30 Sq Ft OPA#551259200 Improvements: Residential Property MATTHEW CAREY C.P. May Term, 2012 No. 02948 \$160,257.66 Phelan Hallinan, LLP	1409-618 2701 Lardner Street 19149-3515 62nd wd. 1541.25 Sq Ft OPA#621185700 Improvements: Residential Property KEVIN M. MCNULTY C.P. January Term, 2014 No. 01297 \$92,859.47 Phelan Hallinan, LLP	1409-622 11133 Drake Drive 19154 66th wd. 1893.35 Sq Ft BRT#662226700 Improvements: Residential Property THOMAS F. KURTZ AND LAUREN N. TENAGLIA C.P. January Term, 2014 No. 000733 \$127,974.78 Bradley J. Osborne, Esq.	1409-624A-C 4530 Tackawanna Street – Premises A – 19124 23rd wd. 2000 Sq Ft OPA#232335400 Improvements: Residential Property 4532 Tackawanna Street – Premises B – 19124 23rd wd. 2483 Sq Ft OPA#232335500 Improvements: Residential Property 4536 Tackawanna Street – Premises C – 19124 23rd wd. 2016 Sq Ft OPA#232335600	1409-626 6070 Drexel Road 19131 34th wd. 2826.34 Sq Ft TPRCL#34-2-1394-00 Subject To Mortgage Yes - First Union Mortgage Corp. Improvements: Residential Property BETTIE MANDELBAUM C.P. March Term, 2012 No. 003494 \$71,497.14 Christine M. O'Brien, Esq.
1409-616 805 Red Lion Road a/k/a 805 Red Lion Road Unit: A1 19115-1470 88th wd. Being and designated on Declaration plan as Unit No. A-1, as more fully described to such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common	1409-619 2249 Brill Street 19137 23rd wd. 928 Sq Ft BRT#453383500 Improvements: Residential Real Estate MICHAEL J. SABATO C.P. April Term			

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