

Sheriff’s Sale Notices for January 7, 2014

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>THIRD PUBLICATION Properties to be sold by Sheriff Jewell Williams, on Tuesday, January 7, 2014 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET 10:00 A.M. (DST).</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in cash, certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</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 cash, certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in cash, certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</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 cash, certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p> <p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</p> <p>The “BRT #” refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006</p>	<p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on January 7, 2014.</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION</p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>The following property, sale of which was postponed from the March 6, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>11-403 1250 S 24th St. 19146 36th Wd. Approximately 900 sq. ft. more or less BRT# 361372900 Improvements: Residential Dwelling BRENDA BURTON C.P. August Term, 2007 No. 00882 \$49,046.32 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP</p> <p>The following property, sale of which was postponed from the June 5, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1206-376A-B 51st Wd. (5420-28 Paschall Ave. - Premise A-19143) 170’ Northeast of 55th St, Front: 130’, Depth 195’ BRT#884350840 Improvements: Commercial Property FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq. 51st Wd. (5430-44 Paschall Ave. - Premise B-19143) Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170’ Depth: 195’ BRT#884350845 Improvements: Commercial Property FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.</p> <p>The following property, sale of which was postponed from the August 7, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1208-458 4010 Marple St. 19136 65th wd. Situate on the southwest side of Marple St (40’ wide) at the distance of 155’ 1/4” northwest from the northwest side of Erdrick St (50’ wide) in the 65th ward of the City of Philadelphia; 2847.8 Sq Ft BRT#651087200 PA VITTAR SINGH C.P. March Term, 2012 No. 2287 \$97,165.62 Alan C. Gershenson, Esq.</p> <p>The following property, sale of which was postponed from the November 5, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1211-693 6910 Henley Street 19119 22nd wd. 3500 Sq Ft BRT#23256600 Improvements: Residential Property C.P. December Term, 2007 No. 2971 \$95,011.77 Kristine M. Anthou, Esq.</p>	<p>1211-722A-B 12th wd. (706 East Cheltenham Avenue -Premises A) 3,140.37 Sq Ft Improvements: 3 story semi-detached rental building 12th wd. (710 East Cheltenham Avenue - Premises B) 8,120 Sq Ft Improvements: 2.5 story rental building with garage NICHOLSON HOLDINGS, INC. C.P. July Term, 2012 No. 00512 \$505,258.68 Elliot H. Berton, Esq.</p> <p>The following property, sale of which was postponed from the December 4, 2012 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1212-487 128 West Logan Street 19144-3620 12th wd. 1963.56 Sq Ft TXPRCL#123041300 Improvements: Residential Property HERNAN FONT AND KARINA FONT C.P. November Term, 2011 No. 03345 \$121,788.94 Phelan Hallinan & Schmiege, LLP</p> <p>The following property, sale of which was postponed from the January 8, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1301-319 3147 Agate Street 19134 25th wd. 693.84 Sq. Ft. BRT#252335800 Improvements: Residential Property MARKEYES ANDERSON C.P. February Term, 2007 No. 01597 \$38,619.36 KML Law Group, P.C.</p> <p>1301-390 4033 Dungan Street 33rd wd. 14’3” x 60’ BRT#332420200 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02595 \$70,401.77 Jenifer G. Fowler, Esq. VG 25th wd. 14’1” x 75’ BRT#251476600 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02601 \$102,831.37 Jenifer G. Fowler, Esq.</p> <p>1301-391 3042 Aramingo Avenue 25th wd. 14’1” x 75’ BRT#251476600 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02601 \$102,831.37 Jenifer G. Fowler, Esq.</p> <p>1301-392 3098 Aramingo Avenue 25th wd. 15’ x 68’6” BRT#251479400 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02596 \$108,920.10 Jenifer G. Fowler, Esq.</p> <p>1301-393 3157 Aramingo Avenue 25th wd. 14’4” x 68’ 3-3/4” BRT#251465300 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02599 \$124,739.37 Jenifer G. Fowler, Esq.</p> <p>1301-394 3126 Aramingo Avenue 25th wd. 14’ x 71’ x 3-3/4” BRT#251480600 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02598 \$110,798.62 Jenifer G. Fowler, Esq.</p> <p>1301-395 3132 Agate Street 25th wd. 15’6”x47’6” BRT#252347500 JG REAL ESTATE DEVELOPMENT LLC C.P. March Term, 2012 No. 02600 \$75,587.21 Jenifer G. Fowler, Esq.</p> <p>1301-397 3925 Henry Avenue 19129 38th wd. 11947 Sq. Ft. BRT#383134500 Subject To Mortgage; Luzerne Bank, formerly Luzerne National Bank, 5/4/01, Instrument #50251521, \$271,600.00 Improvements: Single Dwelling TERESA O. BITTENBENDER BY VIRTUE OF A WRIT OF EXECUTION FILED BY LUZERNE BANK, FORMERLY LUZERNE NATIONAL BANK C.P. April Term, 2011 No. 02002 \$239,501.16 Hourigan, Kluger, & Quinn PC</p> <p>The following property, sale of which was postponed from the February 5, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1302-478 4841 North Leithgow Street 19120 42nd wd.</p>	<p>1886 Sq Ft; row 2sty, masonry BRT#422469300 Improvements: Residential Dwelling PROPERTY OF FITZHUGH HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; SANDRA HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; VERNAL HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIRS OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER. C.P. February Term, 2012 No. 02538 \$71,681.30 McCabe, Weisberg & Conway, P.C.</p> <p>The following property, sale of which was postponed from the March 5, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1303-533 4334 Pearce Street 23rd wd. 1600 Sq Ft BRT#231059600 Subject to Mortgage Improvements: Row B/gar 2 Story, Masonry JOSEPH R. YOUNG C.P. September Term, 2011 No. 02805 \$145,599.44 Milstead & Associates, LLC</p> <p>1303-535 7235 Tabor Avenue AKA 7235-7237 Tabor Avenue 53rd wd. (formerly 35th wd.) 1313 Sq Ft BRT#532399700 Improvements: Det W/d. Gar 1.5 Sotry Mas-0 LAWRENCE PFEIFFER AND BETH PFEIFFER C.P. November Term, 2010 No. 00854 \$327,570.78 Milstead & Associates, LLC</p> <p>1303-536 4336 Bermuda Street 23rd wd. 1272 Sq Ft BRT#231049700 Improvements: Semi/det 2story Mas + Other DAVID M. DITRO, ORIGINAL MORTGAGOR AND REAL OWNER AND MICHELLE SYMCZAK, ORIGINAL MORTGAGOR C.P. November Term, 2011 No. 02784 \$168,094.44 Milstead & Associates, LLC</p> <p>1303-604 1316 North 7th Street 14th wd. 2142 Sq Ft BRT#141057310 Improvements: Row W/gar 2 Story Masonry STEVE VESOTSKY AKA STEVE VESOTSKY, JR. AND LOUIS MACRI C.P. November Term, 2010 No. 03425 \$237,388.03 Milstead & Associates, LLC</p> <p>The following property, sale of which was postponed from the April 2, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1304-361 1131 Brill Street 19124-1116 62nd wd. 2000 Sq Ft PRCL#621038800 Improvements: Residential Property NADJAH R. GIVENS AND YVETTE V. GIVENS C.P. March Term, 2009 No. 02136 \$102,335.44 Phelan Hallinan, LLP</p> <p>1304-377 2209 South Hemberger Street 48th wd. 686.76 Sq Ft BRT#32 S 1361 Improvements: Row 2 Story Masonry RATANAK PENH, ORIGINAL MORTGAGOR AND REAL OWNER AND SAMBATH TEAV, REAL OWNER C.P. February Term, 2012 No. 01253 \$90,070.27 Milstead & Assocaiates, LLC</p> <p>1304-378 4935 Mulberry Street 23rd wd. 1950 Sq Ft BRT#232326000 Improvements: S/d Con Apartment 3 Story Masonry VASSEL EUELETT C.P. March Term, 2011 No. 03144 \$113,250.71 Patrick J. Wesner, Esq.</p> <p>1304-392 7617-19 Williams Avenue 19150 50th wd. 11619.75 Sq Ft BRT#501008900 Improvements: Residential Property JOMO DAVIS C.P. November Term, 2009 No. 03700 \$232,211.98 KML Law Group, P.C.</p> <p>1304-416 1335 Barnett Street 19111 53rd wd. apartment 2-4 units 2 story, masonry, 1116 sq ft BRT#531063600 Improvements: Residential Dwelling;</p>	<p>RANIEH MUSA C.P. April Term, 2012 No. 03140 \$87,994.68 Federman & Associates, LLC</p> <p>1304-482 5355 Woodland Avenue 51st wd. Situate on the northwesterly side of Woodland Avenue at the distance of 377 ft 8-3/8 inches southwestwardly from the southwestery side of 53rd stret Subject to Mortgage Improvements: Row W-off Str 2 Sty Masonry STEVEN L. GORDON C.P. January Term, 2012 No. 01351 \$98,840.88 Chandra M. Arkema, Esq.</p> <p>1304-515 206 Radburn Road 63rd wd. 3691.21 Sq Ft BRT#632192000 Improvements: Residential Dwelling JEANNE E. BLACK AND ROY C. BLACK C.P. July Term, 2012 No. 00594 \$243,861.77 Powers, Kim, & Javardian, LLC</p> <p>The following property, sale of which was postponed from the May 7, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1305-317 7914 Ridge Avenue 19128 21st wd. 8000 Sq. Ft. BRT#21-2-517900 Subject to Mortgage Improvements: Residential Dwelling JOSEPH R. HORVAT AND YVONNE HORVAT C.P. December Term, 2009 No. 01028 \$476,066.34 Mark J. Udren, Esq.</p> <p>1305-391 613 North 56th Street 19131 34th wd. 1129.39 Sq. Ft. BRT#041214400 Improvements: Residential Property PROPERTY OF GWENDOLYN FOMAN-FREEMAN AKA GWENDOLYN FOMAN (MORTGAGOR) AND MARK FREEMAN (REAL OWNER) C.P. July Term, 2012 No. 01974 \$100,550.96 Christopher A. DeNardo, Esq.</p> <p>1305-480 1006 70th Avenue 19126-2103 61st wd. 11585 Sq. Ft. PRCL#611444500 Improvements: Residential Property ROCHELLE L. REYNOLDS C.P. August Term, 2012 No. 00611 \$278,345.09 Phelan Hallinan, LLP</p> <p>1305-639 5333 Willows Avenue 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.</p> <p>The following property, sale of which was postponed from the June 4, 2013 Sheriff’s Sale, will be offered for sale on TUESDAY, January 7, 2014.</p> <p>1306-316 1204 Longshore Avenue 19111-4533 35th wd. 9362.25 Sq. Ft. PRCL#532173000 Improvements: Residential Property BE THI HO AND HU JOANNE AKA JOANNE HU C.P. September Term, 2012 No. 03372 \$262,902.75 Phelan Hallinan, LLP</p> <p>1306-345 761 North 27th Street 19130 15th wd. 2988 Sq ft; row 3 sty masonry BRT#151302500 Improvements: Residential Dwelling HELEN WAGNER C.P. November Term, 2010 No. 01702 \$69,895.76 McCabe, Weisberg, & Conway, P.C.</p> <p>1306-356 2630 West Seltzer Street 19132 28th wd. 1607.5 Sq. Ft.; row 2 sty, masonry BRT#281418500 Improvements: Residential Dwelling GEORGE SIMPKINS, KNOWN SURVIVING HEIR OF VIOLA WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIGING HEIRS OF VIOLA WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER. C.P. December Term, 2011 No. 00824 \$41,140.93 McCabe, Weisberg, & Conway, P.C.</p> <p>1306-410 3548 North 18th Street 19140 38th wd. 1935.50</p>

SHERIFF'S SALE

Sq. Ft. BRT#112257800 Improvements: Residential Dwelling
RICKY MALLOY C.P. March Term, 2010 No. 05466 \$117,543.73 Udren Law Offices, P.C.

1306-453

628 South 18th Street 19146 30th wd. Located on corner formed by intersection west side of Eighteenth Street with the north side of Bainbridge Street front 16 ft 0 in, depth 64 ft 0 in Subject To Mortgage TD Bank, N.A. successor to Commerce Bank, N.A.
LLOYD CRECELIUS, JR. C.P. May Term, 2011 No. 002188 \$13,858.54 Phillip D. Berger, Esq.

1306-499

2618 South Howard Street AKA 2618 Howard Street 19148-4743 39th wd. 1530 Sq. Ft. PRCL#391251216 Improvements: Residential Property
MAUREEN KANE C.P. January Term, 2012 No. 03056 \$79,427.86 Phelan Hallinan, LLP

1306-524
5108 Roosevelt Boulevard 19124 35th wd. 6500 Sq. Ft. BRT#351028400 Improvements: Residential Real Estate
WILTON JEAN FRANCOIS C.P. November Term, 2012 No. 01984 \$420,226.23 Stern & Eisenberg, PC

1306-652A-B

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

The following property, sale of which was postponed from the July 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, January 7, 2014.

1307-359

1932 Morris Street 19145 36th wd. 1074.68 Sq. Ft. BRT#363126000 Improvements: Residential Property
JAVINA R. CHAMBERLAIN C.P. August Term, 2007 No. 01179 \$96,377.95 KML Law Group, P.C.

1307-377

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

1307-387

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

1307-399

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

1307-409

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

1307-416

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

1307-470

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

1307-515

1914 South 69th Street 19142-1202 40th wd. 2827.04 Sq. Ft. PRCL#403200300 Improvements: Residential Property

SHERIFF'S SALE

CARLA L. RAHEMTULLA C.P. July Term, 2012 No. 03988 \$108,549.24 Phelan Hallinan, LLP

1307-517

4554 North Smedley Street 19140-1145 13th wd. 1315.10 Sq. Ft. PRCL#132134700 Improvements: Residential Property
ROBER TL. FELICIANI, III, ESQUIRE IN HIS CAPACITY AS ADMINISTRATOR DBN OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER, CHERYL A. FUREY, ESQUIRE IN HER CAPACITY AS ADMINISTRATOR DBN OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER LEVERN CONVINGTON, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELLA L. WHEELER AKA ELLA WHEELER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELLA L. WHELLER AKA ELLA WHEELER, DECEASED. C.P. August Term, 2012 No. 03530 \$71,093.05 Phelan Hallinan, LLP

1307-523

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

1307-534

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

1307-550

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

1307-558

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

1307-569

6831 North Franklin Street 19126 61st wd. 201161.80 Sq. Ft. BRT#776142000 Improvements: Residential Property
JASMINE WILLIAMS C.P. August Term, 2011 No. 0038 \$181,550.67 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1307-603

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

The following property, sale of which was postponed from the August 6, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, January 7, 2014.

1308-328

2754 Lardner Street 19149 62nd wd. 1283.20 Sq. Ft. PRCL#1 621169200, PRCL#2 621169210 Improvements: Residential Property
FRANCES B. VASSALLO C.P. February Term, 2009 No. 01180 \$110,456.14 Phelan Hallinan, LLP

1308-341

3339 Water Street aka 3339 N Water Street 19134 7th wd. Approximate size 14'10" frontage x 72' depth OPA#073044200 Improvements: Residential Property
CARMEN SANTIAGO, DECEASED, AND ALL KNOWN AND UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM, AND/OR THEREUNDER AND JULIO A. RODRIGUEZ C.P. May Term, 2011 No. 03827 \$22,908.35 Richard M. Squire & Associates, LLC

1308-343A-B

863 North Uber Street, Unit A 19130-2033 29th wd. 905 Sq. Ft. +/- BRT#888154168

SHERIFF'S SALE

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

1308-384

4232 Shelmire Avenue 19136 41st wd. Row b/gar 2 sty, masonry; 2520.76 Sq. Ft. BRT#412218500 Subject to Mortgage Improvements: Residential Dwelling
JOHN DELUCA AND TRACIE L. DELUCA AKA TRACIE L. DULUCA AKA TRACIE L. HANLEY C.P. September Term, 2012 No. 037386 \$135,303.02 McCabe, Weisberg & Conway, P.C.

1308-386

1312 South Corlies Street 19146 36th wd. Row 2sty, masonry; 1610 Sq. Ft. BRT#362255400 Improvements: Residential Dwelling
WILLIAM MITCHELL, ONLY SURVIVING HEIR OF FLOYDA SAMPLE, DECEASED MORTGAGOR AND REWAL OWNER AND UNKNOWN SURVIVING HEIRS OF FLOYDA SAMPLE, DECEASED MORTGAGOR AND REAL OWNER. C.P. November Term, 2010 No. 03139 \$37,138.83 McCabe, Weisberg & Conway, P.C.

1308-395

347 Gladstone Street 19148 39th wd. Row 2sty, masonry; 1592 Sq. Ft. BRT#392202200 Improvements: Residential Dwelling
PROPERTY OF JAMES LONGO, KNOWN SURVIVING HEIRS OF SANDRA E. LONGO, DECEASED MORTGAGOR AND REAL OWNER, SALVATORE LONGO, KNOWN SURVIVING HEIR OF SANDRA E. LONGO, DECEASED MORTGAGOR AND REAL OWNER, DAWN SULLIVAN, KNOWN SURVIVING HEIR OF SANDRA E. LONGO, DECEASED MORTGAGOR AND REAL OWNER, SUSAN LONGO, KNOWN SURVIVING HEIR OF SUSAN E. LONGO, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF SANDRA E. LONGO, DECEASED MORTGAGOR AND REAL OWNER. C.P. April Term, 2012 No. 00075 \$81,863.77 McCabe, Weisberg & Conway, P.C.

1308-406

2065 East Chelten Avenue aka 2065 Chelten Avenue 19138-3043 17th wd. 1935.15 Sq. Ft. PRCL#171339600 Improvements: Commercial
WILLIAM J. HATTON C.P. August Term, 2010 No. 04673 \$91,187.14 Phelan Hallinan, LLP

1308-427

1044 Camas Drive 19115 63rd wd. 7488 Sq. Ft. BRT#632086700 Improvements: Residential Dwelling
MOHAMAD YAGHNAM AND NIMEH YAGHNAM C.P. August Term, 2010 No. 03784 \$336,785.53 Udren Law Offices, P.C.

1308-431

2732 North Garnet Street 19132 38th wd. 787.50 Sq. Ft. BRT#111234800 Improvements: Residential Dwelling
ABDUR-RAHIYM NEEQUAYE C.P. January Term, 2013 No. 01953 \$70,580.40 Udren Law Offices, P.C.

1308-496

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

1308-522

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

1308-543

2316 Coral Street 19125 31st wd. Apt 2-4 units, 3sty, masonry; 3045 Sq. Ft. BRT#311100000 Improvements: Residential Dwelling
SHANNON NILAND AKA SHANNON D. NILAND AND DEMETRIOS POUSATIS C.P. July Term, 2012 No. 02979 \$256,821.43 McCabe, Weisberg & Conway, P.C.

1308-551

2425 South 16th Street 19145 26th wd. Row 2sty, masonry; 2390 Sq. Ft. BRT#261253400 Subject to Mortgage Improvements: Residential Dwelling
EDWARD WRIGHT AND ANNA MARIE WRIGHT C.P. December Term, 2011 No.

SHERIFF'S SALE

02371 \$155,115.87 McCabe, Weisberg & Conway, P.C.

1308-552

1033 East Rittenhouse Street 19138 59th wd. s/d w b/g 2s masonry; 4192 Sq. Ft. BRT#591137000 Improvements: Residential Dwelling
VERONICA NAOMI HARRIS C.P. September Term, 2012 No. 03445 \$74,114.93 McCabe, Weisberg & Conway, P.C.

1308-556

7540 Brockton Road 19151 34th wd. Row b/gar 2sty, masonry; 2874.50 Sq. Ft. BRT#343148400 Improvements: Residential Dwelling
AARON OWENS C.P. June Term, 2012 No. 01354 \$104,279.15 McCabe, Weisberg & Conway, P.C.

1308-567

1870 Schiller Street 19134 45th wd. Row 2 sty, masonry; 2122.86 Sq. Ft. BRT#452098600 Improvements: Residential Dwelling
ANTONIO SERRANO AKA ANTONIO SERRANO, JR. C.P. February Term, 2012 No. 02548 \$51,896.11 McCabe, Weisberg & Conway, P.C.

1308-577

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

1308-595

2435 South Garnet Street 19145 48th wd. 665.62 Sq. Ft. BRT#262133400 Improvements: Residential Dwelling
SAMANTHA RICCI C.P. October Term, 2011 No. 00513 \$224,042.26 Udren Law Offices, P.C.

1308-644

1908 Stanwood Street 19152 35th wd. 2848.72 Sq. Ft. BRT#562044700 Improvements: Residential Dwelling
EDNA SANDINE C.P. July Term, 2012 No. 02451 \$184,536.41 Richard J. Nalbandian, Esq. for Powers, Kirn and Javardian, LLC

1308-658A-B

8th Wd. (2220 North 20th Street - Premises A - 19132) 1275 Sq. Ft. BRT#162139800 Improvements: Row 3sty, Masonry
5th Wd. (2260 North Lambert Street - Premises B - 19132) 1342 Sq. Ft. BRT#162170900 Improvements: Row 2sty, Masonry
JAMES Q. MORMON C.P. October Term, 2012 No. 04275 \$33,510.23 Jonathan M. Peterson, Esq.

The following property, sale of which was postponed from the September 10, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, January 7, 2014.

1309-304

5945 Windsor Avenue 19143-5221 40th wd. 1130.24 Sq. Ft. BRT#034093600 Improvements: Row B/gar 2 Story Masonry
GEORGE ABBOTT, ORIGINAL MORTGAGOR AND HB HOLDING COMPANY, LLC, DEAN ROSSI, PRESIDENT, REAL OWNER C.P. October Term, 2012 No. 00126 \$65,286.79 Milstead & Associates, LLC

1309-310

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

1309-322

1810 West Albanus Street 19141 14th wd. 1067.50 Sq. Ft. BRT#171036900 Improvements: Residential Property
O'NEAL THOMAS C.P. December Term, 2012 No. 00152 \$54,581.26 KML Law Group, P.C.

1309-329

7845 Rugby Street 19150 50th wd. 2710.17 Sq. Ft. BRT#502096100 Improvements: Residential Property
ELLIS BRITTINGHAM C.P. January Term, 2008 No. 00938 \$64,794.64 KML Law Group, P.C.

1309-333

1304 North 53rd Street 19131 44th wd. row 2 sty, masonry; 1745 Sq. Ft. BRT#442335700 Improvements: Residential Dwelling
VERNEE M. WATSON C.P. April Term, 2010 No. 03243 \$92,971.45 McCabe, Weisberg & Conway, P.C.

1309-334

844 Barlow Street 19116 58th wd. S/D w b/g 1s mas & other, 4097 Sq. Ft. BRT#582208853

SHERIFF'S SALE

Improvements: Residential Dwelling
BARBARA HOWELL C.P. February Term, 2013 No. 00192 \$114,244.50 McCabe, Weisberg, & Conway, P.C.

1309-335

7445 Gilbert Street 19138 10th wd. Row b/gar 2 sty masonry; 2664 Sq. Ft. BRT#102485400 Improvements: Residential Dwelling
DEBORAH JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER, ARTHUR JACKSON, MR., KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER, DAVID JACKSON, KNOWN SURVIVING HEIR OR ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER, PAULINE JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER, AMANDA JACKSON, KNOWN SURVIVING HEIR OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ARTHUR JACKSON, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2011 No. 00945 \$57,523.02 McCabe, Weisberg, & Conway, P.C.

1309-358

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

1309-366

5432 West Montgomery Avenue 19131-3106 52nd wd. Situate on the southerly side of Montgomery Avenue at the distance of 256 feet westwardly from the westerly side of Forty-fourth Street. Subject to Mortgage Improvements: Row B/gar 2sty Masonry
MARGO ALLEYN NEWSON C.P. January Term, 2013 No. 02472 \$116,500.70 Chandra M. Arkema, Esq.

1309-369

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

1309-371

2549 North 17th Street 19132-3928 16th wd.(formerly the 28th wd.) 1009.02 Sq. Ft. PRCL#161157600 Improvements: Residential Property
JOHN P. DENNIS C.P. January Term, 2012 No. 01191 \$70,416.34 Phelan Hallinan, LLP

1309-372

6577 North Woodstock Street 19138-3114 10th wd. 1280 Sq. Ft. PRCL#102078800 Improvements: Residential Property
LESLIE KIMBLE C.P. January Term, 2011 No. 01128 \$73,858.30 Phelan Hallinan, LLP

1309-374

9212 Annapolis Road 19114 57th wd. 5360 Sq. Ft. BRT#572252300 Improvements: Residential Property
WILFREDO SANTIAGO C.P. September Term, 2010 No. 02572 \$318,393.60 KML Law Group, P.C.

1309-389

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

1309-390

6210 Hazel Avenue 19143-0000 3rd wd. 1088 Sq. Ft. BRT#032122100 Subject to Mortgage Improvements: Residential Property
ROSA L. LEE C.P. October Term, 2011 No. 2892 \$58,154.35 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1309-392

5418 Howland Street 19124 35th wd. 2560.20 Sq. Ft. BRT#351351400 Subject to Mortgage Improvements: Residential Property
VALERIE GRANT AND ALFONZO GRANT C.P. September Term, 2012 No. 0331 \$85,045.58 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M.

SHERIFF'S SALE

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

1309-393
2127 Stevens Street 19149 62nd wd. 1247.40 Sq. Ft. BRT#621204500 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 L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1309-394
729 North 44th Street 19104 6th wd. 2784.25 Sq. Ft. BRT#061297300 Improvements: Residential Property CHERYL CLARK C.P. January Term, 2012 No. 02754 \$171,686.35 KML Law Group, P.C.

1309-395
1324 Locust Street, Unit 214 19107 5th wd. 655 Sq. Ft. BRT#888115238 Improvements: Residential Property JANICE OGLETREE C.P. March Term, 2012 No. 03090 \$178,917.64 KML Law Group, P.C.

1309-406
2651 South Carroll Street 19142 40th wd. 1235.08 Sq. Ft. BRT#406106000 Improvements: Residential Property LAWRENCE S. TAYLOR C.P. March Term, 2013 No. 01685 \$35,562.74 KML Law Group, P.C.

1309-409
3021 West Stiles Street 19121-4410 29th wd. 930 Sq. Ft. PRCL#292196900 Improvements: Residential Property ROBERT D. BROWN AND TRINA FLETCHER C.P. August Term, 2012 No. 01340 \$48,219.67 Phelan Hallinan, LLP

1309-412
1700 Reed Street 19146 36th wd. 1044.00 Sq. Ft. BRT#365355600 Improvements: Residential Dwelling DAMON K. ROBERTS AND ARLINE R. ROBERTS C.P. April Term, 2008 No. 004001 \$213,653.44 Mark J. Udren, Esq.

1309-420
7350 Woodcrest Avenue 19151-2213 34th wd. 1491.10 Sq. Ft. PRCL#344117000 Improvements: Residential Property SANDRA J. JORDAN C.P. July Term, 2012 No. 02361 \$49,433.82 Phelan Hallinan, LLP

1309-422
1551 South Lambert Street 19146-4519 36th wd. 599.72 Sq. Ft. PRCL#363258600 Improvements: Residential Property KAMAU FLOYD C.P. February Term, 2012 No. 02485 \$198,404.69 Phelan Hallinan, LLP

1309-425
5854 North Marshall Street aka 5854 Marshall Street 19120 61st wd. 1234.35 Sq. Ft. PRCL#612259000 Improvements: Residential Property KENESHA L. JOHNSON C.P. March Term, 2012 No. 02628 \$58,204.37 Phelan Hallinan, LLP

1309-427
2651 South 11th Street 19148-4407 39th wd. 821.50 Sq. Ft. PRCL#394188700 Improvements: Residential Property ERIC BARTELLO C.P. May Term, 2011 No. 02734 \$189,002.78 Phelan Hallinan, LLP

1309-431
1846 South 65th Street 19142-1312 40th wd. 1383.30 Sq. Ft. OPA#403005100 Improvements: Residential Property CRESIUS DARIUS C.P. May Term, 2012 No. 03161 \$63,023.14 Phelan Hallinan, LLP

1309-433
2914 Rorer Street 19134-3019 37th wd. 901 Sq. Ft. PRCL#071521100 Improvements: Residential Property MURAD PEYGUMBARI AKA M PEYGUMBARI C.P. December Term, 2012 No. 02486 \$27,832.19 Phelan Hallinan, LLP

1309-435
2602 South Beulah Street 19148-4515 39th wd. 611.24 Sq. Ft. PRCL#393212500 Improvements: Residential Property HSIAO L. WENG C.P. June Term, 2012 No. 00057 \$87,710.83 Phelan Hallinan, LLP

1309-439
566 Martin Street 19128-1619 21st wd. 1500 Sq. Ft. PRCL#213174000 Improvements: Residential Property ANTHONY J. STANKIEWICZ AND DENISE M. STANKIEWICZ C.P. March Term, 2012 No. 02618 \$150,503.73 Phelan Hallinan, LLP

1309-443
1210 East Sydney Street 19150 50th wd. s/d w b/g 2s masonry, 4428.25 Sq. Ft. BRT#502471100 Improvements: Residential

SHERIFF'S SALE

Dwelling JENNIFER IACONO, ESQUIRE, ADMINISTRATOR OF THE ESTATE OF KATHERINE WHITEHURST, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 03771 \$202,783.62 McCabe, Weisberg, & Conway, P.C.

1309-444
5746 Commerce Street 19139 4th wd. Row 2 sty, masonry; 2034.45 Sq. Ft. BRT#042011700 Improvements: Residential Dwelling CHARLES MCCALL C.P. December Term, 2012 No. 03066 \$68,495.80 McCabe, Weisberg, & Conway, P.C.

1309-448
3600 Conshohocken Avenue, Unit 1402 19131 52nd wd. Res condo .5+ sty, masonry, 940 Sq. Ft. BRT#888520555 Improvements: Condominium HARVEY LEVENTHAL, ADMINISTRATOR OF THE ESTATE OF SELMA POWELL, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2011 No. 04208 \$107,337.59 McCabe, Weisberg, & Conway, P.C.

1309-450
3308 Chippendale Street 19136 64th wd. Row b/gar 2 sty, masonry; 3212.02 Sq. Ft. BRT#642198300 Improvements: Residential Dwelling TINA ROWAN C.P. December Term, 2011 No. 00427 \$173,139.09 McCabe, Weisberg, & Conway, P.C.

1309-452
721 Mckean Street 19148 39th wd. row 2 sty, masonry; 2285.6 Sq. Ft. BRT#393025600 Improvements: Residential Dwelling JEFFREY SPEARMAN, JR. C.P. August Term, 2012 No. 01904 \$228,828.26 McCabe, Weisberg, & Conway, P.C.

1309-453
5542 Lansdowne Avenue 19131 4th wd. Row conv/apartment 2 sty, masonry; 2486 Sq. Ft. BRT#041253900 Improvements: Residential Dwelling DARNELL R. RUSSELL C.P. June Term, 2008 No. 03826 \$117,826.86 McCabe, Weisberg, & Conway, P.C.

1309-457
2431 South Opal Street 19145 26th wd. Unknown BRT#262143400 Subject to Mortgage Improvements: Dwelling/building BARBARA L. GENOVESI AND BIAGIO F. GENOVESI C.P. September Term, 2007 No. 1620 \$158,349.48 Sarah E. Ehasz, Esq.

1309-458
2052 East Cheltenham Avenue 19124 41st wd. 1260 Sq. Ft. BRT#411069200 Subject to Mortgage Improvements: Row B/gar 2 Sty, Masonry WILLIAM ORTIZ C.P. October Term, 2009 No. 02921 \$92,132.76 Sarah E. Ehasz, Esq.

1309-459
2257 Wakeling Street 19137-1215 45th wd. formerly the 10th wd. 972.40 Sq. Ft. BRT#4563367800 Improvements: Residential Property MANOUSOS FASARAKIS C.P. August Term, 2011 No. 00568 \$100,852.49 Phelan Hallinan, LLP

1309-462
5331 Chester Avenue 19143 51st wd. 1616 Sq. Ft. BRT#511275800 Improvements: Residential Property AMANDA WASHINGTON C.P. January Term, 2013 No. 002561 \$86,778.01 Christopher A. DeNardo, Esq.

1309-463
5866 North 6th Street 19120 61st wd. 1408 Sq. Ft. BRT#612278000 Improvements: Residential Property MARK D. IVEY C.P. February Term, 2013 No. 002058 \$67,012.21 Christopher A. DeNardo, Esq.

1309-468
4610 Conshohocken Avenue 19131 52nd wd. 1418.40 Sq. Ft. BRT#521187300 Improvements: Residential Real Estate DELLA M. HARRIS C.P. February Term, 2012 No. 03172 \$111,361.55 Stern & Eisenberg, PC

1309-471
708 Marlyn Road 19151-3825 34th wd. 1303.76 Sq. Ft. BRT#344278600 Improvements: Row 2 Story, Masonry STACEY D. MOORE C.P. October Term, 2012 No. 03845 \$35,179.48 Milstead & Associates, LLC

1309-478
1906 West Venango Street 19140 11th wd. Row conv/apartment 3 sty masonry; 4389.28 Sq. Ft. BRT#112129200 Improvements: Residential Dwelling MICHAEL FERRELL C.P. June Term, 2012 No. 01351 \$146,150.21 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1309-479
6642 Haddington Lane 19151 34th wd. Row 2 sty, masonry; 2334 Sq. Ft. BRT#344041800 Improvements: Residential Dwelling JUANITA WILLIAMSON C.P. November Term, 2005 No. 00669 \$57,365.95 McCabe, Weisberg, & Conway, P.C.

1309-481
1806 West Master Street 19121-4908 29th wd. 1583.3 Sq. Ft. BRT#471108100 Improvements: Residential Dwelling SAMUEL G. SMITH AKA SAMUEL G. SMITH III AKA SAMUEL GRANT SMITH, III C.P. June Term, 2012 No. 01039 \$56,851.33 Law Offices of Gregory Javardian

1309-484
5647 Addison Street 19143 60th wd. Row 2 sty, masonry; 1774.5 Sq. Ft. BRT#604125600 Improvements: Residential Dwelling PROPERTY OF KENNETH M. AMES, ADMINISTRATOR OF THE ESTATE OF YVONNE AMES, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2013 No. 00633 \$73,952.16 McCabe, Weisberg, & Conway, P.C.

1309-485
400 Governors Court 19146 30th wd. Res condo 3.5 sty, masonry; 2400 Sq. Ft. BRT#888300720 Improvements: Condominium JOHN SHEPPARD C.P. April Term, 2012 No. 03833 \$576,044.00 McCabe, Weisberg, & Conway, P.C.

1309-486
6408 Large Street 19149 54th wd. Row b/gar 2 sty masonry; 2922.11 Sq. Ft. BRT#541182400 Improvements: Residential Dwelling PROPERTY OF JEANETTE SEBASTIAO, KNOWN SURVIVING HEIR OF PEDRO SEBASTIAO, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKOWN SURVIVING HEIRS OF PEDRO SEBASTIAO, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 01189 \$94,536.66 McCabe, Weisberg, & Conway, P.C.

1309-492
5239 Westford Road 19120 42nd wd. Row b/gar 2 sty, masonry; 3007.6 Sq. Ft. BRT#421408500 Improvements: Residential Dwelling JEAN J. RENARD C.P. January Term, 2012 No. 03411 \$132,014.68 McCabe, Weisberg, & Conway, P.C.

1309-505
5442 Master Street 19131 4th wd. 14'8-3/4" frontage x 76' depth OPA#041224800 Improvements: Residential Property MONIQUE A. STONES C.P. August Term, 2011 No. 01393 \$75,523.02 Richard M. Squire & Associates, LLC

1309-507
2704 Cambridge Street 19130 29th wd. 615.96 Sq. Ft. BRT#292009400 Improvements: Residential Dwelling TAIRI PROFIT C.P. September Term, 2010 No. 03374 \$203,950.42 Udren Law Offices, P.C.

1309-512
5626 Lansdowne Avenue 19131 52nd wd. 1333.71 Sq. Ft. BRT#043179000 Improvements: Residential Dwelling ABDAL ALEEM WHITE AND RASHIDA X. WHITE C.P. April Term, 2013 No. 00317 \$65,198.39 Udren Law Offices, P.C.

1309-515
7129 Chew Street 19119 22nd wd. 2698.43 Sq. Ft. BRT#97N2165 Improvements: Residential Dwelling DAVID A. BAZEMORE AND LOUISE A. BAZEMORE C.P. April Term, 2013 No. 00758 \$306,801.80 Udren Law Offices, P.C.

1309-516
2015 South Bucknell Street 19145 48th wd. 806.00 Sq. Ft. BRT#482292900 Improvements: Residential Dwelling ROLAND IEM C.P. April Term, 2013 No. 02643 \$88,167.88 Udren Law Offices, P.C.

1309-519
1103 East Hunting Park Avenue 19124-4812 33rd wd. 1436 Sq. Ft. PRCL#332079200 Improvements: Residential Property MIGUEL A. GONZALEZ C.P. October Term, 2011 No. 03770 \$70,544.10 Phelan Hallinan, LLP

1309-522
4551 Edgemont Street 19137-2001 45th wd. 2350 Sq. Ft. PRCL#453260700 Improvements: Residential Property TERESA E. CANCELLIERE C.P. August Term, 2012 No. 02580 \$54,693.88 Phelan Hallinan, LLP

1309-525
352 Daly Street 19148-3307 39th wd. 700 Sq. Ft. PRCL#392147900 Improvements: Residential Property

SHERIFF'S SALE

MAISIE CHONG C.P. May Term, 2012 No. 03752 \$120,518.27 Phelan Hallinan, LLP

1309-529
1918 Montrose Street 19146-2629 30th wd. 960 Sq. Ft. PRCL#301219500 Improvements: Residential Property HENRY WELCH, DECEASED; ISOLENE WELCH, DECEASED C.P. May Term, 2010 No. 03329 \$47,545.79 Phelan Hallinan, LLP

1309-530
6108 West Jefferson Street aka 6108 Jefferson Street 19151-3901 34th wd. 2152.50 Sq. Ft. PRCL#342060900 Improvements: Residential Property AINSLEY JARRETT C.P. November Term, 2012 No. 02298 \$142,771.11 Phelan Hallinan, LLP

1309-534
32 East Mount Pleasant Avenue 19119-1828 22nd wd. 3997.40 Sq. Ft. PRCL#222139400 Improvements: Residential Property JOHN L. KENNEDY, JR. AKA JOHN KENNEDY AND TOMMICA M. KENNEDY AKA TOMMICA KENNEDY C.P. June Term, 2012 No. 02063 \$95,595.56 Phelan Hallinan, LLP

1309-538
8304 Cottage Street 19136-2812 65th wd. 3120 Sq. Ft. PRCL#652231015 Improvements: Residential Property KATHRYN M. AUTENRIETH C.P. August Term, 2009 No. 00732 \$210,602.63 Phelan Hallinan, LLP

1309-542
3901 J Street 19124-5407 33rd wd. 1878.10 Sq. Ft. PRCL#332240800 Improvements: Residential Property NATHANIEL PITTMAN C.P. July Term, 2011 No. 02442 \$66,785.67 Phelan Hallinan, LLP

1309-548
7709 Delphi Place 19153-1737 40th wd. 1794.60 Sq. Ft. PRCL#405859500 Improvements: Residential Property BABACAR NDIAYE C.P. August Term, 2012 No. 01138 \$78,355.04 Phelan Hallinan, LLP

1309-551
1529 Marcy Place, Unit B 19115-4285 88th wd. Together with all right, title, and interest being a 50% undivided interest of, in, and to the common element as set forth in the aforesaid Declaration of Condominium PRCL#888560534 Improvements: Condominium Unit RICHARD J. GAUNCE C.P. June Term, 2011 No. 01314 \$143,144.58 Phelan Hallinan, LLP

1309-567
238 South Ceil Street 19139 60th wd. 1845 Sq. Ft.; Row 2 sty masonry BRT#604279100 Improvements: Residential Dwelling KIRBY AMES C.P. October Term, 2010 No. 00918 \$70,566.22 McCabe, Weisberg, & Conway, P.C.

1309-568
5943 Elsinore Street 19120 35th wd. 2002 Sq. Ft.; row b/gar 2 sty masonry BRT#352303300 Improvements: Residential Dwelling LISA BAMBINO AND ANTHONY N. BAMBINO C.P. October Term, 2012 No. 00558 \$95,666.69 McCabe, Weisberg, & Conway, P.C.

1309-569
1835 North Leithgow Street 19122 18th wd. 2117.66 Sq. Ft., row 3 sty masonry BRT#183165200 Improvements: Residential Dwelling JOSEPH WRIGHT C.P. December Term, 2007 No. 02609 \$112,539.38 McCabe, Weisberg, & Conway, P.C.

1309-575
6522 Vandike Street 19135-2826 41st wd. 1056 Sq. Ft. BRT#411335200 Improvements: Residential Property C.P. May Term, 2012 No. 0521 \$102,337.94 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

1309-578
8022 Buist Avenue 19153 40th wd. 1290 Sq. Ft. BRT#405766700 Improvements: Residential Dwelling PAULA A. CLARK AND GREGORY S. CLARK C.P. November Term, 2009 No. 02248 \$137,401.83 Mark J. Udren, Esq.

1309-580
161 West Penn Street 19144-6270 12th wd. 3599 Sq. Ft. BRT#124024600 Improvements: Residential Property BERNARD J. MCGRATH, JR. C.P. October Term, 2012 No. 00149 \$135,193.28 Pressman & Doyle, LLC

SHERIFF'S SALE

1309-581
6628 Musgrave Street 19119-2216 22nd wd. 1464 Sq. Ft. BRT#221233000 Improvements: Residential Property BERNARD J. MCGRATH C.P. October Term, 2012 No. 00152 \$73,442.65 Pressman & Doyle, LLC

1309-584
4328-4342 North Marshall Street 19140 43rd wd. (formerly the 33rd wd.) West side of Marshall Street LUIS H. ROBLEDO C.P. March Term, 2013 No. 02872 \$146,376.83 Nicholas A. Didomenico, Esq.

1309-590
3117 North 34th Street 19132-1009 38th wd. 1385 Sq. Ft. BRT#3582196000 Subject to Mortgage Improvements: Residential Dwelling JAMES C. GRANT C.P. Term, No. 02045 \$96,551.89 Powers, Kim & Javardian, LLC

1309-591
644 East Courtland Street 19120 42nd wd. 1131 Sq. Ft. BRT#421025000 Improvements: Residential Dwelling FRANCELEEN RESTO C.P. February Term, No. 02743 \$90,901.12 Powers, Kim & Javardian, LLC

The following property, sale of which was postponed from the October 1, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, January 7, 2014.

1310-301
12455 Barbary Road 19154 66th wd. 3160 Sq. Ft.; row b/gar 2 sty masonry BRT#663188500 Improvements: Residential Dwelling THOMAS F KANE AND DOLORES KANE C.P. July Term, 2012 No. 02971 \$183,830.17 McCabe, Weisberg, & Conway, P.C.

1310-303
2313 Mifflin Street 19145 48th wd. 2103 Sq. Ft.; row 2 sty masonry BRT#482031600 Improvements: Residential Dwelling ROXANNE NELSON C.P. March Term, 2012 No. 00787 \$73,256.54 McCabe, Weisberg, & Conway, P.C.

1310-315
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.

1310-321A-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 9th Street at the distance of 113 feet 10 inches southwardly from the south side of Huntington Street. Improvements: Row 2 Sty, Masonry (both Properties)
2547 North 9th Street (Premises B - 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 9th Street at the distance of 113 feet 10 inches southwardly from the south side of Huntington Street. Improvements: Row 2 Sty, Masonry (both Properties)
AMERICAN DREAM GROUP INVESTMENTS, LLC C.P. April Term, 2012 No. 03429 \$69,787.37 Chandra M. Arkema, Esq.

1310-322
3031 Euclid Avenue 19121-1812 32nd wd. Land area: 849.60 Sq. Ft. BRT#323018800 Improvements: Row 2 Story Masonry DAWN REID C.P. March Term, 2013 No. 03462 \$91,681.67 Milstead & Associates, LLC

1310-323
5702 North Lambert Street 19138-2910 49th wd. Land area 906.24 Sq. Ft. BRT#172423700 Improvements: Row B/gar 2 Sty Masonry DAWN Y. LARRY C.P. March Term, 2012 No. 00954 \$73,449.01 Milstead & Associates, LLC

1310-326
4545-47 North Front Street 19140-1606 88th wd. (formerly part of the 42nd wd.) Land area: premises A 1130 Sq. Ft.; premises B 3560 Sq. Ft. PremisesA:BRT#421256400;PremisesB:RT#884348610 Improvements: Premises A: Ind Lumber Yard Masonry; Premises B Auto Repair Shop Masonry DAVID TORRES C.P. September Term, 2012 No. 00616 \$323,819.83 Milstead & Associates, LLC

1310-327
4930 Knorr Street 19135 41st wd. Land ara 1778.60 Sq. Ft. BRT#412017000

SHERIFF'S SALE

Improvements: Row Conv/apt 3 Story Masonry JOHN C. KUHN C.P. August Term, 2012 No. 01822 \$157,500.00 Milstead & Associates, LLC

1310-330

1901 South 29th Street 19145-2401 39th wd. 2695 Sq. Ft. BRT#482379000 Subject to Mortgage Improvements: Residential Dwelling RUFUS RAHADITOMO C.P. December Term, 2012 No. 03941 \$112,021.19 Powers, Kim & Javardian, LLC

1310-333

1418 West Somerville Avenue 19141-1614 17th wd. 1435 Sq. Ft. PRCL#171077600 Improvements: Residential Property LISA ACHILLE BLUME C.P. August Term, 2012 No. 01173 \$82,187.30 Phelan Hallinan, LLP

1310-336

4733 Comly Street 19135 41st wd. 1440 Sq. Ft.; det 2sty masonry BRT#411126000 Improvements: Residential Dwelling THOMAS MCGAHAN AND JENNIFER ASHCROFT MCGAHAN C.P. January Term, 2012 No. 03943 \$133,691.28 McCabe, Weisberg, & Conway, P.C.

1310-345

5831 Penn Street 19149 62nd wd. 3175.4 Sq. Ft.; row w/det gar 2sty masonry BRT#621492500 Improvements: Residential Dwelling FRITZ EDMOND AND MANOICHEKA M. EDMOND AKA MANOUCHEKA M EDMOND C.P. January Term, 2012 No. 04240 \$131,097.21 McCabe, Weisberg, & Conway, P.C.

1310-347

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

1310-352

5258 Akron Street 19124-1913 62nd wd. 2420.06 Sq. Ft.; row b/gar 2sty masonry BRT#621418100 Improvements: Residential Dwelling OSAMA FADL C.P. January Term, 2013 No. 03758 \$68,736.35 McCabe, Weisberg, & Conway, P.C.

1310-353

930 Brill Street 19124 35th wd. 2087 Sq. Ft.; row b/gar 2sty masonry BRT#351177900 Improvements: Residential Dwelling DAVE WALDMAN AKA DAVID C. WALDMANN C.P. May Term, 2011 No. 03360 \$63,456.13 McCabe, Weisberg, & Conway, P.C.

1310-363

5045 Walnut Street 19139-4250 60th wd. 2486.33 Sq. Ft. PRCL#602044600 Improvements: Residential Property CECILIA ANN ROBERTS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDNA ROBERTS AKA EDNA ROBERT. CHERE CUNNINGHAM, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDNA ROBERTS AKA EDNA ROBERT. PATRICE CUNNINGHAM, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDNA ROBERTS AKA EDNA ROBERT. C.P. July Term, 2011 No. 02216 \$19,259.75 Phelan Hallinan, LLP

1310-371

2644 Sylmar Street 19142 4th wd. 928 Sq. Ft. BRT#406133500 Improvements: Residential Dwelling KIMBERLY L. BARKLEY C.P. February Term, 2010 No. 00563 \$75,535.82 Udren Law Offices, P.C.

1310-389

316 East Albanus Street 19120 42nd wd. 1125 Sq. Ft. BRT#421147800 Improvements: Residential Dwelling MYRIAM VELEZ C.P. April Term, 2012 No. 03402 \$42,492.10 Udren Law Offices, P.C.

1310-390

10838 Perrin Road 19154-3924 66th wd. 1802

SHERIFF'S SALE

Sq. Ft. PRCL#662076900 Improvements: Residential Property JUSTIN FRANK C.P. March Term, 2013 No. 02217 \$168,178.56 Phelan Hallinan, LLP

1310-395

2125 Loney Street 19152-3218 56th wd. 2619.75 Sq. Ft. PRCL#147N14220 Improvements: Residential Property AVRAHAM KATALAN AND JOY KATALAN C.P. June Term, 2012 No. 01482 \$174,619.07 Phelan Hallinan, LLP

1310-404

7036 Torresdale Avenue 19135-1915 41st wd. 2500 Sq. Ft. PRCL#412401800 Improvements: Residential Property JOSE A. BORGES, JR. C.P. February Term, 2013 No. 02834 \$159,177.80 Phelan Hallinan, LLP

1310-423

3153 Hartville Street 19134-2304 33rd wd. 667.50 Sq. Ft. PRCL#071552700 Improvements: Residential Property OMYRA SANCHEZ, MIRIAM E FAULKNER, CONFESSOR BAEZ AND VERNON L. JOHNSON C.P. August Term, 2011 No. 03112 \$19,989.48 Phelan Hallinan, LLP

1310-425

1384 North 76th Street 19151-2823 34th wd. 2240 Sq. Ft. PRCL#343309000 Improvements: Residential Property TARA THERESA BLIGEN AKA TARA BLIGEN C.P. March Term, 2013 No. 01752 \$168,955.74 Phelan Hallinan, LLP

1310-429

1337 Wells Street 19111-4921 53rd wd. 1170 Sq. Ft. PRCL#532020900 Improvements: Residential Property MIKHAIL KHALAPOV C.P. August Term, 2011 No. 00977 \$151,391.92 Phelan Hallinan, LLP

1310-431

1816 West Ruscomb Street 19141-1019 17th wd. 1264 Sq. Ft. PRCL#119N010083 Improvements: Residential Property JAMES E. MCDANIELS JR. AKA JAMES E. MCDANIELS C.P. March Term, 2012 No. 02621 \$113,549.04 Phelan Hallinan, LLP

1310-443

53 East Sedgwick Street 19119 22nd wd. 11112 Sq. Ft. PRCL#222130000 Improvements: Residential Property BESSIE M. PIERCE AKA BESSIE MIRIAM PIERCE AND CLEVELAND C. PIERCE C.P. October Term, 2007 No. 01366 \$158,594.00 Phelan Hallinan, LLP

1310-447

7435 Andrews Avenue 19138 10th wd. (formerly part of the 42nd wd.) 1212.80 Sq. Ft. BRT#101142400 Improvements: Residential Real Estate DEBORAH MYERS C.P. January Term, 2013 No. 01408 \$122,938.57 Stern & Eisenberg, PC

1310-452

8550 Temple Road 19150 50th wd. Land area: 1450.80 Sq. Ft. Improvement area: 1088 Sq. Ft. OPA#501082800 Improvements: Residential Real Estate - Single Family Dwelling ROBIN RENEE BRACE AKA ROBIN BRACE C.P. December Term, 2012 No. 01704 \$135,066.80 Robert J. Wilson, Esq., Wilson Law Firm

1310-454

2567 North Napa Street 19132 28th wd. OPA#028153800 Subject to Mortgage Improvements: Residential Property JAMES M JONES AND NAILA A. MATTISON-JONES C.P. April Term, 2013 No. 03794 \$31,758.32 Brett A. Solomon, Esq.

1310-459

1455 East Luzerne Street 19124 33rd wd. 1230 Sq. Ft. BRT#332027900 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUPERTA V. FRANCIS, DECEASED C.P. April Term, 2013 No. 000999 \$30,031.53 Christopher A. DeNardo, Esq.

1310-472

1803 Arnold Street 19152-1824 56th wd. 2511.52 Sq. Ft. BRT#562190000 Improvements: Residential Dwelling NECHAMA KAUFMAN C.P. July Term, 2012 No. 00498 \$201,286.56 Powers, Kim & Javardian, LLC

1310-474

4729 Walnut Avenue 19139-4404 46th wd. 2427.57 Sq. Ft. BRT#601043100 Subject to Mortgage Improvements: Residential Dwelling RAYMOND PAYTON, ADMINISTRATOR OF THE ESTATE OF JOAN L. PAYTON, DECEASED C.P. September Term, 2012

SHERIFF'S SALE

No. 03268 \$125,558.79 Powers, Kim & Javardian, LLC

1310-477

1119 East Palmer Street 19125 18th wd. 2059 Sq. Ft. BRT#181136920 Improvements: Residential Dwelling TIMOTHY LIPCZYNSKI C.P. April Term, 2013 No. 4090 \$401,397.04 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1310-478A-D

49th wd. (5631 North 11th Street - Premises A - 19141-3607) 1440 Sq. Ft. BRT#492238600 Improvements: Residential Dwelling
31st wd. (2356 East Boston Avenue - Premises B - 19125-3015) 1144 Sq. Ft. BRT#313174200 Improvements: Residential Dwelling
61st wd. (253 Rosemar Street - Premises C - 19120-1414) 1050 Sq. Ft. BRT#611239800 Improvements: Residential Dwelling
23rd wd. (5515 Torresdale Avenue - Premises D - 19124-1624) 1106 Sq. Ft. BRT#411305000 Improvements: Residential Dwelling DAVID STEINER C.P. May Term, 2013 No. 2391 \$384,581.10 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1310-481

212 East Wellens Avenue 19120-3524 42nd wd. 1440 Sq. Ft. BRT#421188500 Subject to Mortgage Improvements: Residential Dwelling ANTHONY B. JEFFERSON AND VALERIE ROWELL-JEFFERSON C.P. May Term, 2012 No. 02592 \$112,205.30 Powers, Kim & Javardian, LLC

1310-482

1644 South 4th Street 19148-1303 1st wd. 2415 Sq. Ft. BRT#011431900 Subject to Mortgage Improvements: Residential Dwelling ERNEST WILKIE AND LINDA A. SMITH C.P. September Term, 2012 No. 03468 \$218,993.25 Powers, Kim & Javardian, LLC

1310-486

6336 Eastwood Street 19149 35th wd. 1107.01 Sq. Ft.; row b/gar 2 story masonry BRT#541266900 Improvements: Residential Dwelling IRENE I. GASKINS BY DEED DATED 09/30/1999 AND RECORDED 10/07/1999 IN RECORD BOOK JTD 1184, PG 628 C.P. December Term, 2009 No. 03503 \$120,745.21 Federman & Associates, LLC

1310-487

6816 North Carlisle Street 19126 semi detached 2 story masonry BRT#101012000/ PRCL#119N1243 Improvements: Residential Dwelling PATRICIA DAVIS IN HER CAPACITY AS HEIR OF HUDSON I. LINDSAY, DECEASED AND UNKNOWN HEIRS OF HUDSON I. LINDSAY, DECEASED C.P. December Term, 2012 No. 000260 \$57,134.54 Federman & Associates, LLC

1310-506

4405-7 Silverwood Street 19127 21st wd. 6298 Sq. Ft.; det 3.5 sty stone BRT#211239100 Improvements: Residential Dwelling PETER MCDONOUGH C.P. March Term, 2013 No. 03307 \$225,401.89 McCabe, Weisberg, & Conway, P.C.

1310-508

2444 South Philip Street 19148 39th wd. 986 Sq. Ft.; row 2sty masonry BRT#391310500 Improvements: Residential Dwelling JACQUELINE POOLER AND CAMEL REAL ESTATE, LLC C.P. July Term, 2012 No. 04135 \$146,218.60 McCabe, Weisberg, & Conway, P.C.

1310-515

12635 Biscayne Drive 19154 58th wd. 3019 Sq. Ft.; row b/gar 2sty mas +other BRT#663409600 Improvements: Residential Dwelling BRIAN SEIGER AND LINDSEY GOEKE C.P. June Term, 2012 No. 00183 \$203,559.89 McCabe, Weisberg, & Conway, P.C.

1310-518

6364 Marsden Street 19135 41st wd. 2366.50 Sq. Ft.; row 2 sty masonry BRT#411253200 Improvements: Residential Dwelling MARIO STAGLIANO, JR. C.P. June Term, 2012 No. 00188 \$85,481.35 McCabe, Weisberg, & Conway, P.C.

1310-520

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

1310-528A-C

34th wd. (152 North Edgewood Street - Premises A - 19139-2323) West side of Edgewood Street 393 ft 4 in north of Arch Street; front 15 ft 1 in, depth 62 ft 6 in
4th wd. (127 North 59th Street - Premises B

SHERIFF'S SALE

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

1310-529

2100 Princeton Avenue 19149-1327 54th wd. Southwest side of Princeton Avenue front 27 ft 6-1/2 in, depth 110 ft 0 in ZHI REN LI C.P. Septemer Term, 2012 No. 01351 \$174,069.98 Phillip D. Berger, Esq.,

1310-530

6148 Reedland Street 19142 40th wd. Southeasterly side of Reedland Street 162 ft 1 in northeasterly side of 62nd st; front 16 ft, depth 16 ft BRT#402207300 Subject to Mortgage TIEASHA PULLEY C.P. July Term, 2012 No. 00982 \$90,009.90 Louis P. Vitti, Esq.

1310-532

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

1310-535

2090 Pickwick Street 19134 45th wd. 1720 Sq. Ft.; row 2 sty masonry BRT#452180000 Improvements: Residential Dwelling LAKEESHA M. WILLIAMS C.P. February Term, 2011 No. 00594 \$56,072.00 McCabe, Weisberg, & Conway, P.C.

1310-539

2021 Mercy Street 19145 48th wd. 1600 Sq. Ft.; row 2 sty masonry BRT#481123300 Improvements: Residential Dwelling WILLIAM POWELL AKA WILLIAM T. POWELL C.P. December Term, 2012 No. 01215 \$76,597.10 McCabe, Weisberg, & Conway, P.C.

1310-540

110 Benjamin Court 19114 57th wd. 1176 Sq. Ft.; res condo 3 sty mas + other BRT#888570420 Improvements: Residential Dwelling ALL UNKNOWN SURVIVING HEIRS OF DAVID ROSENFLED, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2012 No. 03912 \$203,139.68 McCabe, Weisberg, & Conway, P.C.

1310-546

1310 Wagner Avenue 19141 49th wd. 2000 Sq. Ft. BRT#493018000 Improvements: Residential Property JOHN WIGGINS C.P. April Term, 2011 No. 02170 \$83,205.65 KML Law Group, P.C.

1310-548

2307 Almond Street 19125 31st wd. 889 Sq. Ft. BRT#312086000 Improvements: Residential Property WILLIAM J. COLLINS JR C.P. April Term, 2010 No. 01769 \$117,886.27 KML Law Group, P.C.

1310-551

150 East Walnut Lane 19144 59th wd. 2614.62 Sq. Ft. BRT#592059400 Improvements: Residential Property DIAMOND A. WEBB C.P. January Term, 2012 No. 01600 \$122,927.68 KML Law Group, P.C.

1310-554

3511 North 22nd Street 19140 11th wd. 2925 Sq. Ft. BRT#112307100 Improvements: Residential Property SHALIMAR BLAKELY C.P. March Term, 2010 No. 00870 \$89,402.55 KML Law Group, P.C.

1310-557

5313 Delancey Street 19143 60th wd. 870 Sq. Ft. BRT#603071000 Improvements: Residential Property UNKNOWN HEIRS OF RUTH WILLIAMS, DECEASED AND JOYCE CRAIG-MURRAY, SOLELY IN HER CAPACITY AS HEIR OF RUTH WILLIAMS, DECEASED C.P. December Term, 2012 No. 02786 \$76,026.88 KML Law Group, P.C.

1310-567

1200 Gilham Street 19111 53rd wd. 1946 Sq. Ft. BRT#531156900 Improvements: Residential Property EDWARD A. TORRES C.P. August Term, 2012 No. 02278 \$168,772.10 KML Law Group, P.C.

1310-589

1900 Lott Street aka 1900 Lott Avenue 19115-3216 58th wd. 6750 Sq. Ft. PRCL#581044900 Improvements: Residential Property

SHERIFF'S SALE

ADEL ETREIH C.P. March Term, 2009 No. 01971 \$356,845.64 Phelan Hallinan, LLP

1310-599

1641 North Robinson Street 19151-3935 34th wd. 1434.56 Sq. Ft. PRCL#342277000 Improvements: Residential Property GEORGE AKANNO AND FELICITAS AKANNO C.P. August Term, 2012 No. 00198 \$54,013.93 Phelan Hallinan, LLP

1310-601

5848 Sansom Street 19139 60TH wd. 1420.73 Sq. Ft. BRT#604160800 Improvements: Residential Dwelling LISA THOMAS C.P. March Term, 2010 No. 5458 \$81,758.46 Powers, Kim & Javardian, LLC

1310-617

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

1310-631

5913 Ellsworth Street 19143-3017 3rd wd. (formerly part of the 46th wd.) 1760 Sq. Ft. BRT#033133600 Improvements: Row 2 Story Masonry CHANTILLE A. JACKSON C.P. March Term, 2012 No. 00012 \$92,326.32 Milstead & Associates, LLC

1310-633

1217 North 52nd Street 19131-4411 44th wd. 1416 Sq. Ft. BRT#442278700 Improvements: Str/off + Apts 2 Story Masonry CHRIS WHITE AKA CHRIS CHARLES WHITE AND MYRA WHITE AKA MYRA CHARLES WHITE C.P. December Term, 2008 No. 002465 \$99,003.58 Milstead & Associates, LLC

1310-636

1448 West Loudon Street 19141-2132 13th wd. 1125 Sq. Ft. BRT#132401400 Improvements: Row W-off/str 2 Story Masonry ANDRE H. MITCHELL C.P. September Term, 2011 No. 02241 \$157,056.60 Milstead & Associates, LLC

1310-645

141 Linton Street 19120 61st wd. 1054.69 Sq. Ft. BRT#612145501 Improvements: Residential Property LANEKE LONG C.P. December Term, 2009 No. 02519 \$48,053.00 KML Law Group, P.C.

1310-648

1417 Betsy Ross Place 19122 20th wd. 1602 Sq. Ft. BRT#202269100 Improvements: Residential Property ANNETTE JAMES C.P. March Term, 2013 No. 04072 \$56,471.86 KML Law Group, P.C.

1310-654

7369 Woolston Avenue 19138-1226 10th wd. 1280 Sq. Ft. PRCL#102418500 Improvements: Residential Property SHAINA C. BATTIS C.P. December Term, 2010 No. 01407 \$120,133.20 Phelan Hallinan, LLP

1310-658

9130 Dale Road 19115-4208 56th wd. 7388.85 Sq. Ft. PRCL#562376300 Improvements: Residential Property SAFEER KHAN AND GRACE KHAN C.P. January Term, 2013 No. 01850 \$331,020.47 Phelan Hallinan, LLP

1310-681

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

The following property, sale of which was postponed from the November 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, January 7, 2014.

1311-302

5947 Addison Street 19143 3rd wd. 977 Sq. Ft. BRT#032074400 Improvements: Residential Property MARK BLACK C.P. November Term, 2012 No. 4680 \$70,816.76 Kristine M. Anthou, Esq.

1311-303

SHERIFF'S SALE

1311-306
1912 Pratt Steet 19124-2121 23rd wd. 1398.60 Sq. Ft. BRT#622053000 Improvements: Row 2 Story Masonry NDUBUISI OKORO C.P. March Term, 2013 No. 00781 \$137,991.63 Milstead & Associates, LLC

1311-308
2709 South Adler Street 19148-4908 39th wd. 957.60 Sq. Ft. BRT#395260500 Improvements: Residential Dwelling JOSEPH MICALI AND LISA MICALI C.P. March Term, 2013 No. 00302 \$144,715.22 Udren Law Offices, P.C.

1311-309
418 Longshore Street nka 418 Longshore Avenue 19111 35th wd. 3463.50 Sq. Ft. BRT#353154300 Improvements: Residential Dwelling ANLIZAR DERRICKS AND MATTHEW DERRICKS C.P. April Term, 2013 No. 01927 \$150,881.35 Udren Law Offices, P.C.

1311-310
7043 Torresdale Avenue 19135 41st wd. 2115.00 Sq. Ft. BRT#412416400 Improvements: Residential Dwelling JAMES MACELROY C.P. March Term, 2011 No. 00945 \$161,503.75 Udren Law Offices, P.C.

1311-315
2120 66th Avenue 19138 50th wd. 1176 Sq. Ft. BRT#102365000 Improvements: Residential Property UNKNOWN, HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROLEL COLEMAN C.P. January Term, 2012 No. 4761 \$106,871.51 Christopher A. DeNardo, Esq.

1311-316
1817 South 16th Street 19145 48th wd. 930.25 Sq. Ft. BRT#481189200 Improvements: Residential Property MARCELINA ANGUD AND ANTONIO ANGUD AKA TONY ANGUD C.P. September Term, 2012 No. 003159 \$142,524.51 Christopher A. DeNardo, Esq.

1311-317
3215 North 34th Street 19129 38th wd. 1280 Sq. Ft. BRT#382197600 Improvements: Residential Property FRANK RAFFAELE C.P. June Term, 2012 No. 0570 \$90,256.16 Christopher A. DeNardo, Esq.

1311-321
1713 Wakeling Street 19124-2756 62nd wd. 2000 Sq. Ft. PRCL#622003900 Improvements: Residential Property OMAR NEGRON C.P. June Term, 2012 No. 01481 \$61,063.21 Phelan Hallinan, LLP

1311-322
263 Rochelle Avenue 19128-3813 21st wd. 2240 Sq. Ft. PRCL#096N080034 Improvements: Residential Property CHARLES D. PETERS AND CAROL ANN PETERS C.P. February Term, 2013 No. 01611 \$166,829.76 Phelan Hallinan, LLP

1311-329
6828 Ditman Street 19135-2204 41st wd. 14473.20 Sq. Ft. PRCL#412349500 Improvements: Residential Property PATRICIA M. NEW AND EDWARD J. NEW C.P. May Term, 2013 No. 02616 \$116,872.66 Phelan Hallinan, LLP

1311-332
7308 North 21st Street 19138-2108 10th wd. 1888 Sq. Ft. PRCL#101189200 Improvements: Residential Property CARLA E. GOBANTES AND ASKIA FLUELLEN C.P. July Term, 2012 No. 03966 \$183,416.09 Phelan Hallinan, LLP

1311-333
5240 North Sydenham Street 19141-1618 17th wd. 1200 Sq. Ft. PRCL#172098100 Improvements: Residential Property FREDDIE M HARRIS, JR. AND CYNTHIA M. BROWNE-HARRIS C.P. April Term, 2013 No. 01108 \$104,991.49 Phelan Hallinan, LLP

1311-336
9603 Dedaker Street 19115-3112 58th wd. 7640.25 Sq. Ft. PRCL#581327600 Improvements: Residential Property MONICA MEITZLER AKA MONICA ASIMOS AND EARL N ASIMOS, III AKA EARL ASIMOS C.P. January Term, 2012 No. 03295 \$182,675.34 Phelan Hallinan, LLP

1311-340
2333 South 71st Street 19142-1102 40th wd. 800 Sq. Ft. PRCL#406164100 Improvements: Residential Property SHAVON S. MOSES C.P. October Term, 2012 No. 03326 \$44,291.29 Phelan Hallinan, LLP

SHERIFF'S SALE

1311-344
321 West Ashdale Street 19120-3813 42nd wd. 1008 Sq. Ft. BRT#127N559 Improvements: Row 2 Story Masonry JANELLE PERSALL C.P. July Term, 2012 No. 02116 \$55,104.19 Milstead & Associates, LLC

1311-345
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 Christopher A. DeNardo, Esq.

1311-346
174 West Nedro Avenue 19120 61st wd. 1172.40 Sq. Ft. BRT#612090500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER OR ADMINISTRATOR OR LOUIS HART, DECEASED. C.P. June Term, 2010 No. 003426 \$28,505.30 Christopher A. DeNardo, Esq.

1311-347
5438 West Berks Street 19131 52nd wd. 1622.15 Sq. Ft. BRT#522040200 Improvements: Residential Property FACENDA WHITE C.P. December Term, 2012 No. 0310 \$210,689.52 Christopher A. DeNardo, Esq.

1311-352
6162 North 4th Street 19120 61st wd. 1230 Sq. Ft. BRT#611069900 Improvements: Residential Dwelling SUSAN NGUYEN C.P. June Term, 2013 No. 000642 \$158,408.28 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-353
1846 Glendale Avenue 19111 56th wd. 1898.76 Sq. Ft. BRT#561278800 Improvements: Residential Dwelling SAID MUSTAFA C.P. February Term, 2013 No. 000462 \$162,915.45 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-354
7317-7319 Whitaker Avenue 19111 56th wd. 6300 Sq. Ft. BRT#561080800 Improvements: Residential Dwelling MARVIN ALDAINE THOMAS C.P. February Term, 2013 No. 03045 \$228,420.45 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-356
4209 Claridge Street 19124 33rd wd. 1756.70 Sq. Ft. BRT#332355300 Improvements: Residential Dwelling HANH VAN NGUYEN C.P. June Term, 2013 No. 001260 \$100,612.37 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-358
6131 Spruce Street 19139 3rd wd. 1360 Sq. Ft. OPA#031121300 Improvements: Residential Dwelling BELTON KIRKLAND, DECEASED C.P. April Term, 2013 No. 02645 \$46,650.80 Mitchell B. Klein, Esq.

1311-359
5451 Kingessing Avenue 19143 51st wd. 975 Sq. Ft. BRT#514149700 Improvements: Residential Real Estate GREGORY EBURUOH C.P. May Term, 2013 No. 01066 \$70,518.37 Stern & Eisenberg, PC

1311-361A-B
4847 North 6th Street – Premises A – 19120 49th wd. 5490 Sq. Ft. more or less BRT#491181400 Improvements: Residential Dwelling **4857 North 6th Street – Premises B – 19120** 49th wd. 4840 Sq. Ft. more or less BRT#491181500 Improvements: Residential Dwelling ROSE SIMMONS-TROTTER, CALVIN SIMMONS AND LEANTYE EVANS C.P. April Term, 2012 No. 00223 \$89,931.07 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg LLP

1311-362
2124 East Susquehanna Avenue 19125 31st wd. Det w/det gar 3sty masonry; 3400 Sq. Ft. BRT#313031610 KEITH BRIAN M. OBERHOLTZER C.P. November Term, 2009 No. 04477 \$21,867.25 Richard J. Weitzman, Esq.; Law Offices of Richard J. Weitzman, P.C.

1311-365
4909 Frankford Avenue 19124 23rd wd. Improvement area 2343 Sq. Ft./land area 1199 Sq. Ft. OPA#871113350 Subject to Mortgage Improvements: Str/off + Apts 3 Sty PU JING SERVICE, INC. C.P. January Term, 2013 No. 03744 \$118,436.38 Jeffrey L. Goodman, Esq.

SHERIFF'S SALE

1311-371
909 Lindley Avenue aka 909 West Lindley Avenue 19141-3919 49th wd. 1950 Sq. Ft. BRT#492005900 Subject to Mortgage Improvements: Residential Property ANTHONY T. SMITH AS SOLE OWNER C.P. February Term, 2012 No. 2667 \$95,962.62 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1311-379
7647 Brentwood Road 19151 34th wd. 1387.46 Sq. Ft. BRT#343233600 Improvements: Residential Property TYRONE C. CHESTNUT AND TRACEY CHESTNUT AKA TRACEY WASHINGTON C.P. February Term, 2013 No. 01692 \$152,300.43 KML Law Group, P.C.

1311-383
6513 Buist Avenue 19142 40th wd. 1232 Sq. Ft. BRT#406250900 Improvements: Residential Property NASHIA AKA NASHIRA ROPER C.P. November Term, 2005 No. 03192 \$51,792.62 KML Law Group, P.C.

1311-384
4339 Brown Street 19104 6th wd. 1226.40 Sq. Ft. BRT#062007100 Improvements: Residential Property SHIRLEY BAXTER C.P. March Term, 2013 No. 03418 \$7,458.26 KML Law Group, P.C.

1311-388
2027 South Bancroft Street 19145 26th wd. Row conv/Apt 2 sty masonry; 2240 Sq. Ft. BRT#481203100 Improvements: Residential Dwelling ALBERT R. PAVONI, III AND KIRK N PAVONI C.P. June Term, 2011 No. 02109 \$138,335.71 McCabe, Weisberg, & Conway, P.C.

1311-390
2347 Duncan Street 19124 23rd wd. semi det 2 sty masonry; 3024 Sq. Ft. BRT#231011000 Improvements: Residential Dwelling STEVEN BENSON AND LESLIE BENSON C.P. December Term, 2011 No. 01088 \$146,927.40 McCabe, Weisberg, & Conway, P.C.

1311-391
7715 Olympus Place 19153 40th wd. row b/gar 2 sty masonry; 3166.3 Sq. Ft. BRT#405856100 Improvements: Residential Dwelling SALLY A. FERA C.P. October Term, 2011 No. 02918 \$129,273.04 McCabe, Weisberg, & Conway, P.C.

1311-395
935 Winton Street 19148 39th wd. 686 Sq. Ft. BRT#393308600 Subject to Mortgage Improvements: Residential Dwelling LINDA SMITH AND ERNEST WILKIE C.P. October Term, 2012 No. 00009 \$123,710.97 Udren Law Offices, P.C.

1311-399
1120 South Wilton Street 19143 51st wd. semi det 2 sty masonry; 3362.47 Sq. Ft. BRT#511211700 Subject to Mortgage Improvements: Residential Dwelling TALIB M. MUHAMMAD C.P. August Term, 2010 No. 04776 \$87,119.14 McCabe, Weisberg, & Conway, P.C.

1311-400
4942 Mulberry Street 19124 23rd wd. row conv/apt 2 sty masonry; 3678.71 Sq. Ft. BRT#232314100 Improvements: Residential Dwelling ANTHONY BETHER ORCHOWSKI C.P. April Term, 2013 No. 05011 \$125,256.67 McCabe, Weisberg, & Conway, P.C.

1311-402
8800 Roosevelt Boulevard 19115 56th wd. 6533.34 Sq. Ft. BRT#562462200 Improvements: Residential Dwelling MARIAM ABRAHAM AND SAMUEL ABRAHAM C.P. April Term, 2013 No. 01717 \$138,297.94 Udren Law Offices, P.C.

1311-403
2023 Fernon Street 19145 36th wd. 1400 Sq. Ft. row 2 sty masonry BRT#363080200 Improvements: Residential Dwelling MARVIN WOMACK AND MILTON S. GREEN C.P. January Term, 2012 No. 04105 \$87,144.57 McCabe, Weisberg, & Conway, P.C.

1311-408
1720 South Bancroft Street 19145 26th wd. 742 Sq. Ft. BRT#365160700 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BEVERLY LYNN SAUNDERS, DECEASED; BEVERLY LYNN SAUNDERS, DECEASED; SHELLEY SAUNDERS, KNOWN HEIR OF BEVERLY

SHERIFF'S SALE

LYNN SAUNDERS, DECEASED C.P. September Term, 2010 No. 01884 \$39,357.05 Udren Law Offices, P.C.

1311-410
5618 Diamond Street 19131-0000 52nd wd. (formerly the 34th wd.) 1833 Sq. Ft. BRT#522089400 (110N080051) Subject to Mortgage Improvements: Residential Dwelling MARY LEE WASHINGTON AND WILLIE WASHINGTON C.P. March Term, 2010 No. 02962 \$95,740.45 Udren Law Offices, P.C.

1311-412
406 Wood Street 19106 5th wd. 663 Sq. Ft. BRT#056015000 Improvements: Residential Dwelling RONALD B. MCKAY C.P. August Term, 2012 No. 03320 \$443,378.86 Udren Law Offices, P.C.

1311-418
220 Locust Street, PH #2S 19106 5th wd. 1253 Sq. Ft. BRT#888051852 DEFENDANT, CLIFFORD LEE VAN SYOC C.P. February Term, 2013 No. 265634 \$11,637.50 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

1311-419
6207 Vine Street 19139 34th wd. 1312 Sq. Ft. BRT#341039400 Improvements: Row 3-family Dwelling MARC BAXTER C.P. June Term, 2013 No. 000351 \$138,229.98 William J. Levant, Esq.

1311-420
2600 West Harold Street 19132 28th wd. 1600 Sq. Ft. BRT#281315900 Improvements: Row 3-family Dwelling BAXTER ESTATES, LLC C.P. June Term, 2013 No. 00346 \$77,866.81 William J. Levant, Esq.

1311-421
1768 South Avondale Street 19142 40th wd. 1745.70 Sq. Ft. BRT#401186900 Improvements: Residential Property DEBRA L. SMITH C.P. December Term, 2012 No. 02262 \$54,914.28 KML Law Group, P.C.

1311-427
1554 South Bailey Street 19146 36th wd. 1467 Sq. Ft. BRT#364275400 Improvements: Commerical Real Estate GREGORY K. LOGAN C.P. March Term, 2012 No. 01772 \$71,265.44 Stern & Eisenberg, PC

1311-432
977 Carver Street 19124 35th wd. 876.87 Sq. Ft. BRT#351259300 Improvements: Residential Dwelling BRYANT SHEARD C.P. April Term, 2013 No. 002598 \$25,919.58 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-435
900 Princeton Avenue 19111 53rd wd. 2905.10 Sq. Ft. BRT#532272900 Improvements: Residential Real Estate FRANK WILLIAM WALLACE AND DEBORAH WALLACE C.P. April Term, 2012 No. 01692 \$66,307.99 Stern & Eisenberg, PC

1311-438
651 North 56th Street 19131 4th wd. Row 2 sty masonry; 2928.64 Sq. Ft. BRT#041215900 Improvements: Residential Dwelling LOUIS STEVENS AND KIM STEVENS C.P. April Term, 2013 No. 00341 \$74,493.39 McCabe, Weisberg, & Conway, P.C.

1311-441
8311 Woolston Avenue 19150 64th wd. row 2 sty masonry; 2296 Sq. Ft. BRT#502095909 Improvements: Residential Dwelling CLAUDETTE TYLER-KNIGHT C.P. January Term, 2011 No. 03606 \$147,084.30 McCabe, Weisberg, & Conway, P.C.

1311-443
2222 Greenwich Street 19146 36th wd. row 2sty masonry; 1806 Sq. Ft. BRT#364045300 Improvements: Residential Dwelling DAYEN HALL AND NADINE HALL C.P. November Term, 2009 No. 00197 \$82,629.59 McCabe, Weisberg, & Conway, P.C.

1311-444
5339 Pine Street 19143-1414 60th wd. 1264 Sq. Ft. PRCL#603085500 Improvements: Residential Property VENITA GLOVER C.P. December Term, 2011 No. 02952 \$99,669.26 Phelan Hallinan, LLP

1311-445
619 East Chelten Avenue 19144-1204 59th wd. 3526.25 Sq. Ft. PRCL#591008000 Improvements: Residential Property MICHAEL WILLIAMS C.P. March Term, 2012 No. 02905 \$112,925.08 Phelan Hallinan, LLP

1311-448
7208 Edmund Street 19135 65th wd. S/D conv

SHERIFF'S SALE

apt 2sty masonry; 6900 Sq. Ft. BRT#651287800 Improvements: Residential Dwelling MICHAEL I DAVALOS, SR. C.P. June Term, 2009 No. 00846 \$158,414.87 McCabe, Weisberg, & Conway, P.C.

1311-450
4022 Creston Street 19135-4404 62nd wd. 1085 Sq. Ft. PRCL#622189800 Improvements: Residential Property JANE A. WILLIAMS C.P. July Term, 2012 No. 01167 \$50,260.48 Phelan Hallinan, LLP

1311-451
1911 Clarence Street 19134-2016 45th wd. 976 Sq. Ft. PRCL#452123800 Improvements: Residential Property BONNIE R KUSHNER AND PETER DISSIN C.P. April Term, 2013 No. 04956 \$48,519.34 Phelan Hallinan, LLP

1311-453
1533 South Opal Street 19146 36th wd. Row 2sty masonry; 1606 Sq. Ft. BRT#363224200 Improvements: Residential Dwelling URIAH O. STEWART AKA URIAH STEWART AND CHARLENE SMITH-STEWART C.P. April Term, 2013 No. 04999 \$55,036.76 McCabe, Weisberg, & Conway, P.C.

1311-454
318 Unruh Avenue 19111 35th wd. semi/det 2sty frame; 5940 Sq. Ft. BRT#353121400 Improvements: Residential Dwelling COSTELLA RUSSELL AND KENNETH RUSSELL C.P. September Term, 2012 No. 00724 \$206,399.36 McCabe, Weisberg, & Conway, P.C.

1311-463
5201 West Berks Street aka 5201 Berks Street 19131-3206 52nd wd. 4000 Sq. Ft. PRCL#521112400 Improvements: Residential Property GERALD THOMPSON C.P. April Term, 2013 No. 03271 \$151,118.15 Phelan Hallinan, LLP

1311-464
5814 Ashland Avenue 19143-3916 3rd wd. 2310 Sq. Ft. PRCL#034044200 Improvements: Residential Property COLLEEN LUCAS C.P. October Term, 2012 No. 00132 \$77,158.25 Phelan Hallinan, LLP

1311-466
838 Magee Avenue 19111-4812 35th wd. 4620 Sq. Ft. PRCL#531178100 Improvements: Residential Property CHUNTELL SHORT AKA CHUNTELL L. SHORT C.P. May Term, 2012 No. 01016 \$107,002.50 Phelan Hallinan, LLP

1311-470
633 Levick Street 19111 35th wd. 2500 Sq. Ft. BRT#65N2362 Improvements: Residential Dwelling SOPHEAR M. PHAT C.P. May Term, 2013 No. 00608 \$127,920.28 Udren Law Offices, P.C.

1311-472
3082 Aramingo avenue 19134 25th wd. 998.73 Sq. Ft. BRT#251478600 Improvements: Residential Dwelling MARCELINO CUADRA, JR. AKA MARCELINO CAUDRA, JR. AND KATHLEEN A. CUADRA AKA KATHLEEN A. CAUDRA C.P. December Term, 2009 No. 02988 \$76,853.91 Mark J. Udren, Esq.

1311-475
2017 North Marston Street 19121 32nd wd. 725 Sq. Ft. BRT#323190300 Improvements: Residential Property CARRIE HAMILTON C.P. April Term, 2013 No. 04140 \$37,973.09 KML Law Group, P.C.

1311-481
557 West Clapier Street 19144 13th wd. 4761.31 Sq. Ft. BRT#133069300 Improvements: Residential Property TESS MCBURSE, AS EXECUTRIX OF THE ESTATE OF STALEY E MCBURSE, DECEASED. C.P. November Term, 2012 No. 02671 \$105,329.50 KML Law Group, P.C.

1311-484
5833 North Philip Street 19120 61st wd. 758.16 Sq. Ft. BRT#612414700 Improvements: Residential Dwelling JOHN CARTER C.P. December Term, 2012 No. 03718 \$98,183.57 Udren Law Offices, P.C.

1311-486
4328-30 Elizabeth Street 19124 23rd wd. 3375 Sq. Ft. BRT#234247600 Improvements: Residential Dwelling JUAN REYES C.P. December Term, 2012 No. 01615 \$87,032.00 Udren Law Offices, P.C.

1311-488
7121 Brous Avenue 19149 35th wd. 1092.14 Sq. Ft. BRT#641061700 Improvements: Residential Dwelling ESTATE OF ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR., C/O DIANE C.

SHERIFF'S SALE

ESPOSITO, PERSONAL REPRESENTATIVE; DIANE C; ESPOSITO, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR. DECEASED; ROBERT M. ESPOSITO, JR., KNOWN HEIR OF ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR.; CARMEN A. ESPOSITO, KNOWN HEIR OF ROBERT M. ESPOSITO AKA ROBERT M. ESPOSITO, SR.; ROSEMARIE L. ESPOSITO, TRUSTEE FOR CARMEN ANTHONY ESPOSITO C.P. June Term, 2012 No. 02119 \$36,850.61 Udren Law Offices, P.C.

1311-492

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

1311-494

4924 Ella Street 19120 42nd wd. 1226.85 Sq. Ft. BRT#421307300 Improvements: Residential Property
CHARLES J. CYR C.P. March Term, 2013 No. 04061 \$51,902.89 KML Law Group, P.C.

1311-495

1918 East Thayer Street 19134 45th wd. 980 Sq. Ft. BRT#452065500 Improvements: Residential Property
SAMUEL T. LANG C.P. April Term, 2013 No. 03606 \$63,496.88 KML Law Group, P.C.

1311-506

2447 South Darien Street 19148 39th wd. 700 Sq. Ft. BRT#393389700 Improvements: Residential Dwelling
MARGARET M. BELARDINO, DECEASED; MICHELLE CONWAY, KNOWN HEIR OF MARGARET M. BELARDINO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET M. BELARDINO, DECEASED; DOMINIC JULIFF, INDIVIDAULLY AND AS KNOWN HEIR OF MARGARET M. BELARDINO C.P. March Term, 2012 No. 00192 \$110,893.01 Udren Law Offices, P.C.

1311-509

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

1311-510

7568 Maryland Street 19138 row b/ garage 2 story masonry BRT#501381700 Improvements: Residential Dwelling
FRANCES TUCKER C.P. April Term, 2012 No. 002352 \$148,581.19 Federman & Associates, LLC

1311-511

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

1311-513

404 Woodhaven Place 19116-2407 58th wd. 7800 Sq. Ft. PRCL#582339500 Improvements: Residential Property
FREDERIC IZENBERG, JR. AND JULIA DURBIN IZENBERG AKA JULIA D. IZENBERG C.P. February Term, 2013 No. 01304 \$204,756.93 Phelan Hallinan, LLP

1311-519

1624 Brill Street 19124 62nd wd. Row 2sty masonry; 957 Sq. Ft. BRT#622141300 Improvements: Residential Dwelling
REBECCA D NENNO C.P. April Term, 2013 No. 00753 \$85,672.31 McCabe, Weisberg, & Conway, P.C.

1311-521

307 Hellerman Street 19111 35th wd. 2500 Sq. Ft. BRT#353065900 Improvements: Residential Property
TINA SPADY AND MALIK FREEMAN C.P. February Term, 2012 No. 2484 \$177,642.79 Christopher A. DeNardo, Esq.

1311-523

1951 East Monmouth Street 19134 row 2 sty masonry; 1500 Sq. Ft. BRT#252131300 Improvements: Residential Dwelling
DOREEN DULDULAO, KNOWN

SHERIFF'S SALE

SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; JENNIFER SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; LINDA LINDNER, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; KIM SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; ELEANOR M. SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; TERESA MCENANEY, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; NANCY MAZUREK, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF JOHN SANSEVERINO, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2012 No. 00838 \$30,665.32 McCabe, Weisberg, & Conway, P.C.

1311-524

7629 Gilbert Street 19150-2605 10th wd. 1306.40 Sq. Ft. PRCL#102489800 Improvements: Residential Property
JACQUELINE MITCHELL-ROGERS C.P. March Term, 2010 No. 04138 \$112,818.27 Phelan Hallinan, LLP

1311-525

356 East Wister Street 19144 22nd wd. Row b/gar 2sty masonry; 1180 Sq. Ft. BRT#121051600 Improvements: Residential Dwelling
ROSALIND SHELTON C.P. February Term, 2010 No. 01386 \$108,032.42 McCabe, Weisberg, & Conway, P.C.

1311-526

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

1311-528

3843 Gratz Street 19134 13th wd. Row 2 sty masonry; 1350 Sq. Ft. BRT#131262700 Improvements: Residential Dwelling
DORTHEA ROGERS C.P. February Term, 2012 No. 03139 \$105,221.25 McCabe, Weisberg, & Conway, P.C.

1311-535

5946 Webster Street 19143-2414 3rd wd. 1640.31 Sq. Ft. PRCL#033032100 Improvements: Residential Property
FRANCES BRINSON AND EMANUEL BRINSON C.P. March Term, 2012 No. 02142 \$102,681.26 Phelan Hallinan, LLP

1311-540

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

1311-543

4622 Pennhurst Street 19124-3828 42nd wd. 1350 Sq. Ft. PRCL#4216142200 Improvements: Residential Property
MILIAM RODRIGUEZ AND JUANA GUILBE C.P. August Term, 2010 No. 02391 \$64,201.60 Phelan Hallinan, LLP

1311-544

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

1311-549

620 South 54th Street 19143-2604 46th wd. 1128 Sq. Ft. OPA#463163400 Improvements: Residential Property
RUBY B. HAM C.P. April Term, 2013 No. 00461 \$118,598.09 Phelan Hallinan, LLP

1311-553

9015 Buttonwood Place 19128-1056 21st wd. 6685 Sq. Ft. PRCL#212502470 Improvements: Residential Property
MADELINE DAVIS, ANETTA L. DANIELS AND ANDRE L. DANIELS C.P. February Term, 2012 No. 03882 \$465,276.71 Phelan Hallinan, LLP

1311-556

743 West Wellens Street aka 743 West Wellens Avenue 19120-3115 49th wd. 1200 Sq. Ft. BRT#492035600 Improvements: Residential Property
LIBERATED PROPERTY HOLDINGS V, LLC C.P. May Term, 2013 No. 1493 \$67,478.59 Michael V. Phillips, Esq/

SHERIFF'S SALE

1311-558

5455 Tackawanna Street 19124-1410 82nd wd. 1110.44 Sq. Ft. PRCL#622318200 Improvements: Residential Property
WINIFRED M. RUSSELL AKA WINIFRED M. MALONEY AND JAMES RUSSELL C.P. March Term, 2013 No. 02727 \$121,594.03 Phelan Hallinan, LLP

1311-559

1435 North 75th Street 19151-2901 34th wd. 1559.25 Sq. Ft. PRCL#343275400 Improvements: Residential Property
NAJMADEEN JOHNSON AND SHANITA JOHNSON C.P. July Term, 2012 No. 00762 \$75,466.77 Phelan Hallinan, LLP

1311-560

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

1311-565

1204 South 46th Street 19143-3802 51st wd. (formerly 40th wd.) 2608.25 Sq. Ft. BRT#273000400 Improvements: S/d Conv Apt 3 Story Masonry
KYA A. SIMPKINS AKA KYA M. SIMPKINS C.P. February Term, 2010 No. 02902 \$253,846.35 Milstead & Associates, LLC

1311-567

1173 East Sharpnack Street 19150-3108 50th wd. 2704.70 Sq. Ft. BRT#12N13192 Improvements: Row B/gar 2story Masonry
JOHNNIE F. COTTON C.P. July Term, 2012 No. 04349 \$111,660.16 Milstead & Associates, LLC

1311-577

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

1311-581

6828 Chew Avenue 19119-1921 22nd wd. 6000 Sq. Ft. PRCL#222202100 Improvements: Residential Property
JOSHUA E. POPE, JR. AND SHEILA A. POPE C.P. November Term, 2009 No. 03712 \$245,443.10 Phelan Hallinan, LLP

1311-585

6215 Smedley Street aka 6215 North Smedley Street 19141-1927 17th wd. 1593 Sq. Ft. PRCL#172157200 Improvements: Residential Property
NINA CARR-HOLLAND, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MARY S. CARR AKA MARY SUE CARR, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MARY S. CARR AKA MARY SUE CARR, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MARY S. CARR AKA MARY SUE CARR, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MARY S. CARR AKA MARY SUE CARR, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MARY S. CARR AKA MARY SUE CARR, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MARY S. CARR AKA MARY SUE CARR, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY S. CARR AKA MARY SUE CARR, DECEASED. C.P. July Term, 2012 No. 03798 \$13,538.60 Phelan Hallinan, LLP

1311-586

3416 Amber Street 19134-2602 45th wd. 1127.56 Sq. Ft. PRCL#452239900 Improvements: Residential Property
CLIFTON MCMASTER C.P. August Term, 2012 No. 01947 \$67,752.36 Phelan Hallinan, LLP

1311-589

3415 Eden Street 19114-3605 57th wd. 3373.50 Sq. Ft. PRCL#572163115 Improvements: Residential Property
STEPHANIE J. WIEST AND JOHN G. WIEST, JR. C.P. April Term, 2012 No. 00545 \$113,225.03 Phelan Hallinan, LLP

1311-590

1206 South 11th Street 19147-5017 2nd wd.

SHERIFF'S SALE

945 Sq. Ft. PRCL#021582400 Improvements: Residential Property
ANTHONY CARDULLO C.P. May Term, 2012 No. 00777 \$305,218.46 Phelan Hallinan, LLP

1311-591

1123 Plane Road 19115-3714 57th wd. 6380 Sq. Ft. PRCL#632108600 Improvements: Residential Property
MARY A. PURCELL C.P. April Term, 2013 No. 00612 \$168,451.04 Phelan Hallinan, LLP

1311-595

7242 Algon Avenue 19111-4115 53rd wd. 2821.05 Sq. Ft. PRCL#532434300 Improvements: Residential Property
LEE ANN SCHILLER C.P. May Term, 2010 No. 02140 \$126,389.40 Phelan Hallinan, LLP

1311-597

5903 Latona Street 19143-3027 3rd wd. 1624 Sq. Ft. PRCL#033164700 Improvements: Residential Property
HUBERT MORTON AKA HUBERT JEROME MORTON C.P. July Term, 2012 No. 03796 \$54,147.99 Phelan Hallinan, LLP

1311-598

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

1311-601

2757 North 20th Street 19132-2602 11th wd. 990 Sq. Ft. PRCL#111253900 Improvements: Residential Property
WILFREDO ADORNO AND MILAGROS ADORNO C.P. April Term, 2013 No. 00632 \$43,976.71 Phelan Hallinan, LLP

1311-611

67 East Collom Street 19144-2318 12th wd. 1064.11 Sq. Ft. PRCL#121068800 Improvements: Residential Property
JAMES M. JONES C.P. February Term, 2013 No. 00912 \$39,304.13 Phelan Hallinan, LLP

1311-616

2202 South Bonsall Street 19145-3209 48th wd. 708 Sq. Ft. PRCL#482286900 Improvements: Residential Property
BARBARA WEAR C.P. February Term, 2013 No. 02176 \$36,214.38 Phelan Hallinan, LLP

1311-617

1341 Dyre Street 19124-1929 1510.32 Sq. Ft. PRCL#621007500 Improvements: Residential Property
WAYNE R. MAHAN AKA WAYNE MAHAN C.P. March Term, 2013 No. 02704 \$105,686.36 Phelan Hallinan, LLP

1311-618

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

1311-620

1853 North Croskey Street 19121-2034 32nd wd. 1605 Sq. Ft. PRCL#322098900 Improvements: Residential Property
JACQUEIA P. ROBINSON AKA JACQUEIA ROBINSON C.P. March Term, 2013 No. 00082 \$78,817.58 Phelan Hallinan, LLP

1311-621

7161 Torresdale Avenue 19135-1327 41st wd. 1500 Sq. Ft. PRCL#651258800 Improvements: Residential Property
VIOLETTA NOEL AND WILLY NOEL C.P. January Term, 2013 No. 00878 \$161,745.60 Phelan Hallinan, LLP

1311-628

6423 Rear Buist Avenue and 6423 Buist Avenue 19142-3118 40th wd. 1875 Sq. Ft. BRT#406248400 and BRT#406248500 Improvements: Residential Property
KEDIAH ZARWIE C.P. February Term, 2012 No. 03444 \$72,671.38 Phelan Hallinan, LLP

1311-630

2511 Nicholas Street 19121-2816 32nd wd. 856 Sq. Ft. PRCL#324030500 Improvements: Residential Property
JAMES RICE AND DENISE M. PATTERSON C.P. June Term, 2012 No. 01130 \$24,330.74 Phelan Hallinan, LLP

1311-636

2217 Berwyn Place 19115-3306 Improvements: Residential Property
DAVE SHAPIRO AND DARLENE SHAPIRO C.P. March Term, 2013 No. 01248 \$194,306.95 Phelan Hallinan, LLP

1311-638

501 Hoffnagle Street 19111-1942 63rd wd. 6750 Sq. Ft. PRCL#631388100 Improvements: Residential Property

SHERIFF'S SALE

BRIAN W. LOCKLEAR AKA BRIAN LOCKLEAR AND DENA J. LOCKLEAR C.P. August Term, 2012 No. 01538 \$228,084.43 Phelan Hallinan, LLP

1311-641

4735 Ramona Avenue 19124-2468 23rd wd. 4125 Sq. Ft. PRCL#233125500 Improvements: Residential Property
ROSS NICHOLS AND EMILY NICHOLS C.P. May Term, 2012 No. 01262 \$118,639.18 Phelan Hallinan, LLP

1311-642

15162 Endicott Street 19116-1510 58th wd. 1296 Sq. Ft. OPA#583176400 Improvements: Residential Property
KARL R. LINDENBAUM AND LYNN M. LINDENBAUM C.P. July Term, 2012 No. 01187 \$263,421.31 Phelan Hallinan, LLP

1311-643

337 North 60th Street 19139 4th wd. 1021.75 Sq. Ft. BRT#042272000 Improvements: Residential Property
ATIF STOCKTON, SOLELY IN HIS CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; CAROLYN MILLER, SOLELY IN HER CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; ELBERT WALTERS, SOLELY IN HIS CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; GENEVA JOHNSON-JACOBS, SOLELY IN HER CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; MICHAEL WALTERS, SOLELY IN HIS CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED; AND MILLICENT WALTERS, SOLELY IN HER CAPACITY AS HEIR OF EDGAR W. WALTERS, DECEASED C.P. September Term, 2012 No. 03508 \$57,703.85 KML Law Group, P.C.

1311-647

4725 Hartel Avenue aka 4725 Hartel Street 19136-3306 65th wd. (formerly 41st wd.) 1088 Sq. Ft. PRCL#651197400 Improvements: Residential Property
APOSTOLOS KEHAGIAS C.P. August Term, 2012 No. 00863 \$63,524.18 Phelan Hallinan, LLP

1311-653

4258 Houghton Street 19128 21st wd. Semi det 2 sty masonry; 3629.08 Sq. Ft. BRT#213234000 Improvements: Residential Dwelling
EUGENE C JOHNSON AND KRISTI M. JOHNSON AKA KRISTI M. BEAVER C.P. April Term, 2010 No. 04360 \$317,500.67 McCabe, Weisberg, & Conway, P.C.

1311-658

8945 Leonard Street 19152 57th wd. s/dw b/g 1sty masonry; 6774 Sq. Ft. BRT#571182500 Improvements: Residential Dwelling
ROSE SMITH C.P. August Term, 2011 No. 01526 \$265,060.27 McCabe, Weisberg, & Conway, P.C.

1311-670

8018 Lindbergh Boulevard 19153 40th wd. Row b/gar 2 sty masonry; 3290.7 Sq. Ft. BRT#405847514 Improvements: Residential Dwelling
MARIKO S. DANZY C.P. October Term, 2012 No. 00347 \$39,103.86 McCabe, Weisberg, & Conway, P.C.

1311-671

1400 Kings Place 19122-3415 20th wd. 1800 Sq. Ft. PRCL#20223600 Improvements: Residential Property
PRESTON WAKEFILED, JR. IN HIS CAPACITY AS HEIR OF PRESTON WAKEFIEELD, SR., DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PRESTON WAKEFIELD, SR., DECEASED. C.P. May Term, 2012 No. 00269 \$142,426.59 Phelan Hallinan, LLP

1311-673

6536 North 18th Street 19126-3401 50th wd. 1440 Sq. Ft. PRCL#172284500 Improvements: Residential Property
SINDI SHANTEL THARPE C.P. June Term, 2012 No. 01750 \$154,296.23 Phelan Hallinan, LLP

1311-674

3547 Stouton Street 19134-2025 45th wd. 823.77 Sq. Ft. PRCL#452392100 Improvements: Residential Property
ANNA T. CORNWELL C.P. May Term, 2013 No. 03047 \$44,093.26 Phelan Hallinan, LLP

1311-675

1422 East Bristol Street 19124-6102 33rd wd. 1611.90 Sq. Ft. PRCL#332096400 Improvements: Residential Property
MIGUELINA R. RODRIGUEZ AND MARIA F. FERNANDE

SHERIFF'S SALE

1311-677
6904 Chelwynde Avenue 19142-2117
40th wd. 1048 Sq. Ft. PRCL#406276100
Improvements: Residential Property
ROBERT WALKER AND MARIA L. WALKER C.P. May Term, 2012 No. 02706 \$36,662.14 Phelan Hallinan, LLP

1311-679
255 Lemonte Street 19128-4519 21st wd. 3589.32 Sq. Ft. PRCL#212311810
Improvements: Residential Property
YUSUF SALEEM C.P. February Term, 2009 No. 01551 \$426,641.48 Phelan Hallinan, LLP

1311-688
6030 Cobbs Creek Parkway 19143-2327
46th wd. 2214.50 Sq. Ft. BRT#033163700
Improvements: Residential Dwelling
BRENDA SIMS C.P. September Term, 2012 No. 01995 \$43,500.00 Kristin D. Little, Esq.

1311-694
5411 Race Street 19139 04th wd. Row 2 sty masonry; 982 Sq. Ft. BRT#041008500
Improvements: Residential Dwelling
KAREN E. WILSON C.P. May Term, 2011 No. 01570 \$63,497.92 McCabe, Weisberg, & Conway, P.C.

1311-695
6022 North American Street 19120 61st wd. row 2 sty masonry; 990 Sq. Ft. BRT#612398300
Improvements: Residential Dwelling
TERENCE CRABBE C.P. August Term, 2011 No. 04107 \$110,653.75 McCabe, Weisberg, & Conway, P.C.

1311-696
440 North Daggett Street 19151 34th wd. Row b/gar sty mas + other; 1530 Sq. Ft. BRT#343130100
Improvements: Residential Dwelling
GREGORY JENKINS AND LAVONDA JENKINS C.P. June Term, 2009 No. 03598 \$159,703.76 McCabe, Weisberg, & Conway, P.C.

1311-698
3114 North Pennock Street 19132 38th wd. Row 2 sty masonry; 754 Sq. Ft. BRT#381246200
Improvements: Residential Dwelling
PROPERTY OF ROBERT YOUNG, KNOWN SURVIVING HEIR OF ROBERT YOUNG, DECEASED MORTGAGOR AND REAL OWNER; JESSE EUGENE YOUNG, KNOWN SURVIVING HEIR OF ROBERT YOUNG, DECEASED MORTGAGOR AND REAL OWNER; WILHEMENA J. YOUNG, KNOWN SURVIVING HEIR OF ROBERT YOUNG, DECEASED MORTGAGOR AND REAL OWNER; ALL UNKNOWN SURVIVING HEIRS OF ROBERT YOUNG, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 00789 \$41,531.46 McCabe, Weisberg, & Conway, P.C.

1311-699
2401 Pennsylvania Avenue, Unit #2A-10 19130 88th wd. Res condo .5 sty masonry; 825 Sq. Ft. BRT#888150431
Improvements: Condominium
MICHAEL D. WARD C.P. June Term, 2008 No. 01626 \$220,511.57 McCabe, Weisberg, & Conway, P.C.

1311-700
4615 Hurley Street 19124 42nd wd. Row 2 sty masonry; 960 Sq. Ft. BRT#421445500
Improvements: Residential Dwelling
JAMAL REYNOLDS C.P. October Term, 2008 No. 03984 \$45,973.13 McCabe, Weisberg, & Conway, P.C.

1311-703
6543 Wheeler Street 19142 40th wd. row b/gar 2sty masonry; 960 Sq. Ft. BRT#406196700
Improvements: Residential Dwelling
ANGELA M. PINE C.P. April Term, 2010 No. 02266 \$71,060.47 McCabe, Weisberg, & Conway, P.C.

1311-706
439 East Somerset Street 19134 33rd wd. 784 Sq. Ft. BRT#071206900
Improvements: Residential Dwelling
DAISY RIVERA C.P. April Term, 2012 No. 001981 \$42,102.04 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-709
1305 South 5th Street 19147-5908 1st wd. 3115.98 Sq. Ft. BRT#011324505
Subject to Mortgage Improvements: Residential Dwelling
KELLI WOODS AND RON WOODS C.P. September Term, 2012 No. 003142 \$187,749.81 Powers, Kirn & Javardian, LLC

1311-716
44 North 62nd Street 19139 34th wd. 1195.74 Sq. Ft. BRT#341221300
Improvements: Residential Property
LAKISHA SNIPE C.P. March Term, 2013 No. 02500 \$94,132.82 KML Law Group, P.C.

1311-718
2900 South 15th Street 19145-4917 26th

SHERIFF'S SALE

wd. 1760 Sq. Ft. PRCL#261174100
Improvements: Residential Property
COLLEEN LONG C.P. March Term, 2013 No. 03871 \$173,492.90 Phelan Hallinan, LLP

1311-719
517 Van Kirk Street 19120-1215 35th wd. 1275 Sq. Ft. PRCL#352113800
Improvements: Residential Property
ROSMIRA CORREA C.P. March Term, 2013 No. 02224 \$87,536.98 Phelan Hallinan, LLP

1311-720
1836 East Monmouth Street 19134-3554
25th wd. 920 Sq. Ft. PRCL#252114200
Improvements: Residential Property
DIVINE GERALD AKA GERALD DIVINE AKA DIVINE H. GERALD C.P. February Term, 2013 No. 02471 \$104,200.46 Phelan Hallinan, LLP

1311-724
3244 Rorer Street 19134-1739 33rd wd. Row 2 sty masonry; 1200 Sq. Ft. BRT#073164300
Improvements: Residential Dwelling
SHANTAY MADDOX C.P. April Term, 2013 No. 04124 \$47,869.96 McCabe, Weisberg, & Conway, P.C.

1311-725
1717 West Tioga Street 19140-4970 11th wd. 4000 Sq. Ft. BRT#112100025
Improvements: S/d Conv. Apt 3 Sty Masonry
MARINA KROMAH, ORIGINAL MORTGAGOR AND REAL OWNER; ROBERT TROWERS, ORIGINAL MORTGAGOR AND REAL OWNER; AND GLORIA KROMAH, ORIGINAL MORTGAGOR C.P. Febrary Term, 2012 No. 03040 \$120,846.57 Milstead & Associates, LLC

1311-727
2523 South Carroll Street 19142 40th wd. 1232 Sq. Ft. TXPRCL#406101900
Improvements: Residential Dwelling
MOUSTAFA BAMBA AND MARIATOU DIAWARA C.P. June Term, 2013 No. 01555 \$108,017.67 Udren Law Offices, P.C.

1311-728
2603 East Somerset Street 19134 25th wd. Land area: 2130 Sq. Ft. BRT#251017500
Improvements: Residential Dwelling
RYSZARD KOWALCZYK AKA RICHARD KOWALCZYK C.P. May Term, 2013 No. 001848 \$116,477.96 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-737
4658 Torresdale Avenue 19124-3451 23rd wd. 1196.48 Sq. Ft. PRCL#232378800
Improvements: Residential Property
JUDY MORALES C.P. September Term, 2012 No. 00455 \$34,482.69 Phelan Hallinan, LLP

1311-743
5758 Rodman Street 19143 46th wd. row 2 sty masonry; 2104 Sq. Ft. BRT#463036400
Improvements: Residential Dwelling
BETTY A. HURDLE, TRUSTEE AKA BETTY HURDLE AKA BETTY ROMANOWSKI AKA BETTY ANN ROMANOWSKI AKA BETTY ANN HURDLE C.P. December Term, 2012 No. 01837 \$78,805.43 McCabe, Weisberg, & Conway, P.C.

1311-744
2635 Orthodox Street 19137 45th wd. semi det 2 sty masonry; 4072 Sq. Ft. BRT#453070500
Improvements: Residential Dwelling
JOHN T. TENAGLIA AND JOAN J. TENAGLIA C.P. January Term, 2010 No. 02361 \$177,854.59 McCabe, Weisberg, & Conway, P.C.

1311-745
5412 North Fairhill Street 19120 61st wd. semi det 2sty masonry; 3605 Sq. Ft. BRT#612292300
Improvements: Residential Dwelling
JACQUES E. POLYCARPE AND CATHELINE C. POLYCARPE C.P. April Term, 2013 No. 02752 \$125,947.10 McCabe, Weisberg, & Conway, P.C.

1311-747
5254 West Jefferson Street 19131 52nd wd. Row conv/apt 2sty masonry; improvement 2968 Sq. Ft. BRT#521027800
Subject to Mortgage Improvements: Residential Dwelling
RUSSELL MARTIN AND MARY MARTIN C.P. March Term, 2009 No. 00157 \$16,635.45 McCabe, Weisberg, & Conway, P.C.

1311-748
2315 South 11th Street 19148 39th wd. Row 2 sty masonry; 2320 Sq. Ft. BRT#394177700
Improvements: Residential Dwelling
ANTHOMNY GRANATO, III AND ELIZABETH GRANATO C.P. April Term, 2011 No. 01053 \$47,772.98 McCabe, Weisberg, & Conway, P.C.

1311-761
5429 Gainor Road 19131 52nd wd. 3125 Sq. Ft. BRT#522106600
Improvements: Residential Property

SHERIFF'S SALE

CYNTHIA GALE AKA CYNTHIA L. GALE AND DARYL GALE AKA DARYL S. GALE C.P. November Term, 2012 No. 01586 \$95,586.84 KML Law Group, P.C.

1311-765
1814 East Sanger Street 19124 62nd wd. 1056 Sq. Ft. PRCL#622157900
Improvements: Residential Property
STEPHANIE FAYE LEIGH C.P. February Term, 2008 No. 02470 \$63,201.10 Phelan Hallinan, LLP

1311-766
4927 Morris Street 19144-4713 13th wd. 1675.95 Sq. Ft. PRCL#133143300
Improvements: Residential Property
YOLANDA R. WANSLEY IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARY WANSLEY AKA MARY RUTH WANSLEY C.P. September Term, 2009 No. 00699 \$81,982.38 Phelan Hallinan, LLP

1311-771
7601-7615 Frankford Avenue 19136-3606
10465 Sq. Ft. BRT#882746000
Subject to Mortgage Improvements: Residential Dwelling
CHARAN KAUR AND PRINCE FUEL COMPANY C.P. March Term, 2011 No. 02719 \$647,271.41 Law Offices of Gregory Javardian, Esq.

1311-772
6502 Limekiln Pike 19138-3103 10th wd. 1360 Sq. Ft. PRCL#102060600
Improvements: Residential Property
JEWELL DOTSON C.P. December Term, 2011 No. 02326 \$64,329.66 Phelan Hallinan, LLP

1311-773
2041 Lansing Street 19152-3609 56th wd. 2519.95 Sq. Ft. PRCL#561482000
Improvements: Residential Property
BHUMIBEN T. PATEL AKA BHUMIBEN PATEL AKA BHUMIBENT PATEL AND TUSHAR R. PATEL C.P. October Term, 2011 No. 01483 \$165,522.52 Phelan Hallinan, LLP

1311-778
1007 East Slocum Street 19150 50th wd. s/d w b/g 2s masonry; 1474 Sq. Ft. BRT#502393300
Improvements: Residential Dwelling
VICTOR HANCOCK, KNOWN SURVIVING HEIR OF THEODORE V. HANCOCK, DECEASED MORTGAGOR AND REAL OWNER AND VINCENT HANCOCK, KNOWN SURVIVING HEIR OF THEODORE V. HANCOCK, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF THEODORE V. HANCOCK, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2012 No. 00342 \$168,146.75 McCabe, Weisberg, & Conway, P.C.

1311-779
300 East Clarkson Avenue 19120 42nd wd. Row 2 sty masonry; 1334 Sq. Ft. BRT#421230500
Improvements: Residential Dwelling
NETRA A. MINTER C.P. June Term, 2012 No. 01879 \$134,271.81 McCabe, Weisberg, & Conway, P.C.

1311-781
3130 D Street 19134 7th wd. Row 2sty masonry; 980 Sq. Ft. BRT#071499900
Improvements: Residential Dwelling
TO BE SOLD AS THE PROPERTY OF FERNANDO MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; CLARIBAL MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; ROSA L. POBLETE, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; LUZ MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; EDWIN MELENDEZ, KNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIR OF AQUILINA MELENDEZ, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2012 No. 00423 \$55,412.24 McCabe, Weisberg, & Conway, P.C.

1311-783
1540 South Garnett Street aka 1540 South Garnet Road 19146-4628 36th wd. 672 Sq. Ft. PRCL#363222200
Improvements: Residential Property

SHERIFF'S SALE

JOSE M PEREZ, JR. C.P. November Term, 2010 No. 01512 \$71,910.11 Phelan Hallinan, LLP

1311-788
231 East Willard Street 19134-2219 7th wd. 1064 Sq. Ft. PRCL#073225200
Improvements: Residential Property
ROBERT E CICCONE, JR. C.P. July Term, 2012 No. 04552 \$67,220.73 Phelan Hallinan, LLP

1311-789
2030 South 27th Street 19145-2501 48th wd. 2655.46 Sq. Ft. PRCL#482335800
Improvements: Residential Property
SHARISSA JACKSON C.P. December Term, 2011 No. 02306 \$110,777.96 Phelan Hallinan, LLP

1311-795
4011 North 6th Street 19140-2501 43rd wd. 1050 Sq. Ft. PRCL#433067300
Improvements: Residential Property
DIANE RAY C.P. February Term, 2012 No. 02010 \$24,651.71 Phelan Hallinan, LLP

1311-796
435 Martin Street 19128-3423 21st wd. 6417 Sq. Ft. BRT#212090400
Subject to Mortgage Improvements: Residential Property
MATTHEW W. REECE AND PATRICIA A. SANTUCCI C.P. March Term, 2013 No. 03098 \$69,891.05 Pressman & Doyle, LLC

1311-797
5921 Cottage Street 19135 41st wd. Det 2 sty frame; 7946 Sq. Ft. BRT#552401900
Improvements: Residential Dwelling
MICHELLE WINKIS C.P. February Term, 2012 No. 01591 \$242,036.46 McCabe, Weisberg, & Conway, P.C.

1311-799
1417 Weaver Street 19150 50th wd. Row b/gar 2sty masonry; 2508 Sq. Ft. BRT#501470600
Improvements: Residential Dwelling
JACQUELYN TRICE AND THOMAS TRICE C.P. July Term, 2012 No. 02816 \$144,150.30 McCabe, Weisberg, & Conway, P.C.

1311-801
5420 Kingsessing Avenue 19143 51st wd. Row 2 sty masonry; 2116.46 Sq. Ft. BRT#514248200
Improvements: Residential Dwelling
JOHN NTEFO C.P. March Term, 2013 No. 03339 \$52,879.47 McCabe, Weisberg, & Conway, P.C.

1311-803
839 Sanger Street 19124 35th wd. Row b/gar 2sty 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.

1311-805
7409 Rising Sun Avenue 19111 56th wd. Semi det 2.5 sty mas.+oth; 4089.75 Sq. Ft. BRT#561004800
Improvements: Residential Dwelling
JAMES BANKS AKA JAMES L. BANKS AND CAROL BANKS C.P. December Term, 2008 No. 02610 \$212,377.07 McCabe, Weisberg, & Conway, P.C.

1311-809
5849 Anderson Street 19138 59th wd. Row b/gar 2sty masonry; 2970 Sq. Ft. BRT#591217900
Improvements: Residential Dwelling
MAKIDI KU-NTIMA C.P. February Term, 2010 No. 00351 \$133,884.71 McCabe, Weisberg, & Conway, P.C.

1311-811
164 West Abbottsford Avenue 19144 12th wd. Semi det 2 sty masonry; 1818 Sq. Ft. BRT#123015800
Improvements: Residential Dwelling
RICHARD C. WELLS AND MICHAEL R. KERR C.P. January Term, 2011 No. 02481 \$114,880.26 McCabe, Weisberg, & Conway, P.C.

1311-812
12262 Sweet Briar Road 19154 66th wd. 2212.23 Sq. Ft. BRT#663178500
Improvements: Residential Property
ANDREW LINDENMUTH C.P. April Term, 2013 No. 01456 \$206,443.84 KML Law Group, P.C.

1311-813
6919 Theodore Street 19142-2106 40th wd. 982.50 Sq. Ft. PRCL#406241000
Improvements: Residential Property
LOUIS COLALONGO, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF CARMELIA DIDONATO AKA CARMELLA COLALONGO C.P. September Term, 2012 No. 02830 \$60,050.50 Phelan Hallinan, LLP

1311-817
4319 Glendale Street 19124-4317 33rd wd. 1300 Sq. Ft. PRCL#332451200
Improvements: Residential Property
JULIO CESAR RODRIGUEZ C.P. January

SHERIFF'S SALE

Term, 2012 No. 00880 \$59,739.74 Phelan Hallinan, LLP

1311-818
12435 Balston Road 19154 58th wd. Row b/gar 2sty masonry; 1360 Sq. Ft. BRT#663227000
Improvements: Residential Dwelling
SHERRY CHIGER, KNOWN SURVIVING HEIR OF CHARLES CHIGER, DECEASED MORTGAGOR AND REAL OWNER; RHONDA CHIGER, KNOWN SURVIVING HEIR OF CHARLES CHIGER, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURIVING HEIRS OF CHALRES CHIGER, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2012 No. 04625 \$187,965.02 McCabe, Weisberg, & Conway, P.C.

1311-820
5010 North Syndenham Street 19141 49th wd. Row 2 sty masonry; 1410 Sq. Ft. BRT#172092100
Improvements: Residential Dwelling
BERTHA M. SMITH C.P. August Term, 2012 No. 02984 \$15,869.74 McCabe, Weisberg, & Conway, P.C.

1311-821
1129 East Johnson Street 19138 22nd wd. s/d w b/g 2s masonry; 1728 Sq. Ft. BRT#221017100
Improvements: Residential Dwelling
DAVID B. SMITH S.R AND LATONIA SMITH C.P. June Term, 2008 No. 00319 \$167,993.43 McCabe, Weisberg, & Conway, P.C.

1311-823
1730 Tustin Street 19152-1808 56th wd. 2217.60 Sq. Ft. PRCL#562229300
Improvements: Residential Property
JACOB MATHEW AND MARIAMMA JACOB C.P. April Term, 2013 No. 00408 \$180,859.92 Phelan Hallinan, LLP

1311-827
1954 Pratt Street 19124-2135 62nd wd. 1538.50 Sq. Ft. PRCL#622054700
Improvements: Residential Property
VALERIE J. HULME C.P. August Term, 2012 No. 03175 \$83,993.41 Phelan Hallinan, LLP

1311-828A-I
908-910 Spruce Street, Unit B1 - Premises A - 19107 5th wd. 17800 Sq. Ft. BRT#888042031
Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 3 - Premises B - 19107 5th wd. 17800 Sq. Ft. BRT#888042033
Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 5 - Premises C - 19107 5th wd. 17800 Sq. Ft. BRT#888042035
Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 6 - Premises D - 19107 5th wd. 17800 Sq. Ft. BRT#888042036
Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 7 - Premises E - 19107 5th wd. 17800 Sq. Ft. BRT#888042037
Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 8 - Premises F - 19107 5th wd. 17800 Sq. Ft. BRT#888042038
Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 9 - Premises G - 19107 5th wd. 17800 Sq. Ft. BRT#888042039
Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 11 - Premises H - 19107 5th wd. 17800 Sq. Ft. BRT#888042041
Subject to Mortgage Subject to Rent Improvements: Commercial
908-910 Spruce Street, Unit 12 - Premises I - 19107 5th wd. 17800 Sq. Ft. BRT#888042042w
Subject to Mortgage Subject to Rent Improvements: Commercial
EFL PARTNERS, X C.P. January Term, 2010 No. 00314 \$4,005,226.47 Loren L. Speziale, Esq.

The following property, sale of which was postponed from the December 3, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, January 7, 2014.

1312-303
4307 Shelmire Avenue 19136 65th wd. 1276.35 Sq. Ft. BRT#651045500
Improvements: Residential Property
JOANNE WEIDNER C.P. April Term, 2013 No. 04765 \$141,229.22 KML Law Group, P.C.

1312-305
5812 Woodcrest Avenue 19131 52nd wd. 1280 Sq. Ft. BRT#522145600
Improvements: Residential Property
EDGAR BACAI C.P. June Term, 2013 No. 01303 \$140,108.43 KML Law Group, P.C.

1312-312
7528 Woodbine Avenue 19151 34th wd. 1638.90 Sq. Ft. BRT#343199300
Improvements: Residential Dwelling

SHERIFF'S SALE

CRYSTAL GREAVES AND DARWIN GREAVES C.P. May Term, 2013 No. 01671 \$108,705.47 Udren Law Offices, P.C.

1312-325

1327 East Sedgley Avenue 19134 33rd wd. 1200 Sq. Ft.; row 2sty masonry BRT#331233800 Improvements: Residential Dwelling JOHN MCALEER C.P. June Term, 2013 No. 01629 \$66,620.08 McCabe, Weisberg & Conway, P.C.

1312-330

2027 Church Lane 19138 49th wd. 1194 Sq. Ft.; row 2 sty masonry BRT#171248200 Subject to Mortgage Improvements: Residential Dwelling HAROLD GUTZMORE AND LASHONDA YOUNG C.P. August Term, 2010 No. 029728 \$52,419.61 McCabe, Weisberg & Conway, P.C.

1312-334

556 Geneva Avenue 19120 42nd wd. 1500 Sq. Ft. BRT#421215100 Improvements: Residential Property EVELYN L. CAMPBELL C.P. January Term, 2012 No. 01938 \$129,034.98 KML Law Group, P.C.

1312-335

3054 Rorer Street 19134 7th wd. 728 Sq. Ft. BRT#071526100 Improvements: Residential Property JASMINE PEREZ C.P. February Term, 2013 No. 02816 \$59,827.28 KML Law Group, P.C.

1312-336

2130 Anchor Street 19124 41st wd. 915.20 Sq. Ft. BRT#411059600 Improvements: Residential Property PETER ROCHFORD C.P. May Term, 2013 No. 01710 \$32,654.40 KML Law Group, P.C.

1312-337

1636 Allengrove Street 19124 23rd wd. 1527.59 Sq. Ft. BRT#232215000 Improvements: Residential Property ALBERT M. KRATZ C.P. November Term, 2012 No. 02343 \$100,007.57 KML Law Group, P.C.

1312-340

1666 Wakeling Street 19124 23rd wd. 3125 Sq. Ft. BRT#232221700 Improvements: Residential Property RICARDO L. MELENDEZ C.P. May Term, 2013 No. 02386 \$142,995.59 KML Law Group, P.C.

1312-344

3301 North 22nd Street 19140 11th wd. 1320 Sq. Ft. BRT#112304100 Improvements: Residential Property DIANE BRADLEY, AS ADMINSTRATRIX OF THE ESTATE OF CORNELIA BRADLEY, DECEASED. C.P. May Term, 2013 No. 01728 \$46,966.94 KML Law Group, P.C.

1312-345

3249 Princeton Avenue 19149 55th wd. 1696.80 Sq. Ft. BRT#551395000 Improvements: Residential Property JOSEPH BERTI AND JOSEPH R CASEY C.P. May Term, 2013 No. 01459 \$138,425.73 KML Law Group, P.C.

1312-346

1900 Medary Avenue 19141 17th wd. 18'x97' PRCL#171305400 Improvements: Two Story Brick Store And Dwelling PROPERTY OF THE ESTATE OF BYAIRD EDWARDS AND ALL UNKNOWN BENEFICIAIRES OF THE STATE OF BYAIRD EDWARDS. TITLE TO SAID PREMISES IS VESTED IN BYAIRD EDWARDS BY DEED FROM GIGNER BOLDEN, DATED APRIL 22, 1985 AND RECORDED APRIL 25, 1985 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY IN DEED BOOK FHS 132, PG 10. C.P. June Term, 2012 No. 03317 \$133,024.38 Martin S. Weisberg, Esq.

1312-347

7013 Oxford Avenue 19111 53rd wd. 2477 Sq. Ft. BRT#532374165 Improvements: Residential Property SAM J. ABRAHAM, LINCY P. MULLUMKATTIL AND LILLY PHILIP C.P. April Term, 2013 No. 03359 \$150,949.60 KML Law Group, P.C.

1312-350

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

SHERIFF'S SALE

1312-354

1924 South 6th Street 19148-2451 39th wd. 1072 Sq. Ft. (land area) Improvements: 3 Story Commercial Building MARKEEM KENDALL C.P. May Term, 2013 No. 04000 \$191,017.60 Elliot H. Berton, Esq.

1312-360

2131 North 17th Street 19121 32nd wd. 2160 Sq. Ft.; row 3 sty masonry BRT#321115800 Improvements: Residential Dwelling DONALD W. OWENS AND JAMES E. JONES C.P. March Term, 2013 No. 02335 \$420,763.05 McCabe, Weisberg & Conway, P.C.

1312-362

1606 Rowan Street 19140 13th wd. 1136 Sq. Ft.; row 2 sty masonry BRT#132328300 Improvements: Residential Dwelling TASHIA PRICE C.P. January Term, 2012 No. 00286 \$65,861.50 McCabe, Weisberg & Conway, P.C.

1312-363

1236 Atwood Road 19151 34th wd. 1256 Sq. Ft.; row b/gar 2sty masonry BRT#344340700 Improvements: Residential Dwelling RASHIDA PICKETT C.P. June Term, 2012 No. 01353 \$133,261.10 McCabe, Weisberg & Conway, P.C.

1312-364

9503 Tulip Street 19114-3011 65th wd. 4500 Sq. Ft. BRT#652395610 Subject to Mortgage Improvements: Residential Dwelling JASBIR KAUR C.P. August Term, 2010 No. 01231 \$517,635.30 Powers, Kim & Javardian, LLC

1312-369

2833 Woodbridge Road 19114-3474 57th wd. 2220 Sq. Ft. BRT#572095089 Improvements: Residential Dwelling SUKETU S. GANDHI AND VARHSA K. NARIEL WALA AKA VARSHA K. NARIEL WALA GANDHI C.P. February Term, 2012 No. 01047 \$148,888.03 Law Offices of Gregory Javardian

1312-370

249 West Coulter Street 19144 22nd wd. Semi det 2sty masonry; 843 Sq. Ft. BRT#124043100 Improvements: Residential Dwelling PHYLLIS SNYDER C.P. June Term, 2013 No. 01163 \$51,432.12 McCabe, Weisberg & Conway, P.C.

1312-382

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

1312-385

2644 South Robinson Street 19142-3524 40th wd. 1096 Sq. Ft. OPA#402097400 Improvements: Residential Property STEPHEN T. LIBERTY C.P. October Term, 2007 No. 04076 \$88,156.38 Phelan Hallinan, LLP

1312-391

945 Pratt Street 19124 35th wd. 930 Sq. Ft. BRT#351120000 Improvements: Residential Property GARY S. THOMPSON C.P. June Term, 2013 No. 00114 \$38,680.25 KML Law Group, P.C.

1312-401

5545 Lena Street 19144 12th wd. 2597 Sq. Ft. BRT#502502010 per Improvements: Residential CRYNELL PROPERTIES, LLC C.P. January Term, 2012 No. 03599 \$191,677.00 Christopher M. Brubaker, Esq.

1312-403

1112 Montrose Street 19147-3729 2nd wd. Situate on the south side of Montrose Street at the distance of 134 feet 10-1/2 inches westward from the west side of 11th Street Improvements: Row 3 Story Masonry OSCAR YATES, JR. (DECEASED) C.P. May Term, 2012 No. 00997 \$190,497.22 Chandra M. Arkema, Esq.

1312-415

708 West York Street 19133-2123 37th wd. 1344 Sq. Ft. OPA#371355900 Improvements: Residential Property NANETTE WILKINS AKA NANETTE M WILKINS AKA NANNETTE WILKINS C.P. February Term, 2013 No. 02835 \$93,382.98 Phelan Hallinan, LLP

1312-416

1408 North 18th Street 19121-4246 47th wd. On westerly side of St 220 ft 8-1/4 in southward from the southerly side of Jefferson St front: 31 ft 6-1/4 in, depth: 86 ft 11 in OPA#471299405 ROXANNE WHITNEY PRICE C.P. September Term, 2012 No. 00175 \$53,971.47 Louis P. Vitti, Esq.

SHERIFF'S SALE

1312-419

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

1312-420

1669 East Hunting Park Avenue 19124 33rd wd. 1275 Sq. Ft. BRT#332089900 Improvements: Residential Property JOSE ANOTNIO GONZALEZ C.P. January Term, 2011 No. 03759 \$96,170.43 KML Law Group, P.C.

1312-421

7309 Drexel Road 19151 34th wd. 1466.12 Sq. Ft. BRT#344148600 Improvements: Residential Dwelling ANDRE SHULER (MORTGAGOR AND REAL OWNER) AND NAKIA SHULER (MORTGAGOR) C.P. September Term, 2010 003802 \$131,210.50 Martha E. Von Rosenstiel; Heather Riloff, Esq.

1312-422

1823 North 59th Street 19151 4th wd. 1533 Sq. Ft. BRT#043312100 Improvements: Residential Property GERALD MORRIS C.P. April Term, 2013 No. 00082 \$30,238.66 KML Law Group, P.C.

1312-423

6451 Smedley Street 19126 17th wd. 1280 Sq. Ft. BRT#172160000 Improvements: Residential Property DIANE R. BRIDGES C.P. May Term, 2012 No. 02778 \$95,532.48 KML Law Group, P.C.

1312-424

2421 South 21st Street 19145-4206 48th wd. 2684.40 Sq. Ft. OPA#262195600 Improvements: Residential Property JOHN D. TINNEY AND CAMILLE M. TINNEY C.P. August Term, 2010 No. 01546 \$326,773.26 Phelan Hallinan, LLP

1312-426

5224 Saul Street 19124 62nd wd. 1400.40 Sq. Ft. BRT#621448900 Improvements: Residential Property ADRIANO CORIANO C.P. March Term, 2013 No. 02506 \$90,527.24 KML Law Group, P.C.

1312-427

5723 Hunter Street 19131-3421 4th wd. 1280 Sq. Ft. BRT#043201600 Subject to Mortgage Improvements: Residential Dwelling LAVERNIS C. RICHARDSON C.P. April Term, 2013 No. 02242 \$74,416.15 Law Offices of Gregory Javardian

1312-430

4649 Whitaker Avenue 19120-4637 42nd wd. 1557.13 Sq. Ft. BRT#421563700 Subject to Mortgage Improvements: Residential Dwelling DIANA M. BARANIECKI C.P. May Term, 2011 No. 02475 \$30,796.41 Powers, Kim & Javardian, LLC

1312-432

2963 Aramingo Avenue 19134 25th wd. 1226 Sq. Ft. BRT#251456700 Improvements: Residential Property BRIDGET DEVLIN C.P. April Term, 2013 No. 04908 \$86,629.75 Scott A. Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Ralph M. Salvia, Esq.; Jaime R. Ackerman, Esq.;Zucker, Goldberg & Ackerman, LLC

1312-433

3648 Whitehall Lane 19114-1827 66th wd. 1794 Sq. Ft. OPA#661216900 Improvements: Residential Property JOSEPH CAMPONELLI AND JUDY DIANE CAMPONELLI C.P. July Term, 2012 No. 03177 \$96,425.22 Phelan Hallinan, LLP

1312-436

502 Gerhard Street 19128-1632 21st wd. 3994 Sq. Ft. OPA#213155700 Improvements: Residential Property KATHLEEN GARVEY KYLE IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF MARY PATRICIA BERNHARD AKA MARY P. GAVEY C.P. October Term, 2012 No. 00430 \$186,756.94 Phelan Hallinan, LLP

1312-441

6354 Martins Mill Road 19111-5322 35th wd. 2856 Sq. Ft. OPA#353298200 Improvements: Residential Property ORWELL JACOBS AND NIKISHA K. JACOBS C.P. February Term, 2013 No. 03063 \$95,426.82 Phelan Hallinan, LLP

1312-445

220-222 North 13th Street 19107-1537 5th wd. BRT#871062700 and BRT#871062750 Improvements: Residential Dwelling C & S PHILADELPIA, LLC C.P. April Term, 2013 No. 03522 \$731,143.98 BARBARA A. FEIN, Esq.

SHERIFF'S SALE

1312-447

3514 Wellington Street 19149 55th wd. 1350.80 Sq. Ft. BRT#551466900 Improvements: Residential Property JOSHUA P. BENDLE C.P. March Term, 2013 No. 03835 \$52,380.62 KML Law Group, P.C.

1312-448

2523 South 9th Street 19148-4520 39th wd. Situate on the east side of Ninth Street at the distance of one hundred sixty-four feet, six inches southward from the south side of Porter Street. Improvements: Row 2 Story Masonry BETTY COOK (DECEASED) C.P. January Term, 2012 No. 02173 \$152,911.23 Chandra M. Arkema, Esq.

1312-449

4415 Driftwood Drive, Unit 99 19129 38th wd. 1327 Sq. Ft. BRT#888380121 Improvements: Residential Property PRAMOD MURTHY C.P. June Term, 2013 No. 00572 \$246,976.42 KML Law Group, P.C.

1312-457

1044 County Line Road 19116-1345 58th wd. 17100 Sq. Ft. OPA#583090300 Improvements: Residential Property WILLIAM E RUSDEN, III AND MICHEL RUSDEN AKA MICHELE P RUSDEN C.P. June Term, 2012 No. 03503 \$126,963.00 Phelan Hallinan, LLP

1312-462

1926 Penfield Street 19138-2715 10th wd. 1182 Sq. Ft. PRCL#101374600 Improvements: Residential Property LAKECHIA ADEKUNLE AKA LAKECHIA A. ADEKUNLE, NEAL P. JONES C.P. December Term, 2011 No. 01904 \$117,404.68 Phelan Hallinan, LLP

1312-467

1621 North Edgewood Street aka 1621 Edgewood Street 19151 34th wd. 1114.77 Sq. Ft. BRT#342223800 Improvements: Residential Property DONNA G. MARSHALL, ADMINISTRATRIX OF THE ESTATE OF ERIC X MARSHALL C.P. September Term, 2012 No. 002189 \$95,328.24 Christopher A. DeNardo, Esq.

1312-478

312 Mifflin Street 19148-1821 39th wd. 888 Sq. Ft. BRT#392000800 Improvements: Row 2 Story Masonry PROPERTY OF LISA ANN CIASTON, KNOWN HEIR OF MICHAEL BURKE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICAHEL BURKE, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2012 No. 03168 \$64,259.89 Milstead & Associates, LLC

1312-479

2906 Princeton Avenue 19149-1411 35th wd. 1921.47 Sq. Ft. OPA#551378114 Improvements: Residential Property HARVEY SKOLNICK IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF ESTATE OF HILDA SKOLNICK; JANICE DASSLER, IN HEIR CAPACITY AS DEVISEE OF THE ESTATE OF HILDA SKOLNICK C.P. February Term, 2013 No. 00801 \$132,265.31 Phelan Hallinan, LLP

1312-480

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

1312-483

2167 Wakeling Street 19124 62nd wd. 3868.50 Sq. Ft. BRT#622014300 Improvements: Residential Real Estate DION ALLICOCK C.P. May Term, 2013 No. 00329 \$131,012.98 Stern & Eisenberg, P.C.

1312-486

5050 Umbria Street 19128 53,750 Sq. Ft. OPA#884629940 Improvements: Auto Repair Shop Masonry + Other HARRY C. GALLAGHER AND MICHAEL F. GALLAGHER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. September Term, 2012 No. 02398 \$769,967.46 Louise Melchor, Esq

1312-489

5614 North 7th Street 19120-2208 61st wd. 1984.16 Sq. Ft. OPA#612230900 Improvements: Residential Property KATRINA CLARK AND LIONEL CLARK C.P. March Term, 2009 No. 03919 \$79,620.98 Phelan Hallinan, LLP

1312-490

2647 South Percy Street 19148 39th wd. 710.50 Sq. Ft. BRT#393450800 Improvements:

SHERIFF'S SALE

Residential Property TUAN T. NGUYEN AND YEN N. VOONG C.P. August Term, 2012 No. 01503 \$142,030.49 KML Law Group, P.C.

1312-491

5914 Trinity Street 19143 40th wd. 1372.50 Sq. Ft. BRT#401108500 Improvements: Residential Property CHRISTIANA BOMBO C.P. December Term, 2011 No. 03211 \$34,625.53 KML Law Group, P.C.

1312-493

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

1312-494

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

1312-495

36 South 53rd Street 19139-3413 60th wd. 1677.28 Sq. Ft. PRCL#603123500 Improvements: Residential Property RONALD L JARMON AKA RONALD JARMON AKA RON LEE JARMON C.P. July Term, 2012 No. 01982 \$85,182.51 Phelan Hallinan, LLP

1312-502

6258 Algard Street 19135-3502 55th wd. 1136 Sq. Ft. OPA#552344600 Improvements: Residential Property CHRISTINA DIGUILIO C.P. February Term, 2013 No. 00677 \$99,449.25 Phelan Hallinan, LLP

1312-504

2436 South Lawrence Street 19148 39th wd. 750 Sq. Ft. BRT#392266600 Improvements: Residential Property TAWANNA DAVIS AND NICHOLAS A. DESANDRO, III C.P. April Term, 2013 No. 03863 \$123,825.95 KML Law Group, P.C.

1312-506

1503 South 53rd Street 19143 51st wd. 1232 Sq. Ft. BRT#512011300 Improvements: Residential Property UNKNOWN HEIRS OF ROSETTA PORTER, DECEASED, JAMIKA PORTER, SOLELY IN HER CAPACITY AS HEIR OF ROSETTA PORTER, DECEASED AND TANIA SMITH, SOLELY IN HER CAPACITY AS HEIR OF ROSETTA PORTER, DECEASED. C.P. September Term, 2012 No. 02745 \$83,692.22 KML Law Group, P.C.

1312-508

2518 Shelmire Avenue 19152 s/d w b/g 2s masonry BRT#561348200 Improvements: Residential Dwelling YVETTE JACKSON AKA YVETTE A. JACKSON C.P. August Term, 2012 No. 02949 \$184,224.67 Federman & Associates, LLC

1312-509

1314 North 53rd Street 19131 44th wd. 1424.70 Sq. Ft. BRT#442336200 Subject to Mortgage K & F INVESTMENTS, LLC C.P. August Term, 2012 No. 01853 \$385,766.80 Jeffrey S. Cianciulli, Esq.

1312-510

5336 Angora Terrace 19143 51st wd. 2168.15 Sq. Ft. BRT#511084900 Improvements: Residential Property MILES R. DAVIS C.P. September Term, 2012 No. 0852 \$143,411.93 Christopher A. DeNardo, Esq.

1312-514

901 East Rittenhouse Street 19138 59th wd. 1796 Sq. Ft. BRT#591133000 Improvements: Residential Real Estate KENNETH C. OSBOURNE C.P. May Term, 2011 No. 0071 \$139

SHERIFF'S SALE

1376 Sq. Ft. BRT#441071500 Improvements: Row Conv/apartment 3 Story Masonry GABRIELLE BAUGH-SMITH AND ERIK C. SMITH C.P. June Term, 2013 No. 01157 \$131,076.50 Milstead & Associates, LLC

1312-552
5825 North Park Avenue 19141-3102 49th wd. 2368.20 Sq. Ft. OPA#493229500 Improvements: Residential Property JOANNE D. MCCOLLUM C.P. September Term, 2012 No. 03358 \$82,269.65 Phelan Hallinan, LLP

1312-558
4036 North Franklin Street 19140 43rd wd. 1308 Sq. Ft.; row 2 sty masonry BRT#433111300 Improvements: Residential Dwelling PEYTON HOLMES AKA PEYTON HOLMES PITT C.P. March Term, 2012 No. 01408 \$74,606.21 McCabe, Weisberg & Conway, P.C.

1312-561
1809 East Pastorius Street 19138 Row b/gar 2 story masonry BRT#102181900, PRCL#109N10149 Improvements: Residential Dwelling CASSANDRA RENEE SMITH C.P. December Term, 2009 No. 00935 \$97,828.23 Federman & Associates, LLC

1312-562
1351 Saint Vincent Street 19111 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 & Associates, LLC

1312-563
1425 East Susquehanna Avenue 19125 Row 3 story masonry BRT#181252900, PRCL#18N4105 Improvements: Residential Dwelling JONATHAN WOJTIW C.P. March Term, 2013 No. 03820 \$219,058.76 Federman & Associates, LLC

1312-565
1409-13 N 76th St, Unit 702 19151 34th wd. 893 Sq. Ft.; all that certain unit in the property known, named and identified in the Declaration referred to below as “Woodcrest Garden Condominium Association”, located in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania being designated on said Declaration Plan as Unit 702 together with the proportionate undivided interest in the common elements (as defined in the declaration). BRT#888340026 Improvements: Residential Condominium ESTATE OF HELEN MUNDIN C/O BURTON YOUNG, ADMINSTRATOR C.P. April Term, 2013 No. 004696 \$12,013.48 Hal A. Barrow, Esq.

1312-566
1438 Alcott Street 19149 Row B/gar 2 story masonry BRT#621100500 Improvements: Residential Dwelling AMARA KESSELLY C.P. February Term, 2010 No. 03495 \$127,494.74 Federman & Associates, LLC

1312-574
1335-37 Pine Street, Unit 201 19107 88th wd. 0 Sq. Ft. PRCL#888030362 Improvements: Condominium DAVID J. KILLIAN AND LAUREN OTTO C.P. December Term, 2010 No. 03032 \$336,946.50 Phelan Hallinan, LLP

1312-577
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.

1312-579
1925 Poplar Street, Unit A 19130-1528 5th wd. BRT#888290551 Improvements: Condominium, 1925 Poplar Street, A Condominium GERALD GIRVIN C.P. February Term, 2013 No. 002684 \$472,135.39 Phillip D. Berger, Esq.; Lundy, Flitter, Beldecos & Berger, P.C.

1312-587
2844 South Marvin Street 19148 39th wd. 2331.62 Sq. Ft.; row b/gar 2sty masonry BRT#395310800 Improvements: Residential Dwelling ANTHONY J. FONTANA, JR. C.P. April Term, 2012 No. 02852 \$58,965.86 McCabe, Weisberg & Conway, P.C.

1312-596
6750 Lindbergh Boulevard 19142 appx 0.7565 acres BRT#884348360 Subject To Mortgage None other than the mortgage fore-closed by the plaintiff, Wilmington Savings Fund Society , FSB Improvements: Commercial Property Consisting Of A 13,761 Square Foot Light Industrial Building

SHERIFF'S SALE

PHONG TAN HUYNH AND KHANH BUU HUYNH C.P. July Term, 2013 No. 00854 \$480,555.58 Rosetta B. Packer, Esq. and Christine L. Barbara, Esq.; Ballard, Spahr, LLP

1312-604
1122 Bloomdale Road 19115-2924 58th wd. 6803 Sq. Ft. OPA#581120300 Improvements: Residential Property NELSON A. HERNANDEZ C.P. March Term, 2013 No. 02215 \$324,124.94 Phelan Hallinan & Schmieg, LLP

1312-605
226 East Montana Street aka 226 Montana Street 19119-2259 22nd wd. 1446.89 Sq. Ft. PRCL#221139800 Improvements: Residential Property LAKEISHA WEBB C.P. August Term, 2012 No. 02974 \$53,986.16 Phelan Hallinan, LLP

1312-609
7534 Wheeler Street 19153-1324 40th wd. 1590.27 Sq. Ft. PRCL#404216855 Improvements: Residential Property KIM MULLINS AND TYRONE CUNNINGHAM C.P. December Term, 2011 No. 01543 \$106,313.59 Phelan Hallinan, LLP

1312-611
6437 North Norwood Street 19138-2507 17th wd. 1005.28 Sq. Ft. OPA#172478500 Improvements: Residential Property CRYSTAL L. THOMAS AKA CRYSTAL THOMAS C.P. March Term, 2012 No. 00542 \$101,839.62 Phelan Hallinan, LLP

1312-620
2215 Melvin Street aka 2215 North Melivin Street 19131-2207 25nd wd. 1212.45 Sq. Ft. OPA#522248900 Improvements: Residential Property CLARENCE HARVEY C.P. May Term, 2013 No. 00289 \$111,945.86 Phelan Hallinan, LLP

1312-631
142 West Queen Lane 19144-6273 12th wd. 2128 Sq. Ft. OPA#123117000 Improvements: Residential Property JENNEKA JONES AKA JENNEKA N. JONES C.P. February Term, 2013 No. 00945 \$133,489.30 Phelan Hallinan, LLP

1312-640
1203 Fanshaw Street 19111-4923 53rd wd. 1971.64 Sq. Ft. OPA#532044000 Improvements: Residential Property NADIA A. HAMED AKA NADIA HAMED C.P. June Term, 2012 No. 00921 \$157,720.91 Phelan Hallinan & Schmieg, LLP

SHERIFF’S SALE
OF TUESDAY,
JANUARY 7, 2014

1312-579
1925 Poplar Street, Unit A 19130-1528 5th wd. BRT#888290551 Improvements: Condominium, 1925 Poplar Street, A Condominium GERALD GIRVIN C.P. February Term, 2013 No. 002684 \$472,135.39 Phillip D. Berger, Esq.; Lundy, Flitter, Beldecos & Berger, P.C.

1401-301
3319 West Sergeant Street 19132-2835 28th wd. 2052.45 Sq. Ft. OPA#282359800 Improvements: Residential Property ROBERT CAMACHO C.P. June Term, 2013 No. 03534 \$54,975.77 Phelan Hallinan, LLP

1401-302
4979 Sheldon Street 19144-1868 22nd wd. 1009.85 Sq. Ft. OPA#054N090095 Improvements: Residential Property SHIRLEY FIELDS-JONES C.P. April Term, 2012 No. 03965 \$15,300.99 Phelan Hallinan, LLP

1401-303
2745 Eddington Street 19137-1525 45th wd. 959 Sq. Ft. OPA#453027200 Improvements: Residential Property MARLENE CHLADEK AND CHRISTOPHER CHLADEK C.P. May Term, 2013 No. 03681 \$43,401.62 Phelan Hallinan, LLP

1401-304
3156 Memphis Street 19134-4426 25th wd. 693.84 Sq. Ft. OPA#252324400 Improvements: Residential Property BRISHEN M. WELSH C.P. June Term, 2012 No. 02229 \$78,555.12 Phelan Hallinan, LLP

1401-305
2143 Anchor Street 19124-1607 41st wd. 915.2 Sq. Ft. OPA#411066400 Improvements: Residential Property PETER J. ROCHFORD C.P. February Term,

SHERIFF'S SALE

2013 No. 00672 \$41,952.30 Phelan Hallinan, LLP

1401-306
937 North 65th Street 19151-3306 34th wd. 1931 Sq. Ft. OPA#344299000 Improvements: Residential Property CHARLES J. MCLEMORE, III AND JANIE MCLEMORE C.P. October Term, 2012 No. 00025 \$84,863.81 Phelan Hallinan, LLP

1401-307
2032 South Cecil Street 19143-5926 40th wd. 795 Sq. Ft. OPA#401042300 Improvements: Residential Property MICHAEL STROK C.P. April Term, 2013 No. 00615 \$71,063.44 Phelan Hallinan, LLP

1401-308
6504 Wister Street 19138-2551 59th wd. 1411.26 Sq. Ft. OPA#591243615 Improvements: Residential Property TASHANA THOMAS C.P. May Term, 2013 No. 00568 \$151,238.48 Phelan Hallinan, LLP

1401-309
3106 Wellington Street 19149-1507 55th wd. 1437.04 Sq. Ft. OPA#551455200 Improvements: Residential Property KATHLEEN A. HALAS C.P. November Term, 2012 No. 02198 \$143,010.71 Phelan Hallinan, LLP

1401-310
4841 North 9th Street 19141-3923 49th wd. 1496 Sq. Ft. BRT#491281600 Improvements: Residential Dwelling ARLENE D. BOOTH C.P. April Term, 2012 No. 03946 \$43,868.58 BARBARA A. FEIN, Esq.

1401-311
1714 Widener Place 19141-1334 49th wd. 1536 Sq. Ft. BRT#171183300 Improvements: Residential Dwelling MARTHA LEE C.P. February Term, 2013 No. 02619 \$28,533.63 Barbara A. Fein, Esq.

1401-312
1511 South Newkirk Street 19146-4424 36th wd. 708 Sq. Ft. OPA#364356800 Improvements: Residential Property LEON P. HARDEN C.P. March Term, 2012 No. 04051 \$55,771.59 Phelan Hallinan, LLP

1401-313
5930 Tackwanna Street 19135-3924 62nd wd. 1125 Sq. Ft. OPA#622312400 Improvements: Residential Property YAACOV GLUZMAN AND RIMA GLUZMAN C.P. June Term, 2012 No. 03101 \$71,077.72 Phelan Hallinan, LLP

1401-314
536 North 58th Street 19131-4836 4th wd. 1407.93 Sq. Ft. OPA#043134100 Improvements: Residential Property CHANEL R. DRAYTON AKA CHANEL DRAYTON C.P. August Term, 2012 No. 02010 \$62,215.35 Phelan Hallinan, LLP

1401-315
534 South 59th Street 19143-1915 46th wd. 1280 Sq. Ft. OPA#032199500 Improvements: Residential Property JEANETTE BILLUPS AKA JEANNETTE BILLUPS C.P. May Term, 2012 No. 03509 \$65,579.28 Phelan Hallinan, LLP

1401-316
217 West Penn Street 19144-3903 12th wd. 2812 Sq. Ft. OPA#124025200 Improvements: Residential Property TROY SLAFFEY C.P. May Term, 2013 No. 03044 \$323,440.10 Phelan Hallinan, LLP

1401-317
3231 West Berks Street 19121-1702 32nd wd. 1120 Sq. Ft. OPA#323035200 Improvements: Residential Property ELOISE MCBRIDE AND KHALIF J. HIGHTOWER C.P. February Term, 2013 No. 00799 \$150,238.78 Phelan Hallinan, LLP

1401-318
620 Sigel Street 19148-1724 1st wd. 700 Sq. Ft. OPA#012159000 Improvements: Residential Property DANIEL A. MURRAY C.P. June Term, 2013 No. 01573 \$98,327.93 Phelan Hallinan, LLP

1401-319
3760 Richmond Street 19137-1414 45th wd. 1080.75 Sq. Ft. OPA#451158200 Improvements: Residential Property VINCENT CINI C.P. March Term, 2013 No. 01555 \$101,895.04 Phelan Hallinan, LLP

1401-320
158 Fountain Street 19127-1932 24th wd. 2184.97 Sq. Ft. OPA#212288510 Improvements: Residential Property DANIELLE P. LEHMAN C.P. December Term, 2009 No. 01097 \$485,068.40 Phelan Hallinan, LLP

1401-321
553 South Salford Street 19143-1131 3rd wd. 909.95 Sq. Ft. OPA#032211400

SHERIFF'S SALE

Improvements: Residential Property KAREN ROGERS AND DERRICK ROGERS C.P. June Term, 2013 No. 02229 \$69,110.61 Phelan Hallinan, LLP

1401-322
6646 Leeds Street 19151-3028 34th wd. 1600 Sq. Ft. OPA#344032600 Improvements: Residential Property DAVID N. VINSON, JR. C.P. August Term, 2012 No. 00623 \$71,561.50 Phelan Hallinan, LLP

1401-323
7139 Dorel Street 19153-2403 40th wd. 1260 Sq. Ft. OPA#404362800 Improvements: Residential Property DOMINICK A. CANDITO, IV C.P. May Term, 2012 No. 00961 \$94,429.28 Phelan Hallinan, LLP

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

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

1401-326
2533 South 69th Street 19142-2110 40th wd. 1328 Sq. Ft. OPA#406126300 Improvements: Residential Property CLARENCE SMART C.P. August Term, 2007 No. 01053 \$65,613.43 Phelan Hallinan, LLP

1401-327
9754 Cowden Street 19115-2404 58th wd. 3380 Sq. Ft. OPA#581450300 Improvements: Residential Property RANDA A. SHANTI C.P. August Term, 2012 No. 02978 \$255,458.30 Phelan Hallinan, LLP

1401-328
5349 Chestnut Street 19139 60th wd. 1088 Sq. Ft. BRT#603010700 Improvements: Residential Property CAROLD YANCY C.P. April Term, 2013 No. 01445 \$74,371.64 KML Law Group, P.C.

1401-329
5529 Willows Avenue 19143 51st wd. 1222.50 Sq. Ft. BRT#513206200 Improvements: Residential Property SONNY MASON C.P. March Term, 2013 No. 03377 \$55,332.75 KML Law Group, P.C.

1401-330
244 North 3rd Street Unit 5D The Commons at New Street Condominiums 19106 5th wd. 850 sq ft; res condo 5+ sty masonry BRT#888053481 Improvements: Condominium REBECCA L. TRAINER C.P. June Term, 2013 No. 01159 \$239,864.37 McCabe, Weisberg, & Conway, P.C.

1401-331
6118 Locust Street 19139 49th wd. 1740 Sq. Ft.; Apt 2-4 unts 2sty, masonr BRT#031096600 Improvements: Residential Dwelling MICHAEL F. SHELMET C.P. July Term, 2013 No. 03486 \$51,751.35 McCabe, Weisberg, & Conway, P.C.

1401-332
4715 Vista Street 19136 65th wd. 1008 Sq. Ft. BRT#651035400 Improvements: Residential Property VALENTIN ORTIZ C.P. March Term, 2013 No. 00171 \$71,548.64 KML Law Group, P.C.

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

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

1401-335
5834 Brush Road 19138 59th wd. 1292.80 Sq. Ft. BRT#591226600 Improvements: Residential Property DONALD EVANS, AS ADMINSTRATOR OF THE ESTATE OF EBONY EVANS, DECEASED AND OLIVIA E. EVANS, ADMINISTRATIX OF THE ESTATE OF EBONY EVANS, DECEASED. C.P. May Term, 2013 No. 01268 \$104,642.90 KML

SHERIFF'S SALE

Law Group, P.C.

1401-336
2215 South 67th Street 19142 40th wd. 2000 Sq. Ft. BRT#403047000 Improvements: Residential Property JEROME K. BROWNE C.P. March Term, 2013 No. 03408 \$140,135.05 KML Law Group, P.C.

1401-337
2016 Sigel Street 19145-2032 48th wd. 661.50 Sq. Ft. OPA#481048000 Improvements: Residential Property LARRY LEVIN AND TAMI LEVIN C.P. September Term, 2012 No. 00346 \$43,321.73 Phelan Hallinan, LLP

1401-338
2910 South 62nd Street 19142 40th wd. 1200 Sq. Ft. BRT#402113400 Improvements: Residential Property JOYCE FARRIA C.P. April Term, 2013 No. 02577 \$66,831.42 KML Law Group, P.C.

1401-339
10770 Drumore Place 19154 66th wd. 1592.20 Sq. Ft. BRT#662105700 Improvements: Residential Property EMAD Z. ALY C.P. June Term, 2013 No. 01182 \$204,427.27 KML Law Group, P.C.

1401-340
441 Tomlinson Road, Unit F-11 19116 58th wd. 1169 sq ft, together with a proportionate undivided interest in the common elements of .01424% BRT#888582898 Improvements: Residential Property EUGENE STREEPER AND JESSICA VALENTIN C.P. May Term, 2013 No. 02364 \$148,104.09 KML Law Group, P.C.

1401-341
1016 South Chadwick Street 19146-2008 30th wd. 800 Sq. Ft. OPA#301321100 Improvements: Residential Property PERRY M. JACKSON C.P. March Term, 2010 No. 06069 \$299,304.16 Phelan Hallinan, LLP

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

1401-343
2417 Coral Street 19125-1626 87th wd. 900 Sq. Ft. OPA#871142000 Improvements: Residential Property LUIS CESPEDES C.P. January Term, 2013 No. 02442 \$86,403.64 Phelan Hallinan, LLP

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

1401-345
1113 Brill Street 19124 62nd wd. 3000 Sq. Ft. BRT#621037900 Improvements: Residential Property FRANK H. IDROVO AND LAUREL G. THOMAS C.P. July Term, 2012 No. 02677 \$94,949.71 KML Law Group, P.C.

1401-346
11997 Dumont Road 19116-2322 58th wd. 5095.88 Sq. Ft. PRCL#582392100 Improvements: Residential Property THOMAS P. GEORGE AND SUJA THOMAS C.P. September Term, 2012 No. 03026 \$373,156.76 Phelan Hallinan, LLP

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

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

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

1401-350
931 North 65th Street 19151 35th wd. 1482 Sq. Ft. BRT#344298700 Improvements: Residential Property

SHERIFF'S SALE

GREGORY BALLARD C.P. June Term, 2013
No. 002935 \$84,051.92 Amy Glass, Esq.

1401-351

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

1401-352

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

1401-353

5841 Florence Avenue 19143-4529 3rd
wd. 1800 Sq. Ft. OPA#026S170109,
OPA#034068200 Improvements: Residential
Property
MARINA PERTCHERSKAIA AKA MARINA
PETCHERSKA AND MICHAEL ANTONYUK
C.P. August Term, 2012 No. 00619 \$58,394.24
Phelan Hallinan, LLP

1401-354

840-842 North Broad Street 19130-2234 15th
wd. Situate on the west side of Broad Street (as
widened to 113 feet) at the distance of 78 feet
northward from the north side of Parrish Street.
Subject to Mortgage Improvements: Auto
Repair Shop Masonry
EFEDUA E. OKOLO AND ROSEMARY
OKOLO C.P. September Term, 2012 No.
01783 \$127,452.07 Emmanuel J. Argentieri,
Esq.

1401-355

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

1401-356

6637 Chew Avenue 19119-2004 22nd wd.
Northeastern side of Chew Avenue 68 ft
southeastwardly from the southeasterly side
of Hortter Street; front 16 ft northeastwardly
between parallel line with Hortter Street; depth
100 ft to 15 foot driveway from Hortter Street to
Montana Street
CHURCH OF CHRIST WRITEN IN HEAVEN,
INC. C.P. August Term, 2011 No. 3269
\$88,777.48 Laurence A. Mester, Mester &
Schwartz, P.C.

1401-357

1501 West Cumberland Street 19132-3912
28th wd. North side of Cumblerand St west of
15th St; front; 18 ft northward; depth 80 ft along
west side of 15th st
BETHEL TEMPLE PENTECOSTAL
ASSEMBLY INC. C.P. August Term, 2011
No. 3282 \$94,375.83 Laurence A. Mester,
Esq.

1401-358

145 West Seymour Street 19144-3660
12th wd. 1296.79 Sq. Ft. OPA#123057100
Improvements: Residential Property
PHILLIP PERDUE AKA MANNY PHILLIP
PERDUE C.P. June Term, 2013 No. 02397
\$93,580.31 Phelan Hallinan, LLP

1401-359

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

1401-360

1414 Seller Street 19124-3630 23rd
wd. 1892.22 Sq. Ft. OPA#234047100
Improvements: Residential Property
BEATRICE FEREBEE C.P. May Term, 2012
No. 02968 \$81,578.93 Phelan Hallinan, LLP

1401-361

2562 North 31st Street 19132-2924 28th
wd. West side of 31st Street 469 ft 4 inches
northward from the north side of Cumberland
street; front 15 ft westward between parallel
lines to 31st Street; depth 62 ft along south
side of Huntington Street to a certain alley 3 ft
8 inches wide northward and southward from
Cumberland Street to Huntington Street
BETHEL TEMPLE PENTECOSTAL
ASSEMBLY, INC. C.P. August Term, 2011
No. 3278 \$23,000.86 Laurence A. Mester,
Mester & Schwartz, P.C.

1401-362

6628 Greene Street 19119-3113 22nd
wd. 14075.58 Sq. Ft. OPA#223243300
Improvements: Residential Property
CHARLES H. CUFFELD, CHARLES
H. CUFFELD, AS TRUSTEE FOR THE
CHARLES CUFFELD TRUST, MICHAEL L.
NIX, AS TRUSTEE FOR THE CHARLES H.

SHERIFF'S SALE

CUFFELD TRUST, CHARLES H. CUFFELD
TRUST C.P. January Term, 2010 No. 00068
\$116,715.77 Phelan Hallinan, LLP

1401-363

2318 North Garnet Street 19132 28th wd.
868 Sq. Ft.; row sty masonry BRT#162104400
Improvements: Residential Dwelling
ERICA COMBS C.P. July Term, 2013 No.
01830 \$47,376.09 McCabe, Weisberg, &
Conway, P.C.

1401-364

1378 Kimberly Drive 19151 34th wd. 1600
Sq. Ft. BRT#34329900 Improvements:
Residential Property
MONICA M. COOK C.P. May Term, 2013
No. 001668 \$130,638.82 Christopher A.
DeNardo, Esq.

1401-365

811 East Schiller Street 19134 33rd wd. 1125
Sq. Ft. BRT#331190900 Improvements:
Residential Property
MICHAEL F. SHELMET AKA MICHAEL F.
SHELMUT C.P. June Term, 2013 No. 002931
\$53,352.62 Amy Glass, Esq.

1401-366

4840 Old York Road 19141-2608 49th wd.
West side of Old York Road 379 ft 6-1/2 inches
north from north side of Louden Street; front 17
ft 3 inches west between parallel lines with Old
York Road; depth 55 ft 7-3/4 inches on south
line of 55 ft 7/8 inches on north to 3 ft wide
alley extending north and south of S.E. end of a
4 ft wide alley extending east to Old York Road
at North end of a 3 ft wide alley to Old Old
York Road and at rear with 3 ft wide alley 17
ft 3-1/8 inches
ABIDING PRESENCE OF GOD PRAYER
AND FAITH MINISTRIES, INC. C.P. August
Term, 2011 No. 3287 \$76,460.38 Laurence
A. Mester, Mester & Schwartz, P.C.

1401-367

2540 North 22nd Street 19132-3741 16th
wd. (formerly parth of the 28th wd.) West side
of 22nd St 97 ft 6 inches south from South side
of Huntington Street; front 15 ft 6 inches west
between parallel lines with 22nd St; depth 80 ft
to 3 ft wide alley extending south to Sargeant
Street
GEOFFREY GIBBS, SR. C.P. October Term,
2011 No. 1009 \$143,808.87 Laurence A.
Mester, Mester & Schwartz, P.C.

1401-368

2564 North 31st St 19132-2924 28th wd. West
side of 31st St 484 ft 4 inches northward from
north side of Cumberland Street; front 15 ft 8
inches westward between parallel lines to 31st
St; depth 62 ft along south side of Huntington
St to a certain alley 3 ft 8 inches wide north-
ward and southward from Cumberland Street to
Huntington Street
BETHEL TEMPLE PENTECOSTAL
ASSEMBLY, INC. C.P. August Term, 2011
No. 3265 \$84,653.23 Laurence A. Mester,
Mester & Schwartz, P.C.

1401-369

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

1401-370

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

1401-371

7737 Temple Road 19150 50th wd. 937.50
Sq. Ft. OPA#501088700 Improvements:
Residential Property
WILLAIM T. MASSEY C.P. May Term, 2013
No. 02611 \$74,175.85 Phelan Hallinan, LLP

1401-372

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

1401-373

7824 Williams Avenue 19150-2112 15th
wd. 2005.81 Sq. Ft. OPA#502241600
Improvements: Residential Property
ALONDA BLEVINS PALMER AKA
ALONDA BLEVINS IN HER CAPACITY AS
ADMINISTRATRIX CTA AND DEVISEE OF
THE ESTATE OF ELIZABETH C. COLEMAN
IN HER CAPACITY AS ADMINISTRATRIX
CTA AND DEVISEE OF THE ESTATE OF
ELIZABETH C. COLEMAN C.P. December
Term, 2011 No. 02315 \$82,717.47 Phelan
Hallinan, LLP

1401-374

1932 Kentwood Road 19116 58th wd.

SHERIFF'S SALE

5752.12 Sq. Ft.; s/d w b/g 1 sty masonry
BRT#582036400 Improvements: Residential
Dwelling
LAUIRE HORN C.P. July Term, 2009 No.
02567 \$185,209.98 McCabe, Weisberg, &
Conway, P.C.

1401-375

4636 Pennhurst Street 19124 42nd wd.
1188 Sq. Ft.; row b/gar 2 sty masonry
BRT#421614900 Improvements: Residential
Dwelling
EULALIA ABREU C.P. February Term, 2013
No. 01931 \$134,888.52 McCabe, Weisberg,
& Conway, P.C.

1401-376

6519 Dorcas Street 19111 35th wd. 1332 Sq.
Ft.; s/d w b/g 2s masonry BRT#531205100
Improvements: Residential Dwelling
WANDA COTTOM C.P. February Term, 2012
No. 00668 \$166,953.19 McCabe, Weisberg,
& Conway, P.C.

1401-377

4530, 4532, and 4536 Tackawanna Street 19124 23rd wd. 2000 Sq Ft, 2483 Sq Ft, and 2016 Sq. Ft. OPA#232335400, 5500 & 5600
Improvements: Residential Property
DORIS PEREZ C.P. May Term, 2012 No.
00264 \$77,031.92 Phelan Hallinan, LLP

1401-378

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

1401-379

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

1401-380

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

1401-381

5726 Addison Street 19143 60th wd. 1110 Sq.
Ft.; semi det 2sty masonry BRT#604134700
Improvements: Residential Dwelling
UNEEDA JAMES C.P. March Term, 2013
No. 03440 \$54,453.35 McCabe, Weisberg,
& Conway, P.C.

1401-382

7503 Rugby Street 19150-2607 10th
wd. 1444.58 Sq. Ft. OPA#102470300
Improvements: Residential Property
RITA C. HUBBARD IN HER CAPACITY
AS EXECUTRIX AND DEVISEE OF THE
ESTATE OF JEAN GARLAND AKA JEAN
E. GARLAND C.P. August Term, 2013 No.
03069 \$73,910.86 Phelan Hallinan, LLP

1401-383

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

1401-384

914 South 50th Street 19143-3304 51st wd.
1600 Sq. Ft. OPA#511015300 Improvements:
Residential Property
MIKHAIL GOKMEN C.P. June Term, 2013
No. 00024 \$153,433.04 Phelan Hallinan,
LLP

1401-385

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

1401-386

7031 Walker Street 19135-1706 55th
wd. 2243.7 Sq. Ft. OPA#552338600
Improvements: Residential Property
ANGEL DEJESUS C.P. September Term,
2012 No. 00363 \$148,642.99 Phelan
Hallinan, LLP

1401-387

1541 Ruan Street 19124-3952 23rd wd. 1746
Sq. Ft. OPA#232027900 Improvements:
Residential Property
JOSE CABALLERO URBINA C.P. August
Term, 2010 No. 01479 \$178,763.87 Phelan
Hallinan, LLP

1401-388

8528 Tolbut Street 19152-1211 35th wd. 4528
Sq. Ft. OPA#562417700 Improvements:
Residential Property

SHERIFF'S SALE

IMRE KIRALY, MAGDA KIRALY AND
RICHARD T. KIRALY AKA RICHARD
THOMAS KIRALY C.P. February Term,
2012 No. 01250 \$185,330.08 Phelan
Hallinan, LLP

1401-389

3229 North Marston Street 19129-1820
38th wd. 1157 Sq. Ft. OPA#381229400
Improvements: Residential Property
ROBERT BARCLAY AKA ROBERT
BARCLAY, SR C.P. December Term, 2012
No. 03770 \$14,113.90 Phelan Hallinan, LLP

1401-390

139 West Spencer Street 19120-1939 61st wd.
1050 Sq. Ft. OPA#611223000 Improvements:
Residential Property
DONNA D. BURRUS C.P. March Term, 2010
No. 06362 \$106,207.65 Phelan Hallinan,
LLP

1401-391

4454 Tolbut Street 19136-1416 65th wd. 1536
Sq. Ft. OPA#652092200 Improvements:
Residential Property
DAVID W. ROSANIA C.P. October Term,
2008 No. 02189 \$142,305.33 Phelan
Hallinan, LLP

1401-392

3035 Weikel Street 19134-3720 25th wd. 1102
Sq. Ft. OPA#252385100 Improvements:
Residential Property
MICHAEL J. MCMULLIN AKA MICHAEL
MCMULLIN C.P. February Term, 2013 No.
01077 \$57,821.61 Phelan Hallinan, LLP

1401-393

5627 Pemberton Street 19143-2419 46th wd.
900 Sq. Ft. PRCL#463060500 Improvements:
Residential Property
BRUCE WILLIAMS C.P. June Term, 2012
No. 03301 \$110,112.27 Phelan Hallinan,
LLP

1401-394

7319 Brentwood Road 19151-2216 34th
wd. 1663.38 Sq. Ft. OPA#344159800
Improvements: Residential Property
EDITH GRIFFIN C.P. April Term, 2013 No.
04856 \$144,035.82 Phelan Hallinan, LLP

1401-395

1113 East Hewson street aka 1113 Hewson Street 19125-3412 18th wd. 1322 Sq. Ft. OPA#181224213 Improvements: Residential Property
HOWARD SCOTT STEIN AND JOHN
MOFFO C.P. March Term, 2013 No. 02990
\$238,069.70 Phelan Hallinan, LLP

1401-396

5628 Loretto Avenue 19124-1013 35th wd.
1552 Sq. Ft. OPA#351392600 Improvements:
Residential Property
ANDRE KNIGHT C.P. May Term, 2013 No.
01093 \$62,672.61 Phelan Hallinan, LLP

1401-397

5861 Osage Avenue 19143-1213 60th wd.
1040 Sq. Ft. OPA#604183700 Improvements:
Residential Property
NORRIS T. DAVIS C.P. June Term, 2013 No.
03063 \$70,276.43 Phelan Hallinan, LLP

1401-398

4550 Wilde Street 19127-1227 21st wd. 891.91
Sq. Ft. OPA#211511500 Improvements:
Residential Property
JOHN J. ANGIOLILLO C.P. December
Term, 2012 No. 03323 \$162,441.50 Phelan
Hallinan, LLP

1401-399

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

1401-400

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

1401-401

901 North Penn Street Unit 401 19123-3132 88th wd. 0 Sq. Ft. OPA#888062002
Improvements: Residential Property
KAREN STRONG C.P. June Term, 2013 No.
03553 \$441,760.13 Phelan Hallinan, LLP

1401-402

907 Anchor Street 19124-1023 35th wd. 937.50
Sq. Ft. BRT#351284600 Improvements: Row
B/gar 2 Story Masonry
ROCHELLE E. GREGORY AKA ROCHELLE
GREGORY AND ROCHELLE E. GREGORY
AKA ROCHELLE GREGORY C.P. June
Term, 2013 No. 02608 \$65,219.76 Milstead
& Associates, LLC

1401-403

2226 Standwood Street 19152-2808 56th

SHERIFF'S SALE

wd. 2586.48 Sq. Ft. OPA#562048700
Improvements: Residential Property
ANNA JASPER AKA ANNA C. JASPER AND
JASPER JALAL C.P. December Term, 2012
No. 03694 \$114,361.36 Phelan Hallinan,
LLP

1401-404

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

1401-405

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

1401-406

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

1401-407

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

1401-408

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

1401-409

SHERIFF'S SALE

wd. 1245.28 Sq. Ft. OPA#404256500
Improvements: Residential Property
LASHAWN BROWN C.P. November Term,
2009 No. 00111 \$104,235.99 Phelan
Hallinan, LLP

1401-417

5732 Walker Street 19135-3930 62nd wd.
1072 Sq. Ft. OPA#622365100 Improvements:
Residential Property
MARGARET E. LINEMAN C.P. April
Term, 2013 No. 00267 \$50,410.64 Phelan
Hallinan, LLP

1401-418

116 West Wishart Street 19133-4227 7th wd.
660 Sq. Ft. OPA#038N210174 Improvements:
Residential Property
PRITKA BENJAMIN, BLASONCAMI, LLC
C.P. May Term, 2012 No. 03673 \$52,247.61
Phelan Hallinan, LLP

1401-419

2530 South Millick Street 19142-3508
40th wd. 752 Sq. Ft. OPA#402050700
Improvements: Residential Property
ROBIN T. BYRD C.P. May Term, 2013 No.
02449 \$34,205.04 Phelan Hallinan, LLP

1401-420

6502 North Fairhill Street 19126-3849
50th wd. 3600 Sq. Ft. OPA#611121300
Improvements: Residential Property
ANTHONY J. WILSON C.P. June Term, 2013
No. 00008 \$214,306.80 Phelan Hallinan,
LLP

1401-421

216 East Fisher Avenue 19120-3226 42nd wd.
2250 Sq. Ft. OPA#421195300 Improvements:
Residential Property
LA TANYA A. BYRD-ATTAWAY AND
KENNETH ATTAWAY C.P. September Term,
2008 No. 03238 \$88,770.13 Phelan Hallinan,
LLP

1401-422

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

1401-423

842 Kenmore Road 19151 34th wd. 1078 Sq.
Ft.; row w/gar 2sty masonry BRT#344350100
Improvements: Residential Dwelling
JOSEPH POLLARD C.P. June Term, 2010
No. 01840 \$153,569.81 McCabe, Weisberg,
& Conway, P.C.

1401-424

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

1401-425

5904 Weymouth Street 19120 35th
wd. 1266 Sq. Ft.; row b/gar 2sty masonry
BRT#352224400 Improvements: Residential
Dwelling
SESNARINE RAMNARINE C.P. August
Term, 2007 No. 02795 \$121,273.40 McCabe,
Weisberg, & Conway, P.C.

1401-426

5432 Akron Street 19124 62nd wd. 1020
Sq. Ft.; row 2 sty masonry BRT#621422900
Improvements: Residential Dwelling
CHRISTOPHER HALL C.P. February Term,
2011 No. 02108 \$70,442.29 McCabe,
Weisberg, & Conway, P.C.

1401-427

6846 Dicks Avenue 19142 40th wd. 992 Sq.
Ft.; row b/gar 2sty masonry BRT#406295800
Improvements: Residential Dwelling
TERENCE L. MOYE C.P. April Term, 2013
No. 04670 \$47,673.81 McCabe, Weisberg,
& Conway, P.C.

1401-428

2113 South 68th Street 19142 40th wd.
1504 Sq. Ft.; row conv/apt 2sty masonry
BRT#40306990 Improvements: Residential
Dwelling
ERIC SHARPE C.P. March Term, 2013 No.
01808 \$87,075.17 McCabe, Weisberg, &
Conway, P.C.

1401-429

4096 Pechin Street 19128 21st wd. 1440 Sq.
Ft.; row 2 sty mas + other BRT#212158900
Improvements: Residential Dwelling
MORGAN M. BRYANT C.P. July Term, 2013
No. 04781 \$198,723.35 McCabe, Weisberg,
& Conway, P.C.

SHERIFF'S SALE

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

1401-431

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

1401-432

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

1401-433

1751 North 29th Street 19121 32nd wd. 1190
Sq. Ft.; row 2 sty masonry BRT#324179100
Improvements: Residential Dwelling
JOYCE L. PAGE C.P. June Term, 2013 No.
01295 \$75,558.46 McCabe, Weisberg, &
Conway, P.C.

1401-434

5961 Springfield Avenue 19143-5234
3rd wd. 1284.12 Sq. Ft. OPA#034117800
Improvements: Residential Property
EMMANUEL A. QUARCOO AND STELLA
QUARCOO C.P. May Term, 2013 No. 00481
\$77,812.63 Phelan Hallinan, LLP

1401-435

2342 Mcclellan Street 19145 48th wd. 1008
Sq. Ft.; row 2 sty masonry BRT#482017700
Improvements: Residential Dwelling
ALICIA GORDON C.P. May Term, 2013 No.
02201 \$79,620.60 McCabe, Weisberg, &
Conway, P.C.

1401-436

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

1401-437

5231 Pine Street 19143 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, & Conway, P.C.

1401-438

1136 South 53rd Street 19143 40th wd. 1140
Sq. Ft.; row 2 sty masonry BRT#511051600
Improvements: Residential Dwelling
BARBARA J. BRIGHT C.P. July Term, 2013
No. 01549 \$40,451.76 McCabe, Weisberg,
& Conway, P.C.

1401-439

4532 Higbee Street 19135 41st wd. 1852.87
Sq. Ft. BRT#411128800 Improvements:
Residential Property
ALLEN PRESSLEY AND LAVONNE
PRESSLEY C.P. July Term, 2013 No. 03386
\$131,229.98 KML Law Group, P.C.

1401-440

32 West Johnson Street 19144 59th wd.
2446 Sq. Ft.; det 3 sty stone BRT#593121500
Improvements: Residential Dwelling
SCOTT D. STEPHENS C.P. November Term,
2011 No. 00717 \$247,157.67 McCabe,
Weisberg, & Conway, P.C.

1401-441

1606 Afton Street 19111-3428 56TH wd. 2316
Sq. Ft. OPA#561418600 Improvements:
Residential Property
ROOBENS FREDERIC C.P. May Term, 2012
No. 03756 \$175,289.94 Phelan Hallinan,
LLP

1401-442

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.

1401-443

6502 North 18th Street 19138 15th wd. 1440
Sq. Ft. OPA#172282800 Improvements:
Residential Property
SHAUN REED C.P. September Term, 2012
No. 00884 \$103,395.28 Phelan Hallinan,
LLP

1401-444

1174 East Dorset Street 19150 50th wd. 1616
Sq. Ft. BRT#502371900 Improvements:
Residential Property
CHALRES H EMERY C.P. February Term,

SHERIFF'S SALE

2012 No. 03335 \$132,535.34 KML Law
Group, P.C.

1401-445

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

1401-446

318 North Felton Street 19139 34th
wd. 1487.01 Sq. Ft. BRT#341258300
Improvements: Residential Property
CHANTELLE NELSON C.P. November
Term, 2010 No. 04134 \$58,482.99 KML
Law Group, P.C.

1401-447

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

1401-448

523 Burnham Road 19119 22nd wd. 2650
Sq. Ft. BRT#223071900 Improvements:
Residential Property
JOHN C. CHIVERS C.P. May Term, 2012 No.
00685 \$94,008.94 KML Law Group, P.C.

1401-449

3106 North 25th Street 19132 38th wd. 901.20
Sq. Ft. BRT#381069100 Improvements:
Residential Property
FRANCIS X. HUEBER C.P. May Term, 2013
No. 001333 \$76,546.57 Christopher A.
DeNardo, Esq.

1401-450

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

1401-451

6470 Lensen Street 19119 22nd wd. 1254.60
Sq. Ft. BRT#221225800 Improvements:
Residential Property
HB HOLDING CO LLC AND GEORGE
ABBOTT C.P. November Term, 2012 No.
02751 \$57,565.76 KML Law Group, P.C.

1401-452

167 West Chew Avenue 19120 61st wd. 1392
Sq. Ft. BRT#612051400 Improvements:
Residential Property
CALVIN PAYNE (MORTGAGOR) AND
CLAUDETTE PAYNE AKA CLAUDETTE
KELLY PAYNE (REAL OWNER AND
MORTGAGOR) C.P. June Term, 2013 No.
000751 \$10,358.66 Christopher A. DeNardo,
Esq.

1401-453

1315 Adams Avenue 19124 23rd wd. 2239
Sq. Ft. BRT#234023200 Improvements:
Residential Property
HB HOLDING COMPANY LLC AND
GEORGE ABBOTT C.P. November Term,
2012 No. 02694 \$51,212.37 KML Law
Group, P.C.

1401-454

2005 Grant Avenue 19115 58th wd. 4958
Sq. Ft. BRT# 581012500 Improvements:
Residential Property
SCOTT BROWN C.P. March Term, 2009 No.
03141 \$189,056.98 KML Law Group, P.C.

1401-455

2015 South 11th Street 19148 39th wd. 864
Sq. Ft. BRT#394172800 Improvements:
Residential Property
ANNETTE M. OAKLEY C.P. April Term,
2010 No. 004355 \$312,769.09 Christopher
A. DeNardo, Esq.

1401-456

4033 Glendale Street 19124 33rd wd. 926.25
Sq. Ft. BRT#332443900 Improvements:
Residential Property
VIRGILIO LOPEZ C.P. August Term, 2012
No. 01810 \$82,382.90 KML Law Group,
P.C.

1401-457

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

1401-458

5863 Chestnut Street 19139 60th wd. 1394.73
Sq. Ft. BRT#604153000 Improvements:
Residential Property

SHERIFF'S SALE

DONNA COACH C.P. May Term, 2013
No. 001910 \$120,949.80 Christopher A.
DeNardo, Esq.

1401-459

4227 Frost Street 19136 65th wd. (for-
merly part of the 41st wd.) 1080 Sq. Ft.
BRT#651222300 Improvements: Residential
Property
JOSE E. GARCIA C.P. December Term,
2012 No. 00654 \$67,663.93 Christopher A.
DeNardo, Esq.

1401-460

3132 Tasker Street 19145 row 2 story
masonry BRT#482001700 Improvements:
Residential Dwelling
GEORGETTA WALTON C.P. October Term,
2011 No. 02086 \$34,008.14 Federman &
Associates, LLC

1401-461

7300 Cresheim Road, Unit B-9 19119 9th wd.
1019 Sq. Ft.. All that certain unit designated
as Unit B-9 being a unit in “Cresheimbrook
Condominium”, a condominium located at 7302
Cresheim Road, in the 9th ward of the City of
Philadelphia, Commonwealth of Pennsylvania
designated in the Declaration Creating and
Establishing Cresheimbrook Condominium,
dated 4/3/1979 and recorded in the Department
of Records in and for the County of
Philadelphia on 4/6/1979 in Deed Book DCC
1924 page 454 and any amendments thereto
and in the Declaration Plan of Cresheimbrook
Condominium, dated 4/___/1979 and recorded
as aforesaid on 04/16/1979 in Deed Book
DCC 1924 page 478 and any amendments
thereto. BRT#888200017 Subject to Mortgage
Improvements: Residential Condominium
SIGRID JOHNSON C.P. May Term, 2010 No.
4008 \$17,962.98 Hal A. Barrow, Esq.

1401-462

3066 Joyce Street 19134 25th wd. 912.24
Sq. Ft. BRT#252493500 Improvements:
Residential Property
JEANNETTE HORAN C.P. April Term,
2013 No. 01106 \$57,120.33 KML Law
Group, P.C.

1401-463

6116 N Broad Street 19127 17th wd. 3557 Sq.
Ft. BRT#881071430 Improvements: Multi-
unit Dwelling
NICHOLSON PERICLES C.P. August Term,
2013 No. 1074 \$143,222.11 Weber
Gallagher Simpson Stapleton Fires & Newby,
LLP, Sarah A. Elia, Esq.

1401-464

1324 Fillmore Street 19124-5926 23rd
wd. 1373.12 Sq. Ft. OPA#234111900
Improvements: Residential Property
MICAHIEL T. LEITHEAD. UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER JOSEPH N. BICKE,
DECEASED. C.P. February Term, 2013 No.
01449 \$81,745.39 Phelan Hallinan, LLP

1401-465

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

1401-466

9331 Edmund Street 19114 65th wd. 7500
Sq. Ft. BRT#652390600 Improvements:
Residential Property
LARITZA DEL VALLE AND JUSTO
FIGUEROO C.P. September Term, 2010 No.
02170 \$471,483.45 KML Law Group, P.C.

1401-467

1324 North 53rd Street 19131-4335 44th wd.
1520 Sq. Ft. OPA#442336700 Improvements:
Residential Property
LISA PEEK C.P. August Term, 2006 No.
02911 \$48,383.52 Phelan Hallinan, LLP

1401-468

2735 North Hollywood Street 19132 28th wd.
783 Sq. Ft. BRT#282026900 Improvements:
Residential Property
STARLENE SUTTON AND WARREN
SUTTON AKA WARREN SUTTON III C.P.
May Term, 2013 No. 00843 \$46,743.29
KML Law Group, P.C.

1401-469

1808 South 9th Street 19148-1660 1st wd.
912 Sq. Ft. OPA#012287900 Improvements:
Residential Property
MOHAMED A. MENADLI C.P. February
Term, 2012 No. 03243 \$269,783.92 Phelan
Hallinan, LLP

1401-470

5724 North Lambert Street 19138 17th wd.
1000 Sq. Ft. BRT#172424900 Improvements:
Residential Property
FLOYD R. WHEELER C.P. June Term,

SHERIFF'S SALE

2013 No. 01252 \$50,009.80 KML Law
Group, P.C.

1401-471

1827 67th Avenue 19126-2625 10th
wd. 1576.08 Sq. Ft. OPA#101245700
Improvements: Residential Property
TAKISHA LEE C.P. February Term, 2012 No.
02164 \$171,502.76 Phelan Hallinan, LLP

1401-472

841 Cantrell Street 19148 39th wd. 795.54
Sq. Ft. BRT#393296400 Improvements:
Residential Property
GINA M. MAZZUCA C.P. May Term, 2013
No. 01947 \$56,262.08 KML Law Group,
P.C.

1401-473

913 Longshore Avenue 19111-4424 53rd
wd. 2419.80 Sq. Ft. OPA#532180200
Improvements: Residential Property
ANTHONY L. DAVIS C.P. August Term,
2009 No. 04113 \$105,006.14 Phelan
Hallinan, LLP

1401-474

**553 East Walnut Street aka 553 E Walnut Lane
19144** 59th wd. 780 Sq. Ft. BRT#592079300
Improvements: Residential Property
INARA MAYZEL AND VADIM MAYZEL
C.P. June Term, 2013 No. 01804 \$59,576.81
KML Law Group, P.C.

1401-475

5017 North 10th Street 19141 49th wd. 1520
Sq. Ft. BRT#491342100 Improvements:
Residential Property
ROBERT JONES C.P. September Term,
2009 No. 01172 \$51,944.81 KML Law
Group, P.C.

1401-476

15004 Liberty Lane 19116 58th wd. 2449
Sq. Ft. BRT#583085065 Improvements:
Residential Property
JAMIE WIESE AND HARRY W. WIESE III
C.P. April Term, 2013 No. 02309 \$307,678.45
KML Law Group, P.C.

1401-477

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

SHERIFF'S SALE

Term, 2013 No. 03267 \$83,328.51 KML Law Group, P.C.

1401-486

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

1401-487

6827 Woodland Avenue 19142 40th wd. 1900 Sq. Ft. BRT#403284800 Improvements: Residential Property UNKNOWN HEIRS OF DOLORES A. NORTON, DECEASED AND HARRY WELMON, SOLEY IN HIS CAPACITY AS HEIR OF DOLORES A. NORTON, DECEASED C.P. December Term, 2012 No. 03245 \$31,086.65 KML Law Group, P.C.

1401-488

4501 Hale Street 19135 41st wd. 2229.51 Sq. Ft. BRT#411162900 Improvements: Residential Property BRENDA LIZ LOPEZ AND DARREL TORRES C.P. November Term, 2012 No. 02675 \$127,324.42 KML Law Group, P.C.

1401-489

9218 Convent Avenue 19114-3515 35th wd. 6000 Sq. Ft. OPA#572214700 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PEARL ARICO, DECEASED. C.P. November Term, 2012 No. 01709 \$121,688.88 Phelan Hallinan, LLP

1401-490

410 Naomi Street 19128 21st wd. 736.98 Sq. Ft. BRT#212029400 Improvements: Residential Property ANNEMARIE HIGGINS C.P. June Term, 2013 No. 000739 \$163,570.86 Amy Glass, Esq.

1401-491

9217 Andover Road 19114-3818 57th wd. 6000 Sq. Ft. OPA#572281100 Improvements: Residential Property PATRICK C. PARKINSON AND ANNA MARIE PARKINSON AKA ANNA M. ROSSELLI C.P. October Term, 2006 No. 04233 \$152,700.38 Phelan Hallinan, LLP

1401-492

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

1401-493

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

1401-494

5318 Arlington Street 19131-3205 52nd wd. 1680 Sq. Ft. OPA#521123200 Improvements: Residential Property TINA JOHNSON C.P. June Term, 2013 No. 00046 \$139,592.19 Phelan Hallinan, LLP

1401-495

1641 South 26th Street 19145-1214 36th wd. 691.88 Sq. Ft. OPA#364213000 Improvements: Residential Property ROBERT CHAMBERS C.P. July Term, 2013 No. 00323 \$37,227.28 Phelan Hallinan, LLP

1401-496

13004 Blakeslee Drive 19116-1048 58th wd. 2800 Sq. Ft. OPA#583111653 Improvements: Residential Property MARAT BAGRAMYAN C.P. January Term, 2012 No. 03570 \$225,040.50 Phelan Hallinan, LLP

1401-497

5706 Malvern Avenue 19131-3010 52nd wd. 1120 Sq. Ft. OPA#522110800 Improvements: Residential Property NINA WRIGHT-BRYANT C.P. February Term, 2009 No. 02457 \$136,324.31 Phelan Hallinan, LLP

1401-498

614 East Olney Avenue 19120 42nd wd. 1088 Sq. Ft.; row 2 sty masonry BRT#421251100 Improvements: Residential Dwelling KHOA PHAM AND TRAM DINH C.P. April Term, 2013 No. 03082 \$112,001.80 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1401-499

725 North 44th Street 19104 6th wd. 1620 Sq. Ft.; row 3sty masonry BRT#061297110 Improvements: Residential Dwelling THERESA SIMPSON AND LAMAR SIMPSON C.P. June Term, 2011 No. 02133 \$127,877.45 McCabe, Weisberg, & Conway, P.C.

1401-500

8761 Gillespie Street 19136 5th wd. 1700 Sq. Ft. BRT#652243900 Subject to Mortgage Improvements: Row B/gar 2sty Masonry DEMPSEY ELLISON AND PATRICIA ELLISON C.P. September Term, 2007 No. 01623 \$116,473.39 Keri P. Ebeck, Esq.

1401-501

1335-37 South 18th Street aka 1335-1337 South 18th Street 19146 36th wd. 1610.68 Sq. Ft. OPA#365248800 Improvements: Residential Property SOSO ASSOCIATES LLC C.P. July Term, 2012 No. 03160 \$132,470.72 Phelan Hallinan, LLP

1401-502

1322 Catharine Street 19147 2nd wd. 1680 Sq. Ft.; row 3 sty masonry BRT#022228700 Improvements: Lot DARREN OAKMAN AND DESIREE E. OAKMAN C.P. July Term, 2013 No. 01834 \$326,301.40 McCabe, Weisberg, & Conway, P.C.

1401-503

1939 West Diamond Street 19121 32nd wd. 4176 Sq. Ft.; misc funeral masonry BRT#882014870 Improvements: Residential Dwelling MARGARET P. CARNEY C.P. October Term, 2011 No. 02733 \$35,781.84 McCabe, Weisberg, & Conway, P.C.

1401-504

5050 Oxford Avenue 19124 23rd wd. 2880 Sq. Ft.; det w/det gar 2 sty stone BRT#234273200 Improvements: Residential Dwelling INDRAWATIE PERMESARDIEN C.P. March Term, 2013 No. 03321 \$309,150.75 McCabe, Weisberg, & Conway, P.C.

1401-505

1745 South Avondale Street 19142 40th wd. 920 Sq. Ft.; row 2 sty masonry BRT#401180100 Improvements: Residential Dwelling MARLENE BROCKINGTON AND DARNELL BROCKINGTON C.P. November Term, 2012 No. 01039 \$44,191.60 McCabe, Weisberg, & Conway, P.C.

1401-506

2340 East Hazzard Road aka 2340 East Hazzard Street 19125 31st wd. 966.84 Sq. Ft. BRT#314111200 Improvements: Residential Property CHRISTOPHER STORY C.P. April Term, 2009 No. 003565 \$144,870.32 Amy Glass, Esq.

1401-507

1421 West Olney Avenue 19141 17th wd. 2105.60 Sq. Ft. BRT#171084100 Improvements: Residential Property PROPERTY OF BARRY VINCENT GAILLIARD, ADMINISTRATOR OF THE ESTATE OF ELLEN JORDAN SHEPHERD, DECEASED. C.P. August Term, 2013 No. 0003432 \$83,010.37 Amy Glass, Esq.

1401-508

2041 South 60th Street 19142 40th wd. 1407.40 Sq. Ft. BRT#40108840 Improvements: Residential Property NATALYA STROK C.P. August Term, 2013 No. 000705 \$76,781.12 Amy Glass, Esq.

1401-509

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

1401-510

1344 West Lycoming Street 19140-2023 43rd wd. 1200 Sq. Ft. BRT#433032000 Improvements: Residential Dwelling LOIS BUTLER C.P. March Term, 2013 No. 04380 \$63,242.15 Law Offices of Gregory Javardian

1401-511

1317 North 2nd Street 19122-4503 18th wd. 1186.11 Sq. Ft. BRT#182103700 Improvements: Residential Dwelling EVELYN LEBRON AND JOSE ROBERT LEBRON C.P. September Term, 2012 No. 03207 \$117,635.33 Law Offices of Gregory Javardian

1401-512

3748 Morrell Avenue 19114-1939 65th wd. 3455.73 Sq. Ft. BRT#661129405 Improvements: Residential Dwelling JOSEPH DOUGHERTY C.P. December Term,

SHERIFF'S SALE

2012 No. 00554 \$177,512.42 Law Offices of Gregory Javardian

1401-513

6422 North Park Avenue 19126-3634 49th wd. 3468 Sq. Ft. BRT#493243800 Improvements: Residential Dwelling KHADIJAH ASHANTI-SHABAZZ C.P. December Term, 2012 No. 03165 \$128,628.92 Law Offices of Gregory Javardian

1401-514

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

1401-515

2928 Aramingo Avenue 19134-4303 25th wd. 1004.08 Sq. Ft. OPA#251472000 Improvements: Residential Property MICHAEL JOSEPH ROELLINGHOFF, II C.P. July Term, 2013 No. 04766 \$145,575.28 Phelan Hallinan, LLP

1401-516

5914 Catherine Street 19143 3rd wd. 1760 Sq. Ft. BRT#033003400 Improvements: Residential Property PATRICIA MCLEAN C.P. June Term, 2013 No. 02976 \$97,923.16 KML Law Group, P.C.

1401-517

814 East Tioga Street 19134-1337 33rd wd. 1125 Sq. Ft. OPA#331199600 Improvements: Residential Property ANTHONY RUIZ AND MARLENE J. ALVARADO C.P. April Term, 2013 No. 04373 \$97,228.65 Phelan Hallinan, LLP

1401-518

6059 Alma Street 19149-3202 53rd wd. 1279.08 Sq. Ft. OPA#531339700 Improvements: Residential Property SULAIMAAN ASWAD C.P. June Term, 2013 No. 00557 \$70,188.28 Phelan Hallinan, LLP

1401-519

538 South Redfield Street 19143-1130 46th wd. 910.17 Sq. Ft. BRT#032207800 Improvements: Residential Dwelling PROPERTY OF CHARLES A. J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMAN V NEWSOME AKA NORMAN NEWSOME, DECEASED. C.P. August Term, 2013 No. 01209 \$34,173.91 Law Offices of Gregory Javardian

1401-520

1316 S. Warnock St 19147 1st wd. All that certain lot or piece of ground, described according to a recent survey thereof made by R. A. McFadden, surveyor and regulator of the second survey District of the City of Philadelphia, on 08/06/1907 as follows to wit: Situate on the west side of Warnock Street at the distance of 121 Feet southward from the south side of Wharton Street in the 1st ward of the City of Philadelphia. Containing in front or breadth on the said Warnock Street 15 feet and extending of that width in length or depth westward between lines parallel with said Wharton street 53 feet 6 inches to the face of the east wall of a brick stable including therein the southernmost moiety or half part of an alley 3 feet in width and extending in length or depth westward 37 feet. Subject to Mortgage JOSEPH N. REILLY C.P. August Term, 2013 No. 02595 \$218,555.83 Anthony R. Distasio, Esq., LINTON, DISTASIO, & EDWARDS, P.C.

1401-521

3213 Princeton Avenue 19149 55th wd. 1714.65 Sq. Ft. BRT#551393200 Improvements: Residential Dwelling JOSEPH P. CURRAN AND JOANN M. CURRAN C.P. February Term, 2013 No. 03118 \$58,968.33 Martha E. Von Rosenstiel; Heather Riloff, Esq.

1401-522

349 South 47th Street, Unit A101A 19143-1850 District 3 1539 Sq. Ft. BRT#888461001 Improvements: Res Condo +.5+ Sty Masonry OCEAN VIEW PROPERTIES, LLC C.P. May Term, 2013 No. 03648 \$43,725.60 Samantha D. Cissne, Esq.

1401-523

2547 Cedar Street 19125 31st wd. 1320 Sq. Ft.; row 2sty masonry BRT#312047400 Improvements: Residential Dwelling PROPERTY OF JOHN GALLAGER, SR., AS PARENT AND NATURAL GUARDIAN OF JOHN JAMES GALLAGHER, A MINOR AND ONLY SURVIVING HEIR OF LISA BERNEK, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF LISA BERNEK, DECEASED MORGATOGOR AND REAL OWNER C.P. February Term, 2013 No. 03320 \$96,952.49 McCabe, Weisberg, & Conway, P.C.

1401-524

1717 Bridge Street 19124 62nd wd. 1188.52

SHERIFF'S SALE

Sq. Ft. BRT#622112200 Improvements: Residential Property TROY JEFFERIES JR. C.P. June Term, 2013 No. 02800 \$59,213.18 KML Law Group, P.C.

1401-525

349 South 47th St., Unit A101B 19143-1850 District 3 1036 Sq. Ft. BRT#888461003 Improvements: Res Condo .5+sty Masonry OCEAN VIEW PROPERTIES, LLC C.P. May Term, 2013 No. 03648 \$43,725.60 Samantha D. Cissne, Esq.

1401-526

1379 Pratt Street 19124 62nd wd. 1089.96 Sq. Ft. BRT#621023600 Improvements: Residential Property HB HOLDING COMPANY LLC AND GEORGE ABBOTT C.P. November Term, 2012 No. 02691 \$81,701.25 KML Law Group, P.C.

1401-527

16 Good Street 19119-2702 8th wd. Situate on the southeast side of Good Street (30 ft wide) at the distance of 128 ft 6 inches southwest from the southwesterly side of Germantown Avenue (60 feet wide) in the City of Philadelphia. Improvements: Det 2.5 Sty Frame MARIAMA OGILVIE C.P. January Term, 2010 No. 01633 \$72,953.85 Chandra M. Arkema, Esq.

1401-528

3341 N 21st Street 19140 11th wd. 1050 Sq. Ft. BRT#112294400 Improvements: Residential Property HB HOLDING COMPANY LLC AND GEORGE ABBOTT C.P. November Term, 2012 No. 02695 \$54,250.44 KML Law Group, P.C.

1401-529

11841 Academy Road #D3 aka 11841 B Academy Road, #D3 19154-2644 66th wd. 1326 Sq. Ft. BRT#888660420 Subject to Mortgage Improvements: Residential Property DOUGLAS B. FRIES C.P. May Term, 2012 No. 0717 \$107,877.37 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

1401-530

5208 Hope Street 19120 42nd wd. 1099.80 Sq. Ft. BRT#422326800 Improvements: Residential Property WILLIE CANNON C.P. June Term, 2013 No. 00151 \$49,254.06 KML Law Group, P.C.

1401-531

925 1/2 Anchor Street 19124-1023 35th wd. 937.50 Sq. Ft. OPA#351285700 Improvements: Residential Property ANGEL CABANAS ELVIRA C.P. May Term, 2013 No. 02737 \$118,043.42 Phelan Hallinan, LLP

1401-532

3107 Clifford Street aka 3107 West Clifford Street 19121 32nd wd. BRT#324067200 Subject to Mortgage Improvements: Residential Property ROBERT MARTIN C.P. February Term, 2012 No. 2523 \$38,800.91 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

1401-533

5412 Hawthorne Street 19124-1233 62nd wd. 1445.26 Sq. Ft. OPA#622253308 Improvements: Residential Property MARIA RODRIGUEZ C.P. December Term, 2012 No. 01679 \$82,217.89 Phelan Hallinan, LLP

1401-534

3434 Emerald Street 19134-2011 45th wd. 1106 Sq. Ft. BRT#452338400 Improvements: Residential Property TAMILLA DOVMAN AS SOLE OWNER C.P. July Term, 2012 No. 0001 \$40,055.92 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1401-535

1851 West Champlost Street 19141-1317 17th wd. 1360 Sq. Ft. OPA#171213000 Improvements: Residential Property SAMIA N. LONG C.P. April Term, 2013 No. 05100 \$72,150.79 Phelan Hallinan, LLP

1401-536

34 N Edgewood Street 19139-2322 34th wd. 937.50 Sq. Ft. OPA#341101500 Improvements: Residential Property KOZOWALI NZINGA AKA KOZOWALI TRA NZINGA C.P. June Term, 2013 No. 02657 \$65,872.72 Phelan Hallinan, LLP

SHERIFF'S SALE

1401-537

6305 Trotter Street 19111-5841 53rd wd. 2087.80 Sq. Ft. BRT#531236200 Subject to Mortgage Improvements: Residential Property ANDRENOR RICHARD FKA ANDRENOR MONDELUS AND BRUNETTE RICHARD, FKA BRUNETTE MONDELUS AS TENANTS IN COMMON C.P. April Term, 2012 No. 1580 \$56,918.02 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1401-538

2605 South Hutchinson Street 19148-4501 39th wd. 686 Sq. Ft. OPA#393469200 Improvements: Residential Property TARA MATISE C.P. June Term, 2012 No. 00093 \$198,682.45 Phelan Hallinan, LLP

1401-539

148 North 51st Street 19139-2701 44th wd. 1705 Sq. Ft. OPA#441101400 Improvements: Residential Property SHALONDE DOZIER-CALHOON AKA SHALONE DOZIER-CALHOON C.P. June Term, 2009 No. 00752 \$106,533.86 Phelan Hallinan, LLP

1401-540

6305 Ogontz Avenue 19141-1414 17th wd. 2208 Sq. Ft. OPA#172244600 Improvements: Residential Property DWAYNE M. JOHNSON AKA DWAYNE JOHNSON C.P. August Term, 2013 No. 00146 \$148,544.91 Phelan Hallinan, LLP

1401-541

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

1401-542

7865 Provident Road 19150-1322 50th wd. 1320 Sq. Ft. OPA#501185300 Improvements: Residential Property KAIGH JOHNSON AKA KAY BOBO IN HER CAPACITY AS HEIR OF YVONNE BOBO, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER YVONNE BOBO, DECEASED. C.P. December Term, 2011 No. 02634 \$91,888.49 Phelan Hallinan, LLP

1401-543

8921 Brous Avenue 19152-1324 57th wd. 3088 Sq. Ft. OPA#571232700 Improvements: Residential Property MAJEDA FARROUKH C.P. May Term, 2013 No. 02765 \$166,068.10 Phelan Hallinan, LLP**1401-544**
916 Mckean Street 19148-2327 39th wd. 1440 Sq. Ft. OPA#393287600 Improvements: Residential Property CARLOTTA LALA C.P. July Term, 2012 No. 04561 \$182,034.15 Phelan Hallinan, LLP

1401-545

1908 North Judson Street 19121-2029 32nd wd. 1698.37 Sq. Ft. OPA#322130901 Improvements: Residential Property TIERE WALLER C.P. June Term, 2013 No. 01033 \$53,638.69 Phelan Hallinan, LLP

1401-546

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

1401-547

14 South 61st Street 19139-3007 3rd wd. 1350.50 Sq. Ft. OPA#031174300 Improvements: Residential Property MAUREEN CRUICKSHANK AND KENROY CRUICKSHANK C.P. July Term, 2012 No. 03184 \$70,649.07 Phelan Hallinan, LLP

1401-548

SHERIFF'S SALE

2012 No. 00067 \$215,359.12 Phelan Hallinan, LLP

1401-551
950 East Price Street 19138 59th wd. 1202.50 Sq. Ft. BRT#591069100 Improvements: Residential Property
CYNTHIA J. WARD C.P. November Term, 2008 No. 03684 \$90,270.20 KML Law Group, P.C.

1401-552
2214 Melvin Street 19131-2208 52nd wd. 1297.6 Sq. Ft. OPA#522252400 Improvements: Residential Property
VELDA WILSON C.P. October Term, 2011 No. 04160 \$53,563.11 Phelan Hallinan, LLP

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

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

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

1401-556
1925 East Somerset Street 19134 25th wd. 1114 Sq. Ft. BRT#252025300 Improvements: Residential Real Estate
EDWARD TORRALVO C.P. May Term, 2013 No. 0264 \$51,597.62 Stern & Eisenberg, PC

1401-557
6542 North Mascher Street 19120-1040 61st wd. 2128 Sq. Ft. OPA#611027400 Improvements: Residential Property
TUNDE W. ALLI AKA TUNDE W. ALI C.P. June Term, 2012 No. 00241 \$186,725.82 Phelan Hallinan, LLP

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

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

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

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

1401-562
2846 Walnut Hill Street 19152 57th wd. 1800 Sq. Ft. BRT#571073318 Improvements: Residential Real Estate
LISA D. FULTON C.P. June Term, 2013 No. 3437 \$200,794.22 Stern & Eisenberg, PC

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

1401-564
1917 South Hicks Street 19145-3003 48th wd. 686 Sq. Ft. OPA#481172800 Improvements: Residential Property
PATRICIA CLARK C.P. February Term, 2013 No. 03027 \$106,868.40 Phelan Hallinan, LLP

1401-565
3332 A Street 19134 7th wd. 1102.50 Sq. Ft. BRT#073054900 Improvements: Residential Real Estate
MIRIAM PENA AND CELINO PENA C.P.

SHERIFF'S SALE

April Term, 2012 No. 01374 \$43,921.84 Stern & Eisenberg, PC

1401-566
5900 Erdrick Street 19135-3912 62nd wd. 5400 Sq. Ft. OPA#622343100 Improvements: Residential Property
JOSEPH PHILLIPS AND ANDREA PHILLIPS C.P. August Term, 2012 No. 01985 \$104,955.19 Phelan Hallinan, LLP

1401-567
2237 South 68th Street 19142-1813 40th wd. 1290 Sq. Ft. BRT#403072200 Subject to Mortgage Improvements: Residential Dwelling
JOEL ORTNER C.P. June Term, 2013 No. 02282 \$55,066.84 Powers, Kirn, & Javardian, LLC

1401-568
2636 South Daggett Street 19142-2805 40th wd. 1240 Sq. Ft. OPA#406011100 Improvements: Residential Property
VATHANA MOM C.P. May Term, 2013 No. 01891 \$51,716.52 Phelan Hallinan, LLP

1401-569
1620 South Conestoga Street 19143-5416 51st wd. 832.50 Sq. Ft. OPA#514185800, OPA#028S190090 Improvements: Residential Property
HOLLIS SANDERS C.P. February Term, 2013 No. 02823 \$66,683.83 Phelan Hallinan, LLP

1401-570
2070 Anchor Street 19124-1633 41st wd. 915.2 Sq Ft OPA#411057100 Improvements: Residential Property
PETER ROCHFORD C.P. April Term, 2013 No. 00017 \$56,323.11 Phelan Hallinan, LLP

1401-571
1918 West Girard Avenue 19130-1527 47th wd. 3037 Sq. Ft. BRT#291014000 Improvements: Residential Dwelling
NOREEN PETTAWAY C.P. May Term, 2103 No. 01342 \$208,567.44 Powers, Kirn, & Javardian, LLC

1401-572
6028 North Water Street 19120-2015 61st wd. 1943.62 Sq Ft OPA#612485500 Improvements: Residential Property
ROBYN HALE AND JOHN HALE C.P. December Term, 2012 No. 03880 \$95,420.69 Phelan Hallinan, LLP

1401-573
5636 Thomas Avenue 19143-4645 51st wd. 1222.5 Sq. Ft. OPA#513092100 Improvements: Residential Property
SAMANTHA MITCHELL C.P. July Term, 2012 No. 03794 \$74,233.13 Phelan Hallinan, LLP

1401-574
1320 West Rockland Street 19141-2610 42nd wd. 2730 Sq. Ft. OPA#491119300 Improvements: Residential Property
SOCHEA MEAS C.P. April Term, 2013 No. 04382 \$99,336.08 Phelan Hallinan, LLP

1401-575
3122 Montgomery Avenue 19121-2528 39th wd. 1809 Sq. Ft. BRT#324082300 Improvements: Residential Dwelling
LEON THOMAS, ADMINISTRATOR OF THE ESTATE OF LAURENE PORTER, DECEASED. C.P. January Term, 2013 No. 03525 \$133,551.80 Powers, Kirn, & Javardian, LLC

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

1401-577
3841 Elsinore Street 19124-5409 BRT#105N1575 Subject to Mortgage Improvements: Residential Dwelling
OLUWOLE ADENIYI C.P. March Term, 2013 No. 00426 \$63,306.28 Powers, Kirn, & Javardian, LLC

1401-578
2715 North Opal Street 19132-2610 38th wd. 787.50 Sq. Ft. OPA#111240000 Improvements: Residential Property
CARL J. HUDSON, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF DOROTHY KIRKLAND AKA DOROTHY HUDSON, ANTHONY G. HUDSON, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF DOROTHY KIRKLAND AKA DOROTHY HUDSON, TRACY D. COSSIE, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DOROTHY KIRKLAND AKA DOROTHY HUDSON. C.P. March Term, 2013 No. 00166 \$28,646.66 Phelan Hallinan, LLP

1401-579
2601 Pennsylvania Avenue, Unit 607 19130-2330 15th wd. 632 Sq. Ft. OPA#888072842 Improvements: Residential Property

SHERIFF'S SALE

JOSEPH S. GASS C.P. October Term, 2012 No. 00041 \$162,221.10 Phelan Hallinan, LLP

1401-580
320 Durfor Street 19148-3902 30th wd. 728 Sq. Ft. OPA#392171500 Improvements: Residential Property
THERESA A. PAYLOR C.P. August Term, 2012 No. 00612 \$169,647.12 Phelan Hallinan, LLP

1401-581
2140 Bridge Street 19124 62nd wd. 1125 Sq. Ft. BRT#622107700 Improvements: Residential Dwelling
JOHN M. SCHAULER C.P. November Term, 2009 No. 03470 \$53,442.37 Udren Law Offices, P.C.

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

1401-583
6659 Vandike Street 19135 41st wd. 2021.25 Sq. Ft. BRT#411353700 Improvements: Residential Dwelling
DANIEL MCILHENNY C.P. July Term, 2013 No. 03164 \$55,885.26 Udren Law Offices, P.C.

1401-584
5511 Blakemore Street 19138-1817 12th wd. 716.50 Sq. Ft. OPA#122280900 Improvements: Residential Property
WARREN FLUCK AND KAREN FLUCK C.P. July Term, 2012 No. 00520 \$70,016.59 Phelan Hallinan, LLP

1401-585
1506 North 56th Street 19131-3802 4th wd. 1550 Sq Ft OPA#043268600 Improvements: Residential Property
ALONZO SR. PICKRON AKA ALONZO PICKRON C.P. August Term, 2013 No. 01167 \$35,353.91 Phelan Hallinan, LLP

1401-586
1218 East Barringer Street 19119-3941 22nd wd. 3422.37 Sq Ft OPA#221023400 Improvements: Residential Property
JANICE A. JENKINS C.P. August Term, 2012 No. 02477 \$181,610.45 Phelan Hallinan, LLP

1401-587
1100 East Sharpnack Street 19150 50th wd. 2988.83 Sq. Ft. BRT#502322700 Improvements: Residential Dwelling
SYLIVA GRIER C.P. August Term, 2013 No. 02936 \$162,815.06 Udren Law Offices, P.C.

1401-588
16 North 50th Street 19139 44th wd. 2645 Sq. Ft. BRT#441061500 Improvements: Residential Dwelling
SHIRLEY GARRISON C.P. March Term, 2013 No. 04234 \$53,362.25 Udren Law Offices, P.C.

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

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

1401-591
1236 Cardeza Street 19119 22nd wd. 2196.90 Sq. Ft. BRT#221000500 Improvements: Residential Dwelling
EDWARD BROWN C.P. March Term, 2010 No. 04984 \$258,760.33 Udren Law Offices, P.C.

1401-592
4304 Marple Street 19136 65th wd. (formerly part of the 41st wd.) 1156.59 Sq. Ft. BRT#651090700 Improvements: Residential Dwelling
LILIANA RODRIGUEZ C.P. March Term, 2013 No. 03737 \$119,272.05 Udren Law Offices, P.C.

1401-593
6830 Lynford Street 19149 54th wd. 1413.07 Sq. Ft. BRT#542188700 Improvements: Residential Dwelling
CUI MEI ZHEN C.P. April Term, 2013 No. 00381 \$72,591.62 Udren Law Offices, P.C.

1401-594
1718 West Moyamensing Avenue 19145 26th wd. 1409 Sq. Ft. BRT#262322000 Improvements: Residential Dwelling

SHERIFF'S SALE

DONALD C. MADDOX C.P. April Term, 2013 No. 00757 \$198,338.30 Udren Law Offices, P.C.

1401-595
1318 Gilham Street 19111-5524 53rd wd. 1068.53 Sq. Ft. BRT#531160700 Improvements: Residential Dwelling
XUE XIA CHEN C.P. May Term, 2013 No. 02666 \$96,524.91 Udren Law Offices, P.C.

1401-596
6744 Souder Street 19149 54th wd. (formerly part of the 35th wd.) 1383.89 Sq. Ft. BRT#54229800 Improvements: Residential Dwelling
FADWA MUSA AND KHODER MUSA C.P. July Term, 2013 No. 01948 \$140,445.05 Udren Law Offices, P.C.

1401-597
3402 Disston Street 19149 55th wd. (formerly part of the 35th wd.) 1583 Sq. Ft. BRT#551301500 Improvements: Residential Dwelling
WILLIAM T. BECKER, JR. C.P. May Term, 2012 No. 00461 \$118,270.08 Udren Law Offices, P.C.

1401-598A-B
742 South 3rd Street – Premises A – 19147 1289.45 Sq. Ft. land area; 2064 Sq. Ft. improvement area BRT#023120000 Subject To Rent yes, r10 zoning; multi family row twin BRT#022078100 Improvements: 2064 Improvement Area
532 Queen Street – Premises B -- 19102 690 Sq. Ft. land area; 1881 Sq. Ft. improvement area Subject To Rent yes, r10 zoning; multi family row twin BRT#022078100 Improvements: 1881 Square Feet Improvement Area
KLINE & SPECTER, P.C. C.P. July Term, 2007 No. 1922 \$230,167.92 Shanin Specter, Esq., Thomas R. Kline, Esq., Charles Becker, Esq., Kila B. Baldwin, Esq., Kline & Specter, P.C.

1401-599
4343 Teesdale Street 19136-3902 41st wd. 1039 Sq. Ft. BRT#412102600 Improvements: Residential Property
MOHAMMED O. RAHMAN AKA MOHAMMUD O. RAHMAN C.P. January Term, 2012 No. 3251 \$97,410.68 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1401-600
5219 Delancey Street 19143 60th wd. 780 Sq. Ft. BRT#602115900 Subject to Mortgage Improvements: Residential Dwelling
LAVERNE WATERS AND RACHEL WATERS C.P. June Term, 2013 No. 02153 \$47,663.96 Udren Law Offices, P.C.

1401-601
7424-26 Rising Sun Avenue 19111 56th wd. 13094.25 Sq. Ft. BRT#561003500 Improvements: Residential Property
EDWARD TRAMPE AND JOSEPH MAAHS C.P. May Term, 2011 No. 2745 \$122,793.66 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1401-602
6118 Washington Avenue 19143-2915 3rd wd. 2310 Sq. Ft. BRT#033121400 Subject To Mortgage Leonard Wallace to Robert Pearlstein; Dated: 1-13-2011 Recirded 1-18-2011 in Document 52305409 Improvements: Residential Dwelling
LEONARD WALLACE C.P. May Term, 2013 No. 01631 \$66,890.98 John K. Bornter, Jr. (Atty #36124)

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

1401-604
7329 Ogontz Avenue 19138 50th wd. 1888 Sq. Ft. BRT#501308700 Improvements: Residential Property
ANDREA TABRON AND EARL TABRON C.P. October Term, 2012 No. 00176 \$53,904.13 KML Law Group, P.C.

1401-605
2418 South Bouvier Street 19145-4317 26th wd. 725 Sq. Ft. OPA#041S070144, OPA#262056100 Improvements: Residential Property
DAVID CAMPOLONGO C.P. February Term, 2013 No. 00757 \$126,572.08 Phelan Hallinan, LLP

1401-606
6422 Lawndale Avenue 19111-5303 35th wd. 2971.12 Sq. Ft. OPA#353277700

SHERIFF'S SALE

Improvements: Residential Property
ROODY SOUVERAIN AND MARIE E. RICHEMOND C.P. July Term, 2012 No. 03569 \$196,954.72 Phelan Hallinan, LLP

1401-607
5749 North 20th Street 19138 17th wd. 2036.64 Sq. Ft. OPA#172375500 Improvements: Residential Property
GRACIE POOLE, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF CHARLES E. BRANCH AKA CHARLES EDWARD BRANCH AKA CHARLES BRANCH. VELMA B. STEED AKA VELMA B. BRANCH IN HER CAPACITY AS HEIR OF THE STATE OF CHARLES E. BRANCH AKA CHARLES EDWARD BRANCH AKA CHARLES BRANCH, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHALRES E. BRANCH AKA CHARLES EDWARD BRANCH AKA CHALRES BRANCH DECEASED. MARY MALONE -BRANCH IN HER CAPACITY AS HEIR OF LOYAL BRANCH, DECEASED HEIR OF CHALRES E. BRANCH AKA CHALRES EDWARD BRANCH AKA CHARLES BRANCH, DECEASED. C.P. October Term, 2010 No. 02452 \$124,167.87 Phelan Hallinan, LLP

1401-608
1111 Deveraux Avenue 19111-5825 53rd wd. 1180.40 Sq. Ft. OPA#142N050222, OPA#531010300 Improvements: Residential Property
ERICA L. GILYARD AKA ERICA L. BOLDEN C.P. April Term, 2012 No. 03958 \$81,322.20 Phelan Hallinan, LLP

1401-609
5411 North 4th Street 19120-2813 42nd wd. 2300 Sq. Ft. OPA#422453000 Improvements: Residential Property
HEIDY MANIERO C.P. November Term, 2011 No. 01594 \$75,997.93 Phelan Hallinan, LLP

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

1401-611
1820 North 69th Street 19151-2303 34th wd. 19530 Sq. Ft. BRT#71186101 Subject to Mortgage Improvements: Det W/det Gar 3story Stone
RUBEN TEHRANI AND SHALHA TEHRANI AKA SHAHLA TEHRANI C.P. March Term, 2013 No. 01645 \$28,155.06 Milstead & Associates, LLC

1401-612
5314 Oakland Street 19124-1222 10th wd. 1539 Sq. Ft. BRT#611389300 Improvements: Row B/gar 2story Masonry
RACHEL CRUZ, DIOGENES OLIVO AND THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. July Term, 2013 No. 00324 \$53,402.14 Milstead & Associates, LLC

1401-613
813 Piermont Street 19116-3417 58th wd. 6037 Sq. Ft. BRT#582217800 Subject to Mortgage Improvements: Det 1-1/2 Story Frame
TRICIA ANN MOENCH C.P. July Term, 2013 No. 001922 \$305,920.69 Milstead & Associates, LLC

1401-614
5758 Dunlap Street 19131 4th wd. 1200 Sq. Ft. BRT#043237000 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF HERBERT LOVELL STRAND C.P. July Term, 2013 No. 4371 \$64,100.08 Stern & Eisenberg, PC

1401-615
329 Poplar Street 19123-2227 5th wd. 802.62 Sq. Ft. BRT#057164200 Improvements: Row 3 Story Mas + Other
JOSEPH D. BAKER, ORIGINAL MORTGAGOR AND MARGARET M. LIPPI, ORIGINAL MORTAGOR AND REAL OWNER C.P. December Term, 2012 No. 03611 \$214,514.48 Milstead & Associates, LLC

1401-616
528 West York Street 19133 19th wd. 1854 Sq. Ft. BRT#191433700 Subject to Mortgage Improvements: Residential Property

SHERIFF'S SALE

MARIE CLAIRE BEAUVIL C.P. October Term, 2010 No. 3697 \$78,672.04 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1401-617

6505 Torresdale Avenue 19135 41st wd. 1216 Sq. Ft.; row conv/apt 2sty masonry BRT#411319800 Improvements: Residential Dwelling
EDILBERTO PRIETO C.P. May Term, 2012 No. 01138 \$94,916.03 McCabe, Weisberg, & Conway, P.C.

1401-618

1333 North 60th Street 19151 34th wd. 1784 Sq. Ft. BRT#342189900 Improvements: Residential Dwelling
CHRISTIAN L. WILLIAMS AND WILLIAM H. WILLIAMS, JR. C.P. July Term, 2013 No. 4305 \$68,813.01 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1401-619

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

1401-620

1435 North Hollywood Street 19121-3606 29th wd. 755.25 Sq. Ft. OPA#292247600 Improvements: Residential Property
ABIOSE K. MIDDLETON-HEWITT C.P. September Term, 2010 No. 03755 \$76,783.55 Phelan Hallinan, LLP

1401-621

3157 Memphis Street 19134-4425 25th wd. 798 Sq. Ft. OPA#251499700 Improvements: Residential Property
DAWN KEATING C.P. October Term, 2012 No. 04154 \$106,810.31 Phelan Hallinan, LLP

1401-622

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

1401-623

400 West Cheltenham Avenue 19120 61st wd. On southwesterly side of the intersection of southwest line of Cheltenham Avenue and northwesterly side of 4th Street. Front: 101 ft 2-384/1000 in Depth: Irreg OPA#882756700 Improvements: Commercial Property
GWANG HO YI C.P. April Term, 2009 No. 01149 \$899,460.38 Ron L. Woodman, Esq.

1401-624

563 Van Kirk Street 19120 35th wd. 1194 Sq. Ft. BRT#352116400 Improvements: Residential Real Estate
UNKNOWN HEIRS, EXECUTORS, ADMINSTRATORS, AND DEVISEES OF THE ESTATE OF ADREES MASSEY, DECEASED. C.P. June Term, 2013 No. 002927 \$137,939.46 Stern & Eisenberg, PC

1401-625

1308 Van Kirk Street 19149 53rd wd. 1276 Sq. Ft. BRT#531003300 Improvements: Residential Real Estate
TRACEY R. MCCREA C.P. May Term, 2013 No. 002177 \$153,589.95 Stern & Eisenberg, PC

1401-626

5649 North 2nd Street 19120 61st wd. 1372.94 Sq. Ft. BRT#612427200 Improvements: Residential Property
DALE L ROBERSON (MORTGAGOR) AND BERNADINE G. ROBERSON (REAL OWNER AND MORTGAGOR) C.P. October Term, 2012 No. 003384 \$28,735.14 Amy Glass, Esq.

1401-627

3836 Etta Street 19114 57th wd. 3582.90 Sq. Ft. BRT#572138338 Improvements: Residential Property
YVONNE MARANO C.P. June Term, 2013 No. 002794 \$189,953.21 Christopher A. DeNardo, Esq.

1401-628

4552 Milnor Street 19124 23rd wd. 1750 Sq. Ft. BRT#231042900 Improvements: Residential Property
KIMBERLY CAMM C.P. August Term, 2013 No. 002815 \$33,313.45 Christopher A. DeNardo, Esq.

1401-629

7641 Wyndale Avenue 19151 34th wd. 1312 Sq. Ft. BRT#343182300 Improvements: Residential Property
JUNIOR W. HALL AND RAFEQUA

SHERIFF'S SALE

HALL C.P. August Term, 2013 No. 000712 \$155,566.46 Christopher A. DeNardo, Esq.

1401-630

534 Alcott Avenue 19120 35th wd. 900 Sq. Ft. BRT#352053500 Improvements: Residential Property
EDWARD E. WHITE C.P. May Term, 2013 No. 002719 \$83,905.56 Amy Glass, Esq.

1401-631

4563 Cottman Avenue 19135 41st wd. 2047.50 Sq. Ft. BRT#412082810 Improvements: Residential Dwelling
PAULINE ABRICAH C.P. April Term, 2013 No. 00640 \$73,736.39 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1401-632

2832 Norcross Lane 19114 57th wd. 2212.67 Sq. Ft. BRT#572095522 Improvements: Residential Property
YAKOV KANTAROVICH C.P. June Term, 2013 No. 01500 \$182,142.17 KML Law Group, P.C.

1401-633

1242 Durfor Street 19148 39th wd. 644 Sq. Ft. BRT#394306500 Improvements: Residential Property
MICHAEL P. POORE C.P. June Term, 2013 No. 01718 \$58,824.85 KML Law Group, P.C.

1401-634

4841 North Marshall Street 19120 49th wd. 970.58 Sq. Ft. BRT#491192600 Improvements: Residential Property
DORIAN COCHRAN AND DARRELL CRUMETY C.P. June Term, 2013 No. 00569 \$74,742.70 KML Law Group, P.C.

1401-635

1152 South 10th Street 19147 2nd wd. 992 Sq. Ft. BRT#021548700 Improvements: Residential Property
HAROLD EVANS C.P. May Term, 2010 No. 03153 \$423,070.49 KML Law Group, P.C.

1401-636

2615 South 69th Street 19142 40th wd. 1328 Sq. Ft. BRT#406128600 Improvements: Residential Property
BEVERLY W RAWLS, AS EXECUTRIX OF THE ESTATE OF WILLIAM E. WALLCE, JR., DECEASED C.P. June Term, 2013 No. 01523 \$92,834.03 KML Law Group, P.C.

1401-637

3348 Rorer Street 19134-1734 OPA#073166700 Improvements: Residential Property
LORELEI N. THOMPSON C.P. November Term, 2012 No. 03018 \$45,907.87 Phelan Hallinan, LLP

1401-638

9224 Wesleyan Road 19114-3815 57th wd. 5500 Sq. Ft. BRT#572234200 Improvements: Residential Property
MICHAEL HELVERSON C.P. December Term, 2012 No. 00113 \$40,516.86 Pressman & Doyle, LLC

1401-639

1847 East Tioga Street 19134-2027 45th wd. 1200.36 Sq. Ft. OPA#452108700 Improvements: Residential Property
ANTHONY A. MATTERO C.P. June Term, 2013 No. 01042 \$55,519.53 Phelan Hallinan, LLP

1401-640

1673 East Hunting Park Avenue 19124-4419 33rd wd. 1275 Sq. Ft. OPA#332090100 Improvements: Residential Property
JOSEPH K LEWIS C.P. November Term, 2012 No. 02768 \$56,680.84 Phelan Hallinan, LLP

1401-641

6658 Cottage Street 19135-2713 55th wd. 1412 Sq. Ft. BRT#552396800 Improvements: Residential Property
NICOLE NEAL C.P. May Term, 2012 No. 00664 \$126,820.97 Pressman & Doyle, LLC

1401-642

5911 Andale Street 19149-3612 35th wd. 1500.64 Sq. Ft. OPA#351378300 Improvements: Residential Property
STEPHAN D. SALLEY AKA STEPHAN SALLEY AND MELVINA D. SALLEY C.P. November Term, 2011 No. 01552 \$88,865.65 Phelan Hallinan, LLP

1401-643

585 1/2 Rosalie Street 19120-1234 35th wd. 1020 Sq. Ft. OPA#352040100 Improvements: Residential Property
GENEVA MACKRIDES C.P. June Term, 2012 No. 01331 \$87,901.38 Phelan Hallinan, LLP

1401-644

3001-03 Unruh Avenue 19149-2510 55th wd. 2827 Sq. Ft. OPA#551152000 Improvements: Residential Property
ORLANDO ORTIZ C.P. January Term, 2013

SHERIFF'S SALE

No. 00467 \$185,763.93 Phelan Hallinan, LLP

1401-645

2933 Aramingo Avenue 19134 25th wd. 1039.94 Sq. Ft. BRT#251455200 Improvements: Residential Dwelling
MICHAEL P. EDMUNDSON C.P. June Term, 2013 No. 02470 \$112,192.77 Udren Law Offices, P.C.

1401-646

1829 Wilmot Street 19124-3309 23rd wd. 2651 Sq. Ft. BRT#232134805 Subject to Mortgage Improvements: Residential Property
WENDY L. DANIELS C.P. November Term, 2011 No. 01241 \$50,870.28 Pressman & Doyle, LLC

1401-647

236 West Widener Street aka 236 Widener Street 19120 61st wd. 911.95 Sq. Ft. BRT#612111600 Improvements: Residential Dwelling
MARQUISE K. ROBINSON C.P. April Term, 2013 No. 02678 \$61,595.28 Udren Law Offices, P.C.

1401-648

637 North 11th Street 19123 14th wd. 1303.73 Sq. Ft. BRT#141128700 Improvements: Residential Dwelling
CARLOS COLLAZO AND HEATHER C. DERUSSY C.P. September Term, 2010 No. 01247 \$422,891.43 Mark J. Udren, Esq.

1401-649

7321 Malvern Avenue 19151-2210 34th wd. 1480 Sq. Ft. OPA#344089000 Improvements: Residential Property
ORA ANN JONES C.P. July Term, 2012 No. 01842 \$124,352.29 Phelan Hallinan, LLP

1401-650

1601 South Taney Street 19145 36th wd. 1152 Sq. Ft. BRT#364281600 Improvements: Residential Dwelling
RICHARD SITES C.P. July Term, 2013 No. 1411 \$126,933.40 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1401-651

6549 Ditman Street 19135-2704 41st wd. 1182.22 Sq. Ft. OPA#411241700 Improvements: Residential Property
SERGEY MUSHEYEV AKA SERGY MUSHEYEV AND EDVARD MUSHEYEV C.P. March Term, 2012 No. 00554 \$96,220.15 Phelan Hallinan, LLP

1401-652

6356 Jackson Street 19135-3225 55th wd. 1627.20 Sq. Ft. OPA#552463800 Improvements: Residential Property
DANIEL HUNTER C.P. July Term, 2010 No. 00866 \$99,536.67 Phelan Hallinan, LLP

1401-653

3419 North 18th Street 19140-4937 11th wd. 1877.28 Sq. Ft. OPA#112249100 Improvements: Residential Property
HURLEY MCCALL C.P. July Term, 2012 No. 02623 \$121,558.18 Phelan Hallinan, LLP

1401-654

342 Daly Street 19148-3307 39th wd. 700 Sq. Ft. OPA#392147400 Improvements: Residential Property
THOMAS MICHAEL SZYMBORSKI C.P. May Term, 2013 No. 00484 \$160,960.22 Phelan Hallinan, LLP

1401-655

940 East Washington Lane 19138-1026 59th wd. 24320 Sq. Ft. OPA#592142400 Improvements: Residential Property
INA WALKER C.P. May Term, 2012 No. 02452 \$392,061.92 Phelan Hallinan, LLP

1401-656

6929 Roosevelt Boulevard aka 6929 East Roosevelt Boulevard 19149-1932 55th wd. 1475.37 Sq. Ft. OPA#551529300 Improvements: Residential Property
DELORES ZUCCARINI AKA DELORES A ZUCCARINI C.P. July Term, 2012 No. 02847 \$59,040.31 Phelan Hallinan, LLP

1401-657

6640 Erdrick Street 19135-2602 55th wd. 1233.02 Sq. Ft. OPA#552264700 Improvements: Residential Property
ELIZABETH A. SMITH AND MARK A. SMITH C.P. May Term, 2013 No. 00293 \$115,006.64 Phelan Hallinan, LLP

1401-658

2118 East Birch Street 19134 25th wd. 714 Sq. Ft. OPA#252145400 Improvements: Residential Property
CARMEN OCASIO C.P. September Term, 2012 No. 03337 \$26,544.78 Phelan Hallinan, LLP

1401-659

185 Fern Street 19120-1954 61st wd. 1027.50 Sq. Ft. OPA#612208400 Improvements: Residential Property

SHERIFF'S SALE

CARRIE COLEMAN C.P. June Term, 2012 No. 02461 \$77,384.60 Phelan Hallinan, LLP

1401-660

5140 Saul Steet 19124-1920 62nd wd. 1536 Sq. Ft. OPA#621446300 Improvements: Residential Property
MATTHEW J. WARREN C.P. July Term, 2012 No. 03172 \$115,692.34 Phelan Hallinan, LLP

1401-661

2649 Reed Street 19146-3803 36th wd. 970.24 Sq. Ft. OPA#362113400 Improvements: Residential Property
JOHN J. CHEATLEY C.P. June Term, 2013 No. 00018 \$36,569.25 Phelan Hallinan, LLP

1401-662

1108 Welsh Road 19115-3730 63rd wd. 9605.68 Sq. Ft. OPA#632037300 Improvements: Residential Property
LUIS CARLOS MARTINI AND LILA E. MARTINI C.P. May Term, 2013 No. 02584 \$222,009.33 Phelan Hallinan, LLP

1401-663

6560 North Uber Street 19138 10th wd. 1080 Sq. Ft. BRT#102027500 Improvements: Residential Property
THE UNKNOWN HEIRS OF ETHEL M. COOLEY, DECEASED AND JOYCE HUDSON, SOLEY IN HER CAPACITY AS HEIR OF ETHEL M. COOLEY, DECEASED C.P. May Term, 2012 No. 03587 \$35,140.45 KML Law Group, P.C.

1401-664

937 East Tioga Street 19134-1340 33rd wd. 1402.48 Sq. Ft. OPA#331214600 Improvements: Residential Property
CANDIDA RIOS C.P. September Term, 2004 No. 02736 \$49,275.35 Phelan Hallinan, LLP

1401-665

2211 Solly Avenue 19152-2807 56th wd. 3068.05 Sq. Ft. OPA#562079600 Improvements: Residential Property
DELIA S. RODRIGUEZ C.P. June Term, 2013 No. 00560 \$196,911.50 Phelan Hallinan, LLP

1401-666

1115 Hower Lane 19115-4810 63rd wd. 6600 Sq. Ft. OPA#632075200 Improvements: Residential Property
BASHIRAN BIBI AND SHAHBAZ KHAN C.P. March Term, 2013 No. 02983 \$383,909.96 Phelan Hallinan, LLP

1401-667

765 Garland Street 19124-3047 35th wd. 1464 Sq. Ft. OPA#351054200 Improvements: Residential Property
FELTON ROBINSON C.P. December Term, 2012 No. 04048 \$138,822.88 Phelan Hallinan, LLP

1401-668

5244 Jackson Street 19124-1548 62nd wd. 3000 Sq. Ft. OPA#622398000 Improvements: Residential Property
BARBARA MCLAUGHLIN C.P. October Term, 2011 No. 02428 \$147,438.35 Phelan Hallinan, LLP

1401-669

1264 Alcott Street 19149-3710 35th wd. 1093.40 Sq. Ft. PRCL#352069700 Improvements: Residential Property
MAUVALYN O. TOMLIN AKA MAUVALYN TOMLIN C.P. December Term, 2012 No. 03784 \$46,297.46 Phelan Hallinan, LLP

1401-670

7650 Sherwood Road 19151-2020 34th wd. 1391.78 Sq. Ft. OPA#343241200 Improvements: Residential Property
NADINE DESHAZOR AKA NADINE ROBINSON C.P. December Term, 2005 No. 02617 \$126,505.29 Phelan Hallinan, LLP

1401-671

7545 Rugby Street 19150-2607 10th wd. 1457.98 Sq. Ft. PRCL#102472400 Improvements: Residential Property
LINWOOD COLTER C.P. October Term, 2012 No. 04333 \$74,871.59 Phelan Hallinan, LLP

1401-672

4584 Pennhurst Street aka 4584 Penhurst Street 19124-3826 42nd wd. 1093.5 Sq. Ft. OPA#421612300 Improvements: Residential Property
DARYL C. GLASS C.P. July Term, 2012 No. 01488 \$25,757.54 Phelan Hallinan, LLP

1401-673

6124 Walnut Street 19139-3704 46th wd. 1413.72 Sq. Ft. OPA#031070400 Improvements: Residential Property
RODNEY L. BROWN C.P. May Term, 2013 No. 00286 \$57,703.51 Phelan Hallinan, LLP

1401-674

7964 Thouron Avenue 19150-2521 50th wd. 1485 Sq. Ft. OPA#502149500 Improvements: Residential Property

SHERIFF'S SALE

JENNIFER J. MILLS AKA JENNIFER MILLS C.P. January Term, 2012 No. 02057 \$55,861.65 Phelan Hallinan, LLP

1401-675

1510 Federal Street 19146-3125 36th wd. 1968 Sq. Ft. BRT#365296300 Subject to Mortgage Subject to Rent
KAMAU FLOYD AKA KAMAU H. FLOYD C.P. March Term, 2013 No. 03735 \$226,972.62 Matthew McGuigan, Esq.

1401-676

2431 East Cumberland Street 19125-3104 31st wd. 1778 Sq. Ft. OPA#314039000 Improvements: Residential Property
TIMOTHY R. BENSTON C.P. April Term, 2013 No. 03973 \$303,050.19 Phelan Hallinan, LLP

1401-677

5627 Catharine Street 19143-2814 46th wd. 1065 Sq. Ft. OPA#463096300 Improvements: Residential Property
LATANYA HOLMES, MARGARET HOLMES AND KENYA D. HOLMES C.P. January Term, 2012 No. 02772 \$101,244.49 Phelan Hallinan, LLP

1401-678

4939 North 12th Street 19141-3509 49th wd. 1920.38 Sq. Ft. OPA#491452300 Improvements: Residential Property
KEELIN S. BARRY IN HER CAPACITY AS AMINISTRATRIX OF THE ESTATE OF HERBERT L. STEVENS, JR. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HERBERT L. STEVENS, JR. DECEASED. C.P. April Term, 2012 No. 03423 \$84,605.01 Phelan Hallinan, LLP

1401-679

5810 North Lambert Street 19138-2912 17th wd. 1000 Sq. Ft. OPA#172426900 Improvements: Residential Property
ANGELA FOWLER AKA ANGELA ROANE C.P. May Term, 2013 No. 01749 \$62,088.35 Phelan Hallinan, LLP

1401-680

548 East Woodlawn Street aka 348 East Woodlawn Street 19144 12th wd. ALL THAT CERTAIN: lot or piece of ground with the buildings and improvements thereon erected.
SITUATE on the southeast side of Woodlawn Street, at the distance of one hundred seventy-four feet eight inches southwestward from the southwest side of Musgrave Street in the 12th ward of the city of Philadelphia.
CONTAINING in front or breadth on the said Woodlawn Street nineteen feet ten inches and extending of that width in length or depth southward between parallel lines at right angles to the said Woodlawn Street one hundred feet bounded northeastward, southeastward, and southwestward by other ground now or late of the said Joshua M. Holmes and northwestward by Woodlawn Street.
TITLE TO SAID PREMISES IS VESTED IN Edward J. Thomas and Jeanette Thomas, his wife, by Deed from Stanford Keyne, dated 05/25/1980, recorded 11/26/1980 in Book EFP 89, Page 4

SHERIFF'S SALE
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<p>1401-753 2827 West Girard Avenue 19130-1214 29th wd. 1800 Sq. Ft. BRT#292026800 Improvements: Row W-off/str 3story Masonry AL ALSTON C.P. August Term, 2010 No. 02835 \$252,377.11 Milstead & Associates, LLC</p> <p>1401-754 2837 Magee Avenue 19149 55th wd. 1555.12 Sq. Ft. BRT#551094200 Improvements: Residential Dwelling DAVE M. COX C.P. May Term, 2013 No. 002115 \$71,405.53 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1401-755 2008 South Darien Street 19148 39th wd.</p>	<p>630 Sq. Ft. BRT#393395700 Improvements: Residential Dwelling RUDYANTO WIDJAYA C.P. February Term, 2013 No. 03236 \$83,369.33 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1401-756 7202 Eastwood Street 19149 35th wd. 1356.14 Sq. Ft. BRT#542412500 Improvements: Residential Dwelling MEIZI LI C.P. May Term, 2013 No. 002332 \$95,920.26 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1401-757 6316 Jackson Street 19135 55th wd. 1623.60 Sq. Ft. BRT#552461800 Improvements: Residential Dwelling</p>	<p>JONNATH FIGUEROA C.P. August Term, 2013 No. 001923 \$141,395.90 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1401-758 2063 East Lippincott Street 19134 25th wd. 922.50 Sq. Ft. BRT#252284700 Improvements: Residential Dwelling WENDY L. WHITE C.P. July Term, 2013 No. 003925 \$50,583.75 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1401-759 1500 Devereaux Avenue 19149 54th wd. 1993.50 Sq. Ft. BRT#541057400 Improvements: Residential Dwelling VUI THI VU C.P. February Term, 2013 No. 01847 \$120,877.97 Martha E. Von</p>	<p>Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1401-760 4013 Oakmont Street 19136 65th wd. 1292.20 Sq. Ft. BRT#651072300 Improvements: Residential Dwelling YUAN TONG CHEN C.P. July Term, 2013 No. 004440 \$95,850.92 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p> <p>1401-761 906 North 63rd Street 19151 34th wd. 5280 Sq. Ft. BRT#344198600 Improvements: Residential Dwelling DAVID MARION DODSON, JR. AKA JOHN-DAVID MOHR C.P. June Term, 2013 No. 000670 \$189,609.92 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.</p>	<p>1401-762 6811 Rodney Street 19138-2639 10th wd. 836.55 Sq. Ft. BRT#102397300 Subject To Mortgage Wells Fargo Bank, N.A. Improvements: Row 2 Sty Masonry KEITH LUCAS, 6811 RODNEY ST., PHILADELPHIA, PA 19138 C.P. August Term, 2012 No. 00941 \$42,936.24 Shwan J. Haang, Esq., Voelker & Associates</p> <p>1401-763 3258 Glenview Street 19149-2603 55th wd. 2642.35 Sq. Ft. OPA#551232300 Improvements: Residential Property ABDUR KHAN AKA ABDUR RAHMAN KHAN C.P. March Term, 2013 No. 03877 \$185,301.76 Phelan Hallinan, LLP</p>

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