

Sheriff's Sale Notices for December 4, 2012

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, December 4, 2012 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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

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

SHERIFF'S SALE

BRT website. Effective Date: July 7, 2006
NOTICE OF SCHEDULE
OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on December 4, 2012.

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

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

EXPLANATION

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

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

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

Very truly yours,
JEWELL WILLIAMS

The following property, sale of which was postponed from the May 3, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

1-403

4222 Cottman Ave. 41st Wd. Beginning Pt.: SEC Montague St., 2958 sq. ft. BRT# 412064300 Subject to Mortgage Improvements: STR/OFF + APTS 2 Sty. Masonry; Commercial NO AGENT PROPERTIES, LLC. C.P. November Term, 2010 No. 00467 \$212,040.84 Christine A. Pinto, Esq.

The following property, sale of which was postponed from the July 12, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

3-600

1335-37 Pine St., Unit 201 19107 5th Wd. Land Area: 0 sq. ft.; Improvement Area: 1278 sq. ft. BRT# 888030362 Improvements: Condominium DAVID J. KILLIAN AND LAUREN OTTO C.P. December Term, 2010 No. 03032 \$303,934.85 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the August 2, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

4-487A-B

43rd Wd. (3943 N. Reese St. - Premise A - 19140) 1,027.96 sq. ft. BRT# 433040900 Subject to Mortgage Improvements: Residential Property

43rd Wd. (3945 N. Reese St. - Premise B - 19140) 1,027.96 sq. ft. BRT# 433041000 Subject to Mortgage Improvements: Residential Property

SAEL O. GONZALEZ C.P. March Term, 2007 No. 001790 \$91,331.42 Brett A. Solomon Michael C. Mazack

The following property, sale of which was postponed from the September 13, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

5-363

5045 N 16th St. 19141-2240 17th 1376 sq. ft. BRT# 172115400 Improvements: Residential Property RAYMOND T. BLUE AND VERONICA L. BLUE C.P. March Term, 2009 No. 02130 \$42,682.23 Phelan Hallinan & Schmiegl, LLP

5-529

2224 Melvin St. 19131 52nd Wd. Row B/Gar 2 Sty Masonry; 1297.60 Sq.Ft./1366 SqFt. Sq.Ft. BRT# 522252900 Improvements: Residential Dwelling

SHERIFF'S SALE

ANWAR PASHA C.P. November Term, 2009 No. 05366 \$100,634.42 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the December 6, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

8-363

3815 I St. 19124 33rd Wd. 1212 sq. ft. OPA#332162500 MURAD M. SALEM A/K/A MURAD SALEM AND SAFAA SALEM C.P. June Term, 2011 No. 03044 \$67,472.14 Anthony R. Distasio, Esq.; Linton, Distasio & Edwards, P.C.

The following property, sale of which was postponed from the January 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

9-574A-B

4306-4308 Lancaster Ave. 19104 6th Wd. Property Dimensions: for Parcel No. 06-2014200: 1056 sq. ft. more or less and Parcel No. 88-02933715: 1040 sq. ft. more or less BRT#882933715 AI FANG LU C.P. May Term, 2011 No. 00007 \$254,335.01 Jennifer G. Fowler, Esq.

The following property, sale of which was postponed from the February 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

10-596

1032 N. Orianna St. 19123 5th Wd. Land Area: 1215.70 Sq Ft Improvement Area: 2043 Sq Ft BRT#057095420 Improvements: 2 Story Masonry Row Home With Garage JOSEPH STEWARD, III AND SHARON MCPHERSON C.P. May Term, 2008 No. 003544 \$436,482.36 Janet L. Gold, Esq.

10-602

9433 Outlook St. 19114 57th Wd. 3260 Sq. Ft. OPA#572300444 Improvements: Residential Dwelling JOHN W. SLANE, DECEASED C.P. March Term, 2011 No. 01483 \$20,249.75 Mitchell B. Klein, Esq.

The following property, sale of which was postponed from the March 6, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

11-321

5814 Norfolk St. 19143 46th Wd. Row 2 Sty Masonry; 1032 sq. ft. BRT#033044800 Improvements: Residential Dwelling NICOLE TROWELL C.P. May Term, 2009 No. 00903 \$45,886.12 McCabe, Weisberg, & Conway, P.C.

11-359

3600 Conshohocken Ave., Unit 1402 19131 52nd Wd. Res. Condo. 5+Sty Masonry; 940 sq. ft. BRT#888520555 Subject to Mortgage 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.

11-415

1218 S 7th St. 19147-4848 2nd Wd. 715 sq. ft. BRT# 021479500 Improvements: Residential Property CARLOTTA E. LALA C.P. February Term, 2009 No. 03231 \$186,032.49 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the April 3, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

501-361

4939 Darrah St. 19124 23rd Wd. 2668.5 Sq. Ft. BRT# 232246000 Residential Dwelling THOMAS J. SHAW JR. C.P. August Term, 2011 No. 0670 \$63,560.96 McCabe, Weisberg

501-392

401-11 E. Allegheny Ave. 33rd Wd. 139.500 Sq. Ft. BRT# 884526100 Subject to Mortgage

SHERIFF'S SALE

Commercial Property CLEM PROPERTIES C.P. October Term, 2011 No. 2650 \$418,241.45 Weber Gallagher Simpson

501-435

5415 Tacoma St. 19144-3922 22nd Wd. 1820 Sq. Ft. BRT# 124119200 Residential Property MICHELE HONESTY YOUNG C.P. September Term, 2009 No. 0216 \$127,049.50 Phelan Hallinan

501-443

130 Mallory St. 19127-2012 21st Wd. 2400 Sq. Ft. BRT# 211396400 Residential Property DIANE M. STEVENSON TADEO A/K/A DIANE M. TADEO AND FRANCIS J. TADEO A/K/A FRANK TADEO C.P. September Term, 2010 No. 1738 \$204,415.46 Phelan Hallinan

501-483

416 Van Kirk St. 19149 35th Wd. 1924.80 Sq. Ft. BRT# 352092200 Residential Dwelling ALRICK G. WRIGHT C.P. August Term, 2006 No. 2436 \$160,922.19 Martha E. Von Rosenstiel, Esq.

501-503

2025 N. Wanamaker St. 19131-3020 52nd Wd. 1137.45 Sq. Ft. BRT# 522227300 Residential Property TYRONE S. HOWARD C.P. May Term, 2010 No. 1831 \$72,523.46 Phelan Hallinan

501-566

640 Brill St. 19120-1710 35th Wd. 900 Sq. Ft. BRT# 351172000 Residential Property JUAN R. VELEZ AND MARY ROSARIO C.P. February Term, 2008 No. 0349 \$107,834.83 Phelan Hallinan

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

502-336

870 N 28th St., Unit 116 19130 88th Wd. 840 Sq. Ft. BRT#888152800 Subject to Mortgage Subject to Rent DEFENDANT, STATE TRUSTEE SERVICES, LLC AS TRUSTEE OF 28TH ST. SILVER APPLE LAND TRUST C.P. October Term, 2011 No. 04026 \$48,267.16 Evan R. Bachove, Esq.

502-367

328 Dickinson St. 19147 1st Wd. Row 3-sty masonry; 111101257 Sq. Ft. BRT#011265300 Improvements: Residential Dwelling KALIMAH Z. WHITE 3272 \$198,845.80 McCabe, Weisberg, & Conway, P.C.

502-396

725 Marwood Rd, AKA 725 E Marwood Rd. 19120-2630 42nd Wd. 1560 Sq. Ft. BRT#421228000 Improvements: Residential Property CAROL SPENCER C.P. June Term, 2011 No. 03195 \$58,425.27 Phelan Hallinan & Schmiegl, LLP

502-399

6208 Master St. 19151-4117 34th Wd. 900 Sq. Ft. BRT#342027000 Improvements: Residential Dwelling JUDY A. BOYD C.P. May Term, 2011 No. 03226 \$64,825.74 Udren Law Offices, P.C.

502-439

6362 W. Columbia Ave. 19151-3227 34th Wd. 1760 Sq. Ft. BRT#344067000 Improvements: Residential Property ERIC JOHNSON C.P. September Term, 2011 No. 03830 \$110,538.68 Phelan Hallinan & Schmiegl, LLP

502-442

3138 S. Uber St. 19145-5438 26th Wd. 1424 Sq. Ft. BRT#262126900 Improvements: Residential Property LOUIS FRANCHETTI AND ROSE FRANCHETTI C.P. November Term, 2010 No. 02653 \$324,889.74 Phelan Hallinan & Schmiegl, LLP

502-509

648 Allengrove St. 19120-2106 35th Wd. 1343.20 Sq. Ft. BRT#351085700 Improvements: Residential Property SHARON BROADNAX C.P. August Term, 2010 No. 02617 \$86,427.53 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

502-533

5943 N. 3rd St. 19120-1843 61st Wd. 1232.80 Sq. Ft. BRT#612389700 Improvements: Residential Property ANDRENA L. DIXON C.P. April Term, 2011 No. 03124 \$79,082.37 Phelan Hallinan & Schmiegl, LLP

502-574

7629 Gilbert St. 19150-2605 10th Wd. 1306.40 Sq. Ft. BRT#102489800 Improvements: Residential Property JACQUELINE MITCHELL-ROGERS C.P. March Term, 2010 No. 04138 \$98,167.45 Phelan Hallinan & Schmiegl, LLP

502-588 A-C

51st Wd. (5403 Chester Ave. - Premises A - 19143) On northwest side of Chester Avenue, 16 ft Southwesterly of 54th St., front 19 ft, Depth 95 ft OPA #514126700 Improvements: Commercial Property

51st Wd. (5405 Chester Ave. - Premises B - 19143) On northwest side of Chester Avenue, 35 ft, southwest of 54th St, front 19 ft, depth 95 ft. OPA #514126800 Improvements: Commercial Property

40th Wd. (5349 Chester Ave. - Premises C - 19143) On the northwesterly side of Chester Ave and the northeasterly side of Fifty-fourth Street, front 65 ft, depth 105 ft OPA #511276402 Improvements: Commercial Property FREDERICK A. COOPER AKA FREDERICK AUGUSTUS C.P. March Term, 2011 No. 03448 \$313,567.11 Kerry S. Schuman, Esq.

502-591

5033 Schuyler St. 19144 13th Wd. S/D w det gar 3 sty masonry; 6888 Sq. Ft. BRT#133158300 Improvements: Residential Dwelling CHERISE NICOLE WALL, ANTHONY WALL, AND UNITED STATES OF AMERICA C.P. July Term, 2008 No. 02738 \$167,156.68 McCabe, Weisberg, & Conway, P.C.

502-611

5542 Lansdowne Ave. 19131 4th Wd. Row Conv/Apt 2-sty, masonry; 2486 Sq. Ft. BRT#041253900 Subject to Mortgage Improvements: Residential Dwelling DARNELL R. RUSSELL C.P. June Term, 2008 No. 03826 \$117,826.86 McCabe, Weisberg, & Conway, P.C.

502-687

8829 Hargrave St. 19152-1510 57th Wd. 3501 Sq. Ft. BRT#571283400 Improvements: Residential Property FRANCISCO H. LARREA AND PATRICIA LARREA C.P. August Term, 2011 No. 01780 \$197,213.34 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

1206-315

3357 Brighton St. 19149 55th Wd. 1668 Sq. Ft. BRT#551374900 Improvements: Residential Dwelling DERRICK LEWIS C.P. November Term, 2011 No. 00899 \$103,963 Leona Mogavero, Esq., Klehr Harrison Harvey Branzburg LLP

1206-325

4542 Strahle St. 19136 65th Wd. Row b/gar, 2 sty, masonry; 2751.04 Sq. Ft. BRT#652062400 Improvements: Residential Dwelling MICHAEL MILLER, JEAN LUND AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. October Term, 2011 No. 00393 \$120,794 McCabe, Weisberg, & Conway, P.C.

1206-326

8636 Bayard St. 19150 50th Wd. Row b/gar, 2 sty, masonry; 2586.56 Sq. Ft. BRT#501208500 Improvements: Residential Dwelling UNITED STATES OF AMERICA, THEOLA THOMPSON AND THOMAS THOMPSON C.P. December Term, 2008 No. 00893 \$119,654 McCabe, Weisberg, & Conway, P.C.

1206-357

1340 E. Mount Pleasant Ave. 19150-2029 50th Wd. 1747.37 Sq. Ft. BRT#502400400 Improvements: Residential Property THE GRACE E. KAM 2001 TRUST, GRACE KAM AKA GRACE E. EBAYER AKA GRACE ELISABETH EBAYER, INDIVIDUALLY AND AS TRUSTEE C.P. June Term, 2011

SHERIFF'S SALE

No. 00683 \$141,324 Phelan Hallinan & Schmieg, LLP

1206-366

232 N. 60th St. 19139 34th wd. Row 2 sty, masonry; 2365.5 Sq. Ft. BRT#341082900 Improvements: Residential Dwelling
JERRY C. CARR C.P. December Term, 2011 No. 03862 \$69,352 McCabe, Weisberg, & Conway, P.C.

1206-368

201 N. 8th St., Unit 508 19106 5th wd. Res condo, .5+ sty, masonry; 1738 Sq. Ft. BRT#888037085 Improvements: Residential Dwelling
OMAR RUIZ AND GLADYS RUIZ C.P. August Term, 2011 No. 02945 \$460,685 McCabe, Weisberg, & Conway, P.C.

1206-376A-B

51st wd. (5420-28 Paschall Ave. - Premises A - 19143) 170' Northeast of 55th St., Front: 130', Depth 195' BRT#884350840 Improvements: Commercial Property

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

1206-385

2644 S. Robinson St. 19142-3524 40th wd. 1096 Sq. Ft. BRT#402097400 Improvements: Residential Property
STEPHEN T. LIBERTY C.P. October Term, 2007 No. 04076 \$76,005 Phelan Hallinan & Schmieg, LLP

1206-439

2639 Aramingo Ave. 19125-2331 31st wd. 881.15 Sq. Ft. BRT#312146500 Improvements: Residential Property
HASHAM HAMDALLAH C.P. February Term, 2010 No. 00705 \$115,489 Phelan Hallinan & Schmieg, LLP

1206-464

979 N. 6th St. 19123-1405 5th wd. 1266.5 Sq. Ft. BRT#057158500 Improvements: Residential Property
ADAM H. KONIGSBERG C.P. March Term, 2009 No. 00898 \$591,433 Phelan Hallinan & Schmieg, LLP

1206-469

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

1206-472

1019 S. Randolph St. 19147-4021 2nd wd. 616 Sq. Ft. BRT#021431900 Improvements: Residential Property
LEE QUACH C.P. April Term, 2009 No. 02247 \$201,925 Phelan Hallinan & Schmieg, LLP

1206-473

6828 Chew Ave. 19119-1921 22nd wd. 6000 Sq. Ft. BRT#222202100 Improvements: Residential Property
JOSHUA E. POPE, JR. AND SHEILA A. POPE C.P. November Term, 2009 No. 03712 \$219,205 Phelan Hallinan & Schmieg, LLP

1206-492

1726 A Bainbridge St. 19146 30th wd. Row w/gar, 2.5 sty, masonry; 2150.56 Sq. Ft. BRT#301058527 Improvements: Residential Dwelling
CHARLENE M. HARTENSTINE AKA CHARLENE FALCON AKA CHARLENE M FALCONE AKA CHARLENE FALCONE AND DARYL LAWTON C.P. August Term, 2011 No. 02865 \$132,119 McCabe, Weisberg, & Conway, P.C.

1206-520

4105 N. Broad St. 19140-3012 43rd wd. 1650 Sq. Ft. BRT#433405100 Improvements: Residential Property
RUTH MATHIEU ALICE AKA RUTH MATHIEU-ALICE C.P. August Term, 2011 No. 00960 \$99,274 Phelan Hallinan & Schmieg, LLP

1206-529

2027 McClellan St. 19145 48th wd. 611 Sq. Ft. BRT#481019700 Improvements: Residential Dwelling
RICHARD CURRO C.P. January Term, 2012 No. 03511 \$53,570 Udren Law Offices, P.C.

1206-530

2711 Cranston Rd. 19131 52nd wd. 2220 Sq. Ft. BRT#521387300 Improvements: Residential Dwelling
BRIAN R. HARVEY AND JAMAL LAIDLEY C.P. March Term, 2011 No. 00952 \$228,095 Udren Law Offices, P.C.

1206-542

2401 Pennsylvania Ave., Unit A10 19130 825 Sq. Ft. BRT#888150431 Subject to Mortgage Improvements: Residential

SHERIFF'S SALE

MICHAEL D. WARD C.P. February Term, 2012 No. 02069 \$6,584 Dana S. Plon, Esquire

1206-568

153 Tree St. 19148-3338 39th wd. 752 Sq. Ft. BRT#391082700 Improvements: Residential Property
PATRICIA ROGERS C.P. June Term, 2011 No. 02058 \$148,071 Phelan Hallinan & Schmieg, LLP

1206-583

1905 Kimball St. 30th wd. Row 3 sty, masonry; 672 Sq. Ft. BRT#301244600 Improvements: 3 Story - Store And Apartment
FEIGIE MANHEIMER C.P. June Term, 2011 No. 02582 \$391,562 William J. Levant, Esq.

The following property, sale of which was postponed from the July 10 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

1207-338

616 League St. 19147 2nd wd. 528 sq. ft. BRT#021134100 Improvements: Residential Property
LEE QUACH C.P. August Term, 2009 No. 01610 \$184,702.32 KML Law Group, P.C.

1207-347

7324 Ogontz Ave. 50th f/k/a part of the 42nd wd. Beginning Point: 700 ft 8 in on the westerly side of Ogontz Ave; semi/det 2.5 sty masonr Subject to Mortgage
SUSIE A. TWEEDY C.P. November Term, 2011 No. 01502 \$200,535.24 Chandra M. Arkema, Esq.

1207-374

430 Markle St. 19128-3605 21st wd. 954.97 sq. ft. BRT#212023300 Improvements: Residential Property
JAMES GERALD ROLETTER, JR. C.P. December Term, 2011 No. 00030 \$199,019.45 Phelan Hallinan & Schmieg, LLP

1207-382

338 W. Seymour St. 19144-4114 13th wd. 1900 sq. ft. BRT#133073700 Improvements: Residential Property
HELEN TURNAGE C.P. March Term, 2010 No. 02065 \$155,720.30 Phelan Hallinan & Schmieg, LLP

1207-390

514 Poplar St. 19123 5th wd. 1503.24 sq. ft. BRT#056161545 Improvements: Residential Property
CRYSTAL MARIE STEPHENS C.P. September Term, 2009 No. 1470 \$213,384.96 Scott A. 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

1207-401

2651 S. 11th St. 19148-4407 39th wd. 821.50 sq. ft. BRT#394188700 Improvements: Residential Property
ERIC BARTELLO, ROBERTA BARTELLO C.P. May Term, 2011 No. 02734 \$174,266.15 Phelan Hallinan & Schmieg, LLP

1207-414A-B

41st Wd. (7436 Torresdale Ave. - Premises A) that certain lot situate Northwesterly side of Torresdale Ave 70 ft northeasterly of Vista St, front: 107' 10 3/8" depth: 76' 6 5/8"

41st Wd. (7450 Torresdale Ave. - Premises B) that certain lot situate Northwesterly side of Torresdale Ave 70 ft northeasterly of Vista St, front: 107' 10 3/8" depth: 76' 6 5/8" TORRESDALE CONVENIENCE, INC C.P. May Term, 2009 No. 01035 \$713,319.14 Max L. Lieberman, Esq.

1207-428

2411 E. Letterly St. 19125 31st wd. 844 sq. ft. BRT#313240300 Improvements: Residential Property
KATHLEEN A. BOZARTH AND MICHAEL BOZARTH C.P. March Term, 2010 No. 01458 \$116,636.13 Kristine M. Anthon, Esq.

1207-438

4601 Tacony St. 19137 23rd wd. 1800 sq. ft. more or less BRT#453431900 Improvements: Residential Dwelling
ALFONSO LOPEZ C.P. August Term, 2011 No. 01736 \$132,534.44 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP

1207-441

1766 N. Aberdeen St. 19131 24th wd. 1367.52 sq. ft. OPA#521328500 Improvements: Residential Dwelling
VERA Y. BARNES, DECEASED C.P. July Term, 2011 No. 003160 \$69,240.20 Mitchell B. Klein, Esq.

1207-442

1601 Spring Garden St, Unit 516 19130 88th wd. 709 sq. ft. and 1.0809% undivided interest in the common elements, as more fully described in the Declaration of Condominium and Plats and Plans dated 12/14/1992 and recorded 12/31/1992 in Deed Book VCS 218

SHERIFF'S SALE

pg 336. BRT#888086328 Subject to Mortgage Improvements: Residential Condominium
BENJAMIN HASSELL, JR., SUBJECT TO FIRST MORTGAGE C.P. March Term, 2011 No. 02860 \$27,542.75 Glenn M. Ross, Esq.

1207-471

115-123 S. 46th St. 19139 46th wd. On northeast corner of 46th & Sansom Streets, 104' of northerly Sansom St, front: 46'4" OPA#601073600 Improvements: Commercial Property
2ND CHANCE REALTY LLC C.P. April Term, 2008 No. 02727 \$1,066,672.09 Kerry S. Schuman, Esq.

1207-473

4303 Teesdale St. 19136 41st wd. Row b/gar 2 sty masonry; 1953.5 sq. ft. BRT#412100600 Improvements: Residential Dwelling
WILLIAM FURRY C.P. September Term, 2010 No. 02433 \$121,271.64 McCabe, Weisberg, & Conway, PC

1207-529

2024 R. Upland Way Unit 104 AKA 2024 Upland Way, Apt 104R 19131-1212 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.9% BRT#888340048 Improvements: Condominium
MICHAEL RAMER C.P. January Term, 2012 No. 02440 \$263,867.94 Phelan Hallinan & Schmieg, LLP

1207-543

2524 W. Master St. AKA 2524 Master St 19121-4722 29th wd. 945 sq. ft. BRT#291105700 Improvements: Residential Property
DANELLE S. COOPER-FRINK AND CHARLES A. WALKER C.P. October Term, 2011 No. 04264 \$74,939.56 Phelan Hallinan & Schmieg, LLP

1207-549

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

The following property, sale of which was postponed from the August 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

1208-308

1554 S. Bailey St. 19146 36th wd. 1467 Sq Ft BRT#364275400 Improvements: Commercial Real Estate
GREGORY K. LOGAN C.P. March Term, 2012 No. 001772 \$71,265.44 Stern & Eisenberg, P.C.

1208-309

2221 S. Broad St. 39th wd. Located on East side of Broad St, 250 '0" south of Jackson St, 26'0", depth 125 '0"
DAMAR JOINT VENTURE C.P. January Term, 2012 No. 04214 \$555,051.89 Phillip D. Berger, Esq

1208-311

416 Markle St. 19128-3605 21st wd. 749.76 Sq Ft BRT#212022500 Improvements: Residential Property
FRANK W. KENNEDY C.P. June Term, 2010 No. 03935 \$51,958.20 Phelan Hallinan & Schmieg, LLP

1208-313

2422 S. 9th St. 39th wd. 1160 Sq Ft BRT#393433700 Improvements: Residential Dwelling
ANGELA GATTO AND STACY GATTO AKA STACEY GATTO C.P. January Term, 2012 No. 3039 \$124,957.96 Gregory Javardian, Esq.

1208-317

6511 Bobolink Pl 19142 40th wd. Row B/gar 2sty masonry; 3156.4 Sq Ft BRT#406568106 Improvements: Residential Dwelling
DEBORAH FELICE STANCIL AKA DEBORAH F. STANCIL C.P. January Term, 2011 No. 04572 \$76,681.14 McCabe, Weisberg, & Conway, P.C.

1208-320

7317 N. 21st St. 19138-2107 10th wd. 1888 Sq Ft BRT#101179200 Improvements: Residential Property
DANIEL B. KIZENGA AND HERMINA E. KIZENGA C.P. May Term, 2010 No. 02684 \$54,042.76 Phelan Hallinan & Schmieg, LLP

1208-321

2751 Pennsylvania Ave., Unit #B109 19130-1743 88th wd. Together with a proportionate undivided interest in the Common

SHERIFF'S SALE

Elements as defined in such Declaration of 2.870%. BRT#888151733 Improvements: Condominium
JOSEPH A. CANUSO C.P. May Term, 2009 No. 01765 \$221,368.15 Phelan Hallinan & Schmieg, LLP

1208-334

6203 Cardiff St. 19149-3012 62nd wd. 1374.84 Sq Ft BRT#621569300 Improvements: Residential Property
VIVIANA RUBIO AND ANA E NERIS C.P. August Term, 2011 No. 02221 \$129,826.69 Phelan Hallinan & Schmieg, LLP

1208-335

2040 N. Hancock St. 19122-1608 18th wd. 978.44 Sq Ft BRT#183267605 Improvements: Residential Property
JOSE A. CARRASQUILLO, AKA JOSE CARRASQUILLO AND ALEJANDRINA CARRASQUILLO AKA ALEJANDRINA SEPULVEDA C.P. January Term, 2012 No. 04661 \$130,644.72 Phelan Hallinan & Schmieg, LLP

1208-336

852 E. Russell St. AKA 852 Russell St. 19134-1331 33rd wd. 1125 Sq Ft BRT#331174600 Improvements: Residential Property
EDIN J. PAIZ C.P. February Term, 2012 No. 02488 \$29,429.38 Phelan Hallinan & Schmieg, LLP

1208-338

139 W. Spencer St. 19120-1939 61st wd. 1050 Sq Ft BRT#611223000 Improvements: Residential Property
DONNA D. BURRUS C.P. March Term, 2010 No. 06362 \$100,842.73 Phelan Hallinan & Schmieg, LLP

1208-342

2305 Catharine St. 19146-1705 30th wd. 992 Sq Ft BRT#302084800 Improvements: Residential Property
JOHN L. BROOMELL, JR C.P. December Term, 2011 No. 02308 \$330,965.75 Phelan Hallinan & Schmieg, LLP

1208-343

1316 N. Frazier St. 19131-4127 4th wd. 1666.03 Sq Ft BRT#043080100 Improvements: Residential Property
DAVID SINCERE AND SHERRIE SINCERE C.P. July Term, 2010 No. 02073 \$76,963.18 Phelan Hallinan & Schmieg, LLP

1208-349

4925 N. Camac St. 19141 49th wd. 1968 Sq Ft BRT#491477700 Improvements: Residential Property
MOSHE HOWZE C.P. February Term, 2012 No. 02148 \$93,039.90 KML Law Group, P.C.

1208-350

5511 Rising Sun Ave. 19120 42nd wd. 1286.40 Sq ft BRT#421272000 Improvements: Residential Property
VICKI E. LONGENECKER C.P. February Term, 2012 No. 02621 \$129,235.07 KML Law Group, PC

1208-352

225 W. Nedro Ave. 19120 61st wd. 992 Sq Ft BRT#612101200 Improvements: Residential Property
ROCHELLE ALVEREST AND GREGORY T. ALVEREST C.P. October Term, 2011 No. 02642 \$43,282.93 KML Law Group, P.C.

1208-354

228 E. Rockland St. 19120 42nd wd. 1648 Sq Ft BRT#421111500 Improvements: Residential Property
RICHARD SANCHEZ AND WILLIAM SANCHEZ C.P. April Term, 2010 No. 01250 \$27,143.06 KML Law Group, P.C.

1208-373

5755 Larchwood Ave. 60th wd. 1226 Sq Ft BRT#604144000 Improvements: Residential Property
EVANGELINE JONES C.P. February Term, 2010 No. 003430 \$74,797.33 Pressman & Doyle, LLC

1208-382

9212 Annapolis Rd. 19114 57th wd. 5360 Sq Ft BRT#572252300 Improvements: Residential Property
WILFREDO SANTIAGO C.P. September Term, 2010 No. 02572 \$294,354.08 KML Law Group, PC

1208-386

3332 Lansing St. 19136 64th wd. 1287.97 Sq Ft BRT#642246200 Improvements: Residential Property
JEFFERY GRAY AND JASMEEN SANTIAGO C.P. November Term, 2010 No. 00211 \$161,800.87 KML Law Group, PC

1208-391

7103 N. Broad St. 19126-1727 61st wd. (formerly 50th wd.) 3450 Sq Ft BRT#611212900 Improvements: Residential Dwelling
CHARLENE D. FRAZIER AND KING W. FRAZIER C.P. September Term, 2011 No. 00671 \$91,253.43 Udren Law Offices, P.C.

SHERIFF'S SALE

1208-392

2501 S. Colorado St. 19145 26th wd. 2002.50 Sq Ft BRT#262025200 Improvements: Residential Dwelling
JENNIE M. DISANTO (MORTGAGOR) AND JOHN M. DISANTO (REAL OWNER) C.P. October Term, 2009 No. 00967 \$219,193.37 Mark J. Udren, Esq.

1208-396

5639 Loretto Ave. 19124 35th wd. 1431.90 Sq Ft BRT#351401300 Improvements: Residential Dwelling
VALERIE A. JACKSON C.P. January Term, 2009 No. 001807 \$83,479.75 Mark J. Udren, Esq.

1208-398

2435 S. Ulena St. 19153 40th wd. 1784.64 Sq Ft BRT#404165706 Improvements: Residential Dwelling
REGINALD J. ISHMAEL C.P. December Term, 2010 No. 00568 \$196,517.07 Mark J. Udren, Esq.

1208-400

3131 Birch Rd. 19154-1718 66th wd. 2675.88 Sq Ft BRT#663008100 Improvements: Residential Dwelling
WILLIAM BETTS AND LORETTA BETTS, HUSBAND AND WIFE C.P. November Term, 2011 No. 00922 \$142,324.65 Barbara A. Fein, Esq.

1208-409

644 E. Courtland St. 19120 42nd wd. 1131.20 Sq Ft BRT#421025000 Improvements: Residential Dwelling
FRANCELEEN A. RESTO C.P. February Term, 2012 No. 02743 \$90,901.12 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

1208-412

1239 Unruh Av 19111 53rd wd. Row B/gar, 2sty, masonry, 3202 Sq Ft BRT#532074300 Subject to Rent Improvements: Residential Dwelling
SYEDA J. NAHAR C.P. March Term, 2012 No. 00427 \$140,943.43 McCabe, Weisberg, & Conway, P.C.

1208-414

6442 W. Girard Ave. 19151 34th wd. Row 2 sty, masonry 2251 Sq Ft BRT#343027400 Improvements: Residential Dwelling
EDGETON CLAUDE C.P. January Term, 2010 No. 01516 \$64,551.18 McCabe, Weisberg, & Conway, P.C.

1208-416

193

SHERIFF'S SALE

BRT#406352000 Improvements: Residential Property
CATINA N. BAILEY C.P. June Term, 2010 No. 02108 \$42,770.15 KML Law Group, P.C.

1208-440

2622 Island Ave. 19153 40th wd. 1792.80 Sq Ft BRT#405750300 Improvements: Residential Dwelling
LORNELL MORRIS C.P. May Term, 2010 No. 02662 \$127,578.63 Mark J. Udren, Esq.

1208-443

9456 Fairgreen Ln 19114 apartment 2-4 units, 2 story OPA#572197388 Improvements: Residential Dwelling
CHARLES FRANK AND LORETTA FRANK, HIS WIFE \$105,218.91 Kenneth E. West, Esq.

1208-445

5312 N. 2nd St. 19120 42nd wd. 2008 Sq ft BRT#422412100 Improvements: Residential Property
SHIRLEY M. HART C.P. November Term, 2009 No. 00965 \$29,564.32 KML Law Group, P.C.

1208-448

1011 Levick St. 19111 53rd wd. 1962 Sq Ft BRT#531075300 Improvements: Residential Property
FRANCES M. BASS C.P. May Term, 2006 No. 03897 \$63,557.35 KML Law Group, P.C.

1208-451

938 Brill St. 19124 35th wd. 1057 Sq Ft BRT#351178300 Improvements: Residential Property
TERESA DOUGLAS C.P. November Term, 2011 No. 01514 \$39,808.23 KML Law Group, PC

1208-452

5243 Westford Rd. 19120 42nd wd. 1496.25 Sq Ft BRT#421408700 Improvements: Residential Property
SADIE PEREZ C.P. August Term, 2011 No. 03915 \$101,399.76 KML Law Group, PC

1208-455

6031 Chestnut St. 19139 3rd wd. Row conv/apt 3 sty, masonry; 5181.12 Sq Ft BRT#031021600 Improvements: Residential Dwelling
MARCELLUS THOMAS C.P. December Term, 2009 No. 02854 \$85,820.61 McCabe, Weisberg, & Conway, P.C.

1208-458

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

1208-461

5824 Brush Rd. 19138 22nd wd. Row b/gar 2 sty, masonry; 2512.8 Sq Ft BRT#591226100 Subject to Mortgage Improvements: Residential Dwelling
MARY ANN FARRELL, EXECUTRIX OF THE ESTATE OF ALBERTA M. RANTON, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2012 No. 02274 \$61,685.92 McCabe, Weisberg, & Conway, P.C.

1208-473

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

1208-477

316 W. Ashdale St. 19120 42nd wd. 1120 Sq Ft BRT#422176500 Improvements: Residential Dwelling
ANGELITA THOMAS AND JONATHAN THOMAS (MORTGAGOR) C.P. September Term, 2010 No. 00558 \$75,788.71 Mark J. Udren, Esq.

1208-478

3052 Aramingo Ave. 19134 25th wd. 1027.5 Sq Ft BRT#251477100 Improvements: Residential Dwelling
JUAN RIVERA C.P. February Term, 2012 No. 03811 \$100,296.77 Udren Law Offices, P.C.

1208-485

545 Queen St. AKA 813 S. 6th St. 19147 2nd wd. 536.90 Sq Ft BRT#022078700 Improvements: Residential Property
UNKNOWN HEIRS OF ELIZABETH HEMINGWAY, DECEASED, JERRY HEMINGWAY, SOLELY IN HIS CAPACITY AS HEIR TO ELIZABETH HEMINGWAY, DECEASED AND JOHN HEMINGWAY, SOLELY IN HIS CAPACITY AS HEIR TO ELIZABETH HEMINGWAY, DECEASED. C.P. February Term, 2010 No. 00550 \$18,767.97 KML Law Group, PC

SHERIFF'S SALE**1208-486**

3966 Richmond St. 19137 45th wd. 2000 Sq Ft BRT#453298100 Improvements: Residential Property
EDWARD FRANCKS C.P. April Term, 2010 No. 01023 \$135,602.81 KML Law Group, PC

1208-500

1975 Pratt St. 19124-2134 62nd wd. 1346.25 Sq Ft BRT#622068400 Improvements: Residential Property
TAYLIENE FRUSTER C.P. April Term, 2010 No. 00471 \$78,988.17 Phelan Hallinan & Schmiegl, LLP

1208-490

4351 Pearce St. 19124 23rd wd. 2587.65 Sq Ft BRT#231062800 Improvements: Residential Property
KEITH JELLEYMAN AND CHRISTI M. STRUNK C.P. February Term, 2012 No. 03344 \$134,705.23 KML Law Group, PC

1208-507

3333 Elliston Circle 19114-1205 66th wd. 6149 Sq Ft BRT#661160300 Improvements: Residential Property
YOUNG JA WOO AND KIL CHANG WOO C.P. November Term, 2010 No. 01048 \$85,369.62 Phelan Hallinan & Schmiegl, LLP

1208-510

158 Fountain St. 19127-1932 21st wd. 2184.97 Sq Ft BRT#212288510 Improvements: Residential Property
DANIELLE P. LEHMAN C.P. December Term, 2009 No. 01097 \$428,570.60 Phelan Hallinan & Schmiegl, LLP

1208-511

7112 Cottage St. 19135-1202 41st wd. 1440 Sq Ft BRT#412284600 Improvements: Residential Property
MARYELLEN R. LEARY AND DOUGLAS LEARY, JR. C.P. January Term, 2012 No. 04900 \$139,704.85 Phelan Hallinan & Schmiegl, LLP

1208-512

252 W. Haines St. 19144-3319 59th wd. 1507.65 Sq Ft BRT#593039200 Improvements: Residential Property
MARY WALKER-GUINN AND RANDALL K. GUINN C.P. December Term, 2009 No. 00994 \$101,674.72 Phelan Hallinan & Schmiegl, LLP

1208-514

1334 Earl St. 19125-3314 18th wd. 1131.86 Sq Ft BRT#181114800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT V. RUFO, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUFO V. RITA DECEASED, MARIA VIZARD, IN HER CAPACITY AS HEIR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO, DECEASED HEIR OF THE ESTATE OF ROBERT RUFO AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO. FRANK VIZARD, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ROBERT RUFO AKA AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO. C.P. June Term, 2010 No. 02487 \$417,371.59 Phelan Hallinan & Schmiegl, LLP

1208-516

1231-1233 E. Chelton Ave. 19138 59th wd. 5073.20 Sq Ft. BRT#591020500 Improvements: Residential Property
KENNETH ROUSE AND TIFFANI JORDAN C.P. September Term, 2010 No. 03386 \$177,363.96 Phelan Hallinan & Schmiegl, LLP

1208-521

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

1208-525

2022 Miiflin St. 19145-2837 48th wd. 882 Sq Ft BRT#481070900 Improvements: Residential Property
DENISE EDWARDS AND ERIC EDWARDS C.P. January Term, 2010 No. 03253 \$32,616.01 Phelan Hallinan & Schmiegl, LLP

1208-531

5618 Baltimore Ave. 19143-3126 51st wd. 1600 Sq Ft BRT#513056700 Improvements: Residential Property
DANATTA STREETER C.P. October Term, 2010 No. 01703 \$112,022.26 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE**1208-532**

1540 s Garnett St. AKA 1540 S. Garnet Rd. 19146-4628 36th wd. 672 Sq Ft BRT#363222200 Improvements: Residential Property
JOSE M. PEREZ, JR. AKA JOSE W. PEREZ JR. C.P. November Term, 2010 No. 01512 \$71,910.11 Phelan Hallinan & Schmiegl, LLP

1208-539

854 N. 21st St. 19130-1431 15th wd. 1042.50 Sq Ft. BRT#151128700 Improvements: Residential Property
EDWARD J. FURLONG, JR. AKA EDWARD J. FURLONG C.P. August Term, 2009 No. 03149 \$67,531.33 Phelan Hallinan & Schmiegl, LLP

1208-542

6651 Erdrick St. 19135-2601 55th wd. 1292.68 Sq Ft BRT#552277900 Improvements: Residential Property
SCOTT WENDEL AND ELIZABETH P. WENDEL C.P. November Term, 2009 No. 03981 \$64,525.26 Phelan Hallinan & Schmiegl, LLP

1208-558

1434 Kerper St. 19111 53rd wd. 1296 Sq Ft BRT#532096700 Improvements: Residential Property
MICHAEL S. GILLIGAN C.P. February Term, 2012 No. 001784 \$158,822.83 Christopher A. DeNardo, Esq.

1208-566

3823 N. Smedley St. 19140 38th wd. East side of Smedley St, 189' 6" northward from the north side of Butler St, front 15'6", depth 80'0" BRT#1311884000 Subject to Mortgage
ELIZABETH AND HILDA SINGLETARY C.P. November Term, 2003 No. 000209 \$51,285.41 Louis P. Vitti, Esq.

1208-572

1410 Ellsworth St. 19135 26th wd. 2622 Sq Ft BRT#365271000 Subject to Mortgage Improvements: Residential Dwelling
ALBERTA KELLEY AND MARIA KELLEY C.P. January Term, 2012 No. 000677 \$224,892.33 Gregory Javardian, Esq.

1208-574

7214 Ditman St. 19135 41st wd. 1260 Sq Ft BRT#412355500 Improvements: Residential Property
PETER ROSETTI AKA PETE ROSETTI C.P. March Term, 2012 No. 000148 \$86,232.27 Christopher A. DeNardo, Esq.

1208-578

4927 Morris St. 19144-4713 13th wd. 1675.95 Sq Ft BRT#133143300 Improvements: Residential Property
YOLANDA R. WANSLEY, IN HER CAPACITY AS EXECUTRIX AND DEVISE OF THE ESTATE OF MARY R. WANSLEY AKA MARY RUTH WANSLEY C.P. September Term, 2009 No. 00699 \$60,725.41 Phelan Hallinan & Schmiegl, LLP

1208-583

102 Sigel St. 19148-1906 1st wd. 675 Sq. Ft. BRT#011161200 Improvements: Residential Property
THERESA ESPOSITO C.P. December Term, 2009 No. 00474 \$241,189.09 Phelan Hallinan & Schmiegl, LLP

1208-585

6227 Ogontz Ave. 19141-1412 17th wd. 2208 Sq Ft BRT#172243500 Improvements: Residential Property
MICHELE Y. WARD AND DERRICK E. WARD C.P. October Term, 2009 No. 03629 \$124,081.11 Phelan Hallinan & Schmiegl, LLP

1208-595

3604 Genessee Pl 66th wd. Southwesterly side of Genessee Pl 69' 9-3/8" northwestwardly from the southwesterly side of Genessee Dr, front Irregular, deputy: irregular Improvements: Single Family Residence
JESSICA KNAUSS C.P. November Term, 2010 No. 00443 \$212,118.79 Stephen M. Hladik, Esq.

1208-598

4324 Glendale St. 19124-4318 33rd wd. 1300 Sq Ft BRT#332437100 Improvements: Residential Property
SANA OTHMAN AND FIRAS ABDELQADER C.P. October Term, 2011 No. 00655 \$162,732.06 Phelan Hallinan & Schmiegl, LLP

1208-606

1908 N. 22nd St. 19121-2112 32nd wd. 1616 Sq. Ft. BRT#322092500 Improvements: Residential Property
STEPHEN JACKSON C.P. June Term, 2010 No. 00429 \$90,335.89 Phelan Hallinan & Schmiegl, LLP

1208-608

6356 Jackson St. 19135-3225 55th wd. 1627.20 Sq Ft BRT#552463800 Improvements: Residential Property
DANIEL HUNTER C.P. July Term, 2010 No. 00866 \$91,492.82 Phelan Hallinan &

SHERIFF'S SALE

Schmiegl, LLP

1208-614

1628 Middleton St. 19138 10th wd. 1888.87 Sq ft BRT#102138800 Improvements: Residential Property
KIANA WATSON C.P. May Term, 2009 No. 01751 \$151,680.39 Phelan Hallinan & Schmiegl, LLP

1208-617

411 N. 67th St. 19151-4008 34th wd. 3055.50 Sq Ft BRT#343141000 Improvements: Residential Property
HERBERT LONG AKA HERBERT M LONG AND DEBORAH PALMER-LONG AKA DEBORAH T. PALMER-LONG C.P. November Term, 2011 No. 03112 \$144,774.47 Phelan Hallinan & Schmiegl, LLP

1208-621

2152 W. 74th Ave. AKA 2152 74th Ave. 19138-1417 50th wd. 1736 Sq Ft BRT#501397300 Improvements: Residential Property
JOEREL BESSON C.P. March Term, 2010 No. 01842 \$145,549.90 Phelan Hallinan & Schmiegl, LLP

1208-622

4215 Lawndale St. AKA 4215 Lawndale Ave. 19124-4818 33rd wd. 2469.15 Sq Ft BRT#332276100 Improvements: Residential Property
AYED FARHAT AND AMAL FARHAT C.P. March Term, 2011 No. 03118 \$39,764.07 Phelan Hallinan & Schmiegl, LLP

1208-625

1811 N. 17th St. 19121-3307 32nd wd. 1683 Sq Ft BRT#321110000 Improvements: Residential Property
RAY WALKER C.P. June Term, 2010 No. 02039 \$294,142.26 Phelan Hallinan & Schmiegl, LLP

1208-636

5253 Burton St. 19124-1532 62nd wd. 1150.50 Sq Ft BRT#622433800 Improvements: Residential Property
MICHAEL PINKHAS AND DANIEL PINKHAS C.P. March Term, 2012 No. 02131 \$86,032.55 Phelan Hallinan & Schmiegl, LLP

1208-647

6128 Spruce St. 19139-3740 3rd wd. 1200 Sq Ft BRT#032006900 Improvements: Residential Property
LARON SKINNER AND GUYUNIA SMITH C.P. November Term, 2010 No. 04568 \$98,136.40 Phelan Hallinan & Schmiegl, LLP

1208-653

926 Tustin St. 19111-1431 63rd wd. 4100 Sq Ft BRT#632033189 Improvements: Residential Property
ANDREW YAREMCHUK C.P. March Term, 2012 No. 01732 \$163,218.53 Phelan Hallinan & Schmiegl, LLP

1208-657

1116 Harrison St. 19124-2908 23rd wd. 1347.77 Sq Ft BRT#234125600 Improvements: Residential Property
KIMBERLY A. CLARK C.P. October Term, 2010 No. 01961 \$144,574.93 Phelan Hallinan & Schmiegl, LLP

1208-658

5104 Master St. 44th wd. Semi det, 2 sty, masonry, Situate on the south side of Master St (formerly called Paschall St) 60 ft wide, at the distance of 40 ft westward from the west side of 51st St in the 44th Ward formerly part of the 52nd ward of the City of Philadelphia Subject to Mortgage Improvements: Semi det 2 sty masonry
ADRIENNE WILLIAMS C.P. September Term, 2011 No. 00728 \$100,407.38 Chandra M. Arkema, Esq.

1208-661

324 Devereaux Ave. 19111 35th wd. 1430.10 Sq Ft BRT#352192700 Improvements: Residential Property
ESTATE OF ROBERT LARRY, JR. DECEASED, RHONDA K. LARRY, KETURAH LARRY AND ROBERT LARRY, III C.P. November Term, 2000 No. 00159 \$83,643.89 Phelan Hallinan & Schmiegl, LLP

1208-664

8042 Mars Pl 19153 40th wd. row b gar 2sty, masonry; 1617.30 Sq Ft/38.030 SWS of 80th Sq Ft BRT#405890061 Improvements: Residential Dwelling
KENTIA WATERS C.P. May Term, 2010 No. 00715 \$150,093.96 McCabe, Weisberg, & Conway, P.C.

1208-674

5348 Wingohocking Terrace 19144 12th wd. Semi det 3sty stone; 4684.98 Sq Ft BRT#122185200 Improvements: Residential Dwelling
JEFFREY DULDULAO C.P. January Term, 2012 No. 02323 \$144,236.87 McCabe, Weisberg, & Conway, P.C.

1208-675

900 W. Moyamensing Ave. 19148 39th wd. Row 2sty, masonry; 2661.43 Sq Ft

SHERIFF'S SALE

BRT#393328000 Improvements: Residential Dwelling
KATHRYN DICESARE AKA KATHRYN L. DICESARE C.P. February Term, 2012 No. 00815 \$133,775.83 McCabe, Weisberg, & Conway, P.C.

1208-677

3705 Morrell Ave. 19114 66th wd. Row b/ gar 2sty masonry; 2916 Sq Ft BRT#661146230 Improvements: Residential Dwelling
CHARLES K. LEE AKA CHARLES KENNETH LEE AND EILEEN LEE C.P. September Term, 2009 No. 00826 \$180,381.14 McCabe, Weisberg, & Conway, P.C.

1208-680

3621 N. 17th St. 19140 13th wd. semi det, 2 sty, masonry; 3820 Sq Ft BRT#131212700 Improvements: Residential Dwelling
DONALD H. WIMMER C.P. February Term, 2012 No. 02815 \$63,851.39 McCabe, Weisberg, & Conway, P.C.

1208-682

1020 S. Chadwick St. 19146 13th wd. Row 2 sty, masonry, 1696 Sq Ft BRT#301321300 Subject to Mortgage Improvements: Residential Dwelling
PERRY JACKSON C.P. March Term, 2010 No. 00449 \$244,110.12 McCabe, Weisberg, & Conway, P.C.

1208-691A-B

2754 Lardner St. - Premises A -19149 62nd wd. 1283.20 Sq Ft BRT#621169200 Improvements: Residential Property
2754 Lardner St. - Premises B - 19149 62nd wd. 1283.20 Sq ft BRT#621169210 Improvements: Vacant
FRANCES B. VASSALLO C.P. February Term, 2009 No. 01180 \$110,456.14 Phelan Hallinan & Schmiegl, LLP

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

1209-339

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

209-349

1850 Farrington Rd. 19151 34th wd. 2550 Sq Ft BRT#343352600 Improvements: Residential Property
PAUL G SHUEBROOK C.P. February Term, 2012 No. 03368 \$109,683.78 KML Law Group, P.C.

1209-359

235 E. Phil Ellena St. 22nd wd. Situate on the northwest side of Phil-Ellena St at the distance of 90 ft southwestward from the southwest side of Crown St Subject to Mortgage Improvements: Row 2 sty,

SHERIFF'S SALE

BRT#411262600 Improvements: Residential Dwelling
JOHN J HENDERSON AND KATHLEEN HENDERSON C.P. February Term, 2012 No. 00016 \$103,679.09 Udren Law Offices, P.C.

1209-386

3154 Friendship St. 19149 55th wd. 1714.65 Sq Ft BRT#551405000 Improvements: Residential Dwelling

J. SCOTT CUMMINGS AND VICKI J. CUMMINGS C.P. December Term, 2009 No. 03358 \$171,709.97 Mark J. Udren, Esq.

1209-389

7628 Rugby St. 19150 10th wd. 1224 Sq Ft BRT#102463900 Improvements: Residential Property

KENNETH O MCPHERSON C.P. October Term, 2011 No. 003413 \$\$87,236.68 Christopher A. DeNardo, Esq.

1209-403

4620 Kendrick St. 65th wd. 2408.58 Sq Ft BRT#652069500 Improvements: Residential Dwelling

PROPERTY OF KENNETH A. YOUNG, ESQUIRE, ADMINISTRATOR OF THE ESTATE OF AN NHAN HUYNH, DECEASED, AKA ANNHAN HUYNH AKA ANNIE HUYNH AKA NHAN THI AN HUYNH C.P. March Term, 2012 No. 000997 \$\$12,347.44 Gregory Javardian, Esq.

1209-406

8945 Leonard St. 19152 57th wd. S/DW B/G 1 sty 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.

1209-407

1023 S. Ithan St. 19143 51st wd. Row 2 sty masonry; 1904 Sq Ft BRT#513025100 Improvements: Residential Dwelling
JACOB HASIS C.P. February Term, 2012 No. 03727 \$\$59,571.40 McCabe, Weisberg, & Conway, P.C.

1209-413

3318 W. Allegheny Ave. 19132 38th wd. 1560 sq ft BRT#382017600 Improvements: Residential Dwelling
MAXINE THORNTON, DECEASED, ET. AL C.P. May Term, 2009 No. 001675 \$\$37,103.60 Benjamin E. Witmer, Esq.

1209-414

130-136 Bread St., Unit 132, parcel #1-N-15-531 19106 88th wd. 1077 Sq Ft and 2.2725% undivided interest in the common elements, as more fully described in the Declaration of Condominium dated 12/10/1986 and recorded 12/29/1986 in Deed book FHS 666 Pg 304. BRT#888055720 Subject to Mortgage Improvements: Residential Condominium
PROPERTY OF HAESOOK CHOI AND HYUNG G. CHOI, SUBJECT TO FIRST MORTGAGE C.P. July Term, 2011 No. 03171 \$\$16,382.08 Glenn M. Ross, Esq.

1209-447

6644 Boyer St. 19119 22nd wd. BRT#221276200 Improvements: Residential Dwelling
THE PROPERTY OF CHARLES AJ HALPIN, III ESQUIRE AND ADMINISTRATOR OF THE ESTATE OF JAMES A FINNEY, DECEASED C.P. February Term, 2012 No. 02588 \$\$253,807.55 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

1209-459

534 W. Somerset St. 19133 19th wd. Row 2 sty masonry & parking lot, non-commercial 1581.25 and 811.25 Sq Ft BRT#192327900 & BRT#192328000 Improvements: Residential Dwelling
CLAUDIO HERNANDEZ C.P. May Term, 2011 No. 02737 \$\$32,741.98 McCabe, Weisberg, & Conway, P.C.

1209-469

5702 N. Lambert St. 49th wd. Beginning at a point on the westerly side of Lambert St (45 ft wide) at the distance of 14'8"-7/8" northwardly from the northerly side of Chew Ave (610 ft wide). Containing in front or breadth on the said side of Lambert St 14 ft 2 in and extending of that width in length or depth westwardly between parallel lines at right angles to the aid Lambert st (north and south lines thereof extending partly through the center of a certain party wall between this message and the message adjoining to the north and south) 64 ft to the center of a certain 12 ft wide driveway leading southwardly into Chew ave BRT#172423700 Subject to Mortgage Improvements: Row b/gar 2 sty masonry

DAWN Y LARRY C.P. March Term, 2012 No. 00954 \$\$73,449.01 Patrick J. Wesner, Esq.

1209-473

5854 Oakland St. 19149-3414 62nd wd. 4816.52 Sq Ft PRCL#621396900 Improvements: Residential Property
EUGENE TAYLOR C.P. February Term, 2012 No. 03885 \$\$6,402.89 Phelan Hallinan &

SHERIFF'S SALE

Schmieg, LLP

1209-475

2103 S. Simpson St. 19142-2029 40th wd. 1140 Sq Ft PRCL#401190000 Improvements: Residential Property
GAU T LY AKA GAU TI LY C.P. January Term, 2012 No. 03077 \$\$49,268.91 Phelan Hallinan & Schmieg, LLP

1209-478

1816 Placid St. 19152-1113 56th wd. 3271.75 Sq Ft PRCL#154N230250 Improvements: Residential Property
MICHAEL J. GARIFFO C.P. March Term, 2010 No. 02058 \$\$134,391.10 Phelan Hallinan & Schmieg, LLP

1209-483

3414 Ainslie St. 19129-1426 38th wd. 1600 Sq Ft PRCL#382117600 Improvements: Residential Property
ERIC M DENNISON C.P. March Term, 2012 No. 02883 \$\$196,279.51 Phelan Hallinan & Schmieg, LLP

1209-485

803 N. 63 St. 19151-3437 34th wd. 5125 Sq Ft PRCL#342360200 Improvements: Residential Property
JOSEPH A. DEREER, SR, AKA JOSEPH DEREER, SR, AKA JOSEPH A. DEREER, LESLIE DEREER AND JOSEPH A. DEREER, JR C.P. December Term, 2011 No. 02311 \$117,908.56 Phelan Hallinan & Schmieg, LLP

1209-488

4939 Royal St. 19144-6050 59th wd. 3883.81 Sq Ft PRCL#123140200 Improvements: Residential Property
DAVID F COOPER C.P. January Term, 2011 No. 01127 \$\$30,521.71 Phelan Hallinan & Schmieg, LLP

1209-496

4113 Apple St. 19127-1702 21st wd. 1192.03 Sq Ft PRCL#211251700 Improvements: Residential Property
EDWARD D. BASSI AND EILEEN BASSI C.P. February Term, 2010 No. 00332 \$\$99,090.95 Phelan Hallinan & Schmieg, LLP

1209-498

2009 N. Cleveland St. 19121-1501 32nd wd. 630 Sq Ft PRCL#321232800 Improvements: Residential Property
DANDRE PARMLEY C.P. February Term, 2012 No. 03101 \$\$54,270.86 Phelan Hallinan & Schmieg, LLP

1209-501

2044 Emily St. 19145-2823 48th wd. 658 Sq Ft PRCL#481120900 Improvements: Residential Property
MICHAEL SIMPSON C.P. June Term, 2007 No. 02501 \$\$39,339.46 Phelan Hallinan & Schmieg, LLP

1209-510

5912 N. 21 St. 19138-2922 17th wd. 1180.04 Sq Ft PRCL#172453400 Improvements: Residential Property
RAYETTA MACK C.P. November Term, 2011 No. 01020 \$\$76,668.75 Phelan Hallinan & Schmieg, LLP

1209-527

5723 Warrington Ave. 19143-5213 51st wd. 1600 Sq Ft PRCL#513308000 Improvements: Residential Property
VIRGINIA WILSON C.P. January Term, 2010 No. 01013 \$\$21,326.48 Phelan Hallinan & Schmieg, LLP

1209-528

6008 N. 16th St. 19141-1908 17th wd. 1360 Sq Ft PRCL#172144400 Improvements: Residential Property
PATRICIA TURLINGTON C.P. March Term, 2012 No. 02608 \$\$70,358.51 Phelan Hallinan & Schmieg, LLP

1209-538

9372 Annapolis Rd. 19114-3527 35th wd. 9000 Sq Ft PRCL#572257400 Improvements: Residential Property
CHRISTOPHER ZUK AND JENNIFER JONES AKA JENNIFER JONES ZUK C.P. October Term, 2011 No. 02164 \$\$170,772.91 Phelan Hallinan & Schmieg, LLP

1209-540

9015 Buttonwood Pl. 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 \$\$425,793.91 Phelan Hallinan & Schmieg, LLP

1209-553

6215 Washington Ave. 19143 3rd wd. 2152.50 Sq Ft BRT#033111500 Improvements: Residential Dwelling
DANA MYERS; DAVID MYERS; DAVID C. MYERS; PATRICIA MYERS C.P. December Term, 2011 No. 03784 \$49,638.24 Udren Law Offices, P.C.

1209-557

4325 Tackawanna St. 19124 23rd wd. 2604

SHERIFF'S SALE

Sq Ft BRT#232346100 Improvements: Residential Property
KENNETH J. HAINES, SR C.P. September Term, 2011 No. 2245 \$44,069.76 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

1209-558

6355 Theodore St. 19142 40th wd. 888 Sq Ft BRT#402247500 Improvements: Residential Property
UNKONWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF CLARENCE T CARR C.P. November Term, 2010 No. 2519 \$36,175.80 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

1209-562

1142 Anchor St. 19124 62nd wd. 1209.60 Sq Ft BRT#621063700 Improvements: Residential Real Estate
LUCHY ADONIS C.P. March Term, 2012 No. 01295 \$91,798.62 Stern & Eisenberg, PC

1209-574

4518 N. 15 St. 19140-1102 13rd wd. 1224 Sq Ft BRT#132059600 Improvements: Residential Property
CHARLES HARRIS; SHIRLEY L MCCRAY AKA SHIRLEY HARRIS C.P. January Term, 2012 No. 0509 \$\$30,580.24 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

1209-576

1843 E. Washington Ln. 19138 10th wd. 1530.75 Sq Ft BRT#102282600 Subject to Mortgage Improvements: Residential Property
BYRON K ALSTON C.P. September Term, 2011 No. 3206 \$150,946.63 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

1209-578

410 W. Manheim St. 19144 13rd wd. 1206 Sq Ft BRT#133080200 Subject to Mortgage Improvements: Residential Dwelling
CHAVONE JACKSON AND ROYAL K WILLIAMS C.P. March Term, 2011 No. 00763 \$\$124,468.82 Udren Law Offices, P.C.

1209-579

7008 W. Passyunk Ave. 19142 40th wd. 2012 Sq Ft BRT#406301500 Improvements: Residential Dwelling
RHONDA BROWN AND VALGENE WEST C.P. October Term, 2010 No. 02424 \$\$128,454.65 Udren Law Offices, P.C.

1209-583

9968 Bridle Rd. 19115 58th wd. 2901.6 Sq Ft BRT#581321000 Improvements: Residential Dwelling
MAGGIE SH ROBERTSON AKA SHUK HAN ROBERTSON AND CHARLIE A ROBERTSON II C.P. July Term, 2009 No. 00696 \$\$51,439.77 Udren Law Offices, P.C.

1209-590

2016 N. 57 St. 19131 52nd wd. 926.70 Sq Ft PRCL#522216700 Improvements: Residential Property
ROBERT G. GLENN C.P. February Term, 2012 No. 03821 \$\$55,100.80 Phelan Hallinan & Schmieg, LLP

1209-595

5339 Pine St. 19143-1414 60th wd. 1264 Sq Ft PRCL#603085500 Improvements: Residential Property
VENTITA GLOVER C.P. December Term, 2011 No. 02952 \$\$99,699.26 Phelan Hallinan & Schmieg, LLP

1209-598

219 Widener St. 19120-1840 61st wd. 1027.5 Sq Ft PRCL#612122800 Improvements: Residential Property
ERICA SHUBERT C.P. February Term, 2012 No. 03591 \$\$69,522.86 Phelan Hallinan & Schmieg, LLP

1209-606

314 Gates St. 19128-4617 21st wd. 4000 Sq Ft PRCL#211446400 Improvements: Residential Property
JONATHAN BARKAT AND REBECCA BRAME BARKAT C.P. November Term, 2011 No. 01616 \$\$168,030.10 Phelan Hallinan & Schmieg, LLP

1209-607

247 E. Sheldon St. 19120-3517 42nd wd. 1180.57 Sq Ft PRCL#421169300 Improvements: Residential Property
PATRICIA J GAINES C.P. March Term, 2012 No. 01565 \$\$31,985.97 Phelan Hallinan & Schmieg, LLP.

1209-610

7349 Central Ave. 63rd wd. On the south-

SHERIFF'S SALE

easterly side of Central Ave 165 ft 0 in north-eastwardly from the northeasterly side of Tucker St, front 55 ft 0 in, depth 115 ft 0 in BRT#631062800
KAREN C MORRISSEY C.P. September Term, 2011 No. 02007 \$\$244,081.45 Louis P. Vitti, Esq.

1209-611

6744 Guyer Ave. 19142 7th wd. 1105 Sq Ft BRT#406327300 Improvements: Residential Dwelling
MARY ANN BYRD C.P. October Term, 2011 No. 000171 \$\$84,313.53 Martha E. Von Rosenstiel, Esq.

1209-615

6628 Chew Ave. 19119-2003 22nd wd. 1449.54 Sq Ft PRCL#221255200 Improvements: Residential Property
SHARON E SMITH C.P. November Term, 2011 No. 01592 \$\$64,780.61 Phelan Hallinan & Schmieg, LLP

1209-621

2426 W. Clifford St. 29th wd. On south side of Clifford St, 200 feet 3/4 inches westward from the west side of 24th st.
2426 W CLIFFOD ST, PHILADELPHIA, PENNSYLVANIA C.P. September Term, 2011 No. 00906 \$\$34,362.72 Tsiwen M. Law, Esq.

1209-622

401-405, 409 and 411 W. Norris St. 19122 18th wd. (FKA part of 19) PRCL#183207100, PRCL#183207200, & PRCL#183207420 Improvements: Property
ERIC ORTIZ, TITLE TO SAID PREMISES IS VESTED IN JOSE RODRIGUEZ AND ERIC ORTIZ, FATHER AND SON, BY FEE SIMPLE DEED DATED JANUARY 20, 2006 AND RECORDED FEBRUARY 10, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT NUMBER 51376972, GRANTED AND CONVEYED UNTO ERIC ORTIZ, IN FEE C.P. September Term, 2010 No. 01025 \$220,592.85 Martin S. Weisberg, Esq.

1209-629

4706 Chestnut St. 46th wd. 2875 Sq Ft BRT#881145040 Subject to Mortgage Subject to Rent Improvements: four-story, ten-unit apartment building of brick construction w/ limited parking facilities
ARIF MALIK C.P. January Term, 2011 No. 02029 \$\$101,907.05 Jack, J. Seitz, Esq.; Zachary J. Cohen, Esq.; Leavoy Butz & Seitz, LLC

1209-632

318 W Earlharn Terrace 19144 12th wd. Semi/Det 3 Sty Masonry; 5196 Sq. Ft. BRT#124048200 Subject to Mortgage Improvements: Residential Dwelling
CHRISTOPHER J ROSSMAIER C.P. September Term, 2010 No. 00623 \$224,182.17 McCabe, Weisberg, & Conway, P.C.

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

1210-301

8653 Williams Ave. 50th wd. 1454.40 Sq Ft BRT#502281800 Improvements: Row b/gar 2sty, masonry
JAMES H JACKSON, DECEASED C.P. August Term, 2010 No. 04723 \$78,755.72 William J. Levant, Esq.

1210-303

1322 Orthodox St. 19124 23rd wd. 3635 Sq Ft BRT#234058700 Improvements: Residential Property
MAHIR CENANOVIC C.P. August Term, 2010 No. 04099 \$135,936.48 Brian M. Kile, Esq.

1210-306

1743 N. 61 St. 34th wd. 1275 Sq Ft BRT#342249200 Improvements: Residential Property
CHRISTOPHER BURGESS C.P. April Term, 2010 No. 04051 \$91,607.20 Brian M. Kile, Esq.

1210-310

2926 S. Broad St. 19145 26th wd. 1552.50 Sq Ft BRT#261086500 Improvements: Residential Property
JOHN WHITING AKA JOHN L. WHITING C.P. November Term, 2009 No. 3390 \$247,725.57 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-311

2746 Ruth St. 19134 25th wd. 1052 Sq Ft BRT#252557000 Improvements: Residential Property
ROBERT D WILSON C.P. October Term, 2009 No. 0646 \$50,640.92 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

SHERIFF'S SALE

1210-313

6326 Cherokee St. 19144 59th wd. 2000 Sq Ft BRT#593138100 Improvements: Residential Property
JOANNE D ALLMAN C.P. November Term, 2011 No. 1960 \$183,926.82 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

1210-316

1544-46 Magee St. 19149 54th wd. 2602 Sq Ft BRT#541130900 Improvements: Residential Property
MAN K KIM C.P. February Term, 2012 No. 2891 \$38,593.37 Christopher A. DeNardo, Esq.

1210-319

141 W. Delphine St. 19120 42nd wd. 1050 Sq Ft BRT#422268200 Improvements: Residential Property
ESTEBAN GERENA (MORTGAGOR) AND EILEEN GERENA (REAL OWNER) C.P. January Term, 2012 No. 003717 \$127,646.58 Christopher A. DeNardo, Esq.

1210-322

5411 N. Water St. 19120 42nd wd. 5113.92 Sq Ft BRT#421286300 Improvements: Residential Property
TRIFRENA V ARMSTRONG, SYLVIA R. JONES, AND CHARLES W JONES C.P. January Term, 2012 No. 04559 \$129,204.36 KML Law Group, P.C.

1210-325

129-01 E. Walnut Ln 19144 22nd wd. Two story row, masonry; approx 1152 Sq Ft BRT#592071710 Subject to Mortgage Improvements: Residential Dwelling
JAMESCINA WHITAKER; TITLE IS VESTED IN JAMESCINA WHITAKER BY DEED DATED 5/21/96 AND RECORDED 11/25/96 IN BOOK 159, PG 134. C.P. June Term, 2011 No. 002200 \$93,027.68 Federman & Associates, LLC

1210-326

1518 S. Ringgold St. 36th wd. Beginning point: Situate on the west side of Ringgold St at the distance of One hundred twenty-three feet nine inches southward from the south side of Dickinson Street Subject to Mortgage Improvements: Row 2 sty, masonry
RICHARD A. CURRO, JR AND THOMAS ESPOSITO C.P. January Term, 2012 No. 03701 \$65,148.53 Chandra M. Arkema, Esq.

1210-327

2115 N. Lambert St. 19121 32nd wd. 883.50 Sq Ft BRT#322032600 Improvements: Residential Property
SYLVIA GANZ C.P. May Term, 2010 No. 00677 \$54,728.59 KML Law Group, P.C.

1210-328

3903 K St. 19124 3rd wd. 1131.20 Sq Ft BRT#332320900 Improvements: Residential Property
ADELINE SAINT-CYR C.P. February Term, 2010 No. 03566 \$94,512.64 KML Law Group, P.C.

1210-329

1003 S.

SHERIFF'S SALE

1210-341
750 Gray St. AKA 750 E. Gray St. 19144-1306 12nd wd. 1507.74 Sq Ft BRT#122079800 Improvements: Residential Property
 LORRAINE HARDING C.P. November Term, 2011 No. 2665 \$66,128.98 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-342
6423 Hegerman St. 19135 41st wd. 3864 Sq Ft BRT#411385100 Improvements: Residential Property
 DAVID DELEO AND NANCY DELEO C.P. January Term, 2012 No. 1536 \$85,824.93 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-353
1720 Georges Lanes 19131 52nd wd. 1286.77 Sq Ft BRT#521352400 Improvements: Residential Property
 WILLIAM F. SMITH C.P. December Term, 2011 No. 2274 \$89,091.67 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-358
4718 Disston St. 19135-1919 41st wd. 3140.56 Sq Ft PRCL#412037000 Improvements: Residential Property
 WILLIAM BIRDSONG AKA WILLIAM R BIRDSONG, JR., IN HIS CAPACITY AS HEIR OF GERALDINE ANNE BIRDSONG-FABER, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERALDINE ANNE BIRDSONG-FABER, DECEASED C.P. November Term, 2010 No. 03875 \$138,882.99 Phelan Hallinan & Schmieg, LLP

1210-359
3318 Decatur St. 19136-3022 64th wd. 1814.40 Sq Ft PRCL#642285500 Improvements: Residential Property
 LORRAINE OLIVERAS C.P. April Term, 2012 No. 03245 \$150,192.17 Phelan Hallinan & Schmieg, LLP

1210-363
6506 Theodore St. 19142-2822 40th wd. 1085.96 Sq Ft PRCL#406243600 Improvements: Residential Property
 CECELIA THOMAS AKA CECELIA C THOMAS C.P. May Term, 2012 No. 00420 \$70,047.29 Phelan Hallinan & Schmieg, LLP

1210-366
5937 Irving St. 19139-3829 3rd wd. 734.14 Sq Ft TXPRCL#031100500 Improvements: Residential Property
 THOMAS L BLACK C.P. August Term, 2010 No. 03722 \$51,935.15 Phelan Hallinan & Schmieg, LLP

1210-368
619 E. Chelton Ave. 19144-1204 59th wd. 3526.25 Sq Ft PRCL#591008000 Improvements: Residential Property
 MICHAEL WILLIAMS C.P. March Term, 2012 No. 02905 \$102,452.32 Phelan Hallinan & Schmieg, LLP

1210-373
2127 W. Reserve Dr AKA 2127 Reserve Dr 19145-5748 21st wd. 5213 Sq Ft TXPRCL#262388000 Improvements: Residential Property
 NDEYE A. LO AND FARA DIOUF C.P. November Term, 2011 No. 02627 \$434,867.07 Phelan Hallinan & Schmieg, LLP

1210-375
4633 Hartel Ave. 19136-3242 41st wd. 1142.85 Sq Ft PRCL#651196000 Improvements: Residential Property
 DENISE BELL C.P. December Term, 2009 No. 00998 \$162,945.24 Phelan Hallinan & Schmieg, LLP

1210-376
2432 S. Opal St. 19145-4216 48th wd. 1068 Sq Ft TXPRCL#262147500 Improvements: Residential Property
 TRACY ANN GILANI AKA TRACY A. GILANI C.P. October Term, 2011 No. 01695 \$177,825.81 Phelan Hallinan & Schmieg, LLP

1210-377
471 Green Ln 19128-3306 21st wd. 2160 Sq Ft TXPRCL#212122900 Improvements: Residential Property
 BRENDA J. HOPKINS AKA BRENDA HOPKINS C.P. March Term, 2012 No. 02886 \$316,349.35 Phelan Hallinan & Schmieg, LLP

1210-382
326 Ripka St. 19128-4606 21st wd. 1831.53 Sq Ft PRCL#211421844 Improvements: Residential Property
 PATRICK G. HART AKA PATRICK C. HART

SHERIFF'S SALE

AND CHERYL A. HART C.P. September Term, 2011 No. 03046 \$167,586.80 Phelan Hallinan & Schmieg, LLP

1210-383
10915 Carey Pl 19154-4024 66th wd. 1360 Sq Ft TXPRCL#662087400 Improvements: Residential Property
 CHARLES W. MCGINNIS, JR C.P. February Term, 2010 No. 02481 \$174,387.76 Phelan Hallinan & Schmieg, LLP

1210-386
41 W. Seymour St. 19144 12th wd. 2500 Sq Ft BRT#123054200 Improvements: Residential Property
 ANTOINE BOOKARD C.P. June Term, 2011 No. 02369 \$133,994.22 KML Law Group, P.C.

1210-391
3322 Glenview St. 19149 55th wd. 1706.02 Sq Ft BRT#551233500 Improvements: Residential Property
 DENNIS M BRETTELE C.P. February Term, 2010 No. 03178 \$159,091.20 KML Law Group, P.C.

1210-396
1558 McKinley St. 19149 54th wd.(formerly 35th) 1144.31 Sq Ft BRT#541075100 Improvements: Residential Property
 ANNA CAPOBIANCHI AND BENNIE A CAPOBIANCHI C.P. January Term, 2012 No. 03752 \$151,192.34 KML Law Group, P.C.

1210-399
1906 Devereaux Ave. 19149 62nd wd. 1706.25 Sq Ft BRT#621212300 Improvements: Residential Property
 WASHINGTON CUVI C.P. December Term, 2011 No. 03038 \$154,519.43 KML Law Group, P.C.

1210-404
2846 Belgrade St. 19134 25th wd. 2720 Sq Ft BRT#251346100 Improvements: Residential Property
 NO AGENT PROPERTIES, LLC C.P. January Term, 2011 No. 01674 \$111,706.82 KML Law Group, P.C.

1210-405
903 E. McPherson St. 50th wd. Situate on the northwest side of the McPherson St (fifty feet wide) at the distance of thirty-five feet eleven inches northeast from the northeast side of Stenton Ave (Seventy feet wide). Subject to Mortgage Improvements: S/D w B/G 2s, masonry
 DAISY J JONES C.P. April Term, 2012 No. 01242 \$57,540.16 Chandra M. Arkema, Esq.

1210-407
2518 S. Felton St. 19142 40th wd. 1038 Sq Ft BRT#402119100 Improvements: Residential Property
 LISA M. PLUMMER C.P. November Term, 2011 No. 1174 \$25,366.32 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-412
5717 N. Fairhill St. 19120 42nd wd. 1712 Sq Ft BRT#612308600 Improvements: Residential Property
 C.P. October Term, 2007 No. 3072 \$67,838.88 Kristine M. Anouth, Esq.

1210-417
3530 Carey Rd. 19154 66th wd. 1815.45 Sq Ft BRT#662413600 Improvements: Residential Dwelling
 ANTHONY A. PASCIOLO C.P. January Term, 2011 No. 04828 \$208,692.14 Udren Law Offices, P.C.

1210-419
52 W. Pomona St. 19144 22nd wd. 1692.81 Sq Ft BRT#593092300 Improvements: Residential Property
 NATHANIEL STEWART C.P. July Term, 2009 No. 00247 \$240,964.76 KML Law Group, P.C.

1210-420
901 E. Phil Eilena St. 19150 50th wd. 2400 Sq Ft BRT#502355900 Improvements: Residential Property
 ANTHONY STREATER C.P. June Term, 2008 No. 04518 \$162,974.00 KML Law Group, P.C.

1210-423
7112 Jackson St. 19135 41st wd. 1454.40 Sq Ft BRT#412308400 Improvements: Residential Property
 KEVIN BISHOP C.P. November Term, 2009 No. 00926 \$111,602.59 KML Law Group, P.C.

1210-425
1610 S. Ithan St. 19143 51st wd. 941.70 Sq Ft BRT#514038400 Improvements: Residential Property
 LAWRENCE BRANTLEY C.P. April Term, 2009 No. 01844 \$39,176.14 KML Law Group, P.C.

1210-431
5420 Willows Ave. 19143 51st wd. 1308 Sq Ft BRT#513213300 Improvements: Residential

SHERIFF'S SALE

Property
 VERNON BROWN C.P. April Term, 2010 No. 004563 \$87,553.30 Christopher A. DeNardo, Esq.

1210-438
104 W. Courtland St. 19140 42nd wd. 680 Sq Ft BRT#422033300 Improvements: Residential Property
 JAMIL WILLIAMS C.P. March Term, 2012 No. 02565 \$40,349.22 KML Law Group, P.C.

1210-443
815 Stanwood St. 19111 63rd wd. 3090 Sq Ft BRT#631333300 Improvements: Residential Property
 BETHANNE HARKINS C.P. April Term, 2012 No. 02082 \$183,345.84 KML Law Group, P.C.

1210-449
1927 Fountain St. 19121 32nd wd. 1140 Sq Ft BRT#321174700 Subject to Mortgage Improvements: Residential Dwelling
 CINDY R MOSES STONE AND KEVIN STONE C.P. December Term, 2009 No. 01880 \$24,421.20 Udren Law Offices, P.C.

1210-451
4737 Loring St. 19136 65th wd. 1260 Sq Ft BRT#651030000 Improvements: Residential Property
 SVETLANA YANKOVSKY C.P. January Term, 2010 No. 2379 \$90,959.05 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-452
3004 Magee Ave. 55th wd. 1622.82 Sq Ft BRT#551084700 Improvements: Residential Dwelling
 THOMAS P SMITH SR AND THERESA M SMITH C.P. November Term, 2011 No. 000778 \$114,339.39 Gregory Javardian, Esq.

1210-453
1532 Mount Vernon St. 19130 8th wd. 1357.38 Sq Ft BRT#084076500 Improvements: Residential Dwelling
 DANIELLE P LEHMAN (MORTGAGOR AND REAL OWNER) AND DAVID LEHMAN (REAL OWNER) C.P. October Term, 2010 No. 001444 \$510,785.71 Martha E. Von Rosenstiel, Esq. And Heather Riloff, Esq.

1210-454
845 N. Stillman St. 19130 15th wd. 700 Sq Ft BRT#151262200 Improvements: Residential Dwelling
 FRANK JUMPP AND TAMARA SCOTT C.P. February Term, 2010 No. 001115 \$441,742.19 Martha E. Von Rosenstiel, Esq. And Heather Riloff, Esq.

1210-457
6628 Dorel St. 19142 40th wd. 16'4" frontage x 70' depth BRT#406347800 Improvements: Residential Property
 CHARLES V WHIPPLE AND WALTER SPENCER, DECEASED C.P. August Term, 2011 No. 01308 \$82,804.23 Richard M. Squire & Associates, LLC

1210-460
1836 N. Bucknell St. 19121 32nd wd. 15'8" frontage x 46 ft depth BRT#322138600 Improvements: Residential Property
 CATRICIA L HUGHSTON AKA CATRICIA HUGHSTON C.P. July Term, 2010 No. 00998 \$60,803.53 Richard M. Squire & Associates, LLC

1210-462
2516 S. Rosewood St. 19145 26th wd. 720 Sq Ft BRT#261108300 Improvements: Residential Dwelling
 PATRICIA L. MOYTA AND ROBERT MOYTA C.P. September Term, 2011 No. 01483 \$39,907.68 Udren Law Offices, P.C.

1210-463
7913 Lawndale Ave. 19111 4373 Sq Ft BRT#631176933 Improvements: Residential Dwelling
 LISA KAPLAN, SCOTT KAPLAN AND WILLIAM KAPLAN C.P. January Term, 2012 No. 03699 \$497,324.83 Udren Law Offices, P.C.

1210-465
2420 79th Ae 19150-1414 50th wd. 1088 Sq Ft PRCL#501451700 Improvements: Residential Property
 ELEANOR E SALLEY C.P. August Term, 2009 No. 03155 \$102,438.46 Phelan Hallinan & Schmieg, LLP

1210-468
826 Mercer St. 19125-3519 18th wd. 672 Sq Ft TXPRCL#181403500 Improvements: Residential Property
 ROBERT M HENDERSON C.P. February Term, 2012 No. 01649 \$144,581.03 Phelan Hallinan & Schmieg, LLP

1210-470
545 N. Allison St. 19131-4902 4th wd. 949.35 Sq Ft BRT#041197000 Improvements:

SHERIFF'S SALE

Residential Property
 JACQUELINE C ROBINSON AND GWENDOLYN SMITH C.P. September Term, 2011 No. 03824 \$39,499.84 Phelan Hallinan & Schmieg, LLP

1210-471
311 Princeton St. AKA 311 Princeton Ave. 19111-3920 35th wd. 2666.25 Sq Ft PRCL#353172700 Improvements: Residential Property
 REBECCA A KARPINEN AND KEVIN MILLS C.P. March Term, 2012 No. 03377 \$99,303.70 Phelan Hallinan & Schmieg, LLP

1210-475
4000 Gypsy Lane, Unit #730G2 19129 21st wd. Together with a proportionate undivided interest in the common elements (as defined in such declaration) of 407% TXPRCL#888210376 Improvements: Residential Property
 RONALD LEE BAUM C.P. March Term, 2012 No. 03116 \$113,600.19 Phelan Hallinan & Schmieg, LLP

1210-477
1084 Wagner Ave. 19141-2928 49th wd. 1044.71 Sq Ft PRCL#492014400 Improvements: Residential Property
 ERNESTINE JOHNSON C.P. March Term, 2012 No. 03867 \$78,939.35 Phelan Hallinan & Schmieg, LLP

1210-478
536 S. 59th St. 19143-1915 3rd wd. 1280 Sq Ft TXPRCL#032199600 Improvements: Residential Property
 DARRELL V FREEMAN C.P. December Term, 2011 No. 02753 \$51,350.68 Phelan Hallinan & Schmieg, LLP

1210-480
1918 Montrose St. 19146-2629 30th wd. 960 Sq Ft TXPRCL#301219500 Improvements: Residential Property
 HENRY WELCH, DECEASED; ISOLENE WELCH, DECEASED C.P. May Term, 2010 No. 03329 \$41,658.37 Phelan Hallinan & Schmieg, LLP

1210-482
925 Kimball St. 19147-3818 2nd wd. 739.68 Sq Ft PRCL#021102900 Improvements: Residential Property
 MICHAEL MOSS C.P. March Term, 2012 No. 02136 \$156,998.36 Phelan Hallinan & Schmieg, LLP

1210-485
5670 Heiskell St. 19144 22nd wd. 798.70 Sq Ft TXPRCL#122165900 Improvements: Residential Property
 WILLIAM J MCKENNEY, CHERYL L MCKENNEY, BILLY C HARPER AND DOROTHY F HARPER C.P. November Term, 2011 No. 03148 \$40,726.12 Phelan Hallinan & Schmieg, LLP

1210-487
1217A South St. 19147-1820 88th wd. Together with a proportionate undivided interest in common elements (as defined in such declaration) of 1/54th fractional interest. TXPRCL#888053172 Improvements: condominium unit
 JOSEPH GERMANO AND TODD ZEITZ C.P. January Term, 2011 No. 03519 \$96,313.63 Phelan Hallinan & Schmieg, LLP

1210-491
902 Emily St. 19148-2304 39th wd. 768 Sq Ft TXPRCL#393288700 Improvements: Residential Property
 AZHAR JAMAL C.P. March Term, 2012 No. 02606 \$75,603.14 Phelan Hallinan & Schmieg, LLP

1210-492
227 Delmar St. 19128-4502 21st wd. 1591 Sq Ft TXPRCL#212296050 Improvements: Residential Property
 MATTHEW K WATTS AND THOMAS D GRYSKIWICZ C.P. April Term, 2012 No. 02287 \$315,316.36 Phelan Hallinan & Schmieg, LLP

1210-496
1535 Mount Pleasant Ave. 19150 50th wd. 2723.40 Sq Ft BRT#501483600 Improvements: Residential Property
 GREGORY ERVING C.P. September Term, 2011 No. 02170 \$200,483.74 KML Law Group, P.C.

1210-500
2623 Germantown Ave. 19133 37th wd. 1762.17 Sq Ft BRT#88292226 Subject to Mortgage Improvements: Commercial Property
 DONG YEUL LEE C.P. March Term, 2012 No. 03643 \$83,815.27 Rachel C Heinrich, Esq.

1210-505
1019 Tomlinson Rd. 19116 58th wd. 7200 Sq Ft BRT#582204100 Improvements: Residential Dwelling
 KHITAM MOHAMAD (MORTGAGOR) AND MURSHED HAJ (REAL OWNER) C.P. October Term, 2010 No. 002137 \$256,004.19 Martha E. Von Rosenstiel, Esq.

1210-506
5129 Greene St. 19144 12nd wd. 1793 Sq Ft

SHERIFF'S SALE

BRT#123154700 Improvements: Residential Property
 JAMES WOODS JR C.P. April Term, 2009 No. 1337 \$76,079.58 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-508
6605 Lansdowne Ave. 19151 34th wd. 1290 Sq Ft BRT#34402600 Improvements: Residential Property
 SHELTON D. THOMPSON AKA SHELTON THOMPSON C.P. October Term, 2011 No. 1273 \$39,477.52 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-509
7122 Theodore St. 19142 40th wd. 1245.28 Sq Ft BRT#404257000 Improvements: Residential Property
 VICTOR WILSON C.P. February Term, 2009 No. 02960 \$82,468.32 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-510
4819 N. 10th St. 07111 49th wd. 1290 Sq Ft BRT#491337300 Improvements: Residential Property
 BRENDA ROBERSON C.P. March Term, 2011 No. 2430 \$73,876.45 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1210-514
2749 Willits Rd. 19114 57th wd. 3150.03 Sq Ft BRT#571158206 Improvements: Residential Property
 LINDA L LATIMORE AKA LINDA LATIMORE C.P. November Term, 2008 No. 03574 \$207,980.24 KML Law Group, P.C.

1210-516
2827 N. 12th St. 19133 37th wd. 1358 Sq Ft BRT#372251200 Improvements: Residential Property
 PATRICIA A. LEWIS C.P. April Term, 2012 No. 01111 \$51,252.80 KML Law Group, P.C.

1210-517
3765 S. Hereford Ln 19114 65th wd. 1260 Sq Ft BRT#6612171700 Improvements: Residential Dwelling
 ORLANDO RIVERA AND MARILYN RODRIGUEZ C.P. August Term, 2011 No. 01125 \$93,133.98 Udren Law Offices, P.C.

1210-520
125 E. Loudon St. 19120 42nd wd. All that certain lot or piece of ground. Situate on the north side of Loudon Street, at the distance of 252 ft westward from the west side of "A" Street in the 42nd Ward of the City of Philadelphia. Containing in front or breadth on said Loudon Street, 18 feet and extending of that width in length or depth Northward between parallel lines at right angles with said Loudon Street, 112 feet, 6 inches.
 WILLIAM WALKER, JR. C.P. September Term, 2011 No. 03754 \$68,016.47 Anthony R. Distasio, Esquire, Linton, Distasio & Edwards, P.C.

1210-522
217 Grape St. 19128-4928 21st wd. 1336.79 Sq Ft PRCL#211113200 Improvements: Residential Property
 MAUREEN COSSEY C.P. August Term, 2010 No. 01481 \$158,343.14 Phelan Hallinan & Schmieg, LLP

1210-531
8705 Autumn Rd. 19115-4806 63rd wd. 6600 Sq Ft PRCL#632320100 Improvements: Residential Property
 MARIA M. CASTRILLON AND GUILLERMO ESCOBAR C.P. December Term, 2009 No. 00238 \$376,780.97 Phelan Hallinan & Schmieg, LLP

1210-534
6305 Ogontz Ave. 19141-1414 17th wd. 2208 Sq Ft PRCL#172244600 Improvements: Residential Property
 DWAYNE M JOHNSON AKA DWAYNE JOHNSON C.P. April Term, 2012 No. 03248 \$129,497.02 Phelan Hallinan & Schmieg, LLP

1210-535
2614 S. 70th St. 19142-1703 40th wd. 1157.28 Sq Ft PRCL#406141200 Improvements: Residential Property
 JAMES B KUGBEH C.P. April Term, 2012 No. 00147 \$61,672.81 Phelan Hallinan & Schmieg, LLP

1210-541
4040 Loring St. 19136-3915 41st wd. 1003.20 Sq Ft PRCL#412164500 Improvements: Residential Property
 CHAMDAYE PERINI C.P. April Term, 2012

SHERIFF'S SALE

No. 00146 \$499,865.65 Phelan Hallinan & Schmieg, LLP

1210-548

4441 N. Fifth St. 19140 1320 Sq Ft OPA#072185500 Improvements: Residential ELENA SKYLAR, 19 CARMELITA DR, RICHBORO PA 18954 C.P. September Term, 2011 No. 1602 \$38,153.36 Dana S. Plon, Esq.

1210-549

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

1210-551

469 East Pleasant St. 19119 22nd wd. Row b/gar, 2sty, masonry; 1406 Sq Ft BRT#222078800 Improvements: Residential Dwelling FILBERT FRANCOIS C.P. February Term, 2009 No. 02202 \$144,295.97 McCabe, Weisberg, & Conway, P.C.

1210-554

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

1210-560

725 East Rittenhouse St. 19144 22nd wd. Row b/gar 2sty, masonry; 2971.2 Sq Ft BRT#591129200 Improvements: Residential Dwelling BEVERLY SCHAFFER, EXECUTRIX OF THE ESTATE OF IDELLA KITCHEN, DECEASED MORTGAGOR AND REAL OWNER AND MARY E LEE C.P. January Term, 2012 No. 00670 \$89,885.65 McCabe, Weisberg, & Conway, P.C.

1210-569

6722 Martins Mill Rd. 19111 35th wd. S/D con apartment 3sty, masonry; 4735 Sq Ft BRT#353301100 Subject to Rent Improvements: Residential Dwelling ADAM GLAZER AKA ADAM S GLAZER C.P. May Term, 2012 No. 00375 \$175,462.40 McCabe, Weisberg, & Conway, P.C.

1210-570

1923 Monument St. 19121 32nd wd. Row 2 sty, masonry; 1590 Sq Ft BRT#321142900 Improvements: Residential Dwelling TRUMEL ROUNDTREE C.P. February Term, 2012 No. 03124 \$68,774.85 McCabe, Weisberg, & Conway, P.C.

1210-580

4436 Strahle St. 41st wd. Beginning at a point on the southwesterly side of Strahle Street (60 feet wide) measured north 42 degrees 06 minutes 35 seconds west along the said southwesterly side of Strahle Street, the distance of 296 feet 10-1/2 inches from the Northwestern side of Jackson Street (60 feet wide); thence extending South 47 degrees 53 minutes 25 seconds West crossing an existing 15 feet wide driveway which extends Northwestwardly from said Jackson Street and connects with another existing 15 feet wide driveway which extends Northeastwardly to said Strahle, the distance of 102 feet 9-1/2 inches to a point; thence North 42 degrees 19 minutes 52 seconds West 16 feet 0-1/2 inches to a point; thence North 47 degrees 53 minutes 25 seconds East, recrossing said first mentioned existing 15 feet wide driveway 102 feet 10-1/4 inches to a point on the said Southwesterly side of Strahle Street 16 feet 0-1/2 inches to a point, being the first mentioned point an place of beginning. The Southeasterly and Northwesterly line passing through the center of party walls between the said premises and the premises adjoining on the Southeast and Northwest. BRT#652058600 Subject to Mortgage Improvements: Apt 2-4 units, 2sty, masonry PROPERTY OF SELICIA M. RUSSO C.P. June Term, 2011 No. 00554 \$130,003.48 Patrick J. Wesner, Esq.

1210-581

2451 East Letterly St. 31st wd. Row 2 sty, masonry; Situate on the northerly side of Letterly Street at the distance of 351 feet eastwardly from the easterly side of Cedar Street in the 31st Ward of the City of Philadelphia. Containing in front or breadth on the said Letterly Street 14 feet and extending in length or depth Northwardly of that width at right angles to the said Letterly Street 60 feet 3 inches to a 5 feet wide alley. BRT#313242300 Subject to Mortgage PROPERTY OF MARK CHRISTOPHER GORMAN C.P. October Term, 2011 No. 02864 \$142,127.59 Patrick J. Wesner, Esq.

1210-582

354 West Ritner St. 39th wd. Row 2 sty, masonry; Situate on the south side of Ritner Street at the distance of 405 feet Westward

SHERIFF'S SALE

from the west side of 3rd Street in the 39th Ward of the City of Philadelphia. Containing in front or breadth on the said Ritner Street 15 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Ritner Street 58 feet to a 2 feet 6 inches wide alley Eastward and Westward. BRT#392196100 Subject to Mortgage PROPERTY OF EDWARD WHALIN AND CHRISTINA WHALIN AKA CHRISTINA KELLY C.P. February Term, 2012 No. 03122 \$205,806.23 Patrick J. Wesner, Esq.

1210-583

6420 Garman St. 40th wd. Row b/gar, 2sty, masonry; Situate on the southeasterly side of Garmon St at the distance of One hundred sixty feet (160 ft) southwesterly from the southwesterly side of 64th Street in the 40th Ward of the city of Philadelphia. Containing in front or breadth on the said garmon street sixteen feet (16 feet) and extending of that width in length or depth southeastwardly between parallel lines at right angles to the said garmon street seventy feet (70 feet) to the center of a certain twelve feet (12 feet) wide driveway extending northeastwardly and southwestwardly from 64th street to 65th street. BRT#406265100 Subject to Mortgage PROPERTY OF DOLORES FAHY AND JOSEPH P FAHY JR C.P. October Term, 2011 No. 00339 \$105,376.02 Patrick J. Wesner, Esq.

1210-584

1252 South 22nd St. AKA 1252 S. 22nd St. 36th wd.(formerly 26th) Row 2 sty masonry; Situate on the west side of 22nd St commencing at the distance of 64 feet southward from the south side of Latona St in the 36th Ward of the City of Philadelphia (formerly 26th Ward). Containing in front or breadth on the said 22nd St 16 feet and extending of that width in length or depth westward between parallel lines at right angles with the said 22nd Street 74 feet to a certain 4 feet wide alley which extends Northward and Southward from said Latona Street to Titan Street. Being Lot 399, Block 179. Together as to respects to premises "HHH" with the free and common use, right, liberty and privilege of the aforesaid alleys as and for a passageway and watercourse at all times hereafter, forever. BRT#361327300 Subject to Mortgage PRISCILLA HOPE AKA PRISCILLA DOWNING C.P. December Term, 2011 No. 00916 \$24,173.43 Patrick J. Wesner, Esq.

1210-585

2440 S. Ardell St. AKA 2440 Ardell St. 40th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected, situate on the southwesterly side of Ardell St at the distance of 118 ft northwestwardly from the northwesterly side of Elmwood Ave in th 40th Ward of the City of Philadelphia. Containing in front or breadth on the said Ardell Street 16 feet and extending of that width in length or depth Southwesterly between parallel lines at right angles with the said Ardell Street 72 feet 5 inches to the middle of a certain 12 feet wide driveway extending Northwestwardly and Southeastwardly and communicating with 2 certain driveways extending from the said Ardell Street to Milan Street. BRT#401126900 Subject to Mortgage PROPERTY OF KWESI CUNNINGHAM C.P. March Term, 2011 No. 03133 \$98,065.21 Patrick J. Wesner, Esq.

1210-586

119 Fern St. 61st wd. All that certain lot or piece of ground with buildings and improvements thereon erected, described according to a survey and plan thereof made on the 14th day of December 1937, by Joseph F. Delany, Esquire, Surveyor and Regulator of the 5th Survey District as follows to wit: Beginning at a point on the Northeastly side of Fern Street (40 feet wide) at the distance of 176 feet 1 inch Southeastwardly from the Southeastly side of Mascher Street (60 feet wide) in the 61st Ward of the City of Philadelphia. Containing in front or breadth on the said Fern Street 18 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Fern Street 65 feet to the center of a certain 12 feet wide driveway which extends Northwestwardly into a certain 4 feet wide alley which said alley extends from Fern Street to Spencer Street and Southeastwardly into Front Street. BRT#612211400 Subject to Mortgage Improvements: Row b/gar, 2sty, masonry PROPERTY OF LATOYA A. LEWIS AKA LATOYA A LEWIS C.P. June Term, 2010 No. 01058 \$92,202.11 Patrick J. Wesner, Esq.

1210-587

8005 Large St. 56th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the 56th Ward of the City of Philadelphia and described according to an "AS Built" plan, Drawing No. 95007-03 made for Borys L. Pawluk by VPH Associates, Land Surveyors, dated 2/9/1998, as follows, to wit: Beginning at

SHERIFF'S SALE

a point on the Southeasterly side of Large Street (70 feet wide), said point also being a point in the bed of a driveway between the premises described herein and the premises adjoining on the Southwest, said point being measured North 37 degrees 40 minutes 53 seconds East along the said side of Large Street, the distance of 74 feet 8-3/4 inches from a point of intersection formed the said side of Large Street and the Northeastly side of Rhawn Street (70 feet wide), thence extending North 37 degrees 40 minutes 53 seconds East along the said side of Large Street, the distance of 61 feet 3-1/4 inches to a point, thence extending South 37 degrees 40 minutes 53 seconds West, the distance of 61 feet 3-1/4 inches to a point, thence extending North 52 degrees 19 minutes 07 seconds West partly through the bed of the aforesaid driveway, the distance of 100 feet to a point of the Southeasterly side of Large Street (70 feet wide), said point being the first mentioned point and place of beginning. Being Lot A as shown on said Plan BRT#562438400 Subject to Mortgage Improvements: det w/det gar 2 sty, mason TONYA L. STROUD C.P. August Term, 2010 No. 01985 \$279,704.97 Patrick J. Wesner, Esq.

1210-588

1723 Robinson St. 34th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected, situate on the east side of Robinson Street at the distance of one hundred ninety four feet three and one-half inches northward from the North side of Headington Street in the 34th ward of the City of Philadelphia. Containing in front or breadth on the said Robinson St seventeen feet nine and one-half inches and extending of the width in length or depth eastward between parallel lines at right angles to the said Robinson St ninety seven feet seven-eighths of an inch including on the rear easternmost end of said lot at twenty-one feet wide strip of the westernmost fifteen feet of which is a certain fifteen feet wide driveway leading southward into the said Haddington St the said driveway and strip of ground above referred to was laid out by a certain agreement by and between the said William D. Wilson and wife of the West Philadelphia title and trust company dated the third day of March A.D. 1923 and now lodged for record. BRT#342279200 Subject to Mortgage Improvements: Row B/Gar, 2sty, masonry; PROPERTY OF JAMES G HASTY, EXECUTOR OF THE ESTATE OF MARY H CRAMPTON, DECEASED MORTGAGOR AND REAL OWNER. C.P. October Term, 2011 No. 00341 \$75,897.39 Patrick J. Wesner, Esq.

1210-590

648 South St. 4th wd. Beginning at a point on the south side of South Street, at the distance of 17 feet 9 inches eastward from the east side of 7th Street; thence extending eastward, along the said south side of South Street, 18 feet 6 inches, to a point, in the middle of a brick wall, the eastern boundary line of a certain 3 feet wide alley, 33 feet 6 inches in depth, of said alley being included in this Lot; thence, through the middle of said wall, Southward 33 feet 6 inches, to a point; thence, extending Westward, 1 foot 0-1/2 inch to a point, in the middle of the said 3 feet wide alley; thence, extending Southward, on a line parallel with the said 7th street, partly through the middle of said alley and partly through water closet 26 feet finches to a point, in the middle, of the brick wall; thence, extending Westward, through the middle of said wall, 16 feet 7-1/2 inches, to a point and; thence, extending through the middle of a brick wall, Northward on a line parallel with the said 7th street, 60 feet to the South side of South street, the first mentioned point and place of beginning. BRT#882640800 Subject to Mortgage Improvements: Str/OFF+Apts 3sty, masonry PROPERTY OF HK INVESTMENTS, LLC, HUSSEIN NAKCHBANDI, GUARANTOR, AND UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA. C.P. May Term, 2011 No. 01677 \$491,823.45 Patrick J. Wesner, Esq.

1210-591

2079 Kingston St. 45th wd. Situate in the northeast side of Kingston Street at the distance of 236 feet 5-7/8 inches southeastward from the southeast side of Frankford Ave in the 45th ward of the City of Philadelphia. Containing in front or breadth, on said Kingston Street 15 feet extending of that width in length or depth Northeastward between parallel lines at right angles to the said Kingston St 71 feet, 5-3/8 inches to a certain 4 feet wide alley, which extends eastward into Amber St and Westward communicating with to other alleys one which is 3 feet 3 inches wide and extends Northward into Venango St the other 3 feet, 4 inches wide and extends Southward into Kingston St. BRT#452141700 Subject to Mortgage Improvements: Row 2 sty, masonry CHRISTINE SMALL FKA CHRISTINE

SHERIFF'S SALE

MAJOR AKA CHRISTINE MAJOR FKA CHRISTINE SMALL C.P. October Term, 2011 No. 01976 \$75,615.65 Patrick J. Wesner, Esq.

1210-593

1324 Tasker St. 39th wd. Containing in front or breadth on the said Tasker Street 16 feet and extending of that width in length or depth southward along the said Juniper Street 65 feet. BRT#394524200 Subject to Mortgage Improvements: Row conv/apartment, 3 sty masonry JOSEPH V. RESTIFO C.P. February Term, 2005 No. 00774 \$185,000.00 Patrick J. Wesner, Esq.

1210-594

5260 E. Roosevelt Blvd. AKA 5260 Roosevelt Blvd. 35th wd. Situate on the northwest side of Roosevelt Blvd at the distance of 464 feet 7-1/8 inches northeast from the northeast side of Pratt St in the 35th Ward of the City of Philadelphia. Containing in front or breadth, on the said Roosevelt Boulevard, 15 feet 10 inches and extending of that width in length or depth Northwest between parallel lines at right angles to the said Roosevelt Boulevard, 100 feet to a certain 16 feet wide driveway which extends Northeast into Bridge Street and Southwest into the said Pratt Street. BRT#351032000 Subject to Mortgage Improvements: Row b/gar, 2sty, masonry MARIE LAPORTE C.P. December Term, 2011 No. 02373 \$99,561.57 Patrick J. Wesner, Esq.

1210-595

4232 Chippendale St. 65th wd. Beginning at a point on the southwesterly side of the Chippendale Ave (forty feet wide) at the distance of two hundred seventy-three feet six inches southeastwardly from the southeasterly side of Erdrick St (fifty feet wide). Containing in front of breadth on said Chippendale Ave sixteen feet four and one-half inches and extending of that width in length or depth southwestwardly between parallel lines at right angles to said Chippendale Avenue sixty feet to the middle of a certain fifteen feet wide driveway, which extends northwestwardly into Erdrick St and south-eastwardly into Walker St. BRT#651119700 Subject to Mortgage Improvements: Row b/gar, 2sty, masonry EDGAR H HARWOOD, II AND MICHELE L HARWOOD C.P. December Term, 2011 No. 02887 \$114,981.06 Patrick J. Wesner, Esq.

1210-596

1514 Levick St. 54th wd. Beginning at a point on the southwesterly side of Levick St (seventy feet wide) which point is measured north 52 degrees, 18 minutes 7 seconds west 104 ft 10-1/2 inches from a point of intersection of the southwesterly side of Levick Street and the northwesterly side of Everett Avenue (70 feet wide); thence extending South 37 degrees, 41 minutes, 53 seconds West partly passing through the center of the party wall between this premises and the premises adjoining on the Southeast and crossing the bed of a certain 15 feet wide driveway which extends Southeastwardly into Everett Avenue and communicates at the Northwest end thereof with a certain other 15 feet wide driveway which extends Northeastwardly into Levick Street 207 feet 9-3/8 inches to a point; thence extending North 81 degrees, 4 minutes, 24 seconds West 20 feet 5-3/8 inches to a point; thence extending North 37 degrees, 41 minutes, 53 seconds East recrossing the bed of said driveway and partly passing through the center of the party wall between this premises and the premises adjoining on the Northwest 217 7-1/2 inches to a point on the Southwesterly side of Levick Steet; thence extending along the said side of Levick Street South 52 degrees, 18 minutes, 7 seconds East 17 feet 11 inches to the first mentioned point and place of beginning. BRT#541098200 Subject to Mortgage Improvements: Row b/gar, 2sty, masonry JOSE SANCHEZ C.P. July Term, 2011 No. 02352 \$56,513.34 Patrick J. Wesner, Esq.

1210-597

908 S. 60th St. 3rd wd. (formerly part of the 46th) Situate on the westerly side of 60th St at the distance of 63 ft southwardly from the southerly side of Carpenter St in the 3rd (formerly part of the 46th) Ward of the city of Philadelphia. Containing in front or breadth on the said 60th St 15 ft 8 inches and extending of that width in length or depth westwardly between parallel lines at right angles to the said 60th St one hundred feet to a certain 3 feet wide alley running northwardly and southwardly from the said Carpenter Street to Washington Avenue BRT#033210300 Subject to Mortgage Improvements: row 2 sty masonry VALARIE SMITH C.P. November Term, 2010 No. 03581 \$100,160.89 Patrick J. Wesner, Esq.

1210-598

5760 Colgate St. 35th wd. Situate on the northwesterly side of Colgate St at the distance

SHERIFF'S SALE

of one hundred eighty-three feet six and seven-eighths inches northeastward from the north-easterly side of Sentner St in the 35th Ward of the City of Philadelphia. Containing in front or breadth on the said Colgate St, fifteen feet one inch and extending of that width in length or depth northwesterly between parallel lines at right angles to the said Colgate St, eighty feet, including the rear end thereof of a certain proposed ten feet wide driveway extending from Sentner St to Cheltenham Ave. BRT#35139900 Subject to Mortgage Improvements: row b/gar 2sty masonry EARL CARTER C.P. April Term, 2009 No. 01026 \$103,453.03 Patrick J. Wesner, Esq.

1210-601

1825 Harrison St. 19124 Row 2sty; masonry; 2484.25 Sq Ft BRT#232212200 Improvements: Residential Dwelling HABIBA YATE C.P. March Term, 2012 No. 02749 \$89,671.42 McCabe, Weisberg, & Conway, P.C.

1210-607

2244 South 66th St. 19142 40th wd. Row b/gar 2sty masonry; 2626 Sq Ft BRT#403034100 Subject to Rent Improvements: Residential Dwelling JACOB HASIS C.P. February Term, 2012 No. 00410 \$99,594.88 McCabe, Weisberg, & Conway, P.C.

1210-608

1212 East Susquehanna Ave. 19125 18th wd. Ro2 sty frame; 4995 Sq Ft BRT#181237500 Improvements: Residential Dwelling CHRISTIE MOORE C.P. May Term, 2009 No. 00672 \$324,918.32 McCabe, Weisberg, & Conway, P.C.

1210-611

9414 Torresdale Ave. 19114 65th wd. Det 1-1/2 sty, frame; 8739 Sq Ft BRT#652326500 Improvements: Residential Dwelling JEFFREY L. PROBST AND KATHLEEN V. PROBST C.P. June Term, 2011 No. 000908 \$119,612.67 McCabe, Weisberg, & Conway, P.C..

1210-613

1243 East Oxford St. 19125 18th wd. Row 2sty, masonry; 1905 Sq Ft BRT#181082900 Improvements: Residential Dwelling MICAHEL P DIXON AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. March Term, 2012 No. 00187 \$180,561.64 McCabe, Weisberg, & Conway, P.C.

1210-615

1129 South 55th St. 19143 51st wd. Row conv/ apt 2sty, masonry; 2400 Sq Ft BRT#513131700 Improvements: Residential Dwelling CATHRYN E ANYUMBA C.P. March Term, 2012 No. 00570 \$62,176.70 McCabe, Weisberg, & Conway, P.C.

1210-617

151 Sigel St. 19148 Row 2sty; masonry; 1387.5 Sq Ft BRT#011157300 Subject to Mortgage Improvements: Residential Dwelling THERESA A. AFRICANO C.P. April Term, 2011 No. 00614 \$52,493.49 McCabe, Weisberg, & Conway, P.C.

1210-622

549 North 64th St. 19151 34th wd. Row 2sty, masonry; 2600.71 Sq Ft BRT#343077100 Improvements: Residential Dwelling MARIAN J. LANCASTER C.P. October Term, 2011 No. 00741 \$98,308.07 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the November 13, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 4, 2012.

1211-302

2333 East Hagert Street 19125 31st wd. 1325 Sq Ft BRT#313211700 Improvements: Residential Property THE UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE VIOLA F. HARTMAN C.P. September Term, 2008 No. 04164 \$76,117.19 Scott A. Diatterick, 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

1211-310

6631 North 3rd Street 19126-3121 61st wd. 8400 Sq Ft PRCL#611055900 Improvements: Residential Property JEAN S. JEBOHAM C.P. March Term, 2012 No. 02128 \$251,471.12 Phelan Hallinan & Schmieg, LLP

1211-327

2130 South Street 19146 30th wd. 1200 Sq Ft BRT#302001900 Improvements: Residential Dwelling JOSEPH C. DEPIANO AND JOSEPH J. DEPIANO C.P. April Term, 2010 No. 02078 \$132,609.60 Udren Law Offices, P.C.

SHERIFF'S SALE

1211-336
5223 North Mascher Street 19120 42nd wd. 1322.73 Sq Ft BRT#422358800 Improvements: Residential Property
 EFRAIN BERRIOS AND MARITZA BERRIOS C.P. August Term, 2011 No. 00042 \$39,298.98 KML Law Group, P.C.

1211-342
2901 North 27th Street 38th wd. Northeast corner of 27th Street and Cambria Steet; front 16'4" depth 55' Subject to Mortgage
 CADILLAC SLIM'S 2901, INC. C.P. April Term, 2009 No. 02242 \$97,801.75 Phillip D. Berger, Esq

1211-346
7508 Lawn Street 19128 21st wd. 2688 Sq Ft BRT#212438440 Improvements: Residential Dwelling
 EUGENE KENNY AND LINDA M. ROBERT C.P. April Term, 2012 No. 02232 \$53,280.36 Gregory Javardian, Powers, Kirm & Javardian, LLC

1211-347
6516 Dorcas Street 19111 53rd wd. 2653.56 Sq Ft BRT#531201600 Improvements: Residential Property
 LUZ CONCEPCION C.P. January Term, 2012 No. 02335 \$163,847.83 KML Law Group, P.C.

1211-349
6742 Tulip Street 19135 41st wd. 3750 Sq Ft BRT#412448000 Improvements: Residential Property
 MARGO L. HUDSON AKA MARGO L. GRADY C.P. May Term, 2012 No. 02765 \$122,741.91 KML Law Group, P.C.

1211-351
2226 South Shields Street 19142 40th wd. 1720.50 Sq Ft BRT#403042200 Improvements: Residential Property
 EDLINA THOMAS C.P. January Term, 2012 No. 01581 \$88,599.78 KML Law Group, P.C.

1211-353
2170 Cumberland Street 19152 31st wd. Row 3 story, masonry, approx 1908 Sq Ft BRT#314011500 Improvements: Residential Dwelling
 MICHAEL BRINSON AND KAREN BRINSON C.P. May Term, 2012 No. 001244 \$143,938.53 Federman & Associates, LLC

1211-363
3511 North 22nd Street 19140 38th 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.

1211-368
509 West Tabor Road 19120 61st wd. (formerly part of the 42nd) on North side of Tabor Road 85 ft 0" westwardly from the western side of Fifth Street front 25'0", depth 0'0" BRT#612006500
 FREDRICK D. HAMIEN AND JOHNAY S. GREENE C.P. September Term, 2010 No. 03926 \$107,234.60 Louis P. Vitti, Esq.

1211-377
4221 Marple Street 19136 65th wd. 979.80 Sq Ft BRT#651104400 Improvements: Residential Property
 KIMBERLY A. PIERRON C.P. February Term, 2012 No. 03825 \$49,835.05 KML Law Group, P.C.

1211-382
6621 Leeds Street 19151 34th wd. 907.50 Sq Ft BRT#344036000 Improvements: Residential Property
 ERIC HARRISON C.P. January Term, 2012 No. 00740 \$104,545.87 KML Law Group, P.C.

1211-385
1902 East Firth Street 19125 31st wd. 618 Sq Ft BRT#314044200 Improvements: Residential Property
 VIVIAN D. DOELUE AND JATINDER SINGH C.P. February Term, 2012 No. 04075 \$141,288.35 KML Law Group, P.C.

1211-398
3639 Haywood Street 19129 38th wd. 10674 Sq Ft BRT#382067920 Improvements: Residential Property
 MAXINE RASHED AND MUSTAFA RASHED C.P. November Term, 2010 No. 01717 \$283,010.95 KML Law Group, P.C.

1211-411
3539 North 21st Street 19140 38th wd. 1696 Sq Ft BRT#112297400 Improvements: Residential Property
 MAXINE KOON C.P. January Term, 2012 No. 04322 \$60,365.03 KML Law Group, P.C.

1211-414
1764 South 65th Street 40th wd. 1379 Sq Ft BRT#403002300 Improvements: Residential Property
 BRIAN C. AUSTIN C.P. July Term, 2011 No. 02262 \$79,849.11 Pressman & Doyle, LLC

1211-427
527 Penny Lane, Unit C5-3 19111 Res

SHERIFF'S SALE

Condo 3101 Sq Ft BRT#888630202 Subject to Mortgage Improvements: Residential Dwelling
 KATHLEEN CHUNG AKA KATHLEEN BANGWHAN CHUNG AND EUGENE E CHUNG C.P. November Term, 2010 No. 03349 \$110,803.61 Federman & Associates, LLC

1211-432
7464 Rhoads Street 19151 34th wd. 1626.90 Sq Ft BRT#343156200 Improvements: Residential Property
 CARLA WATTS C.P. January Term, 2011 No. 02976 \$126,895.20 KML Law Group, P.C.

1211-434
242 West Abbottsford Avenue 19144 13th wd. (formerly 22nd) 1772.62 Sq Ft BRT#133036700 Improvements: Residential Property
 MABLE TRIPPETT AND MARK A TRIPPETT C.P. March Term, 2008 No. 05725 \$115,747.52 KML Law Group, P.C.

1211-435
6258 Jackson Street 19135 55th wd. 1454.40 Sq Ft BRT#552460400 Improvements: Residential Property
 JOSEPH N. PANTALONE AS ADMINSTRATOR OF THE ESTATE OF KATHLEEN PANTALONE, DECEASED C.P. November Term, 2011 No. 00880 \$57,775.47 KML Law Group, P.C.

1211-451
2635 Elbridge Street 19149 35th wd. 2987.25 Sq Ft BRT#621301100 Improvements: Residential Property
 CARLUS GRUNDY AND ANGELA S. HENDERSON C.P. January Term, 2010 No. 00789 \$195,511.23 KML Law Group, P.C.

1211-457
4039 Neilson Street 19124 33rd wd. 900 Sq Ft BRT#332527500 Improvements: Residential Property
 LANEESHIA CHASE AKA LENEESHIA CHASE C.P. October Term, 2010 No. 02538 \$44,526.97 KML Law Group, P.C.

1211-462
4832 Tackawanna Street 19124 23rd wd. Front 16'1/4" x depth 80'7", 1290 Sq Ft OPA#23234200
 NEUTRAL GUARDIAN, INC. C.P. January Term, 2011 No. 01621 \$11,765.00 Joshua B Ladov, Esq., Ladov Law Firm, PC

1211-475
6254 Brous Avenue 19149 62nd wd. 1050 Sq Ft BRT#621589400 Improvements: Residential Property
 CHAU THI LUONG C.P. August Term, 2009 No. 02115 \$123,561.33 KML Law Group, P.C.

1211-477
257 East Haines Street 19144-5769 59th wd. 2191.28 Sq Ft PRCL#592003805 Improvements: Residential Property
 PATRICIA RAMSEY C.P. August Term, 2009 No. 04203 \$73,521.61 Phelan Hallinan & Schmiegl, LLP

1211-483
6339 Glenloch Street 19135-3203 41st wd. 1046 Sq Ft PRCL#41121700 Improvements: Residential Property
 DONNA M. BALLARD C.P. May Term, 2009 No. 01944 \$118,941.41 Phelan Hallinan & Schmiegl, LLP

1211-499
1224 Fitzgerald Street 19148-3516 29th wd. 700 Sq Ft PRCL#394310800 Improvements: Residential Property
 VICTOR D'AGOSTINO C.P. May Term, 2010 No. 00465 \$176,706.54 Phelan Hallinan & Schmiegl, LLP

1211-501
2212 North Salford Street 19131-2210 52nd wd. 1443.20 Sq Ft PRCL#522265800 Improvements: Residential Property
 ZACHARY ROBINSON C.P. January Term, 2008 No. 01586 \$124,465.55 Phelan Hallinan & Schmiegl, LLP

1211-502
6549 Ditman Street 19135-2704 41st wd. 1182.22 Sq Ft PRCL#411241700 Improvements: Residential Property
 SERGEY MUSHEYEV AKA SERGY MUSHEYEV AND EDVARD MUSHEYEV C.P. March Term, 2012 No. 00554 \$87,295.29 Phelan Hallinan & Schmiegl, LLP

1211-515
810 North Uber Street 19130-2018 15th wd. 2840.80 Sq Ft PRCL#151067410 Improvements: Residential Property
 MIGDALIA M RAMIREZ C.P. July Term, 2011 No. 00616 \$52,422.01 Phelan Hallinan & Schmiegl, LLP

1211-544
12516 Chilton Road 19154 66th wd. 2109.40 Sq Ft BRT#663320400 Improvements: Residential Property
 ANNMARIE B. DELUCA C.P. November Term, 2009 No. 04772 \$239,786.66 KML Law Group, P.C.

SHERIFF'S SALE

1211-545
728 West Fisher Avenue 19120 49th wd. 1350 Sq Ft BRT#492040200 Improvements: Residential Property
 PROPERTY OF SONYA COTTMAN PEARCE, KNOWN HEIR TO THE ESTATE OF JANICE WILSON, DECEASED AND UNKNOWN HEIRS OF THE ESTATE OF JANICE WILSON, DECEASED. C.P. May Term, 2009 No. 04234 \$99,086.51 KML Law Group, P.C.

1211-553
3202 Tyson Avenue 19149 55th wd. 2271.45 Sq Ft BRT#551330000 Improvements: Residential Dwelling
 INGRID QUICENO C.P. January Term, 2012 No. 002176 \$210,759.88 Martha E. Von Rosenstiel, Esq.

1211-560
7250 Calvert Street 19149 35th wd. 1435.50 Sq Ft BRT#542502900 Improvements: Residential Dwelling
 JENNIFER FRANK AND JUSTIN FRANK C.P. August Term, 2011 No. 02529 \$106,154.95 Udren Law Offices, P.C.

1211-579
6755 Glenloch Street 19135 41st wd. 1348.50 Sq Ft BRT#412337000 Improvements: Residential Dwelling
 MICHAEL AMERY C.P. October Term, 2008 No. 003036 \$166,951.73 Mark J. Udren, Esq.

1211-589
5447 Osage Avenue 19143 60th wd. 961 Sq Ft BRT#603100000 Improvements: Residential Dwelling
 CHARLES GREGG C.P. April Term, 2010 No. 04270 \$59,344.98 Mark J. Udren, Esq.

1211-592
319 E. Claremont Avenue 19120 61st wd. 1600 Sq Ft BRT#611350500 Improvements: Residential Dwelling
 JULIA R. BRIDGES C.P. June Term, 2008 No. 03854 \$143,592.36 Mark J. Udren, Esq.

1211-612
6020 Greene Street 19144 59th wd. 21600 Sq Ft BRT#593172400 Subject to Mortgage
 ARTIS T ORE AND VERLETTE Y ORE C.P. May Term, 2012 No. 002529 \$301,212.68 Daniel D. Haggerty, Esq.

1211-627
6627 North Bouvier Street 19126 10th wd. (formerly part of the 50th, formerly part of the 42nd) 1264 Sq Ft BRT#101066200 Improvements: Residential Property
 THE UNKNOWN HEIRS OF ELOISE KNOWLES, DECEASED AND VALERIE HUNT, SOLELY IN HER CAPACITY AS HEIR OF ELOISE KNOWLES, DECEASED C.P. February Term, 2012 No. 04092 \$78,616.87 KML Law Group, P.C.

1211-628
921 Alburger Ave. 19115 57th wd. 49140 Sq Ft land, 1144 Sq Ft improvement OPA#632153100 Improvements: Residential Real Estate - Single Family Dwelling
 GOSS FAMILY TRUST C.P. June Term, 2012 No. 02779 \$220,669.28 Robert J. Wilson, Esq., Wilson Law Firm

1211-650
3100 Unruh Street 19149 55th wd. Row b/ gar 2sty masonry; 3080 Sq Ft BRT#551140500 Improvements: Residential Dwelling
 TIFFANY MCCLINTOCK AND RYAN MCCLINTOCK C.P. January Term, 2012 No. 04921 \$179,969.63 McCabe, Weisberg, & Conway, P.C.

1211-662
6309 Limekiln Pike 19138 17th wd. Row 2 sty masonry; 2907 Sq Ft BRT#172307600 Subject to Mortgage Improvements: Residential Dwelling
 PROPERTY OF HOPE HERBERT, ONLY SURVIVING HEIR OF VIVIAN HERBERT, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF VIVIAN HERBERT, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2010 No. 04511 \$72,442.14 McCabe, Weisberg, & Conway, P.C.

1211-668
236 Dorset Street AKA 236 E. Dorset Street 19119 22nd wd. 80 ft x 15 ft (1200 total Sq Ft) BRT#222017900 Improvements: Row 2 sty masonry
 SWEET HOME REAL ESTATE, LLC C.P. May Term, 2012 No. 02308 \$83,184.19 Janet L. Gold, Esq.

1211-670
1948 South 23rd Street 19124 48th wd. 1188 Sq Ft BRT#482259300 Improvements: Residential Property
 ROBERT D. WILSON C.P. October Term, 2009 No. 1636 \$78,890.39 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

SHERIFF'S SALE

1211-672
5652 Montrose Street 19143 46th wd. 848.96 Sq Ft BRT#463144700 Improvements: Residential Property
 ETTA K. SMITH C.P. July Term, 2010 No. 00852 \$47,966.04 KML Law Group, P.C.

1211-673
1423 Lardner Street 19149 54th wd. 868.60 Sq Ft BRT#541033900 Improvements: Residential Property
 RICARDO JOHNSON C.P. March Term, 2012 No. 00466 \$124,889.56 KML Law Group, P.C.

1211-674
1930 West Sparks Street 19141 17th wd. (formerly part of the 49th, formerly party of the 42nd) 1470 Sq Ft BRT#171272500 Improvements: Residential Property
 THE UNKNOWN HEIRS OF HELEN BUNTING, DECEASED AND MICHAEL BUNTING, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF HELEN BUNTING, DECEASED C.P. January Term, 2012 No. 02435 \$125,394.79 KML Law Group, P.C.

1211-676
6709 Caster Ave. 54th wd. on the Southeast side of Castor Ave 83 ft 0 in of Unruh Ave front: 18 ft 0 in depth: 106 ft 1/4 in
 CUI MEI ZHEN AKA CUI MEI ZEHN C.P. June Term, 2012 No. 0126 \$24,729.30 McGrath Law Group

1211-677
724 Dudley Street 19148 39th wd. 700 Sq Ft BRT#393021500 Improvements: Residential Property
 HANH T. NGUYEN C.P. December Term, 2011 No. 02450 \$123,170.02 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1211-684
6834 Roosevelt Boulevard 19149 54th wd. 1773.69 Sq Ft BRT#542514200 Improvements: Residential Property
 WAYNE BLASSINGAME AND ANNETTE BLASSINGAME C.P. June Term, 2008 No. 3841 \$116,092.08 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq.,

1211-685
7922 Mars Place 19153 40th wd. 1617.30 Sq Ft BRT#405890021 Improvements: Residential Property
 LOUISE E. PARKER AS ADMINSTRATIX OF THE ESTATE OF GEORGE J. HATTEN, DECEASED C.P. February Term, 2012 No. 03625 \$181,736.19 KML Law Group, P.C.

1211-701
4801 Woodland Ave. 19143 27th wd. 2871 Sq Ft BRT#273143900 Improvements: Residential Property
 KENNETH HANKINS AND SHARIF HANKINS C.P. March Term, 2012 No. 00671 \$225,212.65 KML Law Group, P.C.

1211-703
5416 West Berks Street 19131 52nd wd. 1662.15 Sq Ft BRT#522039100 Improvements: Residential Property
 MALIKA S. WILLIAMS C.P. January Term, 2012 No. 03745 \$78,847.60 KML Law Group, P.C.

1211-704
1135 North 65th Street 19151 34th wd. 1360 Sq Ft BRT#344301300 Improvements: Residential Property
 THOMAS C. FORD C.P. March Term, 2010 No. 03664 \$120,646.80 KML Law Group, P.C.

1211-708
1852 Meribrook Rd 19151 34th wd. Row b/ gar 2sty masonry; 3610 Sq Ft BRT#343370700 Improvements: Residential Dwelling
 CHARLES JACKSON, JR. C.P. September Term, 2011 No. 00565 \$136,693.86 McCabe, Weisberg, & Conway, P.C.

1211-714
1234-40 Rising Sun Avenue 19140 43rd wd. Land area 4894 Sq Ft, improvement area 8656 Sq Ft BRT#881054630
 RISING SUN REALTY CORP, LLC C.P. June Term, 2012 No. 01209 \$283,819.12 David Banks, Esq., Banks & Banks

1211-719A-B
4th wd (32 N. Salford Street. - Premises A) 1188 Sq Ft OPA#042125400 Subject to Mortgage Improvements: Commercial Property
11th wd. (2727 N. Croskey Street - Premises B) 1052 Sq Ft OPA#111326500 Subject to Mortgage Improvements: Commercial Property
 THIRD FEDERAL BANK C.P. February Term, 2012 No. 2996 \$102,375.38 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1211-723
3463 Princeton Avenue 19149 55th wd. 1554.30 Sq Ft BRT#138N150410 Improvements: Residential Dwelling
 MARIAN C. MENOW C.P. May Term, 2010 No. 02021 \$181,977.68 Udren Law Offices,

SHERIFF'S SALE

P.C.

1211-729
4339 Boone Street 19128 21st wd. BRT#211270220 Improvements: Lot or piece of ground with buildings and improvements thereon.
 4339 BOONE STREET, LP C.P. June Term, 2011 No. 01386 \$211,898.26 Ashley L. Lerch, Esq.

1211-731
1715 South 6th Street 19148 1st wd. 1470 Sq Ft BRT#011461900 Improvements: Residential Property
 ROBERT C. MUSE, JR. AND LAVONDAH L. MUSE C.P. March 2012 No. 001270 \$106,215.75 Christopher A. DeNardo, Esq.

1211-733
762 E. Madison Street 19134 33rd wd. 465x50 BRT#331066600 Improvements: Residential Property
 ANGEL L. RIVERA. TITLE TO SAID PREMISES IS VESTED IN ANGEL L. RIVERA BY DEED FROM CHRISTIAN AND KATHLEEN WESTBERRY, DATED FEBRUARY 9, 1996 AND RECORDED MAY 16, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY IN DEED BOOK VCS 1138, PAGE 4. C.P. November Term, 2011 No. 00312 \$48,573.42 Martin S. Weisberg, Esq.

1211-741
2027 N. 16 Street 19121 32nd wd. 1965 Sq Ft BRT#321093400 Subject to Rent Improvements: Commerical Real Estate
 LEWIS C. NASH C.P. Term, 2008 No. 002751 \$178,665.90 Bruce S. Luckman, Esq.

1211-748A-B
34th wd. (437 North 63rd Street – Premises A) 3,125 sq ft BRT#341272000 Improvements: 3 story brick message
34th wd. (439-441 North 63rd Street – Premises B) 9000 sq ft BRT#341272100 Improvements: vacant land
 RODERICK FOXWORTH C.P. April Term, 2012 No. 003556 \$186,940.01 Janet L. Gold, Esq.

1211-750
3901-3903 Kensington Avenue Premises "A & B" 19134 All That certain tract, piece or parcel of land, situate in the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania BRT#882932030 Improvements: JANET M DUNPHY AND MICHAEL B DUNPHY, JR. C.P. April Term, 2010 No. 01278

SHERIFF'S SALE OF TUESDAY, DECEMBER 4, 2012

1211-686
4615-4621 N. Fifth Street 19140 42nd wd. 5,856 Sq Ft land area, 8880 Sq Ft improvement area - House of Worship. OPA#776196302 Mortgage Church Extension Services Inc, recorded in Mortgage Book 1051, pg 103 & Mortgage Modification Agreement recorded as Document #50596570
 IGLESIA MENONITA COMUNIDAD DE AMOR, INC., OWNER C.P. December Term, 2011 No. 01682 Judgment \$91,545.18 Steven Maniloff, Esq. and Joanne Semeister, Esq., Montgomery McCracken Walker & Rhoads, LLP

1212-301
5961 Kemble Avenue 19138-2933 49th wd. 975 Sq Ft TXPRCL#172324400 Improvements: Residential Property
 RITTA MORGAN C.P. March Term, 2008 No. 00198 \$73,823.40 Phelan Hallinan & Schmiegl, LLP

1212-302
340 North 61st Street 19139-1107 34th wd. 1057.50 Sq Ft TXPRCL#341147900 Improvements: Residential Property
 DENISE F. CLARK C.P. March Term, 2012 No. 00206 \$18,713.47 Phelan Hallinan & Schmiegl, LLP

1212-303
4571 G Street 19120-4633 42nd wd. 1125 Sq Ft TXPRCL#421606200 Improvements: Residential Property
 GARY HOLMES C.P. July Term, 2007 No. 04409 \$75,991.68 Phelan Hallinan & Schmiegl, LLP

1212-304
7023 Ogontz Avenue 19138 10th wd. 1600 Sq Ft TXPRCL#101217000 Improvements: Residential Property
 WALTER BUTLER C.P. April Term, 2008 No. 04507 \$74,143.47 Phelan Hallinan & Schmiegl, LLP

1212-305
895 North Fallon Street 19139 44th wd. 2346 Sq Ft TXPRCL#442199822 Improvements:

SHERIFF'S SALE

Residential Property
DWAYNE REESE C.P. April Term, 2011
No. 02256 \$53,614.92 Phelan Hallinan &
Schmiegl, LLP

1212-306

1319 Narragansett Street 19138-1911 59th
wd. 1106.30 Sq Ft TXPRCL#591149200
Improvements: Residential Property
SANDRA L. DOWLING C.P. November
Term, 2009 No. 00881 \$44,700.02 Phelan
Hallinan & Schmiegl, LLP

1212-307

3021 South 70th Street 19142-2531 40th
wd. 1728.96 Sq Ft TXPRCL#406628600
Improvements: Residential Property
MONA LISA HAMILTON AND ROSEMARIE
HAMILTON C.P. October Term, 2011 No.
03843 \$158,835.19 Phelan Hallinan &
Schmiegl, LLP

1212-308

865 Perkiomen Street 19130 15th wd. 854
Sq Ft PRCL#151373900 Improvements:
Residential Property
ERIC B. MCCOY AND VERA D. SCOTT
C.P. April Term, 2008 No. 02248 \$337,318.43
Phelan Hallinan & Schmiegl, LLP

1212-309

3187 Tulip Street 19134-3807 25th wd. 772.24
Sq Ft TXPRCL#252364300 Improvements:
Residential Property
ANIBAL CRUZ SANTIAGO C.P. August
Term, 2010 No. 02606 \$49,416.22 Phelan
Hallinan & Schmiegl, LLP

1212-310

9441 Fairgreen Lane 19114-3418 57th
wd. 3547.50 Sq Ft TXPRCL#572197412
Improvements: Residential Property
ALLA KANTAROVICH AND YAKOV
KANTAROVICH C.P. March Term, 2012
No. 00536 \$142,894.90 Phelan Hallinan &
Schmiegl, LLP

1212-311

1337 McKinley Street 19111-5819 35th
wd. 1148.71 Sq Ft TXPRCL#531027700
Improvements: Residential Property
FRANK PALLANTA C.P. May Term, 2012
No. 01917 \$74,148.27 Phelan Hallinan &
Schmiegl, LLP

1212-312

1238 Longshore Avenue 19111-4533 53rd
wd. 5625 Sq Ft TXPRCL#532173300
Improvements: Residential Property
SAI CHIANG AND NIM IAN KUONG C.P.
June Term, 2012 No. 00748 \$201,910.23
Phelan Hallinan & Schmiegl, LLP

1212-313

8441 Cedarbrook Avenue 19150-1001 50th
wd. 1584.59 Sq Ft TXPRCL#501264800
Improvements: Residential Property
KYLE E. SPAULDING C.P. May Term, 2012
No. 01647 \$126,767.86 Phelan Hallinan &
Schmiegl, LLP

1212-314

5705 Wyndale Avenue 19131-2226 52nd
wd. 2113.99 Sq Ft TXPRCL#522135400
Improvements: Residential Property
RODERICK L. FOXWORTH C.P. July Term,
2008 No. 03298 \$93,473.95 Phelan Hallinan
& Schmiegl, LLP

1212-315

3742 South Hereford Lane 19114-1911
66th wd. 1818 Sq Ft TXPRCL#661267900
Improvements: Residential Property
RICHARD L. STRUBLE AKA RICAHRD L.
STUBLE, JR. AND DENISE M. STRUBLE
AKA DENISE M. MCLAUGHLIN C.P. June
Term, 2008 No. 00777 \$138,198.89 Phelan
Hallinan & Schmiegl, LLP

1212-316

5800 North 15th Street 19141-2537 17th wd.
1344 Sq Ft PRCL#172066400 Improvements:
Residential Property
BERNICE SAMUELS C.P. February Term,
2012 No. 03692 \$117,998.33 Phelan
Hallinan & Schmiegl, LLP

1212-317

323 North 56th Street 19139-2051 52nd
wd. 1245 Sq Ft TXPRCL#041209900
Improvements: Residential Property
SOMER PUGH C.P. January Term, 2009
No. 03259 \$96,667.97 Phelan Hallinan &
Schmiegl, LLP

1212-318

**440 Edgemoor Road AKA 440 North
Edgemoor Road 19151-4017** 34th wd. 1843
Sq Ft PRCL#343140300 Improvements:
Residential Property
MARTIN HUTLEY C.P. December Term,
2011 No. 02114 \$134,628.16 Phelan
Hallinan & Schmiegl, LLP

1212-319

309 Daly Street 19148-3306 39th wd. 812
Sq Ft TXPRCL#392139900 Improvements:
Residential Property
PATRICIA ZYSK FKA PATRICIA WEIHE
AND SHAUN ZYSK C.P. July Term, 2010
No. 01458 \$144,383.09 Phelan Hallinan &

SHERIFF'S SALE

Schmiegl, LLP

1212-320

**1224 East Chelton Avenue AKA 1224 East
Chelton Avenue 19138-1929** 12th wd. 1120
Sq Ft PRCL#122125100 Improvements:
Residential Property
MAKSIM GORMAKH C.P. June Term, 2012
No. 00755 \$63,561.08 Phelan Hallinan &
Schmiegl, LLP

1212-321

**3729 Westhampton Avenue AKA 3729
Westhampton Drive 19154-2014** 66th
wd. 1995 Sq Ft TXPRCL#663371600
Improvements: Residential Property
MICHELE C. NARDONE C.P. May Term,
2012 No. 00025 \$172,610.69 Phelan
Hallinan & Schmiegl, LLP

1212-322

2944 West Susquehanna Avenue 19121-1226
32nd wd. 973.50 Sq Ft PRCL#323166300
Improvements: Residential Property
MATTHEW SAMS C.P. March Term, 2012
No. 02904 \$21,151.16 Phelan Hallinan &
Schmiegl, LLP

1212-323

3266 North Marston Street 19129-1821
38th wd. 1103.41 Sq Ft TXPRCL#381241700
Improvements: Residential Property
ANTOINETTE HUGHES AKA ANTOINETTE
CHISOLM AND JAMES E. CHISOLM C.P.
December Term, 2011 No. 00240 \$33,677.06
Phelan Hallinan & Schmiegl, LLP

1212-324

569 West Abbottsford Avenue 19144-4862
13th wd. 2240 Sq Ft TXPRCL#133047200
Improvements: Residential Property
TAWINWONG HILLER C.P. April Term,
2012 No. 02272 \$153,038.77 Phelan
Hallinan & Schmiegl, LLP

1212-325

4012 Meridian Street 19136-3120 65th
wd. 2623.50 Sq Ft PRCL#651149900
Improvements: Residential Property
ERIC ORODECKIS C.P. June Term, 2012
No. 01483 \$211,656.45 Phelan Hallinan &
Schmiegl, LLP

1212-326

530 Wilder Street 19147-5827 1st wd. 570
Sq Ft TXPRCL#011256700 Improvements:
Residential Property
LAURA C. CHAVEZ-MORENO AKA
LAURA CHAVEZ-MORENO AND HIRAM
BELTRAN-SANCHEZ C.P. May Term, 2012
No. 00765 \$132,568.09 Phelan Hallinan &
Schmiegl, LLP

1212-327

7824 Williams Avenue 19150-2112 50th
wd. 2005.81 Sq Ft TXPRCL#502241600
Improvements: Residential Property
ALONDA BLEVINS PALMER AKA
ALONDA BLEVINS, IN HER CAPACITY AS
ADMINSTRATRIX CTA AND DEVISEE OF
THE ESTATE OF ELIZABETH C. COLEMAN
C.P. December Term, 2011 No. 02315
\$72,567.75 Phelan Hallinan & Schmiegl, LLP

1212-328

2208 South 10th Street 19148-3005 39th wd.
729 Sq Ft PRCL#393502000 Improvements:
Residential Property
EMMY YAN THON C.P. February Term,
2012 No. 00505 \$130,569.48 Phelan
Hallinan & Schmiegl, LLP

1212-329

611 North 44th Street 19104-1313 6th
wd. 1490.93 Sq Ft PRCL#061293450
Improvements: Residential Property
JULIA WEATHERS C.P. December Term,
2011 No. 01905 \$174,850.41 Phelan
Hallinan & Schmiegl, LLP

1212-330

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

1212-331

2333 South Carlisle Street 26th wd. Situate
on the east side of Carlisle Street at the distance
of 169' northward from the north side of Ritner
Street. Subject to Mortgage Improvements:
Row 2 Sty Masonry
ORLANDO J. DILAURO (DECEASED) C.P.
November Term, 2011 No. 01491 \$167,926.88
Chandra M. Arkema, Esq.

1212-332

3125 North Camac Street 43rd wd. 1396
Sq Ft BRT#431153600 Improvements:
Residential Dwelling
ISAAC JENKINS C.P. February Term, 2012
No. 001052 \$49,366.29 Gregory Javardian,
Esq.

1212-333

3063 Collins Street 19134 25th wd. 986 Sq Ft
BRT#252430900 Improvements: Residential
Dwelling
BORIS SKYLAR C.P. April 2012 Term, No.

SHERIFF'S SALE

02268 \$58,591.48 Gregory Javardian, Esq.;
Powers, Kirn & Javardian, LLC

1212-334

3026 North 23rd Street 19132 11th wd. 1038
Sq Ft BRT#111380400 Subject to Mortgage
Improvements: Residential Dwelling
CHARLES A. J. HALPIN, III ESQUIRE
ADMINISTRATOR OF THE ESTATE OF
CLARENCE H. CHAMBERS, DECEASED.
C.P. June Term, 2012 No. 01791 \$107,889.92
Gregory Javardian, Esq.; Powers, Kirn &
Javardian, LLC

1212-335

318 North Edgewood Street 19139 34th wd.
1014 Sq Ft BRT#341109400 Improvements:
Residential Dwelling
CALVIN SANDERS C.P. April Term, 2012
No. 02162 \$72,215.58 Gregory Javardian,
Esq.; Powers, Kirn & Javardian, LLC

1212-336

3045 North Bonsall Street 19132 38th wd.
784 Sq Ft BRT#111394400 Improvements:
Residential Dwelling
MARGARET THOMAS C.P. January Term,
2012 No. 003272 \$41,266.91 Gregory
Javardian, Esq.; Powers, Kirn & Javardian, LLC

1212-337

9236 State Road AKA 9236 Tacony Street 65th
wd. on northwest side of Tacony AKA State Rd
357'-7/8" northeast of Linden Avenue, front 75'
depth 100' BRT#884351410;BRT#652405900
Improvements: Industrial Shop With 11375
Square Feet Of Improvement Area
SPECIALTY ALUMINUM CASTINGS, INC.
C.P. March Term, 2011 No. 02797 \$385,780.58
James W. Hennessey, Esq.; Dilworth Paxson
LLP

1212-338

5740 North Front Street 19120 61st wd.
1266 Sq Ft BRT#612469400 Improvements:
Residential Property
SENQUETTA HUNTER DOUGLAS AKA
SENQUETTA H. DOUGLAS C.P. January
Term, 2011 No. 1432 \$135,265.36 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

1212-339

5442 Master Suite 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

1212-340

137 Moore Street 19148 1st wd. 14'9"
frontage x 305' depth irregular dimension
OPA#011136800 Improvements: Residential
Property
MICHELLE WINTERS C.P. August Term,
2011 No. 01409 \$390,943.40 Richard M.
Squire & Associates, LLC

1212-341

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

1212-342

128 North Sickels Street 19139 4th wd. 1062
Sq Ft BRT#041154100 Improvements:
Residential Dwelling
K&F INVESTMENTS, LLC C.P. February
Term, 2012 No. 3039 \$126,355.28 Weber
Gallagher Simpson Stapleton Fires & Newby,
LLP; Sarah A. Elia, Esq.

1212-343

400 West Cheltenham Avenue 19120
Premises A 61st Ward, Premises B 50th Ward
wd. Land Area 11819.00 sq ft; Dimensions:
Irregular BRT#882756500 Improvements:
Commercial Property
GWANG HO YI C.P. November Term, 2009
No. 1347 \$751,279.66 Jeffrey L. Goodman,
Esq.

1212-344

1625 Haworth Street 19124 62nd wd. 2058
Sq Ft BRT#622026100 Improvements:
Residential Dwelling
CRESENTIA CHARLES AKA CRISSENTIA
CHARLES MARSHA CHARLES C.P. April
Term, 2011 No. 01160 \$138,054.32 Udren
Law Offices, P.C.

1212-345

2239 S. Clarion Street 19148 39th wd. Situate
in the 39th ward of the City of Philadelphia on
the east side of Clarion Street at the distance of
315' southward from the south side of Jackson
St. Containing in front or breadth on the said
Clarion Street 13 feet and extending of that
width in length or depth eastward between
parallel lines at right angles to the said Clarion
Street 48'4-3/4" to a certain 4' wide alley,

SHERIFF'S SALE

which extends northward and southward and
communicates with a certain other alley 4'
wide, which extends eastward and westward
from the said Clarion Street to 13th Street at
the distance of 68' south of Jackson Street. Situate
in the 39th ward of the City of Philadelphia on
the east side of Clarion Street at the distance of
315' southward from the south side of Jackson
St. Containing in front or breadth on the said
Clarion Street 13 feet and extending of that
width in length or depth eastward between
parallel lines at right angles to the said Clarion
Street 48'4-3/4" to a certain 4' wide alley, which
extends northward and southward and commu-
nicates with a certain other alley 4' wide, which
extends eastward and westward from the said
Clarion Street to 13th Street at the distance of
68' south of Jackson Street.
PAULINE A. GALATI AKA PAULINE A.
HANLY AKA PAULINE HANLY C.P.
October Term, 2011 No. 03351 \$159,871.90
Anthony R. Distasio, Esq.; Linton, DiStasio &
Edwards, P.C.

1212-346

604 East Indiana Avenue 19134 33rd wd.
749.7 Sq Ft BRT#331000400 Improvements:
Residential Property
GEORGE SOWDEN C.P. June 2012 Term,
No. 2358 \$49,496.03 Kristine M. Anthou,
Esq.

1212-347

1438 Alcott Street 19149 62nd wd. 2 story
masonry BRT#621100500 Improvements:
Residential Dwelling
AMARA KESSELLY AKA AMARA C.
KESSELLY C.P. February Term, 2010 No.
03495 \$127,494.74 Federman & Associates,
LLC

1212-348

2027 Eastburn Avenue 19118 10th wd. Row
2 sty masonry 1351.52 Sq Ft BRT#102106705
Subject to Mortgage Improvements: Residential
Dwelling
OWEN BALLENTYNE C.P. May Term,
2012 No. 000522 \$103,411.71 Federman &
Associates, LLC

1212-349

914 Asbury Terrace 19126 61st wd. All that
certain lot or piece of ground situate in the
61st ward of the City of Philadelphia described
according to a plan made for H. Mark Solomon
by Joseph F. Delany, surveyor and regulator of
the 5th survey District dated June 8, 1954,
as follows to wit: Beginning at a point on the
southeasterly side of Asbury Terrace (40 ft wide)
at the distance of 131 ft 11-3/8 inches measured
northeastwardly along the said Asbury Terrace
with the southeasterly side of Lawnton Avenue
(60 ft wide). Thence extending in an easterly
direction along the southerly side of Asbury ter-
race on the arc of a circle on a line curving to the
right having a radius of 360 ft the arc distance
of 60'4-3/8" to a point; thence extending south 3
degrees 49 minutes 40 seconds west 144'4-5/8"
to a point, thence extending north 85 degrees 25
minutes 8 seconds west 60 ft to a point, thence
extending north 3 degrees 49 minutes 40 second
east 137 feet 8 inches to a point on the south-
ery side of Asbury Terrace the first mentioned
point and place of beginning. Being the same
premises which Joseph R. Glancey and Mary
K. Glancey, his wife by deed dated 9/20/1974
and recorded in Philadelphia County in deed
book D715 pg 541 granted and conveyed until
Preston E. Baldwin and Lexie Baldwin, his
wife. PRCL#611440600 Subject to Mortgage
Improvements: Residential Dwelling
LEXIE BALDWIN; TITLE IS VESTED IN
LEXIE BALDWIN BY DEED DATED 9/20/74
AND RECORDED 9/25/74 IN BOOK 715, PG
541 AND DOCUMENT #365. C.P. May Term,
2012 No. 001928 \$218,161.50 Federman &
Associates, LLC

1212-350

6336 Eastwood Street 19149 35th wd. Row
b/gar 2sty masonry; approx 1107.01 Sq Ft
BRT#541266900 Improvements: Residential
Dwelling
IRENE I. GASKINS C.P. December Term,
2009 No. 03503 Federman & Associates,
LLC

1212-351

**11833 Academy Road, Apartment A
AKA Unit B-7 19154** 66th wd. residential
condo BRT#888660411 Improvements: A
Residential Dwelling
WILLIAM P. DOMARADSKI C.P. December
Term, 2011 No. 001195 \$63,405.41 Federman
& Associates, LLC

1212-352

2008 Cambridge Street 19130-1414
29th wd. 722.08 Sq Ft PRCL#291010100
Improvements: Residential Property
JOSE GIOVANNI BAQUERIZO C.P. March
Term, 2012 No. 02624 \$387,223.61 Phelan
Hallinan & Schmiegl, LLP

1212-353

1956 Kohl Street 19115-3805 58th wd. 2500
Sq Ft TXPRCL#581023800 Improvements:
Residential Property

SHERIFF'S SALE

VICTOR I. RIOS AND VICTOR S. RIOS C.P.
October Term, 2011 No. 02618 \$78,303.74
Phelan Hallinan & Schmiegl, LLP

1212-354

4759 Loring Street 19136-4106 65th wd.
900 sq Ft PRCL#651031100 Improvements:
Residential Property
ENIOLA O. AKINBO AKA ENIOLA AKINBO
C.P. April Term, 2012 No. 01945 \$55,450.36
Phelan Hallinan & Schmiegl, LLP

1212-355

4714 North 4th Street 19120-4106 42nd wd.
1152 Sq Ft PRCL#422457700 Improvements:
Residential Property
MIGUEL ROBLES C.P. December Term,
2011 No. 03453 \$45,506.01 Phelan Hallinan
& Schmiegl, LLP

1212-356

5318 Ogden Street 19139-1437 44th wd. 708
Sq Ft TXPRCL#442018300 Improvements:
Residential Property
SADAKAT CHOUDHURY AND FARIDA
CHOUDHURY C.P. June Term, 2012 No.
00746 \$25,063.78 Phelan Hallinan &
Schmiegl, LLP

1212-357

1730 Lombard Street 19146-1519 30th
wd. 1341.22 Sq Ft TXPRCL#303004304
Improvements: Residential Property
STEVEN J. ROSENBERG C.P. June Term,
2012 No. 00561 \$662,490.36 Phelan
Hallinan & Schmiegl, LLP

1212-358

1127 Unruh Avenue 19111-4937 53rd
wd. 3060.62 Sq Ft TXPRCL#532071900
Improvements: Residential Property
MOHAMMED N. HAQUE C.P. May Term,
2012 No. 02254 \$202,583.05 Phelan
Hallinan & Schmiegl, LLP

1212-359

1006 South Frazier Street 19143-3904
51st wd. 912 Sq Ft TXPRCL#513033100
Improvements: Residential Property
IRMA ALCANTARO C.P. April Term, 2012
No. 03768 \$63,022.56 Phelan Hallinan &
Schmiegl, LLP

1212-360

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

1212-361

4156 North 8th Street 19140 4

SHERIFF'S SALE

wd. 792 Sq Ft TXPRCL#181204000
Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER JOHN F.
WARREN, DECEASED C.P. August Term,
2010 No. 01093 \$126,392.62 Phelan
Hallinan & Schmieg, LLP

1212-369

6328 Edmund Street 19135-3312 41st
wd. 1428.30 Sq Ft TXPRCL#411394500
Improvements: Residential Property
WILLIAM KELLY C.P. May Term, 2012
No. 01126 \$54,604.42 Phelan Hallinan &
Schmieg, LLP

1212-370

4567 G Street 19120-4633 42nd wd. 1125
Sq Ft TXPRCL#421606000 Improvements:
Residential Property
TYRONE THOMAS AND GLORIA
THOMAS C.P. March Term, 2012 No. 03868
\$108,634.13 Phelan Hallinan & Schmieg,
LLP

1212-371

1832 Faunce Street 19111-3414 56th
wd. 2138.47 Sq Ft PRCL#561390800
Improvements: Residential Property
GARY WOOLERTON C.P. May Term, 2012
No. 03762 \$191,701.44 Phelan Hallinan &
Schmieg, LLP

1212-372

2016 Barlow Street 19116-3908 58th wd. 3196
Sq ft TXPRCL#582210400 Improvements:
Residential Property
JOHN MARCELLINO C.P. November Term,
2011 No. 02955 \$66,246.70 Phelan Hallinan
& Schmieg, LLP

1212-373

1370 North 75th Street 19151-2935 34th
wd. 1682.10 Sq Ft TXPRCL#343280500
Improvements: Residential Property
MICHAEL D. RUSSELL C.P. February Term,
2012 No. 00028 \$64,593.45 Phelan Hallinan
& Schmieg, LLP

1212-374

2367 East Cumberland Street 19125-3126
31st wd. 1140 Sq Ft TXPRCL#314037300
Improvements: Residential Property
JAMES ACKLEY C.P. December Term, 2011
No. 00089 \$135,131.86 Phelan Hallinan &
Schmieg, LLP

1212-375

3937 Elsinore Street 19124 33rd wd. 938.97
Sq Ft TXPRCL#332218100 Improvements:
Residential Property
RONYELL GINDRAW C.P. December
Term, 2007 No. 00334 \$153,460.71 Phelan
Hallinan & Schmieg, LLP

1212-376

7601 Crittenden Street #E-10 19118 88th
wd. Together with a proportionate undivided
interest in the Common Elements, as were
fully set forth in certain declaration recorded
03/20/1992 in Deed Book VC3 34 pg 130.
TXPRCL#888200566 Improvements:
Condominium Unit
JULITA Y. BYRD AKA JULITA BYRD AND
CATHERINE QUARLES, DECEASED C.P.
June Term, 2008 No. 03144 \$216,096.11
Phelan Hallinan & Schmieg, LLP

1212-377

1918 West Hunting Park Avenue 19140-2807
13th wd. 1200 Sq Ft TXPRCL#131104900
Improvements: Residential Property
EASTERN NATIONAL INVESTMENTS,
LLC AND THOMAS M. HIGGINS C.P.
February Term, 2012 No. 03684 \$58,338.21
Phelan Hallinan & Schmieg, LLP

1212-378

19 West Gowen Avenue 19119-1645 59th
wd. 1532.96 Sq Ft PRCL#092128000
Improvements: Residential Property
UNKNOWN HERIS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER MARY
DURSO, DECEASED. C.P. August Term,
2010 No. 01366 \$221,889.44 Phelan
Hallinan & Schmieg, LLP

1212-379

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

1212-380

1100 Vine Street 19107-1745 88th wd. Being
and designated a unit #P1-10 together with a
proportionate undivided interest in Common
Elements (as defined in such Declaration)
of 0.7894%. TXPRCL#888072078
Improvements: Condominium Unit
JULIE WONG C.P. February Term, 2012
No. 00018 \$358,962.54 Phelan Hallinan &
Schmieg, LLP

SHERIFF'S SALE**1212-381**

**119 West Duval Street AKA 119-121 West
Duval Stret 19144-1905** 59th wd. 3407.86
Sq Ft TXPRCL#593115600 Improvements:
Residential Property
HOPE JACQUELINE JONES C.P. March
Term, 2012 No. 00216 \$142,878.73 Phelan
Hallinan & Schmieg, LLP

1212-382

1512 Manton Street 19146 36th wd. 751.24
Sq Ft TXPRCL#365308900 Improvements:
Residential Property
WILLIE J. SMITH C.P. January Term, 2008
No. 04118 \$61,531.01 Phelan Hallinan &
Schmieg, LLP

1212-383

**3733 Vader Road AKA 3733 Vader
Drive 19154-3030** 66th wd. 5000 Sq Ft
TXPRCL#663428600 Improvements:
Residential Property
KEVIN LUDDY C.P. January Term, 2012
No. 02417 \$169,175.09 Phelan Hallinan &
Schmieg, LLP

1212-384

5862 Hadfield Street 19143-4507 3rd wd. 1530
Sq Ft TXPRCL#034055000 Improvements:
Residential Property
ADRIAN TYLER C.P. April Term, 2012
No. 03962 \$64,287.40 Phelan Hallinan &
Schmieg, LLP

1212-385

2131 South Woodstock Street 19145-3508
48th wd. 783.75 Sq Ft TXPRCL#481334000
Improvements: Residential Property
MARIA FOKTAVIANA C.P. November
Term, 2011 No. 01398 \$77,905.67 Phelan
Hallinan & Schmieg, LLP

1212-386

9603 Dedaker Street 19115-3112 58th
wd. 7640.25 Sq Ft TXPRCL#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 &
Schmieg, LLP

1212-387

865 Scattergood Street 19124 35th
wd. 1038.10 Sq Ft PRCL#351165500
Improvements: Residential Property
DANA M PORTER C.P. February Term, 2012
No. 03685 \$81,893.23 Phelan Hallinan &
Schmieg, LLP

1212-388

6844 Grebe Place 19142-2527 40th wd.
1614.60 Sq Ft TXPRCL#406575100
Improvements: Residential Property
ALJAMAL ATKINS C.P. April Term, 2011
No. 01711 \$134,588.64 Phelan Hallinan &
Schmieg, LLP

1212-389

34 North Robinson Street 19139-2310
34th wd. 996.45 Sq Ft TXPRCL#341179700
Improvements: Residential Property
GINA M. LOPP, IN HER CAPACITY AS
EXECUTRIX AND DEVEISEE OF THE
ESTATE OF MARLYN R. LOPP C.P.
February Term, 2012 No. 03451 \$32,220.99
Phelan Hallinan & Schmieg, LLP

1212-390

6403 Eastwood Street 19149-2925 54th
wd. 1143.10 Sq Ft TXPRCL#541274000
Improvements: Residential Property
MOAZZUM GILL C.P. May Term, 2012
No. 03169 \$61,872.22 Phelan Hallinan &
Schmieg, LLP

1212-391

3712 President Street 19114 66th wd. 6000
Sq Ft BRT#661078600 Improvements:
Residential Property
KEVIN CROSS; STEPHEN CROSS C.P.
September Term, 2011 No. 3189 \$197,392.03
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

1212-392

6327 Ditman Street 19135-3201 41st
wd. 1282.50 Sq Ft BRT#411233500
Improvements: Residential Property
SUSAN EBSWORTH C.P. October Term,
2011 No. 4070 \$104,563.73 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

1212-393

4145 East Roosevelt Boulevard 19124-3003
23rd wd. 1355.70 Sq Ft BRT#233017800
Improvements: Residential Property
SOKDARY MAO AND CHIN LAO C.P.
October Term, 2011 No. 4069 \$110,465.37
Scott A. Dieterick, Esq., Kimberly A. Bonner,
Esq., Joel A. Ackerman, Esq., Ashleigh L.
Marin, Esq., Ralph M. Salvia, Esq., Jaime
R. Ackerman, Esq.; Zucker, Goldberg &
Ackerman, LLC

SHERIFF'S SALE**1212-394**

5703 W. Girard Avenue 19131 4th wd. 3090
Sq Ft BRT#043028500 Improvements:
Residential Dwelling
TERESA A. WHITLOCK C.P. January Term,
2009 No. 779 \$60,956.04 Gregory Javardian,
Esq.; Powers, Kirm & Javardian, LLC

1212-395

2991 Frankford Avenue 19134 25th wd.
3366 Sq Ft BRT#252470110 Improvements:
Residential Real Estate
EDUVIGES SANCHEZ, EDWIN CRUZ AND
THE UNKNOWN HEIRS, EXECUTORS,
AND DEVEISEES OF THE ESTATE OF
MIGUEL A. PEREZ C.P. April Term, 2012
No. 04345 \$40,300.23 Stern & Eisenberg,
PC

1212-396

2946 Richmond Street 19134 25th wd. 3975
Sq Ft BRT#251163300 Improvements:
Commercial Real Estate
MARGARET R. PETACCIO C.P. July 2012
Term, No. 001870 \$130,906.10 Stern &
Eisenberg, PC

1212-397

**2051 South Alden Street AKA Alden
Street 19143-5923** 40th wd. 1080 Sq Ft
BRT#401015700 Improvements: Residential
Property
STEPHANIE COSBY C.P. October Term,
2011 No. 3750 \$72,319.94 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

1212-398

6140 Algard Street 19135 55th wd. 1140
Sq Ft BRT#552340800 Improvements:
Residential Dwelling
MICHAEL GRIMES C.P. May Term, 2012
No. 02615 \$78,483.06 Gregory Javardian,
Esq.; Powers, Kirm & Javardian, LLC

1212-399

3225 North 25th Street 19129 38th wd. 1092
Sq Ft BRT#381058400 Improvements:
Residential Real Estate
KEITH JONES AKA KEITH JONES, II AKA
KEITH T. JONES C.P. October Term, 2009
No. 00673 \$59,969.54 Stern & Eisenberg,
PC

1212-400

1831 South 65th Street 19142 40th wd. 1729.20
Sq Ft BRT#401199900 Improvements:
Residential Real Estate
UNKNOWN HEIRS, EXECUTORS, AND
DEVEISEES OF THE ESTATE OF HUGH J.
CUNNINGHAM C.P. April Term, 2012 No.
00878 \$72,512.67 Stern & Eisenberg, PC

1212-401

1415 South 52nd Street 19143 52nd
wd. 1402.50 Sq Ft BRT#2273114010
Improvements: Residential Real Estate
JOSEPH DEREEF C.P. July Term, 2012 No.
01057 \$58,447.79 Stern & Eisenberg, PC

1212-402

3919 Richmond Street 19137 45th wd. 1370
Sq Ft BRT#453314830 Improvements:
Residential Property
MARK MCMULLIN C.P. February Term,
2012 No. 1139 \$154,277.30 Christopher A.
DeNardo, Esq.

1212-403

8739 Gillespie Street 19136 65th wd. 1296
Sq Ft BRT#652242825 Improvements:
Residential Property
LAWRENCE E. KUSCIN AND PATRICIA
M. HARTE-KUSCIN C.P. June Term, 2012
No. 0984 \$159,004.82 Christopher A.
DeNardo, Esq.

1212-404

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

1212-405

2615 South Titan Street 19148 36th wd.
766 Sq Ft BRT#362063300 Improvements:
Residential Property
CHARMAINE JOHNSON AKA CHARMINE
JOHNSON C.P. February Term, 2012 No.
2681 \$82,526.25 Christopher A. DeNardo,
Esq.

1212-406

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

1212-407

3716 North Bouvier Street 19140 13th
wd. 1182.48 Sq Ft OPA#131238300
Improvements: Residential Property
MEICHELENE A. GREER, CHRISTOPHER

SHERIFF'S SALE

A. GREER, ADMINISTRATOR OF THE
ESTATE OF GAISELEYVETTE GREER AKA
GAISELE Y. GREER, DECEASED AND LA
SHOND RUCKER, ADMINSTRATRIX OF
THE ESTATE OF GAISELEYVETTE GREER
AKA GAISELE Y GREER, DECEASED C.P.
July Term, 2006 No. 002369 \$28,034.32
Christopher A. DeNardo, Esq.

1212-408

5612 Cherry Street 19139-2554 4th wd. 708
Sq Ft TXPRCL#042046800 Improvements:
Residential Property
OLIVIA GABRIEL C.P. May Term, 2012
No. 03170 \$55,615.73 Phelan Hallinan &
Schmieg, LLP

1212-409

2318 Rhawn Street 19152-3316 53rd
wd. 2947.04 sq ft TXPRCL#561593400
Improvements: Residential Property
ROBERT COLL AND CHERRIE COLL C.P.
February Term, 2010 No. 02435 \$119,440.10
Phelan Hallinan & Schmieg, LLP

1212-410

7101 North 19th Street 19126-1508 10th
wd. 3161.48 Sq Ft TXPRCL#101114400
Improvements: Residential Property
JOHN D. IVEY AND MATTIE L. IVEY C.P.
August Term, 2007 No. 01614 \$110,614.06
Phelan Hallinan & Schmieg, LLP

1212-411

5518 Willows Avenue 19143-4025 51st
wd. 1336 Sq Ft TXPRCL#513216200
Improvements: Residential Property
RICHARD A. CHRISTIE AND MARCIA
DIXON C.P. January Term, 2012 No. 03718
\$27,262.06 Phelan Hallinan & Schmieg, LLP

1212-412

**2601 Pennsylvania Avenue, Unit 422, AKA
2601 Parkway Condominium Unit 422
19130-2325** 88th wd. Together with a
proportionate undivided interest in the Common
Elements (as defined in such Declaration)
of 0.164628%. TXPRCL#888072690
Improvements: Condominium Unit
DANIEL BUCCERONI AND SONYA
BUCCERONI C.P. October Term, 2011 No.
03310 \$171,516.07 Phelan Hallinan &
Schmieg, LLP

1212-413

2120 North Uber Street 19121-1529 32nd
wd. 1728.20 Sq Ft TXPRCL#321280800
Improvements: Residential Property
DANIEL GROSSMAN C.P. May Term, 2012
No. 02454 \$394,849.31 Phelan Hallinan &
Schmieg, LLP

1212-414

6312 North 21st Street 19138-3006 17th wd.
2304 Sq Ft PRCL#172462500 Improvements:
Residential Property
PATRICK M. SARBENG AKA PAT K.
SARBENG AKA PATRICK MARFO
SARBENG AND EMILIA A. MARFO-
SARBENG AKA EMILIA MARFO-
SARBENG C.P. April Term, 2012 No. 04294
\$87,546.12 Phelan Hallinan & Schmieg, LLP

1212-415

6111 Chestnut Street 19139-3012 3rd
wd. 1870.92 Sq Ft TXPRCL#031022900
Improvements: Residential Property
WALKER DUGAN C.P. July Term, 2009
No. 02356 \$95,694.31 Phelan Hallinan &
Schmieg, LLP

1212-416

601 Renz Street 19128-1418 21st wd. 8000
sq Ft PRCL#214041500 Improvements:
Residential Property
JAMES R. HAWN AKA JAMES HAWN C.P.
May Term, 2012 No. 02455 \$222,822.59
Phelan Hallinan & Schmieg, LLP

1212-417

1240 Fanshawe Street 19111-4924 53rd
wd. 1890 Sq Ft TXPRCL#532030900
Improvements: Residential Property
LORNA A. WALKER C.P. May Term, 2012
No. 03165 \$142,269.06 Phelan Hallinan &
Schmieg, LLP

1212-418

**507 Brown Street AKA 507 West Brown
Street 19123-2107** 12th wd. 1620 Sq Ft
TXPRCL#056154800 Improvements:
Residential Property
LISA SALTERS C.P. October Term, 2011
No. 03327 \$213,399.92 Phelan Hallinan &
Schmieg, LLP

1212-419

7408 Georgian Road 19138-2224 10th
wd. 1240 Sq Ft TXPRCL#101134500
Improvements: Residential Property
VALARIE STEADMAN C.P. May Term,
2012 No. 01888 \$49,504.12 Phelan Hallinan
& Schmieg, LLP

1212-420

1707 Faunce Street 19111-3431 56th
wd. 2437.35 Sq Ft PRCL#561407700
Improvements: Residential Property
DERRICK STROUD C.P. January Term, 2012
No. 03296 \$190,100.22 Phelan Hallinan &

SHERIFF'S SALE

Schmieg, LLP

1212-421

**2142 East Sanger Street AKA 2142 Sanger
Street 19124-1621** 41st wd. 1003.10 Sq
Ft TXPRCL#411035600 Improvements:
Residential Property
MONIQUE RADER AKA MONIQUE
SANTOS, IN HER CAPACITY AS HEIR
OF MICHAEL LAPCZUK, DECEASED
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
MICHAEL LAPCZUK, DECEASED. C.P.
January Term, 2012 No. 00171 \$69,448.91
Phelan Hallinan & Schmieg, LLP

1212-422

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

1212-423

**1333 E. Sedwick Avenue AKA 1333 E.
Sedgwick Street 19150** 50th wd. 1741.25
Sq Ft TXPRCL#502432220 Improvements:
Residential Property
ANTHONY CLARKE AND CAROLL
CLARKE C.P. January Term, 2012 No. 02575
\$69,415.93 Phelan Hallinan & Schmieg, LLP

1212-424

1834 Brandywine Street 19130-3902
15th wd. 1080 Sq Ft TXPRCL#152009900
Improvements: Residential Property
THERESA PURCELL AKA THERESA J.
PURCELL C.P. November Term, 2010 No.
00583 \$498,629.41 Phelan Hallinan &
Schmieg, LLP

1212-425

826 East Westmoreland Street 19134-1925
33rd wd. 806.30 Sq Ft TXPRCL#33109

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
1212-433 7208 Whitaker Avenue 19111-4110 53rd wd. 4735.50 Sq Ft TXPRCL#532425900 Improvements: Residential Property SUSAN G. LOCHE C.P. May Term, 2012 No. 03504 \$167,672.23 Phelan Hallinan & Schmieg, LLP	Residential Property ANGELO FERNANDEZ C.P. June Term, 2012 No. 01270 \$63,254.22 KML Law Group, P.C.	Sq Ft BRT#583104610 Improvements: Residential Property GREGORY M. MCGINLEY C.P. August Term, 2007 No. 03511 \$170,132.69 KML Law Group, P.C.	Schmieg, LLP	ARTHUR F. SHUNK AND COLLEEN D. SHUNK C.P. January Term, 2012 No. 01850 \$92,665.78 Phelan Hallinan & Schmieg, LLP
1212-434 11714 West Centennial Square AKA 11714 W. Centennial Square W. AKA 11714 Centennial Square West 19116-2522 58th wd. 2340 Sq Ft TXPRCL#582539809 Improvements: Residential Property ROBERT GOTTSCHALK AND OLGA TIDMAN C.P. October Term, 2011 No. 01046 \$208,185.97 Phelan Hallinan & Schmieg, LLP	1212-448 2111 East Elkhart Street 19134 25th wd. 780 sq Ft BRT#252224300 Improvements: Residential Property JOEL W. RILEY, JR. C.P. June Term, 2012 No. 01617 \$66,987.84 KML Law Group, P.C.	1212-463 700 Chandler Street 19111 63rd wd. 3834 Sq Ft BRT#631230300 Improvements: Residential Property DREW B. HERSHOCK AND LISA MARIE HERSHOCK C.P. July Term, 2006 No. 01383 \$180,122.43 KML Law Group, P.C.	1212-476 6614 Gillespie Street 19135-2717 55th wd. 1473.3 Sq Ft PRCL#552432700 Improvements: Residential Property PEDRO PIMENTEL AND RAMONA PEGUERO C.P. September Term, 2009 No. 02058 \$162,928.41 Phelan Hallinan & Schmieg, LLP	1212-491 2094 Granite Street 19124-2234 23rd wd. 2291.94 Sq Ft TXPRCL#622079600 Improvements: Residential Property JOYS VARGAS C.P. November Term, 2005 No. 02640 \$85,670.06 Phelan Hallinan & Schmieg, LLP
1212-435 1932 Sigel Street 19145-2030 48th wd. 630 Sq Ft PRCL#481046700 Improvements: Residential Property MICHAEL MURTHA AKA MICHAEL W. MURTHA AND BRIAN PHILIPS C.P. March Term, 2012 No. 02614 \$49,071.91 Phelan Hallinan & Schmieg, LLP	1212-449 1941 Fitzgerald Street 19145 26th wd. 672 Sq Ft BRT#262259500 Improvements: Residential Property ANTHONY ROMANTINI C.P. September Term, 2011 No. 02626 \$181,631.14 KML Law Group, P.C.	1212-464 8653 Michener Avenue 19150 50th wd. 1434.56 Sq Ft BRT#501163500 Improvements: Residential Property WAKIDA A. WILLIAMS C.P. February Term, 2012 No. 03332 \$143,149.30 KML Law Group, P.C.	1212-477 631 Alcott Street 19120 35th wd. 1224 Sq Ft TXPRCL#352081100 Improvements: Residential Property GILBERT WHALEY C.P. December Term, 2007 No. 03088 \$69,048.57 Phelan Hallinan & Schmieg, LLP	1212-492 1027 Mercy Street 19148-2330 39th wd. 619.84 Sq Ft TXPRCL#394019900 Improvements: Residential Property TRACY WHELAN C.P. April Term, 2012 No. 00757 \$56,188.78 Phelan Hallinan & Schmieg, LLP
1212-436 2002 Bridge Street 19124-2102 23rd wd. 937.70 Sq Ft PRCL#622100800 Improvements: Residential Property MIRELA ARGHIROPOL AND CONSTANTINE GLYPTIS C.P. January Term, 2012 No. 00911 \$66,240.51 Phelan Hallinan & Schmieg, LLP	1212-450 9402 Kirkwood Road 19114 57th wd. 2156 Sq Ft BRT#572322506 Improvements: Residential Property EDWARD A JABS, JR. C.P. May Term, 2009 No. 01780 \$69,542.29 KML Law Group, P.C.	1212-465 1627 North Newkirk Street 19121 32nd wd. 947.98 Sq Ft BRT#324151400 Improvements: Residential Property THE UNKNOWN HEIRS OF FLOYD SCHOFIELD, DECEASED, AMY SCHOFIELD, SOLELY IN HER CAPACITY AS HEIR OF FLOYD SCHOFIELD, DECEASED, DARRYL SCHOFIELD, SOLELY IN HIS CAPACITY AS HEIR OF FLOYD SCHOFIELD, DECEASED, FLOYD SCHOFIELD, JR., SOLELY IN HIS CAPACITY AS HEIR OF FLOYD SCHOFIELD, DECEASED, JEFFEREY SCHOFIELD, SOLELY IN HIS CAPACITY AS HEIR OF FLOYD SCHOFIELD, DECEASED C.P. November Term, 2011 No. 03000 \$43,653.65 KML Law Group, P.C.	1212-478 1001-13 Chestnut Street, 405 West 19107-4219 88th wd. Together with a proportionate undivided interest in the common elements (as declared in such Declaration) of 0.905%. TXPRCL#888110510 Improvements: Condominium Unit SHANCHA LEI AND YU-TIEN LEI C.P. June Term, 2012 No. 02413 \$287,684.16 Phelan Hallinan & Schmieg, LLP	1212-493 4515 Tudor Street 19136-4013 41st wd. 1441.66 Sq Ft PRCL#412140600 Improvements: Residential Property EDWARD FOY AND ANN M. MERK C.P. January Term, 2006 No. 03373 \$81,781.81 Phelan Hallinan & Schmieg, LLP
1212-437 6429 Vine Street 19139-1036 34th wd. 1155 Sq Ft PRCL#343011500 Improvements: Residential Property DESIREE TYLER C.P. October Term, 2011 No. 04231 \$77,880.04 Phelan Hallinan & Schmieg, LLP	1212-451 6042 Hasbrook Avenue 19111 35th wd. 1728 Sq Ft BRT#352255200 Improvements: Residential Property PEDRO CASTILLO C.P. January Term, 2012 No. 01951 \$139,840.02 KML Law Group, P.C.	1212-466 1056 Wagner Avenue 19140 49th wd. 2059.50 Sq Ft BRT#492013600 Improvements: Residential Property LESTER B GOSS C.P. May Term, 2011 No. 01180 \$51,495.06 KML Law Group, P.C.	1212-479 1524 West Erie Avenue 19140-4129 13th wd. 1794.50 Sq Ft TXPRCL#131041700 Improvements: Residential Property FLORENCE B. THOMPSON C.P. May Term, 2011 No. 03421 \$150,255.23 Phelan Hallinan & Schmieg, LLP	1212-494 844 Marlyn Road 19151-3318 34th wd. 1480 Sq Ft TXPRCL#344282300 Improvements: Residential Property CHERYL D. SYKES C.P. October Term, 2009 No. 05077 \$137,818.02 Phelan Hallinan & Schmieg, LLP
1212-438 1907 Elston Street 19138-2702 10th wd. 1120 Sq Ft TXPRCL#101336200 Improvements: Residential Property CYNTHIA MILLER-CHENERY C.P. February Term, 2012 No. 00974 \$49,680.98 Phelan Hallinan & Schmieg, LLP	1212-452 421 Winton Street 19148 39th wd. 637 Sq Ft BRT#392095800 Improvements: Residential Property ROBIN PICKRON C.P. June Term, 2012 No. 00796 \$80,935.83 KML Law Group, P.C.	1212-467 2519 Memphis Street 19125 31st wd. 756 Sq Ft BRT#312024300 Improvements: Residential Property MICHAEL ZIMNEY C.P. May Term, 2012 No. 02343 \$286,538.94 KML Law Group, P.C.	1212-480 2418 West Allegheny Avenue 19132-1321 38th wd. 1373.73 Sq Ft TXPRCL#381344500 Improvements: Residential Property GARTH C. JACKSON AKA GARTH JACKSON C.P. May Term, 2012 No. 02950 \$22,888.71 Phelan Hallinan & Schmieg, LLP	1212-495 4219 Bennington Street 19124-4814 33rd wd. 1228.50 Sq Ft TXPRCL#332303100 Improvements: Residential Property MARIVEL VELASQUEZ C.P. April Term, 2012 No. 02066 \$100,709.27 Phelan Hallinan & Schmieg, LLP
1212-439 1831 East Orleans Street 19134-3543 25th wd. 1353.24 Sq Ft TXPRCL#252167300 Improvements: Residential Property RONALD J. HALL C.P. August Term, 2010 No. 04416 \$64,810.13 Phelan Hallinan & Schmieg, LLP	1212-453 6521 Paschall Avenue 19142 40th wd. 945 Sq Ft BRT#403162800 Improvements: Residential Property BABA KAMARA AND ALICE ELIZABETH KAMARA C.P. October Term, 2010 No. 00365 \$45,894.04 KML Law Group, P.C.	1212-468 10 Catharine Street AKA 10 Catherine Street 19147-4312 2nd wd. 1234.15 Sq Ft TXPRCL#022040710 Improvements: Residential Property TARA L. MCFILLIN C.P. February Term, 2012 No. 03878 \$838,755.71 Phelan Hallinan & Schmieg, LLP	1212-481 1148 E. Atlantic Street 19134-1419 33rd wd. 1900 Sq Ft BRT#331221800 Improvements: Residential Property LEONNA C. LINDSAY C.P. February Term, 2012 No. 03408 \$30,510.45 Phelan Hallinan & Schmieg, LLP	1212-496 1431 Hellerman Street 19149-2742 54th wd. 2150 Sq Ft TXPRCL#541125000 Improvements: Residential Property SHARMAINE MICKENS C.P. December Term, 2010 No. 01767 \$121,564.82 Phelan Hallinan & Schmieg, LLP
1212-440 5917 Summerdale Avenue 19149-3626 53rd wd. 1418.57 Sq Ft TXPRCL#531239300 Improvements: Residential Property RUTH M. BEY AKA RUTH BEY C.P. December Term, 2011 No. 00456 \$78,060.12 Phelan Hallinan & Schmieg, LLP	1212-454 1955 Ashley Street 19138 10th wd. 1246 Sq Ft BRT#101368400 Improvements: Residential Property MONIQUE TUGGLE RIDDICK, SOLELY IN HER CAPACITY AS HEIR TO MARY C. TUGGLE, DECEASED, AND CAROLYN TUGGLE COLLINS, SOLELY IN HER CAPACITY AS HEIR OF MARY C. TUGGLE, DECEASED. C.P. January Term, 2012 No. 01945 \$100,386.52 KML Law Group, P.C.	1212-469 5217 North Hope Street AKA 5217 Hope Street 19120-3415 42nd wd. 1341.02 Sq Ft TXPRCL#422324600 Improvements: Residential Property ANGELA A. PHILLIP C.P. December Term, 2011 No. 03640 \$142,093.53 Phelan Hallinan & Schmieg, LLP	1212-482 4337 Glendale Street 19124-4317 33rd wd. 1306.40 Sq Ft TXPRCL#332452100 Improvements: Residential Property JUAN M MARTINEZ C.P. May Term, 2012 No. 02058 \$64,116.19 Phelan Hallinan & Schmieg, LLP	1212-497 2807 North Hancock Street 19133-3524 7th wd. 665 Sq Ft TXPRCL#071131200 Improvements: Residential Property JOHN PRIMERANO C.P. May Term, 2012 No. 03158 \$54,889.90 Phelan Hallinan & Schmieg, LLP
1212-441 8619 Gillespie Street 19136 65th wd. 1523.80 Sq Ft BRT#652242300 Improvements: Residential Property CECELIA PASTORIZA C.P. June Term, 2012 No. 00867 \$180,655.67 KML Law Group, P.C.	1212-455 513 East Thelma Street 19120 42nd wd. 1027.42 Sq Ft BRT#421033600 Improvements: Residential Property STUART COHEN AND ANNA MARIE POTLIVO COHEN C.P. February Term, 2012 No. 03723 \$75,781.59 KML Law Group, P.C.	1212-470 4543 Pennypack Street 19136-2111 65th wd. 1600 Sq Ft PRCL#652081300 Improvements: Residential Property BRIAN MONAGHAN C.P. December Term, 2011 No. 00035 \$151,047.63 Phelan Hallinan & Schmieg, LLP	1212-483 6207 Limekiln Pike 19141-1405 17th wd. 1350 Sq Ft TXPRCL#172304500 Improvements: Residential Property DONALD OUTTERBRIDGE C.P. June Term, 2010 No. 01983 \$102,168.36 Phelan Hallinan & Schmieg, LLP	1212-498 607 East Hortter Place AKA 607 Hortter Place 19119 22nd wd. 6993.18 Sq Ft TXPRCL#221185600 Improvements: Residential Property THELMA BROOKS C.P. August Term, 2005 No. 03071 \$194,932.23 Phelan Hallinan & Schmieg, LLP
1212-442 5250 Saul Street 19124 62nd wd. 1400.40 Sq Ft BRT#621450200 Improvements: Residential Property NOEMI RAMIREZ C.P. June Term, 2012 No. 00699 \$63,449.98 KML Law Group, P.C.	1212-456 265 South 9th Street, Unit 1R 19107 5th wd. 810 Sq Ft, together with a proportionate undivided interest in the common elements of 16.59%. BRT#888049366 Improvements: Residential Property MELANIE YOUNG C.P. June Term, 2012 No. 01531 \$254,668.51 KML Law Group, P.C.	1212-471 880 Carver Street 19124-1010 35th wd. 1262.80 Sq Ft TXPRCL#351240400 Improvements: Residential Property CAROLYN LOGAN AKA CAROL LOGAN C.P. December Term, 2011 No. 01730 \$140,492.46 Phelan Hallinan & Schmieg, LL	1212-484 625 Allengrove Street 19120-2105 35th wd. 1347.20 Sq Ft TXPRCL#351087700 Improvements: Residential Property CRUZ SANTIAGO C.P. January Term, 2012 No. 03292 \$36,655.79 Phelan Hallinan & Schmieg, LLP	1212-499 1808 South 9th Street 19148-1660 1st wd. 912 Sq Ft PRCL#012387900 Improvements: Residential Property MOHAMED A. MENADLI C.P. February Term, 2012 No. 03243 \$227,644.39 Phelan Hallinan & Schmieg, LLP
1212-443 2604 South Dewey Street 19142 40th wd. 1096 Sq Ft BRT#402081600 Improvements: Residential Property IHUOMA V. NWAOKWO C.P. June Term, 2012 No. 02265 \$60,843.80 KML Law Group, P.C.	1212-457 7123 Buist Avenue 19142 40th wd. 1259.44 Sq Ft BRT#404278100 Improvements: Residential Property TUNG LE C.P. April Term, 2012 No. 00271 \$102,314.35 KML Law Group, P.C.	1212-472 6101 Baynton Street 19144-2012 59th wd. 1821.52 Sq Ft PRCL#592192400 Improvements: Residential Property KHALEEL S. ADGER C.P. May Term, 2012 No. 02703 \$116,234.01 Phelan Hallinan & Schmieg, LLP	1212-485 4146 Levick Street 19135-3018 41st wd. 1514.75 Sq Ft TXPRCL#552073700 Improvements: Residential Property GULZAR AHMED AKA G. AHMED C.P. October Term, 2011 No. 02002 \$113,579.24 Phelan Hallinan & Schmieg, LLP	1212-500 850 Mercer Street 19125-3519 18th wd. 672 Sq Ft TXPRCL#181404700 Improvements: Residential Property ROBERT W. SCHMIDT AKA ROBERT W. SCHMIDT, JR. C.P. May Term, 2012 No. 02949 \$71,787.53 Phelan Hallinan & Schmieg, LLP
1212-444 913 South 13th Street 19147 2nd wd. 864 Sq Ft BRT#021600800 Improvements: Residential Property SHEILA LLOYD AND HAROLD LLOYD AKA HAROLD DEAN LLOYD C.P. January Term, 2009 No. 00654 \$523,196.85 KML Law Group, P.C.	1212-458 8111 Leon Street 19136 64th wd. 1379.88 Sq Ft BRT#642046500 Improvements: Residential Property JANET USLE C.P. October Term, 2009 No. 02818 \$148,144.68 KML Law Group, P.C.	1212-473 6539 Marsden Street 19135-2708 41st wd. 1050 Sq Ft TXPRCL#411275600 Improvements: Residential Property DARLITA LEE C.P. May Term, 2012 No. 01646 \$104,085.81 Phelan Hallinan & Schmieg, LLP	1212-486 5339 Turner Street 19131-3325 52nd wd. 1034 Sq Ft TXPRCL#521049600 Improvements: Residential Property PAMELA B. HAYES AKA PAMELA HAYES C.P. March Term, 2012 No. 01731 \$107,536.32 Phelan Hallinan & Schmieg, LLP	1212-501 6031 Cedarhurst St 19143-3104 3rd wd. 1320 Sq Ft PRCL#034010300 Improvements: Residential Property GARY DEMPSEY AND KENNETH L. STOKES C.P. September Term, 2007 No. 01780 \$78,470.38 Phelan Hallinan & Schmieg, LLP
1212-445 4744 Melvale St 19137 45th wd. 833.61 Sq Ft BRT#453326400 Improvements: Residential Property CARLO QUATTRONE C.P. March Term, 2012 No. 02879 \$68,332.25 KML Law Group, P.C.	1212-459 2011 Carpenter Street 19146 30th wd. 1120 Sq Ft BRT#301235300 Improvements: Residential Property ANGELA M. BAYLOCK C.P. July Term, 2009 No. 00918 \$333,753.28 KML Law Group, P.C.	1212-474 2149 Disston Street 19149-1808 35th wd. 1497.41 Sq Ft PRCL#542071200 Improvements: Residential Property MICHAEL EPSTEIN C.P. August Term, 2008 No. 103051 \$115,257.79 Phelan Hallinan & Schmieg, LLP	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 & Schmieg, LLP	1212-502 5617 Washington Avenue 19143 46th wd. 1212.80 Sq Ft TXPRCL#463151000 Improvements: Residential Property CHRISTIAN JOYNES, SR. AND DILON JOYNES C.P. November Term, 2011 No. 03155 \$58,026.42 Phelan Hallinan & Schmieg, LLP
1212-446 846 Foulkrod Street 19124 35th wd. 1465.06 Sq Ft BRT#351077000 Improvements: Residential Property DOROTHY E. BEALE C.P. January Term, 2010 No. 03258 \$76,055.16 KML Law Group, P.C.	1212-460 105 West Walnut Lane 19144 22nd wd. 9205.86 Sq Ft BRT#593065400 Improvements: Residential Property MICHELLE JOSEPH C.P. March Term, 2011 No. 03565 \$357,872.40 KML Law Group, P.C.	1212-475 1302 South Paxon Street 19143-5016 51st wd. 816.81 Sq Ft TXPRCL#273106600 Improvements: Residential Property DEBRA LEMAR C.P. January Term, 2012 No. 00386 \$51,699.06 Phelan Hallinan &	1212-488 4717 Bleigh Avenue 19136-4101 65th wd. 972.45 Sq Ft PRCL#651021900 Improvements: Residential Property TERRANCE COOK C.P. January Term, 2008 No. 00988 \$127,986.85 Phelan Hallinan & Schmieg, LLP	1212-503 132 East Ruscomb Street 19120-3940 42nd wd. 1260 Sq Ft TXPRCL#421159500 Improvements: Residential Property RAFAEL PEREZ C.P. October Term, 2011 No. 04686 \$77,460.60 Phelan Hallinan & Schmieg, LLP
1212-447 2866 North Lawrence Street 19133 19th wd. 644 sq Ft BRT#192179900 Improvements:	1212-461 7612 Thouron Avenue 19150 50th wd. 1440 sq Ft BRT#102496900 Improvements: Residential Property FRANCIS R. JONES C.P. March Term, 2012 No. 02115 \$111,532.95 KML Law Group, P.C.	1212-476 7226 Montour Street 19111-4017 53rd wd. 6325 Sq Ft TXPRCL#532411000 Improvements: Residential Property	1212-489 1362 Kerper Street 19111-4902 53rd wd. 1794.46 Sq Ft TXPRCL#532094500 Improvements: Residential Property MYUNG CHO AND KWANG H. HONG C.P. May Term, 2009 No. 03734 \$148,099.49 Phelan Hallinan & Schmieg, LLP	1212-504 7323 Brookhaven Road 19151-2206 34th wd. 1483.70 Sq Ft TXPRCL#344154000 Improvements: Residential Property HELEN APIO C.P. January Term, 2011 No. 02598 \$81,712.90 Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE

Sq Ft TXPRCL#562314830 Improvements: Residential Property
LORIANNE A. GERAGHTY AKA LORRAINE A. GERAGHTY C.P. March Term, 2010 No. 01674 \$209,477.40 Phelan Hallinan & Schmiegl, LLP

1212-506

613 West Mayfield Street 19133-2439 37th wd. 674.62 Sq Ft TXPRCL#372432800 Improvements: Residential Property
YVETTE DUDLEY C.P. December Term, 2011 No. 02738 \$39,125.93 Phelan Hallinan & Schmiegl, LLP

1212-507

3156 West Master Street, Unit 55 19121-4423 88th wd. Being and designated as Unit #55, together with a proportionate and undivided interest in the Common Elements (as defined in such Declaration, as amended), TXPRCL#888290160 Improvements: Condominium Unit
NASHAY M. KENNETH C.P. July Term, 2010 No. 00143 \$333,145.30 Phelan Hallinan & Schmiegl, LLP

1212-508

364 Gardner Street 19116-2734 58th wd. 3348.66 Sq Ft PRCL#582229300 Improvements: Residential Property
LYUBOV SHVARTS C.P. May Term, 2010 No. 03900 \$209,397.43 Phelan Hallinan & Schmiegl, LLP

1212-509

4316 Wahn Street 19124-4050 19th wd. 840.75 Sq Ft TXPRCL#232301100 Improvements: Residential Property
KENNETH J. HAINES, SR. C.P. January Term, 2012 No. 04912 \$44,131.52 Phelan Hallinan & Schmiegl, LLP

1212-510A-B

56th Wd. (7309 Bingham Street - Premises A - 19111) 3166.50 Sq Ft TXPRCL#561019100 Improvements: Residential Property
56th Wd. (7311 Bingham Street - Premises B - 19111) 3166.50 Sq Ft TXPRCL#561019200 Improvements: Residential Property
MADELINE M. CASELLA C.P. October Term, 2007 No. 03722 \$214,796.39 Phelan Hallinan & Schmiegl, LLP

1212-511

2128 Magee Avenue 19149 54th wd. 1211.71 Sq Ft OPA#541133700 Improvements: Residential Property
ADEL ALAMERI C.P. June Term, 2012 No. 525 \$122,433.87 Lauren Berschler Karl, Esq.

1212-512

6080 Ridge Avenue 21st wd. 2604 Sq Ft more or less BRT#882821400
VALERIE COYLE C.P. Docket No. 00251 \$355,725.67 Jennifer G. Fowler, Esq.

1212-513

4515 North Colorado Street 19140 13th wd. 926 Sq Ft BRT#132153300 Improvements: Residential Dwelling
CYNTHIA WILSON, EXECUTRIX OF THE ESTATE OF PEARL BRODIE, DECEASED. C.P. April Term, 2012 No. 01850 \$61,154.49 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

1212-514

827 Selmer Road 58th wd. Beginning at a point on the northeasterly side of Selmer Rd (50 ft wide) which point is measured south 52 degrees, 57 minutes, 29 seconds east, 449 ft, 6-3/8 inches from a point of tangent on the same, which said point of tangent is measured southwestwardly, southwardly, and southeastwardly along the arc of a circle to the left having a radius of 50 feet, the arc distance of 70 ft 6-5/8 inches from a point of curve on the southeasterly side of Proctor Road (45 ft, 11-1/2 inches wide), thence extending from said point of beginning north 37 degrees, 02 minutes, 31 seconds east, partly passing through the center line of the party wall of the dwelling erected on this premises and the dwelling erected on the premises adjoining on the northwest 100 ft to a point, thence extending south 52 degrees, 57 minutes, 29 second east, 34 feet, 11-7/8 inches to a point, thence extending south 37 degrees, 02 minutes, 31 seconds west, 100 ft to a point on the northeasterly side of Selmer Rd, thence extending north 52 degrees, 57 minutes, 29 seconds west along said side of Selmer Road 34 feet, 11-7/8 inches to a point on same, being the first mentioned and place of beginning. BRT#582088000 Subject to Mortgage Improvements: S/d W B/g 2s Mas + Other
CHI TUNG MUI AND FUM MENG MUI C.P. January Term, 2012 No. 04680 \$240,986.66 Patrick J. Wesner, Esq.

1212-515

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

SHERIFF'S SALE**1212-516**

2660 South Shields Street 19142 40th wd. row w-off/str 2 sty, masonry; 3204 Sq Ft BRT#406034300 Improvements: Residential Dwelling
ANTHONY T. LAM C.P. March Term, 2011 No. 00070 \$85,491.20 McCabe, Weisberg, & Conway, P.C.

1212-517

2246 East Washington Lane 19138 50th wd. Row b/gar 2 sty masonry; 3232 Sq Ft BRT#501393300 Improvements: Residential Dwelling
LISA N. PACE C.P. February Term, 2012 No. 03629 \$177,109.10 McCabe, Weisberg, & Conway, P.C.

1212-518

2662 Almond Street 19125 31st wd. Row 2 sty, masonry, 3646 Sq Ft BRT#312083100 Improvements: Residential Dwelling
STEPHEN CANNIZZARO JR. AND DANIELLE CANNIZZARO C.P. January Term, 2012 No. 02793 \$140,712.71 McCabe, Weisberg, & Conway, P.C.

1212-519

2861 Norcom Road 19154 66th wd. Det 1-1/2 sty frame; 10720 Sq Ft BRT#662539200 Improvements: Residential Dwelling
PROPERTY OF ROBERT GOLDSMITH, KNOWN SURVIVING HEIR OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL OWNER, CHERYL CUNNANE, KNOWN SURVIVING HEIR OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL OWNER, AND UNKNOWN SURVIVING HEIRS OF CHRISTINE A. GOLDSMITH, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2011 No. 03580 \$204,571.56 McCabe, Weisberg, & Conway, P.C.

1212-520

6340 Algard Street 19135 55th wd. Row b/gar 2 sty, masonry; 2333 Sq Ft BRT#552347200 Subject to Mortgage Improvements: Residential Dwelling
MARY ANN RIVERA C.P. January Term, 2011 No. 02982 \$145,251.88 McCabe, Weisberg, & Conway, P.C.

1212-521

2009 North 61st Street 19151 34th wd. Row b/gar 2 sty masonry; 2564.73 Sq Ft BRT#342253500 Improvements: Residential Dwelling
STEPHEN D. CLARK AND LAVERNE CLARK C.P. January Term, 2012 No. 00668 \$93,661.21 McCabe, Weisberg, & Conway, P.C.

1212-522

2070 East Allegheny Avenue 19134 25th wd. Row 2 sty, masonry; 2303.79 Sq Ft BRT#252308200 Improvements: Residential Dwelling
ANNAMARIA FOGLIA C.P. January Term, 2012 No. 00316 \$90,711.32 McCabe, Weisberg, & Conway, P.C.

1212-523

1012 West Rockland Street 19141 49th wd. Semi det 2 sty masonry; 3576.50 Sq Ft BRT#491115400 Subject to Mortgage Improvements: Residential Dwelling
LISA BISHOP AKA LISA E. BISHOP, DANIEL BISHOP AKA DANIEL L. BISHOP, III AND UNITED STATES OF AMERICA C.P. September Term, 2011 No. 01314 \$71,187.82 McCabe, Weisberg, & Conway, P.C.

1212-524

5222 Schuyler Street 19144 12th wd. 2553.9 Sq Ft; apartment 2-4 units 2 sty masonry BRT#123242100 Improvements: Residential Dwelling
MICHAEL E. SHIELDS C.P. December Term, 2011 No. 03335 \$235,197.46 McCabe, Weisberg, & Conway, P.C.

1212-525

8002 Thouron Avenue 19150 50th wd. S/D w b/g 2S masonry; 4154.51 Sq Ft BRT#502150100 Subject to Mortgage Improvements: Residential Dwelling
DESMOND SPENCER C.P. July Term, 2009 No. 03198 \$75,264.89 McCabe, Weisberg, & Conway, P.C.

1212-526

1910 Hoffman Street 19145 48th wd. Row 2 sty masonry; 1484 Sq Ft BRT#481080000 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF ELMIRA HALL, DECEASED MORTGAGOR AND REAL OWNER AND JOHN SINGLETON, ONLY KNOWN SURVIVING HEIR OF ELMIRA HALL, DECEASED MORTGAGE MORTGAGOR AND REAL OWNER C.P. March Term, 2010 No. 04357 \$39,126.74 McCabe, Weisberg, & Conway, P.C.

1212-527

2027 South Bancroft Street 19145 48th wd. Row conv/apartment 2 sty masonry; 2240 Sq Ft BRT#481203100 Improvements: Residential

SHERIFF'S SALE

Dwelling
KIRK N. PAVONI AND ALBERT R. PAVONI, III C.P. June Term, 2011 No. 02109 \$138,335.71 McCabe, Weisberg, & Conway, P.C.

1212-528

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

1212-529

326 West Zeralda Street 19144 13th wd. Row b/gar 2 sty masonry; 1612.89 Sq Ft, 2278 Sq Ft BRT#133022400 Improvements: Residential Dwelling
CLARA M. HALL C.P. August Term, 2010 No. 02572 \$54,157.59 McCabe, Weisberg, & Conway, P.C.

1212-530

435 Wolf Street 19148 39th wd. Row 2 sty, masonry; 1811 Sq Ft BRT#392156200 Improvements: Residential Dwelling
THOMAS J. RILEY, JR. AND THOMAS J. RILEY, SR. C.P. Docket No. 09501376 \$141,837.60 McCabe, Weisberg, & Conway, P.C.

1212-531

11 West Walnut Lane 19144 59th wd. Det 3 sty stone; 6986.21 Sq Ft BRT#593064100 Improvements: Residential Dwelling
DUANE S. HORNE C.P. March Term, 2012 No. 01120 \$294,958.48 McCabe, Weisberg, & Conway, P.C.

1212-532

3173 Belgrade Street 19134 25th wd. Row 2 sty masonry; 2420 Sq Ft BRT#251343500 Subject to Rent Improvements: Residential Dwelling
MATHEW MCCABE AND UNITED STATES OF AMERICA C.P. March Term, 2012 No. 01415 \$182,475.35 McCabe, Weisberg, & Conway, P.C.

1212-533

8718 Alicia Street 19115 63rd wd. Det w/d gar 1.5 sty mas+0; 10446 Sq Ft BRT#632292900 Improvements: Residential Dwelling
KENNETH D. STEVENS C.P. April Term, 2009 No. 00771 \$261,821.41 McCabe, Weisberg, & Conway, P.C.

1212-534

4142 North 8th Street 19140 43rd wd. Row 2 sty, masonry; 1849.5 Sq Ft BRT#433361300 Improvements: Residential Dwelling
JAMES COPPEDGE C.P. January Term, 2009 No. 03294 \$54,530.42 McCabe, Weisberg, & Conway, P.C.

1212-535

1939 West Diamond Street 19121 32nd wd. Misc. Funeral masonry; 5913 Sq Ft BRT#321187600 Improvements: Residential Dwelling
MARGARET P. CARNEY C.P. October Term, 2011 No. 02733 \$35,781.84 McCabe, Weisberg, & Conway, P.C.

1212-536

7705 Woolston Avenue 19150 50th wd. 4730 Sq Ft, Apartment 2-4 Units 2 sty, masonry BRT#502065400 Improvements: Residential Dwelling
FERN ANDREWS C.P. March Term, 2012 No. 00779 \$126,468.76 McCabe, Weisberg, & Conway, P.C.

1212-537

1530 W. 68th Avenue 19126 10th wd. 1440 Sq Ft BRT#101248900 Improvements: Residential Property
DEIDRE JONES-MOORE C.P. November Term, 2008 No. 002046 \$79,779.69 Christopher A. DeNardo, Esq.

1212-538

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

1212-539

5630 Sprague Street 19138 22nd wd. 1554 Sq Ft BRT#122270000 Improvements: Residential Property
RHONDA Y SPEARMAN C.P. June Term, 2012 No. 1232 \$53,907.49 Christopher A. DeNardo, Esq.

1212-540

1618 East Washington Lane 19138 10th wd. 1500 Sq Ft BRT#102271900 Improvements: Residential Property
MICHELIN ALCIDE AND MAGDALA ALCIDE C.P. September Term, 2005 No. 001150 \$123,063.23 Christopher A. DeNardo, Esq.

1212-541

2818 Ryerson Place 19114 57th wd. 1800 Sq Ft BRT#572094609 Improvements:

SHERIFF'S SALE

Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OLEG KANTAROVICH, DECEASED. C.P. March Term, 2010 No. 004190 \$188,131.78 Christopher A. DeNardo, Esq.

1212-542

5249 Hutchinson Street AKA 5249 North Hutchinson Street 19141 49th wd. 1270 Sq Ft BRT#492154600 Improvements: Residential Property
EARL THORNTON C.P. July Term, 2012 No. 001594 \$85,642.81 Christopher A. DeNardo, Esq.

1212-543

1554 North Alden Street 19131 4th wd. 1380 Sq Ft BRT#043297200 Improvements: Residential Property
JOEL WILLIAMS C.P. February Term, 2012 No. 2682 \$63,587.85 Christopher A. DeNardo, Esq.

1212-544

2217 North 52nd Street 19131 52nd wd. 3050 Sq Ft BRT#521298400 Improvements: Residential Property
DELORES JONES AND GENNARO RAUSO, INTERVENOR DEFENDANT C.P. September Term, 2008 No. 003690 \$334,433.48 Christopher A. DeNardo, Esq.

1212-545

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

1212-546

2415 Madison Square AKA 2415 Webster Street 19146 30th wd. 560 Sq Ft BRT#302108200 Improvements: Residential Property
ALBERT DAVID SLAFMAN C.P. April Term, 2010 No. 002000 \$238,118.44 Christopher A. DeNardo, Esq.

1212-547

2120 66th Avenue 19138 50th wd. (formerly the 42nd) 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.

1212-548

6424 North 20th Street 19138 10th wd. (formerly part of the 17th) 1279.46 Sq Ft BRT#10203900 Improvements: Residential Property
DIEDRA E. HERBERT AKA DIEDRA E. JOHNSON, INDIVIDUALLY IN HER CAPACITY AS REMAINDERMAN AND AS CO-ADMINISTRATRIX OF THE ESTATE OF VICTORIA JOHNSON AKA ULYSSIA VICTORIA JOHNSON, DECEASED AND LIONEL E. JOHNSON INDIVIDUALLY IN HER CAPACITY AS REMAINDERMAN, AND AS CO-ADMINISTRATRIX OF THE ESTATE OF VICTORIA JOHNSON AKA ULYSSIA VICTORIA JOHNSON, DECEASED. C.P. April Term, 2012 No. 00771 \$57,316.43 KML Law Group, P.C.

1212-549

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.

1212-550

1916 North Howard Street 19122 19th wd. 739.50 Sq Ft BRT#183236700 Improvements: Residential Property
THE UNKNOWN HEIRS OF EARL WILKIE, DECEASED AND DAVID RAINE, SOLELY IN HIS CAPACITY AS HEIR OF EARL WILKIE, DECEASED. C.P. May Term, 2010 No. 02523 \$123,310.81 KML Law Group, P.C.

1212-551

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

1212-552

2829 Welsh Road 19152 57th wd. 2838.06 Sq Ft BRT#571046600 Improvements: Residential Property
NATALIE J. DOUGLASS AND MICHAEL R. DOUGLASS C.P. October Term, 2007 No. 01013 \$163,150.93 KML Law Group, P.C.

SHERIFF'S SALE**1212-553**

5652 Diamond Street 19131 52nd wd. 1633 Sq Ft BRT#522091100 Improvements: Residential Property
THE UNKNOWN HEIRS OF CYRIL J R CHRISTOPHER, DECEASED AND CYRIL CHRISTOPHER, JR. SOLELY IN HIS CAPACITY AS HEIR OF CYRIL JR. CHRISTOPHER, DECEASED. C.P. March Term, 2012 No. 01412 \$116,227.40 KML Law Group, P.C.

1212-554

4104 I Street 19124 33rd wd. 1083.38 Sq Ft BRT#332150900 Improvements: Residential Property
ALEXANDER RAMOS-ECHEVARRIA C.P. May Term, 2012 No. 01097 \$121,440.48 KML Law Group, P.C.

1212-555

2125 North Melvin Street 19131 52nd wd. 1293.28 Sq ft BRT#522247300 Improvements: Residential Property
THE UNKNOWN HEIRS OF JOE N. CAMERON, DECEASED, ANNETTE MICHELLE CAMERON, SOLEY IN HER CAPACITY AS HEIR OF JOE N. CAMERON, DECEASED, LINDA HARGROW, SOLEY IN HER CAPACITY AS HEIR OF JOE N. CAMERON, DECEASED AND JONATHAN CAMERON, SOLEY IN HIS CAPACITY AS HEIR TO OF JOE N CAMERON, DECEASED C.P. February Term, 2012 No. 03659 \$91,980.79 KML Law Group, P.C.

1212-556

5459 Euclid Street 19131 52nd wd. 1628.70 Sq ft BRT#522037100 Improvements: Residential Property
EBONEY HELMS C.P. June Term, 2011 No. 02393 \$133,079.31 KML Law Group, P.C.

1212-557

2227 South 68th Street 19142 40th wd. 1162.50 Sq Ft BRT#403071700 Improvements: Residential Property
DEON TILLERY C.P. February Term, 2012 No. 03334 \$50,272.82 KML Law Group, P.C.

1212-558

31 West Sharpnack Street 19119 22nd wd. 1316.16 Sq Ft; This property is being sold subject to the four-fifths ownership interest of the Security Title Guarantee Corporation of Baltimore, A Maryland Corporation, whose interest is recorded as instrument #52242557, July 30, 2010, Philadelphia, PA. Pursuant to order of court at No 004479, July Term, 2007, Philadelphia, PA. BRT#223041500 Improvements: Residential Dwelling
TO BE SOLD AS PROPERTY OF: WENDY LEE MILLER AKA WENDY WILLIAMS, LAST RECORD OWNER OF 1/5TH INTEREST AND MORTGAGOR OF 1/5 INTEREST, LARON D WILLIAMS KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS, LAILITAS M WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS, VIOLA WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS, DEVOSHIA WILLIAMS KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS, VIRGINIA WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS -WENDY LEE MILLER, AKA WENDY WILLIAMS, LAST RECORD OWNER OF 1/5TH INTEREST AND MORTGAGOR OF 1/5 INTEREST
-LARON D. WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER AKA WENDY WILLIAMS
-LAILITAS M. WILLIAMS, KNOWN HEIR OF WENDY LEE MILLER C.P. October Term, 2005 No. 000390 \$78,736.95 Mark J. Udren, Esq.

1212-559

2816 North Van Pelt Street 19132 38th wd. 1334.06 Sq Ft BRT#111295700 Improvements: Residential Dwelling
MELISA SWAN C.P. September Term, 2011 No. 01038 \$60,109.40 Udren Law Offices, P.C.

1212-560

7237 Mallard Place 19153 40th wd. 2342.70 Sq Ft BRT#406649008 Improvements: Residential Dwelling
CHARLES HAVENS AKA CHARLES P HAVENS AND JOAN HAVENS AKA JOAN C. HAVENS C.P. June Term, 2012 No. 01185 \$138,532.43 Udren Law Offices, P.C.

1212-561

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

SHERIFF'S SALE

LAZARUS A. ANGBAZO C.P. June Term, 2012 No. 03475 \$42,298.74 Udren Law Offices, P.C.

1212-563

12039 Sewell Rd 19116 35th wd. 7500 Sq Ft BRT#582587800 Improvements: Residential Dwelling

WILLIAM E. EGENOLF C.P. May Term, 2009 No. 03805 \$111,811.71 Mark J. Udren, Esq.

1212-564

6208 Dickens Avenue 19142 40th wd. 1455.00 Sq Ft BRT#402240800 Improvements: Residential Dwelling

ROBERT M. BUTLER C.P. June Term, 2012 No. 03744 \$69,083.95 Udren Law Offices, P.C.

1212-565

549 East Sanger Street 19120 35th wd. 1082.75 Sq Ft BRT#311213400 Improvements: Residential Dwelling

BOBBIE CARDWELL AND BRIAN CARDWELL C.P. October Term, 2010 No. 03147 \$114,852.86 Udren Law Offices, P.C.

1212-566

1326 Spruce Street Unit 2201 19107 5th wd. 1209 Sq Ft BRT#888050380 Improvements: Residential Dwelling

RUTH S. ALBERT AND STACEY B. ALBERT, AKA STACEY BETH ALBERT C.P. March Term, 2012 No. 02117 \$216,185.02 Udren Law Offices, P.C.

1212-567

646 E. Ontario Street 19134 33rd wd. 862.50 Sq Ft BRT#331155200 Improvements: Residential Dwelling

KEITH DAVIS AND WAYNE DAVIS C.P. May Term, 2010 No. 02859 \$64,486.51 Udren Law Offices, P.C.

1212-568

6806 Sprague Street 19119 22nd wd. 1322.25 Sq Ft BRT#222228200 Improvements: Residential Dwelling

VANESSA CARTER C.P. January Term, 2012 No. 02033 \$194,980.73 Udren Law Offices, P.C.

1212-569

2955 Tremont Street 19136 57th wd. 3200 Sq Ft BRT#572060500 Improvements: Residential Dwelling

MICHAEL KIRLIN C.P. April Term, 2012 No. 00346 \$251,855.26 Udren Law Offices, P.C.

1212-570

661 East Wensley Street 19134 33rd wd. 637 Sq Ft BRT#331134300 Subject to Mortgage Improvements: Residential Dwelling

JOSE A. TORRES C.P. May Term, 2012 No. 00462 \$29,835.71 Udren Law Offices, P.C.

1212-571

2660 Emerald Street 19125 31st wd. 1000 Sq Ft BRT#311075800 Improvements: Residential Dwelling

ANNA MARIE NOLAN C.P. February Term, 2011 No. 00665 \$83,746.82 Mark J. Udren, Esq.

1212-572

1412 Ellsworth Street 19146 36th wd. 1360 Sq Ft BRT#365271100 Improvements: Residential Dwelling

CHARLES L. NICHOLSON C.P. May Term, 2008 No. 002416 \$382,470.31 Mark J. Udren, Esq.

1212-573

811 South 58th Street 19143 46th wd. 1699.50 Sq Ft BRT#463284100 Improvements: Residential Dwelling

STEFANIE MORRIS C.P. July Term, 2012 No. 00261 \$107,644.39 Udren Law Offices, P.C.

1212-574

1917 67th Avenue 19138 10th wd. 1422.00 Sq Ft BRT#1102431900 Subject to Mortgage Improvements: Residential Dwelling

DORETHA KIDD AND JOSEPH KIDD C.P. June Term, 2011 No. 03284 \$71,576.26 Udren Law Offices, P.C.

1212-575

4248 I Street 19124 33rd wd. 1746.87 Sq Ft BRT#332156100 Improvements: Residential Dwelling

HECTOR L. COLON AND MARIA M. HERNANDEZ C.P. November Term, 2011 No. 00780 \$101,075.28 Udren Law Offices, P.C.

1212-576

2214 Latona Street 19146 36th wd. 693.75 Sq Ft BRT#361287700 Improvements: Residential Dwelling

JOHN J. CHEATLEY C.P. July Term, 2012 No. 03248 \$79,664.29 Udren Law Offices, P.C.

1212-577

6730 Ditman Street 19125-2222 41st wd. 2250.00 Sq Ft BRT#412347800 Improvements: Residential Dwelling

CARLA D. APPELEGATE C.P. August Term, 2011 No. 04070 \$129,806.43 Udren Law Offices, P.C.

SHERIFF'S SALE

1212-578

2233 South Woodstock Street 19145 48th wd. 1919.17 Sq Ft BRT#32S12206 Improvements: Residential Dwelling

MAJIDY SABEK AND MATTHEW SABEK C.P. July Term, 2010 No. 03272 \$177,721.92 Udren Law Offices, P.C.

1212-579

6118 Glenloch Street 19135-3613 41st wd. 1760 Sq Ft BRT#411201400 Improvements: Residential Dwelling

MARGARET BARTLETT C.P. May Term, 2012 No. 01999 \$136,130.37 Barbara A. Fein, Esq.

1212-580

7721 Buist Avenue 19153-1215 40th wd. 1875 Sq Ft BRT#405755870 Improvements: Residential Dwelling

ARTHUR PARKER, JR. C.P. December Term, 2011 No. 02619 \$118,502.03 Barbara A. Fein, Esq.

1212-581

2411 S. Chadwick Street 19145 26th wd. 902 Sq Ft BRT#261316900 Improvements: Residential Dwelling

MICHAEL SOFI, ROBERT POLIZZANO AND MICHELE POLIZZANO C.P. March Term, 2012 No. 3629 \$88,891.70 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1212-582

5423 Master Street 19131 4th wd. 1226 Sq Ft BRT#041229200 Improvements: Residential Dwelling

K&F GROUP, LLC C.P. February Term, 2012 No. 3025 \$146,098.52 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1212-583

23 North Robinson Street 19139 34th wd. 1322 Sq Ft BRT#341165000 Improvements: Residential Dwelling

K&F INVESTMENTS, LLC C.P. February Term, 2012 No. 3021 \$146,098.52 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1212-584

4085 Filbert Street 6th wd. Beginning at a point on the northerly side of Filbert Street (50 ft wide) 143.084 feet eastwardly from the easterly side of 41st Street (60 feet wide); thence extending north 02 degrees, 50 minutes, 08.2 seconds west the distance of 49.126 feet. Subject to Mortgage Improvements: Row 2 Sty Masonry

OTIS WILLIAMS C.P. June Term, 2011 No. 01010 \$131,339.41 Chandra M. Arkema, Esq.

1212-585

532 Ashmead Street 12th wd. Situate on the southeast side of Asmead Street at the distance of 240 feet northeast from the northeast side of Magnolia Street, Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry

GREGORY K. BURRIS C.P. June Term, 2012 No. 02309 \$48,774.56 Chandra M. Arkema, Esq.

1212-586

316 West Chew Avenue 61st wd. Beginning point: Situate on the south side of Chew Avenue at the distance of thirty feet two inches eastward from the east side of Fourth Street Subject to Mortgage Improvements: Semi Det 2 Sty Masonry

CYNTHIA L. HARRIS [ESTATE OF] C.P. September Term, 2011 No. 01108 \$103,979.62 Chandra M. Arkema, Esq.

1212-587

6630 Doral Street 19142 40th wd. 1143.10 Sq Ft BRT#406347900 Improvements: Residential Property

FRANK N. MESSINA C.P. August Term, 2010 No. 4820 \$92,615.61 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq.; Zucker, Goldberg & Ackerman, LLC

1212-588

3515 North Marvne Street 19140 43rd wd. 1282 Sq Ft BRT#432145900 Subject to Mortgage Improvements: Residential Property

ROBERT D. WILSON C.P. October Term, 2009 No. 0647 \$54,692.47 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

1212-589

4735 Hawthorne Street 19124 23rd wd. 1535.12 Sq Ft BRT#232292910 Improvements: Residential Property

ROBERT D. WILSON C.P. October Term, 2009 No. 1634 \$82,153.00 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq.; Zucker, Goldberg & Ackerman, LLC

SHERIFF'S SALE

1212-590

5116 North 2nd Street 19120-3403 42nd wd. 1600 Sq Ft BRT#422407600 Improvements: Residential Property

BRANDI MAPP-EVANS C.P. December Term, 2011 No. 0933 \$137,497.07 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

1212-591

2604 Almond Street 19125 31st wd. 744 Sq Ft BRT#312080700 Improvements: Residential Dwelling

ROBERT J. HUFNAL, JR. C.P. April Term, 2012 No. 000104 \$71,506.96 Martha E. Von Rosenstiel, Esq.

1212-592

1241 East Fletcher Street 19125 18th wd. 1833.66 Sq Ft BRT#181260900 Improvements: Residential Dwelling

JOHN DOOLEY AND COLLEEN DOOLEY AND JACOB J. BOOTH AND KATHLEEN D. BOOTH C.P. March Term, 2008 No. 05799 \$198,159.45 Heather Riloff, Esq.

1212-593

3615 Prince Circle 19114 66th wd. 2477.45 Sq Ft BRT#661202700 Improvements: Residential Dwelling

WILLIAM A. FARRIS AND LUCINDA FARRIS C.P. July Term, 2012 No. 00396 \$127,088.96 Martha E. Von Rosenstiel, Esq.

1212-594

2943 Jenny Place 19136 57th wd. 1953.55 Sq Ft BRT#572040690 Improvements: Residential Dwelling

MICHAEL J. BERNSTEIN AND CATHERINE BERNSTEIN C.P. October Term, 2011 No. 004405 \$238,356.31 Martha E. Von Rosenstiel, Esq.

1212-595

10908 Lockart Road 19116 58th wd. 2269.50 Sq Ft BRT#582407702 Improvements: Residential Dwelling

STEPHEN DEITCH AND JOYCE DEITCH C.P. March Term, 2011 No. 003590 \$226,695.12 Martha E. Von Rosenstiel, Esq.

1212-596

2752 Germantown Avenue 19133 37th wd. 1634.40 Sq Ft BRT#882922470 Improvements: Commercial Real Estate

FAISAL H. ELHASSAN C.P. July Term, 2012 No. 01792 \$54,623.00 Stern & Eisenberg, PC

1212-597

231 E. Albanus Street 19120 42nd wd. 1068 Sq Ft BRT#421153900 Improvements: Residential Real Estate

RONNELL R. ROBINSON C.P. September Term, 2009 No. 001002 \$32,315.61 Stern & Eisenberg, PC

1212-598

225 East Garrett Street 19119 22nd wd. 900 Sq Ft BRT#222015600 Improvements: Residential Real Estate

RONALD MCCREA C.P. April Term, 2012 No. 01990 \$23,533.11 Stern & Eisenberg, PC

1212-599

1721 East Maryland Street 19138 10th wd. (formerly part of the 15th) 1232 Sq Ft BRT#102266200 Improvements: Residential Real Estate

DEBORAH R. SUMPTER C.P. February Term, 2012 No. 00032 \$48,610.24 Stern & Eisenberg, PC

1212-600

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

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

1212-601

1434 Benner Street 19149 54th wd. 1434.43 Sq Ft BRT#541018400 Improvements: Residential Real Estate

KEYNA D. BARKSDALE AND ANTHONY A. BARKSDALE C.P. December Term, 2011 No. 00849 \$72,571.32 Stern & Eisenberg, P

1212-602

926 West Tabor Road 19141 49th wd. 4370 Sq Ft BRT#492056600 Improvements: Residential Real Estate

DANIEL CHRISTOPHER WILLIAMS C.P. June Term, 2012 No. 03125 \$148,568.60 Stern & Eisenberg, PC

1212-603

5634 Lebanon Avenue 19131 52nd wd. 1260 sq ft BRT#522074300 Improvements: Residential Real Estate

ANTOINE GARDINER C.P. January Term, 2012 No. 04104 \$78,846.01 Stern & Eisenberg, PC

1212-604

2128 Manton Street 19146 36th wd. 1048 Sq Ft BRT#361063900 Improvements:

SHERIFF'S SALE

Residential Real Estate
NANCY WOODS C.P. February Term, 2012 No. 02428 \$6,191.78 Stern & Eisenberg, PC

1212-605

3526 K Street 19134 25th wd. 20' frontage x 100' depth OPA#331392200 Improvements: Residential Property

REGENNA JALON C.P. May Term, 2011 No. 02172 \$71,350.99 Richard M. Squire & Associates, LLC

1212-606

4036 Glendale Street 19124 30th wd. 14'3" frontage x 60' depth OPA#333432100 Improvements: Residential Property

DANIEL P. BUCK AND STEPHEN E. BUCK C.P. September Term, 2011 No. 00888 \$38,456.98 Richard M. Squire & Associates, LLC

1212-607

5926 Weymouth Street 35th wd. Containing in front or breadth on said Weymouth Street 15'6" of that width extending in length or depth northwesterly between parallel lines at right angles to said Weymouth Street 75' to the middle of a certain 14' wide driveway, which extends northeastwardly from Vankirk Street and communications within a certain other 13'6" wide driveway which extends from Weymouth Street to Crystal Street. BRT#352225500 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry

SURETHA LIPSCOMB AND ERNEST LERICHE C.P. August Term, 2007 No. 03202 \$101,042.66 Patrick J. Wesner, Esq.

1212-608

318 East Hortter Street 22nd wd. Containing in front or breadth on the said Hortter Street 20' and extending southeasterly between parallel lines at right angles to Hortter Street in length or depth 92'5-7/8" to a 15' wide driveway, leading northeastwardly and southwestwardly and communicating at both ends with two other certain 15' wide driveways leading northwestwardly into Hortter St and southeastwardly into Montana street. BRT#221168600 Subject to Mortgage Improvements: Row B/gar 2sty Masonry.

RENEE COLEMAN C.P. January Term, 2009 No. 03204 \$80,816.20 Patrick J. Wesner, Esq.

1212-609

8506 Marsden Street 65th wd. BEGINNING at a point on the northeasterly side of Blakiston Street (70 feet wide) at the distance of 130' more or less southeastwardly from the southeasterly side of Ditman Street (60 feet wide) thence extending northeastwardly 180' 1/8" more or less to a point; thence extending south-easterly 9' 4-3/4" more or less to a point on the northwesterly side of Marsden Street (50 feet wide); thence extending southwestwardly along the northwesterly side of marsden Street 190'6-7/8" to a point on the said Blakiston St; thence extending northwardly along the northeasterly side of Blakiston Street 91'3-7/8" more or less to a point, beginning the first mentioned point and place of BEGINNING. BRT#652310815 Subject to Mortgage Improvements: S/d W/gar 2sty Frame

AARON L. VINCENT AND RASHEENA K. VINCENT C.P. May Term, 2007 No. 01721 \$276,992.13 Patrick J. Wesner, Esq.

1212-610

5303 Arlington Road 49th wd. SITUATE on the north side of Arlington Street at the distance of 29'5-1/2" westward from the west side of 53rd Street in the 52nd (formerly part of the 34th) Ward of the City of Philadelphia. CONTAINING in front or breadth on the said Arlington Street 16' and extending of that width in length or depth northward between parallel lines at right angles to said Arlington Street 105' to the middle of a certain 15' wide driveway, leading from 53rd St to George Lane. BRT#521129500 Subject to Mortgage Improvements: Row Conv/apt 2 Sty Masonry

AGATHA AWELE NZEH AND GHANDY NZEH C.P. November Term, 2009 No. 05027 \$190,255.40 Patrick J. Wesner, Esq.

1212-611

4244 North American Street AKA 4244 N. American Street 5th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected described according to a plan and survey thereof made by Joseph F. Delaney, Esquire, surveyor and regulator of the Fifth District of the City of Philadelphia on the 11th day of September A.D. 1941 as follows, to wit: BEGINNING at a point on the northwest side of American Street (60 feet wide) at the distance of 132'9" southwest from the southwest side of Bristol Street (60 ft wide). CONTAINING in front or breadth on the said American Street southwest 15'11" and extending of that width in length or depth northwest between lines parallel with Bristol Street and passing through the party walls between this premises and the premises adjoining on the northeast and southwest 60' to the center line of

a certain 4' wide alley, which extends northeast and southwest from Bristol Street to Hunting Park Avenue (100' wide) parallel with American Street. BRT#072103600 Subject to Mortgage Improvements: Row B/gar 2sty Masonry

CHARLES V. LEIGH C.P. March Term, 2011 No. 01759 \$55,950.90 Patrick J. Wesner, Esq.

1212-612

6718 North Sydenham Street 10th wd. Situate on the west side of Sydenham Street at the distance of 282' southward from the south side of 68th Avenue north in the 10th ward of the City of Philadelphia. Containing in front of breadth on the said side of Sydenham Street 20' and extending of that width in length or depth westwardly between parallel lines at right angles to Sydenham Street 74'6" to a certain 12' wide driveway leading southward into a certain 10' wide driveway which leads eastward into Sydenham St. BRT#101024300 Subject to Mortgage Improvements: S/d W B/g 3s Masonry

HARRY WATSON, ADMINISTRATOR OF THE ESTATE OF JOHN WATSON AKA JOHN T. WATSON, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2010 No. 02521 \$62,635.14 Patrick J. Wesner, Esq.

1212-613

3476 Emerald Street 45th wd. Situate on the northwesterly side of Emerald Street at the distance of 159'2" southwestwardly from the southwesterly side of Tioga Street, in the 45th Ward of the City of Philadelphia. Containing in front or breadth on the said Emerald Street 15'10" and extending of that width in length or depth northwesterly between lines parallel with said Tioga Street 80' to a certain 4' wide alley

SHERIFF'S SALE

39 minutes, 50 seconds east, along a line at right angles to said Lockart Road, 100'0" to a point in line of area for public purposes; thence extending along the same, north 89 degrees, 20 minutes, 10 seconds, west 28'5-3/4" to a point; and thence, extending south 0 degrees, 39 minutes, 50 seconds west, partly passing through the center of the party wall between this premises and the premises adjoining to the west, and along a line at right angles to said Lockart Road, 100'0" to a point on the said northerly side of Lockart Road, the first mentioned point and place of beginning. BRT#582406400 Subject to Mortgage Improvements: Apartment 2-4 Units, 2sty Masonry
GLADYS DEITCH AKA GLADYS DENENBERG AND STEPHEN DEITCH C.P. September Term, 2008 No. 04916 \$263,112.84 Patrick J. Wesner, Esq.

1212-616

1320 Tyson Avenue 35th wd. Beginning at a point on the southerly side of Tyson Avenue at the distance of 326'6" westwardly from the westly side of Loretto Avenue; containing in front or breadth on the said Tyson Avenue 50 ft (being two lots of 24' frontage each) and extending of that width in length or depth southwardly between parallel lines at right angles to the said Tyson Ave 102'6". BRT#532224900 Subject to Mortgage Improvements: S/d W B/g 3s Masonry
MICHAEL S. BEAVER C.P. February Term, 2011 No. 00288 \$83,654.50 Patrick J. Wesner, Esq.

1212-617

3044 Rawle Street 35th wd. Containing in front or breadth on the said Rawle St 18'3" and extending of that width in length or depth southwestwardly between parallel lines at right angles to the said Rawle Street and passing through the center of the party walls dividing these premises from the premises adjoining to the northwest and southeast 107'6" to the centerline of a certain 15' wide driveway which extends northwestwardly from Hawthorne Ave to Battersby Street. BRT#493065400 Subject to Mortgage Improvements: Row B/gar 2sty Masonry
KEVIN J. STUMP C.P. June Term, 2012 No. 00315 \$165,011.56 Patrick J. Wesner, Esq.

1212-618

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

1212-619

5906 Langdon Street 35th wd. Northwesterly side of Langdon Street, 62'7" from the northeasterly side of Howell St, front 50'9", depth 18'1" OPA#351384400
SHAWN ROHR C.P. May Term, 2012 No. 02797 \$140,153.56 Louis P. Vitti, Esq.

1212-620

6517 North 5th Street 19126 61st wd. easterly side of fifth st, 80'0" southerly side of Acker St, front 26'6", depth 101' 6-1/2" OPA#611094100 Subject to Mortgage
JAMAR DANIELS C.P. May Term, 2012 No. 02273 \$153,536.65 Louis P. Vitti, Esq.

1212-621

13 E. Clapier Street 12th wd. Northwesterly side of Clapier Street 119'10" northeastwardly from the northeasterly side of Germantown Avenue; front 79'0", depth 20'2" OPA#121025700
ROXANNE MAYO C.P. May Term, 2012 No. 01760 \$150,815.68 Louis P. Vitti, Esq.

SHERIFF'S SALE

1212-622

6155 Algard Street 41st wd. on the Southeast side of Algard St 171'6" southwest from the southwest side of Devereaux St, front 14'3", depth 65'0" OPA#552361000
ERIC J. CLARK C.P. September Term, 2010 No. 0887 \$117,166.28 Louis P. Vitti, Esq.

1212-623

7139 Cedar Park Avenue 10th wd.(formerly part of the 2nd) on the northeast side of Cedar Park Ave 292'3" northwesterly from the northwesterly side of Middleton St front 15'4", depth 100'0" BRT#102512500
KEVIN LAYTON & TENELLE WOOD LAYTON C.P. June Term, 2011 No. 01339 \$143,116.41 Louis P. Vitti, Esq.

1212-624

5918 Magnolia Street 19144-1114 59th wd. 1148 Sq Ft BRT#592233200 Improvements: Residential Property
DARYL PRAY, ADMINISTRATOR OF THE ESTATE OF SUSAY PRAY C.P. June Term, 2009 No. 000311 \$60,674.37 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq.; Zucker, Goldberg & Ackerman, LLC

1212-625

5241 N. Fairhill Street 19120 49th wd. 15'x100' OPA#492097300 Improvements: One Story Masonry Dwelling
WILLIAM A. MCEACHIN AND MICHELLE E. MCEACHIN C.P. February Term, 2012 No. 01503 \$13,713.52 Robert S. Esposito, Esq.

1212-626

11924 Alberta Drive 19154 66th wd. 50x64 BRT#62173200 Improvements: Residential Property
JOSHUA J. TRIESTMAN; TITLE TO SAID PREMISES IS VESTED IN JOSHUA J. TRIESTMAN BY FIDUCIARY DEED FROM MITCHELL SAUL TRIESTMAN, ACTING AS EXECUTOR OF SYLVIA TRIESTMAN AND BENJAMIN TRIESTMAN, DANIEL J. TRIESTMAN, JOSHUA J. TRIESTMAN AND BETHANY J. TRIESTMAN SURVIVING CHILDREN OF MITCHELL SAUL TRIESTMAN, DATED JUNE 14, 2003 AND RECORDED OCTOBER 14, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51035424. C.P. April Term, 2009 No. 02379 \$189,980.33 Martin S. Weisberg, Esq.

1212-627

4500-02 Almond Street 19137 45th wd. 2175 Sq Ft BRT#882932125;BRT#882932130 Improvements: Commercial Property
DADDYO'S 4500, LLC. TITLE TO SAID PREMISES IS VESTED IN DADDYO'S 4500, LLC BY DEED FROM ROBERT CROWLEY, SR., DATED OCTOBER 15, 2007 AND RECORDED OCTOBER 24, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51797434. C.P. April Term, 2011 No. 00474 \$423,610.61 Martin S. Weisberg, Esq.

1212-628

5102 Haverford Avenue 19139 44th wd. All that certain lot of ground together with the improvements erected thereon, situate in the Forty-fourth ward of the City of Philadelphia and described according to a survey thereof by Joseph Johnson, surveyor and regulator of the 11th District dated April 20, 1903 as follows: Beginning at a point on the south side of Haverford Avenue at the distance of 32 ft and 3/4" eastward from the east side of Ramsey Street; thence, extending eastward along said Haverford Avenue 16' 3-3/8" to a point; thence, extending southward parallel with 51st St 76'2-7/8" to a 3 ft wide alley leading westward into said Ramsey Street; thence westward along said alley at right angles with said Ramsey Street 15'11" to a point, thence extending north 10

SHERIFF'S SALE

degrees 50 minutes 6 seconds east 78 ft 2-3/8" to the place of beginning. Improvements: Str/off + Apts 2 Sty Masonry
CARMEN JONES AND CARMEN JONES, JR. C.P. September Term, 2011 No. 01965 \$23,788.31 Anthony R. Distasio, Esq.; Linton, DiStasio & Edwards, P.C.

1212-629

1530 Catharine Street 30th wd. on south side of Catharine St 48 ft 4 in eastward of 16th st; front 16'0", depth 49'6"; BRT#3011309000 Improvements: Two Story Single Family Dwelling
PYRAMID RENTALS, LLC C.P. March Term, 2012 No. 03367 \$73,787.69 James W. Hennessey, Esq.; Dilworth Paxson LLP

1212-630

917 Pratt Street 35th wd. on the Northeast side of Pratt Street at a distance of 295 ft 9-1/8" northwest from the northwesterly side of Loretta Avenue; front 15 ft 0 inches, depth 62 feet, 0 inches Improvements: Single Family Residence
SAMUEL O. ARAOYE AND MODUPE MARGARET ADEWUMI C.P. September Term, 2009 No. 01176 \$118,511.60 Stephen M. Hladik, Esq.

1212-631

406 N. 59th Street 19151 4th wd. 1560 Sq Ft OPA#042246100 Improvements: Residential Dwelling
GUY WORTHY, JR. DECEASED C.P. January Term, 2012 No. 01534 \$45,692.39 Mitchell B. Klein, Esq.

1212-632

1330 N. 31st Street, Unit No. 89 19121 29th wd. 1230 Sq Ft BRT#884100700;BRT#888290094 Improvements: Condominium
JUNIATI S. KOLINGBA AND SERGE WANNET C.P. September 2010 Term, No. 01565 \$271,248.26 Kristine M. Anthou, Esq.

1212-633

3360 Rand Street 19134 33rd wd. 673.08 Sq Ft BRT#351358800 Improvements: Residential Dwelling
JAMES PATRICK C.P. June Term, 2012 No. 003934 \$13,735.89 Benjamin E. Witmer, Esq.

1212-634

7564 Greenhill Rd 19151 34th wd. 1152 Sq Ft BRT#343249300 Improvements: Residential Dwelling
ROBERT E. HERBIN C.P. March Term, 2012 No. 000673 \$68,337.10 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

1212-635

1703 Anchor Street 62nd wd. 1456 Sq Ft BRT#622159211 Improvements: Residential Dwelling
JAMES D. GRUNINGER AND MARILYN GRUNINGER C.P. April Term, 2012 No. 001398 \$194,347.34 Gregory Javardian, Esq.

1212-636

3935 Lawndale Ave 33rd wd. 1157 Sq Ft BRT#332270400 Improvements: Residential Dwelling
RODERIC H. WATSON AND CHARMELE EDWARDS C.P. January Term, 2012 No. 000959 \$66,727.70 Gregory Javardian, Esq.

1212-637A-B

61st Wd. (6919-29 North Broad Street - Premises A - 19126) Land area 30,000 Sq Ft, BRT#611210306 Improvements: 29,209 Sq Ft
61st Wd. (6926-28 Old York Road - Premises B - 19126) Land 35208 Sq Ft BRT#611203301 Improvements: 0 Sq Ft
THE INTERNATIONAL MISSION CHURCH OF NEW YORK C.P. August Term, 2012 No. 01766 \$991,582.12 Charles N. Shurr, Jr., Esq.

1212-638A-B

49th Wd. (4903 North Camac Street - Premises A) situate on the east side of camac street at the distance of 25 feet northward from

SHERIFF'S SALE

the north side of rockland street (sixty feet wide) in the 49th ward of the city of Philadelphia. Front 25 ft; depth 82 ft Subject to Mortgage Improvements: S/d Con Apartment 3 Sty, Masonry
49th Wd. (4907 N. Camac Street - Premises B) Front 25 ft; depth 82 ft; Situate on E Camac Street (50 ft wide) at the distance of 75 ft northward from the north side of Rockland Street (60 ft wide) in the 49th Ward of the City of Philadelphia. Subject to Mortgage Improvements: Semi/det 3 Sty Masonry
C.P. July Term, 2011 No. 00505 \$136,535.77 Chandra M. Arkema, Esq.

1212-639A-B

41st Wd. (6114 Jackson Street - Premises A - 19135) 2481 Sq Ft BRT#552457700 Subject to Mortgage Improvements: Residential Dwelling
41st Wd. (6113 Gillespie Street - Premises B - 19135) 1984.80 Sq Ft BRT#552440900 Subject to Mortgage Improvements: Residential Dwelling
REBECCA A. MCGEEHAN AKA REBECCA MCGEEHAN C.P. June Term, 2009 No. 04016 \$12,585.10 Mark J. Udren, Esq.

1212-640A-B

59th Wd. (1334 Narrangansett Street - Premises A - 19138) 1260 Sq Ft BRT#591145200 Improvements: Residential Dwelling
4th Wd. (345 N. Salford Street - Premises B - 19139) 1050 Sq Ft BRT#042257500 Improvements: Residential Dwelling
K&F INVESTMENTS, LLC C.P. February Term, 2012 No. 3001 \$126,842.55 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1212-641A-B

24th Wd. (412 North Salford Street - Premises A - 19151) 24th wd. 1179 Sq Ft BRT#042265400 Improvements: Residential Dwelling

22nd Wd. (609 Mechanic Street - Premises B - 19144) 22nd wd. 900 Sq Ft BRT#592028000 Improvements: Residential Dwelling
K&F INVESTMENTS, LLC C.P. February Term, 2012 No. 3009 \$110,427.87 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1212-642A-B

30th Wd. (1903 Kimball Street - Premises A) 390 Sq Ft BRT#301244500 Improvements: Row 3 Sty Masonry
30th Wd. (2012 Kimball St. - Premises B) 30th wd. 660 Sq Ft BRT#301253100 Improvements: Row 2 Sty Masonry
FAY MANHEIMER AKA FEIGIE MANHEIMER C.P. June Term, 2011 No. 02591 \$677,680.22 William J. Levant, Esq.

1212-643A-E

17th Wd. (6315 North Lambert Street - Premises A - 19138) 1164 Sq Ft BRT#172420700 Improvements: Residential Dwelling
60th Wd. (310 South 56th Street - Premises B - 19143) 1229 Sq Ft BRT#604217300 Improvements: Commercial Unit
44th Wd. (4930 Aspen Street - Premises C - 19139) 1140 Sq Ft BRT#441245800 Improvements: Residential Dwelling
12th Wd. (160 Manheim St - Premises D - 19144) 2797 Sq Ft BRT#12071000 Subject to Mortgage Improvements: Residential Dwelling
38th Wd. (3139 N. Spangler St. - Premises E - 19132) 1504 Sq Ft BRT#382190700 Improvements: Residential Dwelling
K & F IV, LLC ; K & F GROUP, LLC ; K & F INVESTMENTS, LLC C.P. February Term, 2012 No. 2993 \$366,919.82 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1212-644A-B

60th Wd. (5249 Chestnut St - Premises A - 19139) 1832 Sq Ft BRT#871250650 Improvements: Residential Property
LOPEZ THOMPSON C.P. May Term, 2010

SHERIFF'S SALE

No. 01/26 \$241,458.76 KML Law Group, P.C.
60th Wd. (5402 Walnut Street - Premises B - 19139) 3926.15 Sq Ft BRT#603030000 Improvements: Residential Property
LOPEZ THOMPSON C.P. May Term, 2010 No. 01726 \$241,458.76 KML Law Group, P.C.

1212-645

78 W. Godfrey Avenue 61st wd. 1290 Sq Ft BRT#611284300 Subject to Mortgage Improvements: Residential
DIONNE N. JACKSON AKA DIONNE N. SINGLETON C.P. January Term, 2012 No. 00819 \$97,780.90 Thomas A Capehart, Esq.

1212-646

7645 Frankford Avenue AKA 7681 Frankford Avenue 19136 All that certain tract, piece of parcel or land, situate in the City of Philadelphia, County of Philadelphia, and Commonwealth of Pennsylvania. BRT#882894300
THE PROPERTY OF B&H VENTURES, LIMITED LIABILITY COMPANY AKA B&H VENTURES, LLC AKA B&H VENTURES, LLC C.P. May Term, 2011 No. 03183

1212-647

2517 S. Colorado St 19145 2060th wd. Semi Det 2 sty masonry BRT#262026000 Improvements: A Residential Dwelling
ROBERT DYLAN FERRANDINO AKA ROBERT J. FERRANDINO C.P. September Term, 2006 No. 001087 \$462,790.84 Federman & Associates, LLC

1212-648

5710 N. 10th Street 19141 ROW CONV/ APT 2 story dwelling approx. 1440 Sq Ft BRT#492170400 Improvements: A Residential Dwelling
JOHNNIE L. OLIVER AND JOANN OLIVER AKA JOANN H. OLIVER AKA JOANNE H. OLIVER AKA JEANN OLIVER AND THE UNITED STATES OF AMERICA C.P. May Term, No. 00162 \$77,813.41 Federman & Associates, LLC

1212-649

3750 Claredon Avenue, Unit #44 19114 66th wd. 1076 Sq Ft BRT#888660044 Improvements: Residential Property
C.P. September Term, 2012 No. 01500 \$9,396.64 Jenel R. Marraccini, Esq.

1212-650

1722 Kendrick Street 19152 56th wd. Lot Size 2156 Sq Ft / Gross Living Area 1254 Sq Ft BRT#562193000 Improvements: Residential Property
DEANNE P. FIDYK C.P. October Term, 2011 No. 02535 \$104,769.52 Andrew C. Bramblett, Esq.

1212-651

5357 Charles Street 19124 23rd wd. 2325 Sq Ft BRT#622291500 Improvements: Residential Dwelling
KEITH BENNETT C.P. July Term, 2012 No. 03112 \$73,152.27 Udren Law Offices, P.C.

1212-652

704 North Preston Street 19104 6th wd. 1592 Sq Ft BRT#061198000 Improvements: Residential Dwelling
REINETTA COLEMAN C.P. April Term, 2012 No. 00142 \$107,463.98 Udren Law Offices, P.C.

1212-653

956 E. Price Street 59th wd. 1202.50 Sq Ft BRT#591069400 Instrument 52044508 Improvements: Single Family Row B/gar 2-story Masonry
K & F GROUP, LLC C.P. August Term, 2012 No. 02630 \$63,099.44 William F. Colby, Jr., Esq.

DELAWARE BUSINESS COURT INSIDER

News and analysis on the most important developments in the Delaware Business Courts

The *Delaware Business Court Insider*, a weekly electronic newsletter distributed every Wednesday, provides the latest news, analysis, case summaries and hard-hitting reporting on the most important developments in Delaware corporate law.

To register, please visit www.delbizcourt.com, or contact Joel Rubin (jrubin@alm.com, 215-557-2314).