

Sheriff's Sale Notices for December 3, 2013

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, December 3, 2013 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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

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

SHERIFF'S SALE

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on December 3, 2013.

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

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

EXPLANATION

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

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

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

Very truly yours,

JEWELL WILLIAMS, Sheriff
City and County of Philadelphia
www.OfficofPhiladelphiaSheriff.com

The following property, sale of which was postponed from the June 5, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

1206-376A-B

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

5430-44 Paschall Ave. 19143 51st wd. 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.

The following property, sale of which was postponed from the September 11, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

1209-547

5120 N. Marvine St. 49th wd. Beginning at a point on the westerly side of Marvine St at the distance of 267 east six inches southwardly from the southerly side of Duncannon Ave Subject to Mortgage Improvements: Semi det 2 sty masonry
RICHARD NEWSOME C.P. March Term, 2011 No. 01898 \$89,635.71 Chandra M. Arkema, Esq.

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

1210-475

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

The following property, sale of which was postponed from the November 13, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

1211-716

6032 N. 19th Street 19141 17th wd. 1360 Sq Ft BRT#172351600 Improvements: Residential Property
ELAINE COLLIER, ONLY KNOWN SURVIVING HEIR OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING

SHERIFF'S SALE

HEIRS OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 3002 \$34,883.08 Matthew A. Lipman, Esq.

1211-722A-B

12th wd. (706 East Cheltenham Avenue -Premises A) 3,140.37 Sq Ft Improvements: 3 story semi-detached rental building

12th wd. (710 East Cheltenham Avenue - Premises B) 8,120 Sq Ft Improvements: 2.5 story rental building with garage

NICHOLSON HOLDINGS, INC. C.P. July Term, 2012 No. 00512 \$505,258.68 Elliot H. Berton, Esq.

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

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.

1212-600

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

1212-639A-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.

The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

1301-397

3925 Henry Avenue 19129 38th wd. 11947 Sq. Ft. BRT#383134500 Subject To Mortgage; Luzerne Bank, formerly Luzerne National Bank, 5/4/01, Instrument #50251521, \$271,600.00 Improvements: Single Dwelling
TERESA O. BITTENBENDER BY VIRTUE OF A WRIT OF EXECUTION FILED BY LUZERNE BANK, FORMERLY LUZERNE NATIONAL BANK C.P. April Term, 2011 No. 02002 \$239,501.16 Hourigan, Kluger, & Quinn PC

1301-443

325 North Robinson Street 19139 34th wd. 997.50 Sq. Ft. BRT#341173700 Improvements: Residential Property
EDNA ANDERSON NKA EDNA ROBINSON C.P. June Term, 2012 No. 02025 \$62,624.57 KML Law Group, P.C.

The following property, sale of which was postponed from the February 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

1302-405

2448 North Douglas Street 19132-3318 28th wd. 756.50 Sq Ft TXPRCL#282227800 Improvements: Residential Property
GEORGE KNIGHT IN HIS CAPACITY AS HEIR OF DAVID THOMAS KNIGHT, DECEASED; RASHEB KNIGHT, IN HIS CAPACITY AS HEIR OF DAVID THOMAS KNIGHT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID THOMAS KNIGHT, DECEASED. C.P. April Term, 2012 No. 03769 \$73,020.43 Phelan Hallinan & Schmiegl, LLP

1302-453

5453 Lebanon Street 19131 52nd wd. 1600 Sq Ft PRCL#522080500 Improvements: Residential Property

SHERIFF'S SALE

MAXINE GORDON C.P. January Term, 2008 No. 02121 \$110,819.01 Phelan Hallinan & Schmiegl, LLP

The following property, sale of which was postponed from the March 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

1303-402

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

1303-409

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

1303-417

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

1303-428

613 South Clarion Street 19147-1813 2nd wd. 779 Sq Ft PRCL #023288335 Improvements: Residential Property
RYAN FORMAN C.P. July Term, 2010 No. 03440 \$153,684.80 Phelan Hallinan, LLP

1303-525

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

1303-604

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

1303-644

1917 East Orleans Street 19134 25th wd. 1541.28 Sq Ft BRT#252169200 Improvements: Residential Property
JENAE L. BROWN AND ERIC K. PRITT C.P. August Term, 2010 No. 02624 \$37,029.97 KML Law Group, P.C.

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

1304-302

1967 West Spencer Street 19141-1305 17th wd. 1320 Sq Ft PRCL#171262400 Improvements: Residential Property
VIRGINIA HAMILTON C.P. December Term, 2010 No. 01357 \$57,402.35 Phelan Hallinan, LLP

1304-326

6645 Edmund Street 19135-2801 41st wd. 1364.40 Sq Ft PRCL#411415800 Improvements: Residential Property
MARY J. STUBBS AKA MARY J. GALLAGHER C.P. December Term, 2006 No. 00731 \$74,037.33 Phelan Hallinan, LLP

1304-377

2209 South Hemberger Street 48th wd. 686.76 Sq Ft BRT#32 S 1361 Improvements: Row 2 Story Masonry
RATANAK PENH, ORIGINAL MORTGAGOR AND REAL OWNER AND SAMBATH TEAV, REAL OWNER C.P. February Term, 2012 No. 01253 \$90,070.27 Milstead & Associates, LLC

1304-392

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

SHERIFF'S SALE

1304-414

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

1304-430

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

1304-482

5355 Woodland Avenue 51st wd. Situate on the northwesterly side of Woodland Avenue at the distance of 377 ft 8-3/8 inches southwestwardly from the southwesterly side of 53rd str Subject to Mortgage Improvements: Row W-off Str 2 Sty Masonry
STEVEN L. GORDON C.P. January Term, 2012 No. 01351 \$98,840.88 Chandra M. Arkema, Esq.

1304-515

206 Radburn Road 63rd wd. 3691.21 Sq Ft BRT#632192000 Improvements: Residential Dwelling
JEANNE E. BLACK AND ROY C. BLACK C.P. July Term, 2012 No. 00594 \$243,861.77 Powers, Kim, & Javardian, LLC

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

1305-325

7817 Devon Street 19118-3503 9th wd. (formerly part of the 22nd wd.) 1573 Sq. Ft. BRT#091185300 Improvements: Residential Dwelling
FATIMAH ALI C.P. November Term, 2007 No. 00137 \$236,426.48 Udren Law Offices, P.C.

1305-569

1929 Dickinson Street 19146 36th wd. 1024 Sq. Ft. BRT#363042900 Improvements: Residential Real Estate
EDWARD C. ANDREWS C.P. May Term, 2012 No. 00713 \$80,778.83 Stern & Eisenberg, PC

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

1306-312

2427 South 8th Street 19148-3713 39th wd. 854 Sq. Ft. PRCL#393244400 Improvements: Residential Property
TINA R. WISE AND ANDRE V. WISE C.P. August Term, 2012 No. 01541 \$148,550.82 Phelan Hallinan, LLP

1306-340

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

1306-356

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

1306-368

6475 Mathews Street 19119 22nd wd. 3525.60

SHERIFF'S SALE

Sq. Ft. BRT#221291100 Improvements: Residential Property
FREDERICK JEROME C.P. October Term, 2012 No. 00090 \$136,761.13 KML Law Group, P.C.

1306-372A-B

2952 South Iseminger Street - Premises A - 19148 39th wd. Land area 708 sq ft; improvement area 1132 Sq. Ft. OPA#394416700 Improvements: Residential Real Estate - Single Family Dwelling

2954 South Iseminger Street - Premises B - 19148 39th wd. Land Area 783 Sq. Ft., improvement area 1568 Sq Ft OPA#871181650 Improvements: Residential Real Estate - Single Family Dwelling

GREG TENUITO AND MICAH EL TENUTO, HUSBAND AND WIFE, BY DEED FROM 1221 OREGON PARTNERS, DATED 4/18/2006 AND RECORDED 5/2/2006 IN DOCUMENT ID #51431869. C.P. October Term, 2012 No. 03501 \$197,197.80 Robert J. Wilson, Esq., Wilson Law Firm

1306-391

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

1306-402

2724 Cleltenham Avenue AKA 2724 West Cheltenham Avenue 19150 50th wd. 2081.04 Sq. Ft. BRT#501274400 Improvements: Residential Dwelling
JEFFREY B. THOMPSON AKA JEFFREY D. THOMPSON C.P. July Term, 2010 No. 03039 \$119,322.33 Udren Law Offices, P.C.

1306-416

2400 North Broad Street 19132 16th wd. Land area 1663.11 Sq. Ft.; improvement area 4233 Sq Ft BRT#161003700
XIU HUI ZHEN C.P. September Term, 2012 No. 02019 \$192,023.76 David Banks, Esq., Banks & Banks

1306-428

1729 Wallace Street, Unit 201 19130 BRT#888151349 Improvements: Residential Dwelling
ALEJANDRO F. AGUILAR AND MARIANELA BOAN C.P. April Term, 2012 No. 001859 \$284,982.51 Powers, Kirn & Javardian, LLC

1306-441

1117 Plane Road 19115-3714 63rd wd. 6523.50 Sq. Ft. PRCL#632108300 Improvements: Residential Property
THOMAS A. SUMMERS AND GAIL M. SUMMERS C.P. August Term, 2008 No. 03120 \$219,778.17 Phelan Hallinan, LLP

1306-466

2121 North 22nd Street 19121 32nd wd. 1950 Sq. Ft. BRT#322087300 Subject to Mortgage Improvements: Residential Dwelling
DAVID SULLIVAN C.P. May Term, 2012 No. 0891 \$150,216.54 Powers, Kirn & Javardian, LLC

1306-470

5501 Litchfield Street 19143 51st wd. Corner formed by intersection of the northwest side of Litchfield Street with the southwest side of 55th Street. Subject to Mortgage Improvements: Row Conv/apartment 2 Sty Masonry
WILLIE M. NEAL, JR. AND CLARA H. NEAL C.P. June Term, 2011 No. 00363 \$63,512.05 Chandra M. Arkema, Esq.

1306-499

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

1306-591

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

1306-613

1409 Alcott Street 19149 62nd wd. 3174.71 Sq. Ft. BRT#621103800 Improvements: Residential Dwelling
GREGG BOYD C.P. May Term, 2012 No. 01547 \$118,496.72 McCabe, Weisberg, & Conway, P.C.

1306-652A-B

49th Wd. (1331 West Ruscomb Street - Premises A - 19141) 20 ft x 101 ft, 10 and 7/8 inches, x 23 ft 5/8 inches x 102 feet, 2 and 3/8 inches BRT#491140700 Improvements: Two Story, Brick Quadplex Made Up Of 2 Studios, One 1 Bedroom And One 3 Bedroom Apartments All With One Bath Each.
51st Wd. (5420 Warrington Street - Premises B - 19143) 15 ft, 5 inches x 79 ft, 6 inches

SHERIFF'S SALE

BRT#514056500 Improvements: Two Story, Brick Row Home Made Up Of 3 Bedrooms And One Bath With A One Car Garage
PONTIAC PROPERTIES, LLC C.P. June Term, 2011 No. 01076 \$162,387.51 Janet L. Gold, Esq.

1307-348

3228 Comly Road 19154-3324 66th wd. 1803 Sq. Ft. PRCL#662475400 Improvements: Residential Property
PAMELA A. STEWART AKA PAMELA STEWART AND FRANK A. STEWART, IV AKA FRANK STEWART, IV C.P. October Term, 2010 No. 02293 \$66,058.76 Phelan Hallinan, LLP

1307-356

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

1307-359

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

1307-363

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

1307-396

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

1307-398

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

1307-440

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

1307-472

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

1307-478

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

1307-488

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

1307-565

506 Oak Lane aka 506 Oak Lane Avenue 19126 61st wd. 2606.2 Sq. Ft. BRT#611421800 Subject to Mortgage Improvements: Residential Property
GARFIELD SNEED; JOYCE LEORA BRYANT-SNEED C.P. September Term, 2008 No. 02227 \$260,762.05 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

1307-592

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

SHERIFF'S SALE

KML Law Group, P.C.

1307-601

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

1307-607

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

The following property, sale of which was postponed from the August 6, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

1308-302

304 Unruh Avenue 19111-4630 35th wd. 2500 Sq. Ft. PRCL#353120600 Improvements: Residential Property
EDWIN GIBSON AND DAWN GIBSON C.P. October Term, 2009 No. 04119 \$160,403.12 Phelan Hallinan, LLP

1308-305

7510 Henry Avenue 19128-3101 21st wd. 8821 Sq. Ft. PRCL#214244700 Improvements: Residential Property
DAVID BOYLE C.P. November Term, 2009 No. 03707 \$245,392.87 Phelan Hallinan, LLP

1308-306

1469 North Wannamaker Street 19131-3825 4th wd. 780 Sq. Ft. PRCL#043148500 Improvements: Residential Property
ESTATE OF IDA MAE BLOODWORTH SYLIVA A. WATSON, ADMINSTRATRIX AND HEIR OF THE ESTATE OF IDA MAE BLOODWORTH, BERNARD TYLOR, HEIR OF THE ESTATE OF IDA MAE BLOODWORTH ODELL TYLOER, HEIR OF THE ESTATE OF IDA MAE BLOODWORTH CYNTHIA TYLER, HEIR OF THE ESTAE OF IDA MAE BLOODWORTH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER IDA BLOODWORTH, DECEASED, ESTATE OF LOUIS BLOODWORTH AKA LEWIS BLOODWORTH, UNKNOWN SUCCESSORS ADMINISTRATOR OF ESTATE OF LOUIS BLOODWORTH AKA LEWIS BLOODWORTH JUANITA BLOODWORTH, HEIR OF THE ESTATE OF LOUIS BLOODWORTH AKA LEWIS BLOODWORTH AKA LEWIS JUANITA BLOODWORTH, HEIR OF THE ESTATE OF LOUIS BLOODWORTH AKA LEWIS BLOODWORTH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUIS BLOODWORTH, DECEASED. C.P. May Term, 2009 No. 02683 \$57,810.79 Phelan Hallinan, LLP

1308-309

6505 Buist Avenue 19142-2803 40th wd. 1236.62 Sq. Ft. PRCL#406250400 Improvements: Residential Property
FRANK BRENNAN C.P. October Term, 2011 No. 00041 \$41,650.02 Phelan Hallinan, LLP

1308-313

1503 Frankford Avenue 19125-4411 18th wd. 1192.82 Sq. Ft. PRCL#181007900 Improvements: Residential Property
NARCISCO R. RODRIGUEZ AKA NARCISCO R. RODRIGUEZ C.P. November Term, 2004 No. 04151 \$37,614.25 Phelan Hallinan, LLP

1308-318

1825 West Ashdale Street 19141-1006 17th wd. 900 Sq. Ft. PRCL#171054800 Improvements: Residential Property
GUY M. SCHOOLFIELD AND MELISSA V SCHOOLFIELD C.P. March Term, 2012 No. 02611 \$35,966.01 Phelan Hallinan, LLP

1308-327

7054 Lincoln Drive 19119-2542 22nd wd. 2874.19 Sq. Ft. PRCL#223279500 Improvements: Residential Property
TIMOTHY E. ROWE AND BRIAN M. GREEN C.P. August Term, 2012 No. 00033 \$351,223.70 Phelan Hallinan, LLP

1308-328

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

1308-332

4514 Baltimore Avenue 19143 str/off + apts 3 story masonry BRT#461089000

SHERIFF'S SALE

Improvements: Residential Dwelling
SHEZANN H. SYED AND UNITED STATES OF AMERICA C/O US ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. April Term, 2011 No. 000021 \$218,315.96 Federman & Associates, LLC

1308-333

12603 Dunks Ferry Road 19154 66th wd. 1825.42 Sq. Ft. BRT#663148800 Improvements: Residential Property
C.P. January Term, 2011 No. 3697 \$209,242.19 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

1308-341

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

1308-343A-B

863 North Uber Street, Unit A 19130-2033 29th wd. 905 Sq. Ft. +/- BRT#888154168 (Unit A) Subject to Mortgage Improvements: Residential Building/Condominium Units
863 North Uber Street Unit B 19130-2033 29th wd. 905 Sq. Ft. +/- BRT#888154170 (Unit B) Subject to Mortgage Improvements: Residential Building/Condominium Units
THE THOMAS COLE GROUP, INC C.P. February Term, 2012 No. 00291 \$34,720.60 Richard J. Weitzman, Esq.

1308-351

2103 Federal 19147 36th wd. 2509.95 Sq. Ft. BRT#361035715 Improvements: Residential Property
HORACE R. WEAVER C.P. August Term, 2012 No. 1704 \$16,312.05 Leonard J. Mucci, III, Esq.

1308-357

184 West Sparks Street 19120 61st wd. 900 Sq. Ft. BRT#611254400 Improvements: Residential Property
LORRIENA I. ROBERTS C.P. December Term, 2012 No. 03172 \$111,666.99 KML Law Group, P.C.

1308-359

710 Kingston Street 19134 7th wd. 1057.88 Sq. Ft. BRT#073284601 Improvements: Residential Property
EDWIN RODRIGUEZ C.P. January Term, 2013 No. 00408 \$65,412.55 KML Law Group, P.C.

1308-361

328 Cantrell Street 19148 39th wd. 656.18 Sq. Ft. BRT#392083900 Improvements: Residential Property
JOHN UHL AND ROBERT JOHN UHL C.P. January Term, 2012 No. 00300 \$98,027.84 KML Law Group, P.C.

1308-365

1509 South Newkirk Street 19146 36th wd. 708 Sq. Ft. BRT#364356700 Improvements: Residential Property
LUCILLE MOOREHEAD C.P. January Term, 2013 No. 02473 \$36,295.09 KML Law Group, P.C.

1308-367

3330 Gurley Road 19154 66th wd. 2000 Sq. Ft. BRT#631163000 Improvements: Residential Property
KATHLEEN A. JORDAN C.P. January Term, 2013 No. 00948 \$115,675.21 KML Law Group, P.C.

1308-368

4102 Magee Avenue 19135 55th wd. 1120 Sq. Ft. BRT#552137800 Improvements: Residential Property
KIMBERLY MONTANYA C.P. January Term, 2013 No. 00716 \$119,726.29 KML Law Group, P.C.

1308-376

9301 Dietrich Street aka 9265 East Roosevelt Blvd aka 9265R East Roosevelt Blvd 19114 5th wd. all that certain lot or piece of ground with the buildings and improvements thereon erected, being known as 9301 Dietrich Street aka 9265 East Roosevelt Blvd aka 9265R East Roosevelt Blvd, Philadelphia, Pennsylvania BRT#882093600; BRT#882093601 Subject To Mortgage (prior mortgage) Improvements: Commercial Real Estate
CAR WASH AMERICA, LLC C.P. April Term, 2013 No. 02520 \$287,922.89 Charles N. Shurr, Jr., Esq.

SHERIFF'S SALE

1308-386

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

1308-389

2317 Vista Street 19152 56th wd. S/D w b/g 2s masonry; 4074.3 Sq. Ft. BRT#561331300 Improvements: Residential Dwelling
ERICIDELIA SANTIAGO C.P. October Term, 2012 No. 02772 \$214,161.23 McCabe, Weisberg & Conway, P.C.

1308-390

5736 Hasbrook Avenue 19120 35th wd. semi/det 3sty, masonry; 11375 Sq. Ft. BRT#351312100 Improvements: Residential Dwelling
SYNELL HALL-PHILLIPS C.P. March Term, 2012 No. 03776 \$141,004.56 McCabe, Weisberg & Conway, P.C.

1308-398

1109 East Cheltenham Avenue 19138-1821 59th wd. 1586.42 Sq. Ft. PRCL#591017800 Improvements: Residential Property
WILLIE J. FAIRELL C.P. January Term, 2013 No. 00466 \$60,663.02 Phelan Hallinan, LLP

1308-402

427 East Walnut Lane 19144-1035 59th wd. (formerly part of the 22nd wd.) 3252.28 Sq. Ft. PRCL#592075300 Improvements: Residential Property
SANDRA TULLOCH C.P. January Term, 2013 No. 03844 \$20,718.18 Phelan Hallinan, LLP

1308-406

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

1308-409

3018 Salmon Street 19134-5811 25th wd. 960 Sq. Ft. PRCL#251192000 Improvements: Residential Property
KELLI THAYRES C.P. February Term, 2012 No. 00019 \$106,408.78 Phelan Hallinan, LLP

1308-410

5922 Bustleton Avenue 19149-3406 62nd wd. 2047.63 Sq. Ft. PRCL#621503000 Improvements: Residential Property
RUTH BARRETO AND MARIA SERRANO C.P. June Term, 2011 No. 02230 \$132,788.01 Phelan Hallinan, LLP

1308-415

5542 North Lawrence Street 19120-2808 42nd wd. 2134 Sq. Ft. PRCL#422491900 Improvements: Residential Property
GARNET C. MUSE C.P. February Term, 2012 No. 03604 \$49,843.85 Phelan Hallinan, LLP

1308-416

8616 Rugby Street 19150-

SHERIFF'S SALE

1308-432

3509 Sheffield Avenue 19136 84th wd. 1600 Sq. Ft. BRT#642226900 Improvements: Residential Dwelling
ILHAM DRAISSI AND MOUNIR DRAISSI C.P. July Term, 2011 No. 03203 \$143,341.94 Udren Law Offices, P.C.

1308-434

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.

1308-435

3110 Tyson Avenue 19149 55th wd. 2273.35 Sq. Ft. BRT#551328400 Improvements: Residential Dwelling
STEPHEN M. GALLAGHER C.P. March Term, 2011 No. 02031 \$246,858.61 Udren Law Offices, P.C.

1308-436

3517 Aldine Street 19136 64th wd. (formerly part of the thirty-fifth wd.) 1606.91 Sq. Ft. BRT#642119500 Improvements: Residential Dwelling
LYNN M. COPPOLA FKA LYNN M. ARMSTRONG AND EUGENE L. COPPOLA, JR. C.P. April Term, 2012 No. 00350 \$130,087.38 Udren Law Offices, P.C.

1308-438

5410 Large Street 19124 62nd wd. 1455.36 Sq. Ft. BRT#621334000 Improvements: Residential Dwelling
GREGORY JONES C.P. December Term, 2012 No. 02661 \$108,845.78 Udren Law Offices, P.C.

1308-439

5737 Woodcrest Avenue 19131 52nd wd. 1392 Sq. Ft. BRT#522155600 Improvements: Residential Dwelling
GEORGIA BURSE C.P. April Term, 2012 No. 03714 \$87,836.78 Udren Law Offices, P.C.

1308-440

4774 Loring Street 19136 65th wd. 946.26 Sq. Ft. BRT#651028500 Improvements: Residential Dwelling
DAVID CONNOR AND SHIRLEE E. COUNTS-CONNOR C.P. May Term, 2012 No. 02009 \$63,817.76 Udren Law Offices, P.C.

1308-443

4140 Fairdale Road 19154 66th wd. 1260 Sq. Ft. BRT#662568400 Improvements: Residential Property
GARY A. HILBERT AND TINA L. HILBERT C.P. May Term, 2011 No. 003101 \$136,872.50 Leonard J. Mucci, III, Esq.

1308-458

5238 Addison Street 19143 46th wd. 967.50 Sq. Ft. BRT#602144400 Improvements: Residential Real Estate
LEROY NELSON BROWN C.P. March Term, 2013 No. 03549 \$37,970.58 Stern & Eisenberg, PC

1308-465

4751 North 2nd Street 19120-4201 42nd wd. 984.50 Sq. Ft. PRCL#422392100 Improvements: Residential Property
JULIO A. RIVERA C.P. July Term, 2011 No. 03199 \$33,595.16 Phelan Hallinan, LLP

1308-466

4622 Meridian Street 19136-3205 65th wd. (formerly in the 41st wd.) 1072 Sq. Ft. PRCL#651154000 Improvements: Residential Property
JULIE E. CAPPELLO C.P. March Term, 2012 No. 01556 \$122,247.22 Phelan Hallinan, LLP

1308-467

628 Martin Street 19128-1621 21st wd. 1450 Sq. Ft. PRCL#213177100 Improvements: Residential Property
ROBERT D. BIDDLE C.P. September Term, 2011 No. 03840 \$60,264.10 Phelan Hallinan, LLP

1308-472

65 East Clapier Street 19144-5932 12th wd. 1580 Sq. Ft. BRT#121028200 Improvements: Residential Property
ROY SMITH AND BRNADY HOLDEN C.P. November Term, 2011 No. 01034 \$193,181.96 Phelan Hallinan, LLP

1308-474

5365 Charles Street 19124-1403 62nd wd. 2325 Sq. Ft. PRCL#622291900 Improvements: Residential Property
CARLIN H. BELL C.P. March Term, 2010 No. 04791 \$73,056.70 Phelan Hallinan, LLP

1308-478

4326 Potter Street 19124-4428 33rd wd. 1602 Sq. Ft. PRCL#332559600 Improvements: Residential Property
TOMASA GARCIA C.P. July Term, 2012 No. 04242 \$60,107.58 Phelan Hallinan, LLP

SHERIFF'S SALE

1308-480

936 East Phil Ellena Street aka 936 Phil-Ellena Street 19150-3606 50th wd. 2650 Sq. Ft. PRCL#502350200 Improvements: Residential Property
JACQUELINE M. JOHNSON C.P. September Term, 2010 No. 03793 \$168,095.41 Phelan Hallinan, LLP

1308-481

2152 West 74th Avenue aka 2152 74th Avenue 19138-1417 50th wd. (formerly the 15th wd.) 1791 Sq. Ft. PRCL#501397300 Improvements: Residential Property
JOEREL BESSON C.P. March Term, 2010 No. 01842 \$167,716.25 Phelan Hallinan, LLP

1308-483

5528 Hunter Street 19131-3507 4th wd. 1492.24 Sq. Ft. PRCL#041260500 Improvements: Residential Property
VINCENT HEATH C.P. March Term, 2013 No. 01564 \$82,715.73 Phelan Hallinan, LLP

1308-487

1236 North 55th Street 1931-4208 4th wd. 1575 Sq. Ft. PRCL#041180300 Improvements: Residential Property
VINCENT HEATH C.P. February Term, 2013 No. 01606 \$108,776.84 Phelan Hallinan, LLP

1308-490

601 Anchor Street 19120-1707 35th wd. 2091 Sq. Ft. BRT#351278400 Improvements: Residential Property
C.P. April Term, 2012 No. 4246 \$79,986.90 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

1308-492

5841 North 6th Street 19120 61st wd. 1712 Sq. Ft. BRT#612287900 Improvements: Residential Property
WILLIAM TAYLOR C.P. January Term, 2011 No. 1245 \$119,089.40 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

1308-496

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

1308-503

5737 Cedar Avenue 19143 46th wd. 1280 Sq. Ft. BRT#463044200 Improvements: Residential Property
TERESA MORRISON C.P. January Term, 2009 No. 03647 \$88,745.51 KML Law Group, P.C.

1308-519

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.

1308-535

4745 North Mascher Street 19120-4207 42nd wd. East side of Mascher St 175' 5/8" southward of Louden St; front 15 ft 0 in, depth 97 ft 0 in
CAROL A. CLARK C.P. September Term, 2012 No. 02244 \$37,559.87 McGrath Law Group

1308-547

6056 Belden Street 19149 53rd wd. Row b/gar 2sty, masonry; 2764.88 Sq. Ft. BRT#531297000 Improvements: Residential Dwelling
LITA DANIELS C.P. August Term, 2012 No. 00319 \$143,390.44 McCabe, Weisberg & Conway, P.C.

1308-553

8227 Rodney Street 19150 50th wd. Det w/det gar 2sty mason; 7034 Sq. Ft. BRT#502047200 Improvements: Residential Dwelling
PATRICE M. HAWTHORNE C.P. October Term, 2012 No. 00170 \$130,232.12 McCabe, Weisberg & Conway, P.C.

1308-557

941 East Price Street 19138 59th wd. Row b/gar 2sty masonry; 2736 Sq. Ft. BRT#591089800 Improvements: Residential Dwelling
CYNTHIA J. WARD C.P. August Term, 2008 No. 00640 \$106,549.80 McCabe, Weisberg & Conway, P.C.

1308-566

5009 Sheldon Street 19144 12th wd. det 2 sty, masonry; 6938.15 Sq. Ft. BRT#121187010 Improvements: Residential Dwelling

SHERIFF'S SALE

ALLEN SPEARMAN C.P. February Term, 2012 No. 01501 \$199,097.07 McCabe, Weisberg & Conway, P.C.

1308-567

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

1308-569

1609 Christian Street aka 1609 South Christian Street 19146 30th wd. 2655 Sq. Ft. BRT#301170800 Improvements: Residential Property
JOANNE THORNTON C.P. May Term, 2011 003442 \$75,580.10 Leonard J. Mucci, III, Esq.

1308-573

1943 Georgian Road 19138 10th wd. 1664 Sq. Ft. BRT#101273800 Improvements: Residential Property
JOHN NEAL AND LOUSE L. NEAL AKA LOUISE L. NEIL C.P. July Term, 2012 No. 2345 \$78,147.99 Leonard J. Mucci, III, Esq.

1308-575

2950 North 6th Street 19133 37th wd. 875 Sq. Ft. BRT#372005400 Improvements: Residential Property
NICHOLAS LOMAX C.P. January Term, 2013 No. 002129 \$60,004.08 Leonard J. Mucci, III, Esq.

1308-580

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

1308-587

5141 Cedar Avenue 19143 46th wd. 1755 Sq. Ft. BRT#462045400 Improvements: Residential Dwelling
RICHARD LOWE AND MARLENE LOWE C.P. February Term, 2013 No. 00404 \$57,123.29 Heather Riloff, Esq.

1308-590

1556 East Lycoming Street 19124 33rd wd. 1117.50 Sq. Ft. BRT#332052800 Improvements: Residential Dwelling
OLGA HENRY SATURNE C.P. March Term, 2013 No. 000331 \$58,696.18 Heather Riloff, Esq.

1308-592

1207 Foulkrod Street 19124-2930 23rd wd. Situate on the northeastwardly side of Foulkrod Street (as laid fifty {50} ft wide Subject to Mortgage Improvements: S/d W Det Gar 2.5 S Masonry
JAIME RIVERA AND MELISA CRUZ-RIVERA C.P. April Term, 2012 No. 01673 \$168,393.40 Chandra M. Arkema, Esq.

1308-602

725 South 56th Steet 19143-2507 46th wd. 1232 Sq. Ft. PRCL#463214300
GEORGE AKANNO C.P. May Term, 2012 No. 01896 \$47,771.59 Phelan Hallinan, LLP

1308-605

1818 Kendrick Street 19152-1839 56th wd. (formerly the 57th wd.) 2503.60 Sq. Ft. PRCL#562195000 Improvements: Residential Property
KOHA PHAM AND TRAM DINH C.P. December Term, 2012 No. 03553 \$210,797.44 Phelan Hallinan, LLP

1308-610

1405 North 2nd Street 19122-3801 18th wd. 1084.23 Sq. Ft. PRCL#182106500 Improvements: Residential Property
KASEY JACKSON AND BRENDAN OLKUS C.P. August Term, 2012 No. 02358 \$309,051.59 Phelan Hallinan, LLP

1308-611

2614 South 6th Street 19148-4625 39th wd. 714 Sq. Ft. PRCL#392357700 Improvements: Residential Property
SAMANTHA HO AKA SAMATHA HO C.P. July Term, 2012 No. 01846 \$111,604.20 Phelan Hallinan, LLP

1308-620

333 Tasker Street 19148 1st wd. 1024 Sq. Ft. BRT#011294800 Improvements: Residential Property
MARYANN STRICKER C.P. January Term, 2013 No. 03095 \$73,038.34 KML Law Group, P.C.

1308-632

3333 Tyson Avenue 19149 55th wd. 2081.82 Sq. Ft. BRT#551342815 Improvements: Residential Property
HELEN DONAGHY AND PETER DONAGHY C.P. June Term, 2012 No. 00477 \$173,305.95 KML Law Group, P.C.

1308-635

6630 Doral Street 19142 40th wd. 1143.10

SHERIFF'S SALE

Sq. Ft. BRT#406347900 Improvements: Residential Property
FRANK N. MESSINA C.P. August Term, 2010 No. 4820 \$92,615.61 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

1308-637

996 East Godfrey Avenue 19124 23rd wd. 2501.25 Sq. Ft. BRT#233051200 Improvements: Residential Property
SHARRDO DAVIS C.P. May Term, 2012 No. 3454 \$226,969.80 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

1308-638

3611 East Crown Avenue aka 3611 Crown Avenue East 19114 66th wd. 2266.88 Sq. Ft. BRT#661232100 Improvements: Residential Property
C.P. August Term, 2011 No. 0148 \$140,813.48 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

1308-640

6600 Sylvester Street 19149-2232 54th wd. 2762.20 Sq. Ft. BRT#541245400 Improvements: Residential Dwelling
MERLYN HORSFORD C.P. July Term, 2012 No. 01231 \$169,383.69 Powers, Kim, & Javardian, LLC

1308-642

3241 Joyce Street 19134 45th wd. 783.75 Sq. Ft. BRT#452290900 Improvements: Residential Dwelling
TINA M. NAPLES C.P. July Term, 2012 No. 00577 \$86,904.13 Powers, Kim, & Javardian, LLC

1308-643

3004 Magee Avenue 19149-2532 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 Richard J. Nalbandian, Esq.

1308-645

5520 Boyer Street 19138-2306 12th wd. 1852.9 Sq. Ft. BRT#122243600 Subject to Mortgage Improvements: Residential Dwelling
SHIRLEY WILLIAMS C.P. August Term, 2012 No. 01563 \$73,856.64 Law Offices of Gregory Javardian, Esq.

1308-648

5755 Larchwood Avenue 19143-1209 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

1308-652

4144 Levick Street 19135-3018 55th wd. 1514.75 Sq. Ft. BRT#552073600 Improvements: Residential Property
GREGORY CARUSO AND PATRICIA A. CARUSO C.P. September Term, 2012 No. 01157 \$70,588.51 Pressman & Doyle, LLC

1308-655

230 South 45th Street 19104 46th wd. 2400 Sq. Ft. BRT#881707600 Subject to Mortgage Subject to Rent Improvements: Residential Real Estate
HRV7, LLC C.P. March Term, 2013 No. 01643 Lauren S. Zabel, Esq

1308-658A-B

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

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

1309-304

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

SHERIFF'S SALE

1309-308

7905 Fox Run Lane 19111 Detached w/ garage 2 story frame BRT#631179803 Improvements: Residential Dwelling
JOE L. BARRETO AND BETSY D. DELGADO C.P. September Term, 2007 No. 003442 \$312,982.79 Federman & Associates, LLC

1309-310

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

1309-315

5250 West Berks Street 19131-3207 52nd wd. South side of Berks Street 32 ft eastward from the east side of Fifth Third St; front 16 ft, depth 100 ft BRT#521109200
LAUREN C. FELTON C.P. September Term, 2010 No. 00911 \$186,939.21 Louis P. Vitti, Esq.

1309-332

2112 South Garnet Street 19145 48th wd. 1820.92 Sq. Ft. BRT#481301600 Improvements: Residential Dwelling
LILY DEWI C.P. January Term, 2012 No. 02288 \$112,230.74 McCabe, Weisberg, & Conway, P.C.

1309-338

6833 Guyer Avenue 19142-2518 40th wd. 1184 Sq. Ft. BRT#406316000 Subject to Mortgage Improvements: Residential Dwelling
ANTHONY J. VITO C.P. July Term, 2012 No. 01625 \$69,288.67 Law Offices of Gregory Javardian

1309-355

2435 East Indiana Avenue 19134 25th wd. 1014 Sq. Ft. BRT#251094800 Improvements: Residential Property
CHRISTINA STEVER AND JAMES STEVER C.P. August Term, 2012 No. 00010 \$122,526.94 KML Law Group, P.C.

1309-371

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

1309-387

6112 Vandike Street 19135 41st wd. 1077.78 Sq. Ft. BRT#411330400 Improvements: Residential Property
GERARD SMITH C.P. March Term, 2012 No. 3061 \$66,065.53 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

SHERIFF'S SALE

Residential Property

ANTHONY J. STANKIEWICZ AND DENISE M. STANKIEWICZ C.P. March Term, 2012 No. 02618 \$150,503.73 Phelan Hallinan, LLP

1309-444

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

1309-456

1074 Wakeling Street 19124 23rd wd. .1817 AC, c48 residential detached with detached garage 2.5 stories stone PRCL#234151800 IGNACIO MORALES AKA IGNACIO L. MORALES AKA IGNACIO I MORALES AKA IGNACIO ISSAC MORALES ALBINO AND ANNETTE CRUZ AKA ANETTE CRUZ AKA ANNETTE MORALES AKA ANETTE MORALES AKA ANNETTE MORALES-CRUZ AKA ANETTE MORALES-CRUZ C.P. November Term, 2012 No. 01742 \$258,507.87 Brian H. Smith, Esq.

1309-459

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

1309-481

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

1309-491

2461 76th Avenue 19150 42nd wd. Row conv/apartment 2 sty masonry; 3537.60 Sq. Ft. BRT#501415100 Improvements: Residential Dwelling CHRISTOPHER KNIGHT C.P. September Term, 2012 No. 02068 \$127,019.46 McCabe, Weisberg, & Conway, P.C.

1309-498

608 South 12th Street 19147 2nd wd. Row 2 sty, masonry; 1275.3 Sq. Ft. BRT#023278060 Improvements: Residential Dwelling KATIE YELSON AND KELLY YELSON C.P. June Term, 2012 No. 00180 \$286,637.33 McCabe, Weisberg, & Conway, P.C.

1309-524

422 East Church Lane aka 422 Church Lane 19144-5873 12th wd. 3273.75 Sq. Ft. PRCL#122035100 Improvements: Residential Property ANGELA Y ADDISON AKA ANGELA ADDISON AND BENJAMIN A. ADDISON AKA BENJAMIN ADDISON C.P. August Term, 2012 No. 00377 \$217,901.36 Phelan Hallinan, LLP

1309-546

7613 Toresdale Avenue 19136-3328 65th wd. 1268.95 Sq. Ft. PRCL#651265500 Improvements: Residential Property DOREEN R. TALLEY C.P. May Term, 2012 No. 03508 \$79,993.67 Phelan Hallinan, LLP

1309-551

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

1309-573

8609 Rugby Road 19510 50th wd. 1458 Sq. Ft. BRT#502105500 Improvements: Residential Property JAMES E. JONES; MARGARET A. JONES C.P. October Term, 2011 No. 4618 \$100,499.53 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1309-584

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

1309-591

644 East Courtland Street 19120 42nd wd. 1131 Sq. Ft. BRT#421025000 Improvements: Residential Dwelling FRANCELEEN RESTO C.P. February Term, 2012 No. 02743 \$90,901.12 Powers, Kim &

SHERIFF'S SALE

Javardian, LLC

1309-598A-M

10th Wd. (6327 Martins Mill Road - Premises A - 19111) 3003 Sq. Ft. BRT#353302900 Subject to Mortgage Subject to Rent Improvements: 2 Story Building

9th Wd. (6902 Castor Avenue - Premises B - 19111) 9th wd. 3850 Sq. Ft. BRT#882925520 Subject to Mortgage Subject to Rent Improvements: Masonry Building, Miscellaneous Use

10th Wd (6800-6814 Bingham Street - Premises C - 19111) 20,000 Sq. Ft. BRT#881132500 Subject to Mortgage Subject to Rent Improvements: Multi-unit Apartment Building

7th Wd. (1326 Greeby Street - Premises D - 19111) 1271 Sq. Ft. BRT#531141900 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse

9th Wd. (588 East Godfrey Avenue - Premises E - 19120) 1242 Sq. Ft. BRT#351094800 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse

9th Wd. (507 East Godfrey Avenue - Premises F - 19120) 9th wd. 2766 Sq. Ft. BRT#351102800 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse

6th Wd. (2239 Brighton Street - Premises G - 19149) 1796 Sq. Ft. BRT#542102600 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse

9th Wd. (434 East Cheltenham Avenue - Premises H - 19111) 3016 Sq. Ft. BRT#351292900 Subject to Mortgage Subject to Rent Improvements: 2 Story Converted Apartments

9th Wd. (344 Van Kirk Street - Premises I - 19120) 4218 Sq. Ft. BRT#881130120 Subject to Mortgage Subject to Rent Improvements: Multi-unit Apartment Building

9th Wd. (355 Gilham Street - Premises J - 19111) 2500 Sq. Ft. BRT#353090190 Subject to Mortgage Subject to Rent Improvements: 1 Story Building

9th Wd. (1232 Greeby Street - Premises K - 19111) 9th wd. 1121 Sq. Ft. BRT#531139000 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse

6th Wd. (7127 Montague Street - Premises L - 19135) 1241 Sq. Ft. BRT#412261900 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse

9th Wd. (6340 Martins Mill Road - Premises M - 19111) 2545 Sq. Ft. BRT#353297500 Subject to Mortgage Subject to Rent Improvements: 2 Story Rowhouse TD BANK, N.A. C.P. November Term, 2011 No. 01501 \$3,278,637.08 Scott M. Klein, Esq.

The following property, sale of which was postponed from the October 1, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

1310-302

442-444 East Indiana Avenue 19134 7th wd. 1849.5 Sq. Ft.; row 2 sty masonry BRT#071240600 Improvements: Residential Dwelling KEITH FEINGOLD, KNOWN SURVIVING HEIR OF ALMAR FEINGOLD, DECEASED MORTGAGOR, AND REAL OWNER, CORINNA FEINGOLD, KNOWN SURVIVING HEIR OF ALMAR FEINGOLD, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ALMAR FEINGOLD, DECEASED MORTGAGOR AND REAL OWNER C.P. May Term, 2012 No. 00292 \$73,937.50 McCabe, Weisberg, & Conway, P.C.

1310-307

2934 Arlan Street 19136 57th wd. 4440 Sq. Ft. BRT#572050540 Improvements: Residential Property EDWARD GALLAGHER AND ERIN M. GALLAGHER C.P. March Term, 2013 No. 01664 \$199,881.04 KML Law Group, P.C.

1310-308

2168 Unruh Avenue 19149 54th wd. 5462.40 Sq. Ft. BRT#541151400 Improvements: Residential Property JAHANGIR AHMED C.P. March Term, 2013 No. 03671 \$155,727.28 KML Law Group, P.C.

1310-313

412 Tyson Avenue 19111 35th wd. 2449.14 Sq. Ft. BRT#353164100 Improvements: Residential Property DAWN REIDY AND DAVID J. REIDY C.P. September Term, 2009 No. 00132 \$71,096.52 KML Law Group, P.C.

1310-314

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.

SHERIFF'S SALE

1310-315

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

1310-320

1318 North Marshall Street 19122 14TH wd. 2392.20 Sq. Ft. BRT#141031815 Improvements: Residential Property CARLISA MITCHELL AND DAVID W. MITCHELL C.P. January Term, 2013 No. 00476 \$192,930.89 KML Law Group, P.C.

1310-321A-B

2541 North 9th Street (Premises A - 19133-1908) 37th wd. parcel #1 - Situate on the easterly side of Ninth Street at the distance of One Hundred and fifty six feet eleven inches southwardly from the southerly side of Huntington Street. Parcel #3- situate on the east side of 9th Street at the distance of 113 feet 10 inches southwardly from the south side of Huntington Street. Improvements: Row 2 Sty, Masonry (both Properties)

2547 North 9th Street (Premises B - 19133-1908) 37th wd. parcel #1 - Situate on the easterly side of Ninth Street at the distance of One Hundred and fifty six feet eleven inches southwardly from the southerly side of Huntington Street. Parcel #3- situate on the east side of 9th Street at the distance of 113 feet 10 inches southwardly from the south side of Huntington Street. Improvements: Row 2 Sty, Masonry (both Properties) AMERICAN DREAM GROUP INVESTMENTS, LLC C.P. April Term, 2012 No. 03429 \$69,787.37 Chandra M. Arkema, Esq.

1310-325

246 South 55th Street 19139-4044 60th wd. (formerly part of the 46th wd.) Land area 1578.50 Sq. Ft. BRT#604201000 Improvements: Semi Det 2 Story Masonry CLARENCE BURCHETTE AKA CLARENCE LEE BURCHETTE C.P. July Term, 2012 No. 00435 \$161,490.38 Milstead & Associates, LLC

1310-326

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

1310-329

4076 East Roosevelt Boulevard 19124-3053 35th wd. 1568 Sq. Ft. BRT#351020800 Subject to Mortgage Improvements: Residential Dwelling KELVIN OBARA C.P. February Term, 2013 No. 00222 \$99,373.94 Powers, Kim & Javardian, LLC

1310-331

734 Millwood Road 19115-4122 63rd wd. 6774 Sq. Ft. PRCL#632049100 Improvements: Residential Property MATTHEW KLINE AND DELILAH KLINE C.P. March Term, 2013 No. 02984 \$267,249.35 Phelan Hallinan, LLP

1310-341

2214 West Cumberland Street 19132 16th wd. 2700 Sq. Ft.; row 2sty masonry BRT#162283500 Improvements: Residential Dwelling RONALD W. WARREN C.P. September Term, 2012 No. 01780 \$61,727.54 McCabe, Weisberg, & Conway, P.C.

1310-342

5739 Dunlap Street 19131 4th wd. 2625 Sq. Ft.; row b/gar 2sty masonry BRT#043241100 Improvements: Residential Dwelling GILBERT J. ROGERS C.P. March Term, 2013 No. 03449 \$53,143.57 McCabe, Weisberg, & Conway, P.C.

1310-343

5033 Schuyler Street 19144 13th wd. 6888 Sq. Ft.; s/d w det gar 3 sty masonry BRT#133158300 Improvements: Residential Dwelling ANTHONY WALL C.P. July Term, 2008 No. 02738 \$481,628.89 McCabe, Weisberg, & Conway, P.C.

1310-344

4625 Sheffield Street 19136 41st wd. 1200 Sq. Ft.; row 2 sty, masonry BRT#651146500 Improvements: Residential Dwelling DAVID J. CLAWGES C.P. July Term, 2012 No. 00975 \$168,290.44 McCabe, Weisberg, & Conway, P.C.

1310-349

3449 Cottman Avenue 19149 64th wd. 3152 Sq. Ft.; row conv/apartment 2sty masonry

SHERIFF'S SALE

BRT#642090000 Improvements: Residential Dwelling ANDREW L. NGUYEN AKA LINH TUAN NGUYEN C.P. April Term, 2013 No. 02693 \$151,221.95 McCabe, Weisberg, & Conway, P.C.

1310-350

8636 Bayard Street 19150 50th wd. 2586.56 Sq. Ft.; row b/gar 2 sty masonry BRT#501208500 Improvements: Residential Dwelling THEOLA THOMPSON AND THOMAS THOMPSON C.P. August Term, 2009 No. 03564 \$119,653.51 McCabe, Weisberg, & Conway, P.C.

1310-351

2942 McKinley Street 19149 62nd wd. 2269025 Sq. Ft.; row b/gar 2sty masonry BRT#621250600 Improvements: Residential Dwelling DORIAN PARSLEY C.P. April Term, 2012 No. 00802 \$150,823.61 McCabe, Weisberg, & Conway, P.C.

1310-360

7345 Woodbine Avenue 19151-2212 34th wd. 1477.22 Sq. Ft. PRCL#344139300 Improvements: Residential Property TAMARA BATTLE C.P. December Term, 2011 No. 00736 \$131,584.44 Phelan Hallinan, LLP

1310-362

4041 North Twelfth Street 19140-2101 43rd wd. 1305 Sq. Ft. PRCL#433162500 Improvements: Residential Property GWENDOLYN BURBAGE C.P. March Term, 2013 No. 02234 \$68,322.85 Phelan Hallinan, LLP

1310-365

6067 North Norwood Street 19138-2409 17th wd. 1274.40 Sq. Ft. PRCL#172471500 Improvements: Residential Property MUHAMMAD M. AL AHMAR C.P. March Term, 2013 No. 01002 \$79,413.56 Phelan Hallinan, LLP

1310-368

6527 Cutler Street 19126-3504 17th wd. 1440 Sq. Ft. PRCL#172074200 Improvements: Residential Property MARY RAVEN IN HER CAPACITY AS ADMINISTRATRIX HEIR OF THE ESTATE OF RUBY PUGH. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUBY PUGH, DECEASED. C.P. September Term, 2012 No. 02235 \$74,716.90 Phelan Hallinan, LLP

1310-370

64201 Delaire Landing Road aka 64201 Delaire Landing Road Unit 7B 19114-5415 88th wd. 1022 Sq. Ft. PRCL#888650876 Improvements: Residential Property DAYNA B. ROUMAN C.P. June Term, 2012 No. 03911 \$73,869.00 Phelan Hallinan, LLP

1310-378

15081 London Road 19116 58th wd. 2904 Sq. Ft. BRT#583169400 Improvements: Residential Dwelling DOROTHY A. KEOUGH C.P. January Term, 2013 No. 01764 \$117,317.95 Udren Law Offices, P.C.

1310-385

1206 Sydney Street 19150 50th wd. 2748.37 Sq. Ft. BRT#502470900 Improvements: Residential Dwelling RICHARD KENNEY AKA RICHARD LAWRENCE KENNEY C.P. March Term, 2013 No. 03303 \$206,372.22 Udren Law Offices, P.C.

1310-386

2031 South Croskey Street 19145 48th wd. 783 Sq. Ft. BRT#482211700 Improvements: Residential Dwelling APRIL B. LOVETT C.P. September Term, 2012 No. 01571 \$45,844.32 Udren Law Offices, P.C.

1310-388

2725 Tolbut Street 19152 57th wd. 2580.90 Sq. Ft. BRT#571114000 Improvements: Residential Dwelling JAMIE KAYROS C.P. March Term, 2013 No. 03409 \$193,561.43 Udren Law Offices, P.C. 1310-391 **6345 Bingham Street 19111** 35th wd. 1584 Sq. Ft. PRCL#353272900 Improvements: Residential Property ALVARAO A. ACOSTA C.P. June Term, 2012 No. 03903 \$116,948.43 Phelan Hallinan, LLP

1310-397

5011 North Franklin Street 19120-3111 49th wd. 996.87 Sq. Ft. PRCL#491231400 Improvements: Residential Property KIMBERLY SPADY C.P. July Term, 2012 No. 04450 \$76,356.36 Phelan Hallinan, LLP

SHERIFF'S SALE

1310-399

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

1310-402

1316 Longshore Avenue aka 1316-18 Longshore Avenue 19111-4510 53rd wd. (formerly of the 35th wd.) 9000 Sq. Ft. PRCL#532173900 Improvements: Residential Property ERCILIA E. VARGAS AND JOSE ROJA C.P. July Term, 2012 No. 03186 \$245,046.14 Phelan Hallinan, LLP

1310-406

1218 South 50th Street 19143-5102 27th wd. 882 Sq. Ft. PRCL#273082600 Improvements: Residential Property GAU LY AKA GAU TI LY AND MEI YU WU C.P. November Term, 2011 No. 02678 \$39,927.97 Phelan Hallinan, LLP

1310-412

1115 Friendship Street 19111-4201 35th wd. 5280 Sq. Ft. PRCL#532304700 Improvements: Residential Property WANDENIZIO PEREIRA DOS SANTOS AND MARIA LUIZA DOS SANTOS C.P. October Term, 2010 No. 01944 \$147,860.85 Phelan Hallinan, LLP

1310-413

6226 North Camac Street aka 6230 North Camac Street 19141-3350 49th wd. 3192 Sq. Ft. PRCL#493190000 Improvements: Residential Property ERIC HODGE AND SYDELLA HODGE C.P. March Term, 2012 No. 02133 \$144,308.10 Phelan Hallinan, LLP

1310-415

3220 D Street 19134-1704 7th wd. 772.5 Sq. Ft. PRCL#073147300 Improvements: Residential Property JOHNNA ITHIER C.P. March Term, 2013 No. 02417 \$40,558.87 Phelan Hallinan, LLP

1310-417

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, LLP

1310-419

848 East Cornwall Street 19134-1906 33rd wd. 819 Sq. Ft. PRCL#331117400 Improvements: Residential Property KIERON MARKS-PARNELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROSSLYN F. MARKS, SYLVESTER MARKS, III IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROSSLYN F. MARKS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROSSLYN F. MARKS, DECEASED. C.P. October Term, 2012 No. 00044 \$35,715.39 Phelan Hallinan, LLP

1310-420

4037 North Broad Street 19140-3030 43rd wd. 1600 Sq. Ft. PRCL#433184200 Improvements: Residential Property CHARLES D. MASON C.P. September Term, 2012 No. 00509 \$204,524.46 Phelan Hallinan, LLP

1310-424

6612 Guyer Avenue 19142-2603 40th wd. 1061.45 Sq. Ft. PRCL#406323100 Improvements: Residential Property JACK JANES C.P. May Term, 2012 No. 02701 \$58,211.95 Phelan Hallinan, LLP

1310-425

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

1310-426

6139 Walker Street 19135-3525 55th wd. 1522 Sq. Ft. PRCL#552322600 Improvements: Residential Property E

SHERIFF'S SALE

1310-432

2654 Carroll Street aka 2654 South Carroll Street 19142-2115 40th wd. 1256 Sq. Ft. PRCL#406112500 Improvements: Residential Property
STEVEN B. BROWN AKA STEPHEN BROWN C.P. June Term, 2012 No. 01368 \$47,374.03 Phelan Hallinan, LLP

1310-433

2367 East Cumberland Street 19125-3126 31st wd. 1140 Sq. Ft. PRCL#314037300 Improvements: Residential Property
JAMES P. ACKLEY, JR., HEIR OF JAMES ACKLEY, DECEASED. NORA LOUISE ACKLEY, HEIR OF JAMES ACKLEY, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES ACKLEY, DECEASED. C.P. December Term, 2011 No. 00889 \$148,565.67 Phelan Hallinan, LLP

1310-435

8502 Fayette Street 19150-1902 50th wd. 1458 Sq. Ft. PRCL#502300300 Improvements: Residential Property
JEROME ROLLERSON C.P. October Term, 2007 No. 04061 \$75,467.35 Phelan Hallinan, LLP

1310-437

2411 Vista Street 19152-4304 56th wd. 2568.60 Sq. Ft. PRCL#561332400 Improvements: Residential Property
RAED M. SHEIKH-YOUSEF AKA READ SHEIKH YOUSEF C.P. October Term, 2011 No. 01524 \$59,397.43 Phelan Hallinan, LLP

1310-438

116 Almat Drive 19115-2742 57th wd. 7500 Sq. Ft. PRCL#632192639 Improvements: Residential Property
JENNIFER BURKE KUEHNLE AKA JENNIFER BURKE-KUEHNLE C.P. December Term, 2011 No. 02539 \$445,271.27 Phelan Hallinan, LLP

1310-440

732 Brighton Street 19111-4028 53rd wd. 2689.50 Sq. Ft. PRCL#532244100 Improvements: Residential Property
NATACHA E. AUDAIN AKA NATACHA AUDAIN C.P. August Term, 2012 No. 03177 \$105,180.62 Phelan Hallinan, LLP

1310-441

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

1310-442

5418 Rutland Street 19124-1128 62nd wd. 1488 Sq. Ft. PRCL#621326300 Improvements: Residential Property
JEAN STRIPLET C.P. December Term, 2011 No. 00457 \$93,379.75 Phelan Hallinan, LLP

1310-443

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

1310-444

2435 South 74th Street 19153-1404 40th wd. 960 Sq. Ft. PRCL#404129900 Improvements: Residential Property
AISSA CHRISTINE BAMBA, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MAMA BAMBA AKA BAMBA MAMADOU. ALI BAMBA, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MAMADOU BAMBA AKA BAMBA MAMADOU. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MAMADOU BAMBA AKA BAMBA MAMADOU, DECEASED. C.P. August Term, 2010 No. 04091 \$79,298.86 Phelan Hallinan, LLP

1310-446

927 Marcella Street 19124-1734 35th wd. 1050 Sq. Ft. PRCL#351128200 Improvements: Residential Property
CHERYL D. WATSON C.P. April Term, 2010 No. 00884 \$71,332.16 Phelan Hallinan, LLP

1310-463

2719 East Huntingdon Street 19125 31st wd. 1260 Sq. Ft. BRT#314166700 Improvements: Residential Dwelling
ANGELA M. DEVOS AND JACOB DEANE DEVOS C.P. April Term, 2013 No. 00862 \$197,573.00 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1310-465

6231 North Gratz Street 19141 50th wd. 1200 Sq. Ft. BRT#172288600 Improvements:

SHERIFF'S SALE

Residential Real Estate
DOROTHY BUTLER C.P. April Term, 2013 No. 00354 \$67,567.84 Stern & Eisenberg, PC

1310-470

3324 North Bailey Street 19129-1308 38th wd. 906.31 Sq. Ft. BRT#381183600 Subject to Mortgage Improvements: Residential Dwelling
HENRIETTA HALL-EDWARDS C.P. July Term, 2012 No. 01730 \$99,870.97 Powers, Kirn & Javardian, LLC

1310-474

4729 Walnut Avenue 19139-4404 46th wd. 2427.57 Sq. Ft. BRT#601043100 Subject to Mortgage Improvements: Residential Dwelling
RAYMOND PAYTON, ADMINISTRATOR OF THE ESTATE OF JOAN L. PAYTON, DECEASED C.P. September Term, 2012 No. 03268 \$125,558.79 Powers, Kirn & Javardian, LLC

1310-475

1637 East Comly Street 19149-3437 62nd wd. 2126.30 Sq. Ft. BRT#621139600 Improvements: Residential Dwelling
JOANNE R. MARTINELLI AND CRAIG J. MARTINELLI C.P. April Term, 2012 No. 03792 \$91,480.71 Powers, Kirn & Javardian, LLC

1310-476

2122 South 65th Street 19142 65th wd. 1344 Sq. Ft. BRT#403012000 Improvements: Residential Dwelling
MOHAMMED A. CHOWDHURY C.P. April Term, 2012 No. 01865 \$75,815.85 Powers, Kirn & Javardian, LLC

1310-478A-D

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

1310-481

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

1310-482

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

1310-483

3546 K Street 19134-1413 33rd wd. 1662 Sq. Ft. BRT#331393300 Subject to Mortgage Improvements: Residential Dwelling
MICHAEL FRAZIER C.P. June Term, 2012 No. 01434 \$58,132.42 Powers, Kirn & Javardian, LLC

1310-484

3334 Cottman Avenue 19149-1601 55th wd. 1600 Sq. Ft. BRT#551515400 Subject to Mortgage Improvements: Residential Dwelling
ROSE TOMBERLAIN C.P. August Term, 2012 No. 00651 \$149,878.62 Powers, Kirn & Javardian, LLC

1310-486

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

1310-487

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

1310-488

2409 South 62nd Street 19142 40th wd. 1440 Sq. Ft. BRT#402100400 Improvements: Residential Property
C.P. December Term, 2010 No. 0126

SHERIFF'S SALE

\$85,440.94 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1310-491

1301 Wakeling Street 19124 62nd wd. 8191 Sq. Ft. BRT#234159700 Improvements: Residential Property
MARILYN D. PEED AND VINCENT D. PEED C.P. October Term, 2012 No. 000708 \$222,590.88 Christopher A. DeNardo, Esq.

1310-497

5922 Vine Street 19139 4th wd. 1050 Sq. Ft. BRT#042162100 Improvements: Residential Property
DAIREN L. THOMAS C.P. February Term, 2013 No. 001307 \$58,212.99 Christopher A. DeNardo, Esq.

1310-498

2122 South Woodstock Street 19145 48th wd. 783.75 Sq. Ft. BRT#481340600 Improvements: Residential Property
JIMMY S. TJOENG C.P. October Term, 2011 No. 003166 \$91,100.66 Christopher A. DeNardo, Esq.

1310-501

303 Forest Hills Avenue 19116 58th wd. 6555 Sq. Ft. BRT#583028600 Improvements: Residential Real Estate
EDWARD F. O'TOOLE AND KATIE L. O'TOOLE C.P. March Term, 2012 No. 02370 \$140,809.75 Stern & Eisenberg, PC

1310-504

7102 Bustleton Avenue 19149 54th wd. 2064.70 Sq. Ft.; row b/gar 2sty masonry BRT#542454500 Improvements: Residential Dwelling
RAYMOND G. BROWN AND PATRICIA A. BROWN C.P. February Term, 2012 No. 02988 \$81,739.86 McCabe, Weisberg, & Conway, P.C.

1310-506

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

1310-508

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

1310-510

914 Brighton Street 19111 53rd wd. 1220 Sq. Ft.; s/d w b/g 2s masonry BRT#532248000 Improvements: Residential Dwelling
DERRICK CAIN C.P. December Term, 2011 No. 01713 \$128,580.01 McCabe, Weisberg, & Conway, P.C.

1310-511

729 North Capitol Street 19130 15th wd. 3013.53 Sq. Ft.; row 1.5 sty brick BRT#151091460 Improvements: Residential Dwelling
JAMES MCQUEEN SR AKA JAMES MCQUEEN C.P. February Term, 2012 No. 01495 \$201,621.49 McCabe, Weisberg, & Conway, P.C.

1310-513

729 Disston Street 19111 53rd wd. 4196.25 Sq. Ft.; s/d w b/g 2s masonry BRT#532200700 Improvements: Residential Dwelling
ARIEL VIRELLA C.P. December Term, 2011 No. 02672 \$194,155.84 McCabe, Weisberg, & Conway, P.C.

1310-514

625 Sears Street 19147 1st wd. 1808 Sq. Ft.; row 2 sty masonry BRT#012005900 Improvements: Residential Dwelling
JOHN T. NOLAN, JR. C.P. December Term, 2012 No. 00587 \$178,323.46 McCabe, Weisberg, & Conway, P.C.

1310-515

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

1310-517

346 East Church Lane 19144 12th wd. 4113 Sq. Ft.; semi/det 3 sty stone BRT#122032700 Improvements: Residential Dwelling
RICHARD A. TYLER JR., DIVONNE TYLER AND THE UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. February Term, 2013 No. 00993 \$203,469.26 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1310-523

555 Devereaux Avenue 19111 35th wd. 1458 Sq. Ft. BRT#353006900 Improvements: Residential Property
THE UNKNOWN HEIRS OF JOHN HA, DECEASED, TUAN HA, SOLELY IN HIS CAPACITY AS HEIR OF JOHN HA, DECEASED, AND NGA TRAN, SOLELY IN HER CAPACITY AS HEIR OF JOHN HA, DECEASED. C.P. August Term, 2012 No. 03586 \$105,403.39 KML Law Group, P.C.

1310-524

742 South Frazier Street 19143 46th wd. 935.55 Sq. Ft. BRT#463232800 Improvements: Residential Property
COREY J. DORSEY C.P. December Term, 2012 No. 02210 \$49,614.84 KML Law Group, P.C.

1310-531

1025 Tyson Avenue 19111 53rd wd. 1506.83 Sq. Ft. OPA#532235600 Improvements: Residential Dwelling
PAMELA FRENCH AND BETH FRENCH C.P. October Term, 2012 No. 03451 \$67,616.03 Mitchell B. Klein, Esq.

1310-532

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

1310-534

6345 Marsden Street 19135 41st wd. 2169.56 Sq. Ft.; row 2 sty masonry BRT#411268900 Improvements: Residential Dwelling
SIMON RAMOS C.P. April Term, 2009 No. 00918 \$89,138.62 McCabe, Weisberg, & Conway, P.C.

1310-536

4911 Girard Avenue 19131 44th wd. 2932 Sq. Ft.; row w/det gar 3sty masonry BRT#442080700 Subject to Mortgage Improvements: Residential Dwelling
PATRICIA RICE NKA PATRICIA KNOX C.P. June Term, 2010 No. 02964 \$28,145.15 McCabe, Weisberg, & Conway, P.C.

1310-537

6109 Marsden Street 19135 41st wd. 3260 Sq. Ft.; s/d conv apt 2 sty masonry BRT#411262000 Improvements: Residential Dwelling
ANTHONY PIZZARO C.P. December Term, 2006 No. 00791 \$90,776.44 McCabe, Weisberg, & Conway, P.C.

1310-538

3511 Ashville Street 19136 64th wd. 2965.44 Sq. Ft.; row b/gar 2 sty masonry BRT#642283200 Improvements: Residential Dwelling
KRISTY SWEDBERG C.P. October Term, 2011 No. 04788 \$168,386.37 McCabe, Weisberg, & Conway, P.C.

1310-541

9401 Kirkwood Road 9114-2605 57th wd. 5231.8 Sq. Ft.; apartment 2-4 units 2 sty mas +O BRT#572322701 Improvements: Residential Dwelling
VALERIY MURIN C.P. February Term, 2013 No. 02661 \$210,554.35 McCabe, Weisberg, & Conway, P.C.

1310-548

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

1310-553

5312 North 2nd Street 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.

1310-560

516 East Cabot Street 19125 18th wd. 1440 Sq. Ft. BRT#181376800 Improvements: Residential Property
COLLEEN BOOTH AND JACOMB TIMOTHY BOOTH C.P. March Term, 2011 No. 00907 \$212,299.17 KML Law Group, P.C.

1310-562

1116 East Tioga Street 19134 33rd wd. 1345.55 Sq. Ft. BRT#331208600 Improvements: Residential Property
DAVID R PRADO C.P. March Term, 2013 No. 02602 \$65,952.91 KML Law Group, P.C.

1310-570

8415 Provident Street 19150 50th wd. 1448.90 Sq. Ft. BRT#501192000 Improvements: Residential Property
CHARLES A. WARDLAW C.P. October Term, 2008 No. 00324 \$117,926.23 KML Law Group, P.C.

SHERIFF'S SALE

1310-572

5243 Wissahickon Avenue 19144 12th wd. 2213.61 Sq. Ft. BRT#123245010 Improvements: Residential Property
JADA PENNICK AND CHARLES H. PENNICK C.P. October Term, 2012 No. 04267 \$208,289.06 KML Law Group, P.C.

1310-576

1147 South 61st Street 19143 3rd wd. 1591 Sq. Ft. BRT#033225200 Improvements: Residential Property
ROSALIN D. MILES AKA ROSALIND MILES-THOMPSON C.P. March Term, 2013 No. 02807 \$82,623.46 KML Law Group, P.C.

1310-578

5959 Upland Way 19131-2233 52nd wd. 1320.48 Sq. Ft. BRT#522010900 Improvements: Residential Property
WANDA HENRY C.P. January Term, 1999 No. 01690 \$69,848.43 KML Law Group, P.C.

1310-579

2113 East Clementine Street 19134 25th wd. 1466.25 Sq. Ft. BRT#252266800 Improvements: Residential Property
THE UNKNOWN HEIRS OF THERESA A. GRIFFIN AKA THERESA GRIFFIN, DECEASED, NIGEL GRIFFIN, SOLELY IN HIS CAPACITY AS HEIR OF THERESA A. GRIFFIN AKA THERESA GRIFFIN, DECEASED, WALIDA ARMSTRONG, SOLELY IN HER CAPACITY AS HEIR OF THERESA A. GRIFFIN, AKA THERESA GRIFFIN, DECEASED AND ALEXANDER GRIFFIN, SOLELY IN HIS CAPACITY AS HEIR OF THERESA A. GRIFFIN AKA THERESA GRIFFIN, DECEASED C.P. June Term, 2012 No. 03035 \$29,268.11 KML Law Group, P.C.

1310-580

236 West Sparks Street 19120 61st wd. 1050 Sq. Ft. BRT#611251800 Improvements: Residential Property
MICHELLE CARTER C.P. October Term, 2012 No. 00051 \$51,795.67 KML Law Group, P.C.

1310-582

4522 Carwithan Street 19136 65th wd. 1894.80 Sq. Ft. BRT#652119300 Improvements: Residential Property
JORGE LOPEZ C.P. March Term, 2012 No. 03592 \$140,942.44 KML Law Group, P.C.

1310-585

7144 Cottage Street 19135-1202 41st wd. 1440 Sq. Ft. PRCL#412286200 Improvements: Residential Property
WENDELL BISSAINTHE C.P. November Term, 2012 No. 02771 \$146,717.43 Phelan Hallinan, LLP

1310-586

133 Osborn Street 19128-3716 21st wd. 1782 Sq. Ft. PRCL#213046700 Improvements: Residential Property
STEPHANIE PALMER AND JUSTIN PALMER C.P. January Term, 2013 No. 03872 \$228,516.46 Phelan Hallinan, LLP

1310-592

2115 South Woodstock Street 19145-3508 48th wd. 783.75 Sq. Ft. PRCL#481333200 Improvements: Residential Property
MARJORIE WILKINSON AKA MARGIE WILKINSON AKA M

SHERIFF'S SALE

1792 Sq. Ft. BRT#105N18266 Improvements: Row Conv/apr 2 Story Masonry WAHABIT EDWARDS C.P. December Term, 2003 No. 002181 \$76,357.47 Milstead & Associates, LLC

1310-623

2110 Federal Street 19146 36th wd. 1034.11 Sq. Ft. BRT#361044800 Improvements: Residential Dwelling CHANEL CUNNINGHAM C.P. March Term, 2013 No. 000361 \$201,513.34 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1310-625

2951 Disston Street 19149 55th wd. 2624.06 Sq. Ft. BRT#551307200 Improvements: Residential Dwelling JEFFREY E. DEGNAN C.P. January Term, 2013 No. 003552 \$84,544.71 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

1310-645

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

1310-648

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

1310-652

5835 North Park Avenue 19141-3102 49th wd. 2368.20 Sq. Ft. PRCL#493229900 Improvements: Residential Property RONALD WILBUR SMITH C.P. August Term, 2012 No. 01543 \$97,193.99 Phelan Hallinan, LLP

1310-659

932 Granite Street 19124-1731 35th wd. 1050 Sq. Ft. PRCL#351134800 Improvements: Residential Property STEPHEN POSTELL C.P. February Term, 2013 No. 00806 \$96,148.88 Phelan Hallinan, LLP

1310-660

3915 North 10th Street 19140-3107 43rd wd. 816 Sq. Ft. PRCL#433157400 Improvements: Residential Property MARJORIE GIDDINGS C.P. September Term, 2012 No. 03430 \$37,274.02 Phelan Hallinan, LLP

1310-666

2832 Memphis Street 19134-4208 25th wd. 714 Sq. Ft. PRCL#252314200 Improvements: Residential Property JAMES D. BUSK C.P. April Term, 2013 No. 04945 \$65,335.99 Phelan Hallinan, LLP

1310-669

6843 Algard Street 19135-2105 55th wd. 1252.80 Sq. Ft. PRCL#552376600 Improvements: Residential Property KEVIN F. MILLER C.P. July Term, 2012 No. 04326 \$44,781.63 Phelan Hallinan, LLP

1310-670

329 North 9th Street aka 329 North 9th Street Unit A-8 19107-1409 5th wd. 1069.32 Sq. Ft. PRCL#056296105 Improvements: Residential Property SAM A. SAM C.P. December Term, 2012 No. 03129 \$144,867.49 Phelan Hallinan, LLP

1310-673

579 East Herman Street 19144-1018 59th wd. 918.90 Sq. Ft. PRCL#592091900 Improvements: Residential Property MAURICE A. BROWN, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF GREGORY BROWN; SHERRY RHODES IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF GREGORY BROWN; PAUL BROWN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF GREGORY BROWN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GREGORY BROWN, DECEASED. C.P. February Term, 2012 No. 03110 \$27,765.90 Phelan Hallinan, LLP

1310-674

5134 Parkside Avenue 19131-4715 44th wd. 1312 Sq. Ft. PRCL#521093900 Improvements: Residential Property ELLA DEANS-FRANCIS C.P. September Term, 2012 No. 00033 \$138,062.78 Phelan Hallinan, LLP

1310-676

2411 South 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 \$76,900.79 Weber

SHERIFF'S SALE

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

1310-680

5527 Ludlow Street 19139 60th wd. 1032 Sq. Ft.; ROW 2 STY MASONRY BRT#604006400 Improvements: Residential Dwelling PROPERTY OF ARLEAN D. BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, HOWARD BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, VERNATTA BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, MARCUS BOWMAN, KNOWN SURVIVING HEIR OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER, ALL UNKNOWN SURVIVING HEIRS OF LAURA BOWMAN, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 00111 \$40,513.87 McCabe, Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the November 5, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, December 3, 2013.

1311-301

4705 B Street 19120 42nd wd. 598 Sq. Ft. BRT#421321000 Improvements: Residential Property LILAILA VILLAFANE C.P. August 2012 Term, No. 00203 \$68,551.99 Kristine M. Anthou, Esq.

1311-305

1022 South Ithan Street 19143 51st wd. 921.6 Sq. Ft. BRT#513028000 Improvements: Residential Property LAMONT WHITE C.P. September Term, 2012 No. 003093 \$71,641.32 Kristine M. Anthou, Esq.

1311-309

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

1311-311

7447 Thouron Avenue 19138-1221 50th wd. Land area: 2912.50 Sq. Ft. BRT#502161200 Improvements: Semi Det 2 Sty Masonry MARIA DIAZ C.P. October Term, 2011 No. 00338 \$126,220.19 Milstead & Associates, LLC

1311-324

4642 Locust Street 19139-4414 46th wd. 1728 Sq. Ft. PRCL#461011000 Improvements: Residential Property KALENA RYANT FKA KALENA JEFFERSON C.P. September Term, 2012 No. 02054 \$370,964.82 Phelan Hallinan, LLP

1311-327

11805 Millbrook Road 19154-3710 66th wd. 1296 Sq. Ft. PRCL#662235500 Improvements: Residential Property RAYMOND MARASHESKI C.P. June Term, 2012 No. 02227 \$171,741.71 Phelan Hallinan, LLP

1311-332

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

1311-341

358 Winton Street 19148-3322 39th wd. 623 Sq. Ft. PRCL#392101800 Improvements: Residential Property PETER MARANDOLA C.P. March Term, 2012 No. 03856 \$165,925.33 Phelan Hallinan, LLP

1311-348

4841 North 18th Street 19141-1524 17th wd. Situate on the east side of 18th Street (60 ft) wide at the distance of 180 ft southward from the south side of Rockland Street (50 feet) wide. Improvements: Row Conv/apr 2 Sty Masonry ADALBERT NDEMASSOHA C.P. August Term, 2011 No. 04164 \$90,675.53 Chandra M. Arkema, Esq.

1311-350

4210 North Darien Street 19140-2221 43rd wd. Situate on the west side of Darien Street at the distance of 415 ft 9 inches southward from the south side of Bristol Street. Improvements: Row 2 Sty Masonry FELICIA WILSON C.P. May Term, 2012 No. 00513 \$47,872.66 Chandra M. Arkema, Esq.

1311-356

4209 Claridge Street 19124 33rd wd. 1756.70

SHERIFF'S SALE

Sq. Ft. BRT#332355300 Improvements: Residential Dwelling HANH VAN NGUYEN C.P. June Term, 2013 No. 001260 \$100,612.37 Martha E. Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-361A-B

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

1311-362

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

1311-363

4301 Ludlow Street 19104 27th wd. Front 14.00 ft x depth 86.00 ft, 1204 Sq. Ft. BRT#27200620 DOUBLE CROWN, LLC C.P. July Term, 2011 No. 02207 \$10,212.03 Justin L. Krik, Esq., Lipsky and Brandt

1311-366

3263-3265 Emerald Street 19134 45th wd. On southeast side of Emerald Street 75 ft 2-3/4-in southwestward of Westmoreland Street; front irregular ft, depth irregular feet. Improvements: Ind. Shop, Masonry, 13,413 Sq Ft EMERALD STREET ASSOCIATES, LP C.P. June Term, 2013 No. 01893 \$172,402.15 Steven J. White, Esq.; Stradley Ronon Stevens & Young, LLP

1311-375

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

1311-389

4213 Lansing Street 19136 65th wd. s/d w b/g 2s masonry; 3808 Sq. Ft. BRT#651176600 Improvements: Residential Dwelling RAYMOND BROWN AKA RAY BROWN AKA RAY G. BROWN AKA RAYMOND G. BROWN C.P. November Term, 2007 No. 00125 \$207,748.01 McCabe, Weisberg, & Conway, P.C.

1311-400

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

1311-405

641 East Tioga Street 19134 07th wd. 2805 Sq. Ft. row 2 sty masonry BRT#073279000 Improvements: Residential Dwelling APOLONIO OTERO, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2011 No. 01714 \$38,400.43 McCabe, Weisberg, & Conway, P.C.

1311-406

5619 North 15th Street 19141 49th wd. 3536 Sq. Ft.; row w/dt gar 2sty masonry BRT#172048900 Improvements: Residential Dwelling FERRIS GRIFFIN AND DAVID GRIFFIN C.P. March Term, 2012 No. 01220 \$83,099.10 McCabe, Weisberg, & Conway, P.C.

1311-409

2224 North Howard Street 19133 19th wd. 780 Sq. Ft. BRT#191033300 Improvements: Residential Dwelling FRANCISCO J. MENDEZ C.P. March Term, 2012 No. 01319 \$58,881.12 Udren Law Offices, P.C.

1311-412

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

1311-414

642 West Johnsons Street 19144 21st wd. Unknown size BRT#213107200 Subject to Mortgage Improvements: Det 2.5 Sty Mas + Other TODD MOSSER AND NICOLE MOSSER C.P. February Term, 2012 No. 03804

SHERIFF'S SALE

\$209,946.26 Sarah E. Ehasz, Esq.

1311-417A-D

1507 East Moyamensing Avenue, Unit A 19147-6025 2nd wd. 1570 Sq. Ft. BRT#888010180 Improvements: Residential Dwelling
1507 East Moyamensing Avenue, Unit B 19147-6025 2nd wd. 1480 Sq. Ft. BRT#888010182 Improvements: Residential Dwelling
1507 East Moyamensing Avenue, Unit C 19147-6025 2nd wd. 1650 Sq. Ft. BRT#888010184 Improvements: Residential Dwelling
1507 East Moyamensing Avenue, Unit D 19147-6025 2nd wd. 1650 Sq. Ft. BRT#888010186 Improvements: Residential Dwelling SILVERLEAF DEVELOPMENT, LLC C.P. April Term, 2012 No. 2168 \$1,935,061.03 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1311-418

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

1311-423

3917 K Street 19124 33rd wd. 1131.20 Sq. Ft. BRT#332321600 Improvements: Residential Property CHRISTIAN LAFTY C.P. April Term, 2013 No. 03879 \$25,976.27 KML Law Group, P.C.

1311-439

5615 Sansom Street 19139 60th wd. 1166.10 Sq. Ft. BRT#604025700 Improvements: Residential Property DERRICK S. GOLDEN AND PATRICIA J. BARNES C.P. May Term, 2012 No. 02793 \$89,220.57 Christopher A. DeNardo, Esq.

1311-440

8832 Fairfield Street 19152 57th wd. S/D w b/g 1 sty masonry; 4449.15 Sq. Ft. BRT#571168900 Improvements: Residential Dwelling ROBERT J. SAUER AND KATHLEEN MAMMARELLA C.P. January Term, 2013 No. 02676 \$43,593.50 McCabe, Weisberg, & Conway, P.C.

1311-442

5416 Walker Street 19124 62nd wd. Row b/ gar 2sty masonry; 912 Sq. Ft. BRT#622361800 Improvements: Residential Dwelling ADEMOLA FAWOLE C.P. November Term, 2011 No. 00389 \$72,256.55 McCabe, Weisberg, & Conway, P.C.

1311-446

2609 West Jefferson Street 19121 29th wd. Row w/gar 2sty masonry; 910 Sq. Ft. BRT#2911904100 Improvements: Residential Dwelling KENNETH CRAWFORD SR. AND KENNETH CRAWFORD JR. C.P. May Term, 2013 No. 00084 \$106,782.37 McCabe, Weisberg, & Conway, P.C.

1311-447

5104-5106 Parkside Avenue 19131 52nd wd. 1615 Sq. Ft. BRT#521092500 & BRT#521092600 Improvements: Residential Dwelling AMY RINGGOLD C.P. November Term, 2001 No. 00325 \$97,073.07 Udren Law Offices, P.C.

1311-448

7208 Edmund Street 19135 65th wd. S/D conv apt 2sty masonry; 6900 Sq. Ft. BRT#651287800 Improvements: Residential Dwelling MICHAEL I DAVALOS, SR. C.P. June Term, 2009 No. 00846 \$158,414.87 McCabe, Weisberg, & Conway, P.C.

1311-457

1543 North 56th Street 19131-3906 4th wd. 1712 Sq. Ft. PRCL#041350800 Improvements: Residential Property KAMILAH J. MININALL C.P. March Term, 2012 No. 03936 \$126,136.52 Phelan Hallinan, LLP

1311-458

6237 Reedland Street 19142-2909 40th wd. 1112 Sq. Ft. PRCL#402201200 Improvements: Residential Property STEFANNIE L. WILLIAMS AND SHANNON D. NASH C.P. October Term, 2012 No. 02556 \$65,224.94 Phelan Hallinan, LLP

1311-474

1301 Devereaux Avenue 19149 53rd wd. 1406 Sq. Ft. BRT#531013500 Improvements: Residential Property ELENA SANTIAGO C.P. March Term, 2011 No. 02796 \$170,128.17 KML Law Group, P.C.

SHERIFF'S SALE

1311-475

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

1311-482

5837 North Camac Street 19141 49th wd. 1672.44 Sq. Ft. BRT#493164200 Improvements: Residential Property TALISA R. DOUGLAS C.P. February Term, 2011 No. 03360 \$101,106.19 KML Law Group, P.C.

1311-494

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

1311-502

3839 Pearson aka 3839 Pearson Street 19114 57th wd. 3850.00 Sq. Ft. BRT#572154122 Improvements: Residential Dwelling LORI L. SINGMASTER AND WILLIAM SINGMASTER AKA WILLIAM J SINGMASTER C.P. October Term, 2011 No. 03635 \$120,335.20 Udren Law Offices, P.C.

1311-508

1529 Chelton Avenue 19126 17th wd. 1494.50 Sq. Ft. BRT#171333600 Improvements: Residential Property BARRY A. JONES SR. C.P. June Term, 2009 No. 01704 \$77,890.56 KML Law Group, P.C.

1311-510

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

1311-512

7357 Garman Street 19153 40th wd. 1096 Sq. Ft. BRT#404306300 Improvements: Residential Real Estate RICHARD B. KELLY C.P. June Term, 2013 No. 03192 \$80,600.65 Stern & Eisenberg, PC

1311-520

3178 Chatham Street 19134 25th wd. Row 2 sty masonry; 1290 Sq. Ft. BRT#251420200 Improvements: Residential Dwelling KAREN FLYNN C.P. March Term, 2013 No. 03968 \$109,007.64 McCabe, Weisberg, & Conway, P.C.

1311-538

5454 Irving Street 19139-4054 60th wd. 1530 Sq. Ft. PRCL#603060500 Improvements: Townhouse BARBARA STATON, IN HER CAPACITY AS HEIR OF CHARLES E. HURST, JR., DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES E. HURST, JR. DECEASED C.P. March Term, 2011 No. 01492 \$14,769.68 Phelan Hallinan, LLP

1311-550

9448 Woodbridge Road 19114-3457 57th wd. 1791.61 Sq. Ft. PRCL#572197436 Improvements: Residential Property HOLLIS SEABROOKS C.P. February Term, 2012 No. 03450 \$96,029.58 Phelan Hallinan, LLP

1311-552

5221 North 9th Street 19141-4005 49th wd. 1675.21 Sq. Ft. PRCL#492140900 Improvements: Residential Property KENDRA F. BRIGMAN AKA KENDRA BRIGMAN C.P. January Term, 2013 No. 03820 \$107,346.21 Phelan Hallinan, LLP

1311-562

264 South Cecil Street 19139-3825 60th wd. 900 Sq. Ft. PRCL#604280400 Improvements: Residential Property JEANNINE ERWIN AND WILLIAM FOWLER C.P. December Term, 2012 No. 01687 \$79,023.55 Phelan Hallinan, LLP

SHERIFF'S SALE

1311-574

7604 Woodcrest Avenue 19151-2705
34th wd. 1316.86 Sq. Ft. BRT#343186900
Improvements: Residential Dwelling
TANYA JOHNSON C.P. January Term, 2013
No. 02352 \$136,278.31 Law Offices of
Gregory Javardian, Esq.

1311-575

248 East Mayfield Street 19134-2810 7th wd.
609 Sq. Ft. PRCL#071252400 Improvements:
Residential Property
MORRIS CLARK C.P. April Term, 2010 No.
02499 \$57,224.95 Phelan Hallinan, LLP

1311-593

3924 I Street 19124-5404 33rd wd. 1566.47
Sq. Ft. PRCL#332147300 Improvements:
Residential Property
RODNEY S. RHODES C.P. July Term, 2012
No. 03163 \$92,763.51 Phelan Hallinan, LLP

1311-602

1648 Pratt Street 19124-1368 62nd
wd. 1114.96 Sq. Ft. PRCL#622050200
Improvements: Residential Property
LUECEAL OWES C.P. September Term, 2012
No. 02240 \$22,139.34 Phelan Hallinan, LLP

1311-639

6118 Bustleton Avenue 19149-3430
62nd wd. 1625 Sq. Ft. PRCL#621504400
Improvements: Residential Property
KEVIN BELL AND NICOLE BELL C.P.
September Term, 2012 No. 00471 \$204,537.75
Phelan Hallinan, LLP

1311-641

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

1311-651

12029 Salina Place 19154-2612 58th
wd. 2542.86 Sq. Ft. PRCL#662118900
Improvements: Residential Property
ADAM SWITAJ C.P. March Term, 2013 No.
02729 \$115,128.76 Phelan Hallinan, LLP

1311-662

2224 Melvin Steet 19131 52nd wd. Row b/gar
2 sty masonry; 2663.6 Sq. Ft. BRT#522252900
Improvements: Residential Dwelling
ROSHANDA DAVIS C.P. November Term,
2009 No. 05366 \$100,634.42 McCabe,
Weisberg, & Conway, P.C.

1311-665

5837 Catharine Street 19143 3rd wd. Row 2
sty masonry; 2425.13 Sq. Ft. BRT#032186300
Improvements: Residential Dwelling
JOHN T. JACKSON C.P. October Term, 2011
No. 03985 \$43,843.42 McCabe, Weisberg,
& Conway, P.C.

1311-667

5404 Akron Street 19124-1202 62nd
wd. 1209.45 Sq. Ft. PRCL#621421500
Improvements: Residential Property
RAYMOND T. MERKLE C.P. May Term,
2013 No. 00920 \$43,098.74 Phelan Hallinan,
LLP

1311-668

5133 Catharine Street 19143 46th wd. Row 2
sty masonry; 3076.25 Sq. Ft. BRT#462093700
Improvements: Residential Dwelling
PATRILLIA E. ASKEW-HARRIS C.P.
January Term, 2011 No. 04872 \$109,999.56
McCabe, Weisberg, & Conway, P.C.

1311-681

805 Red Lion Road, Unit A1 19115-1462
58th wd. PRCL#888580001 Improvements:
Condominium Unit
GRIGORIY AVSHALUMOV C.P. July Term,
2010 No. 02810 \$166,087.06 Phelan
Hallinan, LLP

1311-683

**4336 East Wayne Avenue aka 4336 Wayne
Avenue 19140-1745** 13th wd. 1005 Sq. Ft.
PRCL#131407200 Improvements: Residential
Property
KHINEESHA JOHNSON C.P. April Term,
2013 No. 04026 \$61,103.53 Phelan Hallinan,
LLP

1311-684

7729 Loretto Avenue 19111-3555 56th
wd. 4312.50 Sq. Ft. PRCL#561193100
Improvements: Residential Property
AMANDA LUNDRIGAN AND WILLIAM
TAYLOR C.P. October Term, 2012 No. 00043
\$179,230.08 Phelan Hallinan, LLP

1311-689

2707 South 13th Street 19148-4926 39th
wd. 1185.36 Sq. Ft. PRCL#395336500
Improvements: Residential Property
JAMIE CURRO AND RICHARD A. CURRO,
JR. C.P. July Term, 2012 No. 01479
\$313,431.98 Phelan Hallinan, LLP

1311-693

1411 East Duval Street 19138 10th wd. s/d w

SHERIFF'S SALE

b/g 2s masonry; 1888 Sq. Ft. BRT#102289300
Improvements: Residential Dwelling
ALL UNKNOWN SURVIVING HEIRS
OF YVONNE STUBBS, DECEASED
MORTGAGOR AND REAL OWNER C.P.
February Term, 2012 No. 01715 \$143,771.15
McCabe, Weisberg, & Conway, P.C.

1311-697

1116 West Silver Street 19133 37th wd. Row
2 sty masonry; 1594 Sq. Ft. BRT#372302500
Improvements: Residential Dwelling
PROPERTY OF REBA C. GRAVES, KNOWN
SURVIVING HEIR OF JULIA A. GRAVES,
DECEASED MORTGAGOR AND REAL
OWNER; SAMUEL W. GRAVES, KNOWN
SURVIVING HEIR OF JULIA A. GRAVES,
DECEASED MORTGAGOR AND REAL
OWNER; SANDRA G. GRAVES, KNOWN
SURVIVING HEIR OF JULIA A. GRAVES,
DECEASED MORTGAGOR AND REAL
OWNER; AND ALL UNKNOWN SURVIVING
HEIRS OF JULIA A. GRAVES, DECEASED
MORTGAGOR AND REAL OWNER. C.P.
March Term, 2012 No. 03881 \$62,726.92
McCabe, Weisberg, & Conway, P.C.

1311-698

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

1311-702

6224 North Beechwood Street 19138
17th wd. row 2sty masonry; 1509 Sq. Ft.
BRT#172519900 Improvements: Residential
Dwelling
FRITZ M. TIBOIS AND MYRLINE TIBOIS
C.P. December Term, 2012 No. 00166
\$35,477.26 McCabe, Weisberg, & Conway,
P.C.

1311-708

2077 East Victoria 19134 45th wd. 727.70
Sq. Ft. BRT#452160900 Improvements:
Residential Property
THOMAS LAVERGHETTA AND STEPHANIE
LAVERGHETTA C.P. May Term, 2013
No. 003464 \$65,497.45 Christopher A.
DeNardo, Esq.

1311-724

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

1311-726

2507 South Hobson Street 19142-2719
40th wd. 1112 Sq. Ft. BRT#406802000
Improvements: Row 2 Sty Masonry
STERLING MCCOY C.P. February Term,
2012 No. 02540 \$43,688.94 Milstead &
Associates, LLC

1311-729

820 Greenwich Street 19147 1st wd.
Land area: 672 Sq. Ft. BRT#012230000
Improvements: Residential Dwelling
JOSEPH D. DOLAN, JR. C.P. June Term,
2013 No. 000703 \$115,860.59 Martha E.
Von Rosenstiel, Esq.; Heather E Riloff, Esq.

1311-740

639 North Frazier Street 19131-4810 52nd
wd. 1165.08 Sq. Ft. PRCL#043063400
Improvements: Residential Property
OTIS BARNES C.P. May Term, 2012 No.
01162 \$69,547.53 Phelan Hallinan, LLP

1311-746

824 East Cheltenham Avenue 19138 row 3sty
masonry; 2488 Sq. Ft. BRT#122117000
Improvements: Residential Dwelling
MARQUISE ROBINSON C.P. March Term,
2012 No. 01170 \$60,754.64 McCabe,
Weisberg, & Conway, P.C.

1311-752

1433 West Mayfield Street 19132 11th
wd. 769.95 Sq. Ft. BRT#111088900
Improvements: Residential Property
WILLIAM O. MOORE AS ADMINSTRATOR
OF THE ESTATE OF FANNIE M. MOOR
AKA FANNIE MAE MOORE, DECEASED
C.P. April Term, 2006 No. 01632 \$33,581.76
KML Law Group, P.C.

1311-753

3828 Bennington Street 19124 33rd wd. 975
Sq. Ft. BRT#332280600 Improvements:

SHERIFF'S SALE

Residential Property
THE UNKNOWN HEIRS OF THE ESTATE
OF CAROL DUNN, DECEASED C.P.
January Term, 2013 No. 03606 \$43,238.85
KML Law Group, P.C.

1311-756

7148 Vandike Street 19135-1333 65th wd.
Beginning at a point on the northwesterly side
of Vandike Street (40 feet wide) at the distance
of 120 ft northeastwardly from the northeasterly
side of Friendship Street. Improvements:
Semi Det 2 Sty Masonry
JOHN J. MISNIK AND MARGARET M.
MISNIK C.P. September Term, 2011 No.
00731 \$129,544.54 Chandra M. Arkema,
Esq.

1311-757

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

1311-759

733 Winton Street 19148 39th wd. 644 Sq. Ft.
BRT#393069000 Improvements: Residential
Property
BRADLEY BALDIA AKA BRADLEY L.
BALDIA C.P. January Term, 2013 No. 00475
\$120,308.38 KML Law Group, P.C.

1311-760

5712 Whithy Avenue 19143 51st wd. 1600
Sq. Ft. BRT#513163300 Improvements:
Residential Property
THE UNKNOWN HEIRS OF EDNA L.
BROWN, DECEASED, BERNICE BROWN,
SOLELY IN HER CAPACITY AS HEIR OF
EDNA L. BROWN, DECEASED, KATRINA
BROWN TROTMAN, SOLELY IN HER
CAPACITY AS HEIR OF EDNA L. BROWN,
DECEASED, ROXANNE BROWN, SOLELY
IN HER CAPACITY AS HEIR OF EDNA L.
BROWN, DECEASED, CORNELL BROWN,
SOLELY IN HIS CAPACITY AS HEIR OF
EDNA L. BROWN, DECEASED, FRANK
BROWN, SOLELY IN HIS CAPACITY AS
HEIR OF EDNA L. BROWN, DECEASED,
JOSEPH BROWN, SOLELY IN HIS
CAPACITY AS HEIR OF EDNA L. BROWN,
DECEASED, MARION BROWN, SOLELY
IN HIS CAPACITY AS HEIR OF EDNA L.
BROWN, DECEASED. C.P. November Term,
2012 No. 02053 \$98,506.76 KML Law
Group, P.C.

1311-782

2536 Faunce Street 19152 56th wd. APT 2-4
units 2sty masonr; 2496 Sq. Ft. BRT#561398965
Improvements: Residential Dwelling
MELISSA MALLORY C.P. March Term,
2013 No. 01595 \$184,538.41 McCabe,
Weisberg, & Conway, P.C.

1311-787

518 East Hilton Street 19134-1717 7th
wd. 1675.21 Sq. Ft. PRCL#492140900
Improvements: Residential Property
EDWARD KAPLAN, LYUBOV KAPLAN,
LEONID KAPLAN AND ANNA KAPLAN
C.P. January Term, 2012 No. 01193 \$48,802.83
Phelan Hallinan, LLP

1311-798

2258 Friendship Street 19149 54th wd.
Row b/gar 2sty masonry; 2880.45 Sq. Ft.
BRT#542118600 Improvements: Residential
Dwelling

BRUCE BASKERVILLE C.P. August Term,
2009 No. 04318 \$152,754.24 McCabe,
Weisberg, & Conway, P.C.

1311-807

2358 East Letterly Street 19125 31st wd. Row
2 sty masonry; 1633.25 Sq. Ft. BRT#313224200
Improvements: Residential Dwelling
ROBERT L. PALUMBO C.P. October Term,
2011 No. 00663 \$108,697.55 McCabe,
Weisberg, & Conway, P.C.

1311-808

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

1311-819

1605 Colima Road 19115 57th wd. det w-b/g
1.5 sty frame; 1668 Sq. Ft. BRT#562266800
Improvements: Residential Dwelling
LUZAIDA MARIN C.P. March Term, 2012
No. 00813 \$214,825.45 McCabe, Weisberg,
& Conway, P.C.

1311-821

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

SHERIFF'S SALE

McCabe, Weisberg, & Conway, P.C.

1311-828A-I

**908-910 Spruce Street, Unit B1 - Premises A
- 19107** 5th wd. 17800 Sq. Ft. BRT#888042031
Subject to Mortgage Subject to Rent
Improvements: Commercial
**908-910 Spruce Street, Unit 3 - Premises B -
19107** 5th wd. 17800 Sq. Ft. BRT#888042033
Subject to Mortgage Subject to Rent
Improvements: Commercial
**908-910 Spruce Street, Unit 5 - Premises C -
19107** 5th wd. 17800 Sq. Ft. BRT#888042035
Subject to Mortgage Subject to Rent
Improvements: Commercial
**908-910 Spruce Street, Unit 6 - Premises D -
19107** 5th wd. 17800 Sq. Ft. BRT#888042036
Subject to Mortgage Subject to Rent
Improvements: Commercial
**908-910 Spruce Street, Unit 7 - Premises E -
19107** 5th wd. 17800 Sq. Ft. BRT#888042037
Subject to Mortgage Subject to Rent
Improvements: Commercial
**908-910 Spruce Street, Unit 8 - Premises F -
19107** 5th wd. 17800 Sq. Ft. BRT#888042038
Subject to Mortgage Subject to Rent
Improvements: Commercial

**908-910 Spruce Street, Unit 9 - Premises G -
19107** 5th wd. 17800 Sq. Ft. BRT#888042039
Subject to Mortgage Subject to Rent
Improvements: Commercial
**908-910 Spruce Street, Unit 11 - Premises H
- 19107** 5th wd. 17800 Sq. Ft. BRT#888042041
Subject to Mortgage Subject to Rent
Improvements: Commercial
**908-910 Spruce Street, Unit 12 - Premises I -
19107** 5th wd. 17800 Sq. Ft. BRT#888042042w
Subject to Mortgage Subject to Rent
Improvements: Commercial
EFL PARTNERS, X C.P. January Term,
2010 No. 00314 \$4,005,226.47 Loren L.
Speziale, Esq.

SHERIFF'S SALE OF TUESDAY, DECEMBER 3, 2013

1312-301

4652 James Street 19137 45th wd. 2000
Sq. Ft. BRT#453408700 Improvements:
Residential Property
CHARLES LEEMAN C.P. May Term, 2013
No. 01010 \$95,745.34 KML Law Group,
P.C.

1312-302

1362 East Haines Street 19138 59th wd. 1110
Sq. Ft. BRT#591170415 Improvements:
Residential Property
JAMAL ANTHONY CARTER AND
KIMBERLY C CARTER C.P. February Term,
2013 No. 01676 \$113,097.10 KML Law
Group, P.C.

1312-303

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

1312-304

6801 Quincy Street 19119 22nd wd. 9573.07
Sq. Ft. BRT#223213320 Improvements:
Residential Property
PROPERTY OF ALICIA GILBERT, SOLELY
IN HER CAPACITY AS HEIR OF ALFRED
HENRY GILBERT, III, DECEASED; CRISTEN
GILBERT, SOLELY IN HER CAPACITY
AS HEIR OF ALFRED HENRY GILBERT,
III, DECEASED; LAURA GILBERT-KING,
SOLELY IN HER CAPACITY AS HEIR OF
ALFRED HENRY GILBERT, III, DECEASED;
AND GALEN SCOTT GILBERT, SOLELY
IN HIS CAPACITY AS HEIR OF ALFRED
HENRY GILBERT, III, DECEASED C.P.
April Term, 2013 No. 00429 \$282,078.17
KML Law Group, P.C.

1312-305

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

1312-306

1528 South Etting Street 19146-0000 1021
Sq. Ft.; row 2 sty masonry BRT#364314400
Improvements: Residential Dwelling
KATRINA FLOYD AND RONALD MOORE
C.P. August Term, 2001 No. 01297 \$46,287.09
McCabe, Weisberg & Conway, P.C.

1312-307

4122 East Howell Street 19135 62nd
wd. 1339.34 Sq. Ft. BRT#622174000
Improvements: Residential Property

SHERIFF'S SALE

SHAREEMA PETERKIN C.P. February
Term, 2013 No. 01673 \$127,424.19 KML
Law Group, P.C.

1312-308

5515 Kingsessing Avenue 19143 51st wd.
1125 Sq. Ft. BRT#514150700 Improvements:
Residential Property
JACQUELINE WILSON C.P. February Term,
2013 No. 00150 \$72,475.50 KML Law
Group, P.C.

1312-309

5611 Stokes Street 19144 12th wd. 1586.56
Sq. Ft. BRT#122201800 Improvements:
Residential Dwelling
OMER MIRZA C.P. December Term, 2010
No. 01620 \$85,181.81 Udren Law Offices,
P.C.

1312-310

8556 Mitchener Avenue 19150 50th
wd. 1523.80 Sq. Ft. BRT#501141200
Improvements: Residential Dwelling
FRANCES C. HOUSTON C.P. May Term,
2013 No. 01670 \$17,075.93 Udren Law
Offices, P.C.

1312-311

2213 South Hobson Street 19142 40th wd.
BRT#403061100 Improvements: Residential
Dwelling
IHUOMA V. NWAKWO C.P. April Term,
2013 No. 03941 \$57,374.06 Udren Law
Offices, P.C.

1312-312

7528 Woodbine Avenue 19151 34th
wd. 1638.90 Sq. Ft. BRT#343199300
Improvements: Residential Dwelling
CRYSTAL GREAVES AND DARWIN
GREAVES C.P. May Term, 2013 No. 01671
\$108,705.47 Udren Law Offices, P.C.

1312-313

827 North 26th Street 19130-1845 15th wd.
Situate on the easterly side of Twenty-sixth
Street and the southerly side of Parrish Street
Improvements: Stu/off + Apts 3 Sty Masonry
FRANK J. ALLEN, JR. C.P. March Term,
2010 No. 04931 \$295,460.45 Chandra M.
Arkema, Esq.

1312-314

609 East Wishart Street 19134 33rd wd. 1064
Sq. Ft.; row 2 sty masonry BRT#331027900
Improvements: Residential Dwelling
GREGORY STANISLAUS C.P. June Term,
2013 No. 01488 \$52,662.11 McCabe,
Weisberg & Conway, P.C.

1312-315

4651-53 Torresdale Avenue 19124
23rd wd. 3008 Sq. Ft.; row 2 sty masonry
BRT#232382700 Improvements: Residential
Dwelling
WILLIAM WEST AND BATTIYAH WEST C.P.
January Term, 2010 No. 03407 \$222,424.39
McCabe, Weisberg & Conway, P.C.

1312-316

820

SHERIFF'S SALE

1312-322
3252 Edgemont Street 19134 45th wd. 945 Sq. Ft. BRT#451215900 Improvements: Residential Property
 THERESA O'MALLEY C.P. May Term, 2013 No. 000884 \$59,625.60 Christopher A. DeNardo, Esq.

1312-323
5459 Webster Street 19143 46th wd. 919.80 Sq. Ft. BRT#463114400 Improvements: Residential Property
 DEBORA MACK C.P. May Term, 2013 No. 002366 \$104,239.76 Christopher A. DeNardo, Esq.

1312-324
510 Dickinson Street 19147 1st wd. 1168 Sq. Ft.; row 3 sty masonry BRT#011268200 Improvements: Residential Dwelling
 KATHLEEN FRANGOS AND PAUL FRANGOS C.P. June Term, 2013 No. 01919 \$230,102.73 McCabe, Weisberg & Conway, P.C.

1312-325
1327 East Sedgley Avenue 19134 33rd wd. 1200 Sq. Ft.; row 2sty masonry BRT#331233800 Improvements: Residential Dwelling
 JOHN MCALEER C.P. June Term, 2013 No. 01629 \$66,620.08 McCabe, Weisberg & Conway, P.C.

1312-326
10818 Perrin Road 19154-3924 66th wd. 1449 Sq. Ft.; row b/gar 2sty mas + other BRT#662075900 Improvements: Residential Dwelling
 MELISSA MIGUEL-HERNANDEZ AND MARIO HERNANDEZ C.P. June Term, 2013 No. 01524 \$223,276.88 McCabe, Weisberg & Conway, P.C.

1312-327
6735 Gillespie Street 19135 55th wd. 2624.4 Sq. Ft.; row b/gar 2sty masonry BRT#552451800 Improvements: Residential Dwelling
 RODOLFO AVILES AND MONICA Y POSSO C.P. July Term, 2012 No. 02827 \$135,702.87 McCabe, Weisberg & Conway, P.C.

1312-328
5506 Crowson Street 19144 12th wd. 1952.55 Sq. Ft.; row 2 sty masonry BRT#122209500 Improvements: Residential Dwelling
 MARQUISE ROBINSON C.P. May Term, 2013 No. 00633 \$65,192.14 McCabe, Weisberg & Conway, P.C.

1312-329
2429 South Mildred Street 19148 39th wd. 1724 Sq. Ft.; row 2 sty masonry BRT#393362700 Improvements: Residential Dwelling
 DONATO CIFELLI AND ANGELINA JEAN CIFELLI C.P. August Term, 2010 No. 04094 \$221,408.71 McCabe, Weisberg & Conway, P.C.

1312-330
2027 Church Lane 19138 49th wd. 1194 Sq. Ft.; row 2 sty masonry BRT#171248200 Subject to Mortgage Improvements: Residential Dwelling
 HAROLD GUTZMORE AND LASHONDA YOUNG C.P. August Term, 2010 No. 029728 \$52,419.61 McCabe, Weisberg & Conway, P.C.

1312-331
1341 Tyson Avenue 19111 53rd wd. 5500 Sq. Ft. Improvements: Residential Property
 NICHOLAS TRUBISKY C.P. December Term, 2011 No. 02527 \$95,035.87 KML Law Group, P.C.

1312-332
4945 Boudinot Street 19120 42nd wd. 1242.88 Sq. Ft. BRT#421428000 Improvements: Residential Property
 JOSE MAYMI C.P. January Term, 2013 No. 03916 \$49,472.48 KML Law Group, P.C.

1312-333
3810 Pearson Avenue 19114 57th wd. 3811.74 Sq. Ft. BRT#572151000 Improvements: Residential Property
 ROXANNE KOCI AND XHELAL KOCI C.P. October Term, 2006 No. 04399 \$159,600.11 KML Law Group, P.C.

1312-334
556 Geneva Avenue 19120 42nd wd. 1500 Sq. Ft. BRT#421215100 Improvements: Residential Property
 EVELYN L. CAMPBELL C.P. January Term, 2012 No. 01938 \$129,034.98 KML Law Group, P.C.

1312-335
3054 Rorer Street 19134 7th wd. 728 Sq. Ft. BRT#071526100 Improvements: Residential Property
 JASMINE PEREZ C.P. February Term, 2013 No. 02816 \$59,827.28 KML Law Group, P.C.

SHERIFF'S SALE

1312-336
2130 Anchor Street 19124 41st wd. 915.20 Sq. Ft. BRT#411059600 Improvements: Residential Property
 PETER ROCHFORD C.P. May Term, 2013 No. 01710 \$32,654.40 KML Law Group, P.C.

1312-337
1636 Allengrove Street 19124 23rd wd. 1527.59 Sq. Ft. BRT#232215000 Improvements: Residential Property
 ALBERT M. KRATZ C.P. November Term, 2012 No. 02343 \$100,007.57 KML Law Group, P.C.

1312-338
1502 South Ringgold Street 19146 36th wd. 714 Sq. Ft. BRT#364164505 Improvements: Residential Property
 RAQUEEBAH HOLMES C.P. June Term, 2013 No. 00116 \$46,979.99 KML Law Group, P.C.

1312-339
2349 Duncan Street 19124 23rd wd. 1600 Sq. Ft. BRT#231011100 Improvements: Residential Property
 RAYMOND E LERRO C.P. June Term, 2012 No. 03682 \$79,077.34 KML Law Group, P.C.

1312-340
1666 Wakeling Street 19124 23rd wd. 3125 Sq. Ft. BRT#232221700 Improvements: Residential Property
 RICARDO L. MELENDEZ C.P. May Term, 2013 No. 02386 \$142,995.59 KML Law Group, P.C.

1312-341
413 Spruce Street 19106 5th wd. 487 Sq. Ft.; res condo 3sty masonry BRT#888042025 Subject to Mortgage Improvements: Condominium
 CAROLE ACKERMAN C.P. December Term, 2009 No. 02242 \$135,097.67 McCabe, Weisberg & Conway, P.C.

1312-342
10766 Helmer Drive 19154 66th wd. 3340 Sq. Ft.; row b/gar 2sty mas + other BRT#662107100 Subject to Mortgage Improvements: Residential Dwelling
 CHEVON YOUNG C.P. April Term, 2011 No. 02240 \$153,990.77 McCabe, Weisberg & Conway, P.C.

1312-343
6655 Leeds Street 19151 34th wd. 2328 Sq. Ft.; row 2 sty masonry BRT#344037700 Improvements: Residential Dwelling
 JOSEPH PAUL-FILS C.P. March Term, 2013 No. 01998 \$80,310.15 McCabe, Weisberg & Conway, P.C.

1312-344
3301 North 22nd Street 19140 11th wd. 1320 Sq. Ft. BRT#112304100 Improvements: Residential Property
 DIANE BRADLEY, AS ADMINISTRATRIX OF THE ESTATE OF CORNELIA BRADLEY, DECEASED. C.P. May Term, 2013 No. 01728 \$46,966.94 KML Law Group, P.C.

1312-345
3249 Princeton Avenue 19149 55th wd. 1696.80 Sq. Ft. BRT#551395000 Improvements: Residential Property
 JOSEPH BERTI AND JOSEPH R CASEY C.P. May Term, 2013 No. 01459 \$138,425.73 KML Law Group, P.C.

1312-346
1900 Medary Avenue 19141 17th wd. 18'x97' PRCL#171305400 Improvements: Two Story Brick Store And Dwelling
 PROPERTY OF THE ESTATE OF BYAIRD EDWARDS AND ALL UNKNOWN BENEFICIARIES OF THE STATE OF BYAIRD EDWARDS. TITLE TO SAID PREMISES IS VESTED IN BYAIRD EDWARDS BY DEED FROM GIGNER BOLDEN, DATED APRIL 22, 1985 AND RECORDED APRIL 25, 1985 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY IN DEED BOOK FHS 132, PG 10. C.P. June Term, 2012 No. 03317 \$133,024.38 Martin S. Weisberg, Esq.

1312-347
7013 Oxford Avenue 19111 53rd wd. 2477 Sq. Ft. BRT#532374165 Improvements: Residential Property
 SAM J. ABRAHAM, LINCY P. MULLUMKATTIL AND LILLY PHILIP C.P. April Term, 2013 No. 03359 \$150,949.60 KML Law Group, P.C.

1312-348
1825 East Clementine Street 19134 25th wd. 777 Sq. Ft. BRT#252260100 Improvements: Residential Property
 ANNETTA DOWNAM C.P. April Term, 2013 No. 02234 \$32,951.33 KML Law Group, P.C.

SHERIFF'S SALE

1312-349
1435 Ellsworth Street 19146-3107 36th wd. 1496.60 Sq. Ft. BRT#365263000 Improvements: Row 2 Story Masonry
 ROCHELLE SPROUEL AKA ROCHELLEE SPROUEL C.P. January Term, 2010 No. 00915 \$166,653.39 Milstead & Associates, LLC

1312-350
614 North 67th Steet 19151 34th wd. 975 Sq. Ft. BRT#64N1254 and 93 Improvements: Row B/gar 2story Masonry
 PROPERTY OF SHARON ROSS-HAYMAN, ORIGINAL MORTGAGOR AND REAL OWNER AND FELTON A. HAYMAN, ORIGINAL MORTGAGOR C.P. April Term, 2013 No. 04511 \$127,414.59 Milstead & Associates, LLC

1312-351
3518 Vinton Road 19154-1506 66th wd. 2000 Sq. Ft. BRT#663126600 Improvements: Row B/gar 2story Masonry
 ANDREW MCCULLOUGH C.P. June Term, 2013 No. 01044 \$207,267.28 Milstead & Associates, LLC

1312-352
7615 Fayette Street 19150-2215 50th wd. 1755.60 Sq. Ft. BRT#501026800 Improvements: Row B/gar 2 Story Masonry
 ANTHONY V. GRIFFIN C.P. December Term, 2012 No. 01900 \$92,073.01 Milstead & Associates, LLC

1312-353
267 Shawmont Street, Unit B (9 E 4) 19128-4208 21st wd. 1792 Sq. Ft. (no land area) Subject to Mortgage Improvements: Residential Condominium Unit
 NADIA DARBOUZE C.P. October Term, 2011 No. 01444 \$26,181.82 Elliot H. Berton, Esq.

1312-354
1924 South 6th Street 19148-2451 39th wd. 1072 Sq. Ft. (land area) Improvements: 3 Story Commercial Building
 MARKEEM KENDALL C.P. May Term, 2013 No. 04000 \$191,017.60 Elliot H. Berton, Esq.

1312-355
6251 North 5th Street 19120 1400 Sq. Ft.; apt 2-4 units 2sty mason BRT#611092700 Improvements: Residential Dwelling
 GIA N. SCOTT C.P. July Term, 2011 No. 02970 \$161,620.35 McCabe, Weisberg & Conway, P.C.

1312-356
2227 West Thompson Street 19121 29th wd. 2340 Sq. Ft.; row conv/apt 3sty masonry BRT#291043600 Improvements: Residential Dwelling
 ERNESTINE CHRISTIAN C.P. May Term, 2013 No. 01646 \$62,011.35 McCabe, Weisberg & Conway, P.C.

1312-357
9208 Ditman Street 19114 65th wd. 1600 Sq. Ft.; s/d w/gar 2sty frame BRT#652291310 Improvements: Residential Dwelling
 SEAN O'DONNELL AND MELISSA O'DONNELL C.P. January Term, 2013 No. 03043 \$312,928.13 McCabe, Weisberg & Conway, P.C.

1312-358
1251 Alcott Street 19149 35th wd. 1088 Sq. Ft.; row 2 sty masonry BRT#352089200 Improvements: Residential Dwelling
 JOSEPH R. RAYMOND C.P. January Term, 2013 No. 01963 \$104,732.60 McCabe, Weisberg & Conway, P.C.

1312-359
1222 South Broad Street, Apartment G 19146 1610 Sq. Ft.; res condo 3sty masonry BRT#888360012 Improvements: Condominium
 YAEL LEISMAN C.P. February Term, 2013 No. 02869 \$315,381.70 McCabe, Weisberg & Conway, P.C.

1312-360
2131 North 17th Street 19121 32nd wd. 2160 Sq. Ft.; row 3 sty masonry BRT#321115800 Improvements: Residential Dwelling
 DONALD W. OWENS AND JAMES E. JONES C.P. March Term, 2013 No. 02335 \$420,763.05 McCabe, Weisberg & Conway, P.C.

1312-361
6626 Chew Avenue 19119 22nd wd. 1108 Sq. Ft.; row 2 sty masonry BRT#221255100 Improvements: Residential Dwelling
 PROPERTY OF DWAIN DUCKETT, KNOWN SURVIVING HEIR OF LILLIAN P. DUCKETT, DECEASED MORTGAGOR AND REAL OWNER, VALORIE DUCKETT, KNOWN SURVIVING HEIR OF LILLIAN P. DUCKETT, DECEASED MORTGAGOR AND REAL OWNER, AND UNKNOWN SURVIVING HEIRS OF LILLIAN P. DUCKETT, DECEASED MORTGAGOR AND REAL OWNER. C.P. June Term, 2011 No.

02266 \$71,980.56 McCabe, Weisberg & Conway, P.C.

1312-362
1606 Rowan Street 19140 13th wd. 1136 Sq. Ft.; row 2 sty masonry BRT#132328300 Improvements: Residential Dwelling
 TASHIA PRICE C.P. January Term, 2012 No. 00286 \$65,861.50 McCabe, Weisberg & Conway, P.C.

1312-363
1236 Atwood Road 19151 34th wd. 1256 Sq. Ft.; row b/gar 2sty masonry BRT#344340700 Improvements: Residential Dwelling
 RASHIDA PICKETT C.P. June Term, 2012 No. 01353 \$133,261.10 McCabe, Weisberg & Conway, P.C.

1312-364
9503 Tulip Street 19114-3011 65th wd. 4500 Sq. Ft. BRT#652395610 Subject to Mortgage Improvements: Residential Dwelling
 JASBIR KAUR C.P. August Term, 2010 No. 01231 \$517,635.30 Powers, Kirn & Javardian, LLC

1312-365
148 East Rustcumb Street nka 148 E Ruscomb Street 19120-3940 42nd wd. 1365 Sq. Ft. BRT#421160300 Improvements: Residential Dwelling
 AARON LEWIS AND NATALIE WILLIAMS LEWIS C.P. July Term, 2013 No. 02140 \$61,691.76 Udren Law Offices, P.C.

1312-366
2063 East Hagert Street 19125 31st wd. 952 Sq. Ft. BRT#313203900 Improvements: Residential Dwelling
 DAVID STEINER C.P. June Term, 2013 No. 002263 \$144,878.70 Martha E. Von Rosenstiel; Heather Riloff, Esq.

1312-367
1226 McKinley Street 19111 53rd wd. 1394 Sq. Ft. BRT#531019200 Improvements: Residential Property
 CHARLENE PRYOR C.P. September Term, 2012 No. 03127 \$170,523.30 Kristine M. Anthon, Esq.

1312-368
4334 Marple Street 19136-3631 41st wd. 1156.7 Sq. Ft. BRT#651092200 Improvements: Residential Dwelling
 ELIZABETH Y WATSON C.P. April Term, 2013 No. 00701 \$29,581.30 Law Offices of Gregory Javardian

1312-369
2833 Woodbridge Road 19114-3474 57th wd. 2220 Sq. Ft. BRT#572095089 Improvements: Residential Dwelling
 SUKETU S. GANDHI AND VARSHA K. NARIEL WALA AKA VARSHA K. NARIEL WALA GANDHI C.P. February Term, 2012 No. 01047 \$148,888.03 Law Offices of Gregory Javardian

1312-370
249 West Coulter Street 19144 22nd wd. Semi det 2sty masonry; 843 Sq. Ft. BRT#124043100 Improvements: Residential Dwelling
 PHYLLIS SNYDER C.P. June Term, 2013 No. 01163 \$51,432.12 McCabe, Weisberg & Conway, P.C.

1312-371
2828 Kirkbride Street 19137-2226 45th wd. 2410 Sq. Ft. BRT#453124500 Improvements: Residential Dwelling
 KATHERINE CONN AKA KATHERINE J. CONN C.P. April Term, 2013 No. 04712 \$27,754.06 Law Offices of Gregory Javardian

1312-372
3623 North 19th Street 19140-3945 13th wd. 1800 Sq. Ft. OPA#131270300 Improvements: Residential Property
 JASON TAITT C.P. April Term, 2011 No. 02281 \$93,939.71 Phelan Hallinan, LLP

1312-373
4302 Sheffield Avenue 19136-3128 41st wd. 1573.20 Sq. Ft. OPA#651131000 Improvements: Residential Property
 MICHAEL P. GUINAN AKA MICHAEL GUINAN C.P. May Term, 2013 No. 03695 \$133,063.29 Phelan Hallinan, LLP

1312-374
766 South 2nd Street 19147 2nd wd. 2001.16 Sq. Ft. BRT#022129810 Subject to Mortgage Improvements: Residential Dwelling
 LARRY SECHUK AND MARISA SECHUK C.P. May Term, 2013 No. 01672 \$241,696.09 Udren Law Offices, P.C.

1312-375
2446 South Garnet Street 19145-4228 48th wd. 665.52 Sq. Ft. OPA#262139100 Improvements: Residential Property
 FRANK J. RICCOBONO AND GINA RICCOBONO C.P. August Term, 2012 No. 02215 \$190,798.37 Phelan Hallinan, LLP

1312-376
1925 South Sartain Street 19148 39th wd.

SHERIFF'S SALE

2695 Sq. Ft. BRT#482379000 Subject to Mortgage Improvements: Residential Dwelling
 RUFUS RAHADITOMO C.P. December Term, 2012 No. 03941 \$112,021.19 Powers, Kirn & Javardian, LLC

1312-377
1909 East Venango Street 19134-1536 45th wd. 1058.68 Sq. Ft. BRT#452150900 Subject to Mortgage Improvements: Residential Dwelling
 BRANDON REEVES C.P. August Term, 2012 No. 01907 \$72,761.16 Powers, Kirn & Javardian, LLC

1312-378
8803 Hargrave Steet 19152 57th wd. 2645 Sq. Ft. OPA#571282100 Improvements: Residential Property
 JEAN YSALEM METELUS C.P. November Term, 2012 No. 01718 \$139,807.68 Wilson Law Firm

1312-379
4844 North Franklin Street 19120-3738 49th wd. 915 Sq. Ft. BRT#491239200 Improvements: Residential Dwelling
 BRENDA JOHNSON AND THOMAS M. PEGUES AKA THOMAS PEGUES C.P. April Term, 2013 No. 00650 \$69,856.11 Udren Law Offices, P.C.

1312-380
2022 Mifflin Street 19145-2837 48th wd. 882 Sq. Ft. OPA#481070900 Improvements: Residential Property
 DENISE EDWARDS AND ERIC EDWARDS C.P. January Term, 2010 No. 03253 \$45,401.35 Phelan Hallinan, LLP

1312-381
7915 Rugby Street 19150-2511 50th wd. 1849.65 Sq. Ft. PRCL#502096900 Improvements: Residential Property
 CHANDRA ANDREWS C.P. January Term, 2005 No. 01861 \$87,759.06 Phelan Hallinan, LLP

1312-382
7239 Guyer Avenue 19153-2416 40th wd. 1233.03 Sq. Ft. BRT#404348800 Subject to Mortgage Improvements: Residential Dwelling
 BRUCE E MARTIN AKA BRUCE MARTIN C.P. August Term, 2012 No. 02678 \$102,337.34 Powers, Kirn & Javardian, LLC

1312-383
324 Devereaux Avenue 19111-6015 35th wd. 1430.10 Sq. Ft. OPA#352192700 Improvements: Residential Property
 RHONDA K. LARRY, HEIR OF ROBERT LARRY, JR.; KETURAH LARRY, HEIR OF ROBERT LARRY, JR.; ROBERT LARRY, III, HEIR OF ROBERT LARRY, JR. C.P. November Term, 2000 No. 00159 \$92,277.47 Phelan Hallinan, LLP

1312-384
1126 Daly Street 19148-3019 39th wd. 700 Sq. Ft. BRT#394083100 Subject to Mortgage Improvements: Residential Dwelling
 GEORGE EDWIN EASTWOOD C.P. December Term, 2012 No. 03472 \$122,528.37 Powers, Kirn & Javardian, LLC

1312-385
2644 South Robinson Street 19142-3524 40th wd. 1096 Sq. Ft. OPA#402097400 Improvements: Residential Property
 STEPHEN T. LIBERTY C.P. October Term, 2007 No. 04076 \$88,156.38 Phelan Hallinan, LLP

1312-386
135 North 60th Street 19139-2315 34th wd. 1155 Sq. Ft. PRCL#042135000 Improvements: Residential Property
 JOHN AAGESEN C.P. December Term, 2011 No. 02761 \$48,352.17 Phelan Hallinan, LLP

1312-387
2654 South Franklin Street 19148 39th wd. 672 Sq. Ft. BRT#393234900 Improvements: Residential Real Estate
 ERNEST WILKIE C.P. October Term, 2012 No. 03313 \$94,713.21 Stern & Eisenberg, P.C.

1312-388
5745 North 20th Street 19138-2901 17th wd. 1834.16 Sq. Ft. PRCL#172375300 Improvements: Residential Property
 JOEL J. DAVENPORT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF GOLDIE E. DAVENPORT, JACQUELINE DAVENPORT, IN HER CAPACITY AS HEIR OF THE ESTATE OF GOLDIE E. DAVENPORT, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GOLDIE E. DAVENPORT, DECEASED. C.P. June Term, 2012 No. 03959 \$95,600.30 Phelan Hallinan, LLP

1312-389
521 Robbins Street 19111-5739 10th wd. 3110.62 Sq. Ft. OPA#353029600

SHERIFF'S SALE

Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NGOC TRAN, DECEASED C.P. February Term, 2013 No. 00160 \$186,570.77 Phelan Hallinan, LLP

1312-390

2426 South Mildred Street 19148 row 2 sty masonry PRCL#134S9284, BRT#134S9284 Improvements: Residential Dwelling RICHARD SITES C.P. April Term, 2012 No. 002928 \$105,081.35 Federman & Associates, LLC

1312-391

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

1312-392

1238 Patrick Henry Place 19122-4011 14th wd. 1602 Sq. Ft. OPA#141177100 Improvements: Residential Property STANLEY INGRAM C.P. June Term, 2012 No. 01655 \$108,098.66 Phelan Hallinan, LLP

1312-393

6335 Wayne Avenue 19144-3112 22nd wd. 2151.42 Sq. Ft. BRT#593196900 CRAIG ALLEYNE C.P. June Term, 2013 No. 03884 \$340,232.62 Andrew J. Flame, Esq.

1312-394

1533 West Chew Street 19141 17th wd. 1560 Sq. Ft. OPA#171102800 Improvements: Residential Property CAROL L. BOYER-ROGERS, ADMINISTRATRIX OF THE ESTATE OF CONSTANCE E. JENKINS, DECEASED MORTGAGOR AND LAST REAL OWNER C.P. June Term, 2012 No. 518 \$62,773.90 Lauren Berschler Karl, Esq.

1312-395

6603 Vandike Street 19135-2811 41st wd. 1445.25 Sq. Ft. OPA#411351000 Improvements: Residential Property WILLIAM MCCLURG AKA WILLIAM MC CLURG AKA WILLIAM MC CLURGE C.P. April Term, 2013 No. 00089 \$85,859.60 Phelan Hallinan, LLP

1312-396

3089 Tulip Street 19134-3718 25th wd. 683.62 Sq. Ft. OPA#252359600 Improvements: Residential Property JOHN J. WINDISH AKA JOHN WINDISH C.P. September Term, 2012 No. 03172 \$80,468.86 Phelan Hallinan, LLP

1312-397

6298 Kindred Street 19149-2805 54th wd. 2256 Sq. Ft. OPA#541199500 Improvements: Residential Property PEDRO BENCOSME C.P. October Term, 2011 No. 04347 \$222,150.08 Phelan Hallinan, LLP

1312-398

7410 Dicks Avenue 19153-2215 40th wd. 2340 Sq. Ft. OPA#406677300 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHALRES D. WHITE, DECEASED C.P. February Term, 2013 No. 01605 \$86,799.35 Phelan Hallinan, LLP

1312-399

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

1312-400

2640 South 16th Street 19145-4513 26th wd. 840 Sq. Ft. OPA#261277000 Improvements: Residential Property LESLIE A. BOTTI C.P. May Term, 2012 No. 00035 \$187,711.23 Phelan Hallinan, LLP

1312-401

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

1312-402

241 McClellan Street 19148-1956 1st wd. 2376 Sq. Ft. BRT#011147910 KATHLEEN T. MOFFA AND PLACIDO M. MOFFA C.P. June Term, 2013 No. 002904 \$233,314.32 Andrew J. Flame, Esq.

SHERIFF'S SALE

1312-403

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

1312-404

3408 Arthur Street 19136-2322 64th wd. Containing in front or breadth on the said Arthur Street, 20 feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to the said Arthur Street. Improvements: Semi/det 2 Sty Frame JOSEPH J. BRETT AND ROCHELLE BRETT C.P. May Term, 2011 No. 00526 \$131,095.41 Chandra M. Arkema, Esq.

1312-405

3534 North Marshall Street 19140-4406 43rd wd. 1291.08 Sq. Ft. PRCL#44N10276 Improvements: Row 2 Story Masonry JOSE FIGUEROA C.P. April Term, 2013 No. 03446 \$58,258.69 Milstead & Associates, LLC

1312-406

3322 Meridian Street 19136-3509 35th wd. 1300 Sq. Ft. PRCL#642231300 Improvements: Residential Property JOHN WALTER BOLLER C.P. September Term, 2012 No. 03174 \$89,406.88 Phelan Hallinan, LLP

1312-407

6550 North Lambert Street 19138 10th wd. 1209 Sq. Ft. BRT#102086300 Improvements: Residential Property RACHEL ORTNER C.P. March Term, 2013 No. 02441 \$50,363.05 KML Law Group, P.C.

1312-408

3518 North 22nd Street 19140-3825 38th wd. 1193.50 Sq. Ft. OPA#112312000 Improvements: Residential Property TERESA Y EDMUNDS C.P. May Term, 2012 No. 02087 \$46,992.89 Phelan Hallinan, LLP

1312-409

1156 North 64th Street 19151-3127 34th wd. 1600 Sq. Ft. BRT#344255600 Improvements: Residential Dwelling PHYLLIS WELTON C.P. February Term, 2013 No. 00105 \$151,458.43 Law Offices of Gregory Javardian

1312-410

4309 Elsinore St 19124-4305 30th wd. 1394.93 Sq. Ft. OPA#332222100 Improvements: Residential Property ANGEL OCASIO C.P. December Term, 2012 No. 03437 \$89,815.58 Phelan Hallinan, LLP

1312-411

2019 South Beechwood Street 19145-2705 48th wd. 1024 Sq. Ft. OPA#482164700 Improvements: Residential Property RAMONA N. ROBINSON C.P. March Term, 2011 No. 03342 \$39,061.16 Phelan Hallinan, LLP

1312-412

7120 Guyer Avenue 19153-2406 40th wd. 1227.7 Sq. Ft. BRT#404352800 Improvements: Residential Dwelling RAHAMATOU LAH TRAORE AND HADY TRAORE C.P. July Term, 2012 No. 03857 \$76,151.84 Law Offices of Gregory Javardian

1312-413

7602 Elmwood Avenue 19153-1315 40th wd. 1166.54 Sq. Ft. PRCL#404239500 Improvements: Residential Property MOHAMED KABBA AKA MOHAMED M. KABBA C.P. June Term, 2013 No. 01751 \$158,538.64 Phelan Hallinan, LLP

1312-414

5921 Crystal Street 19120-1127 35th wd. 1227.75 Sq. Ft. OPA#352220300 Improvements: Residential Property CHRYSTAL J. PITTMAN AND MARK D. PITTMAN C.P. August Term, 2012 No. 02604 \$85,823.68 Phelan Hallinan, LLP

1312-415

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

1312-416

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

SHERIFF'S SALE

1312-417

3149 Barnett Street 19149 55th wd. 975 Sq. Ft. BRT#551013000 Improvements: Residential Dwelling ESTATE OF ROBERT SABA, DECEASED AND CHARMAIGNE HOUSER, HEIR AT LAW OF THE ESTATE OF ROBERT SABA, DECEASED AND GABRIELLE SABA, HEIR AT LAW OF THE ESTATE OF ROBERT SABA, DECEASED, AND NICOLE SABA, HEIR AT LAW OF THE ESTATE OF ROBERT SABA, DECEASED AND ALL KNOWN AND UNKNOWN HEIRS SUCCESSORS, AND ASSIGNS, REPRESENTATIVES, DEVISEES, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THE ESTATE OF ROBERT SABA, DECEASED. C.P. February Term, 2013 No. 02246 \$23,168.06 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1312-418

1019 Tomlinson Road 19116 58th wd. 1730 Sq. Ft. BRT#582204100 Improvements: Residential Dwelling MURSHED HAJ (REAL OWNER) C.P. October Term, 2010 No. 002137 \$256,004.19 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1312-419

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

1312-420

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

1312-421

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

1312-422

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

1312-423

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

1312-424

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

1312-425

7626 Wyndale Avenue 19151-2707 34th wd. 2186.08 Sq. Ft. PRCL#343178100 Improvements: Residential Property CRYSTAL Y. LIGHT AKA CRYSTAL LIGHT C.P. October Term, 2010 No. 01104 \$90,900.56 Phelan Hallinan, LLP

1312-426

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

1312-427

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

1312-428

12629 Richton Road 19154-1435 58th wd. 1789.36 Sq. Ft. BRT#663284000 Subject to Mortgage Improvements: Residential Dwelling STEPHEN W. BRENNAN C.P. April Term, 2012 No. 002936 \$157,882.87 Powers, Kim & Javardian, LLC

1312-429

2127 West 66th Avenue 19138-2627 10th wd. 1223.6 Sq. Ft. BRT#102367700 Improvements: Residential Dwelling SHAMUS L. ARMSTEAD C.P. December Term, 2012 No. 00552 \$171,826.29 Law

SHERIFF'S SALE

Offices of Gregory Javardian

1312-430

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

1312-431

5430 North Mascher Street 19120 42nd wd. 3226.50 Sq. Ft. BRT#422373700 Improvements: Residential Property LOURDES MERCADO C.P. September Term, 2012 No. 01615 \$140,972.76 KML Law Group, P.C.

1312-432

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

1312-433

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

1312-434

715 Sparks Street 19120-1332 61st wd. 2322 Sq. Ft. OPA#611259600 Improvements: Residential Property SAMIR HICKSON C.P. August Term, 2007 No. 00100 \$103,543.35 Phelan Hallinan, LLP

1312-435

3847 Elsinore Street 19124-5409 33rd wd. 1200 Sq. Ft. OPA#332215800 Improvements: Residential Property CHALON SIMMONS-SAUNDERS C.P. April Term, 2013 No. 02810 \$60,036.27 Phelan Hallinan, LLP

1312-436

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

1312-437

4527 Mercer Street 19137-1711 45th wd. 1400 Sq. Ft. OPA#453215800 Improvements: Residential Property DON JOHNSON C.P. July Term, 2012 No. 04542 \$110,532.92 Phelan Hallinan, LLP

1312-438

2923 South Juniper Street 19148-4950 39th wd. 1376 Sq. Ft. OPA#395354000 Improvements: Residential Property ARTHUR P. JULIANO, III AND RENEE JULIANO C.P. February Term, 2013 No. 01079 \$128,912.98 Phelan Hallinan, LLP

1312-439

6333 Ardleigh Street 19138-1049 22nd wd. 4204.78 Sq. Ft. OPA#221299500 Improvements: Residential Property ERIKA STEVENS, IN HER CAPACITY AS ADMINISTRATRIX DBN AND HEIR OF THE ESTATE OF MARY FREEMAN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY FREEMAN, DECEASED. C.P. April Term, 2013 No. 03267 \$162,444.14 Phelan Hallinan, LLP

1312-440

300 Byberry Road, Unit L4 19116-1912 88th wd. 639 Sq. Ft. PRCL#888582207 Improvements: Residential Property LUCILLE RANDOLPH C.P. March Term, 2012 No. 02604 \$119,407.44 Phelan Hallinan, LLP

1312-441

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

1312-442

2143 North Natrona Street 19121-1117 32nd wd. 900 Sq. Ft. OPA#323332700 Improvements: Residential Property JEFFREY I PINKINS C.P. April Term, 2006 No. 00744 \$36,522.43 Phelan Hallinan, LLP

1312-443

5245 North Marshall Street aka 5245 Marshall Street 19120-3134 49th wd. 1080

SHERIFF'S SALE

Sq. Ft. OPA#492115400 Improvements: Residential Property BARBARA ALLEYNE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALFRETIA LEWIS. CALVIN LEWIS IN HIS CAPACITY AS HEIR OF THE ESTATE OF ALFRETIA LEWIS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALFRETIA LEWIS, DECEASED. C.P. April Term, 2013 No. 00439 \$98,787.38 Phelan Hallinan, LLP

1312-444

217 East Duncannon Avenue 19120-3512 42nd wd. 1480.96 Sq. Ft. OPA#421182600 Improvements: Residential Property BETTYANN SUMILANG C.P. July Term, 2012 No. 03955 \$103,972.73 Phelan Hallinan, LLP

1312-445

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

1312-446

7414 Palmetto Street 19111-3633 56th wd. 2773.92 Sq. Ft. OPA#561008700 Improvements: Residential Property ANIBAL P. FIGUEROA C.P. April Term, 2012 No. 01456 \$151,427.17 Phelan Hallinan, LLP

1312-447

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

1312-448

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

1312-449

4415 Driftwood Drive, Unit 99 19129 38th wd. 1327 Sq. Ft. BRT#88380121 Improvements: Residential Property PRAMOD MURTHY C.P. June Term, 2013 No. 00572 \$246,976.42 KML Law Group, P.C.

1312-450

887 East Sanger Street 19124-1014 35th wd. 1038.10 Sq. Ft. BRT#351221700 Improvements: Residential Property TINA L. VASQUEZ C.P. October Term, 2008 No. 00027 \$61,367.11 Phelan Hallinan, LLP

1312-451

6463 Milton Street 19119-3951 22nd wd. 3997.50 Sq. Ft. PRCL#221309000 Improvements: Residential Property THOMAS K MURRAY C.P. April Term, 2013 No. 01377 \$212,453.30 Phelan Hallinan, LLP

1312-452

1033 Alcott Street 19149-3609 35th wd. 2479.73 Sq. Ft. OPA#352082100 Improvements: Residential Property JAMILA PHILLIPS, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JANET C. YOUNG, DECEASED. TYRONE B. YOUNG, IN HIS CAPACITY AS ADMISTRATOR AND HEIR OF JANET C. YOUNG, DECEASED. TYLISA YOUNG, IN HER CAPACITY AS HEIR OF THE ESTATE OF JANET C. YOUNG. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS

SHERIFF'S SALE

Improvements: Residential Property
GRANT L. PALMER C.P. February Term, 2009 No. 02439 \$95,175.61 Phelan Hallinan, LLP

1312-456

3417 Emerald Street 19134-2010 45th wd. 1242.92 Sq. Ft. OPA#452322400
Improvements: Residential Property
KEVIN RICHMOND AND MARIE E RICHMOND C.P. March Term, 2013 No. 01977 \$44,432.16 Phelan Hallinan, LLP

1312-457

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

1312-458

1301 West Venango Street, 1303-05 W. Venango Street 19140-4236 43rd wd. .0182 acres, .0261 acres more ore less BRT#432044502, BRT#432044504
NICHOLSON HOLDINGS, INC. C.P. March Term, 2013 No. 02945 \$331,366.32 Jenifer G. Fowler, Esq

1312-459

1717 East Moyamensing Avenue 19148 1st wd. 1289.38 Sq. Ft. BRT#011213200
Improvements: Residential Dwelling
PROPERTY OF ELIZABETH MCINTYRE IN HER CAPACITY AS HEIR OF WILLIAM E. MCINTYRE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM E. MCINTYRE, DECEASED AND UNITED STATES C.P. May Term, 2013 No. 001533 \$151,985.37 Martha E. Von Rosenstiel Esq., Heather Riloff, Esquire

1312-460

5217 Akron Street 19124 62nd wd. 1547.32 Sq. Ft. BRT#621432100
Improvements: Residential Dwelling
RAMON GONZALEZ AND ROSERIO GONZALEZ AKA ROSARIO GONZALEZ C.P. May Term, 2013 No. 002392 \$106,730.43 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1312-461

4144 Maywood Street 19124 33rd wd. 990 Sq. Ft. BRT#332479500
Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALLAN JOHNSON, DECEASED C.P. August Term, 2012 No. 0348 \$120,347.92 Christopher A. DeNardo, Esq.

1312-462

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

1312-463

6604 Edmund Street 19135 41st wd. 2079.90 Sq. Ft. BRT#411397010
Improvements: Residential Dwelling
STEVE M. NG AND MEI XIN NG C.P. May Term, 2013 No. 000602 \$116,960.67 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1312-464

4367 Ernie Davis Circle 19154-1750 66th wd. 3515 Sq. Ft. OPA#662618034
Improvements: Residential Property
SONIA NKOUMO AKA SONIA N'KOUMO AND DIBY NZI C.P. August Term, 2012 No. 01011 \$244,468.52 Phelan Hallinan, LLP

1312-465

2700 Mifflin Street 19145 15th wd. 2326.34 Sq. Ft. BRT#15 S 17153
Improvements: Residential Dwelling
ARNOLD ALFRED AND SRI MARTINI SITANGGANG C.P. January Term, 2013 No. 003768 \$202,903.19 Martha E. Von Rosenstiel Esq., Heather Riloff, Esquire

1312-466

1231 East Luzerne Street 19124 33rd wd. 1200 Sq. Ft. BRT#332024100
Improvements: Residential Property
SHAUN MICHAEL HENWOOD AND MICHELLE THERESA HENWOOD C.P. March Term, 2013 No. 002126 \$144,858.09 Christopher A. DeNardo, Esq.

1312-467

1621 North Edgewood Street aka 1621 Edgewood Street 19151 34th wd. 1114.77 Sq. Ft. BRT#342223800
Improvements: Residential Property
DONNA G. MARSHALL, ADMINISTRATRIX

SHERIFF'S SALE

OF THE ESTATE OF ERIC X MARSHALL C.P. September Term, 2012 No. 002189 \$95,328.24 Christopher A. DeNardo, Esq.

1312-468

2401 Pennsylvania Avenue, Unit 14A9 19130-3045 88th wd. Together with all right, title, and interest to a 0.747% undivided interest of, in and to the common elements as more particularly set forth in the declaration. OPA#888150866
Improvements: Condominium Unit
LORRAINE MIRIAM DUTILL IN HER CAPACITY AS HEIR JEROME DORN AKA ISRAEL JEROME DORN, DECEASED. JOEL CARTER DORN, IN HIS CAPACITY AS HEIR OF I. JEROME DORN AKA ISRAEL JEROME DORN, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER I JEROME DORN AKA ISRAEL JEROME DORN, DECEASED C.P. January Term, 2013 No. 03192 \$174,454.42 Phelan Hallinan, LLP

1312-469

7406 10 Large Street 19152 56th wd. 3458.27 Sq. Ft. BRT#561214200
Improvements: Residential Property
ABRASH ARONBAYEV AND IOSIF GAVRIELOV C.P. February Term, 2013 No. 002056 \$326,887.33 Christopher A. DeNardo, Esq.

1312-470

423 Knorr Street 19111-4614 35th wd. 2500 Sq. Ft. OPA#353147100
Improvements: Residential Property
REGINALD SMITH C.P. February Term, 2013 No. 03235 \$95,352.34 Phelan Hallinan, LLP

1312-471

5142 North Fairhill Street 19120-3127 49th wd. 1410 Sq. Ft. OPA#492100500
Improvements: Residential Property
NEPTALY MELGAR C.P. October Term, 2011 No. 03929 \$65,227.32 Phelan Hallinan, LLP

1312-472

6511 North 3rd Street 19126-3913 50th wd. 5250 Sq. Ft. OPA#611054800
Improvements: Residential Property
GARY MASON C.P. December Term, 2011 No. 01319 \$318,940.64 Phelan Hallinan, LLP

1312-473

6333 Vandike Street 19135-3305 41st wd. 1336.50 Sq. Ft. OPA#411346000
Improvements: Residential Property
FRANK MCCLAIN C.P. December Term, 2011 No. 02908 \$77,525.45 Phelan Hallinan, LLP

1312-474

440 East Cheltenham Avenue 19120-1605 35th wd. 6000 Sq. Ft. OPA#351293100
Improvements: Residential Property
LYN M. DAVIS C.P. February Term, 2013 No. 02475 \$191,368.08 Phelan Hallinan, LLP

1312-475

3942 Lankenau Avenue 19131-2809 52nd wd. 2000 Sq. Ft. OPA#521427900
Improvements: Residential Property
ANNETTE F. EVANS, IN HER CAPACITY AS HEIR OF LUCILA WELLS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LUCILA WELLS, DECEASED. C.P. November Term, 2012 No. 02297 \$124,413.06 Phelan Hallinan, LLP

1312-476

2737 South Muhlfeld Street 19153-2408 40th wd. 1152 Sq. Ft. OPA#406158200
Improvements: Residential Property
ALIMAMY SACCOH AND MOUSSA SACKO C.P. April Term, 2013 No. 03268 \$67,593.04 Phelan Hallinan, LLP

1312-477

4515 Tudor Street 19136-4013 41st wd. 1441.66 Sq. Ft. OPA#412140600
Improvements: Residential Property
EDWARD FOY AND ANN MERK AKA ANN M. MERK C.P. January Term, 2006 No. 03373 \$81,781.81 Phelan Hallinan, LLP

1312-478

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

SHERIFF'S SALE

1312-479

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

1312-480

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

1312-481

5723 Malcom Street 19143 51st wd. 930 Sq. Ft. BRT#513172500
Improvements: Residential Property
DOROTHY STEWART HOWARD C.P. March Term, 2012 No. 000147 \$54,327.73 Christopher A. DeNardo, Esq.

1312-482

2311 Loney Street 19152 56th wd. 2670.50 Sq. Ft. BRT#561566000
Improvements: Residential Property
JOSEPH K. KELLER AND MARGARET A. KELLER C.P. June Term, 2012 No. 0677 \$133,880.04 Christopher A. DeNardo, Esq.

1312-483

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

1312-484

8046 Leon Street 19136 35th wd. 1311.18 Sq. Ft. BRT#642039400
Improvements: Residential Dwelling
ERIC S. WEISWASSER AND SUSAN E. WEISWASSER C.P. May Term, 2013 No. 001214 \$78,939.74 Martha E. Von Rosenstiel Esq., Heather Riloff, Esq.

1312-485

2715-17 Sears Street 19146 36th wd. 1608 Sq. Ft. OPA#362092005
Improvements: Residential Property
SONYA M. SWIMPSON C.P. August Term, 2012 No. 00193 \$38,267.75 Phelan Hallinan, LLP

1312-486

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

1312-487

1620 West Juniata Street 19140-2911 13th wd. 900 Sq. Ft. OPA#132300400
Improvements: Residential Property
MARK BYRD C.P. May Term, 2012 No. 02846 \$54,913.30 Phelan Hallinan, LLP

1312-488

300 Domino Lane 19128 72547 Sq. Ft. OPA#884630410
Improvements: Ind Whse Mas + Other
HARRY C. GALLAGHER AND MICHAEL F. GALLAGHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. September Term, 2012 No. 02386 \$588,611.76 Louise Melchor, Esq

1312-489

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

1312-490

2647 South Percy Street 19148 39th wd. 710.50 Sq. Ft. BRT#393450800
Improvements: Residential Property
TUAN T. NGUYEN AND YEN N. VOONG C.P. August Term, 2012 No. 01503 \$142,030.49 KML Law Group, P.C.

1312-491

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

1312-492

1520 Morris Street 19145-2238 36th wd. 2098 Sq. Ft. OPA#365388600
Improvements: Residential Property
SEUN SOLESI C.P. April Term, 2013 No. 04954 \$187,448.12 Phelan Hallinan, LLP

SHERIFF'S SALE

1312-493

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

1312-494

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

1312-495

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

1312-496

649 East Clementine Street 19134-2333 33rd wd. 712.50 Sq. Ft. OPA#331015700
Improvements: Residential Property
KAWANA BLAKE C.P. March Term, 2013 No. 00164 \$29,658.83 Phelan Hallinan, LLP

1312-497

7206 Hegerman Street 19135-1311 65th wd. 1106 Sq. Ft. OPA#6512729200
Improvements: Residential Property
DANIEL FINLEY AND SHARON FINLEY C.P. September Term, 2012 No. 03025 \$54,335.20 Phelan Hallinan, LLP

1312-498

3825 North Fairhill Street 19140-3332 43rd wd. 918.90 Sq. Ft. OPA#432251400
Improvements: Residential Property
TERESA SANTOS C.P. June Term, 2013 No. 01477 \$20,300.93 Phelan Hallinan, LLP

1312-499

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

1312-500

5129 North 15th Street 19141-1622 17th wd. 2047 Sq. Ft. OPA#172042600
Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RENEE MC KENZIE, DECEASED C.P. March Term, 2013 No. 02221 \$103,696.21 Phelan Hallinan, LLP

1312-501

6239 Walnut Street 19139 3rd wd. 1747.45 Sq. Ft. OPA#031064100
Improvements: Residential Property
KIRBY W. AIMES C.P. March Term, 2010 No. 2289 \$78,807.62 Lauren Berschler Karl, Esq.

1312-502

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

1312-503

921 Hall Street 19147 2nd wd. 384 Sq. Ft. BRT#021055700
Improvements: Residential Dwelling
JUDITH A. MURRAY C.P. August Term, 2011 No. 01214 \$288,306.51 Udren Law Offices, P.C.

1312-504

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

1312-505

715 West Fisher Avenue 19120-2725 49th wd. 1076 Sq. Ft. PRCL#492048300
Improvements: Residential Property
CHERITA M. BROWN C.P. April Term, 2013 No. 00310 \$84,662.94 Phelan Hallinan, LLP

1312-506

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

SHERIFF'S SALE

1312-507

4257 Romain Street 19124 23rd wd. 2380 Sq. Ft. BRT#232460500
Improvements: Residential Property
NATHANIEL SOTO C.P. August Term, 2012 No. 02535 \$58,455.21 KML Law Group, P.C.

1312-508

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

1312-509

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

1312-510

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

1312-511

6526 Linmore Avenue 19142-2207 40th wd. 780 Sq. Ft. OPA#403181600
Improvements: Residential Property
LARRY R LEVIN AND TAMI LEVIN C.P. June Term, 2013 No. 01037 \$50,650.78 Phelan Hallinan, LLP

1312-512

1130 East Cheltenham Avenue 19124-1030 35th wd. 1125.60 Sq. Ft. OPA#351303600
Improvements: Residential Property
MARILYN RIVERA C.P. August Term, 2012 No. 03169 \$123,065.10 Phelan Hallinan, LLP

1312-513

5224 Chestnut Street 19139-3414 60th wd. 1922.56 Sq. Ft. OPA#602032600
Improvements: Residential Property
JAMES COOPER C.P. April Term, 2013 No. 02820 \$97,361.67 Phelan Hallinan, LLP

1312-514

901 East Rittenhouse Street 19138 59th wd. 1796 Sq. Ft. BRT#591133000
Improvements: Residential Real Estate
KENNETH C. OSBOURNE C.P. May Term, 2011 No. 0071 \$139,603.37 Stern & Eisenberg, P.C.

1312-515

446 Shurs Lane 19128 21st wd. 1844 Sq. Ft. BRT#212048600
Improvements: Residential Property
JAMES G GRIFFIN C.P. July Term, 2013 No. 002052 \$133,292.16 Christopher A. DeNardo, Esq.

1312-516

2648 South Hobson Street 19142 40th wd. 1114.78 Sq. Ft. BRT#406089600
Improvements: Residential Property
THOMAS E LEGARE JR AND JONAEL D. GREEN AKA JONAEL D. LEGARE C.P. January Term, 2010 No. 002345 \$71,565.99 Christopher A. DeNardo, Esq.

1312-517

2446 Perot Street 19130-2528 15th wd. 546 Sq. Ft. BRT#7N22121
Improvements: Row 3 Story Masonry
SUSAN CONVERY AND CHRISTOPHER CONVERY C.P. August Term, 2012 No. 03257 \$238,952.97 Milstead & Associates, LLC

SHERIFF'S SALE

POWELL C.P. March Term, 2013 No. 03217
\$130,546.65 Phelan Hallinan, LLP

1312-522

1129 West Duncannon Avenue 19141-2841
49th wd. 9494.20 Sq. Ft. OPA#493025700
Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
ALFRED BESS AKA ALFRED C. BESS,
DECEASED C.P. September Term, 2012 No.
02239 \$49,067.26 Phelan Hallinan, LLP

1312-523

5077 F Street 19124-3520 35th wd. 1595
Sq. Ft. OPA#233064900 Improvements:
Residential Property
DENISSE SANCHEZ, IN HER CAPACITY
AS ADMINSTRATRIX AND HEIR OF THE
ESTATE OF BENIGNA HERNANDEZ.
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER BENIGNA
HERNANDEZ, DECEASED C.P. March
Term, 2013 No. 03251 \$93,089.58 Phelan
Hallinan, LLP

1312-524

115 South Ruby Street 19139-3349 60th wd.
1050 Sq. Ft. OPA#603134900 Improvements:
Residential Property
NAZNEEN HAQUE C.P. May Term, 2013
No. 00531 \$28,937.87 Phelan Hallinan, LLP

1312-525

6023 Large Street 19149 54th wd. 1237.28
Sq. Ft. BRT#541187000 Improvements:
Residential Real Estate
CARLOS TORRES C.P. February Term, 2013
No. 01251 \$127,851.31 Stern & Eisenberg,
P.C.

1312-526

1828 South Alden Street 19143 40th wd. 795
Sq. Ft. BRT#401020200 Improvements:
Residential Dwelling
SARAH OSLEY AKA SARA OSLEY C.P.
July Term, 2013 No. 001090 \$36,325.37
Martha E. Von Rosenstiel Esq., Heather Riloff,
Esq.

1312-527

1029 South Cleveland Street 19146-2648
30th wd. 700 Sq. Ft. OPA#301369100
Improvements: Residential Property
HERMAN DOUGLAS AKA HERMAN
DOUGLAS, JR. AND CYNTHIA R.
DOUGLAS C.P. June Term, 2013 No. 02226
\$318,391.01 Phelan Hallinan, LLP

1312-528

1220 South Broad Street 19146-3119 87th wd.
2214 Sq. Ft. OPA#871169200 Improvements:
Residential Property
ANTHONY GUINTA AKA ANTHONY
JOSEPH GIUNTA C.P. July Term, 2012 No.
01995 \$324,305.95 Phelan Hallinan, LLP

1312-529

3409 North 11th Street 19140 43rd wd. 1575
Sq. Ft. BRT#431131900 Improvements:
Residential Property
SHELLY MOYE C.P. February Term, 2013
No. 000090 \$26,008.92 Christopher A.
DeNardo, Esq.

1312-530

6223 Mulberry Street 19135-3407 55th
wd. 1683.29 Sq. Ft. OPA#552216800
Improvements: Residential Property
EVERETTE GREENE, JR. C.P. April Term,
2013 No. 04957 \$105,863.71 Phelan
Hallinan, LLP

1312-531

364 East Wister Street 19144-1856 22nd wd.
1184 Sq. Ft. BRT#121052000 Improvements:
Residential Dwelling
RENEE DENARD AND TEAK DENARD
C.P. June Term, 2012 No. 00010 \$12,038.93
Law Offices of Gregory Javardian

1312-532

7223 Forrest Avenue 19138-1301 50th
wd. 1623.36 Sq. Ft. OPA#501006500
Improvements: Residential Property
DARRYL A. WADE AND JACQUELINE
WADE C.P. February Term, 2013 No. 03231
\$109,198.09 Phelan Hallinan, LLP

1312-533

400 & 402 East Cambria Street aka 400-402
East Cambria Street 19134-3426 7th wd.
975 Sq. Ft. OPA#071217300 Improvements:
Residential Property
ISRAEL NIEVES AND MARILYN NIEVES
C.P. May Term, 2013 No. 03037 \$53,707.85
Phelan Hallinan, LLP

1312-534

529 East Cheltenham Avenue 19120-1701
35th wd. 1476 Sq. Ft. OPA#352005900
Improvements: Residential Property
RACHAEL D. SULLIVAN C.P. February
Term, 2013 No. 02011 \$60,782.75 Phelan

SHERIFF'S SALE

Hallinan, LLP

1312-535

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

1312-536

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

1312-537

1000 East Mount Airy Avenue 19150-3424
50th wd. Located at intersection southeast side
of Mt. Airy Avenue 70 ft 0 in northeast of
Mansfield Avenue front 35 ft 2 in, depth 110
ft 10 in
CHANTE CLARK, AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
WELTON C. CLARKE, DECEASED C.P.
April Term, 2013 No. 004859 \$291,316.85
Phillip D. Berger, Esq.; Lundy, Flitter, Beldecos
& Berger, P.C.

1312-538

117 Kingfield Road 19115-4025 63rd
wd. 8981.44 Sq. Ft. OPA#632063100
Improvements: Residential Property
DENISE MAGUIRE AND JOHN MAGUIRE
C.P. January Term, 2013 No. 01855
\$272,839.74 Phelan Hallinan, LLP

1312-539

5516 Blakemore Street 19138-1818
22nd wd. 773.28 Sq. Ft. OPA#122275100
Improvements: Residential Property
MATTHEW MEHRMAN C.P. January Term,
2013 No. 00027 \$48,643.23 Phelan Hallinan,
LLP

1312-540

5337 Wyalusing Avenue 19131 44th wd. 1344
Sq. Ft. BRT#442073500 Improvements:
Residential Dwelling
DARRELL REED AKA DARRELL S. REED,
SHENNETH REED AKA SHENNETH L.
REED C.P. June Term, 2013 No. 02368
\$66,513.11 Udren Law Offices, P.C.

1312-541

6711 Lansdowne Avenue aka 6711 Lansdowne
Street 19151-3027 34th wd. 3200.86 Sq. Ft.
BRT#344029200 Improvements: Residential
Property
THOMAS M. BACON, JR. C.P. March
Term, 2012 No. 4095 \$133,110.81 Scott A.
Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel
A. Ackerman, Esq.; Ashleigh L. Marin, Esq.;
Ralph M. Salvia, Esq.; Jaime R. Ackerman,
Esq.; Zucker, Goldberg & Ackerman, LLC

1312-542

2528 East Hagert Street 19125 31st
wd. 1230.84 Sq. Ft. BRT#313200900
Improvements: Residential Real Estate
DANIEL ANTHONY C.P. June Term, 2013
No. 002715 \$305,706.77 Stern & Eisenberg,
P.C.

1312-543

1402 South 23rd Street 19146-4115 36th wd.
1440 Sq. Ft. OPA#364129500 Improvements:
Residential Property
SUZANNE BROWN C.P. July Term, 2013
No. 00634 \$161,991.00 Phelan Hallinan,
LLP

1312-544

1944 South 23rd Street 19145-2601 48th wd.
910 Sq. Ft. PRCL#482259100 Improvements:
Residential Property
RONALD MITCHELL AKA RONALD J.
MITCHELL C.P. October Term, 2012 No.
00162 \$21,939.53 Phelan Hallinan, LLP

1312-545

13009 Townsend Road, Unit L-2 19154-1001
66th wd. PRCL#888660489 Improvements:
Condominium Unit
RANDI S. HORN C.P. April Term, 2012 No.
02543 \$139,291.14 Phelan Hallinan, LLP

1312-546

1210 McKinley Street 19111-5834 53rd wd.
2037 Sq. Ft. OPA#531018400 Improvements:
Residential Property
ROSALINDA HOWELL AND SHAWN M.
HOWELL C.P. April Term, 2013 No. 00019
\$183,252.33 Phelan Hallinan, LLP

1312-547

5819 Christian Street 19143-3001 3rd wd.
1240 Sq. Ft. OPA#033048100 Improvements:
Residential Property
DELORES DIAKITE C.P. June Term, 2012
No. 01324 \$117,227.45 Phelan Hallinan,
LLP

1312-548

7341 Sackett Street 19152-4529 64th wd.
2266 Sq. Ft. OPA#641130300 Improvements:
Residential Property

SHERIFF'S SALE

NANCY RAMOS AND ANGEL D. RAMOS
AKA ANGEL RAMOS C.P. February Term,
2013 No. 00944 \$142,145.94 Phelan
Hallinan, LLP

1312-549

3535 Jasper Street 19134-2035 45th
wd. 1049.22 Sq. Ft. OPA#452368300
Improvements: Residential Property
KIMBERLY L. JONES C.P. April Term, 2013
No. 04223 \$25,570.13 Phelan Hallinan, LLP

1312-550

5557 Osage Avenue 19143-1315 46th wd.
930 Sq. Ft. OPA#604106400 Improvements:
Residential Property
LAWRENCE TOBLER C.P. March Term,
2013 No. 00156 \$21,110.71 Phelan Hallinan,
LLP

1312-551

4917 North 12th Street 19141-3509 49th
wd. 1920.38 Sq. Ft. OPA#491451200
Improvements: Residential Property
WILLIAM E. HUNTER C.P. May Term, 2012
No. 00773 \$42,324.99 Phelan Hallinan, LLP

1312-552

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

1312-553

5355 Charles Street 19124 62nd wd. 2325
Sq. Ft. BRT#622291400 Improvements:
Residential Property
KERRY DEBELLIS AND LOUIS ASTUTO
C.P. April Term, 2013 No. 004870 \$55,337.34
Christopher A. DeNardo, Esq.

1312-554

1409 Longshore Avenue 19111-4511 53rd wd.
1525 Sq. Ft. OPA#532186600 Improvements:
Residential Property
VICTORIA BETHEA AND JUNIOR A.
SANCHEZ C.P. July Term, 2012 No. 03196
\$279,947.99 Phelan Hallinan, LLP

1312-555

1967 West Medary Avenue 19141 17th wd.
1092 Sq. Ft. BRT#171319700 Improvements:
Residential Property
PROPERTY OF CHERYL JOYNER
(REAL OWNER AND MORTGAGOR)
AND UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER MARY
JOYNER, DECEASED (REAL OWNER) C.P.
March Term, 2013 No. 002354 \$26,720.41
Christopher A. DeNardo, Esq.

1312-556

1549 South Ringgold Street 19146 36th wd.
700 Sq. Ft. BRT#364155000 Improvements:
Residential Dwelling
RAYMOND C VANDEGRIFT AKA
RAYMOND VANDEGRIFT C.P. June Term,
2013 No. 03464 \$65,326.43 Udren Law
Offices, P.C.

1312-557

1306 South Carlisle Street 19146 36th wd.
1184 Sq. Ft. BRT#365028500 Improvements:
Residential Property
PROPERTY OF UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER LILLIE BROWN,
DECEASED (MORTGAGOR), ANDRE
MURRAY (REAL OWNER) AND DELORES
MURRAY (REAL OWNER) C.P. October
Term, 2007 No. 002516 \$43,468.69
Christopher A. DeNardo, Esq.

1312-558

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

1312-559

2407 North Myrtlewood Street 19132
28th wd. 1120 Sq. Ft.; row 2 sty masonry
BRT#282039600 Improvements: Residential
Dwelling
JAMES A. MOTLEY AND LAUREN MOTLEY
C.P. January Term, 2010 No. 00904 \$63,676.48
McCabe, Weisberg & Conway, P.C.

1312-560

4312 Pechin Street 19128 21st wd. 1908
Sq. Ft. BRT#212164400 Improvements:
Residential Dwelling
JACQUELINE WAWREZYNEK AND
ROBERT WAWREZYNEK C.P. August Term,
2010 No. 04630 \$89,889.06 Udren Law
Offices, P.C.

SHERIFF'S SALE

1312-561

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

1312-562

1351 Saint Vincent Street 19111 S/D w
detached garage 2 story mason BRT#53232400
Improvements: Residential Dwelling
SHANE ROSENTHAL C.P. June Term,
2010 No. 02288 \$162,091.18 Federman &
Associates, LLC

1312-563

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

1312-564

5427 Belmar Terrace 19143 51st wd. 1184
Sq. Ft. BRT#514089300 Improvements:
Residential Property
AARON PORTER C.P. February Term,
2010 No. 1520 \$59,982.64 Scott A.
Dieterick, Esq.; Kimberly A. Bonner, Esq.; Joel
A. Ackerman, Esq.; Ashleigh L. Marin, Esq.;
Ralph M. Salvia, Esq.; Jaime R. Ackerman,
Esq.; Zucker, Goldberg & Ackerman, LLC

1312-565

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

1312-566

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

1312-567

3634 Edgemont Street 19134-5507 45th
wd. 1327.18 Sq. Ft. PRCL#451224500
Improvements: Residential Property
EDWARD ANTONELLI C.P. July Term, 2012
No. 01983 \$190,936.95 Phelan Hallinan,
LLP

1312-568

8232 Bayard Street 19150-1702 50th wd.
4500 Sq. Ft. OPA#501204300 Improvements:
Residential Property
SANDRA L. MITCHELL C.P. April Term,
2013 No. 03279 \$334,551.08 Phelan
Hallinan, LLP

1312-569

4054 East Cheltenham Avenue 19124
62nd wd. 1448 Sq. Ft. BRT#622159320
Improvements: Residential Property
TIMOTHY BOWIE C.P. November Term,
2008 No. 01141 \$188,599.63 KML Law
Group, P.C.

1312-570

2338 South 6th Street 19148-3852 39th wd.
1332 Sq. Ft. OPA#882060610 Improvements:
Residential Property
ALEX M. TRAM C.P. April Term, 2013 No.
02800 \$67,591.08 Phelan Hallinan, LLP

1312-571

2826 West Harold Street 19132-3118 28th wd.
1076 Sq. Ft. OPA#281318100 Improvements:
Residential Property
EUNICE HARRELL C.P. March Term, 2013
No. 02713 \$17,637.67 Phelan Hallinan, LLP

1312-572

1910 Cottman Avenue 19111-3817 53rd
wd. 1989.09 Sq. Ft. PRCL#532369800
Improvements: Residential Property
KENNETH M. STRICKLAND C.P. December
Term, 2012 No. 03771 \$121,015.43 Phelan
Hallinan, LLP

1312-573

517 West Rockland Street 19120-3743
49th wd. 1275 Sq. Ft. OPA#491120400
Improvements: Residential Property
MARIA RAMOS, IN HER CAPACITY AS
ADMINSTRATRIX HEIR OF THE ESTATE
OF ANGELO SCOTT, JR. ANA MARIE
SCOTT, IN HER CAPACITY AS HEIR OF THE
ESTATE OF ANGELO SCOTT, JR. ANGELO

SHERIFF'S SALE

SCOTT IN HIS CACPACITY AS HEIR OF
THE STATE OF OF ANGELO SCOTT, JR.
SIAYA MARIE SCOTT, IN HER CAPACITY
AS HEIR OF THE ESTATE OF ANGELO
SCOTT, JR. SHARIMAR MARIE SCOTT, IN
HER CAPACITY AS HEIR OF THE ESTATE
OF ANGELO SCOTT, JR. UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER ANGELO SCOTT, JR.
DECEASED. C.P. March Term, 2012 No.
00748 \$43,037.23 Phelan Hallinan, LLP

1312-574

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

1312-575

2140 East Stella Street 19134 25th wd. 665
Sq. Ft. BRT#252193600 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER ANA L.
ARROYO, DECEASED C.P. April Term,
2013 No. 001325 \$15,889.64 Christopher
A. DeNardo, Esq.

1312-576

756 South Darien Street aka 10 Lincoln
Avenue, #9R 19147 2nd wd. 644 Sq. Ft.
BRT#022277000 Improvements: Residential
Property
ANDREW SCHWALM C.P. May Term,
2012 No. 3093 \$128,295.87 Christopher A.
DeNardo, Esq.

1312-577

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

1312-578

4851-53 Wayne Avenue 19144-3627 12th wd.
North side of Wayne Avenue front 45 ft 5/8 in,
depth 82 ft 7/8 in
CHANTE CLARKE AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
WELTON C CLARKE, DECEASED AND
WELTONS WAYNE, INC. C.P. June Term,
2013 No. 00288 \$165,203.83 Phillip D.
Berger, Esq.

1312-579

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

SHERIFF'S SALE

wd. 2717.72 Sq. Ft. PRCL#593007400
Improvements: Residential Property
PHILIP DAVIDSON AND GABRIELLE E. DAVIDSON C.P. March Term, 2003 No. 01288 \$136,977.49 Phelan Hallinan, LLP

1312-585

1348 Fanshawe Street 19111 53rd wd. 2413.53 Sq. Ft.; row b/gar 2sty masonry BRT#532034200 Improvements: Residential Dwelling
AGATHA TOLUHI, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2011 No. 01205 \$119,926.97 McCabe, Weisberg & Conway, P.C.

1312-586

119 South Redfield Street 19139-3144 46th wd. 1040 Sq. Ft. PRCL#031133400 Improvements: Residential Property
MELVIN U. RAVENELL, SR C.P. May Term, 2013 No. 03043 \$47,060.09 Phelan Hallinan, LLP

1312-587

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

1312-588

307 East Haines Street 19144-5710 59th wd. 1723.85 Sq. Ft. PRCL#592004600 Improvements: Residential Property
ROBERT E. CICCONE, JR. C.P. September Term, 2012 No. 00358 \$50,536.18 Phelan Hallinan, LLP

1312-589

2765 East Country Club Road 19131 52nd wd. 8753 Sq. Ft.; apt 2-4 units 2sty masonry BRT#521373500 Subject to Mortgage Improvements: Residential Dwelling
GARY BATAILLE C.P. June Term, 2013 No. 01131 \$176,857.63 McCabe, Weisberg & Conway, P.C.

1312-590

2018 Ripley Street 19152-3209 56th wd. 2500 Sq. Ft. PRCL#561571000 Improvements: Residential Property
GERALD LESZCZYNSKI AND JANICE LESZCZYNSKI C.P. September Term, 2012 No. 00043 \$184,173.85 Phelan Hallinan, LLP

1312-591A-B

6908 Torresdale Avenue - Premises A 19135-1906 41st wd. 1457 Sq. Ft. (land area) Improvements: Rental Building
6910 Torresdale Avenue - Premises B - 19135-1906 41st wd. 1375.39 Sq. Ft. (land area) Improvements: Rental Building
PHILADELPHIA HOLDINGS GROUP LP C.P. July Term, 2013 No. 04772 \$316,799.95 Elliot H. Berton, Esq.

1312-592

259 West Fisher Avenue 19120 42nd wd. 2252.25 Sq. Ft.; row 2 sty masonry BRT#422254900 Improvements: Residential Dwelling
CHARLES L. FILER AND KATHLEEN M. FILER C.P. February Term, 2013 No. 02773 \$87,344.50 McCabe, Weisberg & Conway, P.C.

1312-593

917 Anchor Street 19124 35th wd. 2101.5 Sq. Ft.; row b/gar 2 sty masonry BRT#351285200 Improvements: Residential Dwelling
ANGEL A. RODRIGUEZ C.P. March Term, 2013 No. 01575 \$38,251.14 McCabe, Weisberg & Conway, P.C.

1312-594A-B

40th wd. (5430 Willows Avenue - Premises A - 19143-4130) 1222.50 Sq. Ft. (land area) Improvements: 2 Story Row Home With Garage
36th wd. (2221 Cross Street - Premises B - 19146-4202) 686 Sq. Ft. (land area) Improvements: 2 Story Row Home
JEAFFRY TIMOTHY AKA TIMOTHY JEAFFRY C.P. December Term, 2012 No. 03373 \$46,449.01 Elliot H. Berton, Esq.

1312-595

3875 Frankford Avenue 19124-5635 45th wd. 1136 Sq. Ft. (land area) Improvements: Rental Building
MARY ANNE PAVONI C.P. May Term, 2013 No. 02527 \$101,057.15 Elliot H. Berton, Esq.

SHERIFF'S SALE

1312-596

6750 Lindbergh Boulevard 19142 appx 0.7565 acres BRT#884348360 Subject To Mortgage None other than the mortgage foreclosed by the plaintiff, Wilmington Savings Fund Society, FSB Improvements: Commercial Property Consisting Of A 13,761 Square Foot Light Industrial Building
PHONG TAN HUYNH AND KHANH BUU HUYNH C.P. July Term, 2013 No. 00854 \$480,555.58 Rosetta B. Packer, Esq. and Christine L. Barbara, Esq.; Ballard, Spahr, LLP

1312-597

507 East Courtland Street 19120-4501 42nd wd. 834.30 Sq. Ft. PRCL#421027100 Improvements: Residential Property
LEVIATHEN E CARROLL C.P. November Term, 2012 No. 01623 \$27,275.55 Phelan Hallinan, LLP

1312-598

2823 W Girard Avenue 19130 29th wd. 18 x 104 x 4 BRT#292026600 Subject To Mortgage The Federal Deposit Insurance Corporation, as receiver for Omni National Bank, as assigned to Multibank 2009-1 CRE Venture, LLC, Nov 1, 2007, Instrument #51814834, \$199,600.00, assignment dated Feb 26, 2010, Assignment recorded April 1 Improvements: Single Dwelling
PROPERTY OF JAMES SMITH BY VIRTUE OF A WRIT OF EXECUTION FILED BY MULTIBANK 2009-1 CRE VENTURE, LLC, SUCCESSOR TO OMNI NATIONAL BANK C.P. February Term, 2013 No. 002286 \$239,501.16 Hourigan, Kluger & Quinn, P.C.

1312-599

3324 Malta Street 19134-1908 33rd wd. 602 Sq. Ft. PRCL#331370900 Improvements: Residential Property
LOUIS E. SANCHEZ C.P. August Term, 2012 No. 02512 \$52,828.43 Phelan Hallinan, LLP

1312-600

7542 Woodbine Avenue 19151-2720 34th wd. 1633.50 Sq. Ft. PRCL#343200000 Improvements: Residential Property
DANA H. WILLIAMS C.P. April Term, 2013 No. 01199 \$88,037.47 Phelan Hallinan, LLP

1312-601

6375 Marsden Street 19135-3208 41st wd. 1076 Sq. Ft. OPA#411270400 Improvements: Residential Property
DOLORES C. PETERSON, IN HER CAPACITY AS ADMINSTRATRIX OF ESTATE OF JAMES J. LIVINGSTONE, MEGHAN LIVINGSTONE, IN HER CAPACITY AS HEIR OF THE ESTATE OF JAMES J. LIVINGSTONE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES J. LIVINGSTONE, DECEASED. C.P. September Term, 2012 No. 03366 \$142,635.68 Phelan Hallinan, LLP

1312-602

3413 Frankford Avenue, 3415 Frankford Avenue 19134 01st wd. 2390 Sq. Ft. and 2130 Sq. Ft., respectively BRT#452257200 AND BRT#452257300, respectively Improvements: Row Conv/apartment 3sty Masonry
NICHOLSON HOLDINGS, INC. C.P. July Term, 2013 No. 002504 \$359,392.83 McElroy, Deutsch, Mulvaney & Carpenter, LLP

1312-603

2415 South 20th Street 19145-4202 48th wd. 919.80 Sq. Ft. PRCL#262150300 Improvements: Residential Property
MILDRED CHAMBERS, LINDA HALL AND RAE K. HALL C.P. February Term, 2013 No. 03224 \$182,878.23 Phelan Hallinan, LLP

1312-604

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

1312-605

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

1312-606

1547 South Mole Street 19146-4837 36th wd. 1072 Sq. Ft. OPA#365099600 Improvements:

SHERIFF'S SALE

Residential Property
CARIDAD A. MARANAN C.P. September Term, 2012 No. 02849 \$27,791.60 Phelan Hallinan, LLP

1312-607

2981 Mercer Street 19134-4906 25th wd. 996 Sq. Ft. PRCL#251266500 Improvements: Residential Property
MEGAN A. DUNBAR C.P. July Term, 2012 No. 01655 \$64,072.66 Phelan Hallinan, LLP

1312-608

4724 Edmund Street 19124-2810 23rd wd. 1401.18 Sq. Ft. OPA#232388100 Improvements: Residential Property
DEBORAH ROSS, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ASSUNTA DEMARCO C.P. May Term, 2013 No. 02328 \$71,731.37 Phelan Hallinan, LLP

1312-609

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

1312-610

2417 South 8th Street 19148-3713 39th wd. 854 Sq. Ft. OPA#393243900 Improvements: Residential Property
BAMBANG S. PLOUSEERTH C.P. May Term, 2012 No. 00578 \$111,422.22 Phelan Hallinan, LLP

1312-611

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

1312-612

428 North Redfield Street 19151 42nd wd. 1277.90 Sq. Ft. OPA#042255100 Improvements: Residential Property
ARTHUR SHEFFIELD C.P. April Term, 2012 No. 02286 \$46,310.12 Phelan Hallinan, LLP

1312-613

1669 Granite Street 19124-1365 62nd wd. 995.25 Sq. Ft. OPA#622084200 Improvements: Residential Property
KENNETH J. HAINES, SR. C.P. December Term, 2012 No. 04160 \$54,534.07 Phelan Hallinan, LLP

1312-614

3133 North 9th Street 19133-2030 37th wd. 841.35 Sq. Ft. PRCL#372146600 Improvements: Residential Property
JAY DABHI C.P. June Term, 2013 No. 03536 \$50,151.23 Phelan Hallinan, LLP

1312-615

2747 North 24th Street 19132-3221 11th wd. 878.99 Sq. Ft. OPA#111440400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GARLAND R. WHITEHURST, DECEASED. RITA SEWELL, IN HER CAPACITY AS HEIR OF GARLAND WHITEHURST, DECEASED. C.P. October Term, 2010 No. 02688 \$46,282.56 Phelan Hallinan, LLP

1312-616

3541 Germantown Avenue 19140-4223 43rd wd. BRT#432181200 Subject to Mortgage
YOUSOU DIAGNE C.P. December Term, 2010 No. 01149 \$164,021.49 Amar A. Agrawal, Esq.

1312-617

454 Cosgrove Street aka 454 East Cosgrove Street 19144-1127 22nd wd. 1081.98 Sq. Ft. PRCL#592048700 Improvements: Residential Property
CHRISTIAN CREWS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF FLORINE CREWS C.P. April Term, 2013 No. 04939 \$32,034.15 Phelan Hallinan & Schmieg, LLP

1312-618

2816 Walnut Hill Street aka 2816 Walnut Street 19152-1503 57th wd. 4369 Sq. Ft. OPA#571073200 Improvements: Residential Property
TIA CAUL C.P. March Term, 2012 No. 02126 \$281,611.81 Phelan Hallinan, LLP

SHERIFF'S SALE

1312-619

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

1312-620

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

1312-621

2947 Weikel Street 19134-4106 25th wd. 866.96 Sq. Ft. PRCL#252381800 Improvements: Residential Property
MARIA V. RAMOS C.P. September Term, 2007 No. 03648 \$45,636.99 Phelan Hallinan, LLP

1312-622

4952 Wakefield Street 19144-1823 12th wd. 1400.90 Sq. Ft. OPA#121160900 Improvements: Residential Property
PAUL HAWKINS C.P. July Term, 2013 No. 04286 \$38,962.23 Phelan Hallinan, LLP

1312-623

509 North 63rd Street 19151-4134 34th wd. 1312 Sq. Ft. PRCL#341273100 Improvements: Residential Property
ALBURNIE WRIGHT C.P. March Term, 2013 No. 03454 \$26,882.45 Phelan Hallinan, LLP

1312-624

607 Rising Sun Avenue 19140-3240 43rd wd. 1441.50 Sq. Ft. OPA#432235700 Improvements: Residential Property
RAYMOND SANTA C.P. September Term, 2012 No. 03359 \$57,988.59 Phelan Hallinan, LLP

1312-625

1227 Glenview Street 19111 53rd wd. 23 ft width x 102 feet depth OPA#532161900 Subject to Mortgage Improvements: Single Family Residial Property
MOSHE ATTIAS C.P. December Term, 2012 No. 04117 \$138,605.40 Robert S. Esposito, Esq.

1312-626

8612 Thouron Avenue 19150-2311 50th wd. 1650.25 Sq. Ft. OPA#502157600 Improvements: Residential Property
LESLIE D. GREEN AKA LESLIE DANAILLE GREEN C.P. January Term, 2013 No. 01619 \$166,427.66 Phelan Hallinan, LLP

1312-627

5225 North Fairhill Street 19120-3128 49th wd. 1600 Sq. Ft. OPA#492096500 Improvements: Residential Property
RAQUEL L. EDWARDS, ADMINISTRATOR OF THE ESTATE OF CRAIG D. EDWARDS C.P. February Term, 2008 No. 03375 \$51,718.61 Phelan Hallinan, LLP

1312-628

724 Chestnut 19106-3201 5th wd. (formerly part of the 8th wd.) 3625 Sq. Ft. BRT#882490900 Improvements: Store 4 Story Masonry
BONNIE RICHMAN C.P. April Term, 2013 No. 03174 \$382,976.21 Janet L. Gold, Esq.

1312-629

2454 South Millick Street 19142-3210 40th wd. 975 Sq. Ft. PRCL#402049300 Improvements: Residential Property
GAYDUS E. H. UREY AKA KEBEH BANAH UREY C.P. April Term, 2013 No. 03280 \$65,721.59 Phelan Hallinan, LLP

1312-630

4335 L Street 19124-4323 33rd wd. 1546.40 Sq. Ft. OPA#332404400 Improvements: Residential Property
ANNETTE LIGHTNER C.P. June Term, 2013 No. 02507 \$57,903.42 Phelan Hallinan, LLP

1312-631

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

1312-632

9216 Convent Avenue 19114-3515 57th wd. 6000 Sq. Ft. OPA#572214600 Improvements: Residential Property

SHERIFF'S SALE

JOANN PIRNIE C.P. March Term, 2013 No. 01750 \$277,933.69 Phelan Hallinan, LLP

1312-633

3247 Englewood Street 19149-1506 55th wd. 1743.81 Sq. Ft. OPA#551499000 Improvements: Residential Property
KRISTEN M. REPPERT IN HER CAPACITY AS HEIR TO MICHAEL J. QUINN, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL J. QUINN, DECEASED. C.P. April Term, 2013 No. 02033 \$111,148.83 Phelan Hallinan, LLP

1312-634

1301 South Columbus Blvd aka 1301 Delaware Avenue 19147 1st wd. 18,0368 Sq. Ft. more or less BRT#884018760 Subject to Mortgage Improvements: Residential Dwelling
LIBERTY LANDING ASSOCIATES C.P. December Term, 2007 No. 04421 \$471,550.71 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP

1312-635

1213 Alcott Street 19149-3711 35th wd. 1193.20 Sq. Ft. OPA#352087300 Improvements: Residential Property
ROSE M. DESLOUCHES C.P. May Term, 2013 No. 00015 \$145,084.89 Phelan Hallinan, LLP

1312-636

2459 North 19th Street 19132-4304 16th wd. 1917 Sq. Ft. PRCL#162079100 Improvements: Residential Property
CARMETTA FULLER C.P. April Term, 2012 No. 03954 \$109,268.04 Phelan Hallinan, LLP

1312-637

224 Stearly Street 19111-5915 35th wd. 1212 Sq. Ft. OPA#352169300 Improvements: Residential Property
DANIELLE N. FLETCHER AKA DANIELLE FLETCHER AKA DENIELLE NICOLE FLETCHER C.P. June Term, 2012 No. 03089 \$62,643.60 Phelan Hallinan, LLP

1312-638

5029 Woodland Avenue 19143-5132 27th wd. 1680 Sq. Ft. OPA#273147300 Improvements: Residential Property
JACOB HASIS C.P. April Term, 2012 No. 02925 \$197,024.13 Phelan Hallinan, LLP

1312-639

5527 North Lawrence Street 19120-2807 42nd wd. 1200 Sq. Ft. OPA#422479900 Improvements: Residential Property
ANTHONY LOVE AND AMY R. LOVE C.P. April Term, 2012 No. 00153 \$70,326.80 Phelan Hallinan, LLP

1312-640

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

1312-641

407 Forest Hills Avenue 19116-1011 58th wd. 6555 Sq. Ft. OPA#583029600 Improvements: Residential Property
MICHAEL B. CAMPellone AND CHRISTINE A. CAMPellone FKA CHRISTINE A. SOLT C.P. April Term, 2013 No. 04722 \$316,596.13 Phelan Hallinan, LLP

1312-642

307 Unruh Avenue 19111-4654 35th wd. 2500 Sq. Ft. OPA#353126400 Improvements: Residential Property
TAKESHA N. MOSS C.P. July Term, 2012 No. 01844 \$205,828.64 Phelan Hallinan, LLP

1312-643

43 South 56th Street 19139 60th wd. 980 Sq. Ft. BRT#604205100 Improvements: Residential Property
GWENDOLYN ROSS AND JOSEPH ROSS C.P. April Term, 2013 No. 01453 \$87,327.68 KML Law Group, P.C.

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