# Sheriff's Sale Notices for March 5, 2013

SHERIFF'S SALE

### THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, March 5, 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.

der 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

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 PURCHASES OF THE

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 March 5, 2013.

date of Real Estate sold on March 5, 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.OfficeofPhiladelphiaSheriff.com

The following property, sale of which was postponed from the July 13, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

### 271-697A-B

**16th Wd (2532-2534 N. Broad St. - Premise A 19132-4013)** on W side of Broad St. 400 ft. 0 in. Northward of

Cumberland St. Frt: 50 ft. 0 in. Depth: 175 ft. 10 in. BRT# 882919390

**16th Wd (2536-2538 N. Broad St. - Premise B 19132-4013)** on SW side of Broad and Huntingdon Sts Frt: 50 ft. 0 in. Depth: 177 ft. 10 in. BRT# 882919395

2536-2538 NORTH BROAD STREET ASSOCIATES, L.P. C.P. April Term, 2010 No. 002206 \$4,389,576.30 Michael J. Cordone, Esq./Stradley Ronon Stevens & Young, LLP

The following property, sale of which was postponed from the February 1, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

### 278-430

**3614 Olive St. 19104** 24th Wd Row Conv/Apt 2 Sty Masonry; Improvements: 2,006.10 sq. ft. BRT# 243019000 Improvements: Residential Dwelling

ATHEEM STEPHENS C.P. August Term, 2010 No. 04391 \$84,893.73 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the August 2, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

### 4-486

8624 Pickering Ave. 19150 50th Wd. 1,434.56 sq. ft. BRT# 501232000 Subject to Mortgage Improvements: Residential Property PATRICIA A. SOBERS C.P. August Term, 2009 No. 03746 \$34,254.98 Brett A. Solomon Michael C. Mazack

The following property, sale of which was postponed from the January 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

### 9-452

**2309 Mifflin St. 19145-1802** 48th Wd. 975 sq. ft. BRT#482031400 Improvements: Residential Property

CHARLES P. DONATO C.P. March Term, 2010 No. 03709 \$90,457.02 Phelan Hallinan

& Schmieg, LLP

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The following property, sale of which was postponed from the March 6, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

#### 11-415

**1218** S 7th St. 19147-4848 2nd Wd. 715 sq. ft. BRT# 021479500 Improvements: Residential Property

CARLOTTA E. LALA C.P. February Term, 2009 No. 03231 \$186,032.49 Phelan Hallinan & Schmieg, LLP

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

#### 501-618

**2449 S. Woodstock St 19145-4221** 48th Wd. 729.24 Sq. Ft BRT# 262172300 Residential Property

CARMEN ACCARDO C.P. September Term, 2011 No. 2422 \$138,127.37 Phelan Hallinan

The following property, sale of which was postponed from the May 1, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

#### 502-336

**870 N 28th St., Unit 116 19130** 88th wd. 840 Sq. Ft. BRT#888152800 Subject to Mortgage Subject to Rent

DEFENDANT, STATE TRUSTEE SERVICES, LLC AS TRUSTEE OF 28TH ST. SILVER APPLE LAND TRUST C.P. October Term, 2011 No. 04026 \$48,267.16 Evan R. Bachove, Esq.

#### 502-399

**6208 Master St. 19151-4117** 34th wd. 900 Sq. Ft. BRT#342027000 Improvements: Residential Dwelling

Residential Dwelling
JUDY A. BOYD C.P. May Term, 2011 No.
03226 \$64,825.74 Udren Law Offices, P.C.

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

### 1206-468

**248 E. Mayfield St. 19134-2810** 70th wd. 609 Sq. Ft. BRT#071252400 Improvements: Residential Property

MORRIS CLARK C.P. April Term, 2010 No. 02499 \$52,403 Phelan Hallinan & Schmieg, LLP

### 1206-473

**6828 Chew Ave. 19119-1921** 22nd wd. 6000 Sq. Ft. BRT#222202100 Improvements: Residential Property

JOSHUA E. POPE, JR, AND SHEILA A. POPE C.P. November Term, 2009 No. 03712 \$219,205 Phelan Hallinan & Schmieg, LLP

The following property, sale of which was postponed from the July 10, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

### 1207-307

5306 Cedar Ave 19143 46th wd. Row 2 sty, masonry; 3030 sq. ft. BRT#462058801 Improvements: Residential Dwelling DENISE WHITE C.P. June Term, 2011 No. 01938 \$107,356.77 McCabe, Weisberg, & Conway, PC

### 1207-330

**3308 N. Water St.** 7th wd. Row 2 sty masonry, 1128 sq. ft. BRT#73033500 Subject to Mortgage

DANIEL RIVERA AND NEIDALINA ORTIZ C.P. July Term, 2011 No. 02514 \$63,825.22 Patrick J. Wesner, Esq.

#### 1207-382 St 1914

**338 W. Seymour St. 19144-4114** 13th wd. 1900 sq. ft. BRT#133073700 Improvements: Residential Property

HELEN TURNAGE C.P. March Term, 2010 No. 02065 \$155,720.30 Phelan Hallinan & Schmieg, LLP

### 1207-390

**514 Poplar St. 19123** 5th wd. 1503.24 sq. ft. BRT#056161545 Improvements: Residential Property

CRYSTAL MARIE STEPHENS C.P. September Term, 2009 No. 1470 \$213,384.96 Scott A. Dietterick, Esq.; Kimberly A. Bonner,

SHERIFF'S SALE

Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Marin, Esq.; Ralph M. Salvia, Esq.; Jaime R. Ackerman, Esq.; Zucker, Goldberg & Ackerman, LLC

#### 1207-438

**4601 Tacony St. 19137** 23rd wd. 1800 sq. ft. more or less BRT#453431900 Improvements: Residential Dwelling
ALFONSO LOPEZ C.P. August Term, 2011

No. 01736 \$132,534.44 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP

### 1207-441

 1766 N. Aberdeen St. 1913
 24th wd. 1367.52

 sq. ft. OPA#521328500
 Improvements:

 Residential Dwelling
 VERA Y. BARNES, DECEASED
 C.P. July

 Term, 2011 No. 003160
 \$69,240.20
 Mitchell

#### 1207-450

B. Klein, Esq.

**8500 Temple Rd. 19150-1909** 50th wd. 2362.50 sq. ft. BRT#501080300 Improvements: Residential Property

DAWN M. EVANS, AKA DAWN EVANS, AKA DAWN M. WARREN AND ORRIN EVANS AKA ORRIN M. EVANS C.P. October Term, 2010 No. 01675 \$110,459.48 Phelan Hallinan & Schmieg, LLP

### 1207-471

115-123 S. 46th St. 19139 46th wd. On northeast corner of 46th & Sansom Streets, 104' of northerly Sansom St, front: 46'4' OPA#601073600 Improvements: Commercial Property

2ND CHANCE REALTY LLC C.P. April Term, 2008 No. 02727 \$1,066,672.09 Kerry S. Schuman, Esq.

#### 1207-483

**3513 Pennhurst St. 19134** 33rd wd. 607.50 sq. ft. BRT#331338800 Improvements: Residential Dwelling

MALIKA GORLEY C.P. May Term, 2011 No. 00097 \$90,408.71 Stern & Eisenberg, PC

### 1207-511

**530 E. Johnson St. 19144-1001** 59 wd. 2950.57 sq. ft. BRT#592179900 Improvements: Residential Property

FRED A. DENNISON C.P. November Term, 2011 No. 01217 \$85,175.96 Phelan Hallinan & Schmieg, LLP

### 1207-567

**5236 Walnut St. 19139** 16th wd. 1800 sq. ft. BRT#602056700 Improvements: Residential Property

HENRY JACKSON C.P. June Term, 2009 No. 000097 \$55,430.59 Christopher A. DeNardo, Esq.

### 1207-573

**2182 E. Cumberland St. 19125** 31st wd. 2291 sq. ft. BRT#314012200 Improvements: Residential Property

SAMANTHA MAGUIRE C.P. January Term, 2010 No. 002935 \$129,380.94 Christopher A. DeNardo, Esq.

### 1207-581

**8616 Rugby St. 19150-2706** 50th wd. 1534.40 sq. ft. BRT#502089500 Improvements: Residential Property

LEONARD M. WAKEFIELD AKA LEONARD WAKEFIELD C.P. January Term, 2012 No. 04366 \$157,843.37 Phelan Hallinan & Schmieg, LLP

The following property, sale of which was postponed from the August 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

### 1208-338

 139 W. Spencer
 St.
 19120-1939
 61st wd.

 1050 Sq Ft
 BRT#611223000
 Improvements:

 Residential Property
 DONNA D. BURRUS
 C.P. March Term, 2010

 No. 06362
 \$100,842.73
 Phelan Hallinan &

### 1208-409

**644 E. Courtland St. 19120** 42nd wd. 1131.20 Sq Ft BRT#421025000 Improvements: Residential Dwelling FRANCELEEN A. RESTO C.P. February

Term, 2012 No. 02743 \$90,901.12 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

### 1208-417

4801 A Street 19120 42nd wd. s/d w det gar 2 sty, masonry+, 2921.3 Sq Ft BRT#421298700 Subject to Mortgage Improvements: Residential Dwelling

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EDMUND PLUMMER C.P. June Term, 2010 No. 02851 \$107,527.46 McCabe, Weisberg, & Conway, P.C.

#### 1208-490

**4351 Pearce St. 19124** 23rd wd. 2587.65 Sq Ft BRT#231062800 Improvements: Residential

KEITH JELLEYMAN AND CHRISTI M. STRUNK C.P. February Term, 2012 No. 03344 \$134,705.23 KML Law Group, PC

### 1208-514

**1334 Earl St. 19125-3314** 18th wd. 1131.86 Sq Ft BRT#181114800 Improvements:

Residential Property
UNKNOWN HEIRS, SUCCESSORS. ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT V. RUFO, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUFO V. RITA DECEASED. MARIA VIZARD, IN HER CAPACITY AS HEIR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO, DECEASED HEIR OF THE ESTATE OF ROBERT RUFO AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO. FRANK VIZARD, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ROBERT RUFO AKA AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO. C.P. June Term, 2010 No. 02487 \$417,371.59 Phelan Hallinan & Schmieg, LLP

#### 1208-531

5618 Baltimore Ave. 19143-3126 51st wd. 1600 Sq Ft BRT#513056700 Improvements: Residential Property

DANATTA STREETER C.P. October Term, 2010 No. 01703 \$112,022.26 Phelan Hallinan & Schmieg, LLP

### 1208-558

**1434 Kerper St. 19111** 53rd wd. 1296 Sq Ft BRT#532096700 Improvements: Residential Property

MICHAEL S. GILLIGAN C.P. February Term, 2012 No. 001784 \$158,822.83 Christopher A. DeNardo, Esq.

### 1208-573

**1309 S. 17th St. 19146** 36th wd. 1674 Sq Ft BRT#365190000 Improvements: Residential

ANTHONY M. BUONOMO C.P. January Term, 2012 No. 03282 \$170,362.54 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

The following property, sale of which was postponed from the September 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

### 1209-339

**567 E. Carver St. 19120** 35th wd. 1057.50 Sq Ft BRT#351248200 Improvements: Residential Dwelling

APRIL K YOUNG C.P. July Term, 2010 No. 01445 \$\$115,642.43 Mark J. Udren, Esq.

### 1209-393

**4150-4152 Paul St. 19124** 23rd wd. 847 Sq Ft & 826 Sq Ft BRT#232510900 & BRT#232511000 Improvements: Residential Property

RICHARD SCHLESINGER AND EVAN SCHLESINGER C.P. March Term, 2012 No. 3947 \$\$106,316.34 Christopher A. DeNardo, Esq.

### 1209-397

140 W. Ashdale St.1912042nd wd.1152Sq. Ft.BRT#422171000Improvements:Residential PropertyLEONARD HILL.C.P. December Term, 2011

LEONARD HILL C.P. December Term, 2011 No. 001822 \$\$115,688.39 Christopher A. DeNardo, Esq.

### 1209-410

**7150 Jackson St. 19135** 41st wd. row b/gar 2sty, masonry; 2778.40 sq ft BRT#412310300 Improvements: Residential Dwelling ANDRE JEAN SIMON C.P. February Term,

ANDRE JEAN SIMON C.P. February Term, 2012 No. 02121 \$\$105,296.32 McCabe, Weisberg, & Conway, P.C.

### 1209-457

**6708 N. 12 St. 19126** 61st wd. 4200 Sq Ft BRT#611191900 Improvements: Residential

RUTH MILES AND KENNETH MILES C.P. January Term, 2012 No. 000837 \$\$415,673.58 Christopher A. DeNardo, Esq.

#### 1209-489

1016 S. Chadwick St. 19146-2008 13rd wd. 800 Sq Ft PRCL#301321100 Improvements: Residential Property

PERRY M JACKSON C.P. March Term, 2010 No. 06069 \$\$253,296.91 Phelan Hallinan & Schmieg, LLP

#### 1209-504

2859 S. Sydenham St. 19145-4920 26th wd. 712.50 Sq Ft PRCL#261232400

Improvements: Residential Property
GEORGE CALLE C.P. March Term, 2012
No. 03386 \$\$174,381.93 Phelan Hallinan & Schmieg, LLP

#### 1209-505

**5334 Willows Ave. 19143-4128** 51st wd. 1232 Sq Ft PRCL#511120400 Improvements: Residential Property

MUZAMIL ELHAG C.P. March Term, 2012 No. 02139 \$\$81,603.37 Phelan Hallinan & Schmieg, LLP

#### 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.

#### 1209-583

9968 Bridle Rd. 19115 58th wd. 2901.6 Sq Ft BRT#581321000 Improvements: Residential Dwelling

MAGGIE SH ROBERTSON AKA SHUK HAN ROBERTSON AND CHARLIE A ROBERTSON II C.P. July Term, 2009 No. 00696 \$\$51,439.77 Udren Law Offices, P.C.

#### 1209-593

**1212 McKinley St. 19111-5834** 53rd wd. 2037.7 Sq Ft PRCL#531018500 Improvements: Residential Property

AFTAB UDDIN C.P. March Term, 2012 No. 03112 \$\$154.219.17 Phelan Hallinan & Schmieg, LLP

### 1209-607

247 E. Sheldon St. 19120-3517 42nd PRCL#421169300 wd. 1180.57 Sq Ft Improvements: Residential Property

PATRICIA J GAINES C.P. March Term, 2012 No. 01565 \$\$31,985.97 Phelan Hallinan & Schmieg, LLP

The following property, sale of which was postponed from the October 2, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

### 1210-329

1003 S. 8th St. 19147 2nd wd. 640 Sq Ft BRT#021499500 Improvements: Residential Property

HOANG THAI NGUYEN C.P. January Term, 2012 No. 02723 \$297,566.79 KML Law Group, P.C.

### 1210-374

**2016 Buckius St. 19124-5011** 45th wd. 1078 Sq Ft TXPRCL#452210500 Improvements: Residential Property

MANUEL RIVERA AND MARIA SANTIAGO C.P. March Term, 2010 No. 04856 \$59,477.21 Phelan Hallinan & Schmieg, LLP

### 1210-417

3530 Carey Rd. 19154 66th wd. 1815.45 Sq Ft BRT#662413600 Improvements: Residential Dwelling

ANTHONY A. PASCIULLO C.P. January Term, 2011 No. 04828 \$208,692.14 Udren Law Offices, P.C.

### 1210-469

**2819 Willits Rd. 19114-3405** 57th wd. 3698 Improvements: Sq Ft PRCL#572079719 Residential Property

TANIKA ALEXANDER AND PAMELA ALEXANDER C.P. April Term, 2010 No. 02284 \$219,496.23 Phelan Hallinan & Schmieg, LLP

**2254** N. Sydenham St. **19132-4429** 16th wd. 630 Sq Ft TXPRCL#161051400 Improvements: Residential Property

LORENZO ABREU C.P. April Term, 2012 No. 01463 \$59,701.92 Phelan Hallinan & Schmieg, LLP

### 1210-501

**5916 N. 7th St.** 61st wd. 1342 Sq Ft BRT#612241300 Subject to Mortgage Improvements: Residential Property TRINA S. STERLING C.P. December Term,

2004 No. 00714 \$79,916.65 Pressman &

Doyle, LLC

### SHERIFF'S SALE 1210-503

2244 Sevbert St. 19128 29th wd. 870 Sq Ft OPA#291057200 Subject to Mortgage Improvements: Residential Property

JAMES JOHNSON C.P. December Term, 2011 No. 01607 \$436,694.59 Brett A. Solomon, Esq. And Michael C. Mazack, Esq..

#### 1210-519

6816 Finch Pl 19142 40th wd. All that certain lot or piece of ground. Situate in the 40th Ward of the City of Philadelphia, described according to a survey and Plan of Properties made for New Eastwick Corporation by Maurice H. Goldich, Surveyor and Regulator of the 10th District, dated 05/10/1963 to wit: Beginning at a point on the Southeasterly side of Finch Place (50 feet wide) measured South 49 degrees 27 minutes 30 seconds West along the Southeasterly side of Finch Place, the distance of One hundred ninetyfive and eight hundred eighty one-thousandths feet from the Southwesterly side of 68th Street (64 feet wide). Containing in front of or breadth Southwestwardly along the said Southeasterly side of Finch Place Eighteen and fourty onethousandths feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Finch Place 90 feet. The Northeasterly and Southwesterly lines passing through party walls between Northeast and Southwest.

ROBBIE GIVENS C.P. September Term, 2011 No. 01969 \$116,232.72 Anthony R. Distasio, Esquire, Linton, Distasio & Edwards, P.C.

#### 1210-520

125 E. Louen St. 19120 42nd wd. All that certain lot or piece of ground. Situate on the north side of Louden Street, at the distance of 252 ft westward from the west side of "A" Street in the 42nd Ward of the City of Philadelphia. Containing in front or breadth on said Louden Street, 18 feet and extending of that width in length or depth Northward between parallel lines at right angles with said Louden Street, 112 feet, 6 inches.

WILLIAM WALKER, JR. C.P. September Term, 2011 No. 03754 \$68,016.47 Anthony R. Distasio, Esquire, Linton, Distasio & Edwards, P.C.

### 1210-576

**130 North Edgewood St. 19139** 34th wd. Row 2 sty, masonry; 2030.5 Sq Ft BRT#341104700 Subject to Rent Improvements: Residential Dwelling

GENNADIY GERSHANOVICH AKA GENNADY GERSHANOVICH C.P. January Term, 2012 No. 01889 \$79,622.25 McCabe, Weisberg, & Conway, P.C.

### 1210-582

354 West Ritner St. 39th wd. Row 2 sty, masonry; Situate on the south side of Ritner Street at the distance of 405 feet Westward from the west side of 3rd Street in the 39th Ward of the City of Philadelphia. Containing in front or breadth on the said Ritner Street 15 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Ritner Street 58 feet to a 2 feet 6 inches wide alley Eastward and Westward. BRT#392196100 Subject to Mortgage

PROPERTY OF EDWARD WHALIN AND CHRISTINA WHALIN AKA CHRISTINA KELLY C.P. February Term, 2012 No. 03122 \$205,806.23 Patrick J. Wesner, Esq.

### 1210-596

1514 Levick St. 54th wd. Beginning at a point on the southwesterly side of Levick St (seventy feet wide) which point is measured north 52 degrees, 18 minutes 7 seconds west 104 ft 10-1/2 inches from a point of intersection of the southwesterly side of Levick Street and the northwesterly side of Everett Avenue (70 feet wide): thence extending South 37 degrees, 41 minutes, 53 seconds West partly passing through the center of the party wall between this premises and the premises adjoining on the Southeast and crossing the bed of a certain 15 feet wide driveway which extends Southeastwardly into Everett Avenue and communicates at the Northwest end thereof with a certain other 15 feet wide driveway which extends Northeastwardly into Levick Street 207 feet 9-3/8 inches to a point; thence extending North 81 degrees, 4 minutes, 24 seconds West 20 feet 5-3/8 inches to a point; thence extending North 37 degrees, 41 minutes, 53 seconds East recrossing the bed of said driveway and partly passing through the center of the party wall between this premises and the premises adjoining on the Northwest 217 7-1/2 inches to a point on the Southwesterly side of Levick Steet; thence extending along the said side of Levick Street South 52 degrees, 18 minutes, 7 seconds East 17 feet 11 inches to the first mentioned point and place of beginning. BRT#541098200 Subject to Mortgage Improvements: Row b/ gar, 2sty, masonry

JOSE SANCHEZ C.P. July Term, 2011 No. 02352 \$56,513.34 Patrick J. Wesner, Esq

### 1210-617

151 Sigel St. 19148 Row 2sty; masonry;

### SHERIFF'S SALE

1387.5 Sq Ft BRT#011157300 Subject to Mortgage Improvements: Residential Dwelling THERESA A. AFRICANO C.P. April Term, 2011 No. 00614 \$52,493.49 Weisberg, & Conway, P.C.

The following property, sale of which was postponed from the November 13, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

#### 1211-304

2848 South Simpson Street 19142-3320 40th wd. 1527.60 Sq Ft PRCL#406001282 Improvements: Residential Property LOAN DOAN C.P. April Term, 2012 No.

00765 \$123,680.13 Phelan Hallinan & Schmieg, LLP

#### 1211-307

3462 North Lee Street 19134-1638 7th wd. 960 Sq Ft PRCL#073020400 Improvements: Residential Property KATHLEEN GALLELLI C.P. April Term, 2012 No. 00561 \$24,567.75 Phelan Hallinan

### 1211-310

& Schmieg, LLP

Schmieg, LLP

6631 North 3rd Street 19126-3121 61st wd. 8400 Sq Ft PRCL#611055900 Improvements: Residential Property

JEAN S. JEOBOHAM C.P. March Term, 2012 No. 02128 \$251,471.12 Phelan Hallinan & Schmieg, LLP

#### 1211-312

**11740 Academy Place 19154-2533** 66th wd. 2341.17 Sq Ft PRCL#662043100 Improvements: Residential Property DANIEL C. OATES AND JOAN OATES C.P. April Term, 2012 No. 01455 \$183,902.49 Phelan Hallinan & Schmieg, LLP

### 1211-313

**6931 Ardleigh Street 19119-1315** 22nd wd. 3255.25 Sq Ft PRCL#222249000 Improvements: Residential Property DAWN MILLS C.P. May Term, 2012 No. 00778 \$195,651.28 Phelan Hallinan &

#### 1211-324

**10840 Lockart Court 19116** 58th wd. 3630 Sq Ft BRT#582403100 Improvements: Residential Dwelling ROMAN KHOLYAVKA C.P. May Term, 2006 No. 003911 \$260,258.37 Mark J. Udren, Esq.

### 1211-325

**8418 Forrest Avenue 19150** 50th wd. 2148 Sq Ft BRT#5020208300 Subject to Mortgage Improvements: Residential Dwelling HAZELENE DESHIELDS C.P. November Term, 2007 No. 003198 \$96,135.04 Mark J. Udren, Esq.

### 1211-329

5417 Vine Street 19139 04th wd. 2400 Sq Ft BRT#041034200 Subject to Mortgage Improvements: Residential Dwelling ICILDA E. BRISSETT C.P. September Term, 2007 No. 002707 \$16,920.40 Mark J. Udren, Esq.

### 1211-332

2962 Jasper Street 19134 25th wd. 702 Sq Ft BRT#252537500 Improvements: Residential

JOSE VILELLA C.P. March Term, 2011 No. 02564 \$49,909.64 KML Law Group, P.C.

### 1211-333

310 West Wellens Avenue 19120 42nd wd. 924.28 Sq Ft BRT#422229400 Improvements: Residential Property

GARFIELD L. GAINES C.P. December Term, 2011 No. 03352 \$35,969.88 KML Law Group, P.C.

## 1211-334

4305 H Street 19124 33rd wd. 1722.15 Sq Ft BRT#332125300 Improvements: Residential

SINIA E. RIVERA C.P. May Term, 2011 No. 03880 \$137,282.01 KML Law Group, P.C

## 1211-337

404 Walter Street 19111 35th wd. 2500 Sq Ft BRT#353181200 Improvements: Residential Property

MARLENE KAPETULA C.P. October Term, 2011 No. 00030 \$170,291.56 KML Law

# 1211-338

1133 Pierce Street 19148 39th wd. 682.50 Sq Ft BRT#394544500 Improvements: Residential Property

JOANNA LAMBERTI C.P. January Term, 2012 No. 01614 \$152,139.85 KML Law Group, P.C.

### 1211-340

1345 North Masher Street 19122 18th wd. 1234 Sq Ft BRT#182067005 Subject to Mortgage Improvements: Residential Dwelling ROBERT L. PFLAUMER ADMINISTRATOR OF THE ESTATE OF WILLIAM H. PFLAUMER, DECEASED. C.P. April Term,

#### SHERIFF'S SALE

Gregory 2012 No. 01842 \$164.898.91 Javardian, Powers, Kirn & Javardian, LLC

#### 1211-341

2122 South 65th Street 19142 65th wd. 1344 Sq Ft BRT#403012000 Improvements: Residential Dwelling

MOHAMMED A. CHOWDHURRY April Term 2012 No 01865 \$75.815.85 Gregory Javardian, Powers, Kirn & Javardian,

**7969 Temple Road 19150** 50th wd. 1620 Sq Ft BRT#501095700 Improvements: Residential Property

GORDON WILLIAMS AND JACQUELINE WILLIAMS C.P. September Term, 2009 No. 01283 \$97,471.50 KML Law Group, P.C.

#### 1211-353

2170 Cumberland Street 19152 31st wd. Row 3 story, masonry, approx 1908 Sq Ft BRT#314011500 Improvements: Residential Dwelling

MICHAEL BRINSON AND KAREN BRINSON C.P. May Term, 2012 No. 001244 \$143,938.53 Federman & Associates, LLC

#### 1211-370

2650 South 62nd Street 19142 40th wd. 1141.85 Sq Ft BRT#402112300 Improvements: Residential Dwelling

JACK JANES AKA JACK L. JANES C.P. March Term, 2012 No. 01130 \$65,076.56 Udren Law Offices, P.C.

#### 1211-373

2647 South Felton Street 19142 40th wd. 1144 Sq Ft BRT#402116200 Improvements: Residential Dwelling JACK JANES AKA JACK L. JANES C.P.

#### February Term, 2012 No. 02098 \$63,619.15 Udren Law Offices, P.C. 1211-375

5016 D Street 19120 42nd wd. 1160 Sq Ft BRT#421461300 Improvements: Residential Dwelling

JUAN C. CARMONA AND SONIA R. CARMONA C.P. February Term, 2012 No. 02248 \$86,036.61 Udren Law Offices, P.C.

### 1211-380

5621 North 11th Street 19141 49th wd. (formerly part of the 42nd) 1440 Sq Ft BRT#492238100 Improvements: Residential Property

KARMA WATSON C.P. May Term, 2010 No. 02313 \$100,938.14 KML Law Group, P.C.

### 1211-395

2438 77th Avenue 19150 50th wd. 1894.80 Sq Ft BRT#501420200 Subject to Mortgage Improvements: Residential Property RICHARD H JORDAN C.P. June Term, 2011 No. 01342 \$45,418.00 KML Law Group, P.C.

### 1211-399

1174 East Dorset Street 19150 50th wd. 1616 Sq Ft BRT#502371900 Improvements: Residential Property

CHARLES H. EMERY C.P. February Term, 2012 No. 03335 \$132,535.34 KML Law Group, P.C.

1211-404 1429 Rosalie Street 19149 62nd wd. (formerly part of the 55th) 1521.39 Sq Ft BRT#621095200 Improvements: Residential Property JAWUAN D. BRUNSON C.P. August Term, 2005 No. 00503 \$72,089.29

Group, P.C.

No. 000669

DeNardo, Esq.

1211-407 **5636 Pentridge Street 19143** 51st wd. 1040 Sq Ft BRT#513237100 Improvements: Residential Property

C.P. January Term TIFFINE NORMAN 2012 No. 04591 \$101,929.62 KML Law Group, P.C.

### 1211-414

**1764 South 65th Street** 40th wd. 1379 Sq Ft BRT#403002300 Improvements: Residential Property BRIAN C. AUSTIN C.P. July Term, 2011 No.

### 02262 \$79,849.11 Pressman & Doyle, LLC

2913 Rorer Street 19134 33rd wd. 1010 Sq Ft BRT#071528300 Improvements: Residential Property C.P. May Term, 2012 BORIS SKYLAR

## \$62,559.82 1211-420

2014 South Garnet Street 19145 48th wd. 962 Sq Ft BRT#481298800 Improvements: Residential Property

NAGHAMANA JAMAL AKA NAGHMANA JAMAL C.P. January Term, 2012 No. 4222 \$83,302.76 Christopher A. DeNardo, Esq.

### 1211-437

437 East Mount Pleasant Avenue 19119 22nd wd. 18,500 Sq Ft BRT#222148900 Improvements: Residential Property KHADRI ABDUS-SABOOR AND RASHIDA

PATIENCE C.P. August Term, 2009 No. 02451

### SHERIFF'S SALE

\$766,346.11 KML Law Group, P.C.

#### 1211-439

**3061 Martha Street 19134** 25th wd. 1001.62 Sq Ft BRT#252423900 Improvements: Residential Property DIONISIO ESPINAL C.P. July Term, 2009

### No. 02776 \$75,300.60 KML Law Group, P.C. 1211-450

1555 N. Orkney Street 17th wd. Row 3 stv. masonry; situate no the eastside of Orkney Street (25 feet wide) at the distance of 28'7-3/8" southward from the south line of Oxford Street (50 ft wide). Subject to Mortgage RAQUEL MANGUAL C.P. March Term, 2012 No. 01971 \$79,756.37 Chandra M.

#### 1211-454

3302 Fairdale Rd 19154 66th wd. 1800 Sq Ft BRT#663022000 Improvements: Residential Property

Arkema, Esq.

Udren, Esq.

**BOHDAN** CHAC AND LINDA RAUDENBUSH C.P. January Term, 2012 No. 02337 \$104,609.68 KML Law Group, P.C.

### 1211-459

**4313 Ludlow Street 19104** 27th wd. 1204 Sq Ft BRT#272006800 Improvements: Residential Dwelling BASHISHA SHERROD C.P. January Term, 2007 No. 001374 \$68,697.74 Mark J.

#### 1211-464

2311 Lonev Street 19152 56th wd. 1486 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.

### 1211-473

6252 Tackawanna Street 19135 55th wd. 1994.64 Sq Ft BRT#552243800 Improvements: Residential Property JOHN S. MAHONEY AND CARA STEARS C.P. February Term, 2012 No. 04086 \$140,206.55 KML Law Group, P.C.

#### 1211-474 2441 South Alder Street 19148 39th wd. (formerly known as 3rd) 714 Sq Ft BRT#394122500

Improvements: Residential Property JAMIE DEVITO AND JOHN M. DEVITO C.P. March Term. 2008 No. 01030 \$55,972.93 KML Law Group, P.C. 1211-477 257 East Haines Street 19144-5769 59th

# Improvements: Residential Property PATRICIA RAMSEY C.P. August Term, 2009 No. 04203 \$73,521.61 Phelan Hallinan &

Schmieg, LLP

Schmieg, LLP

Schmieg, LLP

KML Law

wd. 2191.28 Sq Ft PRCL#592003805

1211-478 4300 Greenmount Road 19154-3708 58th wd. 2212.50 Sq Ft PRCL#662456600 Improvements: Residential Property
NANCY C. LODISE C.P. April Term, 2012 No. 03603 \$187,958.16 Phelan Hallinan &

1211-481 902 Bridge Street 19124-1711 35th wd. 1140 Sq Ft PRCL#351147200 Improvements: Residential Property STEPHANIE LUNDY C.P. May Term, 2009

### No. 00491 \$77,494.11 Phelan Hallinan & 1211-487

**1242 Alcott Street 19149-3710** 35th wd. 1102.50 Sq Ft PRCL#352068600 Improvements: Residential Property ENOCH GEORGE BUTLER C.P. December Term, 2011 No. 01544 \$79,989.58 Phelan

### Hallinan & Schmieg, LLP 1211-488

6739 Gillespie Street 19135-2205 41st wd. 1440 Sq Ft PRCL#552452000 Improvements: Residential Property OLENA MALAYDAKH C.P. June Term, 2010

No. 03251 \$151,655.40 Phelan Hallinan & Schmieg, LLP 1211-492

**3901 Folsom Street 19104-1643** 24th

wd. 1046.09 Sq Ft PRCL#243060300

#### HORACE L. SMITH AND JULIA M. SMITH C.P. May Term, 2010 No. 02525 \$45,846.58 Phelan Hallinan & Schmieg, LLP

Improvements: Residential Property

1211-495 648 East Lippincott Street 19134-2307 33rd wd. 712.50 Sq Ft PRCL#331019300 Improvements: Residential Property ARACELY GARCIA AND ANGEL GARCIA C.P. December Term, 2009 No. 02088

### \$34,279.44 Phelan Hallinan & Schmieg, LLP 1211-501

Hallinan & Schmieg, LLP

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

1211-502 **6549 Ditman Street 19135-2704** 41st wd. 1182.22 Sq Ft PRCL#411241700 Improvements: Residential Property

SERGEY MUSHEYEV AKA SERGY MUSHEYEV AND EDVARD MUSHEYEV C.P. March Term, 2012 No. 00554 \$87,295.29 Phelan Hallinan & Schmieg, LLP

#### 1211-503

 
 926
 Borbeck
 Ave.
 19111-2603
 35th

 wd.
 5562.50
 Sq. Ft
 PRCL#631251300
 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT R KULLMAN AKA ROBERT R KULLMANN, DECEASED C.P. October Term, 2010 No. 00936 \$158,983.30 Phelan

#### 1211-508

Hallinan & Schmieg, LLP

**3323 Wellington Street 19149-1615** 55th wd. 1438.24 Sq Ft PRCL#551474500 Improvements: Residential Property BETTY NICHOLSON AKA BETTYANN NICHOLSON C.P. December Term, 2011 No. 01729 \$105,352.23 Phelan Hallinan & Schmieg, LLP

#### 1211-509

**1117 Custis Place 19122-4141** 20th wd. 1800 Sq Ft PRCL#141447100 Improvements: Residential Property HELENE SLOAN C.P. November Term, 2011

No. 02554 \$46,304.26 Phelan Hallinan & Schmieg, LLP

#### 1211-512

**1806 Titan Street 19146-2927** 36th wd. 832 Sq Ft TXPRCL#361096600 Improvements: Residential Property

PERRY M. JACKSON C.P. April Term, 2012 No. 04287 \$177,106.26 Phelan Hallinan & Schmieg, LLP

#### 1211-513

**7627 Woodcrest Avenue 19151-2703** 34th wd. 1422.61 Sq Ft PRCL#343195100 Improvements: Residential Property

HOWARD W. TUCKER C.P. April Term, 2010 No. 04373 \$47,652.77 Phelan Hallinan & Schmieg, LLP

#### 1211-514

**2243 Dickinson Street 19146-4204** 36th wd. 868 Sq Ft PRCL#364028300 Improvements: Residential Property

BONNIE KUSHNER AND PETER DISSIN C.P. March Term, 2012 No. 02146 \$90,509.80 Phelan Hallinan & Schmieg, LLP

### 1211-516

**7104 Woolston Avenue 19138-2034** 10th wd. 1721.35 Sq Ft PRCL# Improvements: Residential Property PRCL#102409300 HAYAT SAYED AND TYRELL AUSTIN C.P.

December Term, 2011 No. 01124 \$86,662.43 Phelan Hallinan & Schmieg, LLP

### 1211-520

**516 E. Luray Street 19120-4504** 42nd wd. 1037.40 Sq Ft PRCL#421037100 Improvements: Residential Property

FLORINA MATTHEWS-KONCE AKA FLORINA MATTHEWS AND JEFFREY KONCE C.P. April Term, 2012 No. 02917 \$89,286.83 Phelan Hallinan & Schmieg, LLP

### 1211-523

**2211 North 52nd Street 19131** 53rd wd. 11250 Sq Ft PRCL#521298300 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BERTRAND, DECEASED ET AL C.P. July Term, 2009 No. 02028 \$195,744.77 Phelan Hallinan & Schmieg, LLP

### 1211-536

6511 Walnut Park Drive 19120-1031 61st wd. 2048 Sq Ft PRCL#611029400 Improvements: Residential Property

TOSHIKA SALMONS-GREEN C.P. March Term, 2009 No. 03245 \$91,404.88 Phelan Hallinan & Schmieg, LLP

### 1211-550

5115 Arch Street 19139 44th wd. 16' frontage x 74' depth OPA#441019200 Improvements: Residential Property

FRANKLIN W. BOGLIN C.P. May Term, 2011 No. 03252 \$26,421.38 Richard M. Squire & Associates, LLC

### 1211-552

**9955 Alicia Street 19115** 58th wd. 2899.20 Sq Ft BRT#581225800 Improvements: Residential Dwelling

ERIC PATRICK AND SONDRA BACHMANN C.P. April Term, 2012 No. 001043 \$221,728.99 Martha E. Von Rosenstiel, Esq.

### 1211-553

**3202 Tyson Avenue 19149** 55th wd. 2271.45 Sq Ft BRT#551330000 Improvements: Residential Dwelling

#### SHERIFF'S SALE

INGRID QUICENO C.P. January Term, 2012 No. 002176 \$210,759.88 Martha E. Von Rosenstiel, Esq.

#### 1211-554

**642 North 56th Street 19131** 4th wd. (formerly part of the 34th) 1,440 Sq Ft BRT#043047700 Improvements: Residential Dwelling

ROBYN D. BROTHERS C.P. August Term, 2011 No. 04286 \$78,756.74 Udren Law Offices, P.C.

#### 1211-556

**6800 Oxford Avenue 19111** 35th wd. 10,979.50 Sq Ft BRT#353311905 Improvements: Residential Dwelling

PAULINE PAPAGEORGIOU C.P. June Term, 2011 No. 03264 \$158,404.03 Udren Law Offices, P.C.

#### 1211-563

122 West Sharpnack Street 19119 22nd wd. 2002 Sq Ft BRT#223037400 Improvements: Residential Dwelling

MARCEL C. FRANKLIN C.P. May Term, 2010 No. 04319 \$212,340.53 Udren Law Offices, P.C.

#### 1211-564

132 North 55th Street 19139 04th wd. 1844 Sq Ft BRT#041170002 Improvements: Residential Dwelling
KAREN LEMON C.P. May Term, 2007 No.

### 001043 \$68,965.15 Mark J. Udren, Esq. 1211-570

2133 South Chadwick Street 19145 26th wd. 745.16 Sq Ft BRT#261311600 Improvements: Residential Dwelling

ROBERT DELVISCIO C.P. February Term, 2011 No. 03103 \$103,459.81 Udren Law Offices, P.C.

#### 1211-571

6412 Chelwynde Avenue 19143 40th wd. 1120 Sq Ft BRT#406273900 Subject to Mortgage Improvements: Residential Dwelling EUGENE D. LOGAN BRIGGS C.P. January Term, 2011 No. 02936 \$146,475.54 Mark J. Udren, Esa.

#### 1211-574

1723 South Street AKA 1720 Rodman Street **19146** 30th wd. 1360 Sq Ft BRT#303067400 Improvements: Residential Dwelling

RONALD J. PRESSLEY C.P. October Term, 2007 No. 00419 \$385,352.79 Udren Law Offices, P.C.

### 1211-577

**5823 Malvern Avenue 19131** 52nd wd. 1296 Sq Ft BRT#522120300 Improvements: Residential Dwelling

HOWARD WILKS AKA HOWARD WILKES C.P. February Term, 2006 No. 000077 \$123,000.35 Mark J. Udren, Esq.

### 1211-579

**6755 Glenloch Street 19135** 41st wd. 1348.50 Sq Ft BRT#412337000 Improvements:

Residential Dwelling
MICHAEL AMERY C.P. October Term, 2008 No. 003036 \$166,951.73 Mark J. Udren, Esq.

### 1211-580

8022 Buist Avenue 19153 40th wd. 1290 Sq Ft BRT#405766700 Improvements: Residential

PAULA A. CLARK AND GREGORY S. CLARK C.P. November Term, 2009 No. 02248 \$137,401.83 Mark J. Udren, Esq.

### 1211-584

**5753 Pemberton Street 19143** 46th wd. 909.60 Sq Ft BRT#463064300 Improvements: Residential Dwelling

STEVEN SIMS C.P. March Term, 2010 No. 05145 \$62,998.54 Udren Law Offices, P.C.

### 1211-586

1657 North Robinson Street 19151 34th wd. 1434.56 Sq Ft BRT#342277800 Subject to Mortgage Improvements: Residential Dwelling WENDY STOWE C.P. September Term, 2003 No. 004389 \$55,923.47 Mark J. Udren, Esq.

### 1211-587

3002 Agate Street 19134 25th wd. 672 Sq Ft BRT#252340800 Improvements: Residential WILLIAM WING AKA WILLIAM O WING

C.P. June Term, 2012 No. 02056 \$41,083.49 Udren Law Offices, P.C.

### 1211-589

5447 Osage Avenue 19143 60th wd. 961 Sq Ft BRT#60310000 Improvements: Residential Dwelling

CHARLES GREGG C.P. April Term, 2010 No. 04270 \$59,344.98 Mark J. Udren, Esq.

### 1211-590

**6228 Cottage Street 19135** 41st wd. 1440 Sq Ft BRT#552385200 Improvements: Residential Dwelling

TIMOTHY S. BRILL C.P. October Term, 2011 No. 00500 \$136,656.78 Udren Law Offices, P.C.

### 1211-592

319 E. Claremont Avenue 19120 61st wd. 1600 Sq Ft BRT#611350500 Improvements:

#### SHERIFF'S SALE

Residential Dwelling JULIA R. BRIDGES C.P. June Term, 2008 No. 03854 \$143,592.36 Mark J. Udren, Esq.

#### 1211-598

**3136 Wellington Street 19149-1507** 55th wd. 1430 Sq Ft PRCL#551456700 Improvements: Residential Property

BRUCE SCHMITT AND NINA M. SCHMITT C.P. April Term, 2012 No. 00145 \$112,010.20 Phelan Hallinan & Schmieg, LLP

#### 1211-599

**5420 Gainor Road 19131-3112** 52nd wd. 3125 Sq Ft PRCL#522100600 Improvements: Residential Property

NIKOLE ADAMS AKA NIKOLE FRANKLIN AND CHRISTOPHER J. ADAMS C.P. April Term, 2012 No. 01143 \$166,941.25 Phelan Hallinan & Schmieg, LLP

#### 1211-601

4349 Germantown Avenue 19140-1706 13th wd. 2411.25 Sq Ft PRCL#132259225 Improvements: Commercial Property

NELSON R. WYNDER, JR. C.P. January Term, 2012 No. 02056 \$102,073.87 Phelan Hallinan & Schmieg, LLP

#### 1211-609

9197 Ryerson Road 57th wd. all that certain lot or piece of ground with buildings and improvements thereon erected, situate in the 57th ward of the City of Philadelphia, described in accordance with a survey and plan of property made for Ashton Park, Inc, by John J. McKeough, Jr. surveyor and regulator of the First district dated March 18, 1966, to wit: Beginning at a point on the Northeasterly side of Ryerson Road (50 feet wide) measured South 51 degrees, 3 minutes, 18 seconds East along the said northeasterly side of Ryerson Road the distance of 15 feet 3 and 1/2 inches, from a point of tangent is measured southwardly on the arc of a circle curving to the left connecting the said northeasterly side of Ryerson Road and the southeasterly side of ashton road(64 feet wide) having radius of 20 feet the arc distance of 31 feet 5 inches from a point of curve on the ssaid southeasterly side of Ashton Road. Containing in front or brreadth along said Ryerson Road 18 feet and 1 inch and extending of that width in length or depth northeastwardly between parallel lines at right angles to the said Ryerson Road 90 feet. The southeasterly and northwesterly lines passing through the centers of party walls between the aid premises and the premisis adjoining on the southeast and northwest. BRT#572197200 Subject to Mortgage Improvements: Row b/

gar 2sty masonry MICHAEL J. MCSORLEY, JR. AND MARY E MCSORLEY C.P. March Term, 2012 No. 00959 \$172,284.03 Patrick J. Wesner, Esq.

### 1211-610

1514 Levick Street 54th wd. Beginning at a point on the southwesterly side of Levick street (seventy feet wide), which point is measured north 52 degrees, 18 minutes, 7 seconds west 104 feet 10-1/2 inches from a point of intersection of the southwesterly side of Levick St and the northwesterly side of Everett Ave (70 ft wide); thence extending south 37 degrees, 41 minutes, 53 seconds west partly passing through the center of the party wall between this premisis and the premisis adjoining on the southeast and crossing the bed of a certain 15 ft wide driveway which extends southeaswardly into Everett Ave and communicates at the Northwest end thereof with a certain other 15 ft wide driveway which extends northeastwardly into Levick St 207 ft 9-3/8 inches to a point; thence extending north 81 degrees, 4 minutes, 24 seconds west 20 ft 5-3/8 inches to a point; thence extending north 37 degrees, 41 minutes, 53 seconds east recrossing the bed of said driveway and partly passing through the center of the party wall between this premisis and the premisis adjoining on the northwest 217 7-1/2 inches to a point on the southwesterly side of Levick St; thence extending along the side of Levick St south 52 degrees, 18 minutes, 7 seconds east 17 ft 11 inches to the first mentioned point and place of beginning. BRT#541098200 Subject to Mortgage Improvements: Row b/ gar 2sty masonry

JOSE SANCHEZ C.P. July Term, 2011 No. 02350 \$63,047.85 Patrick J. Wesner, Esq.

### 1211-611

**740 Susquehanna Road** 63rd wd. containing in front or breadth on the said 66th Ave north 28 feet and extending of that width in length or depth southward on the west line thereof 90 feet 8 and 3/4 inches and on the easterly line thereof, which extends along the westerly side of Park Ave 88 ft, 4-3/4 inches to a certain 16 ft wide driveway which extends eastwardly into Park Ave and west into broad St and containing in width along the rear line thereof 28 ft 1-3/16 inches. BRT#632040200 Subject to Mortgage Improvements: S/D w b/g 2s masonry DANIEL CAMPBELL AKA DANIEL J CAMPBELL C.P. December Term, 2011 No.

02362 \$214,507.58 Patrick J. Wesner, Esq.

#### SHERIFF'S SALE

1211-616 **5400 Regent Street 19143-4919** 51st wd. 1140 Sq Ft BRT#514144100 Improvements:

Residential Property
DONNA M. COOPER AKA DONNA COOPER AND DONELL COOPER C.P. December Term, 2011 No. 3416 \$50,471.83 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

#### 1211-620A-B

49th wd. (5912 North 11th Street - Premises A) 120'N of Nedro; 400 Sq Ft BRT#493075500 sty masonry

49th wd. (5914 North 11th Street - Premises B) 140' N of Nedro; 1280 Sq Ft BRT#493075600 Subject to Mortgage Improvements: Apt 2-4 units 2sty, masonr

BETTY B. BLUE C.P. September Term, 2008 No. 05189 \$93,732.13 Patrick J. Wesner, Esq.

### 1211-621

5435 Upland Way 34th wd. Containing in front or breadth on the said Upland Way fifteen feet, seven inches, and extending of that width in length or depth northeastwardly between parallel lines at right angles with the said Upland Way Eighty-eight feet, cr BRT#522001000 Subject to Mortgage Improvements: Row b/

gar 2sty masonry PROPERTY OF GREG CLARK, KNOWN HEIR OF EDWARD CLARK, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD, AND KAREN THORPE, ADMINISTRATRIX OF THE ESTATE OF EDWARD CLARK, DECEASED MORTGAGOR AND REAL OWNER. C.P. March Term, 2009 No. 03282 \$49,744.69 Patrick J. Wesner, Esq.

### 1211-622

**5118 James Street 19137-1209** 45th wd. Land 1353.01 Sq Ft, improvements 1632 Sq Ft BRT#89N1953 & BRT#453412000 ELENA YAKOVLEV AKA ELENA

SKYLAR, EXECUTRIX OF THE ESTATE OF KOSTYANTIN SKYLAR AKA KONSTANTIN SKYLAR, DECEASED AND ELENA YAKOVLEV AKA ELENA SKYLAR, INDIVIDUALLY C.P. March Term, 2012 No. 2086 \$72,203.32 Brian H. Smith, Esq.

### 1211-624

 $\textbf{6838 Gorsten Street} \quad \textbf{19119} \quad 22 nd \ wd. \ 5400$ Sq Ft BRT#222260400 Improvements:

Residential Property FERNWOOD M JONES, III; EILEEN A JONES AKA EILEEN JONES C.P. May Term, 2010 No. 3552 \$82,965.27 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1211-629

**3302 Princeton Avenue 19149** 55th wd. 1815 Sq Ft BRT#551383900 Improvements: Residential Property EDWARD S. NUGENT C.P. April Term, 2008 No. 01273 \$126,110.45 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq.,

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

1211-631 349 East Albanus Street 19120 42nd wd. Row conv/apt 2sty, masonry; 2371.42 Sq Ft BRT#421157700 Improvements: Residential

Dwelling HERTILYN CARTHY
No. 01280 \$98,560.14 C.P. April Term, 2011
McCabe, Weisberg, & Conway, P.C.

# 1211-632

**5431 Sansom Street 19139** 60th wd. Apt 2-4 units 2sty masonr; 3546 Sq Ft BRT#603019000 Improvements: Residential Dwelling

PROPERTY OF RAVEN LEIGERTWOOD, ADMINISTRATRIX OF THE ESTATE OF VENO E. LEIGERTWOOD, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2011 No. 00537 \$72,609.16 McCabe, Weisberg, & Conway, P.C.

1211-634 2601 South Dewey Street 19142 40th wd. Row conv/apt 2sty masonry; 2660.6 Sq Ft BRT#402074400 Improvements: Residential Dwelling

MOHAMMAD SHOKROLLAH C.P. February Term, 2011 No. 00662 \$57,640.54 McCabe, Weisberg, & Conway, P.C.

### 1211-636

1245 South 20th Street 19146 36th wd. Row 2 sty masonry; 2346 Sq Ft BRT#361185500 Improvements: Residential Dwelling DAREN FINCH C.P. September Term, 2009 No. 02161 \$98,895.94 McCabe, Weisberg,

& Conway, P.C.

### SHERIFF'S SALE 1211-637

7102 Bustleton Avenue 19149 54th wd. Row b/gar 2sty masonry; 2064.70 Sq Ft 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.

### 1211-638

2767 Island Avenue 19153 40th wd. Row b/gar 1sty masonry; 2655.50 Sq Ft BRT#406717400 Improvements: Residential Dwelling HUSSEIN O FASASI C.P. March Term, 2012

# No. 00241 \$136,850.71 McCabe, Weisberg,

& Conway, P.C.

1211-639 **757 South 22nd Street 19146** 30th wd. Row 3 sty masonry; 3096 Sq Ft BRT#302145700 Improvements: Residential Dwelling

VALERIE L LIPFORD C.P. November Term, 2009 No. 04759 \$693,495.96 Weisberg, & Conway, P.C.

1211-642 6144 Nassau Road 19151 34th wd. S/D w b/g 3s masonry; 5248.75 Sq Ft BRT#342079300

Improvements: Residential Dwelling
HAROLD E. PARKER AKA HAROLD PARKER AND BERNADETTE C. PARKER AKA BERNADETTE PARKER C.P. April Term, 2008 No. 03041 \$111,784.16 McCabe, Weisberg, & Conway, P.C.

### 1211-644

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

### 1211-646

Weisberg, & Conway, P.C.

2411 Kimball Street 19146 30th wd. Row 2 sty masonry; 2061 Sq Ft BRT#302246200 Improvements: Residential Dwelling JOHN J. CHEATLEY C.P. June Term, 2012

### No. 02808 \$234,917.47 McCabe, Weisberg, & Conway, P.C.

1211-647 **2651 South 7th Street 19148** 39th wd. Row 2 sty, masonry; 1710 Sq Ft Subject to Mortgage Improvements: Residential Dwelling KATHLEEN LUDY C.P. April Term, 2008 No. 04545 \$33,586.09 McCabe, Weisberg,

### & Conway, P.C.

1211-648 30 North Preston Street 19104 06th wd. Row 3 sty masonry; 3256 Sq Ft BRT#061191400 Improvements: Residential Dwelling PURNIMA SOM C.P. June Term, 2012 No.

# 01688 \$166,646.76 McCabe, Weisberg, &

Conway, P.C.

& Conway, P.C.

Conway, P.C.

Conway, P.C.

1211-655 1802 North 77th Street 19151 34th wd. Row b/ gar 2sty masonry; 2816 Sq Ft BRT#343357900 Improvements: Residential Dwelling NICOLE F. MITCHELL C.P. May Term, 2012 No. 00709 \$110,998.01 McCabe, Weisberg,

1211-656 1259 South Peach Street 19143 51st wd. Row 2 sty masonry; 1602 Sq Ft BRT#511237200 Subject to Rent Improvements: Residential Dwelling

## JACOB HASIS C.P. June Term, 2012 No. 01876 \$48,793.21 McCabe, Weisberg, &

1211-661 324 North Edgewood Street 19139-1116 34th wd. S/D w det gar 2 sty mason; 3367 Sq Ft BRT#341109700 Improvements: Residential Dwelling

## SHEILA WALLER C.P. May Term, 2012 No. 00285 \$95,692.69 McCabe, Weisberg, &

1211-665 **4023 J Street 19124-5211** 33rd wd. 1260 Sq Ft BRT#332244900 Improvements: Residential Property

JOSE A. PENA; MARIA I. PENA C.P. January Term, 2012 No. 0713 \$114,704.31 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC.

### 1211-683

6018 Latona St 46th wd. Situate on the southerly side of Latona Street at the distance of One hundred and thirty-four feet nine inches westwardly from the westerly side of Sixtieth Street Subject to Mortgage Improvements; row 2 sty masonry WAYNE BISHOP C.P. April Term, 2012 No. 03271 \$104,599.32 Chandra M. Arkema, Esq.

### 1211-689

1539 E. Tulpehocken Street 19138-1626 50th wd. 1680.36 Sq Ft BRT#102211800 Improvements: Residential Dwelling DENISE M. HALL C.P. April Term, 2012 No. 03352 \$179,489.05 Kristen D. Little, Esq.

#### 1211-692

2126 65th Avenue 19138 17th wd. 1277 Sq Ft BRT#171357100 Improvements: Residential Property

GERTRUDE HAMBY C.P. May Term, 2012 No. 02006 \$97,164.11 Kristine M. Anthou, Esq.

#### 1211-693

**6910 Henley Street 19119** 22nd wd. 3500 Sq Ft BRT#223256600 Improvements: Residential Property

C.P. December Term, 2007 No. 2971 \$95,011.77 Kristine M. Anthou, Esq.

#### 1211-698

9514 James Street, Apartment B 19114 88th wd. Res. Condo 2 sty masonry; 1056 Sq Ft BRT#888651328 Subject to Mortgage Improvements: Condominium

WILLIAM J. BIGLER, JR. C.P. December Term, 2011 No. 02355 \$188,471.15 McCabe, Weisberg, & Conway, P.C.

#### 1211-700

**5810 Master St 19131** 34th wd. Row 2 sty masonry; 3007.5 Sq Ft BRT#043032900 Subject to Mortgage Subject to Rent Improvements: Residential Dwelling
TALIBA FOSTER C.P. May Term, 2009 No.

02247 \$96,863.43 McCabe, Weisberg, & Conway, P.C.

#### 1211-702

1700 Roselyn St 19141 17th wd. (formerly the 49th) 2364.92 Sq Ft BRT#171217200 Improvements: Residential Property

DEBRA DIGGS C.P. May Term, 2012 No. 02349 \$133,015.95 KML Law Group, P.C.

#### 1211-707

**1812 Manton Street 19146** 36th wd. Row 2 sty masonry; 2176 Sq Ft BRT#361056900 Subject to Mortgage Improvements: Residential

MANNIE COOK C.P. October Term, 2011 No. 01252 \$203,099.01 McCabe, Weisberg, & Conway, P.C.

#### 1211-712

617 Washington Ave. 19147 02nd wd. Row conv/apt 3 sty masonry; 3488 Sq Ft BRT#021144500 Improvements: Residential Dwelling

LEE QUACH C.P. June Term, 2009 No. 03444 \$413,526.71 McCabe, Weisberg, & Conway, P.C.

### 1211-715

898 Sanger St. AKA 898 East Sanger St. 19124 35th wd. Corner of southwest side of Sanger Street and northwest side of Summerdale Avenue, front 17'1-7/8", depth 70'1/2" OPA#351126801 Improvements: Commercial Property

EMILY MCKEE C.P. July Term, 2012 No. Kerry S. Schuman, Esq. 02909

### 1211-722A-B

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

12th wd. (710 East Chelten Avenue - Premises building with garage

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

### 1211-723

**3463 Princeton Avenue 19149** 55th wd. 1554.30 Sq Ft BRT#138N150410 Improvements: Residential Dwelling

MARIAN C. MENOW C.P. May Term, 2010 No. 02021 \$181,977.68 Udren Law Offices,

### 1211-724

2650 Miller Street 19125 31st wd. on the Northwest side of Miller St 78' 4-1/4" southwestwardly from the southwesterly side of Oakdale St; front 58' 3/8", depth 16' 10-5/8" BRT#312072900

PRISCILLA KOCH AND NICHOLAS FATIGA C.P. December Term, 2011 No. 03558 \$192,132.94 Louis P. Vitti, Esq.

### 1211-731

**1715 South 6th Street 19148** 1st wd. 1470 Sq Ft BRT#011461900 Improvements: Residential Property

ROBERT C. MUSE, JR. AND LAVONDAH L. MUSE C.P. March 2012 No. 001270 \$106.215.75 Christopher A. DeNardo, Esq.

### 1211-739

2049 E. Susquehanna Ave. 19125-1519 31st wd. 1629.72 Sq Ft PRCL#313039100 Improvements: Residential Property

RONALD FAGGINS C.P. July Term, 2010 No. 00873 \$210,843.79 Phelan Hallinan & Schmieg, LLP

### 1211-744

7905 Fox Run Lane 19111 63rd wd. 5749 Sq Ft BRT#631179803 Improvements: Residential Dwelling

JOE L BARRETO & BETSEY D. DELGADO C.P. July Term, 2009 No. 003442 \$312,982.79 Martha E. Von Rosenstiel, Esq.

### SHERIFF'S SALE

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

#### 1212-334

3026 North 23rd Street 19132 11th wd. 1038 Sq Ft BRT#111380400 Subject to Mortgage Improvements: Residential Dwelling

CHARLES A. J. HALPIN, III ESQUIRE ADMINISTRATOR OF THE ESTATE OF CLARENCE H. CHAMBERS, DECEASED. C.P. June Term, 2012 No. 01791 \$107,889.92 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

#### 1212-335

318 North Edgewood Street 19139 34th wd. 1014 Sq Ft BRT#341109400 Improvements: Residential Dwelling

CALVIN SANDERS C.P. April Term, 2012 No. 02162 \$72,215.58 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

### 1212-339

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

#### 1212-343

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

1347 \$751,279.66 Jeffrey L. Goodman, Esq.

#### 1212-344

**1625 Haworth Street 19124** 62nd wd. 2058 Sq Ft BRT#622026100 Improvements: Residential Dwelling

CRESENTIA CHARLES AKA CRISENTIA CHARLES MARSHA CHARLES C.P. April Term, 2011 No. 01160 \$138,054.32 Udren Law Offices, P.C.

#### 1212-349

914 Asbury Terrace 19126 61st wd. All that certain lot or piece of ground situate in the 61st ward of the City of Philadelphia described according to a plan made for H. Mark Solomon by Joseph F. Delany, surveyor and regulator of the 5th survey District dated June 8, 1954. as follows to wit: Beginning at a point on the southeasterly side of Asbury Terrace (40 ft wide) at the distance of 131 ft 11-3/8 inches measured northeastwardly along the said Asbury Terrace with the southeasterly side of Lawnton Avenue (60 ft wide). Thence extending in an easterly direction along the southerly side of Asbury terrace on the arc of a circle on a line curving to the right having a radius of 360 ft the arc distance of 60'4-3/8" to a point; thence extending south 3 degrees 49 minutes 40 seconds west 144'4-5/8" to a point, thence extending north 85 degrees 25 minutes 8 seconds west 60 ft to a point, thence extending north 3 degrees 49 minutes 40 second east 137 feet 8 inches to a point on the southery side of Asbury Terrace the first mentioned point and place of beginning. Being the same premises which Joseph R. Glancey and Mary K. Glancey, his wife by deed dated 9/20/1974 and recorded in Philadelphia County in deed book D715 pg 541 granted and conveyed until Preston E. Baldwin and Lexie Baldwin, his wife.PRCL#611440600 Subject to Mortgage Improvements: Residential Dwelling

LEXIE BALDWIN; TITLE IS VESTED IN LEXIE BALDWIN BY DEED DATED 9/20/74 AND RECORDED 9/25/74 IN BOOK 715, PG 541 AND DOCUMENT #365. C.P. May Term, 2012 No. 001928 \$218,161.50 Federman & Associates, LLC

### 1212-350

6336 Eastwood Street 19149 35th wd. Row b/gar 2sty masonry; approx 1107.01 Sq Ft BRT#541266900 Improvements: Residential Dwelling

IRENE I. GASKINS C.P. December Term, 2009 No. 03503 Federman & Associates, LLC

### 1212-352

2008 Cambridge Street 29th wd. 722.08 Sq Ft PRCL#291010100 Improvements: Residential Property
JOSE GIOVANNI BAQUERIZO C.P. March

Term, 2012 No. 02624 \$387,223.61 Phelan Hallinan & Schmieg, LLF

### 1212-364

77 East Phil Ellena Street 19119-2223 22nd wd. 2992.50 Sq Ft PRCL#222001800 Improvements: Residential Property CONSTANTINE G. GLYPTIS AND MIRELA

ARGHIROPOL C.P. October Term, 2011 No. 04532 \$109,479.54 Phelan Hallinan & Schmieg, LLP

### 1212-394

**5703 W. Girard Aenue 19131** 4th wd. 3090 Sq Ft BRT#043028500 Improvements: Residential Dwelling

TERESA A. WHITLOCK C.P. January Term, 2009 No. 779 \$60,956.04 Gregory Javardian,

### SHERIFF'S SALE

Esq.; Powers, Kirn & Javardian, LLC

#### 1212-398

6140 Algard Street 19135 55th wd. 1140 Sq Ft BRT#552340800 Improvements: Residential

MICHAEL GRIMES C.P. May Term, 2012 No. 02615 \$78,483.06 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

#### 1212-403

8739 Gillespie Street 19136 65th wd. 1296 Sq Ft BRT#652242825 Improvements: Residential Property

LAWRENCE E. KUSCIN AND PATRICIA M. HARTE-KUSCIN C.P. June Term, 2012 No. 0984 \$159,004.82 Christopher A. DeNardo,

#### 1212-420

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

#### 1212-422

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

#### 1212-428

**5029 Arendell Avenue 19114-4225** 65th wd. 2541.50 Sq Ft TXPRCL#652143300 Improvements: Residential Property

DEBORAH A KELLY AND PATRICK M KELLY C.P. February Term, 2009 No. 00162 \$99,127.95 Phelan Hallinan & Schmieg, LLP

### 1212-429

**5325 Euclid Street 19131-3210** 52nd wd. 1175.25 Sq Ft TXPRCL#521083100 Improvements: Residential Property GUERINO CHARLES C.P. March Term, 2011 No. 03128 \$53,043.45 Phelan Hallinan

### & Schmieg, LLP 1212-430

**5314 Yocum Street 19143-5432** 51st wd. 750 Sq Ft PRCL#512093700 Improvements: Residential Property

VALERIE COOPER C.P. January Term, 2008 No. 00103 \$65,883.58 Phelan Hallinan & Schmieg, LLP

### 1212-449

**1941 Fitzgerald Street 19145** 26th wd. 672 Sq Ft BRT#262259500 Improvements: Residential Property

ANTHONY ROMANTINI C.P. September Term, 2011 No. 02626 \$181,631.14 KML Law Group, P.C.

### 1212-450

9402 Kirkwood Road 19114 57th wd. 2156 Sq Ft BRT#572322506 Improvements:

Residential Property EDWARD A JABS, JR. C.P. May Term, 2009 No. 01780 \$69,542.29 KML Law Group,

### 1212-456

265 South 9th Street, Unit 1R 19107 5th wd. 810 Sq Ft, together with a proportionate undivided interest in the common elements of 16.59%. BRT#888049366 Improvements: Residential Property
MELANIE YOUNG C.P. June Term, 2012 No.

### 01531 \$254,668.51 KML Law Group, P.C. 1212-465

1627 North Newkirk Street 19121 32nd wd. 947.98 Sq Ft BRT#324151400 Improvements:

Residential Property
THE UNKNOWN HEIRS OF FLOYD SCHOFIELD, DECEASED, AMY SCHOFIELD, SOLELY IN HER CAPACITY AS HEIR OF FLOYD SCHOFIELD, DECEASED, DARRYL SCHOFIELD, SOLELY IN HIS CAPACITY AS HEIR OF FLOYD SCHOFIELD, DECEASED, FLOYD SCHOFIELD, JR., SOLELY IN HIS CAPACITY AS HEIR OF FLOYD SCHOFIELD, DECEASED, JEFFEREY SCHOFIELD, SOLELY IN HIS CAPACITY AS HEIR OF FLOYD SCHOFIELD, DECEASED C.P. November Term, 2011 No. 03000 \$43,653.65 KML Law Group, P.C.

## 1212-466

**agner Avenue 19140** 49th wd. 2059.50 Sq Ft BRT#492013600 Improvements: Residential Property LESTER B GOSS C.P. May Term, 2011 No. 01180 \$51,495.06 KML Law Group, P.C.

### 1212-474

**2149 Disston Street 19149-1808** 35th wd. 1497.41 Sq Ft PRCL#542071200 Improvements: Residential Property MICHAEL EPSTEIN C.P. August Term, 2008 No. 103051 \$115,257.79 Phelan Hallinan &

### 1212-483

 $\mathbf{6207\,Limekiln\,Pike\,\,19141\text{-}1405}\,\,\,17th\,wd.\,\,1350$ Sq Ft TXPRCL#172304500 Improvements:

Schmieg, LLP

#### SHERIFF'S SALE

Residential Property DONALD OUTTERBRIDGE C.P. June Term, 2010 No. 01983 \$102,168.36 Phelan Hallinan & Schmieg, LLP

#### 1212-492

1027 Mercy Street 19148-2330 39th wd. 619.84 Sq Ft TXPRCL#394019900 Improvements: Residential Property TRACY WHELAN C.P. April Term, 2012 No. 00757 \$56,188.78 Phelan Hallinan &

#### 1212-494

Schmieg, LLP

**844 Marlyn Road 19151-3318** 34th wd. 1480 Sq Ft TXPRCL#344282300 Improvements: Residential Property

CHERYL D. SYKES C.P. October Term, 2009 No. 05077 \$137,818.02 Phelan Hallinan & Schmieg, LLP

#### 1212-506

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

### 1212-517

2246 East Washington Lane 19138 50th wd. Row b/gar 2 sty masonry; 3232 Sq Ft BRT#501393300 Improvements: Residential Dwelling

LISA N. PACE C.P. February Term, 2012 No. 03629 \$177,109.10 McCabe, Weisberg, & Conway, P.C.

### 1212-536

**7705 Woolston Avenue 19150** 50th wd. 4730 Sq Ft, Apartment 2-4 Units 2 sty, masonry BRT#502065400 Improvements: Residential Dwelling

FERN ANDREWS C.P. March Term, 2012 No. 00779 \$126,468.76 McCabe, Weisberg, & Conway, P.C.

### 1212-547

**2120 66th Avenue 19138** 50th wd. (formerly the 42nd) 1176 Sq Ft BRT#102365000 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS , FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERST FROM OR UNDER ROLEL COLEMAN. C.P. January Term, 2012 No. 4761 \$106,871.51 Christopher A. DeNardo, Esq.

### 1212-548

6424 North 20th Street 19138 10th wd. (formerly part of the 17th) 1279.46 Sq Ft BRT#10203900 Improvements: Residential Property

DIEDRA E. HERBERT AKA DIEDRA E. JOHNSON, INDIVIDUALLY IN HER CAPACITY AS REMAINDERMAN AND AS CO-ADMINSTRATRIX OF THE ESTATE OF VICTORIA JOHNSON AKA ULYSSIA VICTORIA JOHNSON, DECEASED AND LIONEL E. JOHNSON INDIVIDUALLY IN HER CAPACITY AS REMAINDERMAN, AS CO-ADMINISTRATRIX OF THE ESTATE OF VICTORIA JOHNSON AKA ULYSSIA VICTORIA JOHNSON, DECEASED. C.P. April Term, 2012 No. 00771

# \$57,316.43 KML Law Group, P.C.

1212-549 **556 Geneva Avenue 19120** 42nd wd. 1500 Sq Ft BRT#421215100 Residential Property

# 2012 No. 01938 \$129,034.98 KML Law

Group, P.C.

EVELYN L. CAMPBELL C.P. January Term,

1212-557 **2227 South 68th Street 19142** 40th wd. 1162.50 Sq Ft BRT#403071700 Improvements: Residential Property
DEON TILLERY C.P. February Term, 2012

### No. 03334 \$50,272.82 KML Law Group, P.C. 1212-560

**7237 Mallard Place 19153** 40th wd. 2342.70 Sq Ft BRT#406649008 Residential Dwelling CHARLES HAVENS AKA CHARLES P HAVENS AND JOAN HAVENS AKA JOAN

### C. HAVENS C.P. June Term, 2012 No. 01185 \$138,532.43 Udren Law Offices, P.C.

1212-569 **2955 Tremont Street 19136** 57th wd. 3200 Improvements Residential Dwelling
MICHAEL KIRLIN C.P. April Term, 2012 No. 00346 \$251,855.26 Udren Law Offices, P.C.

### 1212-587

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

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

#### SHERIFF'S SALE

#### 1212-590

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

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

#### 1212-600

 $\textbf{6142 Locust Street 19139} \hspace{0.1cm} \textbf{46th wd. 2522 Sq Ft}$ BRT#031097800 Improvements: Residential Real Estate

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

### 1212-604

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

### NANCY WOODS C.P. February Term, 2012 No. 02428 \$6,191.78 Stern & Eisenberg, PC 1212-607

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

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

### 1212-610

**5303 Arlington Road** 49th wd. SITUATE on the north side of Arlington Street at the distance of 29'5-1/2" westward from the west side of 53rd Street in the 52nd (formerly part of the 34th) Ward of the City of Philadelphia. CONTAINING in front or breadth on the said Arlington Street 16' and extending of that width in length or depth northward between parallel lines at right angles to said Arlington Street 105' to the middle of a certain 15' wide driveway, leading from 53rd St to George Lane. BRT#521129500 Subject to Mortgage Improvements: Row Conv/apt 2 Sty Masonry AGATHA AWELE NZEH AND GHANDY NZEH C.P. November Term, 2009 No. 05027 \$190,255.40 Patrick J. Wesner, Esq.

### 1212-621

13 E. Clapier Street 12th wd. Northwesterly side of Clapier Street 119'10" northeastwardly from the northeasterly side of Germantown Avenue; front 79'0", depth 20'2" OPA#121025700

#### ROXANNE MAYO C.P. May Term, 2012 No. 01760 \$150,815.68 Louis P. Vitti, Esq.

1212-623 7139 Cedar Park Avenue 10th wd.(formerly part of the 2nd) on the northeast side of Cedar Park Ave 292'3" northwestwardly from the northwesterly side of Middleton St front 15'4",

depth 100'0" BRT#102512500

### LAYTON C.P. June Term, 2011 No. 01339 \$143,116.41 Louis P. Vitti, Esq.

KEVIN LAYTON & TENEILLE WOOD

1212-626 11924 Alberta Drive 19154 66th wd. 50x64 BRT#62173200 Improvements: Residential

JOSHUA J. TRIESTMAN: TITLE TO SAID PREMISES IS VESTED IN JOSHUA J. TRIESTMAN BY FIDUCIARY DEED FROM MITCHELL SAUL TRIESTMAN, ACTING AS EXECUTOR OF SYLVIA TRIESTMAN AND BENJAMIN TRIESTMAN, DANIEL J. TRIESTMAN, JOSHUA J. TRIESTMAN AND BETHANY J. TRIESTMAN SURVIVING CHILDREN OF MITCHEL SAUL TRIESTMAN, DATED JUNE 14, 2003 AND RECORDED OCTOBER 14, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51035424. C.P. April Term, 2009 No. 02379 \$189,980.33 Martin S. Weisberg, Esq.

1530 Catharine Street 30th wd. on south side of Catharine St 48 ft 4 in eastward of 16th st; front 16'0", depth 49'6"; BRT#3011309000 Improvements: Two Story Single Family

PYRAMID RENTALS, LLC C.P. March Term, 2012 No. 03367 \$73,787.69 James W. Hennessey, Esq.; Dilworth Paxson LLP

### 1212-634

**7564 Greenhill Rd 19151** 34th wd. 1152 Sq Ft BRT#343249300 Improvements: Residential

ROBERT E. HERBIN C.P. March Term, 2012 No. 000673 \$68,337.10 Gregory Javardian,

#### SHERIFF'S SALE

Esq.; Powers, Kirn & Javardian, LLC

#### 1212-636

3935 Lawndale Ave 33rd wd. 1157 Sq Ft BRT#332270400 Improvements: Residential

RODERIC H. WATSON AND CHARMELL EDWARDS C.P. January Term, 2012 No. 000959 \$66,727.70 Gregory Javardian, Esq.

#### 1212-644A-B

**60th Wd. (5249 Chestnut St - Premises A - 19139**) 1832 Sq Ft BRT#871250650 Improvements: Residential Property

LOPEZ THOMPSON C.P. May Term, 2010 No. 01726 \$241,458.76 KML Law Group,

60th Wd. (5402 Walnut Street - Premises **B - 19139**) 3926.15 Sq Ft BRT#603030000 Improvements: Residential Property

LOPEZ THOMPSON C.P. May Term, 2010 No. 01726 \$241,458.76 KML Law Group,

#### 1212-651

**5357 Charles Street 19124** 23rd wd. 2325 Sq Ft BRT#622291500 Improvements:

Residential Dewlling
KEITH BENNETT C.P. July Term, 2012 No.
03112 \$73,152.27 Udren Law Offices, P.C.

The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, March 5, 2013.

#### 1301-301

**7225 Ditman Street 19135** 41st wd. 1957.50 Sq. Ft. BRT#412367900 Improvements: Residential Property

BRIAN M. HIRST C.P. January Term, 2012 No. 02725 \$141,741.30 KML Law Group,

#### 1301-303

345 Daly Street 19148 39th wd. 812 Sq. Ft. BRT#392141700 Improvements: Residential

PETER P. CONWAY C.P. July Term, 2012 No. 03254 \$130,463.58 KML Law Group, P.C.

#### 1301-304

5959 Malta Street 19120 35th wd. 960 Sq. Ft. BRT#352286500 Improvements: Residential

COLETTE POWELL C.P. January Term, 2012 No. 04336 \$103,504.46 KML Law Group, P.C.

### 1301-305

**4430 Hurley Street 19120** 42nd wd. 1157.62 Sq. Ft. BRT#421432100 Improvements: Residential Property

CHERYL Y. WITHERSPOON C.P. September Term, 2009 No. 03355 \$37,317.80 KML Law Group, P.C.

### 1301-311

**4434 Ernie Davis Circle 19154** 66th wd. 2448 Sq. Ft. BRT#662618122 Improvements: Residential Property

MELISSA S. TULIN C.P. June Term, 2010 No. 01042 \$142,174.67 KML Law Group,

### 1301-314

**7343 Ogontz Avenue 19138** 50th wd. 1891.32 Sq. Ft. BRT#501309400 Improvements: Residential Property

MICHELLE LAMB AS ADMINSTRTRIX OF THE ESTATE OF MAUREEN E. LAMB DECEASED C.P. March Term, 2012 No. 02555 \$39,131.37 KML Law Group, P.C.

## 1301-315

**6955 Pawling Street 19128** 21st wd. 5000 Sq. Ft. BRT#212453200 Improvements: Residential Property
STUART M. SCOTT AND CAROLYN T

 $\begin{array}{lll} & SCOTT & C.P. \ September \ Term, 2008 \ No. \ 01164 \\ & \$257,771.91 & KML \ Law \ Group, \ P.C. \end{array}$ 

### 1301-316

**1667 Worrell Street 19124** 33rd wd. 1245 Sq. Ft. BRT#332042500 Improvements: Residential Property
MARCELINO CAMPIS C.P. June Term,

2012 No. 03535 \$89,208.95 KML Law

### 1301-317

**6350 Eastwood Street 19149** 54th wd. 1107.01 Sq. Ft. BRT#541267600 Improvements: Residential Property

MARSHA POWELL C.P. July Term, 2012 No 00062 \$140,688.42 KML Law Group, P.C.

### 1301-319

**3147 Agate Street 19134** 25th wd. 693.84 Sq. Ft. BRT#252335800 Improvements: Residential Property MARKEYES ANDERSON C.P. February

Term, 2007 No. 01597 \$38,619.36 KML Law Group, P.C.

### 1301-322

**576 Rosalie Street 19120** 35th wd. 1033.60 Sq. Ft. BRT#352025200 Improvements:

Residential Property
HAROLD FORD C.P. May Term, 2012 No. 03545 \$48,384.66 KML Law Group, P.C.

#### SHERIFF'S SALE

1301-324 **4841 North 8th Street 19120** 49th wd. 1090.73 Sq. Ft. BRT#491252900 Improvements:

Residential Property GLENDA DE JESUS C.P. May Term, 2012 No. 02174 \$144,877.94 KML Law Group,

1130 Longshore Avenue 19111 53rd wd. (formerly part of the 35th wd.) 2697.81 Sq. Ft. BRT#532172100 Improvements: Residential

USHA DEVASIA AND DEVASIA C DEVASIA C.P. July Term, 2012 No. 01777 \$172,735.85 KML Law Group, P.C.

### 1301-326

**4010 Gilham Street 19135** 55th wd. (formerly part of the 41st wd.) 975 Sq. Ft. BRT#552128200 Improvements: Residential

RICHARD D. HARWATH AND MARIA L. HARWATH C.P. July Term, 2012 No. 02745 \$121,778.89 KML Law Group, P.C.

#### 1301-327

**419 Lemonte Street 19128** 21st wd. 1953 Sq. Ft. BRT#212316002 Improvements: Residential Property

LAUREN OSWALD C.P. July Term, 2012 No. 02102 \$225,025.75 KML Law Group, P.C.

#### 1301-334

6035 Lansdowne Avenue 19151 34th wd. 1520 Sq. Ft. BRT#342051800 Improvements: Residential Property

CHARLES TROTTER C.P. October Term, 2008 No. 02556 \$77,154.22 KML Law Group, P.C.

### 1301-335

**1404 South 28th Street 19146** 36th wd. 800.04 Sq. Ft. BRT#364343000 Improvements: Residential Property

ROSE T. BRETT C.P. August Term, 2009 No. 03944 \$39,776.07 KML Law Group, P.C.

### 1301-339

**5904 N Park Avenue 19141** 49th wd. 1935 Sq. Ft. BRT#493238100 Improvements: Residential Property

ROBERT J LEE AND LINDA POWERS-LEE C.P. April Term, 2012 No. 01798 \$115,636.50 KML Law Group, P.C.

### 1301-340

**1301 Devereaux Avenue 19149** 53rd wd. 1406 Sq. Ft. BRT#531013500 Improvements: Residential Property

ELENA SANTIAGO C.P. March Term, 2011 No. 02796 \$149,251.41 KML Law Group, P.C.

### 1301-341A-B

3359 Tilden Street - Premises A - 19129 16'x92' BRT#382139400 and city registry #107N6282 Improvements: Residential

3461 Tilden Street - Premises B - 19129 15'10" x 62" 6" BRT#382142800 Subject To Mortgage; Citizens Bank Improvements: Residential

FREDA GOWLING, 3461 TILDEN STREET, PHILADELPHIA PA 19129 C.P. March Term, 2010 No. 00842 \$320,653.97 Dana

### 1301-345

**1610 South Orkney Street 19148** 1st wd. 729 Sq. Ft. BRT#011444600 Subject To Mortgage Improvements: Residential Dwelling

ANGELO AUDDINO C.P. July Term, 2012 No. 04477 \$180,548.46 Udren Law Offices,

### 1301-347

**2805 Solly Avenue 19152** 25th wd. 3079 Sq. Ft. BRT#641233200 Improvements: Residential Property

FRANK MCANENY AND PATRICIA B. MCANENY C.P. September Term, 2008 No. 4440 \$139,353.14 Scott A. Dietterick, Esq. and/or Kimberly A. Bonner, Esq.

### 1301-350

1618 W. Westmoreland Street 19140 11th wd. 2522 Sq. Ft. BRT#112018800 Subject To Mortgage Improvements: Residential Property UNITED REAL ESTATE INVESTMENT GROUP, LLC A DEFENDANT IN THE REFERENCED CONFESSION OF JUDGMENT IS THE PRIOR OWNER OF 1618 W. WESTMORELAND STREET, PHILADELOPHIA PA 19140 C.P. May Term, 2012 No. 2995 \$64,078.03 Susan M. Heimbecker, Esq.

### 1301-351

802 North 16th Street 19130 15th wd. 1499.16 Sq. Ft. (land); 2637 Sq. Ft. (improved) BRT#151023610 Subject To Mortgage Improvements: Residential Property

C.P. February Term, 2010 No. 1361 \$340,002.28 Susan M. Heimbecker, Esq.

### 1301-353

1324 Locust Street, Unit 422 All that certain unit in the property known, named, and identified in the Declaration referrd to below as the Arts Condominium, which has heretofore been

submitted to the provisions of the Pennsylvania Uniform Condominium Act 68, PA CS 3101 et seq by the recording in the Philadelphia Department of Records of a certain Declaration for the Arts Condominium, dated October 3, 2006. Subject to Mortgage Improvements: Res Condo 5+ Sty, Masonry

DEBORAH L. WINIK AND JAY L. WINIK C.P. February Term, 2012 No. 02522 \$89,145.92 Briane E. Caine, Esq.

#### 1301-357

1268 South Newkirk Street 19146 36th wd. 712.50 Sq. Ft. BRT#362151500 Improvements: Residential Dwelling KEVIN TAYLOR C.P. July Term, 2010 No. 001478 \$55,532.32 Heather Riloff, Esq.

#### 1301-361

**8643 Williams Ave. 19150** 50th wd. 1462.50 Sq. Ft. BRT#502281300 Improvements: Residential Real Estate JOHN MUHLANGA C.P. April Term, 2012 No. 001710 \$121,157.73 Stern & Eisenberg,

### 1301-364

**5848 Sansom Street 19139** 60th wd. 1420.73 Sq. Ft. BRT#604160800 Improvements:

Residential Dwelling
LISA THOMAS C.P. March Term, 2010 No. 5458 \$81,758.46 Gregory Javardian, Powers, Kirn & Javardian, LLC

#### 1301-365

**238 West Olney Avenue 19120** 42nd wd. 1011.75 Sq. Ft. BRT#422305100 Improvements: Residential Property
GLADYS PEREZ, SOLELY IN HER CAPACITY AS HEIR OF ISABEL VAZQUEZ,

DECEASED AND UNKNOWN HEIRS OF ISABEL VAZQUEZ, DECEASED. December Term, 2009 No. 02511 \$81,985.95 KML Law Group, P.C.

#### 1301-366

**4614 Greene Street 19144** 22nd wd. 1926.92 Sq. Ft. BRT#123157300 Improvements: Residential Property

UNKNOWN HEIRS OF MORRIS FERRELL. DECASED AND LATOYA WILLOGHBY. SOLELY IN HER CAPACITY AS HEIR OF MORRIS FERRELL, DECEASED. November Term, 2008 No. 00380 \$168,090.48 KML Law Group, P.C.

**829 Mcclellan Street 19148** 1st wd. 700 Sq. Ft. BRT#012357400 Improvements:

Residential Property
NELSON MARTINEZ C.P. September Term, 2009 No. 02893 \$40,447.84 KML Law Group, P.C.

### 1301-373

**6910 Rising Sun Avenue 19111** 35th wd. 20762.50 Sq. Ft. BRT#353246500 Improvements: Residential Property

THINH TRUONG C.P. February Term, 2010 No. 01814 \$284,581.94 KML Law Group,

### 1301-374

**2111 Fraley Street 19124** 41st wd. 941.12 Sq. Ft. BRT#411027600 Improvements:

Residential Property
STUART R. KULLA C.P. December Term, 2009 No. 02189 \$16,363.12 KML Law Group, P.C.

### 1301-375

3150 Wellington Street 19149 55th wd. on southwesterly side of Wellington St 60 ft 0 in, front 16 ft 4 in, depth 16 ft 4 in BRT#551457400 Subject to Mortgage COLLEEN M. KARASINSKI C.P. December

Term, 2011 No. 00131 \$176,027.66 Louis

2804 Fuller Street 64th wd. Beginning at a point on the southwest side of Fuller Street (50 feet wide) which point is measured South 53 degrees 6 minutes 37 seconds east 35 feet 10-1/2 inches from a point which is meaured on the arc of the circle curving to the right. Subject to Mortgage Improvements: S/d W B/g 1 Sty

JOHN SULLICK C.P. April Term, 2012 No. 03662 \$165,550.81 Chandra M. Arkema, Esq.

### 1301-381

641 West Allegheny Avenue 19133 37th wd. 400 Sq. Ft. BRT#372448300 Improvements: Mixed Use Property

641 SANTIAGO REAL ESTAET VENTURES, C.P. July Term, 2011 No. 1790 2.10 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

### 1301-386 **4320 North Hicks Street 19140** 13th wd. 944

Sq. Ft. BRT#132078700 Subject To Mortgage; Bank of America, N.A. Improvements: Residential Property BANK OF AMERICA, N.A. C.P. December Term, 2011 No. 11201380 \$55,691.75 David

# SHERIFF'S SALE

 $\textbf{5834 Filbert Street 19139} \hspace{0.1cm} 4 th \hspace{0.1cm} wd. \hspace{0.1cm} 1248 \hspace{0.1cm} Sq. \hspace{0.1cm} Ft.$ BRT#042018100 Subject To Mortgage; United States Bank National Association as Trustee on Behalf of SASCO Mortgage Loan Trust 2007-RNP1 Improvements: Residential Property UNITED STATES BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF SASCO MORTGAGE LOAN TRUST 2007-RNP1 C.P. December Term, 2011 No. 11200941 \$53,471.56 David J. Demers, Esq.

#### 1301-388

5843 Florence Avenue 19143 40th wd. BRT#034068300 Improvements: Residential

ETHEL E EDWARDS BY DEED DATED 11/6/00 AND RECORDED 1/30/03 IN INSTRUMENT #50605243. C.P. October Term, 2010 No. 00464 \$52,676.23 Federman & Associates, LLC

#### 1301-390

**4033 Dungan Street** 33rd wd. 14'3" x 60' BRT#332420200 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02595 \$70,401.77 Jenifer G. Fowler, Esq.

#### 1301-391

**3042 Aramingo Avenue** 25th wd. 14'1" x 75' BRT#251476600 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02601 \$102,831.37

### 1301-392

Jenifer G. Fowler, Esq.

**3098 Aramingo Avenue** 25th wd. 15' x 68'6" BRT#251479400 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02596 \$108,920.10 Jenifer G. Fowler, Esq.

### 1301-393

**3157 Aramingo Avenue** 25th wd. 14'4" x 68' 3-3/4" BRT#251465300 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02599 \$124,739.37 Jenifer G. Fowler, Esq.

1301-394 **3126 Aramingo Avenue** 25th wd. 14' x 71' x 3-3/4" BRT#251480600 JG REAL ESTATE DEVELOPMENT, LLC C.P. March Term, 2012 No. 02598 \$110,798.62

### Jenifer G. Fowler, Esq. 1301-395 **3132 Agate Street** 25th wd. 15'6"x47'6"

BRT#252347500

& Quinn PC

JG REAL ESTATE DEVELOPMENT LLC C.P. March Term, 2012 No. 02600 \$75,587.21 Jenifer G. Fowler, Esq. 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,

# 1301-398

662 Artwood Drive 19115-2807 63rd wd. 3596.25 Sq. Ft. TXPRCL#632168400 Improvements: Residential Property KIMBERLY M. RUDDICK C.P. April Term, 2010 No. 02052 \$354,155.73

### Hallinan & Schmieg, LLP 1301-400

2435 South Garnet Street 19145 48th wd. 665.52 Sq. Ft. BRT#262133400 Improvements: Residential Dwelling SAMANTHA RICCI C.P. October Term, 2011 No. 00513 \$224,042.26 Udren Law Offices, P.C.

623 C South American Street 19147-2300 2nd wd. 230.32 Sq. Ft. BRT#023108010 Improvements: Residential Dwelling SUSAN B. FARRELL C.P. January Term, 2012 No. 01842 \$54,601.57 Udren Law Offices, P.C.

### 1301-405

2322 South Franklin Street 19148 39th wd. 672 Sq. Ft. BRT#393225800 Improvements: Residential Real Estate

JAMES A. PATRICK C.P. July Term, 2012 No.

### 01037 \$49,171.57 Stern & Eisenberg, PC 1301-408

327 East Upsal Street 19119 22nd wd. 440 Sq. Ft. BRT#221096400 Improvements: Residential Property SUSIE A. HOOKS C.P. April Term, 2012 No. 001415 \$108,684.19 Christopher A. DeNardo, Esq.

### 1301-409

2122 South Woodstock Street 19145 48th wd. 1064 Sq. Ft. BRT#481340600 Improvements: Residential Property JIMMY S. TJOENG C.P. October Term, 2011

SHERIFF'S SALE

No. 003166 \$91,100.66 Christopher A. DeNardo, Esq.

3035 West Norris Street 19121 32nd wd. 1378 Sq. Ft. BRT#323080000 Improvements:

Residential Property
JOURDAIN DAMAS C.P. June Term, 2012 No. 3641 \$72,557.56 Christopher A. DeNardo, Esq.

#### 1301-413

3325 Fuller Street 19136 64th wd. 1400 Sq. Ft. BRT#642306851 Improvements: Residential

RICHARD J. DENNELL C.P. July Term, 2012 No. 1800 \$205,646.47 Christopher A. DeNardo, Esq.

#### 1301-414

1609 Christian Street AKA 1609 South Christian Street 19146 30th wd. 2655 Sq. Ft. BRT#301170800 Improvements: Residential Property

JOANNE THORNTON C.P. May Term, 2011

# No. 003442 \$75,580.10 Christopher A.

DeNardo, Esq.

1301-415 **7331 Tabor Avenue 19111** 56th wd. 1320 Sq. Ft. BRT#561039000 Improvements: Residential Property

THOMAS J. NEVROTSKI AKA THOMAS J. NERVOTSKI AND TERESA ZAFFINO NEVROTSKI AKA TERESA ZAFFINO NERVOTSKI C.P. July Term, 2012 No. 1970 \$139,842.63 Christopher A. DeNardo, Esq.

### 1301-416

4716 A Street 19120 42nd wd. 1800 Sq. Ft. BRT#421290300 Improvements: Residential

LINADALEN SUON C.P. July Term, 2012 No. 1146 \$175,445.20 Christopher A. DeNardo,

### 1301-417

**3125 Weikel Street 19134** 25th wd. 840 Sq. Ft. BRT#252389000 Improvements: Residential DONNA M. RUSSELL C.P. May Term, 2012

# No. 3558 \$26,921.07 Christopher A. DeNardo,

1301-418 5024 Arch Street 19139 44th wd. 2240 Sq. Ft. BRT#441012600 Improvements: Residential

MAURICE P. THOMAS C.P. June Term, 2008 No. 004711 \$96,018.96 Christopher A. DeNardo, Esq.

### 1301-419

1632 HaworthStreet 19124 62nd wd. 1836 Sq. Ft. BRT#622015900 Improvements: Residential Property BRIDGETTE A. TINNIN C.P. May Term, 2012 No. 1603 \$71,748.73 Christopher A.

DeNardo, Esq.

DeNardo, Esq.

Group, P.C.

1301-422 **2827 Glenview Street 19149** 55th wd. 1164 Sq. Ft. BRT#551235600 Improvements:

Residential Property
RICHARD A. TORRES AND DIANA V. TORRES C.P. May Term, 2012 No. 000678 \$158,752.17 Christopher A. DeNardo, Esq.

1301-423 **3350 Emerald Street 19134** 45th wd. 1148 Sq. Ft. BRT#452336200 Improvements: Residential Property JEFFREY DULDULAO C.P. July Term, 2012 No. 4654 \$64,579.12 Christopher A.

1301-428 **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 1301-432

5452 Stewart Street AKA 5452 Merion Avenue **19131** 4th wd. 973.50 Sq. Ft. BRT#041267300 Improvements: Residential Property BARTON D. GOODWIN C.P. March Term, 2012 No. 03082 \$60,405.62 KML Law

### 1301-435

2309 South Hemberger Street 19145 48th wd. 696.43 Sq. Ft. BRT#482235300 Improvements: Residential Property MARGARITA RASING AND NARCISO RASING C.P. July Term, 2012 No. 03824 \$147,272.36 KML Law Group, P.C.

### 1301-436

3313 Aldine Street 19136 64th wd. (formerly part of the 35th wd.) 1618.59 Sq. Ft. BRT#642114800 Improvements: Residential Property

BRETT-JOHNSON AMIE CHRISTOPHER JOHNSON C.P. July Term, 2012 No. 00170 \$163,415.34 KML Law

1301-437 2446 South Hutchinson Street 19148 39th wd. 665 Sq. Ft. BRT#393478400 Improvements: Residential Property

JOHN TREROTOLA C.P. August Term, 2011 No. 04271 \$156,234.44 KML Law Group, P.C.

#### .1301-439

1842 West Thompson Street 19121 47th wd. 960 Sq. Ft. BRT#471066200 Improvements: Residential Property

ALICE L. SMITH C.P. May Term, 2009 No.  $02151 \ \ \$185{,}703.05 \ \ \ KML \ Law \ Group, \ P.C.$ 

#### 1301-440

**4133 Hellerman Street 19135** 55th wd. 1373.94 Sq. Ft. BRT#552111200 Improvements: Residential Property

SAYEDA BEĞUM AKA SYEDA R. BEĞUM AKA SYEDA BEGUM C.P. February Term, 2008 No. 02575 \$112,358.08 KML Law Group, P.C.

#### 1301-442

3318 Glenview Street 19149 55th wd. (formerly part of the 35th wd.) 1710.32 Sq. Ft. BRT#551233300 Improvements: Residential Property

MARY BENSON C.P. July Term, 2012 No. 03956 \$46,213.15 KML Law Group, P.C.

#### 1301-444

**960 Allengrove Street 19124** 23rd wd. 2892.62 Sq. Ft. BRT#233042400 Improvements:

Residential Property
WILLIAM D. CROWTHERS, JR. February Term, 2007 No. 01276 \$163,110.23 KML Law Group, P.C.

#### 1301-447

**3027 Comly Road 19154** 66th wd. 2011 Sq. Ft. BRT#662482600 Improvements: Residential Property

SUSAN SIMONSON AND JESSE SIMONSON, JR. C.P. February Term, 2012 No. 02206 \$224,976.56 KML Law Group,

#### 1301-451

**6560 North Uber Street 19138** 10th wd. 1080 Improvements: Sq. Ft. BRT#102027500 Residential Property

THE UNKNOWN HEIRS OF ETHEL M. COOLEY, DECEASED AND JOYCE HUDSON, SOLELY IN HER CAPACITY AS HEIR OF ETHEL M. COOLEY, DECEASED. C.P. May Term, 2012 No. 03587 \$27,984.84 KML Law Group, P.C.

### 1301-453

2323 Fairmount Avenue 19130 15th wd. 1107.54 Sq. Ft. BRT#871089150 Improvements: Residential Property SUSAN E. SEAL C.P. July Term, 2012 No. 03578 \$395,551.23 KML Law Group, P.C.

### 1301-462

1436 South 16th Street 19146 36th wd. Row 2 sty masonry; 2176 Sq. Ft. BRT#365135500 Improvements: Residential Dwelling

UNITED STATES OF AMERICA, YAMIN SABREE AND CASSANDRA HAYES C.P. April Term, 2012 No. 02393 \$122,137.70 McCabe, Weisberg, & Conway, P.C.

### 1301-465

 $\mathbf{5204\,Rorer\,Street\,\,19120\,\,}42nd\,wd.\,Row\,b/gar\,2$ sty, masonry; 2445.77 Sq. Ft. BRT#421530800 Improvements: Residential Dwelling

CHARMING BOONYAPISIT, PHONGSAVAT PITAKANON AND CHARINTHORN AIMVILAI C.P. November Term, 2010 No. 01010 \$83,897.21 McCabe, Weisberg, & Conway, P.C.

### 1301-466

168 West Thelma Street 19140 42nd wd. Row 2 sty masonry; 1764 Sq. Ft. BRT#422043400 Improvements: Residential Dwelling

BERNICE L. TOWNSEND C.P. April Term, 2009 No. 02899 \$52,524.51 McCabe. Weisberg, & Conway, P.C.

### 1301-467

43 East School House Lane 19144 12th wd. Row conv/apartment 3 sty; masonry 3390.2 Sq. Ft. BRT#122052200 Improvements: Residential Dwelling KENNETH JOHNSON C.P. November Term,

2009 No. 00488 \$83,617.56 McCabe, Weisberg, & Conway, P.C.

### 1301-471

9200 Blue Grass Road, Unit E-92 19114 57th wd. res condo 2 sty, mas + other; 1248 Sq. Ft. BRT#888570384 Improvements: Residential Dwelling

CHANG CHOO AKA CHANG W. CHOO C.P. April Term, 2011 No. 02596 \$136,613.12 McCabe, Weisberg, & Conway, P.C.

### 1301-474

**15138 Endicott Street 19116** 58th wd. 3300 Sq. Ft. BRT#583175200 Improvements: Residential Real Estate

HEATHER WONN C.P. February Term, 2010 No. 003391 \$290,409.78 Stern & Eisenberg,LLP

#### SHERIFF'S SALE

1301-475 **1921 South Croskey Street** 48th wd. 761.5 Sq. Ft. BRT#482208700 Improvements:

Residential Dwelling STEPHEN M. PERRY AND MAE PERRY C.P. July Term, 2012 No. 01114 \$12,643.83 Gregory Javardian, Esq.

#### 1301-477

5730 North 3rd Street 19120-2320 61st wd. 2941.50 Sq. Ft. BRT#612378600 Improvements: Residential Dwelling CUONG VI TRAN C.P. June Term, 2012 No. 02968 \$101,746.28 Barbara A. Fein, Esq.

#### 1301-478

5233 Pulaski Avenue 19144-4005 12th wd. 1036 Sq. Ft. BRT#123225600 Improvements: Residential Dwelling HARRY OLIVERO C.P. April Term, 2012 No. 00351 \$58,352.71 Barbara A. Fein, Esq.

#### 1301-479

31 North Saint Bernard Street 19139-2748 44th wd. 1166 Sq. Ft. BRT#441052400 Improvements: Residential Dwelling

FELICIA HARRISON C.P. April Term, 2012 No. 01753 \$107,337.21 Barbara A. Fein, Esq.

#### 1301-480

4841 North 9th Street 19141-3923 49th wd. 1496 Sq. Ft. BRT#491281600 Improvements: Residential Dwelling

ARLENE D. BOOTH C.P. April Term, 2012 No. 03946 \$43,868.58 Barbara A. Fein, Esq.

#### 1301-485

2112 South Woodstock Street 19145 48th wd. 776.8 Sq. Ft. BRT#481340100 Improvements: Residential Dwelling

FRANCISCA JUARSA AKA FRANSISCA JUARSA C.P. May Term, 2012 No. 02049 \$79,275.74 Udren Law Offices, P.C.

#### 1301-486

**637 North 11th Street 19123** 14th wd. 1303.73 Sq. Ft. BRT#141128700 Improvements: Residential Dwelling
CARLOS COLLAZO AND HEATHER C.

DERUSSY C.P. September Term, 2010 No. 01247 \$422,891.43 Mark J. Udren, Esq.

#### 1301-489 **4126 Farmdale Road 19154** 66th wd. 3355.96 Sq. Ft. BRT#6621002800 Improvements:

Residential Property GERARD M. SHAFFER C.P. March Term, 2010 No. 2508 \$117,504.26 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

### 1301-492

1733 Stocker Street 19145 26th wd. 710 Sq. Ft. BRT#262307700 Improvements: Residential Property

SANTOSUSSO ANTHONY STEPHANIE SANTOSUSSO C.P. July Term, 2012 No. 01460 \$157,690.68 Kristine M.

### 1301-494

1605 East Duval Street 19138 10th wd. 4500 Sq. Ft. BRT#1002292600 Improvements: Residential Property ANTHONY TOWNSEND C.P. July Term,

2012 No. 04748 \$97,882.40 Kristine M. Anthou, Esq.

### 1301-495

6536 North 18th Street 19126 50th wd. 1431 Sq. Ft. BRT#172284500 Improvements: Residential Property SINDI SHANTEL THARPE C.P. June Term,

2012 No. 01750 \$154,296.23 Kristine M. Anthou, Esq.

### 1301-496

217-219 West Coulter Street 19114 12th wd. 4000 Sq. Ft. BRT#124042100 Improvements: Residential Property

ANTONIO W. ZACHARY AKA ANTONIO ZACHARY AND JOANN D. ZACHARY AKA JOANN ZACHARY C.P. June Term, 2012 No. 02473 \$311,793.96 Kristine M. Anthou, Esq.

### 1301-497

103 Linton Street 19120 61st wd. 1058 Sq. Ft. BRT#612147400 Improvements: Residential

TI-JUINE WATERS C.P. June Term, 2012 No. 02356 \$140,514.00 Kristine M. Anthou, Esq

### 1301-499

**6443 North 17th Street 19126** 17th wd. 1391 Sq. Ft. BRT#172198200 Improvements: Residential Property

KENNETH PLUMMER AND WANDA D. WOOTEN C.P. April Term, 2012 No. 04511 \$77,252.64 Kristine M. Anthou, Esq.

### 1301-503

1729 North Wilton Street 19131 52nd wd. 825 Sq. Ft. BRT#521309800 Improvements: Residential Property
ELLA FRANCIS C.P. April Term, 2010 No.

01552 \$71,473.65 Kristine M. Anthou, Esq.

1301-507 7319 Limekiln Pike 19138-1334 50th wd. 4900

#### SHERIFF'S SALE

Sq. Ft. TXPRCL#501289800 Improvements: Residential Property

ANNALIZA J. ANDERSON AKA ANNALIZA ANDERSON C.P. June Term, 2012 No. 00757 \$105,321.01 Phelan Hallinan & Schmieg, LLP

#### 1301-508

**625 Fanshawe Street 19111-4713** 35th wd. 1500 Sq. Ft. TXPRCL#353118900 Improvements: Residential Property MILTON R. FLORES AND ANGELA MAIERON C.P. October Term, 2009 No. 01265 \$87,407.90 Phelan Hallinan & Schmieg, LLP

#### 1301-509

3732 North 15th Street 19140-3602 13th wd. 1552 Sq. Ft. TXPRCL#131147800 Improvements: Residential Property TANISHA HOLMES AKA TA-TANISHA HOLMES C.P. November Term, 2009 No. 00048 \$99,894.92 Phelan Hallinan & Schmieg, LLP

#### 1301-511

**4541 Old York Road 19140-1209** 49th wd. 2082.02 Sq. Ft. PRCL#491518500 Improvements: Residential Property MAKSIM GORMAKH C.P. July Term, 2012 No. 02167 \$59,827.57 Phelan Hallinan & Schmieg, LLP

#### 1301-512

1538 West Butler Street 19140-3636 13th wd. 1346.76 Sq. Ft. TXPRCL#131078300 Improvements: Residential Property KIA SWINTON C.P. June Term, 2012 No. 02220 \$81,024.44 Phelan Hallinan & Schmieg, LLP

#### 1301-513

3127 West Thompson Street AKA 3127 West Thompson Street, Unit 14 19121-4420 29th BRT#888290026 Improvements: Condominium

LORRAINE A. LAND C.P. March Term, 2012 No. 03712 \$253,887.18 Phelan Hallinan & Schmieg, LLP

#### 1301-514

**655 North 53rd Street 19131** 44th wd. 1312 Sq. Ft. TXPRCL#442317900 Improvements: Residential Property

CYNTHIA D. WILLIAMS, STACY M. ROBINSON AKA STACY FAISON AND ANGELA WILLIAMS-DAVIS AKA ANGELA WILLIAMS C.P. April Term, 2007 No. 00213 \$68,340.09 Phelan Hallinan & Schmieg, LLP

### 1301-523

1876 Haworth Street 19124 62nd wd. 1299.75 Sq. Ft. BRT#622018200 Improvements: Residential Dwelling

AQUIL STINSON C.P. July Term, 2012 No. 03782 \$57,200.43 Udren Law Offices, P.C. 1301-526

774 South Hicks Street 19146 30th wd. 728 Sq. Ft. BRT#301285400 Improvements: Residential Dwelling

CHRIS K. TABB C.P. March Term, 2010 No. 05788 \$287,876.08 Udren Law Offices, P.C.

### 1301-528

**5828 Trinity Street 19143** 40th wd. 1312 Sq. Ft. BRT#401106400 Improvements: Residential Dwelling

APRIL CARTER C.P. October Term, 2010 No. 00588 \$87,025.70 Udren Law Offices, P.C.

### 1301-529

5629 North 12th Street 19141 49th wd. 1800 Sq. Ft. BRT#493120700 Improvements: Residential Dwelling KIESHA HORNE C.P. January Term, 2011

No. 01595 \$150,970.12 Udren Law Offices,

### 1301-535

1623 North 56th Street 19131-3501 4th wd. 1552 Sq. Ft. TXPRCL#041352100 Improvements: Residential Property LINDA M. WILLIAMS C.P. April Term, 2010 No. 02289 \$70,455.19 Phelan Hallinan

### 1301-537

& Schmieg, LLP

2117 Stevens Street 19149-3533 62nd wd. 1248 Sq. Ft. PRCL#621204000 Improvements: Residential Property LATOYA LONG C.P. May Term, 2012 No. 03732 \$164,882.98 Phelan Hallinan & Schmieg, LLP

### 1301-540

2318 Strahle Street 19152-2518 57th wd. 3107.50 Sq. Ft. TXPRCL#562161200 Improvements: Residential Property HEYAM MANSOUR C.P. June Term, 2012 No. 02232 \$96,519.30 Phelan Hallinan & Schmieg, LLP

### 1301-543

**317-19 Wildey Street 19125** 18th wd. 1386.41 Sq. Ft. TXPRCL#181325210 Improvements: Residential Property KHADEEJAH R. JOHNSON C.P. February

Term, 2012 No. 00279 \$437,675.12 Phelan Hallinan & Schmieg, LLP

## SHERIFF'S SALE

1301-544 **2921 Unruh Avenue 19149-2527** 55th wd. 1861.40 Sq. Ft. TXPRCL#551150500 Improvements: Residential Property ANTHONY N CHIARIZIO AKA ANTHONY

N. CHIARZIO AND GEORGENE CHIARIZIO AKA GEORGENE BRASS C.P. January Term, 2012 No. 00453 \$172,769.13 Phelan Hallinan & Schmieg, LLP

#### 1301-545

1238 East Sydney Street AKA 1238 Sydney Street 19150-2812 50th wd. 2756.25 Sq. Ft. PRCL#502472500 Improvements: Residential Property YVONNE MATHIS C.P. April Term, 2011 No. 00808 \$113,744.47 Phelan Hallinan &

### 1301-546

Schmieg, LLP

1636 South Taney Street 19145-1224 36th wd. 700 Sq. Ft. TXPRCL#364288400 Improvements: Residential Property AEESHA MOSLEY AND BUTCH MOSLEY C.P. January Term, 2012 No. 02565 \$55,758.37 Phelan Hallinan & Schmieg, LLP

#### 1301-547

**5445 Walker Street 19124-1418** 62nd wd. 1283.42 Sq. Ft. TXPRCL#622370800 Improvements: Residential Property JAIME WHEELER AND STEPHEN DIEHL C.P. August Term, 2010 No. 01149 \$120,418.40 Phelan Hallinan & Schmieg, LLP

#### 1301-549

**2841 Lardner Street 19149-3517** 35th wd. 922.30 Sq. Ft. TXPRCL#621190600 Improvements: Residential Property F OLAOYE AKA FUNMILOLA O. OLAOYE AND FELIX O AKA FELIX OLAOYE C.P. June Term, 2012 No. 01832 \$81,150.97 Phelan Hallinan & Schmieg, LLP

### 1301-558

7009 Woodbine Avenue 19151-2330 34th wd. 12880 Sq. Ft. TXPRCL#344136700 Improvements: Residential Property LORRAINE ROBINSON C.P. June Term, 2009 No. 03519 \$661,608.82 Hallinan & Schmieg, LLP

1301-567 3415 Edgemont Street 19134-5301 45th wd. 787.50 Sq. Ft. TXPRCL#451211600 Improvements: Residential Property FREDERICK J. WEBB AKA FREDERICK WEBB C.P. December Term, 2011 No. 01105

# \$125,514.91 Phelan Hallinan & Schmieg,

1301-572 1817 East Madison Street 19134-2527 45th wd. 1053.50 Sq. Ft. TXPRCL#452016100 Improvements: Residential Property PETER I. MISSIMER C.P. February Term, 2012 No. 02266 \$15,707.99 Phelan Hallinan

& Schmieg, LLP

Schmieg, LLP

Schmieg, LLP

1301-574 **1809 Tree Street 19145-3722** 26th wd. 700 Sq. Ft. TXPRCL#262230000 Improvements: Residential Property NICOLE GRANGER C.P. June Term, 2012 No. 01485 \$123,445.40 Phelan Hallinan &

1301-583 **1032 East Tioga Street 19134-1445** 33rd wd. 1031.76 Sq. Ft. TXPRCL#331206800 Improvements: Residential Property JUAN P. CARATTINI C.P. June Term, 2012 No. 01127 \$44,386.00 Phelan Hallinan &

## 1301-584

**15 North 50th Street 19139-2720** 44th wd. 2530 Sq. Ft. PRCL#441056200 Improvements: Residential Property ALICIA C. GORDON AKA ALICIA GORDON AND RICARDO CLARKE C.P. March Term, 2012 No. 01872 \$147,009.35 Phelan Hallinan & Schmieg, LLP

### 1301-588

2618 South 65th Street 19142-2813 40th wd. 1462.50 Sq. Ft. TXPRCL#406002700 Improvements: Residential Property DEBRAH STERLING C.P. November Term. 2010 No. 00722, \$68,916,99. Phelan Hallinan & Schmieg, LLP

### 1301-591

4109 Gypsy Lane 19129 21st wd. 21725 Sq. TXPRCL#213220945 Improvements Residential Property
ROSIE BROWN C.P. May Term, 2008 No. 00571 \$599,814.71 Phelan Hallinan & Schmieg, LLP

### 1301-592A-B

21st Wd. (525-27 Roxborough Avenue) 11052.5 Sq. Ft. Multi-unit Rental Building 21st Wd. (528 Roxborough Avenue – Premises **B**) 3692.25 Sq. Ft. JOSEPH J. GLEASON, JR. C.P. September

Term, 2008 No. 00188 \$244,925.44 Elliot H. Berton, Esq. 1301-596

4127 North Franklin Street 19140 43rd wd.

### SHERIFF'S SALE

960 Sq. Ft. BRT#433323400 Improvements: Residential Property JOHN J. MORRONE AKA JOHN J. MORRONE, JR. C.P. February Term, 2010 No. 001114 \$45,669.23 Christopher A.

### 1301-597

**72 West Rockland Street 19144** 12th wd. 1333 Sq. Ft. BRT#123035800 Improvements: Residential Property

NATALIE A. SOLOMON INDIVIDUALLY AS REAL OWNER AND AS EXECUTRIX OF THE ESTATE OF KEVIN SOLOMON AKA KEVIN ANDRE SOLOMON (MORTGAGOR) DECEASED. C.P. July Term, 2006 No. 000866 \$64,131.60 Christopher A. DeNardo, Esq.

#### 1301-599

**1828 Diamond St. 19121** 32nd wd. Front: 17'-1/4"; Depth: 100' OPA#881146290 Improvements: 3 Story, 6 Unit, 3,251 Sq. Ft. Apartment Building

SUI LIN DAN-JONES C.P. October Term, 2011 No. 03424 \$455,623.32 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esquire, O'Kelly Ernst & Bielli, LLC

#### 1301-600

1838 Diamond St. 19121 32nd wd. Front: 18'; Depth: 84' OPA#321180105 Improvements: 3 Story, 4 Unit, 3,305 Sq. Ft. Residential Dwelling SUI L. DAN-JONES C.P. October Term, 2011 No. 03414 \$337,593.55 Thomas D. Bielli, Esq., Daniel Patrick Murray, Esquire, O'Kelly Ernst & Bielli, LLC

#### 1301-604

6334 Sylvester Street 19149 54th wd. (formerly part of the 35th wd.) 1259.37 Sq. Ft. BRT#541244600 Improvements: Residential Dwelling

### KUNKEL C.P. January Term, 2010 No. 00905 \$164,284.10 Udren Law Offices, P.C. 1301-605

DEXTER KUNKEL AND MONIQUE

**1627 South 8th Street 19148** 1st wd. 1024 Sq. Ft. BRT#012189600 Improvements: Residential Dwelling TONU VUONG C.P. April Term, 2010 No.

00208 \$346,742.01 Udren Law Offices, P.C.

1301-606 **460 E.Walnut Lane 19144** 59th wd. 2640 Sq. Ft. BRT#592065100 Improvements:

#### RAWL JOHN C.P. February Term, 2010 No. 00904 \$175,037.03 Udren Law Offices, P.C.

Residential Dwelling

P.C.

DeNardo, Esq.

1301-608 **928 South 49th Street 19143** 46th wd. 2750 Sq. Ft. BRT#511004100 Improvements: Residential Dwelling

NICOLE D. MCEWAN C.P. August Term, 2010 No. 00764 \$248,318.17 Udren Law Offices, P.C.

1301-609 **5805 Brush Road 19138** 22nd wd. 1406.40 Sq. Ft. BRT#591228400 Improvements: Residential Dwelling EVELYN C. BROWN C.P. August Term, 2011

# No. 01455 \$20,540.83 Udren Law Offices,

1301-612 1551 East Luzerne Street 19124 33rd wd. ROW B/GAR 2STY Masonry; 2682.96 Sq. Ft. BRT#332030300 Improvements: Residential Dwelling

### 2012 No. 03273 \$90,616.80 McCabe, Weisberg, & Conway, P.C. 1301-613

ERNESTO HEREDIA C.P. January Term,

**1749-1751 Bigler Street 19145** 26th wd. 1280 Sq. Ft. BRT#262314100 Improvements: Residential Property LOUIS PAVONI C.P. July Term, 2012 No. 002829 \$361,898.76 Christopher A.

### 1301-614

226 East Sheldon Street 19120 42nd wd. 1190 Sq. Ft. BRT#421163100 Improvements: Residential Property HOMES ARE US, L.P. BY ANNA ENTERPRISES LCC ITS GENERAL PARTNER BY ALAN STASSON. MEMBER

#### C.P. August Term, 2012 No. 00009 \$64,207.85 Christopher A. DeNardo, Esq. 1301-619

845 East Stafford Street 19138 59th wd. 1200 Sq. Ft. BRT#591046300 Improvements: Residential Property GREGORY MILLER AND EMMA FORTUNE C.P. July Term, 2012 No. 002826 \$71,346.30 Christopher A. DeNardo, Esq.

### 1301-620 **2084 Clementine Street 19134** 25th wd. 888

Sq. Ft. BRT#252256500 Improvements: Residential Property MICHAEL ANTONYUK AND MARINA PETCHERSKAIA C.P. August Term, 2012 No. 1643 \$28,838.95 Christopher A. DeNardo, Esq.

#### 1301-621

**1943 Georgian Road 19138** 10th wd. 1664 Sq. Ft. BRT#101273800 Residential Property

JOHN NEAL AND LOUISE L. NEAL, AKA LOUISE L. NEIL C.P. July Term, 2012 No. 2345 \$78,147.99 Christopher A. DeNardo, Esq.

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

#### 1302-307

**915 Marcella Street 19124** 35th wd. 1050 Sq Ft TXPRCL#351127600 Improvements: Residential Property

RAMONA A. GUIZARRI AKA RAMONA C. FERMIN C.P. October Term, 2006 No. 01658 \$120,973.19 Phelan Hallinan & Schmieg, LLP

#### 1302-316

**6908 Grosbeak Place 19142-2507** 40th wd. 2792.70 Sq Ft PRCL#406587600 Improvements: Residential Property DEVON S. GRANT AKA DEVON GRANT C.P. October Term, 2011 No. 01944

### \$171,315.55 Phelan Hallinan & Schmieg, LLP 1302-321

13009 Townsend Road, Unit L-2 19154-1001 66th wd. Together with the proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.159%. PRCL#888660489 Improvements: Condominium Unit

RANDI S. HORN C.P. April Term, 2012 No. 02543 \$139,291.14 Phelan Hallinan & Schmieg, LLP

#### 1302-323

6437 North Norwood Street 19138-2507 17th wd. 1005.28 Sq Ft PRCL#172478500 Improvements: Residential Property

CRYSTAL L. THOMAS AKA CRYSTAL THOMAS C.P. March Term, 2012 No. 00542 \$101,839.62 Phelan Hallinan & Schmieg, LLP

#### 1302-336

1330 Gilham Street 19111-5524 53rd wd. 1068.53 Sq Ft TXPRCL#531161300 Improvements: Residential Property

ABDELHAMID MOUHOU C.P. March Term, 2010 No. 03198 \$123,766.83 Phelan Hallinan & Schmieg, LLP

### 1302-351

**424 E. Walnut Lane 19144** 59th wd. All that certain lot or piece of ground with the three story brick and stone messuage thereon erected. Situate in the 59th ward of the City of Philadelphia. BRT#592063300/ PRCL#52N23-272 Improvements: S/d Conv Apt 3sty Stone

MARY MONTGOMERY C.P. December Term, 2010 No. 01588 \$177,699.38 Federman & Associates, LLC

### 1302-356

2615 Almond Street 19125 31st wd. (formerly part of the 18th wd.) 624 Sq Ft BRT#312090400 Subject To Rent Improvements: Residential

ROCHELLE PORTER C.P. February Term, 2012 No. 03813 \$157,823.49 Udren Law Offices, P.C.

### 1302-365

**3767 South Hereford Lane 19114** 58th wd. 1894.36 Sq Ft BRT#661271800 Subject To Rent Improvements: Residential Dwelling DAVID H. ADAMS C.P. April Term, 2012 No.

### 00348 \$134,589.43 Udren Law Offices, P.C. 1302-371

**1930 Ruan Street 19124** 23rd wd. 1235.40 Sq Ft BRT#23-2-025500 Subject To Rent Improvements: Residential Dwelling ANTONIO SERRANO, JR. C.P. April Term, 2012 No. 02260 \$55,073.71 Udren Law

### 1302-373

**1409 Emerick Street 19125** 18th wd. 481.42 Sq Ft BRT#181123300 Improvements: Residential Real Estate

CYRIL GINDLE AND LISA GINDLE C.P. July Term, 2012 No. 03904 \$55,399.75 Stern & Eisenberg, PC

### 1302-382

**3419 Ryan Avenue 19136** 64th wd. 1606.91 Sq. Ft BRT#642102500 Improvements: Residential Real Estate

FRANCIS AGNONI C.P. August Term, 2012 No. 00522 \$80,776.86 Stern & Eisenberg, PC

### 1302-387

2103 East Ontario Street 19134 45th wd. 1430 Sq Ft BRT#452086800 Improvements: Residential Property

GENEVIEVE RYNKIEWICZ AND STANLEY A. RYNKIEWICZ, JR. C.P. May Term, 2012 No. 2365 \$89,420.91 Christopher A. DeNardo, Esq.

### 1302-388

**4597 Penhurst Street 19124** 42nd wd. 800 Sq Ft BRT#421617600 Improvements: Residential

#### SHERIFF'S SALE

Property MARIA NUNEZ C.P. August Term, 2011 No. 0347 \$92,245.35 Christopher A. DeNardo, Esq.

#### 1302-398

**1630 East Lycoming Street 19124-4424** 33rd wd. 1254.45 Sq Ft PRCL#332054500 Improvements: Residential Property

CARMEN MELENDEZ AND LENNY DEVICTORIA C.P. January Term, 2009 No. 03402 \$80,684.54 Phelan Hallinan & Schmieg, LLP

#### 1302-401

**2955** North 7th Street **19133-2402** 37th wd. 1278.31 Sq Ft PRCL#372045800 Improvements: Residential Property JOSE PEREZ C.P. July Term, 2012 No. 03791 \$43,481.62 Phelan Hallinan & Schmieg, LLP

#### 1302-413

**7865 Provident Road AKA 7865 Provident Street 19150-1322** 50th wd. 1320 Sq Ft PRCL#501185300 Improvements: Residential Property

KAIGH JOHNSON AKA KAY BOBO, IN HER CAPACITY A HEIR OF YVONNE BOBO, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER YVONNE BOBO, DECEASED. C.P. December Term, 2011 No. 02634 \$82,572.59 Phelan Hallinan & Schmieg, LLP

#### 1302-421

7301 Briar Road 19138 50th wd. 4257.77 Sq Ft; row b/gar 2sty, masonry BRT#501342900 Improvements: Residential Dwelling JACQUELINE GODBOLT C.P. July Term, 2008 No. 04550 \$103,187.30 McCabe, Weisberg & Conway, P.C.

### 1302-428

3318 North 18th Street 19140 11th wd. 3015.68 Sq Ft; row 2sty, masonry BRT#112252800 Subject to Mortgage Improvements: Residential Dwelling JOYCE CHERRY HAMBY, KNOWN SURVIVING HEIR OF GOLDIE V. CHERRY, DECEASED MORTGAGOR AND REAL OWNER; JAMES C. CHERRY, KNOWN SURVIVING HEIR OF GLODIE V. CHERRY, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF GOLDIE V. CHERRY, DECEASED MORTGAGOR AND REAL OWNER. C.P. February Term, 2012 No. 02058 \$65,075.46 McCabe, Weisberg & Conway, P.C.

### 1302-430

431 East Sharpnack Street 19119 22nd wd. 2345.25 Sq Ft; row b/gar, 2sty, masonry BRT#22113020 Improvements: Residential Dwelling

JEMAL SCOTT C.P. January Term, 2009 No. 02643 \$104,324.88 McCabe, Weisberg & Conway, P.C

### 1302-431

5923 Agusta Street 19149 53rd wd. 2212.65 SqFt; row b/gar 2sty, masonry BRT#531255500 Improvements: Residential Dwelling

MIKHAEL BARTFELD C.P. August Term, 2012 No. 03185 \$73,189.24 McCabe, Weisberg & Conway, P.C.

### 1302-435

1702 Kendrick Street 19152 56th wd. 3410 Sq Ft; S/D W/B/B 2s, masonry BRT#562192000 Subject to Mortgage Improvements: Residential Dwelling

VOLODYMYR BELEY AND SVITLANA BELEY C.P. April Term, 2012 No. 03313 \$248,815.16 McCabe, Weisberg & Conway, P.C.

### 1302-437

2066 East Atlantic Street 19134 45th wd. 1079 Sq Ft; Row 2sty, masonry BRT#452132800 Improvements: Residential Dwelling

LUIS RAMOS C.P. September Term, 2010 No. 03142 \$91,913.67 McCabe, Weisberg & Conway, P.C.

### 1302-447

2720 Cambridge Street 19130-1207 29th wd. 612.48 Sq Ft PRCL#292010200 Improvements: Residential Property JOSE RIVERA AND PAULA RIVERA C.P. March Term, 2010 No. 00464 \$223,355,13 Phelan Hallinan & Schmieg, LLP

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

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

### 1302-463

3607 Spring Garden Street 19104-2300 24th wd. 2558 Sq Ft PRCL#242005500 Improvements: Residential Property
ALA S. RABADY AND JIHANE HAJJ C.P. August Term, 2012 No. 01537 \$116,644.32 Phelan Hallinan & Schmieg, LLP

### SHERIFF'S SALE 1302-464

**3528 Wessex Lane 19114-1818** 66th wd. 2072.20 Sq Ft PRCL#661190400 Improvements: Residential Property ALEJANDRO OLMEDA AND JESSICA OLMEDA C.P. October Term, 2011 No. 01702 \$194,996.27 Phelan Hallinan & Schmieg, LLP

### 1302-473

**1734 Mifflin Street 19145** 48th wd. 3064.95 Sq ft; row 2sty, masonry BRT#481065800 Improvements: Residential Dwelling

MARK E. HALL AND PATRICIA A. HALL C.P. October Term, 2011 No. 01352 \$168,510.34 McCabe, Weisberg & Conway,

#### 1302-477

4930 Ormes Street 19120 42nd wd. 2195.6 Sq Ft; row conv/apartment 2sty, masonry BRT#421331200 Improvements: Residential Dwelling

ERNEST ROBINSON AKA ERNEST L ROBINSON AND SHARONDA TATE-ROBINSON AKA SHARONDA A. TATE-ROBINSON C.P. April Term, 2012 No. 02427 \$87,366.81 McCabe, Weisberg & Conway, P.C.

#### 1302-478

4841 North Leithgow Street 19120 42nd wd. 1886 Sq Ft; row 2sty, masonry BRT#422469300

Improvements: Residential Dwelling PROPERTY OF FITZHUGH HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; SANDRA HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; VERNAL HARRIS, KNOWN SURVIVING HEIR OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER; AND ALL UNKNOWN SURVIVING HEIRS OF VERNAL G. HARRIS, DECEASED MORTGAGOR AND REAL OWNER. C.P. February Term, 2012 No. 02538 \$71,681.30 McCabe, Weisberg & Conway, P.C.

#### 1302-490

**908 S. Darien Street 19147** 2nd wd. 402.22 Improvements: Sq Ft BRT#021517044 Residential Property

JOHN DOE, OWNER C.P. April Term, 2003 No. 02589 \$305,611.67 KML Law Group,

### 1302-491

6322 Kingsessing Avenue 19142 40th wd. 1200 Sq Ft BRT#401267600 Improvements: Residential Property

JOHN DOE C.P. April Term, 2005 No. 03433 \$105,463.22 KML Law Group, P.C.

### 1302-493

**2312 Belgrade Street 19125** 31st wd. 821.15 Sq Ft BRT#312105500 Improvements: Residential Property

JOHN DOE, ET AL C.P. April Term, 2005 No. 03691 \$109,313.46 KML Law Group, P.C.

### 1302-494

**6102 Reedland Street 19142** 40th wd. 992 Sq Ft BRT#402205000 Improvements: Residential Property

JOHN DOE C.P. August Term, 2002 No. 02187 \$116,375.53 KML Law Group, P.C.

### 1302-500

 $\textbf{2015} \; \textbf{E} \; \textbf{Fletcher} \; \textbf{Street} \; \; \textbf{19125} \; \; \textbf{31st} \; \textbf{wd.} \; \textbf{819.28}$ Sq Ft BRT#313054700 Improvements: Residential Property

JONATHAN FLOTRON C.P. July Term, 2012 No. 01578 \$147.671.83 KML Law Group, P.C.

### 1302-510A-B

50<sup>th</sup> Wd. (7431 East Tulpehocken Street -Premises A - 19138) Width 15 ft 10 inches, depth 75 ft to the northerly side of a certain 15 ft wide driveway BRT#501368000 Subject To Mortgage defendant's fifty percent (50%) ownership interest in the property only Subject

17<sup>th</sup> Wd. (5816 Old York Road - Premises B - 19141) At a point on westerly side of Old York Road (70 ft wide) and distances along the westerly side of Old York Road from a point of intersection formed by northeasterly side of Grange Street (66 ft wide). Property dimensions (1) north 4 degrees, 53 minutes, 30 seconds east, the distance of 134 ft 3-1/2 inches; (2) North 1 degree, 09 minutes, 30 seconds east, the distance of 53 feet 10-1/2 inches to the point and place of beginning. BRT#882919555 Subject To Mortgage defendant's one hundred percent (100%) ownership interest in the property Subject to Rent

MAMADOU BARRY C.P. February Term. 2011 No. 4707 \$17,758.46 James McGarrity, Esq.

### 1302-512

3081 Aramingo Avenue 19134 25th wd. on Southeast side of Aramingo Avenue 101 ft 8 in southwestward from the southwest side of Clearfield St; front 14 ft 1 in, depth 68 ft, 3-3/4 in. BRT#25-1-4623-00 Subject to Mortgage

### SHERIFF'S SALE

DAWN WINSLOW-BROWN C.P. June Term, 2012 No. 02350 \$176,173.69

### 1302-518

**627 South 49th Street 19151** 46th wd. Land area 2185 Sq ft, improvement area 2808 Sq Ft BRT#881711300 Subject to Mortgage Subject To Rent Unknown Improvements: Single Family Row And Twin

JOHN C. POINTON AND MATTHEW V. POINTON, 627 S. 49TH STREET, PHILADELPHIA, PA 19151 C.P. April Term, 2012 No. 04096 \$284,406.48 Mark Pfeiffer, Esq.; Buchanan Ingersoll & Rooney, PC

#### 1302-520

**2314 Pemberton Street 19146** 13th wd. 1042 Sq Ft BRT#30-2-0419-00 Improvements: Residential Real Estate

FELMER LAW AND JACQUELINE L. BANKS C.P. November Term, 2010 No. 003846 \$85,931.68 Stern & Eisenberg, PC

#### 1302-521

**4707 Frankford Avenue 19124** 23rd wd. 1574.28 Sq Ft BRT#871112250 Improvements: Commercial Real Estate INDRAWATIE PERMESARDIAN AND TARIQ ADHAM C.P. July Term, 2012 No. 02356 \$108,282.24 Stern & Eisenberg, PC

#### 1302-522

7353 N. 19th Street 19126 10th wd. (formerly part of the 42nd wd.) 1320 Sq Ft BRT#101117300 Improvements: Residential Real Estate

BETTY DEAN GEATHERS BROWN C.P. September Term, 2012 No. 01573 \$146,776.45 Stern & Eisenberg, PC

#### 1302-540

3332 A Street 19134 7th wd. 1102.50 Sq Ft BRT#073054900 Improvements: Residential Real Estate

MIRIAM PENA AND CELINO PENA C.P. April Term, 2012 No. 01374 \$43,921.84 Stern & Eisenberg, PC.

### 1302-550

**1501 Stevens Street 19149** 54th wd. 1686.18 Sq Ft BRT#541050700 Improvements: Residential Property

FRANTZ LOUIS AND MICHELLE LOUIS C.P. March Term, 2009 No. 02050 \$175,026.63 KML Law Group, P.C.

### 1302-551

1524 South 56th Street 19143 51st wd. (formerly part of the 40th wd.) 1296 Sq Ft BRT#514031900 Improvements: Residential

UNKNOWN HEIRS OF DEBORAH WILMER, DECEASED, ARLENE WILMER. SOLELY IN HER CAPACITY AS HEIR OF DEBORAH WILMER, DECEASED DENISE WILMER, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH WILMER, DECEASED AND MARY WILMER, SOLELY AS HEIR OF DEBORAH WILMER, DECEASED C.P. January Term, 2009 No. 03629 \$44,538.30 KML Law Group, P.C.

1302-552 302 West Fisher Avenue 19133 42nd wd. 1143.75 Sq Ft BRT#422247300 Improvements: Residential Property
JOSEPH J. SANTIAGO AKA JOSE SANTIAGO C.P. January Term, 2012 No.

# 03372 \$143,565.18 KML Law Group, P.C.

1302-553 **5158 Leiper Street 19124** 23rd wd. (formerly part of the 62nd wd.) 1473.60 Sq Ft BRT#621475100 Improvements: Residential

SYLVIA DAVIS AKA SYLVIA BOYD C.P. May Term, 2012 No. 02340 \$94,258.98 KML Law Group, P.C.

# 1302-554

**5830 North 7th Street 19120** 61st wd. 1575 Sq Ft BRT#612237800 Improvements: Residential Property

ALIMA HARLEY AS GUARDIAN TO

LAUREL HARLEY A MINOR AND HEIR OF LEAH STATION, AKA LEAH ANNETTE STATON, DECEASED; NATHANIEL HARLEY, SR., UNAMED INTERESTED PARTY AS THE COMMON LAW HUSBAND OF LEAH STATON AND GUARDIAN OF MINOR HEIR ZURIEL HARLEY; JUDITH HARLEY, AS HEIR OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED: NATHANIEL HARLEY, JR., ADMINISTRATOR OF THE ESTATE OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED; UNKNOWN HEIRS OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED; ALIMA HARLEY, SOLELY IN HER CAPACITY AS HEIR OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED; CHENAIAH STATON, SOLEY IN HER CAPACITY AS HEIR OF LEAH STATON AKA LEAH ANNETTE STATON, DECEASED; AND NATHANIEL HARLEY SR UNAMED INTERESTED PARTY AS THE COMMON LAW HUSBAND OF LEAH STATON. C.P. September Term.

SHERIFF'S SALE 2008 No. 01382 \$55,690.67 KML Law Group, P.C.

#### 1302-555

1315 Kater Street 19147-1818 2nd wd. 507 Sq Ft PRCL#023175610 Improvements: Residential Property

STEPHEN J. FORMAN C.P. August Term, 2009 No. 00064 \$381,573.89 Hallinan & Schmieg, LLP

#### 1302-556

**2218 East Hazzard Street AKA 2218 Hazzard Street 19125-2212** 31st wd. 1107.36 Sq Ft PRCL#314109200 Improvements: Residential Property

STEVEN CARROLL C.P. August Term, 2012 No. 02000 \$99,473.16 Phelan Hallinan & Schmieg, LLP

### 1302-559

238 Durham Street AKA 238 East Durham Street 19119-1824 22nd wd. 2015.92 Sq Ft TXPRCL#222155300 Improvements: Residential Property

THERESA KELLOGG C.P. July Term, 2012 No. 02525 \$152,728.71 Phelan Hallinan & Schmieg, LLP

1302-575 **9301 Alton Street 19115-3701** 63rd wd. 15150 Sq Ft PRCL#632311300 Improvements:

Residential Property
ROBERT OWEN WHITE AKA ROBERT O WHITE C.P. August Term, 2009 No. 00898 \$367,491.19 Phelan Hallinan & Schmieg, LLP

#### 1302-585

901 Wynnewood Road AKA 6327 Jefferson **Street 19151** 34th wd. 4410.65 Sq Ft OPA#344045900 Improvements: Residential Property

LEROY STODDARD AKA LEROY STODDARD, JR. AND YVETTE D. STODDARD C.P. January Term, 2011 No. 3257 \$81,852.02 Lauren Berschler Karl, Esq.

#### 1302-605

826 League Street 19147-4715 2nd wd. 576 Sq Ft TXPRCL#021136500 Improvements: Residential Property

ALBERT TRECOST AND FULVIA SERRA C.P. March Term, 2012 No. 02612 \$206,091.62 Phelan Hallinan & Schmieg, LLP

### 1302-607

**2927 Cottman Avenue 19149-1404** 64th wd. 3079.07 Sq Ft TXPRCL#641145100 Improvements: Residential Property

WILLIAM C. STOUT C.P. November Term, 2009 No. 05251 \$275,646.63 Phelan Hallinan & Schmieg, LLP

# 1302-613

7442 East Walnut Lane 19138 50th wd. 1125 Sq Ft BRT#501353300 Improvements: Residential Property
URIS S. PAYTON C.P. May Term, 2012 No. 02784 \$135,176.08 KML Law Group, P.C.

### 1302-615

**6614 Lebanon Avenue 19151** 34th wd. 2412 Sq Ft BRT#34-4050800 Improvements:

Residential Dwelling
BRIAN C. NUNES C.P. June Term, 2011 No. 03143 \$84,333.63 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

### 1302-616

6311 Oakland Street 54th wd. 1324.6 Sq Ft BRT#541259600 Improvements: Residential

EDDIE H. SMYTHE C.P. July Term, 2012 No. 04038 \$161,279.67 Gregory Javardian, Esq.

### 1302-621

2853-55 Kensington Avenue 19134 25th wd. front 36.10'; depth 71.90' OPA#252575505 Improvements: 3523 Sq Ft; 2sty, 8 Units IVAN RIOS & ASHLEY GONZALES C.P. August Term, 2012 No. 03548 \$221,736.56 Thomas D. Bielli, Esq., Daniel Patrick Murray,

# Esq.; O'Kelly Ernst Bielli & Wallen, LLC

7335 Boreal Place 19153 40th wd. 3155.5 Sq Ft; row b/gar, 2sty, masonry BRT#406658300 Improvements: Residential Dwelling

MICHAEL JOHNSON AND STACEY JOHNSON C.P. March Term, 2010 No. 00211 \$213,248.50 McCabe, Weisberg & Conway, P.C.

# 1302-626

**3305 North 16th Street 19140** 11th wd. 6420 sq ft; semi/det 3stv masonry BRT#112195100 Subject to Mortgage Improvements: Residential

D. ROBERTS-RUFFIN, CO-EXECUTRIX OF THE ESTATE OF ARLENE ALBRITTON AND BRIGITTE GARVIN JOHNSON, CO-EXECUTRIX OF THE ESTATE OF ARLENE ALBRITTON C.P. October Term, 2011 No. 04193 \$89,332.45 McCabe, Weisberg & Conway, P.C.

### 1302-628

2316 South Colorado Street 19145 26th wd. 1591 Sq Ft; row 2sty, masonry BRT#262035300 Improvements: Residential Dwelling JOSEPH PARRILLO, ONLY KNOWN

SURVIVING HEIR OF LIBERATO J. PARILLO. DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF LIBERATO J. PARRILLO, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2010 No. 03916 \$57,018.79 McCabe, Weisberg & Conway, P.C.

#### 1302-630

**2545 Sepviva Street 19125** 31st wd. 1660 Sq Ft; row 2sty, masonry BRT#311235300 Improvements: Residential Dwelling

JONATHAN BARNES C.P. September Term, 2010 No. 02785 \$114,282.55 McCabe, Weisberg & Conway, P.C.

#### 1302-639

432 Glen Echo Road 19119 22nd wd. 5094.25 Sq Ft; s/d w/b/g 2s masonry BRT#2231668800 Improvements: Residential Dwelling

JESSE A. WILSON, JR AKA JESSE ALLEN WILSON, JR AND MONIQUE JOHNSON AKA MONIQUE T. JOHNSON AKA MONIQUE T. WILSON C.P. October Term, 2009 No. 04263 \$273,606.13 McCabe, Weisberg & Conway, P.C.

#### 1302-640

**1167 Windrim Avenue 19141** 49th wd. Det off/str 1sty masonry; 3139.24 Sq Ft BRT#493008410 Improvements: Residential

CORNELL SMITH C.P. May Term, 2012 No. 03977 \$43,408.50 McCabe, Weisberg & Conway, P.C.

#### 1302-647

1144 Snyder Avenue 19148-5522 39th wd. 1110 Sq Ft BRT#394038700 Improvements: Residential Real Property

LOIS BROCCO C.P. October Term, 2012 No. 2355 \$481,710.62 Richard J. Giulianai, Esq.

#### 1302-650

4401-27 Whitaker Avenue 19120 42nd wd. At the intersection by the southeasterly side of Whitaker Avenue and the northeasterly side of Cayuga Street front 367 ft 7-1/8-in, depth 304 ft 7-9/16-in OPA#884186505 Subject To Rent Improvements: Commercial Property

POMCO REALTY, L.P. C.P. July Term, 2012 No. 03238 \$960,843.89 Andrew S. Brown, Esq.

#### 1302-655

833 Leland Street 19130 15th wd. 1485 Sq Ft BRT#151367400 Improvements: Residential Dwelling

CHARLIE STEVENS, AS AMINISTRATOR OF THE ESTATE OF GLADYS HUNTER, DECEASED. C.P. Apri Term, 2012 No. 01835 \$211,841.97 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

### 1302-660

1664 West Cheltenham Avenue wd. 74'9" E Pittville Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry TYRELL D. MCCOY AND TALISA THOMPSON NKA TALISA MCCOY C.P. February Term, 2011 No. 01663 \$150,587.31 Chandra M. Arkema, Esq.

### 1302-667

**2216 South Hobson Street 19142** 40th wd. 931.45 Sq Ft BRT#403063500 Improvements: Residential Property

JOHN DOE C.P. March Term, 2003 No. 04823 \$114,238.73 KML Law Group, P.C.

### 1302-669

315 West Hansberry Street 19144 12th wd. 1852.23 Sq Ft BRT#123104900 Improvements: Residential Property

MILDRED V. BIBBS C.P. May Term, 2009 No. 01447 \$79,516.39 KML Law Group, P.C.

### 1302-671

 $\textbf{534 Monastery Avenue 19128} \hspace{0.1cm} 21 st \hspace{0.1cm} wd. \hspace{0.1cm} 1961.30$ Sq Ft BRT#213168400 Improvements: Residential Property

JAMES A. MARTIN AND MICHELLE E. MARTIN C.P. May Term, 2010 No. 03799 \$193,231.59 KML Law Group, P.C.

### 1302-674

**1121 Knorr Street 19111** 53rd wd. 2606.87 Sq Ft BRT#532135500 Improvements: Residential Property

REGINALD GETER C.P. August Term, 2012 No. 03605 \$160,298.69 KML Law Group, P.C.

### 1302-676

584 Van Kirk Street 19120-1229 35th wd 1200 Sq Ft BRT#32-2-0999-00 Subject To Rent Improvements: Residential Dwelling MILTON VALENTINE C.P. June Term, 2012 No. 00535 \$118,251.49 Barbara A. Fein, Esq.

### 1302-677

1941 S. Hollywood Street 19145-2405 48th wd. 1284.09 Sq Ft BRT#48-2-3898-00 Subject To Rent Improvements: Residential Dwelling DIANE BALUSH C.P. August Term, 2011 No. 01748 \$97,693.69 Barbara A. Fein, Esq.

### 1302-678A-B

52<sup>nd</sup> Wd. (5410 Media Street - Premises A - 19131 ) 3126.20 Sq Ft BRT#041240400

#### SHERIFF'S SALE

Subject to Mortgage 52<sup>nd</sup> Wd. (1520 North Conestoga Street -Premises B - 19131) 52nd wd. 1515.29 Sq Ft BRT#041299400 Subject to Mortgage K&F INVESTMENTS, LLC C.P. August Term, 2012 No. 01853 \$385,766.80 Daniel D. Haggerty, Esq.; Weir & Partners, LLP

#### 1302-679A-E

17<sup>th</sup> Wd. (6052 North Norwood Street - Premises A - 19138) 1305 Sq Ft BRT#172484700 Subject to Mortgage 17th Wd. (6318 North Lambert Street - **Premises B - 19138**) 1140 Sq Ft BRT#172434300 Subject to Mortgage

3<sup>rd</sup> Wd. (5849 Warrington Avenue – Premises C - 19143) 1500 Sq Ft BRT#034078900

Subject to Mortgage
4th Wd. (1318 North Wanamaker Street - Premises D - 19131) 855 Sq Ft BRT#043151600 Subject to Mortgage

13<sup>th</sup> Wd. (2223 Yelland Street - Premises E -19140) 588.75 Sq Ft BRT#131418800 Subject

K&F GROUP, LLC C.P. August Term, 2012 No. 01863 \$409,258.13 Daniel D. Haggerty, Esq.; Weir & Partners, LLP

#### 1302-680

1409 South Marston Street 19146 36th wd. 708 Sq Ft BRT#364319400 Subject to Mortgage

K&F VENTURES, LLC C.P. August Term, 2012 No. 01883 \$72,429.35 Daniel D. Haggerty, Esq.; Weir & Partners, LLP

#### 1302-689

**1536 Tasker Street 19145** 36th wd. 1003.3 Sq Ft BRT#36-5377600 Subject to Mortgage Improvements: Residential Dwelling ROBERT TAUFAN C.P. Apri Term, 2012 No. 02181 \$180,619.92 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

#### 1302-691

1144 South Dorrance Street 19146 33rd wd. 656.50 Sq Ft BRT#361159300 Improvements: Residential Property

HILDA RIVERA AS POWR OF ATTORNEY FOR LUIS A. VIERA, SR. AND JOSE A. TORRES C.P. July Term, 2009 No. 00191 \$267,294.59 KML Law Group, P.C.

#### 1302-693

1352 South Stanley Street 19140 36th wd. 714 Sq Ft BRT#362263900 Improvements:

Residential Property
MARILY ROSADO FKA MARILY PEREZ C.P. August Term, 2012 No. 02401 \$60,323.42 KML Law Group, P.C.

### 1302-705

**3212 Holly Road 19154** 58th wd. 2070.00 Sq Ft BRT#663016200 Subject To Rent Improvements: Residential Dwelling MICHAEL J. DOMIAN AND PATRICIA A.

DOMIAN C.P. March Term, 2012 No. 02364 \$158,721.71 Udren Law Offices, P.C.

# SHERIFF'S SALE OF TUESDAY, **MARCH 5, 2013**

### 1301-386

4320 North Hicks Street 19140 13th wd. 944 Sq Ft BRT#132078700 Subject To Mortgage Yes, Bank of America, N.A. Subject To Rent: N/A Improvements: Residential Property MICHAEL J. SABATO C.P. December Term,

2011 No. 11201380 \$55,691.75 David J. Demers (ID #307952)

### 1301-387

5834 Filbert Street 19139 4th wd. 1248 Sq Ft BRT#042018100 Subject To Mortgage Yes, US Bank National Association, as Trustee on Behalf of SASCO Mortgage Loan Trust 2007-RNP1 Subject To Rent: N/A Improvements: Residential Property MICHAEL HOLLEY C.P. December Term, 2011 No. 11200941 \$53,471.56 David J. Demers (ID #307952)

### 1303-301

**2543 Shields Street 19142-2711** 40th wd. 1360 Sq Ft PRCL #406024200 Improvements: Residential Property

KENNETH FLYNN No. 00192 \$58,490.27 Phelan Hallinan, LLP

### 1303-302

**5941 Bennington Street 19120-1201** 35th wd. 1247.52 Sq Ft PRCL #352331000 Improvements: Residential Property PENNAMMA KOSHY AND KOSHI KAITHOTTATHIL C.P. August Term, 2012 No. 03420 \$102,769.10 Phelan Hallinan,

### 1303-303

**218 Titan Street 19147-5334** 2nd wd. 839.09 Sq Ft PRCL #021326610 Improvements: Residential Property JOHN A. SIMPSON, IN HIS CAPACITY AS

#### SHERIFF'S SALE

HEIR OF JAMES J. SIMPSON, DECEASED. UNKNOWN HEIRS, SUCCESSORS. ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES J. SIMPSON, DECEASED. C.P. January Term, 2012 No. 00972 \$231,681.31 Phelan Hallinan, LLP

#### 1303-304

**2022 Federal Street 19146-4323** 36th wd. 950.08 Sq Ft PRCL #361042900 Improvements: Residential Property LUCRESHA D. LANGLEY C.P. September Term, 2012 No. 02241 \$74,432.64 Phelan Hallinan LLP

#### 1303-305

241 East Sedgwick Street 19119-1807 22nd wd. 3441.90 Sq Ft PRCL #222132600 Improvements: Residential Property

CATHERINE CROMARTIE IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF LISA M. CROMARTIE. DECEASED. WILLIE CROMARTIE IN HIS CAPACITY AS HEIR OF THE ESTATE OF LISA M. CROMARTIE, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA M. CROMARTIE, DECEASED. C.P. February Term, 2010 No. 02872 \$320,442.15 Phelan Hallinan, LLP

#### 1303-306

2455 West Seybert Street AKA 2455 Seybert Street 19121-4723 29th wd. 727.72 Sq Ft PRCL #291072600 Improvements: Residential Property

CURTIS MARION C.P. August Term, 2012 No. 02970 \$55,361.70 Phelan Hallinan, LLP

#### 1303-307

1316 Englewood Street 19111-4223 53rd wd. 2310 Sq Ft PRCL#532352300 Improvements: Residential Property

COREY KENNER, PAULA WASHINGTON AND BRIAN KENNER C.P. June Term, 2010 No. 01984 \$220,539.26 Phelan Hallinan & Schmieg, LLP

#### 1303-308

133 West Apsley Street AKA 133 Apsley Street 19144-3601 12th wd. 1885 Sq Ft PRCL #123005700 Improvements: Residential Property

RENEE BROOMER C.P. March Term, 2012 No. 01563 \$77,793.82 Phelan Hallinan, LLP

### 1303-309

2022 South Simpson Street 19142-2024 40th wd. 750 Sq Ft BRT#401193400 Improvements: Residential Property

COLIN CHIN-A-LOY AND SARA CHIN-A-LOY C.P. November Term, 2011 No. 01589 \$38,035.05 Phelan Hallinan, LLP

### 1303-310

2913 McKinley Street 19149-3008 62nd wd. 991.25 Sq Ft PRCL #621260300 Improvements: Residential Property WING YIU IP C.P. March Term, 2012 No. 00535 \$80,067.01 Phelan Hallinan, LLP

### 1303-311

**5151 D Street 19120-3609** 42nd wd. 1680 Sq Ft PRCL #421482600 Improvements: Residential Property

LAMONT MCCOY AKA LAMONT W. MCCOY C.P. March Term, 2012 No. 02610 \$60,671.02 Phelan Hallinan, LLP

## 1303-312

**325 Green Lane 19128** 21st wd. 6004.87 Sq Ft PRCL #211177000 Improvements: Residential Property
THOMAS BELL C.P. February Term, 2012

No. 03691 \$277,490.82 Phelan Hallinan,

# 1303-313

**5249 Florence Avenue 19143-4201** 51st wd. 1068.19 Sq Ft PRCL #511144500 Improvements: Residential Property NATALIE ELLIS C.P. July Term, 2012 No. 03410 \$56,647.50 Phelan Hallinan, LLP

### 1303-314

414-416 Sanger Street 19120-1612 35th wd. 6229 Sq Ft PRCL#351190400 Improvements: Residential Property LEROY C. JOHNSON C.P. April Term. 2012

### No. 03586 \$95.922.91 Phelan Hallinan, LLP 1303-315

110 Surgeon Generals Court AKA 110 Surgeon General Court 19146-5203 88th wd. Being designated as Unit #111 together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments thereto. PRCL #888300766 Improvements: Condominium Unit JAMES J. MORONEY AND KAREN B.

MORONEY C.P. March Term, 2012 No. 02896 \$472,759.27 Phelan Hallinan, LLP

### 1303-316

**5136 Bingham Street 19120-3606** 42nd wd. 2181.60 Sq Ft PRCL #421494400

#### SHERIFF'S SALE

Improvements: Residential Property LEE SCHAIBLE, ELEANOR WASYLCZAK C.P. August Term, 2012 No. 01722 \$95,792.69 Phelan Hallinan, LLP

#### 1303-317

6513 Lebanon Avenue 19151-3119 34th wd. 1386.40 Sq Ft PRCL #344058400 Improvements: Residential Property DAMIAN HARRISON AKA DAMIEN HARRISON C.P. April Term, 2012 No. 01938 \$128,265.02 Phelan Hallinan, LLP

### 1303-318

241 South 6th Street, Unit 1902B 19106-3734 88th wd. Together with all right, title, and interest, being a 0.266 percent undivided interest of. in, and to the Common Elements (as defined in the Declaration of Condominium as set forth in said Declaration of Condominium). PRCL #888051324 Improvements: Condominium HECTOR CORSANICO C.P. February Term, 2012 No. 00732 \$316,192.30 Hallinan, LLP

#### 1303-319

1630 South Taney Street 19145-1224 36th wd. 716.50 Sq Ft PRCL #364288100 Improvements: Residential Property LARRY LEVIN, TAMI LEVIN C.P. August

Hallinan, LLP

# Term, 2012 No. 02359 \$60,832.18 Phelan

**5109 Locust Street 19139-4123** 60th wd. 1708.52 Sq Ft PRCL #602074900 Improvements: Residential Property KAREN R. SNEAD IN HER CAPACITY AS HEIR OF MARY GOODEN, DECEASED. C.P. February Term, 2012 No. 03097

1303-320

#### \$65,769.81 Phelan Hallinan, LLP 1303-321

3233 North Howard Street 19140-**5815** 7th wd. 885 Sq Ft BRT#072031200 Improvements: Residential Property ERNESTO JIMINEZ, JR. IN HIS CAPACITY

AS EXECUTOR DEVISEE OF THE ESTATE OF JUANA VELAZOUEZ C.P. July Term. 2010 No. 01468 \$43,772.78 Phelan Hallinan,

#### 1303-322

**8632 Fayette Street 19150-1904** 50th wd. 2385 Sq Ft PRCL #502305200 Improvements: Residential Property
JAMES E. REYNOLDS, JR. C.P. July Term, 2011 No. 02220 \$185,718.78

# Hallinan & Schmieg, LLP

1303-323 4169 Paul Street 19124-4607 23rd wd. 1928.64 Sq Ft PRCL #232227800 Improvements: Residential Property

C.P. January Term, 2012 DAWN HALE No. 04016 \$45,497.90 Phelan Hallinan & Schmieg, LLP

### 1303-324 6213 Reedland Street 19142-2909 40th

wd. 1053.61 Sq Ft PRCL #402200000 Improvements: Residential Property ENIS L. ARCHER C.P. February Term, 2012 No. 03416 \$37,000.67 Phelan Hallinan, LLP

### 1303-325

**9332 State Road 19114-4015** 65th wd. 2085.75 Sq Ft PRCL #652407205 Improvements: Residential Property

PATRICK J. LEUPOLD AKA PATRICK LEUPOLD AND SHARON M. FLAD C.P. June Term, 2012 No. 00919 \$199,648.62 Phelan Hallinan, LLP

### 1303-326

2973 East Thompson Street 19134-4946 25th wd. 820.12 Sq Ft PRCL #251245400 Improvements: Residential Property

EDWARD WODACK C.P. December Term, 2011 No. 02756 \$78,222.99 Phelan Hallinan,

### 1303-327

**1716 Moore Street 19145-2126** 48th wd. 1040 Sq Ft PRCL #481004000 Improvements: Residential Property ROGER L. WELTMAN C.P. August Term,

### 1303-328

2012 No. 03421 \$191,816.41

Hallinan, LLP

**3324 Cottman Avenue 19149-1601** 55th wd. formerly part of 35th wd. 1608 Sq Ft PRCL #551514900 Improvements: Residential

FARRAH ROSEN C.P. November Term, 2011 No. 00888 \$109,842.29 Phelan Hallinan,

### 1303-329

**340 East Sheldon Street 19120-3520** 42nd wd. 1111.42 Sq Ft PRCL #421165800 Improvements: Residential Property LARRY R. LEVIN AKA LARRY LEVIN C.P. August Term, 2012 No. 02972 \$68,555.77 Phelan Hallinan, LLP

### 1303-330

321 East Church Lane AKA 321 Church **Lane 19144-5817** 12th wd. 1454.40 Sq Ft PRCL #122041700 Improvements:

### SHERIFF'S SALE

Residential Property

GLEN ALLEN C.P. January Term, 2012 No. 01378 \$39,976.62 Phelan Hallinan, LLP

#### 1303-331

5418 Rutland Street 19124-1128 62nd wd. 1488 Sq Ft PRCL#621326300 Improvements: Residential Property

JEAN STRIPLET C.P. December Term, 2011 No. 00457 \$79,798.35 Phelan Hallinan, LLP

#### 1303-332

**5317 Laurens Street 19144-4615** 12th wd. (formerly 22nd wd.) 1950 Sq Ft PRCL Improvements: Residential #124149600 Property

NICOLE BRISCOE C.P. October Term, 2011 No. 03839 \$141,015.17 Phelan Hallinan,

#### 1303-333

**4739 Rorer Street 19120-4505** 42nd wd. 1200 Sq Ft PRCL #421534700 Improvements: Residential Property SANDRA K. SMITH C.P. February Term,

# 2012 No. 03095 \$31,863.78 Phelan Hallinan, 1303-334

**7145 North 20th Street 19138-2130** 10th wd. 1289.49 Sq Ft PRCL #101152500 Improvements: Residential Property
DANIELLE HAFIZ-LOUIS, SERGE W.

### LOUIS C.P. December Term, 2011 No. 01733 \$101,375.70 Phelan Hallinan, LLP

1303-335 **7503 Brentwood Road 19151-2104** 34th wd. 1392.65 Sq Ft PRCL #343227900 Improvements: Residential Property

### 03793 \$108,663.36 Phelan Hallinan, LLP 1303-336

COHOWA EDNEY C.P. July Term, 2012 No.

3160 Capri Drive Unit 22 19145-5773 88th wd. Being and designated as Unit #22 together with a proportionate undivided interest in the common elements as defined in such Declaration. PRCL #888260242 Improvements: Condominium Unit

TERRILL L. BROWN IN HIS CAPACITY AS HEIR OF JAMES BROWN, DECEASED. BROWN LIVING TRUST, DATED AUGUST 10, 2009 UNKNOWN SUCCESSOR, TRUSTEES OF THE BROWN LIVING TRUST, DATED AUGUST 10, 2009. UNKNOWN BENEFICIARIES OF THE BROWN LIVING TRUST DATED AUGUST 10, 2009. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES BROWN, DECEASED. C.P. March Term, 2012 No. 00543 \$315,361.39 Phelan Hallinan, LLP

### 1303-337

1810 East Thayer Street 19134-2510 45th wd. 990.49 Sq Ft PRCL #452062300 Improvements: Residential Property

# VERNON COYLE C.P. August Term, 2011 No. 02809 \$42,122.67 Phelan Hallinan, LLP

1303-338 430 Densmore Street AKA 430 Densmore Road 19116-2402 58th wd. 3831.45 Sq Ft PRCL #582314200 Improvements Residential Property

NICOLE M. DOYLE NICOLE M DOYLE NICOLE M DOYLE, IN HER CAPACITY AS HEIR OF JOHN A. DOYLE, DECEAESD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN A. DOYLE, DECEASED. C.P. December Term, 2011 No. 02640 \$160,364.45 Phelan Hallinan, LLP

### 1303-339

209 East Tabor Road 19120-3016 42nd wd. 9782 Sa Ft PRCL #421201900 Improvements: Residential Property

RONALD BOONE, SR. C.P. August Term, 2012 No. 02211 \$61,458.32 Phelan Hallinan, LLP

### 1303-340

5936 Springfield Avenue 19143-5235 40th wd. 1448.75 Sq Ft PRCL #401097200 Improvements: Residential Property WILLIAM KING AKA WILLIAM H. KING

#### AND ROBERT WIPPLINGER C.P. December Term, 2011 No. 03654 \$54,893.40 Hallinan, LLP

### 1303-341

5316 Wyalusing Avenue 19131-5019 44th wd. 2548 Sq Ft PRCL #442069500 Improvements: Residential Property

WILLIE MAE JOHNSON IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF SALLIE HUNTER. DANIEL HUNTER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SALLIE HUNTER. KATERINE STEADLEY IN HER CAPACITY AS HEIR OF THE ESTATE OF SALLIE HUNTER. BETTIE JOHNSON AKA BETTY JOHNSON, IN HER CAPACITY AS HEIR OF

1303-367

**1113 Lakeside Avenue 19126** 61st wd. 12145

Sq Ft; det w/bas gar 1sty stone BRT#611438800

BERNARD GREENBERG, KNOWN SURVIVING HEIR OF CLAIRE

GREENBERG, DECEASED MORTGAGOR

AND REAL OWNER AND UNKNOWN

SURVIVING HEIRS OF CLAIRE GREENBERG, DECEASED MORTGAGOR

AND REAL OWNER C.P. February Term,

1303-368

**453 West Harvey Street 19144** 59th wd. 3002

Sq Ft; row b/gar 2sty stone BRT#593058000

JAIME CRISTOBAL WARREN FERNANDEZ

C.P. June Term, 2012 No. 01345 \$205,834.21

1303-369

4035 M Street 19124 33rd wd. 2325 Sq Ft; Row

b/gar 2sty masonry BRT#332468700 Subject

to Mortgage Subject to Rent Improvements:

TATIANA MIROCHNIK AND MICHAEL

MIROCHNIK C.P. April Term, 2012 No. 02428 \$72,567.20 McCabe, Weisberg, &

1303-370

1384 Dyre Street 19124 62nd wd. 2509.74 Sq

Ft; row b/gar 2sty masonry BRT#621004000

February Term, 2012 No. 00417 \$84,159.11 McCabe, Weisberg, & Conway, P.C.

1303-371

5318 Large Street 19124 62nd wd. 2755.4 Sq

Ft; row b/gar 2sty masonry BRT#621331300

KEISHA PRYOR C.P. January Term, 2012 No. 02536 \$59,809.05 McCabe, Weisberg,

1303-372

2124 Scattergood Street 19124 62nd

wd. 1841.6 Sq Ft; row b/gar 2sty mason-ry BRT#622131600 Subject to Rent

WALTER MARCHOWSKY, III C.P. July

Term, 2012 No. 02210 \$58,862.83 McCabe,

1303-373

12034 Legion Place 19154 58th wd. 3237.69

Sq Ft; row b/gar 2sty masonry BRT#662111700

TONI WEBER AND ROBERT SAFRANEK C.P. April Term, 2008 No. 03787 \$232,068.15

1303-374

12024 Waldemire Drive 66th wd. On the

northwesterly side of Waldemire Drive 283 '

2-3/4" northwesterly side of Waldemire Drive, front 29' 7", depth 19' 11" BRT#662121800

JOSEPH F. SNYDER AND DOLORES

SNYDER C.P. July Term, 2011 No. 02109

1303-375

**5729 Florence Avenue 19143-4527** 51st wd.

1633 Sq Ft BRT#513264500 Subject To Rent

EVA MOORE C.P. October Term, 2011 No.

03295 \$107,033.38 Barbara A. Fein, Esq.

1303-376

838 East Thompson Street 19125-3528 18th

wd. 1710 Sq Ft BRT#181388000 Subject To

Rent Improvements: Residential Dwelling EILEEN MCCLOUD C.P. June Term, 2012

No. 01465 \$298,305.65 Barbara A. Fein,

1303-377

**6215 Market Street** 34th wd. 1291.95 Sq Ft

 $BRT\#341006100 \qquad Improvements: \ Str/off \ +$ 

Apts 3sty Masonry
JUNE SPEAKS AND DARRELL EZELL C.P.

January Term, 2011 No. 04601 \$146,110.15

1303-378

**4922 Cottage Street 19124** 23rd wd. 1189

Sq Ft BRT#232373500 Subject To Rent Improvements: Residential Dwelling

DIANE RODRIGUEZ AND REINALDO

RODRIGUEZ C.P. February Term, 2012 No.

03812 \$26,970.13 Udren Law Offices, P.C.

1303-379

5634 BaltimoreAvenue 19143 51st wd. (for-

merly 40th wd.) 1600 Sq Ft BRT#513057600

Subject To Rent Improvements: Residential

JOSEPH EDWARDS, SR. C.P. May Term,

2010 No. 04590 \$71,396.28 Udren Law

1303-380

143 East Albanus Street 19120 42nd wd.

1050.00 Sq Ft BRT#421151600 Subject To

GITA IGOLKIN C.P. August Term, 2012 No.

01642 \$70,795.82 Udren Law Offices, P.C.

Rent Improvements: Residential Dwelling

William J. Levant, Esq.

Dwelling

Offices, P.C.

Improvements: Residential Dwelling

AMRITPAL SINGH SANDHER

Improvements: Residential Dwelling

Improvements: Residential Dwelling

Improvements: Residential Dwelling

McCabe, Weisberg, & Conway, P.C.

\$218,302.04 Louis P. Vitti, Esq.

Improvements: Residential Dwelling

Weisberg, & Conway, P.C.

Improvements: Residential Dwelling

2012 No. 02082 \$294,187.78

Improvements: Residential Dwelling

McCabe, Weisberg, & Conway, P.C.

Weisberg, & Conway, P.C.

Residential Dwelling

Conway, P.C.

& Conway, P.C.

#### SHERIFF'S SALE

THE ESTATE OF SALLY HUNTER. C.P. February Term, 2012 No. 02735 \$50,302.70 Phelan Hallinan, LLP

#### 1303-342

2406 North Natrona Street 19132-3327 28th wd. 710 Sq Ft PRCL #282209500 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE WHITLOCK, DECEASED. JOSHUA FIELDS, IN HIS CAPACITY AS HEIR OF ALICE WHITLOCK, DECEASED. December Term, 2011 No. 02848 \$10,167.71 Phelan Hallinan, LLP

#### 1303-343

**5960 Shisler Street 19149-3727** 53rd wd. (formerly part of the 35th wd.) 1493.25 Sq Ft PRCL #531278100 Improvements:

Residential Property
PHYLLISA GOLDENBURG, IN HER
CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF LARRY STOTMAN AKA LAWRENCE NEIL STOTMAN. JOYCE SCOTT IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY STOTMAN AKA LAWRENCE NEIL STOTMAN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY STOTMAN AKA LAWRENCE NEIL STOTMAN, DECEASED. C.P. January Term, 2012 No. 00561 \$39,863.35 Phelan Hallinan, LLP

#### 1303-344

8901 Lewin Place 19136-1014 57th wd. 3352.40 Sq Ft PRCL #572198781 Improvements: Residential Property
CARLOS PEREZ AND JENNY C. PEREZ C.P. October Term, 2011 No. 02013 \$116,156.30 Phelan Hallinan, LLP

### 1303-345

**8164 Lister Street 19152-3108** 64th wd. 4461 Sq Ft PRCL #641086900 Improvements: Residential Property

CHARLES PLUNKETT AND VIRGINIA ZAYAS C.P. July Term, 2010 No. 03273 \$242,393.57 Phelan Hallinan, LLP

#### 1303-346

**5840 Weymouth Street 19120-1147** 35th wd. 1360 Sq Ft PRCL#352223400 Improvements: Residential Property

ANTHONY A. ARKO C.P. July Term, 2012 No. 00545 \$113,256.05 Phelan Hallinan & Schmieg, LLP

### 1303-347

1124 Marlborough Street 19125-4139 18th wd. 2435.58 Sq Ft PRCL #181055000 Improvements: Residential Property

LOUIS MOORE AND CHRISTINE MOORE C.P. April Term, 2010 No. 03816 \$164,981.32 Phelan Hallinan, LLP

### 1303-348

2613 South Shields Street 19142-2713 40th wd. 1296 Sq Ft PRCL #406025800 Improvements: Residential Property

JOSEPH T. QUINONES C.P. October Term, 2011 No. 00660 \$59,572.93 Phelan Hallinan,

### 1303-349

2541 South Alder Street 19148-4426 39th wd. 665 Sq Ft PRCL #394125100 Improvements: Residential Property
MARIANNE C. MICALI AND ANGELINA

COLOZZI C.P. January Term, 2012 No. 00548 \$145,119.75 Phelan Hallinan, LLP

### 1303-350

6625 North Fairhill Street 19126 61st wd. 2745 Sq Ft; row b/gar 2sty mason-ry BRT#611114700 Subject to Rent Improvements: Residential Dwelling OSCAR G. TURNER, JR. C.P. February

Term, 2012 No. 03730 \$87,925.73 McCabe, Weisberg, & Conway, P.C.

### 1303-351

**725 South 17th Street, Unit 1A 19146** 88th wd. 1000 Sq Ft; res condo 3 sty masonry BRT#888303670 Improvements: Residential Dwelling

THOMAS MURPHY, ADMINISTRATOR OF THE ESTATE OF THOMAS C. MURPHY. DECEASED MORTGAGOR AND REAL C.P. September Term, 2012 No. 00997 \$289,376.24 McCabe, Weisberg, & Conway, P.C.

### 1303-352

**5403 North 12th Street 19141** 48th wd. 1484 Sq Ft; row 2sty masonry BRT#481080000 Subject to Mortgage Improvements: Residential Dwelling

SHARONN THOMAS C.P. July Term, 2012 No. 00882 \$93,146.70 McCabe, Weisberg, & Conway, P.C.

### 1303-353

**7972 Rugby Street 19150** 50th wd. 3192 Sq Ft; row b/gar 2sty masonry BRT#502083400 Improvements: Residential Dwelling

#### SHERIFF'S SALE

ALICE FREEMAN C.P. February Term, 2012 No. 00425 \$88,741.21 McCabe, Weisberg, & Conway, P.C.

#### 1303-354

 $\textbf{929 1/2 Anchor Street 19124} \ \, \textbf{35th wd.} \ \, \textbf{2101.50}$  $Sq\ Ft; row\ b/gar\ 2sty\ masonry\ \ BRT\#351286000$ Improvements: Residential Dwelling

ANH T. VU C.P. February Term, 2010 No. 00625 \$112,832.21 McCabe, Weisberg, & Conway, P.C.

#### 1303-355

641 East Cornwall Street 19134 33rd wd. 8565 Sq Ft; row 2sty masonry BRT#331120800 Subject to Mortgage Improvements: Residential Dwelling

ROSLYN STITH C.P. June Term, 2012 No. 01626 \$67,969.61 McCabe, Weisberg, & Conway, P.C.

#### 1303-356

1532 North Felton Street 19151 34th wd. 2518 Sq FT; row conv/apt 2sty masonry BRT#342347300 Improvements: Residential Dwelling

P. ERIK POGWIST AKA P. ERIC POGWIST C.P. July Term, 2012 No. 02223 \$48,009.53 McCabe, Weisberg, & Conway, P.C.

#### 1303-357

2600 Bancroft Street 19145 26th wd. 2530 Sq Ft; row conv/apt 2sty masonry BRT#261308100 Improvements: Residential Dwelling

JOHN R. GRAFF C.P. September Term, 2012 No. 01786 \$371,673.43 McCabe, Weisberg, & Conway, P.C.

#### 1303-358

1646 East Tulpehocken Street 19138 10th wd. 2895.54 Sq Ft; row b/gar 2sty masonry BRT#102203000 Improvements: Residential Dwelling

CRYSTAL WALKER-LEWIS C.P. April Term, 2011 No. 01919 \$107,639.74 McCabe, Weisberg, & Conway, P.C.

#### 1303-359

**4827 North D Street 19120** 42nd wd. 2458.12 Sq Ft; row 2 sty masonry BRT#421473700 Improvements: Residential Dwelling EDILBETO PRIETO C.P. January Term, 2012 No. 02268 \$73,540.34 McCabe, Weisberg,

### 1303-360

& Conway, P.C.

1804 N 77th Street 19151 34th wd. 2822.36  $Sq\ Ft; row\ b/gar\ 2sty\ masonry\ \ BRT\#343358000$ Improvements: Residential Dwelling
SIGET STOCKTON C.P. August Term, 2009

No. 04324 \$138,944.63 McCabe, Weisberg, & Conway, P.C.

### 1303-361

1639 Poplar Street, Unit 2N 19130 88th wd. 949 Sq Ft; res condo 4sty masonry BRT#888470004 Subject to Mortgage Improvements: Condominium

DARRYL WILLIAMS C.P. April Term, 2010 No. 00248 \$243,140.87 McCabe, Weisberg, & Conway, P.C.

### 1303-362

**2111 Chelten Avenue 19138** 17th wd. 3865.50 Sq Ft; semi det 2sty masonry BRT#171341200 Improvements: Residential Dwelling SUSAN P. ISAAC, ADMINISTRATRIX

OF THE ESTATE OF ABEBE ISAAC, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2010 No. 00324 \$112,044.23 McCabe, Weisberg, & Conway,

### 1303-363

505 East Brinton Street 19144 59th wd. 4870.57 Sq Ft; s/d w det gar 3sty masonry BRT#592172000 Improvements: Residential Dwelling

JAMES L. MCMILLIAN C.P. December Term, 2008 No. 01527 \$48,603.26 McCabe, Weisberg, & Conway, P.C.

### 1303-364

**6608 Cornelius Street 19138** 10th wd. 2752  $Sq\ Ft; row\ b/gar\ 2sty\ masonry\ \ BRT\#102370500$ Subject to Mortgage Improvements: Residential Dwelling

MARSHALL L. JOHNSON, III AND CHERYL A. JOHNSON C.P. August Term, 2010 No. 04886 \$147,835.40 McCabe, Weisberg, & Conway, P.C.

### 1303-365

**2946 North Taney Street 19132** 38th wd. 1620 Sq Ft; row 2 sty masonry BRT#381197900 Subject to Mortgage Improvements: Residential Dwelling

ALL UNKNOWN HEIRS OF ALBERTA E. HARMON, DECEASED MORTGATOR AND REAL OWNER C.P. November Term, 2011 No. 02239 \$38,446.00 McCabe, Weisberg, & Conway, P.C.

### 1303-366

7323 Garman Street 19153 40th wd. 2184 Sq ft; row b/gar 2 sty masonry BRT#404304600 Subject to Rent Improvements: Residential Dwelling

MARLON MCCORD C.P. 11606196 \$98,422.62 McCabe, Weisberg, & Conway, P.C.

#### SHERIFF'S SALE SHERIFF'S SALE

Udren, Esq.

 
 1323
 West
 Porter
 Street
 AKA
 1323

 Porter
 Street
 19148
 39th
 wd.
 1024
 Sq
 Ft BRT#394322700 Subject To Rent Improvements: Residential Dwelling VERONICA BRANCO C.P. August Term, 2010 No. 03706 \$205,094.17

#### 1303-382

3468 Helen Street 19134 45th wd. 1131 Sq Ft BRT#452356100 Subject To Rent Improvements: Residential Dwelling THOMAS C. CALLAHAN AND ANTHONY J. DITRI C.P. September Term, 2012 No. 03427 \$45,275.72 Udren Law Offices, P.C.

#### 1303,383

703 South Second Street 19147 2nd wd. (formerly part of the 4th wd.) 734.85 Sq Ft BRT#023100000 Subject To Rent Improvements: Residential Dwelling ANTHONY J. CONTE, III AKA ANTHONY JOHN CONTE C.P. July Term, 2010 No. 00532 \$534,278.95 Udren Law Offices, P.C.

### 1303-384

2543 South 6th Street 19148 39th wd. 900 Sq Ft BRT#392339600 Subject To Mortgage Subject To Rent Improvements: Residential Dwelling

TRUNG THANH NGUYEN C.P. March Term, 2010 No. 05338 \$110,996.26 Udren Law Offices, P.C.

#### 1303-385

**7367 Rugby Street 19138** 10th wd. 1323.07 Sq Ft BRT#102466300 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling

SAUNJA JOHNSON C.P. December Term, 2003 No. 003512 \$84,097.74 Mark J. Udren, Esq.

#### 1303-386

**7246 North 21st Street 19138** 10th wd. (formerly part of the 15th wd.) 1793.60 Sq Ft BRT#101187500 Subject To Rent Improvements: Residential Dwelling DENNIS JAMES C.P. June Term, 2010 No.

#### 00056 \$134,019.54 Udren Law Offices, P.C. 1303-387

2229 Catharine Street AKA 2229 Catherine Street 19146 30th wd. 992 Sq Ft BRT#302083200 Subject To Rent Improvements: Residential Dwelling RACHEL YEAGER AKA RACHAEL YAEGER C.P. August Term, 2012 No. 03312 \$290,115.41 Udren Law Offices, P.C.

### 1303-388

1343 West Pike Street 19140 43rd wd. 1643.36 Sq Ft BRT#433003100 Subject To Rent Improvements: Residential Dwelling GRIFFIN CAMPBELL C.P. July Term, 2009 No. 00700 \$66,226,55 Udren Law Offices, P.C.

### 1303-389

6224 Hazel Avenue 19143 46th wd. 936 Sq Ft BRT#032122800 Subject To Rent Improvements: Residential Dwelling MONIQUE HEATH C.P. September Term, 2010 No. 04024 \$79,724.08 Mark J. Udren,

### 1303-390

**5442 Norfolk Street 19143** 46th wd. 900.00 Sq Ft BRT#463126800 Subject To Rent Improvements: Residential Dwelling MICHAEL GATES AKA MICHAEL J. GATES AND SANDRA GATES AKA SANDRA N. GATES C.P. July Term, 2012 No. 02076 \$44,331.77 Udren Law Offices, P.C.

### 1303-391

749 South Marvine Street 19147 2nd wd. 864.00 Sq Ft BRT#022319000 Subject To Rent Improvements: Residential Dwelling STEPHANIE T. CAIN AKA STEPHANIE C.P. June Term, 2008 No. 01379 \$84,227.56 Udren Law Offices, P.C.

### 1303-392

**6129 North 7th Street 19120** 61st wd. (formerly part of the 42nd wd.) 1504.00 Sq Ft BRT#611145500 Subject To Rent Improvements: Residential Dwelling JENNIFER DANCY C.P. March Term, 2010 No. 05870 \$183,244.22 Udren Law Offices, P.C.

### 1303.393

5234 Glenloch Street 19124 62nd wd 849 94 Sq Ft BRT#622416500 Subject To Rent Improvements: Residential Dwelling PETER ROCHFORD C.P. June Term, 2012 No. 03586 \$57,705.48 Udren Law Offices,

### 1303-394

920 Bergen Street 19111 63rd wd. 2800 Sq Ft BRT#632028907 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling AMY CONVERY AND DANIEL CONVERY C.P. May Term, 2010 No. 02855 \$209,120.98 Udren Law Offices, P.C.

### 1303-395

**3133 Belgrade Street 19134** 25th wd. 1015 Sq Ft BRT#251314500 Subject To Rent

#### Improvements: Residential Dwelling CHARLES HETTINGER, III AND SUSAN HETTINGER C.P. December Term, 2009 No. 01597 \$163,002.55 Mark J. Udren, Esq.

#### 1303-396

**249 West Harvey Street 19144** 59th wd. 3840 Sq Ft BRT#593056000 Subject to Mortgage Subject To Rent Improvements: Residential

MARIE GABRIELSON C.P. March Term, 2010 No. 05130 \$74,935.17 Udren Law Offices, P.C.

#### 1303-397

1733 Bainbridge Street 19146 30th wd. 1134.99 Sq Ft BRT#301044800 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling

HOWARD GOLDSTON C.P. March Term, 2010 No. 05305 \$386,604.08 Udren Law Offices, P.C.

#### 1303-398

2307 Faunce Street 19152 35th wd. 3049.77 Sq Ft BRT#561416800 Subject To Rent Improvements: Residential Dwelling
JAMIL A. AJAJ C.P. March Term, 2011 No. 02465 \$167,184.54 Udren Law Offices, P.C.

#### 1303-399

234 West Upsal Street 19119 22nd wd. 39,800.00 Sq Ft BRT#775327000 Subject To Rent Improvements: Residential Dwelling OKOLO THOMAS C.P. May Term, 2008 No. 00974 \$676,238.82 Udren Law Offices, P.C.

#### 1303-400

6222 Hasbrook Avenue 19111 35th wd. 1258.50 Sq Ft BRT#353189400 Subject To Rent Improvements: Residential Dwelling YUA HUA WU C.P. September Term, 2012 No. 03279 \$78,351.40 Udren Law Offices,

1800 Lansing Street 19111 56th wd. (part of the 36th wd.) 2812.50 Sq Ft BRT#5614690000 Subject To Rent Improvements: Residential Dwelling

MARGARET BERNOCCO, PATTERSON AND MARGARET C.P. April Term, 2012 No. PATTERSON 01079 \$154,845.29 Udren Law Offices, P.C.

### 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.

### 1303-403

2928 Cheltenham Avenue 19150 50th wd. 5063.87 Sq Ft BRT#501276200 Subject To Rent Improvements: Residential Dwelling JOYCE WALLACE C.P. March Term, 2010 No. 05139 \$216,442.02 Udren Law Offices,

### 1303-404

3628 Sussex Lane 19114 66th wd. (formerly part of the 58th wd.) 4229 SqFt BRT#661207100 Subject To Rent Improvements: Residential Dwelling

SIKA JOACHIM C.P. March Term, 2008 No. 01854 \$206,760.10 Udren Law Offices, P.C.

### 1303-405

3517 Aldine Street 19136 64th wd. formerly part of the thirty-fifth wd. 1606.91 Sq Ft BRT#624119500 Subject To Rent Improvements: Residential Dwelling LYNN M. COPPOLA FKA LYNN M. ARMSTRONG AND EUGENE L. COPPOLA, C.P. April Term, 2012 No. 00350 \$130,087.38 Udren Law Offices, P.C.

#### 1303-406 135 North Hobart Street 19139-0000 04th

wd. 1036.75 Sq Ft BRT#042101500 Subject To Rent Improvements: Residential Dwelling STEPHEN J. HILL C.P. August Term, 2012 No. 01515 \$36,969.87 Udren Law Offices,

# 1303-407

620 North 57th Street 19131 34th wd. 1508.55 Sq Ft BRT#043096400 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling DARREN M. SMITH C.P. July Term, 2010

No. 02299 \$67.925.46 Udren Law Offices

### 1303-408

**5615 Montrose Street 19143-2811** 46th wd. 889.14 Sq Ft BRT#463140200 Subject To Rent Improvements: Residential Dwelling ANDRE WARE C.P. July Term. 2007 No. 02963 \$96,391.18 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.

#### 1303-410

**4624 Regent Street 19104** 46th wd. 1460 Sq Ft BRT#461136500 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling

MICHLLE SETTLES (KNOWN HEIR OF MARLENA SETTLES), RODNEY SETTLES (KNOWN HEIR OF MARLENA SETTLES). SHARON SETTLES (KNOWN HEIR OF MARLENA SETTLES), MARLENA SETTLES (LAST RECORD OWNER) C.P. December Term, 2011 No. 00323 \$69,201.88 Udren Law Offices, P.C.

#### 1303-411

**5026 Cedar Avenue 19153** 46th wd. 2090 Sq Ft BRT#462052000 Subject To Rent Improvements: Residential Dwelling

DIABATE MAMADOU AKA MAMADOU DIABATE MARIAM KOITA C.P. May Term, 2010 No. 02372 \$80,410.66 Udren Law Offices, P.C.

#### 1303-412

6157 Catharine Street AKA 6157 Catherine Street 19143 46th wd. 1758.89 Sq Ft BRT#032194200 Subject To Rent Improvements: Residential Dwelling

SAUNDRA E. JONES, ESTATE OF JOHNNIE HOWARD C/O JOHN D. DOUGLAS, AS ADMINISTRATOR OF THE ESTATE OF JOHNNIE HOWAD C.P. February Term, 2010 No. 02989 \$72,115.49 Mark J. Udren, Esq.

#### 1303-413

1111 East Sharpnack Street 19150 50th wd. 1763.00 Sq Ft BRT#502332400 Subject To Rent Improvements: Residential Dwelling DELORES SMITH-HUBBARD C.P. July Term, 2010 No. 02962 \$125,120.52 Udren Law Offices, P.C.

#### 1303-414

**7455 Ruskin Road 19151-2925** 34th wd. 1494 Sq Ft PRCL #343166900 Improvements: Residential Property

CARETHA TARVER C.P. May Term, 2010 No. 04265 \$128,225.21 Phelan Hallinan,

#### 1303-415

2106 Kater Street 19146-1215 30th wd. 605.06 Sq Ft PRCL #302014200 Improvements: Residential Property
SEAN O'NEILL AND EILEEN O'NEILL C.P.

September Term, 2011 No. 02130 \$272,582.95 Phelan Hallinan, LLP

### 1303-416

158 West Ruscomb Street 19120-3412 42nd wd. 1050 Sq Ft PRCL #422150000 Improvements: Residential Property

FRANK WILLIAMS C.P. August Term, 2012 No. 01724 \$63,023.67 Phelan Hallinan, LLP

### 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

### 1303-418

**419 Jackson Street 19148-5704** 39th wd. 877.50 Sq Ft PRCL #392110900 Improvements: Residential Property NHAK KHAN C.P. August Term, 2012 No. 01015 \$17,568.42 Phelan Hallinan, LLP

### 1303-419

4147 North Fairhill Street 19140-2634 43rd wd. 882 Sq Ft PRCL #433244200 Improvements: Residential Property KEVIN MURRAY AND LATISHA S.

MURRAY C.P. February Term, 2012 No. 03586 \$25,605.50 Phelan Hallinan, LLP

### 1303-420

2824 Brighton Place 19149-1417 55th wd. 1860 Sq Ft PRCL #551346006 Improvements: Residential Property HOLLIS SEABROOKS, JR. C.P. March

Term, 2012 No. 03572 \$75,699.97 Phelan Hallinan, LLP

### 1303-421

**6314 Battersby Street 19149-3122** 55th wd. 1257.41 Sq Ft PRCL #551536100 Improvements: Residential Property CHRISTINA QUIGLEY AND DENNIS QUIGLEY C.P. December Term, 2011 No.

### 00894 \$146,765.18 Phelan Hallinan, LLP 1303-422

813 West Wellens Avenue AKA 813 West Wellens Street 19141-4021 49th wd. 1167 Sq Ft PRCL #492036400 Improvements: Residential Property

CHRISTINE GREEN C.P. April Term, 2012 No. 02070 \$85,835.38 Phelan Hallinan, LLP

### 1303-423

1418 West Allegheny Avenue 19132-1708 11th wd. 2057.47 Sq Ft PRCL #111128600 Improvements: Residential Property ROSALIND MCCREA AKA ROSALIND C.

MCCREA C.P. December Term, 2011 No. 00890 \$76,791.58 Phelan Hallinan, LLP

### SHERIFF'S SALE 1303-424

**5231 Euclid Street 19131-3208** 52nd wd. 1143.75 Sq ft PRCL #521081100 Improvements: Residential Property ABDUL HADI ABDUSSALAAM February Term, 2012 No. 00275 \$91,997.95

#### 1303-425

Phelan Hallinan, LLP

342 East Armat Street 19144-1335 22nd wd. 1206.24 Sq Ft PRCL #122055500 Improvements: Residential Property LINDA FARRELL C.P. August Term, 2012 No. 01182 \$62,059.66 Phelan Hallinan, LLP

#### 1303-426

4138 Parrish Street 19104 6th wd. (formally the 24th wd.) 1331.04 Sq Ft PRCL #062051600 Improvements: Residential Property YERO CARTER C.P. August Term, 2012 No. 03239 \$194,135.91 Phelan Hallinan, LLP

#### 1303-427

**10713 Philcrest Road 19154-4003** 66th wd. 2020.44 Sq Ft PRCL #662072281 Improvements: Residential Property JOSEPH J. STAINER C.P. January Term, 2010 No. 01632 \$230,883.86 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

#### 1303-429

**4251 Neilson Street 19124-4921** 33rd wd. 810 Sq Ft PRCL #332530700 Improvements: Residential Property

RAQUEL TORRES C.P. April Term, 2012 No. 01144 \$62,971.65 Phelan Hallinan, LLP

#### 1303-430

2600 West Cheltenham Avenue 19150-1311 50th wd. 3879.11 Sq Ft PRCL #501271600 Improvements: Residential Property BARRY BROWN C.P. January Term, 2012 No. 00555 \$145,050.62 Phelan Hallinan,

#### 1303-431

LLP

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

### 1303-432

**1823 Fuller Street 19152-2610** 56th wd. 4646.85 Sq Ft PRCL #562021200 Improvements: Residential Property DANIEL RZOTKIEWICZ C.P. April Term, 2012 No. 03424 \$259,752.95 Hallinan, LLP

### 1303-433

**712 East Thayer Street 19134-1814** 33rd wd. 859.80 Sq Ft PRCL #331139100 Improvements: Residential Property BORIS SKYLAR C.P. October Term, 2011 No. 04290 \$49,969.44 Phelan Hallinan, LLP

### 1303-434

**8228 Elberon Avenue 19111-1815** 63rd wd. 4464 Sq Ft PRCL#631039300 Improvements: Residential Property EDWARD L. SMITH C.P. July Term, 2012

No. 04562 \$174,358.22 Phelan Hallinan, LLP

### 1303-435

2838 North Stillman Street 19132-1923 38th wd. 648.45 Sq Ft PRCL #381093400 Improvements: Residential Property ADRIAN TYLER C.P. September Term, 2012 No. 02055 \$36,963.26 Phelan Hallinan, LLP

### 1303-436

4200 Vista Street 19136-3623 41st wd. 1020 Sq Ft PRCL #412190500 Improvements: Residential Property STEVE MARI C.P. August Term, 2010 No.

### 03987 \$62,589.48 Phelan Hallinan, LLP 1303-437

1445 North 28th Street 19121-3616 29th wd. 999.68 Sq Ft PRCL #292094800 Improvements: Residential Property JAMES MILLER C.P. January Term, 2012 No. 00458 \$88,473.57 Phelan Hallinan, LLP

### 1303-438

Marsden Street wd. 1784.70 Sq Ft PRCL #411254800 Improvements: Residential Property MARCO SANCHEZ C.P. September Term, 2011 No. 03771 \$178,809.17

Hallinan, LLP

### 1303-439

1732 Afton Street 19111-3408 56th wd. 2252 Sa Ft PRCL #561421100 Improvements: Residential Property HOPE HEIN, KARL HEIN C.P. July Term, 2012 No. 01845 \$248,698.32 Hallinan, LLP

### 1303-440

**6701 Ogontz Avenue 19126-2639** 87th

#### SHERIFF'S SALE SHERIFF'S SALE

wd. 1672.44 Sq Ft PRCL #871075500 Improvements: Residential Property
RAHEEM A. BEY C.P. January Term, 2010 No. 02837 \$236,324.60 Phelan Hallinan,

#### 1303-441

**5832 Lebanon Avenue 19131-3032** 52nd wd. 1508.62 Sq Ft PRCL #522076800 Improvements: Residential Property CHRISTINA EDWARDS C.P. July Term, 2010 No. 03196 \$77,538.52 Phelan Hallinan,

#### 1303-442

**4844 N. Leithgow Road 19120** 42nd wd. 1128 Sq Ft BRT#422471400 Subject To Rent Improvements: Residential Dwelling PRISCILLA R. SMITH AKA PRISCILLA SHEPHERD, DECEASED C.P. April Term, 2012 No. 02361 \$55,761.62 Benjamin E. Witmer, Esq.

#### 1303-443

448 Krams Avenue 21st wd. 5200 Sq Ft BRT#212244100 Subject to Mortgage KAREN TAPPENDEN C.P. October Term, 2011 No. 02454 \$516,017.79 Kenneth Ferris, Esq.

#### 1303-444

21st wd. 3478 Sq Ft 451 Green Lane BRT#212122000 Subject to Mortgage KAREN TAPPENDEN C.P. October Term, 2011 No. 02454 \$516,017.79 Kenneth Ferris, Esq.

#### 1303-445

349 E. Cambria Street 19134 7th wd. 1491 Sq Ft BRT#071225410 Improvements: 3 Story Masonry Row With Office/store JIAN P. ZHAO AND A-XUE LIN C.P. July Term, 2012 No. 2567 \$16,928.00 John J. McCreesh, III

#### 1303-446

3135-3139 West Montgomery Avenue Located on east side of 32nd Street front 100' 0", depth 126' 0" Subject To Mortgage Yes States Resources Corp., successor by assignment to Wachovia Bank, National Association Subject To Rent SPIRIT AND TRUTH WORSHIP AND

TRAINING CHURCH, INC. C.P. August Term, 2012 No. 002767 \$132,565.48 Phillip D. Berger, Esq.; Lundy, Flitter, Beldecos & Berger, P.C.

### 1303-447

**2129 N. American Street 19122** 19th wd. 3825.02 Sq Ft OPA #884343745 Improvements: Industrial Factory Masonry Building

CARMELO RIVERA C.P. December Term, 2004 No. 1025 \$26,823.48 Miguel A. Leon, Esq.

### 1303-448

430 B Poplar Street 19123-2122 5th wd. 1121.49 Sq Ft PRCL #056160620 Improvements: Residential Property ERIK HELVERSON AND ALEXIS CONDA C.P. February Term, 2012 No. 02697 \$309,307.29 Phelan Hallinan, LLP

### 1303-449

1656 North 61st Street 19151-3929 34th wd. 1500 Sq Ft PRCL#342263100 Improvements: Residential Property

NABILA AHMAD C.P. August Term, 2012 No. 00037 \$80,642.33 Phelan Hallinan, LLP

### 1303-450

**8727 Jackson Street 19136-2131** 65th wd. 1588.41 Sq Ft PRCL #652263300 Improvements: Residential Property DOROTHY M. GABERT C.P. April Term, 2012 No. 03767 \$62,217.01 Phelan Hallinan,

### 1303-451

**513 Robbins Street 19111-5763** 35th wd. 2974.40 Sq Ft PRCL #353029200 Improvements: Residential Property EDNA M. PAGAN C.P. March Term, 2012 No. 00210 \$155,836.30 Phelan Hallinan,

### 1303-452

1115 Brandywine Street 19123-3311 14th wd. 1278.50 Sq Ft PRCL #141241900 Improvements: Residential Property RICHARD ROBERTS C.P. January Term, 2012 No. 04899 \$299,489.80 Phelan Hallinan, LLP

### 1303-453

**2117 Brighton Street 19149-1802** 54th wd. 1805.10 Sq Ft PRCL #542098100 Improvements: Residential Property KRISTY BOYD AND THOMAS BOYD C.P. December Term, 2011 No. 02531 \$157,185.35 Phelan Hallinan, LLP

### 1303-454

**860 Scattergood Street 19124-1017** 35th wd. 1038.10 Sq Ft PRCL #351159500 Improvements: Residential Property YAKOV FARBMAN C.P. May Term, 2012

No. 00415 \$52,847.53 Phelan Hallinan, LLP

### 1303-455

**6705 Souder Street 19149-2209** 54th wd. 1386.93 Sq Ft PRCL #542314700 Improvements: Residential Property IMRAN SHARAF, STEPHANIE SHARAF C.P. June Term, 2012 No. 01330 \$126,454.25 Phelan Hallinan, LLP

#### 1303-456

**1121 Cottman Avenue 19111-3647** 56th wd. 3720.92 Sq Ft PRCL #561261000 Improvements: Residential Property C.P. April JAMES EDWARD LEWIS, JR. Term, 2011 No. 00484 \$159,579.61 Phelan Hallinan, LLP

#### 1303-457

902 Pratt Street 19124-1738 35th wd. 801 Sq Ft PRCL #351113500 Improvements: Residential Property

BERNARD LOVE C.P. August Term, 2012 No. 00858 \$95,987.53 Phelan Hallinan & Schmieg, LLP

#### 1303-458

1625 North Redfield Street 19151-3920 34th wd. 1200 Sq Ft PRCL #342168100 Improvements: Residential Property DENISE ALLEN C.P. August Term, 2012 No. 02666 \$87,664.29 Phelan Hallinan & Schmieg, LLP

#### 1303-459

**5230 C Street 19120-3622** 42nd wd. 1500 Sq Ft PRCL #421365500 Improvements: Residential Property SYLMA GALINDO C.P. December Term, 2011 No. 02757 \$137,338.45 Phelan Hallinan & Schmieg, LLP

#### 1303-460

**3403 Disston Street 19149-2011** 55th wd. 1625 Sq Ft PRCL #551318800 Improvements: Residential Property
WILLIAM HOLT, JR. C.P. February Term, 2012 No. 02692 \$155,931.30

#### Hallinan & Schmieg, LLP 1303-461

**6362 Sherman Street 19144-3115** 59th wd.  $1984\,Sq\,Ft\,\,PRCL\,\#593190700\quad Improvements:$ Residential Property SHAWN C. WHITEHEAD C.P. July Term,

## 1303-462

2012 No. 04506 \$207,062.48

Hallinan, LLP

2942 Ruth Street 19134-3542 25th wd. 728.46 Sq Ft PRCL #252560900 Improvements: Residential Property ALVARO W. ROJAS C.P. August Term, 2012 No. 02543 \$54,107.01 Phelan Hallinan & Schmieg, LLP

### 1303-463

**5940 Windsor Avenue 19143-5222** 3rd wd. 1130.24 Sq Ft PRCL #034099200 Improvements: Residential Property NATHANIEL DELOACH C.P. July Term, 2012 No. 04683 \$24,386.42 Phelan Hallinan & Schmieg, LLP

### 1303-464

7401 Perergrine Place AKA 7401 Perergrine Place 19153 40th wd. 2718 Sq Ft PRCL #406665400 Improvements: Residential Property

### Hallinan & Schmieg, LLP 1303-465

TYRENA R. ADAMS C.P. January Term,

2012 No. 03567 \$102,935.26

1211 North 56th Street 19131-4224 4th wd. 1590 Sq Ft PRCL#041216600 Improvements: Residential Property JOSEPH YOUNG, JR C.P. September Term, 2010 No. 03438 \$87,184.15 Phelan Hallinan,

### 1303-466

5552 West Thompson Street AKA 5552 **Thompson Street** 19131-4247 4th wd. 1456 Sq Ft PRCL #041094600 Improvements: Residential Property VIVIAN T. PINKETT AKA VIVIAN PINKETT C.P. September Term, 2011 No. 01976 \$124,438.26 Phelan Hallinan, LLP

### 1303-467

**4410 Higbee Street 19135-3627** 55th wd. 2250 Sq Ft PRCL #552008600 Improvements: Residential Property TRAN KY NGUYEN, KEVIN THANH NGUYEN, NGOE TUYEN TRONG NGUYEN AKA NGOC TUYEN TRO NGUYEN June Term, 2012 No. 01134 \$100,724.37

#### 1303-468 6623 Jackson Street 19135-2720 41st wd.

Phelan Hallinan & Schmieg, LLP

2250 Sq Ft PRCL#411200300 Improvements: Residential Property ABDUS S. KHAN C.P. February Term, 2012 No. 04011 \$144,038.57 Phelan Hallinan & Schmieg, LLP

### 1303-469

1632 South Taney Street 19145-1224 36th wd. 700 Sq Ft PRCL #364288200 Improvements: Residential Property LARRY LEVIN AND TAMI LEVIN C.P.

### SHERIFF'S SALE

August Term, 2012 No. 01012 \$60,663.72 Phelan Hallinan, LLP

#### 1303-470

**1919 Ruan Street 19124-4622** 23rd wd. 1145.50 Sq Ft PRCL #232029200 Improvements: Residential Property JOSE L. CARABALLO C.P. July Term, 2012 No. 04458 \$70,407.01 Phelan Hallinan & Schmieg, LLP

#### 1303-471

2178-80 East Oakdale Street 19125-1801 31st wd. 840.58 Sq Ft (parcel 1), 845.75 Sq Ft (parcel 2) PRCL #1314228800, PRCL #2314228900 Improvements: Residential Property

JAMES P. O'NEILL C.P. March Term, 2012 No. 01360 \$26,172.43 Phelan Hallinan, LLP

#### 1303-472 1863 East Tulpehocken Street 19138-1210

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

### 1303-473

**2026 Plum Street 19124-3444** 23rd wd. 1425 Sq Ft PRCL #232112600 Improvements: Residential Property BEATRIZ RODRIGUEZ C.P. March Term,

### 2011 No. 00079 \$80,498.98 phelan Hallinan, 1303-474

**3114 Levick Street 19149-3136** 55th wd. 1223.10 Sq Ft PRCL #551016500 Improvements: Residential Property DANIEL NUNEZ C.P. October Term, 2011 No. 03832 \$135,986.31 Phelan Hallinan & Schmieg, LLP

#### 1303-475

**219 Righter Street 19128-3715** 21st wd. 1716 Sq Ft PRCL #213212900 Improvements: Residential Property JEFFREY M. ULLMAN AND CAROL M. ULLMAN C.P. December Term, 2011 No. 02748 \$204,006.10 Phelan Hallinan &

Schmieg, LLP

Schmieg, LLP

1303-476  ${\bf 1447\ West\ Lycoming\ Street}\quad {\bf 19140}\quad {\bf 13th\ wd}.$ (formally the 33rd wd.) 1075.62 Sq Ft PRCL #132270600 Improvements: Residential

Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT. TITLE OR INTEREST FROM OR UNDER ERNESTINE JONES, DECEASED. C.P. December Term, 2011 No. 03626 \$31,687.98 Phelan Hallinan & Schmieg, LLP

# 1303-477

**4426 Mckinley Street 19135-3217** 55th wd. 1980 Sq Ft PRCL #552034100 Improvements: Residential Property CARLI R. JONES C.P. November Term, 2009 No. 05254 \$204,118.55 Phelan Hallinan &

## 1303-478

**2064 Anchor Street 19124-1633** 41st wd. 915.20 Sq Ft PRCL #411056800 Improvements: Residential Property STEVE FRIEDMAN C.P. June Term, 2012 No. 00064 \$61,930.50 Phelan Hallinan & Schmieg, LLP

# 7239 Haverford Avenue 19151-2240 34th

wd. 2054.10 Sq Ft PRCL #344008500 Improvements: Residential Property WALI ASHLEY C.P. December Term, 2010 No. 02624 \$134,905.13 Phelan Hallinan & Schmieg, LLP

1303-480

1303-479

### **4622 Pennhurst Street 19124-3828** 42nd wd. 1350 Sq Ft PRCL#421614200 Improvements:

Residential Property
MILIAM RODRIGUEZ, JUANA GUILBE C.P. August Term, 2010 No. 02391 \$56,003.40 Phelan Hallinan & Schmieg, LLP 1303-481 3697 Morrell Avenue, Unit D 19114-1945

66th wd. 4230 Sq Ft PRCL #661146215

GERARD J. SCHMIDT AKA GERARD

Improvements: Residential Property

#### SCHMIDT C.P. June Term, 2011 No. 00216 \$299,870.90 Phelan Hallinan, LLP 1303-482

**340 East Armat Street 19144-1335** 22nd wd. 1353.60 Sq Ft PRCL #122055400 Improvements: Residential Property VAUGHN G. RIVERS AND DANNETTE A. RIVERS C.P. July Term, 2012 No. 00550 \$81,648.19 Phelan Hallinan, LLP

### 1303-483

712 South 59th Street 19143-2408 3rd wd. 1248 Sq Ft PRCL#033194000 Improvements: Residential Property NIKIAH SELDON C.P. April Term, 2012 No.

01449 \$95,404.87 Phelan Hallinan, LLP

1303-514

**4905 Morris Street 19144-4713** 13th wd. 1505.59 Sq Ft PRCL #133142200

ANGELA GRAHAM C.P. July Term, 2012

No. 04567 \$130,132.79 Phelan Hallinan,

1303-515

43 East Pastorius Street 19144-2023 59th wd.

3000 Sq Ft PRCL#592096900 Improvements:

HOWARD O. FARQUHARSON C.P. August

Term, 2012 No. 01333 \$94,416.86 Phelan

1303-516

**6334 Sherwood Road 19151-2516** 34th wd. 12000 Sq Ft PRCL #344161400

JOSEPH DEBREAUX AND FRANCIS

DEBREAUX AKA FRANCIS A. DEBREAUX

C.P. March Term, 2012 No. 01032 \$338,358.15

1303-517

7580 Maryland Street 50th wd. 2380 Sq Ft

BRT#143N22294 Improvements: Row Conv/

JOHN C. KOFA AND AGNES D. KOFA C.P.

August Term, 2012 No. 01872 \$147,736.64

1303-518

1883 Conlyn Street 17th wd. 1861 Sq

Ft BRT#171146600 Subject to Mortgage

KEVIN A. KING C.P. August Term, 2011 No.

03257 \$114,535.88 Milstead & Associates,

1303-519

**610 North 55th Street** 34th wd. 1148 Sq

Ft BRT#041176900 Improvements: Row 2

PEARLINE JONES C.P. February Term,

2012 No. 01246 \$57,241.93 Milstead &

1303-520

**4810 Knox Street** 12th wd. 1482 Sq Ft

BRT#47N21205 Improvements: Row B/gar

2011 No. 00103 \$123,290.62 Milstead &

1303-521

2221 East Susquehanna Avenue 31st wd.

2112 Sq Ft BRT#313043600 Improvements:

WILLIAM A. COMPTON C.P. December

Term, 2007 No. 02807 \$207,833.47 Milstead

1303-522

**3201 Da Vinci Drive, Unit #13** 1355 Sq Ft

CARMEN L. RAGO C.P. October Term,

2008 No. 02100 \$358,896.73 Milstead &

1303-523

4007-11 Lancaster Avenue 6th wd. 4007

Lancaster Ave 1775 Sq Ft; 4009-4011 Lancaster Ave 1885 Sq Ft BRT#882937940 and

BRT#882937945 Improvements: Residential

RASHEED J. LEWIS AND GWENDOLYN

LEWIS C.P. December Term, 2008 No. 00394

1303-524

BRT#581380900 Improvements: S/d W B/g

OLEG KANIVETS C.P. December Term,

2007 No. 02798 \$181,040.79 Milstead &

1303-525

4611 Naples Street 23rd wd. 1224 Sq Ft

BRT#234215300 Improvements: Row B/gar

2001 No. 01822 \$93,739.83 Milstead &

2603 South 69th Street 40th wd. 1328 Sq Ft

BRT#406128000 Improvements: Row B/gar

MONIQUE BRYANT C.P. December Term,

1303-527

BARBARA WINNING AKA BARBARA A.

DRISCOLL, ORIGINAL MORTGAGOR AND

REAL OWNER AND PATRICK J. DRISCOLL,

II REAL OWNER C.P. November Term.

2008 No. 03967 \$200,006.30 Milstead &

3786 Sq Ft

C.P. December Term,

254.35 Milstead &

25th wd. 1660 Sq Ft

Improvements: Row 2

\$222,191.11 Milstead & Associates, LLC

9815 Dungan Road

1 Story Masonry

Associates, LLC

2 Story, Masonry

Associates, LLC

2 Story Masonry

Associates, LLC

2006 No. 02764 \$93.

2941 Gaul Street

BRT#251377500

Story Masonry

Associates, LLC

NILDA GARCIA

C.P. November Term.

Improvements: Row B/gar 2sty Stone

Improvements: Residential Property

Improvements: Residential Property

Residential Property

Phelan Hallinan, LLP

apartment 2 Story Masonry

Milstead & Associates, LLC

Story Masonry

Associates, LLC

2 Story Masonry

Associates, LLC

& Associates, LLC

4 Story Masonry

Associates, LLC

Str/off+apts 3 Story Masonry

ALESHIA PATE

Hallinan, LLP

#### SHERIFF'S SALE

**133 South Street 19147-2416** 5th wd. 1009 Sq Ft PRCL #051227231 Improvements:

Residential Property
SUSAN LUCKOW C.P. October Term, 2010 No. 01121 \$707,156.85 Phelan Hallinan & Schmieg, LLP

#### 1303-485

6037 Lansdowne Avenue 19151 34th wd. 1520 Sq Ft BRT#342051900 Improvements: Residential Property

DOROTHY DAVID AND MICHAEL DAVID C.P. March Term, 2012 No. 00742 \$86,309.26 KML Law Group, P.C.

#### 1303-486

**1220 Wellington Street 19111** 53rd wd. 2483 Sq Ft BRT#532337500 Improvements: Residential Property
JOHN HOESLE C.P. July Term, 2012 No.

00947 \$168,530.47 KML Law Group, P.C.

#### 1303-487

**6046 Cottage Street 19135** 55th wd. (formerly part of the 41st wd.) 1000 Sq Ft BRT#552381900 Improvements: Residential Property

DEVON D. LOGAN AKA DEVON LOGAN AND KEVIN J. TAYLOR AKA KEVIN TAYLOR C.P. July Term, 2012 No. 00573 \$106,498.83 KML Law Group, P.C.

#### 1303-488

1539 South Marston Street 19146 36th wd. 744.81 Sq Ft BRT#364323800 Improvements: Residential Property

MARKEY MILLS C.P. January Term, 2012 No. 02758 \$72,873.22 KML Law Group,

#### 1303-489

467 East Pleasant Street 19119 22nd wd. 1648.33 Sq Ft BRT#222078700 Improvements: Residential Property

CAROLYN WILLIS, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET O. BUCKLEY, DECEASED. C.P. April Term, 2012 No. 02712 \$123,472.77 KML Law Group, P.C.

#### 1303-490

**419-421 North Simpson Street 19151** 34th wd. 5000 Sq Ft BRT#343097600 Improvements: Residential Property

JOHN CHARLES POINTON, III C.P. July Term, 2012 No. 03535 \$206,470.32 KML Law Group, P.C.

### 1303-491

**2431 North Natrona 19132** 28th wd. 710 Sq Ft BRT#282201100 Improvements: Residential Property THE UNKNOWN HEIRS OF ALEXANDER

DEUTSCH, DECEASED AND ZELDA DEUTSCH, SOLELY IN HER CAPACITY AS HEIR OF ALEXANDER DEUTSCH, DECEASED. C.P. May Term, 2010 No. 01996 \$50,517.56 KML Law Group, P.C.

### 1303-492

**6823 Grebe Place 19142** 40th wd. 1620.90 Sq Ft BRT#406576500 Improvements: Residential Property

EDWARD STEPHENS C.P. August Term, 2010 No. 04181 \$157,469.39 KML Law Group, P.C.

### 1303-493

**6353 Marsden Street 19135** 41st wd. 1099.02 Sq Ft BRT#411269300 Improvements: Residential Property

SETH LAMB AND RICK SCHLESINGER C.P. March Term, 2012 No. 01474 \$109,682.90 KML Law Group, P.C.

### 1303-494

**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.

### 1303-495

**2215 South Hobson Street 19142** 40th wd. 952.94 SqFt BRT#403061200 Improvements: Residential Property

IHUOMA V NWAKWO C.P. August Term, 2012 No. 02160 \$55,291.03 KML Law Group, P.C.

### 1303-496

2604 South 6th Street 19148 39th wd. 714 Sq Ft BRT#392357200 Improvements: Residential Property

IRA OEI C.P. June Term, 2012 No. 01507 \$117,336.27 KML Law Group, P.C.

### 1303-497

**343 Roseberry Street 19148** 39th wd. 725 Sq Ft BRT#392207800 Improvements: Residential Property

KERIANN RIECKY C.P. June Term, 2012 No. 02072 \$192,389.66 KML Law Group,

### 1303-498

2629 South Watts Street 19148 39th wd. 630 Sq Ft BRT#394483900 Improvements: Residential Property

### SHERIFF'S SALE

WILLIAM J. BIRKS, III C.P. August Term, 2009 No. 01601 \$160,225.96 KML Law Group, P.C.

#### 1303-499

**6426 Belfield Avenue 19119** 22nd wd. 2557.41 Sq Ft BRT#221243900 Improvements: Residential Property THERESA THURMAN C.P. August Term, 2012 No. 02184 \$146,384.17 KML Law

#### 1303-500

**1629 Napa Street 19145** 48th wd. 1695 Sq Ft BRT#482410200 Improvements: Residential Property

KAREN D. PATTON C.P. June Term, 2009 No. 03839 \$81,278.95 KML Law Group,

#### 1303-501

**6131 Walker Street 19135** 55th wd. 1350 Sq Ft BRT#552322100 Improvements: Residential Property IGOR BERIN C.P. March Term, 2010 No. 05148 \$96,704.85 KML Law Group, P.C.

#### 1303-502

**2005 Grant Avenue 19115** 58th wd. 4958 Sq Ft BRT#581012500 Improvements: Residential Property SCOTT BROWN C.P. March Term, 2009 No.

### 03141 \$189,056.98 KML Law Group, P.C. 1303-503

**533 West Tabor Road 19120-2723** 61st wd. 2000 Sq Ft PRCL#612005700 Improvements: Residential Property

DESIREE SOMMERVILLE C.P. June Term, 2010 No. 01773 \$178,768.84 Hallinan, LLP

#### 1303-504

2027 South 20th Street 19145-2801 48th wd. 1190 Sq Ft PRCL#481319900 Improvements: Residential Property

HIEU VAN THACH C.P. January Term, 2012 No. 04904 \$70,986.10 Phelan Hallinan, LLP

#### 1303-505

 $\textbf{822 East Haines Street 19138-1702} \quad \textbf{59th wd}.$ 6500 Sq Ft PRCL#591161100 Improvements: Residential Property

PATRICIA EDWARDS AND DAMASCENE PIERRE PAUL C.P. March Term, 2010 No. 00935 \$207,004.20 Phelan Hallinan, LLP

#### 1303-506

**2420 76th Avenue 19150-1808** 50th wd. 1959.60 Sq Ft PRCL #501408500 Improvements: Residential Property

LEYBERT ARMSTRONG C.P. June Term, 2012 No. 01325 \$143,595.29 Phelan Hallinan, LLP

### 1303-507

6038 North Broad Street 19141-1930 17th wd. 1959.60 Sq 10 1000 Improvements: Residential Property

PERICLES C.P. February 17th wd. 1959.60 Sq Ft PRCL #172009300

Term, 2012 No. 02895 \$73,402.58 Phelan Hallinan, LLP

### 1303-508

**5421 Wyndale Avenue 19131-1333** 52nd wd. 3125 Sq Ft PRCL#522131400 Improvements: Residential Property

KEVIN LAMB AKA KEVIN D. LAMB C.P. February Term, 2012 No. 03115 \$159,985.17 Phelan Hallinan, LLP

### 1303-509

13004 Blakeslee Drive 19116-1048 58th wd. 2800 Sq Ft PRCL#583111653 Improvements: Residential Property

MARAT BAGRAMYAN C.P. January Term, 2012 No. 03570 \$205,030.98 Phelan Hallinan, LLP

### 1303-510

**2525 Lloyd Street 19142-1523** 40th wd. 1007.50 Sq Ft PRCL #404012700 Improvements: Residential Property EDWARD MORRIS C.P. March Term, 2012 No. 01040 \$45,331.15 Phelan Hallinan, LLP

### 1303-511

**4742 Tacony Street 19137-1124** 45th wd. 2000 Sq Ft PRCL #453427100 Improvements: Residential Property

JEANNETTE KNIGHT C.P. August Term, 2012 No. 01180 \$164,030.01 Phelan Hallinan, LLP

### 1303-512

6929 Roosevelt Boulevard AKA 6929 East Roosevelt Boulevard 19149-1932 35th wd. 1475.37 Sq Ft PRCL #551529300 Improvements: Residential Property DELORES ZUCCARINI AKA DELORES A. ZUCCARINI C.P. July Term, 2012 No. 02847

### \$53,244.54 phelan Hallinan, LLP 1303-513

 $\mathbf{5706} \ \mathbf{Malvern} \ \mathbf{Avenue} \quad \mathbf{19131\text{-}3010} \quad \mathbf{52nd} \ \mathbf{wd}.$ 1120 Sq Ft PRCL#522110800 Improvements: Residential Property NINA WRIGHT-BRYANT Term, 2009 No. 02457 \$114,051.46 Phelan

Hallinan, LLP

# 1303-528

7545 Brookhaven Road 34th wd. 1368 Sq Ft BRT#343215700 Improvements: Row B/gar

#### SHERIFF'S SALE

2 Story, Masonry C.P. November Term, 2012 No. 02388 \$85,162.19 Milstead & Associates, LLC

### 1303-529

**1248-50 North Front Street** 17th wd. 3660 Sq Ft BRT#882935085 Improvements: Tavern Or Bar Masonry+oth KFN HOLDINGS, LLC AND JAMES HERMAN, GUARANTOR C.P. December Term, 2009 No. 01007 \$383,286.12 Milstead & Associates, LLC

#### 1303-530

**4814 Knox Street** 12th wd. 1288 Sq Ft BRT#47N21207 Improvements: Row B/gar 2 Story, Masonry

MICHAEL ROUSE C.P. December Term, 2005 No. 03156 \$72,132.27 Milstead & Associates, LLC

#### 1303-531

6324 Limekiln Pike AKA 6324 Limekiln **Turnpike** 17th wd. (formerly part of the 50th wd.) 1500 Sq Ft BRT#172316300 Improvements: Row 2 Story Masonry

LAWRENCE FISHER C.P. December Term, 2006 No. 02754 \$93,347.60 Milstead & Associates, LLC

#### 1303-532

6946 Eastwood Street 54th wd. 1132 Sq Ft BRT#542408700 Improvements: Row B/gar 2story Masonry
CYNTHIA H. PRESCOD C.P. December

Term, 2011 No. 00135 \$117,856.15 Milstead & Associates, LLC

#### 1303-533

4334 Pearce Street 23rd wd. 1600 Sq Ft BRT#231059600 Subject to Mortgage Improvements: Row B/gar 2 Story, Masonry JOSEPH R. YOUNG C.P. September Term, 2011 No. 02805 \$145,599.44 Milstead & Associates, LLC

#### 1303-534

6806 Marsden Street 41st wd. 1160 Sq Ft BRT#412372800 Subject to Mortgage Improvements: Row B/gar 2 Story Masonry JOHN O. MCLOUGHLIN AND GRACE L. MCLOUGHLIN C.P. November Term, 2010 No. 01765 \$105,074.69 Milstead & Associates, LLC

### 1303-535

7235 Tabor Avenue AKA 7235-7237 Tabor Avenue 53rd wd. (formerly 35th wd.) 1313 Sq Ft BRT#532399700 Improvements: Det W/d. Gar 1.5 Sotry Mas-0

LAWRENCE PFEIFFER AND BETH PFEIFFER C.P. November Term, 2010 No. 00854 \$327,570.78 Milstead & Associates,

### 1303-536

**4336 Bermuda Street** 23rd wd. 1272 Sq Ft BRT#231049700 Improvements: Semi/det 2story Mas + Other DAVID M. DITRO, ORIGINAL MORTGAGOR

AND REAL OWNER AND MICHELLE SYMCZAK, ORIGINAL MORTGAGOR C.P. November Term, 2011 No. 02784 \$168.094.44 Milstead & Associates, LLC

### 1303-537

6149 Montague Street 55th wd. (formerly part of the 41st wd.) 1138 Sq Ft BRT#552297700 gar 2 Story, Masonry

JON JOUDIN AKA JON JOUNIO C.P. November Term, 2009 No. 02803 \$159,733.41 Milstead & Associates, LLC

### 1303-538

3411 Emerald Street 45th wd. (formerly part of the 25th wd.) 65.15 Sq Ft  $\,$  BRT#452322100  $\,$ Improvements: Row 2 Story, Masonry
JOSEPH M. O'MALLEY C.P. December

# Term, 2004 No. 01841 \$77,687.33 Milstead 1303-539

& Associates, LLC

LLC

 $\textbf{1217 North 52nd Street} \quad \textbf{44th wd. 1416 Sq Ft}$ BRT#442278700 Improvements: Residential Property

PROPERTY OF CHRIS WHITE AKA CHRIS CHARLES WHITE AND MYRA WHITE AKA MYRA CHARLES WHITE C.P. December Term, 2008 No. 02465 \$99,003.58 Milstead & Associates, LLC

### 1303-540

**8015 Castor Avenue** 56th wd. 1996.44 Sq Ft BRT#562405800 Improvements: Residential Property **BORYS** KUCHERUK AND ROZA KUCHERUK C.P. August Term, 2012 No.

## 02406 \$194,440.59 Milstead & Associates, 1303-541

Parking space units 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, & 21 of the 1502-1504 Green Street Condominium 19130 144 Sq Ft in each parcel BRT#888100531, BRT#888100532, BRT#888100533, BRT#888100534. BRT#888100535, BRT#888100536, BRT#888100538. BRT#888100537, BRT#888100539 BRT#888100540,

### SHERIFF'S SALE

BRT#888100541 Improvements: Condominium Parking Space KADIR GENCER C.P. July Term, 2008 No. 01256 \$409,211.72 Phelan Hallinan, LLP

#### 1303-542

 
 306
 Elwood
 Street
 19144-1806
 12th

 wd.
 1386.56
 Sq. Ft
 PRCL #121007800

 Improvements:
 Residential Property
 CHELLIE R. BROWN C.P. May Term, 2012

### No. 02694 \$27,058.12 Phelan Hallinan, LLP 1303-543

2433 South Chadwick Street 19145-4306 26th wd. 741 Sq Ft PRCL #261318000 Improvements: Residential Property

EDWARD J. WALBERG, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF DOROTHEA A. WALBERG. DOMINIC M. CERMELE, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF DOROTHEA A. WALBERG. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOROTHEA A. WALBERG, DECEASED. C.P. November Term, 2011 No. 02106 \$63,410.81 Phelan Hallinan, LLP

#### 1303-544

515 East Chelten Avenue 19144-1202 59th wd. 2000 Sq Ft PRCL #591004900 Improvements: Residential Property

JONATHAN E. JONES C.P. April Term, 2012 No. 02919 \$115,981.12 Phelan Hallinan,

### 1303-545

**907 Longshore Avenue 19111-4424** 53rd wd. 2419.80 Sq Ft PRCL #532179900 Improvements: Residential Property
GERALDINE M. HOOKS C.P. March Term, 2012 No. 00345 \$108,908.34 Phelan

### 1303-546

Hallinan, LLP

LLP

**727 Johnston Street 19148-5032** 39th wd. 1053.36 Sq Ft PRCL #395034300 Improvements: Residential Property DAVE P. MANLEY AND ALIX MANLEY C.P. June Term, 2009 No. 03930 \$225,098.15 Phelan Hallinan, LLP

### 1303-547

1403 South Vodges Street 19143-5303 51st wd. 919.80 Sq Ft PRCL #514010400 Improvements: Residential Property CASSUNDRA F. LOCKHART C.P. June

Term, 2012 No. 01322 \$46,948.82 Phelan Hallinan, LLP

### 1303-548

**4344** North Franklin Street 19140-2225 43rd wd. 916.89 Sq Ft PRCL #433343300 Improvements: Residential Property MICHELE A. STUBBS C.P. August Term, 2012 No. 01889 \$38,433.84 Phelan Hallinan,

1303-549 **1127 Tyson Avenue 19111-4539** 53rd wd. 2437 SQ Ft PRCL #532237800 Improvements: Residential Property

TUYET M. HUYNH AND LUU V. HUYNH C.P. June Term, 2012 No. 00913 \$131,546.21 Phelan Hallinan, LLP

### 1303-550

201-59 North 8th Street, Unit 301 19106-1011 88th wd. Together with all right, title, and interest to a 0.956% undivided interest of, in, and to the Common Elements as more particularly set forth in the Declaration. PRCL #888036905 Improvements: Condominium Unit

LYNN A. BRICKMAN AND CHARLES J.

BRICKMAN C.P. September Term, 2012 No.

### 00516 \$52,441.66 Phelan Hallinan, LLP 1303-551

201-59 North 8th Street, Unit 312 19106 88th wd. Together with all right, title, and interest to a 0.532% undivided interest of, in, and to the Common Elements, as more particularly set forth in the Declaration.

Also together with all right, title, and interest to assigned parking space #24 as a limited common element appurtenant to the Unit, as more particularly set forth in the Declaration. PRCL #888036960 Improvements: Condominium Unit SUSAN RUSSECK C.P. June Term, 2012 No. 01833 \$264,823.87 Phelan Hallinan, LLP

149 North 56th Street 19139-2510 4th wd. 954.90 Sq Ft PRCL #041208100 Improvements: Residential Property ANTHONY JOSEPH AND MELROSE O. HERRINGTON C.P. August Term, 2012 No. 02618 \$20,497.52 Phelan Hallinan, LLP

### 1303-553

2342 Watkins Street 19145-1829 23rd wd. 672 Sq Ft PRCL #364095300 Improvements: Residential Property TAMI LEVIN C.P. July Term, 2012 No. 03797

### 1303-554

4634 Magee Avenue 19135-2729 41st wd.

\$67,146.89 Phelan Hallinan, LLP

1500 Sq Ft PRCL#411180800 Improvements: Residential Property

HARRY SCARPIELLO AND JOHN MORRIS C.P. September Term, 2012 No. 00856 \$113,047.86 Phelan Hallinan, LLP

### 1303-555

**4730 North Penn Street 19124-5823** 23rd wd. 2000 Sq Ft PRCL #234289600 Improvements: Residential Property

JOSEPH NEFF AKA JOSEPH F. NEFF C.P. May Term, 2012 No. 00770 \$40,986.09 Phelan Hallinan, LLP

#### 1303-556

 975
 Bridge
 Street
 19124-1743
 35th

 wd.
 1243.09
 Sq. Ft
 PRCL #351157800

 Improvements:
 Residential Property

 VIDIU BAMOS AND UPAL DO PAMOS C. R.

YUNI RAMOS AND UBALDO RAMOS C.P. September Term, 2012 No. 03252 \$119,556.35 Phelan Hallinan, LLP

#### 1303-557

**2621 South 66th Street 19142-2802** 40th wd. 1592.17 Sq Ft PRCL #406014800 Improvements: Residential Property

RAYMOND T. CARROLL C.P. July Term, 2012 No. 03990 \$64,312.51 Phelan Hallinan, LLP

#### 1303-558

1927EastVenangoStreet19134-152345thwd.1450Sq. FtPRCL#452151600Improvements:Residential Property

ALEXANDER GINCHER AND ZWI WEISS C.P. September Term, 2012 No. 02052 \$51,924.10 Phelan Hallinan, LLP

#### 1303-559

**1615 North Edgewood Street 19151-3912** 34th wd. 1138.89 Sq Ft PRCL #342223500 Improvements: Residential Property

MELINDA BERRY C.P. July Term, 2012 No. 03178 \$90.180.69 Phelan Hallinan, LLP

#### 1303-560

**22 Evergreen Way 19115-2113** 58th wd. 5040 Sq. Ft. PRCL #581315755 Improvements: Residential Property

LINDA SANDERS C.P. October Term, 2011 No. 04513 \$139,315.18 Phelan Hallinan, LLP

#### 1303-561

4790 SilverwoodStreet19128-462221stwd. 1293.47 SqFtPRCL #211537300Improvements: Residential Property

JOSEPH O'BRIEN C.P. December Term, 2011 No. 03245 \$44,358.77 Phelan Hallinan, LLP

### 1303-562

192 West Wishart Street 19133-3934 7th wd. 660 Sq Ft PRCL #071026000 Improvements: Residential Property
DEBRA A. PAUL C.P. August Term, 2012

No. 01719 \$23,951.19 Phelan Hallinan, LLP

### 1303-563

**5130 Newhall Street 19144-4020** 12th wd. 2491 Sq Ft PRCL#123221900 Improvements: Residential Property

JAY LONGSHORE AKA JAY A. LONGSHORE AKA JAY ALAN LONGSHORE C.P. June Term, 2012 No. 02386 \$47,451.52 Phelan Hallinan, LLP

### 1303-564

2205EastHuntingtonStreet19125-180831stwd.825SqFtPRCL#314154600Improvements:Residential Property

RUTH ROTINSULU POTTER AND BENJAMIN MARK POTTER C.P. September Term, 2012 No. 01611 \$147,826.44 Phelan Hallinan, LLP

### 1303-565

**4262 Romain Street 19124-4547** 23rd wd. 1241.60 Sq Ft PRCL #232457800 Improvements: Residential Property

MATILDE ROSARIO C.P. October Term, 2012 No. 00185 \$44,839.12 Phelan Hallinan, LLP

### 1303-566

**5732 Reedland Street 19143-6132** 40th wd. 1080 Sq Ft PRCL #402194900 Improvements: Residential Property

MONTEZ CARSWELL C.P. September Term, 2012 No. 03381 \$52,872.54 Phelan Hallinan, LLP

### 1303-567

**5205 North 16th Street 19141-1606** 17th wd. 1740 Sq Ft PRCL #172118300 Improvements: Residential Property

DARLENE D. MAJOR C.P. August Term, 2012 No. 02602 \$62,528.57 Phelan Hallinan,

### 1303-568

**6112 Keystone Street 19135-4220** 41st wd. 2500 Sq Ft PRCL #411459800 Improvements: Residential Property

LEE R. THOMAS AKA LEE ROY THOMAS C.P. August Term, 2012 No. 00189 \$203,554.03 Phelan Hallinan, LLP

### 1303-569

**3415 Eden Street 19114-3605** 57th wd. 3373.50 Sq. Ft PRCL #572163115 Improvements:

Residential Property STEPHANIE J. WIEST AND JOHN G. WIEST, JR. C.P. April Term, 2012 No. 00545

#### SHERIFF'S SALE

\$95,762.36 Phelan Hallinan, LLP

#### 1303-570

**6517 North 12th Street 19126-3641** 49th wd. 8638 Sq Ft PRCL#493133300 Improvements: Residential Property

LEE RUFFIN AND FERNELL RICHARDSON-RUFFIN C.P. March Term, 2009 No. 04130 \$187.688.97 Phelan Hallinan, LLP

#### 1303-571

 2120
 South
 Shields
 Street
 19142
 40th

 wd.
 751.80
 Sq. Ft
 PRCL
 #403039600

 Improvements:
 Residential Property

 YACKOV GROSS
 C.P. June Term, 2008 No.

 01377
 \$67,258.76
 Phelan Hallinan, LLP

#### 1303-572

 4600
 Oakmont
 Street
 19136-3720
 41st

 wd.
 2107.25
 Sq. Ft.
 PRCL
 #651067900

 Improvements:
 Residential
 Property

 KHALED
 MUHANNA
 C.P. October
 Term,

 2011
 No.
 04630
 \$147,206.32
 Phelan

### 1303-573

Hallinan, LLP

P. Vitti, Esq.

1448 Robbins Avenue AKA 1448 Robbins Street 19149-2750 54th wd. 1734.56 Sq Ft PRCL #541081800 Improvements: Residential Property

KEMEVILAKO R. DANIEL C.P. April Term, 2012 No. 01145 \$62,279.82 Phelan Hallinan & Schmieg, LLP

#### 1303-574

3340 North Mascher Street 19140 7th wd. (formerly part of the thirty-third wd.) on West side Of Mascher Street 280 ft 0 in north of westmoreland St, front 14' 0", depth 45', 6" BRT#072058300 Subject to Mortgage NOEMI PARGAS CORDERO C.P. June Term, 2012 No. 02178 \$61,660.08 Louis

### 1303-575

1327SouthColoradoStreet19146-470436th wd. 840 Sq FtBRT#365213500Improvements: Residential Property

PETER A. BALLARD C.P. March Term, 2012 No. 0981 \$52,345.12 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

#### 1303-576

**1944 South 21st Street 19145** 48th wd. 1240 Sq. Ft. BRT#482138000 Improvements: Residential Property

SHERRON L. MOORE C.P. December Term, 2011 No. 2730 \$72,700.46 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

### 1303-577

1640 South Taney Street AKA 1640 Taney Street 19145-1224 36th wd. 948 Sq Ft BRT#364288600 Improvements: Residential Property

LARRY R. LEVIN C.P. January Term, 2012 No. 0874 \$58,564.89 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1303-578

1021-1025 West Dauphin Street 37th wd. 50x90 PRCL #884347755, OPA #884347755 Improvements: Mixed Use - 3 Attached Row Buildings

ELIJAH A. GOLDEN JR., TITLE TO SAID PREMISES IS VESTED IN ELIJAH A. GOLDEN, JR, BY DEED FROM JAMES SUNKETT DATED MARCH 5, 2010 AND RECORDED MAY 6, 2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #52207634. C.P. June Term, 2012 No. 001537 \$276,377.39 Martin S. Weisberg, Esq.

### 1303-579

**283 S 63rd Street 19139** Row 2 sty masonry BRT#031209600 Improvements: Residential Dwelling

PROPERTY OF 283 S 63RD STREET AKA 283 COBBS CREEK PARKWAY, PHILADELPHIA, PA 19139 C.P. November Term, 2011 No. 00039 \$101,282.77 Federman & Associates. LLC

### 1303-580

6141 Wheeler Street 19143 40th wd. 1072 Sq Ft BRT#402171000 Improvements: Residential Dwelling LAMONT JONES C.P. August Term, 2011

LAMONT JONES C.P. August Term, 2011 No. 004860 \$36,142.65 Heather Riloff, Esq.

### 1303-581

**6320 Leonard Street 19149** 62nd wd. 1510.52 Sq Ft BRT#621513500 Improvements: Residential Dwelling RUTH DUPREY AKA RUTH E. DUPREY C.P. January Term, 2012 No. 002205

\$147,790.22 Heather Riloff, Esq.

# SHERIFF'S SALE

**1920 Moore Street 19145** 48th wd. 1072 Sq Ft BRT#481008000 Improvements: Residential Dwelling

PAUL L. SKINNER AND VIRGINIA SKINNER C.P. August Term, 2012 No. 001076 \$11,723.22 Heather Riloff, Esq.

#### 1303-583

**5608 Arlington Street 19131** 52nd wd. 1680 Sq. Ft. BRT#522058800 Improvements: Residential Dwelling

ESTATE OF SARAH BELLE JUSTICE, DECEASED AND JAKE HOUSTON, ADMINISTRATOR OF THE ESTATE OF SARAH BELLE JUSTICE, DECEASED. C.P. July Term, 2011 No. 001991 \$78,716.93 Heather Riloff, Esq.

#### 1303-584

43 West Johnson Street 19144 22nd wd. Land area 5000 Sq Ft BRT#223000700 Improvements: Residential Dwelling ARDELLIA JONES AND WILLIAM JONES C.P. July Term, 2012 No. 003620 \$79,376.48 Heather Riloff, Esq.

#### 1303-585

2327 Loney Street 19152-3313 56th wd. 27' 8-1/2" frontage x 109' depth OPA #561566800 Improvements: Residential Property
RONALD J. ZABOR C.P. May Term, 2012

No. 001736 \$63,749.95 Richard M. Squire

#### 1303-586

& Associates, LLC

& Associates, LLC

 5846 Addison
 Street
 19143
 60th wd. 16'

 frontage
 x
 62' depth
 OPA #604192700

 Improvements:
 Residential
 Property

 VIENICE R. BLUE
 C.P. August Term, 2012

 No. 01752
 \$108,142.06
 Richard M. Squire

#### 1303-587

6946 Wister Street AKA 6946 E Wister Street
19138 10th wd. Irregular dimensions OPA
#102127600 Improvements: Residential
Property

CHARLES A. GARRETT C.P. January Term, 2012 No. 01835 \$68,652.60 Richard M. Squire & Associates, LLC

#### 1303-588

2022GreymontStreet1911658thwd.IrregulardimensionsOPA#582024500Improvements:ResidentialPropertyDIANEM.KLEINBRAHMANDWILLIAMP.KLEINBRAHMC.P.AugustTerm, 2010No. 00504\$182,891.14RichardM.Squire

# & Associates, LLC 1303-589

**6902 N. Broad Street 19126** 10th wd. 41'6" frontage x 100' depth OPA #101003500 Improvements: Residential Property

CARLTON WILLS AND STEPHANIE P. WILLS C.P. June Term, 2011 No. 02011 \$134,069.01 Richard M. Squire & Associates, LLC

### 1303-590

3330 Shelmire Avenue 19136 64th wd. Irregular dimensions OPA #642168800 Improvements: Residential Property CARLY M. FEDORYCZUK C.P. December Term, 2011 No. 01208 \$128,204.24 Richard

### 1303-591

M. Squire & Associates, LLC

**803 Porter Street 19148** 39th wd. 1084 Sq Ft BRT#393349500 Improvements: Residential Dwelling

WILLIAM J. DEMAY C.P. July Term, 2012 No. 2125 \$140,128.49 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

### 1303-592

**2643 S 11th Street 19148** 39th wd. 1170 Sq Ft BRT#394188200 Improvements: Residential Dwelling

KAREN WEBB C.P. October Term, 2011 No. 3676 \$99,521.94 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

### 1303-593

2400 North Myrtlewood Street1913228thwd. 840 Sq FtBRT#282050100Subject ToRent Improvements:Residential DwellingTRACEY SHEEDC.P. October Term, 2009No. 02099\$45,464.44Mark J. Udren, Esq.

#### 1303-594 b Street 19

1413 South Sixth Street 19147 1st wd. 1080 Sq Ft BRT#011346400 Subject To Rent Improvements: Residential Dwelling TUAN VO C.P. March Term, 2010 No. 05878 \$309,603.62 Udren Law Offices, P.C.

### 1303-595

1773 South 65th Street 19142 40th wd. 1729.20 Sq Ft BRT#401197500 Subject To Rent Improvements: Residential Dwelling JAMES T. MCCARTNEY C.P. September Term, 2012 No. 03419 \$60,327.01 Udren Law Offices, P.C.

### 1303-596

**4376 Edgemont Street 19137** 10th district 1335.14 Sq Ft BRT#453244200 Subject To

### SHERIFF'S SALE

Rent Improvements: Residential Dwelling
ROBERT J. WILLIAMS, III C.P. August
Term, 2011 No. 03732 \$185,192.51 Udren
Law Offices, P.C.

#### 1303-597

605 Robbins Street 19111 35th wd. 2938 Sq Ft BRT#353030800 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling CYNTHIA ZAMICHIELI C.P. August Term, 2010 No. 00842 \$90,753.76 Udren Law Offices, P.C.

#### 1303-598

255 West Duval Street
the northeasterly side of Duval Street at the distance of two hundred and seventy three feet four and seven-eighths inches northeastwardly from the northeasterly side of Greene Street. Subject to Mortgage Improvements: Row B/gar 2 Sty, Masonry

RAMALLAH EL C.P. May Term, 2012 No. 02008 \$131,161.51 Chandra M. Arkema, Esq.

#### 1303-599

4903 Parkside Avenue 52nd wd. Situate on the northwesterly side of Parkside Avenue at the distance of 60 feet southwestwardly from the southwesterly side of 49th Street. Subject to Mortgage Improvements: S/d W B/b 3sty Stone BRUCE K. TURNER AND JOANNA C. TURNER C.P. July Term, 2012 No. 00349 \$233,393.12 Chandra M. Arkema, Esq.

### 1303-600

7349 N. Bouvier Street 50th wd. Situate on the east side of Bouvier Street (50 feet wide) at the distance of 383 feet 6-1/2 inches northward from the north side of Elaton Street (50 feet wide). Subject to Mortgage Improvements: Row B/gar 2 Sty, Masonry

BESSIE Y. POMPEY AKA BESSIE POMPEY C.P. June Term, 2012 No. 01344 \$127,958.91 Chandra M. Arkema, Esq.

#### 1303-601

1708 South Dorrance Street 36th wd. Situate on the west side of Dorrance Street at the distance of 60 feet southward from the side of Morris Street. Subject to Mortgage Improvements: Row 2 Sty Masonry

JAMES BANKS (DECEASED) C.P. April

JAMES BANKS (DECEASED) C.P. April Term, 2012 No. 04329 \$122,554.07 Chandra M. Arkema, Esq.

# 1303-602 3118 Miller Street 25th wd. 910 Sq Ft Ft BRT#251370700 Improvements: Row 2

Story Masonry
JAMES J. WENEY, JR. C.P. March Term,
2010 No. 00057 \$89,632.30 Milstead &
Associates, LLC

# 1303-603

 3413 West Clearfield Street
 38th wd.

 2205.20 Sq Ft BRT#39N1614
 Improvements:

 Det 2 Story Masonry
 C.P. November Term,

 JOHN P. GROVE
 C.P. November Term,

 2011 No. 01221
 \$94,218.29

 Milstead &

### 1202 604

Associates, LLC

Wesner, Esq.

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

### 1303-605

6491 Woodbine Avenue 34th wd. Situate on the northwest side of Woodbine Avenue and the northeast side of 66th Street, in the 34th Ward of Philadelphia. BRT#344136400 Improvements: Det W/det Gar 3 Story Stone THOMAS C. STAFFORD C.P. July Term, 2012 No. 03327 \$940,547.15 Patrick J.

### 1303-606

 1303-606

 1620 West Clearfield Street
 11th wd. 1065

 Sq Ft BRT#111108600
 Improvements: Row

 2 Story Masonry

 CALVIN EDWARDS
 C.P. October Term,

 2010 No. 02681
 \$34,301.35
 Milstead &

# Associates, LLC

5913 Ellsworth Street 3rd wd. (formerly part of 46th wd.) 1760 Sq Ft BRT#033133600 Improvements: Residential Property CHANTILLE A. JACKSON C.P. December Term, 2003 No. 00012 \$92,326.32 Milstead

# & Associates, LLC

4803 North 10th Street 49th wd. 1290 Sq Ft
BRT#133N48 Improvements: Row 2 Story
Masonry
CHERYL GARCIA C.P. October Term,

### 1303-609

2011 No. 00340 \$51,457.71 Milstead &

1416 E Luzerne Street1912433rd wd. 1350Sq. Ft.BRT#332015900Improvements:Residential DwellingDESIREE LONGC.P. December Term, 2006

### SHERIFF'S SALE

No. 2070 \$90,716.43 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

#### 1303-610

5162 North 8th Street 1912049th wd. 1574.64Sq. Ft.BRT#492132200Improvements:Residential PropertyKIM FIELDSC.P. August Term, 2012 No.

# 03243 \$98,341.87 KML Law Group, P.C. 1303-611

 822 North 19th Street 19130
 15th wd. 1936

 Sq Ft BRT#151054000
 Improvements:

 Residential Property

 MARYANN SHOUKRI
 C.P. April Term,

 2012 No. 02092
 \$347,527.71
 KML Law

### 1303-612

Group, P.C.

 7407 Brockton Street
 1915
 34th wd. 1883.85

 Sq
 Ft
 BRT#343153306
 Improvements:

 Residential Property

 DANIELLE
 M.
 BUTTS
 C.P.
 July Term,

 2012
 No.
 03520
 \$87,167.48
 KML Law

#### 1303-613

6633-37 Ditman Street 19135 41st wd. 3375 Sq Ft BRT#411244000 Improvements: Residential Property

SUE ANN HOSGOOD AND JAMES R. HOSGOOD AKA JAMES HOSGOOD C.P. July Term, 2012 No. 02120 \$40,386.42 KML Law Group, P.C.

#### 1303-614

**1346 East Rittenhouse Street 19138** 59th wd. 1110 Sq Ft BRT#591121300 Improvements: Residential Property

# JAMES SCILINGO C.P. July Term, 2012 No. 02682 \$80,864.08 KML Law Group, P.C.

**1303-615 4812 Howell Street 19135** 41st wd. 2401 Sq Ft BRT#411105100 Improvements: Residential

DIRK PARKER AND CARLENA J. PARKER C.P. July Term, 2012 No. 02787 \$131,820.50 KML Law Group, P.C.

#### 1303-616 136 East Price Street 19144 59th wd.

(formerly part of the 22nd wd.) 3125 Sq Ft BRT#591056900 Improvements: Residential Property
PERRY BOLDEN C.P. August Term, 2012
No. 02314 \$170,675.03 KML Law Group,

# 1303-617

 869 North 47th Street
 19139
 6th wd. 977.04

 Sq Ft
 BRT#062409300
 Improvements:

 Residential Property
 MUZAMIL A. ELHAG
 C.P. June Term,

 2012 No. 00132
 \$67,601.81
 KML Law

# 1303-618

Group, P.C.

Peterson, Esq.

 310 McKean Street
 19148
 10th
 wd.
 928

 Sq Ft BRT#392028300
 Subject To Rent

 Improvements: Row 2 Sty Masonry

 MARIE PIORUN
 C.P. May Term, 2012
 No.

 03570
 \$34,901.72
 Jonathan M. Peterson,

### 1303-619

5839 N 15th Street 19141 49th wd. 1408 Sq Ft BRT#172051400 Subject To Rent Improvements: Row B/gar 2 Sty EMETHEL ALLEN C.P. February Term,

2011 No. 01836 \$68,166.20 Jonathan M.

### 1303-620

12451 Barbary Road 19154 66th wd. formerly part of the 58th wd. 1800 Sq Ft OPA #663188300 Subject to Mortgage Subject To Rent Improvements: Residential Dwelling FRANK W. HARDUSH AND ETHELYN E. HARDUSH C.P. May Term, 2012 No. 2923 \$88,591.18 Mitchell B. Klein, Esq.

# Sq Ft OPA #331233900 Subject To Rent Improvements: Residential Dwelling JOHN CAMERON, DECEASED C.P. September Term, 2012 No. 02223 \$55,112.19

Mitchell B. Klein, Esq.

1303-621

**1329 E. Sedgley Street 19134** 33rd wd. 1020

1303-622
2342 E Huntingdon Street 19125 31st wd.
1008 Sq Ft more or less BRT#314142400
Improvements: Residential Dwelling

G.A.G.E. PROPERTIES, II C.P. February Term, 2010 No. 00657 \$397,550.58 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP

### 1303-623

367 Avon Street 19116 58th wd. 2569.94 Sq Ft BRT#582118600 Subject to Mortgage Improvements: Apt. 2-4 Units 2 Story Mas. +0 THOMAS COLEMAN, EXECUTOR OF THE ESTATE OF LORRAINE MOSS C.P. September Term, 2010 No. 01746 \$60,748.23 Jay C. Scheinfield, Esq.

### 1303-624

**214-218 New Street, Unit D AKA 2-S 19106** 5th wd. 1100 Sq Ft BRT#888030406

Improvements: Residential Property JEFREY T. HEATH C.P. January Term, 2012 No. 004657 \$309,760.45 Christopher A. DeNardo, Esq.

#### 1303-625

4233 Lawnside Road 19154 66th wd. (formerly part of the 58th wd.) 1353.60 Sq Ft BRT#662612300 Improvements: Residential

ROBERT P. PANEBIANCO AND MINDY J. PANEBIANCO C.P. October Term, 2012 No. 02170 \$230,555.09 Stern & Eisenberg, PC

#### 1303-626

**114 W Wyneva Street 19144** 12th wd. 1710 Sq Ft BRT#123022800 Improvements: Residential Real Estate

CYNTHIA M. KEARSE C.P. September Term, 2012 No. 02138 \$160,297.95 Stern & Eisenberg, PC

#### 1303-627

2562 Coral Street 19125 31st wd. 700 Sq Ft BRT#311106100 Improvements: Residential Dwelling

JI FA XIAO AKA JIFA XIAO C.P. August Term, 2012 No. 000810 \$24,884.57 Heather Riloff, Esq.

### 1303-628

All that certain lot or piece of ground with the two-story brick messuage or tenement thereon erected. Situate on the westerly side of 60th Street at the distance of three hundred sixty feet two inches southwardly from the southerly side of Lansdowne Avenue in the 34th Ward of the City of Philadelphia. Containing in front or breadth on the said 60th Street sixteen feet two inches and extending of that width in lenth or depth westwardly between parallel lines at right angles to the said 60th Street ninety feet one-quarter inches to a certain three feet one inch wide alley extending northward and southwardly connecting at the southernmost end thereof with a certain three feet four inches wide alley, which leads westwardly into Edgewood Street. Being known as 1518 N. 60th Street, Philadelphia, PA 19151. Together with the free and common use, right liberty, and privilege of the said two allevs as and for passageways and watercourses at all times hereafter, forever. 19151 34th wd. 1462 Sq Ft more or less St Code/house #8901001518, City registry #069N030245, BRT Tax #342210800

GEORGE E. PINDER AKA GEORGE F. PINDER C.P. July Term, 2009 No. 01453 \$82,544.36 Charles N. Shurr, Jr. Esq.

### 1303-629

**1211 Race Street 19103** 10th wd. 98x20 PRCL #884446900, BRT #884446900 Improvements: Residential Property

JIN MOK SUH, TITLE TO SAID PREMISES IS VESTED IN JIN MOK SUH BY DEED FROM REGINA C. SAUDE AND HELEN LAKERU DATED SEPTEMBER 13, 2006 AND RECORDED OCTOBER 11, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #51548096. C.P. June Term, 2012 No. 01706 \$580,081.33 Martin S. Weisberg, Esq.

### 1303-630

108 Mifflin Street 1st wd. On the south side of Mifflin Street, distance of 59 feet 6 inches, westward from the west side of Front Street; front 14 ft 10-1/2 inches; depth 60 feet, 0 inches Family Residence

WILLIAM MOONEY AKA WILLIAM R. MOONEY C.P. June Term, 2012 No. 01006 \$38,381.98 Stephen M. Hladik, Esq.

### 1303-631

**52 South 2nd Street** 5th wd. or 6th wd. Land area - 2460 Sq Ft; Improvement Area - 4668 Sq Ft BRT#882608700 Improvements: Multi Story Office - Restaurant With Bar, Masonry A. COSENZA, LP C.P. August Term, 2012 Michael G. No. 00082 \$1,742,610.46 Menkowitz, Esq.

### 1303-632

1,440 Sq Ft 1806 South Broad Street (.03 acres) BRT/TIN #481148000 Subject to Mortgage Improvements: The Improvements Thereupon Are A Three Story Brick Structure Of Approximately 2970 Sf

MICHAEL J. HALPRIN AND ANDREA L. HARPIN C.P. February Term, 2012 No. 01637 \$370,451.53 Rosetta B. Packer, Esq. and David B. Aaronson, Esq.; McCarter, & English LLP

### 1303-633

3510-3530 Scotts Lane 38th wd 2.835 acres BRT#881137200 Subject to Mortgage Subject to Rent Improvements: Commercial Property Consisting Of Six 1-4 Story Buildings, Five Of Which Are Contiguous Containing A Total Of 103,087 Rentalable Squre Feet, Which Is Split Up Between 82,288 Square Feet Of Commercial Space And 20,799 Square Feet Of

#### SHERIFF'S SALE

MILLS II, LLC C.P. November Term, 2011 No. 00086 \$7,444,139.41 Richard S. Roisman, Esq. and Christine L. Barba, Esq.; McCarter, & English LLP

#### 1303-634 4333 Kelly Drive FNA 4333 East River Road.

assessed as 4328-4342 Ridge Avenue and 4343 Kelly Drive FNA 4343 East River Road, assessed as 4328-4342 Ridge Road Avenue 38th wd. 22,295 Sq Ft BRT#883084500 Subject to Mortgage Improvements: Commercial Property Consisting Of Two-story Buildings
MARK E. SHERMAN C.P. November Term, 2011 No. 00090 \$7,444,139.41 Richard S. Roisman, Esq. and Christine L. Barba, Esq.; McCarter, & English LLP

#### 1303-635

Unit #3 of Symphony House, a Condominium, **400-426 South Broad Street 19146** 66,0000 Sq Ft OPA #888088402 Improvements: Amusements Theatre Masonry (condominium) THE PHILADELPHIA THEATRE COMPANY C.P. September Term, 2012 No. 02996 \$12,928,473.52 Louise Melchor, Esq.

### 1303-636

**5331 North 16th Street 19141** 17th wd. 2760 Sq Ft BRT#172121500 Improvements: Residential Property

CHARLES E. GOUGH C.P. June Term, 2009 No. 02305 \$113,609.72 KML Law Group, P.C.

#### 1303-637

**123 Tasker Street 19148** 1st wd. 338.61 Sq Ft BRT#011041500 Improvements: Residential Property

GEORGE DOUGHTERTY AND MARY DOUGHERTY C.P. July Term, 2012 No. 02686 \$128,305.06 KML Law Group, P.C.

### 1303-638

**8506 Forrest Avenue 19150** 50th wd. 1932 Sq Ft BRT#502210200 Improvements: Residential Property

PHILIPPA N. HARRIS C.P. August Term, 2012 No. 00105 \$53,307.21 KML Law

#### 1303-639

 $\mathbf{2444\,South\,74th\,Street\,\,19153}\,\,40th\,wd.\,\,1629.22$ Sq Ft BRT#404132000 Improvements: Residential Property

JENELL SIFONTIS AND DAVIS STEPHEN C.P. January Term, 2011 No. 02354 \$127,447.26 KML Law Group, P.C.

### 1303-640

6642 North Opal Street 19138 10th wd. 1221.75 Sq Ft BRT#102047700 Improvements: Residential Property

THE UNKNOWN HEIRS OF THELMA M. WALKER, DECEASED AND LEVON WESCOTT, SOLELY IN HER CAPACITY AS HEIR OF THELMA M. WALKER, DECEASED. C.P. February Term, 2012 No. 03520 \$87,685.35 KML Law Group, P.C.

### 1303-641

1110 East Cliveden Street 19119 22nd wd. 3647.38 Sq Ft BRT#221037800 Improvements: Residential Property

THE UNKNOWN HEIRS OF EVELYN B SCOTT, DECEASED, DEBORAH SCOTT, SOLELY IN HER CAPACITY AS HEIR OF EVELYN B. SCOTT, DECEASED, CLARENCE SCOTT, SOLELY IN HIS CAPACITY AS HEIR OF EVELYN B. SCOTT, DECEASED AND HARVEY C. BROOKS, JR., SOLELY IN HIS CAPACITY AS HEIR OF EVELYN B. SCOTT, DECEASED. C.P. March Term, 2012 No. 01914 \$212,295.13 KML Law Group, P.C.

### 1303-642

**3300 North 15th Street 19140** 11th wd. 1800 Sq Ft BRT#112173800 Improvements: Residential Property
C. DELL PROPERTY MANAGEMENT, LLC

AKA C. DELL MANAGEMENT, LLC C.P. July Term, 2012 No. 00849 \$23,963.96 KML Law Group, P.C.

### 1303-643

3927 Pennsgrove Street 19104 24th wd. 1424 Sq Ft BRT#243174700 Improvements: Residential Property
OTILA HUGGINS, PATRICIA J. HUGGINS

AND JAMAR MCRAE C.P. October Term, 2010 No. 01368 \$89,477.67 KML Law Group, P.C.

### 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.

### 1303-645

 $7133\ North\ 20th\ Street \quad 19138 \quad {\rm 10th\ wd}.$ (formerly part of the 50th wd.) 1519.89 Sq Ft BRT#101151900 Improvements: Residential Property

JAMES GRAY C.P. August Term, 2012 No. 00940 \$113,099.60 KML Law Group, P.C.

### SHERIFF'S SALE

1303-646  $\textbf{2319 Wharton Street 19146} \hspace{0.1cm} \textbf{36th wd.} \hspace{0.1cm} \textbf{1125.28}$ Sq Ft BRT#361298900 Improvements: Residential Property

KENNETH W. LANGE C.P. July Term, 2012 No. 00073 \$316,270.14 KML Law

#### 1303-647

411 West Delphine Street 19120 42nd wd. 864.15 Sq Ft BRT#422270500 Improvements: Residential Property

DANIEL PARAMORE, SOLELY IN HIS CAPACITY AS HEIR OF EVONNE PALMER, DECEASED AND UNKNOWN HEIRS OF EVONNE PALMER, DECEASED. August Term, 2012 No. 01915 \$31,345.88 KML Law Group, P.C.

#### 1303-648

**6731 Lebanon Avenue 19151** 34th wd. 1672.57 Sq Ft BRT#344065200 Improvements: Residential Property

VELVIA A. GILCHRIST C.P. February Term, 2012 No. 02602 \$44,003.64 KML Law Group, P.C.

#### 1303-649

614 Lawler Place 19116 58th wd. 4089 Sq Ft BRT#582103100 Improvements: Residential Property

IPOLITE MUMLADZE C.P. August Term, 2007 No. 00892 \$214,713.92 KML Law Group, P.C.

#### 1303-650

1864 Mohican Street 19138 10th wd. 1260 Sq Ft BRT#102242100 Improvements: Residential Property

MILDRED OPHER C.P. March Term, 2011 No. 01611 \$97,105.28 KML Law Group,

#### 1303-651

3835 Delhi Street 19140 43rd wd. 720 Sq Ft BRT#432347900 Improvements: Residential

SHERLIE BATAILLE AND SEAN C. FKA JEAN C. THENOR C.P. July Term, 2012 No. 02113 \$65,001.62 KML Law Group, P.C.

#### 1303-652

**5132 Akron Street 19124** 62nd wd. 1625 Sq Ft BRT#621413400

Residential Property
NADINE BLASSINGAME C.P. June Term, 2012 No. 03021 \$99,116.26 KML Law Group, P.C.

## 1303-1653

**6706 Dicks Avenue 19142** 40th wd. 1088 Sq Ft BRT#406290600 Improvements: Residential Property

ROBERT E. HAGY JR. AND DEANA M. HAGY C.P. July Term, 2012 No. 00138 \$74,054.42 KML Law Group, P.C.

### 1303-654

**956 Belmont Avenue 19104** 6th wd. 1440 Sq Ft BRT#062342000 Improvements: Residential Property

JAMES B. WATSON C.P. September Term, 2012 No. 00214 \$136,134.35 KML Law Group, P.C.

### 1303-655

2716 Willits Road 19152 57th wd. 2537.52 Sq Ft BRT#571156100 Improvements: Residential Property

EMELIA ASAMOAH AND ERIC C. ASAMOAH C.P. August Term, 2012 No. 01762 \$229,000.11 KML Law Group, P.C.

### 1303-656

1431 North 61st Street 19151 34th wd. 1800 Sq Ft BRT#342241600 Improvements: Residential Property

ALICE M. PARROTT C.P. June Term. 2012 No. 00470 \$125,563.27 KML Law Group, P.C.

# 1303-657

938 Brill Street 19124 35th wd. 1057 Sq Ft BRT#351178300 Improvements: Residential

TERESA DOUGLAS C.P. November Term, 2011 No. 01514 \$39,808.23 KML Law Group, P.C.

### 1303-658

5411 North Water Street 19120 42nd wd. 5113.92 Sq Ft BRT#421286300 Improvements: Residential Property

TRIFRENA V. ARMSTRONG AND SYLVIA R. JONES C.P. January Term, 2012 No. 04559 \$129,204.36 KML Law Group, P.C.

1405 N. 7th Street 19122 20th wd. 2000 Sq Ft BRT#202000400 Improvements: Residential

BENJAMIN J. PAGENT, JR., AND TINA TODD-PAGENT C.P. June Term, 2012 No. 02077 \$81,826.25 KML Law Group, P.C.

### 1303-660

5713 North 21st Street 19138 17th wd. 976 Sq Ft BRT#172437600 Improvements: Residential Property

DAVID BUTLER C.P. June Term, 2012 No. 00473 \$66,737.67 KML Law Group, P.C.

### SHERIFF'S SALE

1303-661 **2125 South 71st Street 19142** 40th wd. 1280 Sq Ft BRT#403215500 Improvements: Residential Property

LOVE C. DAMERON AKA LOVE DAMERON C.P. March Term, 2012 No. 02843 \$88,471.99 KML Law Group, P.C.

#### 1303-662

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

#### 1303-663

109 East Phil Ellena Street 19119 22nd wd. 1401.84 Sq Ft BRT#222002400 Improvements: Residential Property SANDRA WHITE C.P. December Term, 2011 No. 03159 \$76,205.46 KML Law Group, P.C.

#### 1303-664

1632 South Ithan Street 19143 51st wd. 941.70 Sq Ft BRT#514039500 Improvements: Residential Property

TONY A. BUCKMAN C.P. July Term, 2012 No. 03064 \$75,043.18 KML Law Group,

#### 1303-665

**727 North 2nd Street 19123** 5th wd. 1458 Sq Ft BRT#884449040 Improvements: Residential Property

JOSEPH STEWARD, III TRUSTEE FOR XAVIER STEWARD, SIANI STEWARD, JADE STEWARD, AND VICTORIA STEWARD C.P. July Term, 2012 No. 02684 \$238,344.29 KML Law Group, P.C.

#### 1303-666

2034 South 6th Street 19148 39th wd. 1040 Sq Ft BRT#392346500 Improvements: Residential Property
VANNY DUK C.P. July Term, 2012 No.

02094 \$208,152.87 KML Law Group, P.C.

### 1303-667

**1130 Oneil Street 19123** 5th wd. Row  $3sty\ masonry;\ 1568\ Sq\ Ft\quad BRT\#057030700$ 

Improvements: Residential Dwelling PROPERTY OF SHIRLEY R. OUTLAW, KNOWN SURVIVING HEIRS OF BERNADETTE BROWN, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF BERNADETTE BROWN, DECEASED MORTGAGOR AND REAL OWNER. C.P. May Term, 2012 No. 00828 \$170,263.51 McCabe, Weisberg, & Conway, P.C.

1303-668 2211 South Mildred Street 19148 39th wd. Row 2sty masonry; 1505 Sq Ft BRT#393358400 Subject to Rent Improvements: Residential

Dwelling LUCY MASON C.P. May Term, 2012 No. 01764 \$143,856.32 McCabe, Weisberg, & Conway, P.C.

### 1303-669

511 Gerritt Street 19147 1st wd. Row 2sty masonry; 1796.5 Sq Ft BRT#011241000

Improvements: Residential Dwelling
MICHAEL MARONE, ADMINISTRATOR OF THE ESTATE OF ROSE MARONE. DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2010 No. 00126 \$63,565.01 McCabe, Weisberg, & Conway, P.C.

### 1303-670

1142-1144 Fillmore Street 19124 23rd wd. S/D con Apt 3sty masonry; 5403.26 Sq Ft BRT#234109000 Improvements: Residential Dwelling

DYLAN TAYLOR C.P. January Term, 2012 No. 05034 \$163,214.25 McCabe, Weisberg, & Conway, P.C.

### 1303-671

32 West Johnson Street 19144 59th wd. Det 3sty stone; 5892.1 Sq Ft BRT#593121500 Improvements: Residential Dwelling SCOTT D. STEPHENS C.P. November Term, 2011 No. 00717 \$227.629.79

#### Weisberg, & Conway, P.C. 1303-672

15117 Milford Street 19116 58th wd. S/D w b/g 1 sty masonry; 4517 Sq Ft  $\,$  BRT#583190900  $\,$ Improvements: Residential Dwelling MIRELLA LEONE AND DIANA BRYSON

### C.P. August Term, 2011 No. 01580 \$108,355.11 McCabe, Weisberg, & Conway, P.C. 1303-673

5073 Mckean Ave 19144 13th wd. Row 2sty masonry; 2423.62 Sq Ft BRT#133147900 Subject to Rent Improvements: Residential Dwelling

ADENEKAN H. ADESANYA AND AFOLUSO

SHERIFF'S SALE A. ADESANYA C.P. May Term, 2010 No.

### 00373 \$109,380.70 McCabe, Weisberg, &

Conway, P.C. 1303-674 1312 Mckinley Street 19111 53rd wd. Row b/gar 2sty masonry; 2390.6 Sq Ft BRT#531020500 Improvements: Residential

MARYSE JOSEPH C.P. April Term, 2012 No. 00078 \$132,180.29 McCabe, Weisberg, & Conway, P.C.

Dwelling

### 1303-675

**10931 Templeton Drive 19154-4235** 66th wd. 2425.85 Sq Ft PRCL #662149500 Improvements: Residential Property

WILLIAM F. ROLAND C.P. March Term, 2012 No. 00207 \$39,438.52 Phelan Hallinan,

#### 1303-676

3419 Cottman Avenue 19149-1605 64th wd. 1595 Sq Ft PRCL#642088500 Improvements: Residential Property

JOHN WISNIEWSKI C.P. October Term, 2011 No. 03930 \$148,391.74 Hallinan, LLP

1303-677 **366 East Sharpnack Street 19119-2013** 22nd wd. 1699.07 Sq Ft PRCL #221113600 Improvements: Residential Property DEWEY SPANN, JR C.P. May Term, 2012

# No. 00422 \$162,617.90 Phelan Hallinan,

1303-678 2512 South Chadwick Street 19145-4520 26th wd. 690 Sq Ft PRCL #261331600 Improvements: Residential Property

DONNA M. RHOADES AKA DONNA RHOADES C.P. December Term, 2009 No. 01327 \$238,556.52 Phelan Hallinan & Schmieg, LLP

#### 1303-679 840 East Westmoreland Street 19134-1925

33rd wd. 811.25 Sq Ft PRCL #331099600 Improvements: Residential Property
ANDREA L. LUFFBOROUGH C.P. April Term, 2012 No. 01656 \$52,955.74 Phelan Hallinan & Schmieg, LLP

#### 1303-680

110 North Wilton Street 19139-2633 44th wd. 1000 Sq Ft PRCL#441144400 Improvements: Residential Property LARRY R. LEVIN AND TAMI LEVIN C.P.

# July Term, 2012 No. 03992 \$54,299.10 Phelan Hallinan & Schmieg, LLP

1303-681 362 East Wister Street 19144-1856 22nd wd. 1184 Sq Ft PRCL#121051900 Improvements:

Residential Property ALLEN SPEARMAN C.P. July Term, 2012 No. 01164 \$77,694.64 Phelan Hallinan & Schmieg, LLP

1303-682 3650 Canby Drive 19154-2008 58th wd. 1710.95 Sq Ft PRCL #663388300 Improvements: Residential Property CHRISTOPHER LEWIS AND SANDI L.

### GARBRECHT LEWIS C.P. April Term, 2012 No. 02886 \$90,174.01 Phelan Hallinan, LLP

1303-683 **6317 Hegerman Street 19135-3301** 41st wd. 1447.20 Sq Ft PRCL #411382500

Improvements: Residential Property MICHAEL KRUMENACKER, JR AKA MICHAEL KRUMENAKER, JR. C.P. June Term, 2012 No. 03876 \$109,841.81 Phelan Hallinan & Schmieg, LLP

### 1303-684

915 South Schell Street 19147-3923 2nd wd. 322 Sq Ft PRCL #021513200 Improvements: Residential Property NOEMI CRUZ, PRIMITIVA E. VILARDI

### C.P. July Term, 2008 No. 01278 \$190,875.20 Phelan Hallinan, LLP

1303-685 **3638 Canby Drive 19154-2008** 66th wd. 2888.95 Sq Ft PRCL #663387700 Improvements: Residential Property BRIAN J. BITTNER, REGINA MCGUIRE

#### BITTNER C.P. December Term, 2011 No. Phelan Hallinan & 02966 \$93,514.22

Schmieg, LLP

& Schmieg, LLP

2516 South Millick Street 19142-3508 40th wd. 752 Sq Ft PRCL #402050000 Improvements: Residential Property STELLA NAMUWONGE C.P. January Term,

## 2012 No. 04907 \$57,795.80 Phelan Hallinan 1303-687

1509 South Colorado Street 19146-4734 36th wd. 644 Sq Ft PRCL #365217800 Improvements: Residential Property ROBERT E. PELIKAN, III C.P. January Term, 2012 No. 04910 \$69,087.59 Phelan Hallinan

#### 1303-688

88th wd. Being and designated as unit #P-1905 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration). PRCL #888061926 Improvements: Condominium

ELLEN KELMAN C.P. January Term, 2012 No. 01055 \$226,741.54 Phelan Hallinan & Schmieg, LLP

#### 1303-689

**5440 Discher Street 19124-1105** 62nd wd. 1137 Sq Ft PRCL#621359700 Improvements: Residential Property NELSON PERALTA C.P. February Term.

2012 No. 01257 \$72,709.57 Phelan Hallinan,

#### 1303-690

**3434 Cottman Avenue 19149-1604** 55th wd. 1600 SqFt PRCL#551518400 Improvements: Residential Property

NICOLE GAHAN AKA NICOLE MEIKLEJOHN AND KEVIN MEIKLEJOHN C.P. August Term, 2012 No. 01887 \$152,138.86 Phelan Hallinan, LLP

#### 1303-691

**9235 Crispin Street 19114-2849** 57th wd. 3645 Sq Ft PRCL #572355400 Improvements: Residential Property

CHARLES BOONE AND DONNA BOONE C.P. March Term, 2012 No. 03100 \$199,013.14 Phelan Hallinan, LLP

#### 1303-692

802 South 6th Street Rear 8 AKA 802 South 6th Street, #8 AKA 802R South 6th Street, Unit C 19147-3053 2nd wd. 337.36 Sq Ft PRCL #022172230 Improvements: Residential Property

CATHERINE A. RUALO C.P. April Term, 2012 No. 03247 \$239,475.38 Phelan Hallinan, LLP

### 1303-693

**1606 Afton Street 19111-3428** 56th wd. 2316 Sq Ft PRCL #561418600 Improvements: Residential Property

ROOBENS FREDERIC C.P. May Term, 2012 No. 03756 \$171,851.68 Phelan Hallinan,

#### 1303-694

1647 North 61st Street 19151-3930 34th wd. 1350 Sq Ft PRCL #342246400 Improvements: Residential Property

BEVERLY D. STOKES C.P. October Term, 2011 No. 04094 \$69,314.13 Phelan Hallinan, LLP

### 1303-695

**2022 South 29th Street 19145-2411** 48th wd. 1863.52 Sq Ft PRCL #482386800 Improvements: Residential Property

I PUTU YOGI ARYAWAN C.P. March Term, 2012 No. 02890 \$139,163.72 Phelan Hallinan, LLP

### 1303-696

**1537 Beverly Road 19138-1614** 10th wd. 1592.80 Sq Ft PRCL #102167700 Improvements: Residential Property

ANTHONY A. GRESHAM AKA ANTHONY A. GRESHAM, SR. C.P. January Term, 2012 No. 02568 \$86,008.48 Phelan Hallinan, LLP

### 1303-697

1913 East Wensley Street 19134-2515 45th wd. 1095 Sq Ft PRCL #452060200 Improvements: Residential Property

FRANK D. PORTER, JR. AKA FRANK D. PORTER AND JASON T. CARUCCI C.P. March Term, 2012 No. 03144 \$55,358.33 Phelan Hallinan, LLP

### 1303-698

1024 East Tioga Street 19134-1445 33rd wd. 1037.76 Sq Ft PRCL #331206400 Improvements: Residential Property

MICHAEL J. MCMULLIN AKA MICHAEL JOSEPH MCMULLIN C.P. February Term. 2012 No. 00729 \$62,708.66 Phelan Hallinan,

41 East Bringhurst Street 19144-2338 12th wd. 681.28 Sq Ft PRCL #121113100 Improvements: Residential Property

BARBARA BENSON C.P. January Term, 2012 No. 00560 \$59,226.36 Phelan Hallinan,

**6145 Webster Street 19143-2217** 3rd wd. 1705 Sq Ft PRCL #033023400 Improvements: Residential Property

JEROME D. AUSTIN C.P. November Term, 2010 No. 02352 \$60,778.73 Phelan Hallinan & Schmieg, LLP

### 1303-701

277 Rubicam Street AKA 277 West Rubicam Street 19120-3316 42nd wd. 910 Sq Ft TXPRCL #422212600 Improvements: Residential Property ALLISON JONES C.P. April Term, 2012 No.

00764 \$64,598.16 Phelan Hallinan, LLP

### SHERIFF'S SALE 1303-702

901 North Penn Street, #1905 19123-3132 2511 Nicholas Street 19121-2816 32nd wd. 742 Sq Ft PRCL #324030500 Improvements: Residential Property

JAMES RICE AND DENISE M. PATTERSON C.P. June Term, 2012 No. 01130 \$24,330.74 Phelan Hallinan, LLP

#### 1303-703

**714 Marlyn Road 19151-3825** 34th wd. 1303.76 Sq Ft PRCL #344278900 Improvements: Residential Property CLARENCE J. BROWN C.P. September Term, 2012 No. 01612 \$62,849.43 Phelan

#### 1303-704

Hallinan, LLP

7139 Dorel Street 19153-2403 40th wd. 1260 Sq Ft PRCL #404362800 Improvements: Residential Property

DOMINICK A. CANDITO, IV C.P. May Term, 2012 No. 00961 \$83,885.58 Phelan Hallinan, LLP

#### 1303-705

1124 McKinley Street 19111-5832 53rd wd. 1455 Sq Ft PRCL#531017400 Improvements: Residential Property

MELINDA JONES C.P. August Term, 2012 No. 01369 \$68,490.79 Phelan Hallinan, LLP

#### 1303-706

8395 Langdon Street 19152-1701 56th wd. 3906 Sq Ft PRCL#562338600 Improvements: Residential Property

ROSINDA SOBRAL C.P. October Term, 2011 No. 04516 \$209,567.22 Phelan Hallinan, LLP

### 1303-707

**6640 Claridge Street 19111-4712** 35th wd. 1588.29 Sq Ft PRCL #353291447 Improvements: Residential Property FELIPE HAUBRICH AND ANA C. SANTOS HAUBRICH C.P. March Term, 2012 No.

02150 \$124,012.39 Phelan Hallinan, LLP

### 1303-708

407 West Ritner Street AKA 407 Ritner Street 19148-3924 39th wd. 996.45 Sq Ft PRCL #392190900 Improvements: Residential Property

RAJAN JUGRAN AND ANJANEE JUGRAN C.P. February Term, 2012 No. 03886 \$138,834.89 Phelan Hallinan, LLP

#### 1303-709

**358 Winton Street 19148-3322** 39th wd. 623 Sq Ft PRCL #392101800 Improvements: Residential Property

PETER MARANDOLA C.P. March Term, 2012 No. 03856 \$150,897.28 Hallinan, LLP

2167 East Dauphin Street 19125-2032  $6th\ wd.\ 770.10\ Sq\ Ft\ PRCL\ \#313087400$ Improvements: Residential Property AYELET JOHNSON, AMOS J. BURNS AKA

AMOS BURNS C.P. March Term, 2012 No. 00208 \$150,653.85 Phelan Hallinan, LLP

### 1303-711

116 Almatt Drive 19115-2742 63rd wd. (formally the 57th wd.) 7500 Sq Ft PRCL #632192639 Improvements: Residential Property

JENNIFER BURKE KUEHNLE AKA JENNIFER BURKE-KUEHNLE December Term, 2011 No. 02539 \$401,682.50 Phelan Hallinan, LLP

### 1303-712

3615 North Hereford Lane 19114 66th wd. (formerly the 58th wd.) 2007.77 Sq Ft PRCL #661254600 Improvements: Residential Property

STANLEY R. TILLOTSON C.P. July Term, 2007 No. 02608 \$115,770.40 Phelan Hallinan, LLP

### 1303-713

1817 North Willington Street AKA 1817 Willington Street 19121-3303 32nd wd. 1036 Sq Ft PRCL #321103700 Improvements: Residential Property

MARGARET CAULETTA DAVIS August Term, 2009 No. 02505 \$67,184.22 Phelan Hallinan, LLP

### 1303-714

 $\mathbf{5902} \; \mathbf{Ella} \; \mathbf{Street} \; \; \mathbf{19120\text{-}2036} \; \; \mathbf{61st} \; \mathbf{wd.} \; \mathbf{1388.05}$ Sq Ft PRCL #612499200 Improvements: Residential Property PAMELA AUGUSTINE AND PHILLIP

### 1303-715

\$116,549.16 Phelan Hallinan, LLP

C.P. July Term, 20

**8850 Bradford Street 19115-5002** 56th wd. 4111.46 Sq Ft PRCL #562451600 Improvements: Residential Property SHELDON S. RAMCHARITAR AND RENA RAMCHARITAR AKA RENA RAMCHARITAR C.P. November Term, 2011 No. 01018 \$104.944.87 Phelan Hallinan, LLP

### 1303-716

11114 Greiner Road 19116-2602 58th wd. 3650 Sq Ft PRCL#582384000 Improvements: Residential Property NADIYA GAYDAKOVA AKA NADIYA

### SHERIFF'S SALE

GAYDAKOV C.P. February Term, 2012 No. 00734 \$253,007.61 Phelan Hallinan, LLP

#### 1303-717

1609 East Gowen Avenue 19150-1007 50th wd. 2524.06 Sq Ft PRCL #501491800 Improvements: Residential Property RUTH E. BUTCHER AKA RUTH BUTCHER AND MILLICENT BRYANT C.P. September Term, 2012 No. 00022 \$110,037.76 Phelan Hallinan, LLP

#### 1303-718

2647 South Alder Street 19148-4409 39th wd. 725 Sq Ft PRCL #394128700 Improvements: Residential Property MARIA RACIOPPO C.P. February Term, 2012 No. 03883 \$174,495,45 Phelan

#### 1303-719

Hallinan, LLP

**47 North 62nd Street 19139-2211** 34th wd. 1149.75 Sq Ft PRCL #341207500 Improvements: Residential Property DEBBIE STEVENS C.P. December Term. 2011 No. 02743 \$107,928.76 phelan Hallinan, LLP

#### 1303-720

**5339 Diamond Street 19131** 52nd wd. 2100 Sq Ft BRT#521156600 Improvements: Residential Property HAROLD DINNALL C.P. November Term, 2007 No. 002086 \$125,478.24 Christopher A. DeNardo, Esq.

#### 1303-721

6410 North Camac Street 19126 49th wd. 2277 Sq Ft OPA #433191400 Improvements: Residential Property

RAHIM R. BURTON, INDIVIDUALLY AND KNOWN AS THE EXECUTOR OF THE ESTATE OF ROBERT E. BURTON, DECEASED AND SYLVIA BURTON C.P. August Term, 2012 No. 0552 \$191,239.15 Christopher A. DeNardo, Esa.

#### 1303-722

6104 Ellsworth Street 19143 46th wd. 1728 Sq Ft BRT#033147200 Improvements: Residential Property BEVERLY MOSS IOHNSON AND

FRANKLIN JOHNSON C.P. August Term, 2012 No. 3401 \$83,927.80 Christopher A. DeNardo, Esq.

### 1303-723

6066 Roosevelt Boulevard 19149 54th wd. 1552 Sq Ft BRT#541306400 Improvements: Residential Property KENOLD GENECE AND MARGARETH GENECE C.P. September Term, 2012 No. 002752 \$123,248.01 Christopher A. DeNardo, Esq.

### 1303-724

1706 Wagner Avenue 19141 17th wd. 1002 Sq Ft BRT#171028000 Improvements: Residential Property MONIQUE WELLS C.P. September Term, 2008 No. 004422 \$84,915.05 Christopher A. DeNardo, Esq.

### 1303-725

5043 North Camac Street 19141 49th wd. 1446 Sq Ft BRT#491480600 Improvements: Residential Property

KAREN-JOYCE PORTER C.P. September Term, 2012 No. 001859 \$81,983.72 Christopher A. DeNardo, Esa.

### 1303-726

2020 W. 65th Avenue 19138 10th wd. 3281 Sq Ft BRT#102354500 Improvements: Residential Property ROBERT MERRITT, AKA ROBERT MERRITT, SR AND CECELIA MERRITT C.P. September Term, 2012 No. 001623 \$188,138.75 Christopher A. DeNardo, Esq.

### 1303-727

2126 East Clementine Street 19134 25th wd. 700 Sq Ft BRT#252258000 Improvements: Residential Property C.P. September Term, JUAN PICHARDO 2012 No. 0257 \$60,278.07 Christopher A. DeNardo, Esq.

### 1303-728

**6315 Paschall Avenue 19142** 40th wd. 1110 Sq Ft BRT#401351200 Improvements: Residential Property CHEK SENGSOURISACK AND CHRISTINE YENTCH C.P. July Term, 2012 No. 1449 \$94,854,56 Christopher A. DeNardo, Esq.

### 1303-729

431 North 64th Street 19151 3rd wd. 2778 Sq Ft BRT#343074200 Improvements: Residential Property ALIYA TASHA BASIL C.P. July Term, 2012 No. 3264 \$137,864.68 Christopher A. DeNardo, Esq.

### 1303-730

10011 Ferndale Street 19116 58th wd. 1846 Sq Ft BRT#582478300 Improvements: Residential Property ALEXANDER LIAPITCH C.P. June Term, 2012 No. 670 \$176,786.26 Christopher A. DeNardo, Esq.

### SHERIFF'S SALE 1303-731

4418 East Winghocking Street 19124 23rd wd. 1110 Sq Ft BRT#234206500 Improvements: Residential Property HOMES ARE US BY L.P. BY ANNA ENTERPRISES LLC ITS GENERAL PARTNER BY ALAN STASSON September Term, 2012 No. 1171 \$78,229.65 Christopher A. DeNardo, Esa.

#### 1303-732

**1667 Granite Street 19124** 62nd wd. 807 Sq Ft BRT#622084100 Improvements: Residential Property RICHARD SCHLESINGER AND SETH LAMB C.P. September Term, 2012 No. 1182 \$59,651.36 Christopher A. DeNardo, Esq.

#### 1303-733

**6741 Lebanon Avenue 19151** 34th wd. 1088 Sq Ft BRT#344065700 Improvements Residential Property ERIC HARRISON AND JUANITA HARRISON C.P. June Term, 2010 No. 002498 \$130,630.23 Christopher A. DeNardo, Esq.

#### 1303-734

1528 Dyre Street 19124 62nd wd. 1142 Sq Ft BRT#621005100 Improvements: Residential Property FAINA VASSERMAN C.P. July Term, 2010 No. 001503 \$53,033.54 Christopher A.

### 1303-735

DeNardo, Esq.

**6717 Oakland Street 19149** 54th wd. 1824 Sq Ft BRT#542388100 Improvements: Residential Property JENNIFER GIRALDO C.P. May Term, 2009 No. 001671 \$174,650.30 Christopher A. DeNardo, Esq.

#### 1303-736

4417 Tolbut Street 19136 65th wd. 2325 Sq Ft BRT#652099900 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OLEG KANTAROVICH, DECEASED. C.P. April Term, 2010 No. 001018 \$196,064.65 Christopher A. DeNardo, Esq.

#### 1303-737

**5328 Howland Street 19124** 35th wd. 1230 Sq Ft BRT#351349000 Improvements: Residential Property JESSIE M. ROWE AND PLUMMIE W.

MILLER C.P. May Term, 2012 No. 000672

### \$61,210.28 Christopher A. DeNardo, Esq. 1303-738

3585 Joyce Street 19134 45th wd. 1260 Sq Ft BRT#452296800 Improvements: Residential SOFIA GINCHER AND ALEXANDER GINCHER C.P. September Term, 2012 No. 3537 \$45.859.93 Christopher A. DeNardo, Esq.

# 1303-739

**4754 Marple Street 19136** 41st wd. 1240 Sq Ft BRT#651101600 Improvements Residential Property LUZ WILLIAMS AKA LUZ Y. RODRIGUEZ AKA LUZ RODRIGUEZ WILLIAMS C.P. September Term, 2012 No. 0850 \$64,747.56 Christopher A. DeNardo, Esq.

### 1303-740

**5754 North 17th Street 19141** 17th wd. 1576 Sq Ft BRT#172206700 Improvements: Residential Property
ERIC MCENNIS C.P. September Term, 2012 No. 002962 \$143,924,72 Christopher A.

### 1303-741

DeNardo, Esq.

**9912 President Street 19115** 58th wd. 1560 Sq Ft BRT#581401608 Improvements: Residential Property
HOMES ARE US, L.P. BY ANNA
ENTERPRISES LLC ITS GENERAL PARTNER BY ALAN STASSON, MEMBER C.P. August Term, 2012 No. 2957 \$128,490.59 Christopher A. DeNardo, Esq.

### 1303-742

6506 Smedlev Street 19126 17th wd. 1260 Sq Ft BRT#172173600 Improvements: Residential Property PRISCILLA MOORE AND RASHEEDA MCNEAD C.P. July Term \$107,415.11 Christopher A. DeNardo, Esq.

### 1303-743

30 East Logan Street 19144 42nd wd. 1944 Sq Ft BRT#121004200 Improvements: Residential Property KENNETH M. SEEDOR C.P. July Term, 2012 No. 3266 \$130,348.54 Christopher A. DeNardo, Esq.

#### 1303-744 **100 West Tabor Road 19120** 42nd wd. 2500

Sq Ft BRT#776725000 Improvements: Residential Property GERARD J. KEASHON AND MARIA KEASHON C.P. March Term, 2009 No.

### SHERIFF'S SALE

003594 \$203,182.19 Christopher A. DeNardo, Esq.

### 1303-745

3850 Woodhaven Road, Unit 806 19154 66th wd. 880 Sq Ft BRT#888660336 Improvements: Residential Property SERGEY REDNIKOV C.P. June Term, 2010 No. 003844 \$94,437.05 Christopher A.

#### 1303-746

DeNardo, Esq.

2812 Devereaux Ave 19149 35th wd. 1429.60 Sq Ft BRT#621225500 Improvements: Residential Real Estate FANG YE C.P. October Term, 2012 No. 00446

\$118,023.54 Stern & Eisenberg, PC

#### 1303-747

5205 Church Road 19131 34th wd 1550 Sq Ft BRT#521212900 Improvements: Residential Real Estate MARIE WILKINS-WALKER AND YVONNE

### MARTIN C.P. November Term, 2011 No. 00096 \$46.312.93 Stern & Eisenberg, PC

1303-748 **1990 Plymouth Street 19138** 10th wd. 1120 Sq ft BRT#101313500 Improvements: Residential Real Estate

SEYI TIKARE C.P. October Term, 2012 No. 00432 \$74,026.27 Stern & Eisenberg, PC

### 1303-749

119 West Chew Avenue 19120 61st wd. (formerly part of the 42nd wd.) 1543.27 Sq Ft BRT#612053800 Improvements: Residential Real Estate KENTON ENGLISH C.P. April Term, 2012

# No. 02659 \$113,284.48 Stern & Eisenberg, 1303-750

**2639 South 64th Street 19142** 40th wd. 1100.50 Sq Ft BRT#402135000 Improvements: Residential Real Estate SHERRI ANN KING AKA SHERRI PERKINS AND JOSEPH J. KING. JR C.P. September Term, 2012 No. 02103 \$55,378.27 Stern & Eisenberg, PC

#### 1303-751

5832 West Girard Avenue 19131 52nd wd.  $(formerly\,34th\,wd.)\,1620\,Sq\,Ft\,\,BRT\#043025000$ Improvements: Residential Real Estate HENRIETTA F. SIMMONS-JENKINS C.P. August Term, 2012 No. 00542 \$86,806.09 Stern & Eisenberg, PC

### 1303-752

**162 West Raymond Street 19140** 42nd wd. 966 Sq Ft BRT#422021200 Improvements: Residential Real Estate CARLA FOSTER, BRIAN FOSTER, AND UNKNOWN HEIRS, ADMINISTRATORS, EXECUTORS, AND DEVISEES OF THE ESTATE OF CYNTHIA HOLMES C.P. September Term, 2010 No. 000491 \$33,358.33

### Stern & Eisenberg, PC 1303-753

5512 Larchwood Avenue 19143 45th wd. 1665 Sq Ft BRT#463002700 Improvements: Residential Real Estate ROSALIE TUCKER AND HARRY GASKINS, C.P. September Term, 2012 No. 01668 \$33,313.61 Stern & Eisenberg, PC

### 1303-754

 $3109 \ South \ 82nd \ Street \quad 19153 \quad 40th \ wd.$  $2500 \; Sq \; Ft \; \; BRT\#405008100 \quad \; Improvements:$ Residential Real Estate THOMAS B. BROWN C.P. September Term, 2012 No. 02574 \$51,637.32 Stern & Eisenberg, PC

### 1303-755

**4632 Tampa Street 19120** 42nd wd. 1353.60 Sq Ft BRT#421571500 Improvements: Residential Real Estate DEANNA LEE TEIXEIRA C.P. October Term, 2012 No. 02158 \$70,487.87 Stern & Eisenberg, PC

#### PA 19147 on the east side of Darien Street 19147 1st wd. Front 117.95' x depth 41.16'; 4670 Sq Ft BRT/OPA #884400605 E. T. HOMES 1403, LLC C.P. September

Term, 2011 No. 02022 \$824,159.78 Justin

L. Krik, Esq.; Lipsky and Brandt

1303-756

1403-1409 South Darien Street, Philadelphia

1303-757 
 4412
 Teesdale
 Street
 19136
 41st

 wd.
 BRT#412091300
 Subject To Rent
 Improvements: Residential Dwelling CAROLINA HERRERA AND REYNALDO R. LOPEZ ESTEVEZ C.P. August Term, 2012 No. 02929 \$110,008.45 Udren Law Offices, P.C.

### 1303-758

**5429 Whitby Avenue 19143** 51st wd. 1440 Sq Ft BRT#513117700 Subject To Rent Improvements: Residential Dwelling
WILLIAM POWELL AKA WILLIAM POWELL, SR., AKA WILLIAM T. POWELL, SR. AKA WILLIAM T. POWELL C.P. June Term, 2010 No. 00776 \$81,044.77 Udren Law Offices, P.C.

October Term, 2007 No. 01374 \$245,436.61

1303-770

**6630 Ogontz Avenue 19126** 10th wd. 1696

Improvements:

KML Law Group, P.C.

Sq Ft BRT#102005700

#### SHERIFF'S SALE

#### 1303-759

240 East Walnut Lane19144-204522nd wd.3422.40 Sq FtBRT#592060500Subject ToRent Improvements: Residential DwellingLEON BUIEC.P. June Term, 2009No. 00199\$131,470.82Udren Law Offices, P.C.

#### 1303-760

5514 Malcolm Street 1914351st wd. 952.50Sq Ft BRT#513176500Subject To RentImprovements: Residential DwellingADEMOLA FAWOLE AKA ADEMOLE O.FAWOLE C.P. June Term, 2012 No. 03080\$38,992.88Udren Law Offices, P.C.

#### 1303-761

 1054 E Upsal Street
 19150
 10th wd. 2508.78

 Sq Ft BRT#102328200
 Subject To Rent Improvements: S/d W B/g 25 Masonry

 MILTON AND GEORGETTA WILLIAMS (H/W)
 C.P. July Term, 2012 No. 02587

 \$39,802.05
 Jonathan M. peterson, Esq.

#### SHERIFF'S SALE

#### 1303-762

5044-46 Spruce Street 60th wd. BRT#882927765 Subject To Rent Improvements: (a) 5044 Spruce Street - A Four-story Office Bldg, And (b) 5046 Spruce Street - A Four-story Office Bldg HIADEB MANAGEMENT, LLC C.P. October Term, 2012 No. 2562 \$189,509.73 Steven E. Ostrow, Esq. and Joseph W. Weill, Esq.

#### 1303-763

**613 Catharine Street, Unit A-7** 2nd wd. BRT#888021762 Improvements: Residential Dwelling

PROPERTY OF THE CHE GREEN AND THE UNITED STATES OF AMERICA C.P. June Term, 2009 No. 00489 \$1,041,879.06 Powers, Kirn, & Javardian, LLC

#### 1303-764

**5634 West Girard Avenue** 4th wd. 1290 Sq Ft BRT#043021900 Subject to Mortgage

#### SHERIFF'S SALE

Improvements: Residential Dwelling
ROSEMARIE MCNEIL C.P. May Term, 2009
No. 00538 \$157,631.17 Powers, Kirn, &
Javardian, LLC

#### 1303-765

1121 East Upsal Street 19150 50th wd. 3051 Sq Ft BRT#502311000 Improvements: Residential Property

CHRIS ALEXANDER C.P. April Term, 2009 No. 00510 \$96,605.83 KML Law Group, P.C.

#### 1303-766

2074 Bridge Street 19124 62nd wd. 1155 Sq Ft BRT#622104700 Improvements: Residential Property

FAINA VASSERMAN C.P. August Term, 2012 No. 03598 \$63,663.51 KML Law Group P.C.

#### 1303-767

1930 Haworth Street 19124 23rd wd. 1243.02

#### SHERIFF'S SALE

Sq Ft BRT#622020600 Improvements:
Residential Property
CANDICE CRUZ C.P. April Term, 2012 No.
03019 \$75,732.56 KML Law Group, P.C.

#### 1303-76

**4309 East Howell Street 19135** 62nd wd. 2500 Sq Ft BRT#622179900 Improvements: Residential Property

TIFFANY NEVAU, KNOWN HEIR TO THE ESTATE OF GEORGE MCCONALD, DECEASED AND GEORGE CRIST, KNOWN HEIR TO THE ESTATE OF GEORGE MCDONALD, DECEASED. C.P. December Term, 2011 No. 03566 \$146.644.49 KML Law Group, P.C.

#### 1303-769

3350 Conrad Street 19129 38th wd. 1443.40 Sq Ft BRT#382231500 Improvements: Residential Property FRANCIS X. MCLAUGHLIN III C.P.

ADMINISTRATOR

Residential Property
STEPHEN L.DESHEILDS, AS
ADMINISTRATOR OF THE ESTATE OF
STEPHEN TAYLOR, DECEASED. C.P. May
Term, 2008 No. 02156 \$116,206.29 KML
Law Group, P.C.

#### 1303-771

842N63rdSt1915134thwd.6150SqFtBRT#68N2112SubjectToRentImprovements: Residential Dwelling

ALBERT E BROWN, JR. AKA ALBERT BROWN GERALD BROWN, REGINALD BROWN, AND NAILAH SHAKIR C.P. July Term, 2012 No. 01884 \$91,055.52 Udren Law Offices. P.C.

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