

# Sheriff's Sale Notices for October 1, 2013

## SHERIFF'S SALE

### THIRD PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, October 1, 2013 at the:

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

JUDICIAL/FORECLOSURE SALE  
CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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

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

## SHERIFF'S SALE

### NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on October 1, 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](http://www.OfficeofPhiladelphiaSheriff.com)

The following property, sale of which was postponed from the March 6, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, October 1, 2013.

#### 11-403

**1250 S 24th St. 19146** 36th Wd. Approximately 900 sq. ft. more or less BRT# 361372900  
Improvements: Residential Dwelling BRENDA BURTON C.P. August Term, 2007 No. 00882 \$49,046.32 Leona Mogavero, Esq.; Klehr Harrison Harvey Branzburg LLP

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

#### 1206-376A-B

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

**51st wd. (5430-44 Paschall Ave. - Premises B - 19143)** Intersection of the Southeasterly side of Paschall Ave. and the Northeasterly side of 55th St. Front: 170' Depth: 195' BRT#884350845 Improvements: Commercial Property

FREDERICK COOPER C.P. March Term, 2012 No. 0081 Kerry S. Schuman, Esq.

The following property, sale of which was postponed from the August 7, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, October 1, 2013.

#### 1208-458

**4010 Marple St. 19136** 65th wd. Situate on the southwest side of Marple St (40' wide) at the distance of 155' 1/4" northwest from the northwest side of Erdrick St (50' wide) in the 65th ward of the City of Philadelphia; 2847.8 Sq Ft BRT#651087200

PAVITTAR SINGH C.P. March Term, 2012 No. 02287 \$97,165.62 Alan C. Gershenson, Esq.

The following property, sale of which was postponed from the October 2, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, October 1, 2013.

#### 1210-475

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

#### 1210-479

**1827 67th Ave. 19126-2625** 50th wd. 1576.08 Sq Ft BRT #101245700 Improvements: Residential Property TA KISHA LEE C.P. February Term, 2012 No. 02164 \$146,287.95 Phelan Hallinan & Schmieg, LLP

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The following property, sale of which was postponed from the November 6, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, October 1, 2013.

#### 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

#### 1211-577

**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.

#### 1211-693

**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.

#### 1211-716

**6032 N. 19th Street 19141** 17th wd. 1360 Sq Ft BRT#172351600 Improvements: Residential Property ELAINE COLLIER, ONLY KNOWN SURVIVING HEIR OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF IDA P. COLLIER, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2011 No. 3002 \$34,883.08 Matthew A. Lipman, Esq.

The following property, sale of which was postponed from the December 4, 2012 Sheriff's Sale, will be offered for sale on TUESDAY, October 1, 2013.

#### 1212-344

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

#### 1212-411

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

#### 1212-537

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

#### 1212-600

**6142 Locust Street 19139** 46th wd. 2522 Sq Ft BRT#031097800 Improvements: Residential Real Estate ANTHONY LYNN AND LYNN REAL ESTATE HOLDINGS, LLC C.P. April Term, 2012 No. 02657 \$69,994.79 Stern & Eisenberg, PC

#### 1212-618

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

The following property, sale of which was postponed from the January 8, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, October 1, 2013.

#### 1301-380

**2313 S. 17th Street 19145** 26th wd. All that certain lot or piece of ground, situate on the east side of Seventeenth Street at the distance

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of ninety-six feet southward from the south side of Wolf Street in the twenty-sixth ward of the City of Philadelphia. Containing in front or breadth on the said Seventeenth Street sixteen feet and extending of that width in length or depth between line at right angles to the said Seventeenth Street sixty-two feet or a four feet wide alley which extends northward and southward and communicates at each end with another four feet wide alley extending eastward into Chadwick Street. Together with the free and common use, right, liberty, and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter forever. Subject to Mortgage Improvements: Single Family Row

ROBERT M. EDGAR C.P. August Term, 2011 No. 04375 \$110,235.14 Anthony R. Distasio, Esq.; Linton, DiStasio & Edwards, P.C.

#### 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 Jenifer G. Fowler, Esq.

#### 1301-392

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

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

#### 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

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

#### 1302-312

**9511 Tulip Street 19114-3011** 65th wd. 10,000 Sq Ft PRCL#652395700 Improvements: Residential Property MICHAEL LECOMPTE C.P. January Term, 2012 No. 04201 \$283,260.44 Phelan Hallinan & Schmieg, LLP

#### 1302-405

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

#### 1302-460

**6740 Dorel Street 19142-2607** 40th wd. 1137.50 Sq Ft PRCL#406351000 Improvements: Residential Property JENA THOMAS C.P. April Term, 2012 No. 01948 \$77,116.17 Phelan Hallinan & Schmieg, LLP

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#### 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.

#### 1302-688

**6216 Torresdale Avenue 19135** 41st wd. 2491.6 Sq Ft BRT#41-1291100 Improvements: Residential Dwelling CHARLES B. HOWARD AND APRIL K. HOWARD C.P. January Term, 2012 No. 003280 \$174,948.53 Gregory Javardian, Esq.; Powers, Kirm & Javardian, LLC

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

#### 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 VELAZQUEZ C.P. July Term, 2010 No. 01468 \$43,772.78 Phelan Hallinan, LLP

#### 1303-381

**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 Mark J. Udren, Esq.

#### 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

#### 1303-476

**1447 West Lycoming Street 19140** 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

#### 1303-560

**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

#### 1303-635

**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.

#### 1303-649

**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.

The following property, sale of which was postponed from the April 2, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, October 1, 2013.

#### 1304-302

**1967 West Spencer Street 19141-1305** 17th wd. 1320 Sq Ft PRCL#171262400 Improvements: Residential Property VIRGINIA HAMILTON C.P. December



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Term, 2010 No. 01357 \$57,402.35 Phelan Hallinan, LLP

## 1304-309

**1611 South Taney Street 19145** 36th wd. 1611 Sq Ft PRCL#364282100 Improvements: Residential Property  
TAMI LEVIN C.P. July Term, 2012 No. 03989 \$69,887.75 Phelan Hallinan, LLP

## 1304-326

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

## 1304-337

**1219 Christian Street 19147** 2nd wd. 2182 Sq Ft BRT#022249510 Subject to Rent Improvements: Residential Dwelling; Row 3 Sty Masonry  
JANET WILKENS C.P. June Term, 2012 No. 00454 \$134,718.49 McCabe, Weisberg, & Conway, P.C.

## 1304-361

**1131 Brill Street 19124-1116** 62nd wd. 2000 Sq Ft PRCL#621038800 Improvements: Residential Property  
NADJAH R. GIVENS AND YVETTE V. GIVENS C.P. March Term, 2009 No. 02136 \$102,335.44 Phelan Hallinan, LLP

## 1304-362

**1122 South 56th Street 19143-4042** 51st wd. 1232 Sq Ft PRCL#513022700 Improvements: Residential Property  
REGINALD SHARPE, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ERNESTINE PALMER AKA ERNESTINE B. PALMER, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNESTINE PALMER AKA ERNESTINE B. PALMER, DECEASED. C.P. October Term, 2011 No. 01539 \$37,834.10 Phelan Hallinan, LLP

## 1304-377

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

## 1304-382

**403-405 North 64th Street** 34th wd. 9457 Sq Ft BRT#343073200 Improvements: Row Conv/apartment 2 Sty Masonry  
ROBERT J. MASSELLA C.P. July Term, 2010 No. 02218 \$235,698.20 Milstead & Associates, LLC

## 1304-392

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

## 1304-414

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

## 1304-430

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

## 1304-450

**2674 Tilton Street 19125** 31st wd. 700 Sq Ft BRT#312179080 Improvements: Residential Property  
THOMAS B. WACHTMANN C.P. September Term, 2012 No. 0480 \$340,797.64 Kristine M. Anthou, Esq.

## 1304-459

**245 Hansberry Street 19144-4017** 12th wd. (formally the 59th) 5182.32 Sq Ft PRCL#123104100 Improvements: Residential Property  
EDWARD MACK C.P. January Term, 2012 No. 04913 \$58,720.32 Phelan Hallinan, LLP

## 1304-466

**5351 Wingohocking Heights 19144** 12th wd. 12890.88 Sq Ft PRCL#122183000

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Improvements: Residential Property  
MARY CASTORIE AND MICHAEL MCKINLEY C.P. December Term, 2006 No. 01484 \$318,912.83 Phelan Hallinan, LLP

## 1304-482

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

## 1304-483

**6650 Blakemore Street** Beginning at a point on the southwesterly side of Blakemore Street (50 feet wide) at the distance of 134 feet, 3-5/8 inches northwardly measured along the said southwesterly side of Blakemore Street from the northwesterly side of Hortter Street (50 feet wide). Subject to Mortgage Improvements: Row B/gar, 2 Sty Masonry  
JOSEPH D. JOHNSON, JR. C.P. January Term, 2012 No. 02040 \$189,458.28 Chandra M. Arkema, Esq.

## 1304-515

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

## 1304-554

**24 North Hirst Street 19139-2224** 34th wd. 906.24 Sq Ft PRCL#341236800 Improvements: Residential Property  
JIMMIE MOORE C.P. September Term, 2012 No. 02236 \$71,094.85 Phelan Hallinan, LLP

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

## 1305-399

**5742 Hazel Avenue 19143** 46th wd. 975.00 Sq. Ft. BRT#463024000 Subject to Mortgage Improvements: Residential Dwelling  
JAHMAL BROWN C.P. September Term, 2008 No. 01236 \$66,304.49 Udren Law Offices, P.C.

## 1305-401

**705 East Passyunk Avenue 19147** 2nd wd. 59' x 18' PRCL#023133000, BRT #023133000 Improvements: Residential Property  
TITLE TO SAID PREMISES IS VESTED IN CURTIS SAVORY BY DEED OF CORRECTIONS-STRAW PARTY DATED FEBRUARY 20, 2004 AND RECORDED MARCH 29, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PHILADELPHIA COUNTY AS INSTRUMENT #50894086, GRANTED AND CONVEYED UNTO CURTIS SAVORY, AS STRAW PARTY, IN FEE. C.P. January Term, 2012 No. 02007 \$249,552.26 Martin S. Weisberg, Esq.

## 1305-459

**6015 Master Street 19151** 34th wd. 2248 Sq. Ft.; row 2sty masonry BRT#342028600 Subject to Mortgage Improvements: Residential Dwelling  
DAVID BRYANT C.P. August Term, 2010 No. 01135 \$42,189.97 McCabe, Weisberg, & Conway, P.C.

## 1305-480

**1006 70th Avenue 19126-2103** 61st wd. 11585 Sq. Ft. PRCL#611444500 Improvements: Residential Property  
ROCHELLE L. REYNOLDS C.P. August Term, 2012 No. 00611 \$278,345.09 Phelan Hallinan, LLP

## 1305-539

**2205 South Bonsall Street 19145-3208** 48th wd. 708 Sq. Ft. PRCL#482276800 Improvements: Residential Property  
GENKEETA C. BISHOP RPA MAYES IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LOUISE S. BISHOP. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE S. BISHOP, DECEASED. C.P. October Term, 2011 No. 03935 \$35,625.92 Phelan Hallinan, LLP

## 1305-542

**2063 Bridge Street 19124-2044** 62nd wd. 1309.80 Sq. Ft. PRCL#622120200 Improvements: Residential Property  
BELINDA MCNEAL C.P. March Term, 2012 No. 04049 \$26,720.09 Phelan Hallinan, LLP

## 1305-569

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

## SHERIFF'S SALE

**1305-571**  
**3016 Tremont Street 19136** 57th wd. 2345.54 Sq. Ft. OPA #572057400 Improvements: Residential Dwelling  
ALBERT GABRIELE C.P. February Term, 2012 No. 001799 \$41,660.45 Mitchell B. Klein, Esq.

## 1305-584

**1543 66th Avenue AKA 1543 West 66th Avenue 19126-2766** 10th wd. 1248 Sq. Ft. PRCL#101220500 Improvements: Residential Property  
JUWAN DILL C.P. July Term, 2012 No. 02857 \$159,151.57 Phelan Hallinan, LLP

## 1305-627

**2557 South Massey Street 19142** 40th wd. 1252.40 Sq. Ft. BRT#406115400 Improvements: Residential Property  
FOFIE KAMARA C.P. September Term, 2012 No. 02999 \$72,858.57 KML Law Group, P.C.

## 1305-639

**5333 Willows Avenue** 51st wd. Situate on the northwest side of Willows Avenue at the distance of 256 feet southwestward from the southwest side of 53rd Street. Subject to Mortgage Improvements: Row 2 Sty Masonry  
VERA DELOATCH AND WAYNE GARY DELOATCH C.P. November Term, 2012 No. 00782 \$31,124.72 Chandra M. Arkema, Esq.

The following property, sale of which was postponed from the June 4, 2013 Sheriff's Sale, will be offered for sale on TUESDAY, October 1, 2013.

## 1306-309

**1217A South Street AKA 1217 South Street, Unit A 19147-1820** 88th wd. Together with an undivided 1.54% interest. PRCL#888053172 Improvements: Condominium Unit  
JOSEPH GERMANO AND TODD ZEITZ C.P. January Term, 2011 No. 03519 \$107,229.68 Phelan Hallinan, LLP

## 1306-312

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

## 1306-314

**2635 South 68th Street 19142-2724** 40th wd. 1146.75 Sq. Ft. PRCL#406093300 Improvements: Residential Property  
ANTHONY R. WILLIAMS C.P. December Term, 2011 No. 02954 \$57,972.61 Phelan Hallinan, LLP

## 1306-316

**1204 Longshore Avenue 19111-4533** 35th wd. 9362.25 Sq. Ft. PRCL#532173000 Improvements: Residential Property  
BE THI HO AND HU JOANNE AKA JOANNE HU C.P. September Term, 2012 No. 03372 \$262,902.75 Phelan Hallinan, LLP

## 1306-317

**120 Greenwich Street 19147-6110** 1st wd. 829.66 Sq. Ft. PRCL#011036000 Improvements: Residential Property  
ANDREA OTTAVIANO C.P. June Term, 2009 No. 04218 \$258,947.92 Phelan Hallinan, LLP

## 1306-328

**6042 Hasbrook Avenue 19111** 35th wd. 1728 Sq. Ft. BRT#352255200 Improvements: Residential Property  
PEDRO CASTILLO C.P. January Term, 2012 No. 01951 \$139,840.02 KML Law Group, P.C.

## 1306-329

**4425 Fleming Street 19128** 21st wd. 1750.10 Sq. Ft. BRT#211309900 Improvements: Residential Property  
MARTIN J. OTT, III C.P. January Term, 2013 No. 00708 \$272,180.49 KML Law Group, P.C.

## 1306-339

**2833 South Simpson Street 19142** 40th wd. 1520 Sq. Ft. PRCL#406001247 Improvements: Residential Property  
LYNNE COLLINS C.P. June Term, 2008 No. 04176 \$128,194.32 Phelan Hallinan, LLP

## 1306-340

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

## 1306-345

**761 North 27th Street 19130** 15th wd. 2988 Sq ft; row 3 sty masonry BRT#151302500 Improvements: Residential Dwelling  
HELEN WAGNER C.P. November Term, 2010 No. 01702 \$69,895.76 McCabe, Weisberg, & Conway, P.C.

## 1306-356

**2630 West Seltzer Street 19132** 28th

## SHERIFF'S SALE

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

## 1306-357

**1817 South 5th Street 19148** 1st wd. 2476 Sq. Ft.; row 2 sty masonry BRT#011452100 Improvements: Residential Dwelling  
JOHN J. VACCA AND THE UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA. C.P. September Term, 2012 No. 03184 \$133,532.07 McCabe, Weisberg, & Conway, P.C.

## 1306-358

**4647 Pennhurst Street 19124** 42nd wd. 1365 Sq. Ft. BRT#421620100 Improvements: Residential Property  
KENNETH A. MCCALL C.P. August Term, 2012 No. 01657 \$49,015.17 KML Law Group, P.C.

## 1306-359

**1910 Dallas Road 19138** 42nd wd. 1288 Sq. Ft. BRT#6042560000 Improvements: Residential Dwelling  
DWAYNE BLACKSON AND TRACY R. KENNEDY C.P. February Term, No. 02578 \$118,844.74 Powers, Kim & Javardian, LLC

## 1306-368

**6475 Matthews Street 19119** 22nd wd. 3525.60 Sq. Ft. BRT#221291100 Improvements: Residential Property  
FREDERICK JEROME C.P. October Term, 2012 No. 00090 \$136,761.13 KML Law Group, P.C.

## 1306-378

**865 Granite Street 19124-1728** 35th wd. 1073.10 Sq. Ft. PRCL#351138200 Improvements: Residential Property  
NICOLE ENOCH C.P. October Term, 2012 No. 00313 \$90,749.97 Phelan Hallinan, LLP

## 1306-385

**4147 Gilham Street 19135-2512** 55th wd. 975 Sq. Ft. PRCL#552135800 Improvements: Residential Property  
DEBORAH PEIRCE C.P. January Term, 2012 No. 02573 \$76,223.22 Phelan Hallinan, LLP

## 1306-390

**1034 East Tioga Street 19134-1445** 33rd wd. 1031.76 Sq. Ft. PRCL#331206900 Improvements: Residential Property  
RENEE JAREFSKY AND ERIC DUA C.P. October Term, 2011 No. 04239 \$77,725.23 Phelan Hallinan, LLP

## 1306-391

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

## 1306-393

**4747 Griscom Street 19124-5833** 23rd wd. 967.12 Sq. Ft. PRCL#232451500 Improvements: Residential Property  
DAVID B. STEINER AND KAREN M. STEINER C.P. August Term, 2012 No. 01365 \$441,331.28 Phelan Hallinan, LLP

## 1306-395

**3212 Chelsea Place 19114-1104** 58th wd. 2838 Sq. Ft. PRCL#661147100 Improvements: Residential Property  
ROBERT LIGUORI AND SHERYL A. LIGUORI C.P. September Term, 2012 No. 03376 \$156,135.89 Phelan Hallinan, LLP

## 1306-396

**104 Village Lane 19154-3602** 66th wd. 4397.64 Sq. Ft. PRCL#662290900 Improvements: Residential Property  
KENNETH ALLEN AND DENISE ALLEN AKA DENISE E. FULFORD C.P. December Term, 2011 No. 01740 \$206,334.85 Phelan Hallinan, LLP

## 1306-398

**4308 Old York Road 19140-2030** 43rd wd. 1296 Sq. Ft. PRCL#433402400 Improvements: Residential Property  
TRUDY MAYS C.P. March Term, 2012 No. 03711 \$55,080.55 Phelan Hallinan, LLP

## 1306-400

**1230 Durfor Street 19148** 39th wd. 644 Sq. Ft. BRT#394305800 Improvements: Residential Dwelling  
JOHN T. DEROSE AND LENA DEROSE C.P. June Term, 2009 No. 03551 \$141,177.18 Udren Law Offices, P.C.

## 1306-401

**879 Granite Street 19124** 35th wd. 1073.10 Sq. Ft. BRT#351138900 Improvements:

## SHERIFF'S SALE

Residential Dwelling  
SHARON L. STEPHENS-ROACH C.P. September Term, 2010 No. 02055 \$137,778.73 Mark J. Udren, Esq.

## 1306-402

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

## 1306-404

**411 Hoffman Street 19148** 39th wd. 700 Sq. Ft. BRT#392006000 Improvements: Residential Dwelling  
ESTATE OF KIM O. GLADDEN, C/O RAFAEQ SMITH, PERSONAL REPRESENTATIVE; RAFAEQ SMITH, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KIM O. GLADDEN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIM O. GLADDEN, DECEASED CHERELE K. SMITH, KNOWN HEIR OF KIM O. GLADDEN, ROBERT FAISON, KNOWN HEIR OF KIM O. GLADDEN. C.P. July Term, 2012 No. 01831 \$58,226.85 Udren Law Offices, P.C.

## 1306-410

**3548 North 18th Street 19140** 38th wd. 1935.50 Sq. Ft. BRT#112257800 Improvements: Residential Dwelling  
RICKY MALLOY C.P. March Term, 2010 No. 05466 \$117,543.73 Udren Law Offices, P.C.

## 1306-419

**1722 Downton Street 19140** 13th wd. 1440 Sq. Ft. BRT#6000210526 Improvements: Residential Dwelling  
ELIZABETH MCNAIR C.P. June Term, 2012 No. 03463 \$62,261.91 Law Offices of Gregory Javardian

## 1306-422

**1328 North Alden Street 19131-4114** 4th wd. 1095 Sq. Ft. PRCL#043119900 Improvements: Residential Property  
ABRAHAM CHESTER C.P. July Term, 2012 No. 04444 \$84,399.27 Phelan Hallinan, LLP

## 1306-428

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

## 1306-430

**7252 Mansfield Avenue 19138** 10th wd. BRT#102356300 Improvements: Residential Dwelling  
CHRISTINA J. LEE C.P. May Term, 2010 No. 03339 \$190,924.12 Powers, Kim & Javardian, LLC

## 1306-433

**126 North 51st Street 19139** 44th wd. 1705 Sq. Ft. BRT#441100300 Improvements: Residential Dwelling  
GERALD MINOR C.P. April Term, 2011 No. 00855 \$58,456.07 Udren Law Offices, P.C.

## 1306-439

**2855 Welsh Road 19152** 57th wd. 12801 Sq. Ft. BRT#571047



## SHERIFF'S SALE

Improvements: Residential Property  
GORDON T. THOMAS AKA GORDON THOMAS C.P. July Term, 2012 No. 01161 \$43,834.95 Phelan Hallinan, LLP

**1306-449**

**3248 Knorr Street 19149-2613** 55th wd. 1750.10 Sq. Ft. PRCL#551201100  
Improvements: Residential Property  
APRIL MCGOVERN AKA APRIL L. MCGOVERN C.P. March Term, 2012 No. 02899 \$83,667.86 Phelan Hallinan, LLP

**1306-450**

**7266 Mansfield Avenue 19138-1621** 10th wd. 2116 Sq. Ft. PRCL#102357000  
Improvements: Residential Property  
MICHAEL HERBERT C.P. April Term, 2012 No. 03071 \$166,228.75 Phelan Hallinan, LLP

**1306-451**

**8612 Provident Road 19150** 50th wd. 1448.90 Sq. Ft. BRT#501179600  
Improvements: Residential Property  
JUDITH QUARLES C.P. September Term, 2012 No. 002747 \$96,230.33 Leonard J. Mucci, III Esq.

**1306-454**

**6022 Kingsessing Avenue 19143** 40th wd. 1200 Sq. Ft. BRT#401259600  
Improvements: Residential Real Estate  
RANDOLPH J. WADDELL, SR. C.P. January Term, 2013 No. 0104 \$76,210.38 Stern & Eisenberg, PC

**1306-455**

**332 West Zeralda Street 19144** 13th wd. (formerly 22nd wd.) 1414 Sq. Ft. BRT#133022700  
Improvements: Residential Real Estate  
ANTHONY SMITH C.P. January Term, 2013 No. 00654 \$73,851.35 Stern & Eisenberg, PC

**1306-457**

**7035 Kindred Street 19149** 54th wd. 1145.67 Sq. Ft. BRT#542286200  
Improvements: Residential Real Estate  
GERALD W. SMITH C.P. November Term, 2012 No. 02855 \$92,296.76 Stern & Eisenberg, PC

**1306-458**

**6926 Grosbeak Place 19142** 14th wd. 1614.60 Sq. Ft. BRT#406588500  
Improvements: Residential Real Estate  
EVERLY SHIRER C.P. October Term, 2012 No. 02452 \$96,984.41 Stern & Eisenberg, PC

**1306-459**

**5608 Warrington Avenue 19143** 51st wd. 1248 Sq. Ft. BRT#514061500  
Improvements: Residential Real Estate  
JANICE SEPHEs C.P. October Term, 2012 No. 01386 \$42,902.63 Stern & Eisenberg, PC

**1306-461A-B**

**1307 Cottman Avenue - Premises A - 19111** 56th wd. 3365.19 Sq. Ft. BRT#871246550  
Subject To Mortgage (executing Plaintiff's mortgage)  
Improvements: Str/off And Apts 2 Sty Masonry

**1309 Cottman Avenue - Premises B - 19111** 56th wd. 3365.19 Sq. Ft. BRT#882926575  
Subject To Mortgage (executing Plaintiff's mortgage)  
Improvements: School 2 Sty Masonry  
HOWARD AND MELVYN SCHWARTZ C.P. October Term, 2012 No. 4431 \$145,304.01 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Kenneth M. Portner, Esq.

**1306-466**

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

**1306-470**

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

**1306-471**

**6520 Elmwood Avenue 19142-2817** 40th wd. 1520 Sq. Ft. PRCL#406228100  
Improvements: Residential Property  
TOXIE BARRON IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHAUNCEY BARRON, DECEASED.  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHAUNCEY BARRON, DECEASED.  
C.P. April Term, 2012 No. 03960 \$61,987.25 Phelan Hallinan, LLP

**1306-473**

**2640 Mole Street AKA 2640 South Mole Street 19145-4608** 26th wd. 672 Sq. Ft. PRCL#261227300  
Improvements: Residential Property  
JOEL B. OREJOLA C.P. June Term, 2012 No. 02228 \$260,640.72 Phelan Hallinan, LLP

## SHERIFF'S SALE

**1306-476**

**853 Morefield Road 19115-1916** 58th wd. 6643.20 Sq. Ft. PRCL#581148600  
Improvements: Residential Property  
CHANDY P. GEORGE AND SARAMMA MATHAI C.P. September Term, 2010 No. 02127 \$370,867.12 Phelan Hallinan, LLP

**1306-481**

**2021 Castor Avenue 19134** 45th wd. 1116.50 Sq. Ft. BRT#452202300  
Improvements: Residential Property  
MARLENE GUZMAN C.P. November Term, 2011 No. 000607 \$62,307.22 Caitlin M. Donnelly, Esq.

**1306-483**

**6244 Limekiln Pike 19141** 15th wd. 1212 Sq. Ft. BRT#172314800  
Improvements: Residential Property  
TROY K. GRANT C.P. April Term, 2009 No. 001820 \$51,003.82 Christopher A. DeNardo, Esq.

**1306-486**

**4150-4152 Paul Street 19124** 23rd wd. 3545 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.

**1306-487**

**2516 South Bellford Street 19153** 40th wd. 1145.90 Sq. Ft. BRT#404146000  
Improvements: Residential Property  
CARMEN JAMES C.P. August Term, 2012 No. 1229 \$131,158.83 Christopher A. DeNardo, Esq.

**1306-489**

**5917 Turner Street 19151** 34th wd. 1080 Sq. Ft. BRT#342104100  
Improvements: Residential Property  
CARLOS G. BAUTISTA C.P. September Term, 2012 No. 003294 \$75,789.92 Christopher A. DeNardo, Esq.

**1306-490**

**626 Martin Street 19128** 21st wd. 1450 Sq. Ft. BRT#213177000  
Improvements: Residential Property  
GREGORY T. STEELE C.P. October Term, 2012 No. 4198 \$218,547.81 Christopher A. DeNardo, Esq.

**1306-494**

**219 North Robinson Street 19139-1123** 34th wd. 1585.31 Sq. Ft. PRCL#341170900  
Improvements: Residential Property  
KRISTIE M. TRICE C.P. August Term, 2012 No. 01361 \$23,002.36 Phelan Hallinan, LLP  
DAVID ROSARIO C.P. July Term, 2012 No. 01650 \$118,377.15 Phelan Hallinan, LLP

**1306-499**

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

**1306-500**

**4411 Oakmont Street 19136-3717** 65th wd. 1136 Sq. Ft. PRCL#651078000  
Improvements: Residential Property  
ERIC MILLER C.P. December Term, 2011 No. 02735 \$25,752.08 Phelan Hallinan, LLP

**1306-501**

**5946 Hammond Avenue 19120-2011** 61st wd. 1742 Sq. Ft. PRCL#612511800  
Improvements: Residential Property  
SHARYN JACKSON IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED; KELLY WHITTIER IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED; TRACY LINACRE, IN HER CAPACITY AS HEIR OF STANFORD F. JACKSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANFORD F. JACKSON, DECEASED.  
C.P. December Term, 2011 No. 00718 \$93,109.79 Phelan Hallinan, LLP

**1306-503**

**2716 North Hollywood Street 19132-1807** 28th wd. (formerly in the 38th wd.) 756 Sq. Ft. PRCL#282037200  
Improvements: Residential Property  
FRED BAKER C.P. December Term, 2012 No. 03329 \$58,325.76 Phelan Hallinan, LLP

**1306-513**

**319 Unruh Avenue 19111-4654** 35th wd. 3850 Sq. Ft. PRCL#353127000  
Improvements: Residential Property  
KIMBERLY E. WILLIAMS AND CHRISTOPHER G. WILLIAMS C.P. July Term, 2010 No. 02659 \$234,117.29 Phelan Hallinan, LLP

**1306-516**

**2306 Stanwood Street 19152-2915** 56th wd. 6344 Sq. Ft. PRCL#562050300  
Improvements: Residential Property

## SHERIFF'S SALE

KENNETH MARINER AND DEBRA MARINER C.P. December Term, 2011 No. 01548 \$286,180.18 Phelan Hallinan, LLP

**1306-521**

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

**1306-522**

**2209 Reed Street 19146** 36th wd. 1372 Sq. Ft. BRT#361318800  
Improvements: Residential Property  
BRIDGETTE Y. GRIMES C.P. December Term, 2009 No. 000870 \$51,693.61 Christopher A. DeNardo, Esq.

**1306-524**

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

**1306-533**

**4134 Cambridge Street 19104** 6th wd. Land area 1245.50 Sq. Ft. BRT#062159700  
Improvements: Residential Dwelling  
CRAIG OVERTON C.P. February Term, 2009 No. 3899 \$127,891.67 Martha E. Von Rosenstiel, Esq.

**1306-534**

**6230 North Mascher Street 19120** 61st wd. 1800 Sq Ft BRT#611025200  
Improvements: Residential Property  
RICHARD K. OHLIGER C.P. June Term, 2012 No. 3076 \$38,076.08 Christopher A. DeNardo, Esq.

**1306-536**

**1828 Griffith Street 19111** 56th wd. 5387.50 Sq. Ft. BRT#561530600  
Improvements: Residential Property  
JERRY MCCORMAC AND DAWNE MCCORMAC C.P. November Term, 2012 No. 1551 \$166,242.51 Christopher A. DeNardo, Esq.

**1306-538**

**1147 South Clifton Street 19147-4616** 2nd wd. 910 Sq. Ft. BRT#021567000  
Improvements: Residential Property  
C.P. December Term, 2011 No. 3782 \$148,459.90 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

**1306-547**

**5316 North 12th Street 19141** 49th wd. 1749.72 Sq. Ft. BRT#493135800  
Improvements: Residential Property  
KEASHA PAULHILL C.P. November Term, 2008 No. 03200 \$85,288.06 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

**1306-549**

**5007 Pennway Street AKA 5007 Pennway Avenue 19124-3507** 23rd wd. 1632 Sq. Ft. BRT#233110800  
Subject To Mortgage  
Improvements: Residential Property  
JEAN F. FORTUREY AKA JEAN FORTUREY C.P. June Term, 2012 No. 0659 \$65,308.25 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1306-551**

**1011 Lorraine Street 19116** 35th wd. 7900 Sq. Ft. BRT#582213000  
Improvements: Residential Property  
KRISTIN SANCHEZ AND MICHAEL J. SANCHEZ C.P. August Term, 2012 No. 2337 \$267,570.44 Christopher A. DeNardo, Esq.

**1306-555**

**705 West Mermaid Lane 19118** 9th wd. 19519 Sq. Ft. BRT#092144110  
Improvements: Residential Property  
DOROTHY L. POOLE C.P. March Term, 2012 No. 03044 \$1,060,950.21 KML Law Group, P.C.

**1306-557**

**726 Wharton Street 19147** 1st wd. 576 Sq. Ft. BRT#012003500  
Improvements: Residential Property  
ROBERT J. BRAUN C.P. December Term,

## SHERIFF'S SALE

2008 No. 01866 \$151,913.42 KML Law Group, P.C.

**1306-565**

**2968 East Thompspon Street 19134** 25th wd. 1315 Sq. Ft. BRT#251257300  
Improvements: Residential Property  
BRYAN MCLAUGHLIN AND FELICIA MCLAUGHLIN C.P. July Term, 2012 No. 03271 \$169,758.07 KML Law Group, P.C.

**1306-574**

**3933 Elsinore Street 19124** 33rd wd. on the southeasterly side of Elsinore St 271 ft 0 in northwardly from the northeasterly side of Pike St front 16 ft 4 in, depth 57 ft 6 in OPA#332217900  
QUETSY RODRIGUEZ C.P. June Term, 2012 No. 02743 \$57,763.92 Louis P. Vitti, Esq.

**1306-590**

**1746 North 3rd Street 19122-3005** 18th wd. 1537.50 Sq. Ft. PRCL#183139600  
Improvements: Residential Property  
MAMADOU SYLLA C.P. October Term, 2011 No. 01547 \$205,864.44 Phelan Hallinan, LLP

**1306-591**

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

**1306-597**

**1933 Mayland Street 19138** 50th wd. 1312.50 Sq. Ft. BRT#501383500  
Improvements: Residential Property  
ANNETTA HALL C.P. March Term, 2009 No. 05675 \$80,026.77 KML Law Group, P.C.

**1306-607**

**1030 Wagner Avenue 19141** 49th wd. 3731.1 Sq. Ft.; row b/gar 2sty masonry BRT#492012300  
Improvements: Residential Dwelling  
MARRAE G. DARGAN C.P. February Term, 2010 No. 00970 \$99,187.40 McCabe, Weisberg, & Conway, P.C.

**1306-608**

**5141 North Sydenham Street 19141** 17th wd. 2850 Sq. Ft.; row b/gar 2sty masonry BRT#172080800  
Improvements: Residential Dwelling  
RODERICK WALKER AKA RODERICK T. WALKER C.P. December Term, 2008 No. 00390 \$23,662.01 McCabe, Weisberg, & Conway, P.C.

**1306-613**

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

**1306-614**

**1303 North 32nd Street, Unit #34 19121** 29th wd. 1367 Sq. Ft.; res condo 3.5 sty, masonry BRT#888290170  
Improvements: Condominium  
CHRISTINE CREIGHTON C.P. October Term, 2010 No. 00770 \$280,670.40 McCabe, Weisberg, & Conway, P.C.

**1306-620**

**1010 North America Street 19123** 4th wd. Subject to Mortgage  
ERIC MIDGETT AND KAIT MIDGETT AKA KATHERINE MIDGETT C.P. January Term, 2011 No. 01484 \$338,673.04 Sarah E. Ehasz, Esq.

**1306-621**

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

**1306-624**

**63101 Delaire Landing Road, AKA 63101 Delaire Landing 7-C AKA 63101 Delaire Landing Road Unit 101 19114-5411** 88th wd. PRCL#888650860  
Improvements: Condominium  
SETH A. DEFULGENTIS C.P. January Term, 2012 No. 03054 \$70,384.53 Phelan Hallinan, LLP

**1306-627**

**4550 Wilde Street 19127-1227** 21st wd. 891.91 Sq. Ft. PRCL#211511500  
Improvements: Residential Property  
JOHN J. ANGIOLILLO C.P. December Term, 2012 No. 03323 \$158,686.02 Phelan Hallinan, LLP

**1306-628**

**3333 Comly Road Unit 56 AKA 3301 Comly**

## SHERIFF'S SALE

**Road Unit 56 19154-3319** 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.7857%. PRCL#888660711  
Improvements: Condominium  
CHRISTINA ORTIZ AKA CHRISTINA J. ORTIZ C.P. August Term, 2012 No. 02671 \$145,223.70 Phelan Hallinan, LLP

**1306-629**

**5225 Chester Avenue 19143** 51st wd. 1552 Sq. Ft. BRT#511273200  
Subject To Rent  
5225 CHESTER AVENUE, LLC C.P. August Term, 2012 No. 003434 \$106,169.86 Lachail, Cohen, & Sagnor

**1306-630**

**3851 North Broad Street 19140** 43rd wd. 1616 Sq. Ft. (lot size) BRT#432390500  
Subject To Rent  
LANDMARK DEVELOPMENT AND RESTORATION, LLC C.P. August Term, 2012 No. 003273 \$106,169.86 Arthur L. Sagnor, III, Esq.; J. Timothy Arndt, III, Esq.; Lachall Cohen & Sagnor

**1306-632**

**7823 Loretto Avenue 19111** 56th wd. 2875 Sq. Ft. BRT#561194600  
Improvements: Residential Property  
JENNIFER LABONSKI C.P. June Term, 2012 No. 02294 \$153,267.16 Pressman & Doyle, LLC

**1306-638**

**3222 West Diamond Street 19121-1114** 32nd wd. 2134 Sq. Ft. PRCL#323122700  
Improvements: Residential Property  
IRVIN VAUGHN, JR. ALIYMA AL-SAADHL, SOLELY IN HER CAPACITY AS HEIR OF BADER AL-SAADHL, DECEASED, DOUGLAS AL-SAADHL, SOLELY IN HIS CAPACITY AS HEIR OF BADER AL-SAADHL, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BADER AL-SAADHL, DECEASED.  
C.P. October Term, 2010 No. 01609 \$33,306.68 Phelan Hallinan, LLP

**1306-641**

**7118 Oakland Street 19149-1211** 54th wd. 1291.87 Sq. Ft. PRCL#542381900  
Improvements: Residential Property  
ANTONIO PEREZ AND CARMEN PEREZ C.P. December Term, 2011 No. 00027 \$141,224.86 Phelan Hallinan, LLP

**1306-643**

**5400 Wissahickon Avenue, Apartment 18 19144-5225** 38th wd. 720 Sq. Ft. PRCL#383143754  
Improvements: Residential Property  
BETSEY L. WENGER C.P. December Term, 2011 No. 02542 \$199,856.11 Phelan Hallinan, LLP

The following property, sale of which was postponed from the July



## SHERIFF'S SALE

Eighteenth Ward of the City of Philadelphia. Containing in front or breadth on Montgomery Avenue twelve feet six inches and extending in length or depth easterly-fifth-eight feet.  
RICHARD E. HORAN C.P. September Term, 2012 No. 00216 \$119,392.65 Anthony R. Distasio, Esq., LINTON, DISTASIO, & EDWARDS, P.C.

## 1307-359

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

## 1307-363

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

## 1307-375

**9215 Cambridge Street 19114-4205** 65th wd. 5000 Sq. Ft. PRCL#652423800 Improvements: Residential Property  
DAWN SOLLEY AND JOHN V. MONTELEONE, III C.P. May Term, 2012 No. 02693 \$171,630.41 Phelan Hallinan, LLP

## 1307-377

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

## 1307-379

**1054 North 67th Street 19151-3002** 34th wd. 1356.08 Sq. Ft. PRCL#344409700 Improvements: Residential Property  
MONICA LYNN WILSON C.P. October Term, 2008 No. 01239 \$98,068.51 Phelan Hallinan, LLP

## 1307-382

**7211 Fowler Street 19128-4237** 21st wd. 3046.75 Sq. Ft. PRCL#212457330 Improvements: Residential Property  
VICKI J. MEST AKA VICKI JO MEST C.P. August Term, 2012 No. 02982 \$140,332.03 Phelan Hallinan, LLP

## 1307-388

**5943 North 3rd Street 19120-1843** 61st wd. 1232.80 Sq. Ft. PRCL#612389700 Improvements: Residential Property  
ANDRENA L. DIXON C.P. April Term, 2011 No. 03124 \$97,811.99 Phelan Hallinan, LLP

## 1307-389

**6222 North Palethorp Street aka 6222 Palethorp Street 19120-1515** 61st wd. 1200 Sq. Ft. PRCL#611041800 Improvements: Residential Property  
CARMELA DAVIS MACK C.P. September Term, 2011 No. 01148 \$72,985.72 Phelan Hallinan, LLP

## 1307-393

**1002 West Rockland Street 19141-3908** 49th wd. 1912.50 Sq. Ft. PRCL#491114900 Improvements: Residential Property  
EDWARD MUHAMMAD AND SHAY HUNTLEY C.P. July Term, 2012 No. 03171 \$88,756.72 Phelan Hallinan, LLP

## 1307-396

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

## 1307-406

**1542 North 62nd Street 19151-3802** 34th wd. 1855.54 Sq. Ft. PRCL#342312500 Improvements: Residential Property  
FELICIA A. BROWN C.P. September Term, 2012 No. 00361 \$47,774.56 Phelan Hallinan, LLP

## 1307-432

**240 West Ruscomb Street 19120** 42nd wd. 1057.50 Sq. Ft. BRT#422153600 Improvements: Residential Dwelling  
FELICIA NORTH C.P. April Term, 2010 No. 00051 \$49,737.95 Udren Law Offices, P.C.

## 1307-440

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

## 1307-456

**228 South 51st Street 19139-4147** 46th wd. 1768.3 Sq. Ft. BRT#602169850 Improvements: Residential Dwelling  
WALLACE MCDUFFIE, JR. AND VIVIA E. MCDUFFIE C.P. July Term, 2012 No. 04602 \$28,462.27 Law Offices of Gregory Javardian

## SHERIFF'S SALE

## 1307-458

**4837 Walton Avenue 19143-2018** 46th wd. 2018.8 Sq. Ft. BRT#461081600 Improvements: Residential Dwelling  
KENRICK C. TALBOT AND ALLYSON L. HUNTER-TALBOT C.P. October Term, 2011 No. 04637 \$176,513.43 Law Offices of Gregory Javardian

## 1307-459

**5511 North Marshall Street 19120-2714** 61st wd. 1790 Sq. Ft. BRT#612261100 Improvements: Residential Dwelling  
INEA WEST C.P. July Term, 2012 No. 04071 \$112,686.37 Law Offices of Gregory Javardian

## 1307-472

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

## 1307-480

**2321 Federal Street 19146** 36th wd. 1600 Sq. Ft. BRT#361253900 Improvements: Residential Property  
THOMAS THANG LE AKA THOMAS T. LE C.P. May 2012 Term, No. 01318 \$79,569.10 Kristine M. Anthon, Esq.

## 1307-482

**4219 North 8th Street 19140-2212** 43rd wd. 1067.98 Sq. Ft. BRT#433351200 Improvements: Residential Dwelling  
BRIDGET GRAHAM C.P. April Term, 2012 No. 01860 \$58,288.04 Powers, Kim & Javardian, LLC

## 1307-488

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

## 1307-494

**9235 Academy Road 19114** 57th wd. 8700 Sq. Ft.; det w/d gar 1.5 sty frame BRT#572341500 Subject to Mortgage Improvements: Residential Dwelling  
LORI LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, DIANE L. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, RICHARD M. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER, CHARLES S. LOBIONDO, KNOWN SURVIVING HEIR OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF ROSE STEINKE, DECEASED MORTGAGOR AND REAL OWNER. C.P. November Term, 2011 No. 01105 \$202,413.23 McCabe, Weisberg, & Conway, P.C.

## 1307-515

**1914 South 69th Street 19142-1202** 40th wd. 2827.04 Sq. Ft. PRCL#403200300 Improvements: Residential Property  
CARLA L. RAHEMTULLA C.P. July Term, 2012 No. 03988 \$108,549.24 Phelan Hallinan, LLP

## 1307-518

**406 East Upsal Street 19119-3927** 22nd wd. 1337.86 Sq. Ft. PRCL#221084500 Improvements: Residential Property  
REGINA TAYLOR C.P. September Term, 2012 No. 02841 \$126,489.75 Phelan Hallinan, LLP

## 1307-521

**145 East Pleasant Street aka 145 Pleasant Street 19119-2145** 22nd wd. 1011.75 Sq. Ft. PRCL#222072800 Improvements: Residential Property  
BRENDA THOMAS C.P. September Term, 2012 No. 02653 \$39,228.75 Phelan Hallinan, LLP

## 1307-526

**2625 South Daggett Street 19142-2804** 40th wd. 1240 Sq. Ft. PRCL#406007100 Improvements: Residential Property  
KHALILAH FELDER C.P. December Term, 2011 No. 03325 \$59,532.02 Phelan Hallinan, LLP

## 1307-541

**6651 Erdrick Street 19135-2601** 55th wd. 1292.68 Sq. Ft. PRCL#552277900 Improvements: Residential Property  
SCOTT WENDEL AND ELIZABETH P. WENDEL AKA ELIZABETH P. DETKIEWICZ C.P. November Term, 2009 No. 03981 \$74,829.52 Phelan Hallinan, LLP

## 1307-548

**3750 Clarendon Avenue, #11 19114-1936** 88th wd. Together with all right, title and interest, being 1.0829 undivided interest of, in and to the Common Elements as defined by the Unit Property Act of Pennsylvania, and as more

## SHERIFF'S SALE

fully set forth in the aforementioned Declaration of Condominium and Plan. PRCL#88866011 Improvements: Condominium Unit  
PAMELA L. RENNINGER C.P. January Term, 2012 No. 00892 \$63,873.62 Phelan Hallinan, LLP

## 1307-556

**3895 Dungan Street 19124** 33rd wd. 1050 Sq. Ft. BRT#332415900 Improvements: Residential Property  
JUAN C. COLON C.P. August Term, 2011 No. 04505 \$51,308.01 Valentino F. DiGiorgio, III, Esq.

## 1307-557

**7945 Michener Street 19150-1320** 50th wd. 1612 Sq. Ft. BRT#501151700 Improvements: Residential Dwelling  
PATRICIA E. GREEN C.P. April Term, 2012 No. 01852 \$51,211.21 Powers, Kim & Javardian, LLC

## 1307-561

**3024 North Taney Street aka 3024 Taney Street 19132-1240** 38th wd. 856 Sq. Ft. BRT#381200100 Improvements: Residential Property  
LILLIE M. SAVAGE PERRY AKA LILLIE M. PERRY C.P. March Term, 2012 No. 0152 \$40,571.95 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1307-566

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

## 1307-569

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

## 1307-571

**5033 North 9th Street 19144** 49th wd. 1500 Sq. Ft. BRT#491287300 Improvements: Residential Property  
FREDERICK REID; PAULA SYLVESTER-REID C.P. October Term, 2008 No. 2888 \$45,932.97 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1307-582

**4820 North 10th Street 19141** semi detached 2 story masonry BRT#491353300 Improvements: Residential Dwelling  
CARL CRAWFORD, III C.P. April Term, 2011 No. 000988 \$82,843.32 Federman & Associates, LLC

## 1307-583

**1817 East Sergeant Street 19125** row 2 sty masonry BRT#314083600 Improvements: Residential Dwelling  
TRACY HUA AND CHI HUNG MU C.P. December Term, 2011 No. 0591 \$58,771.93 Federman & Associates, LLC

## 1307-584

**5942 Spruce Street 19139** row b/gar 2sty masonry BRT#032002000 Improvements: Residential Dwelling  
DAWN R. ROBINSON C.P. November Term, 2011 No. 003135 \$26,550.42 Federman & Associates, LLC

## S1307-588

**126 North 60th Street 19139** 34th wd. 1055.60 Sq. Ft. BRT#341079300 Improvements: Residential Property  
ROBERT CALLAND JR C.P. July Term, 2007 No. 02174 \$40,131.91 KML Law Group, P.C.

## 1307-592

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

## 1307-605

**3575 Emerald Street 19134** 45th wd. 1149.61 Sq. Ft. BRT#452329800 Improvements: Residential Property  
TERESA DERR C.P. December Term, 2012 No. 00911 \$71,899.31 KML Law Group, P.C.

## SHERIFF'S SALE

## 1307-608

**2626 Salmon Street 19125** 31st wd. (formerly 18th wd.) 840 Sq. Ft. BRT#312190100 Improvements: Residential Real Estate  
JOANNE MARIE SZARAK AKA JOANN SZARAK AND JOSEPH WILLIAM SZARAK AKA JOSEPH W. SZARAK C.P. December Term, 2012 No. 00390 \$94,697.21 Stern & Eisenberg, P.C.

## 1307-620

**2009 North Cleveland Street 19121-1501** 32nd wd. 630 Sq. Ft. PRCL#321232800 Improvements: Residential Property  
DANDRE T. PARMLEY C.P. February Term, 2012 No. 03101 \$62,604.25 Phelan Hallinan, LLP

## 1307-627

**6146 Alma Street 19149-3203** 53rd wd. 1275 Sq. Ft. PRCL#531333500 Improvements: Residential Property  
JIAN BIAO CHEN C.P. November Term, 2010 No. 01082 \$42,768.60 Phelan Hallinan, LLP

## 1307-630

**1336 South Ruby Street 19143-4928** 51st wd. 1524.88 Sq. Ft. PRCL#511251700 Improvements: Residential Property  
PAMELA CARR C.P. December Term, 2011 No. 02309 \$47,746.99 Phelan Hallinan, LLP

## 1307-640

**2624 Island Avenue 19153** 40th wd. Unknown BRT#40505116 Subject to Mortgage Improvements: Residential Property  
LORNELL MORRIS, JR. C.P. January Term, 2011 No. 03329 \$89,720.12 Jeffrey G. Trauger, Esq.

## 1307-646

**1309 South 17th Street 19146-4712** 36th wd. 992 Sq. Ft. BRT#365190000 Improvements: Residential Dwelling  
ANTHONY M. BUONOMO C.P. January Term, 2012 No. 03282 \$170,365.54 Powers, Kim & Javardian, LLC

The following property, sale of which was postponed from the August 6, 2013 Sheriff's Sale, will be offered for sale on **TUESDAY, October 1, 2013.**

## 1308-302

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

## 1308-303

**148 Mercy Street 19148-2614** 39th wd. 598 Sq. Ft. PRCL#391058100 Improvements: Residential Property  
PHILIP J. MARKER C.P. May Term, 2009 No. 00135 \$130,787.72 Phelan Hallinan, LLP

## 1308-304

**2848 Walnut Hill Street, Unit A 19152-1503** 57th wd. 2524.48 Sq. Ft. PRCL#571073319 Improvements: Residential Property  
YONG HANG WANG C.P. April Term, 2012 No. 01443 \$188,353.90 Phelan Hallinan, LLP

## 1308-306

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

## 1308-307

**863 North Taney Street 19130-1830** 15th wd. 6800 Sq. Ft. PRCL#151294900 Improvements: Residential Property  
TRICIA A. BRUNING C.P. February Term,

## SHERIFF'S SALE

2012 No. 03648 \$179,409.19 Phelan Hallinan, LLP

## 1308-313

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

## 1308-314

**1518 North Alden Street 19131-3815** 4th wd. 1125 Sq. Ft. PRCL#043295400 Improvements: Residential Property  
ANTOINE WILLIAMS C.P. September Term, 2008 No. 01147 \$105,840.21 Phelan Hallinan, LLP

## 1308-319

**2620 South Massey Street 19142-2124** 40th wd. 1232 Sq. Ft. PRCL#406122800 Improvements: Residential Property  
ANNIE DENNIS AND KARMON REED C.P. December Term, 2010 No. 02984 \$82,114.05 Phelan Hallinan, LLP

## 1308-322

**617 East Hilton Street 19134-1804** 33rd wd. 932.34 Sq. Ft. PRCL#331056300 Improvements: Residential Property  
ANTONIO RODRIGUEZ AND JEANNIE RODRIGUEZ C.P. July Term, 2010 No. 03436 \$44,926.27 Phelan Hallinan, LLP

## 1308-325

**6104 Gardenia Street 19144-1017** 59th wd. (formerly part of the 22nd wd.) 1270 Sq. Ft. PRCL#592214200 Improvements: Residential Property  
EMMETT D. ROSS AND MARCIA ROSS C.P. November Term, 2011 No. 01747 \$115,276.64 Phelan Hallinan, LLP

## 1308-327

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

## 1308-328

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

## 1308-331

**914-918 West Girard Avenue 19123-1240** 14th wd. Southwest corner of Girard Avenue and Percy Street front 117 ft 7 in, depth 42 ft, 0 in.  
YIP YAN WONG, LLC C.P. January Term, 2011 No. 02169 \$272,999.92 Philip D. Berger, Esq

## 1308-339

**1505 South Broad Street 19147-6224** 1st wd. Situate on the east side of Broad Street at the distance of thirty six (36) feet, five (5) inches southward from the south side of Dickinson Street Subject to Mortgage Improvements: Row W-off/str 3sty Masonry  
ROSEMARIE RAO C.P. April Term, 2012 No. 00290 \$457,306.99 Chandra M. Arkema, Esq.

## 1308-341

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

## 1308-343A-B

**8**



**SHERIFF'S SALE****1308-357**

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

**1308-359**

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

**1308-361**

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

**1308-362**

**7507 East Tulehocken Street 19138** 50th wd. 1512 Sq. Ft. BRT#501371500 Improvements: Residential Property  
ROBERT C. SMITH C.P. November Term, 2012 No. 02425 \$198,610.91 KML Law Group, P.C.

**1308-363**

**6625 North 12th Street 19126** 61st wd. 7380 Sq. Ft. BRT#611188600 Improvements: Residential Property  
DEBORAH K. FISHER AND JENNIFER K. NATALINI C.P. August Term, 2012 No. 01270 \$229,097.00 Nolan G. Schenai, Esq.

**1308-365**

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

**1308-367**

**3330 Gurley Road 19154** 66th wd. 2000 Sq. Ft. BRT#663116300 Improvements: Residential Property  
KATHLEEN A. JORDAN C.P. January Term, 2013 No. 00948 \$115,675.21 KML Law Group, P.C.

**1308-368**

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

**1308-378**

**2453 79th Avenue 19150** 50th wd. row b/gar 2sty, masonry; 3686.4 Sq. Ft. BRT#501459200 Improvements: Residential Dwelling  
EMMA J. BRYANT C.P. September Term, 2010 No. 00501 \$175,515.43 McCabe, Weisberg & Conway, P.C.

**1308-382**

**10037 Bridle Road 19116** 58th wd. Apartment 2-4 units; 2 sty mas+0; 4986.4 Sq. Ft. BRT#582468700 Improvements: Residential Dwelling  
STANISLAV ENTUS C.P. March Term, 2012 No. 01231 \$229,502.34 McCabe, Weisberg & Conway, P.C.

**1308-383**

**2213 Bainbridge Street 19146** 30th wd. Row 3 sty masonry; 3022 Sq. Ft. BRT#302022700 Improvements: Residential Dwelling  
GENESIS LAWRENCE C.P. April Term, 2012 No. 02583 \$155,025.40 McCabe, Weisberg & Conway, P.C.

**1308-385**

**5838 Oakland Street 19149** 62nd wd. Row 2sty masonry; 3510.01 Sq. Ft. BRT#621396100 Improvements: Residential Dwelling  
JENNIFER ROCCHI C.P. August Term, 2012 No. 03414 \$72,885.46 McCabe, Weisberg & Conway, P.C.

**1308-388**

**1712 Dyre Street 19124** 62nd wd. Det 2sty, masonry; 5208 Sq. Ft. BRT#622039605 Improvements: Residential Dwelling  
BERNARD CLIETT AND SANDRA PRICE C.P. September Term, 2012 No. 01687 \$37,391.86 McCabe, Weisberg & Conway, P.C.

**1308-389**

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

**1308-390**

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

**SHERIFF'S SALE**

Weisberg & Conway, P.C.

**1308-392**

**3405 North 11th Street 19140** 43rd wd. Row 2 stymasonry; 3239 Sq. Ft. BRT#431131700 Improvements: Residential Dwelling  
MARITZAN DELGADO C.P. December Term, 2012 No. 01417 \$27,849.33 McCabe, Weisberg & Conway, P.C.

**1308-397**

**1339 East Airdrie Street 19124-5540** 33rd wd. 877.50 Sq. Ft. PRCL#331241000 Improvements: Residential Property  
SAMARA MITCHELL IN HER CAPACITY AS HEIR OF DAWN RUSSELL AKA DAWN THERESA RUSSELL, DECEASED, TRINA RUSSELL IN HER CAPACITY AS HEIR OF DAWN RUSSELL AKA DAWN THERESA RUSSELL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAWN RUSSELL AKA DAWN THERESA RUSSELL, DECEASED. C.P. April Term, 2012 No. 01146 \$51,212.73 Phelan Hallinan, LLP

**1308-399**

**6362 West Columbia Avenue 19151-3227** 34th wd. 1760 Sq. Ft. PRCL#344067000 Improvements: Residential Property  
ERIC JOHNSON C.P. September Term, 2011 No. 03830 \$117,252.32 Phelan Hallinan, LLP

**1308-400**

**9258 Darlington Road 19115-2735** 63rd wd. 9240 Sq. Ft. PRCL#632218500 Improvements: Residential Property  
LATANYA STEPHENSON AND GENE R. STEPHENSON C.P. September Term, 2009 No. 02403 \$351,121.80 Phelan Hallinan, LLP

**1308-402**

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

**1308-409**

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

**1308-413**

**2107 South 4th Street 19148-3302** 39th wd. 1040 Sq. Ft. PRCL#392249300 Improvements: Residential Property  
JEANIE M. WISE AND CHARLES WISE C.P. February Term, 2012 No. 00972 \$135,873.42 Phelan Hallinan, LLP

**1308-416**

**8616 Rugby Street 19150-2706** 50th wd. 1534.40 Sq. Ft. PRCL#502089500 Improvements: Residential Property  
LEONARD M. WAKEFIELD AKA LEONARD WAKEFIELD C.P. January Term, 2012 No. 04366 \$163,868.11 Phelan Hallinan, LLP

**1308-418**

**5355 North Sydenham Street 19141-1619** 17th wd. 1680 Sq. Ft. PRCL#172087300 Improvements: Residential Property  
BEATRICE LEWIS C.P. January Term, 2013 No. 00029 \$86,153.52 Phelan Hallinan, LLP

**1308-420**

**3129 North Marston Street 19132-1237** 38th wd. 609 Sq. Ft. PRCL#381226600 Improvements: Residential Property  
ROBERT LUMPKIN C.P. November Term, 2012 No. 03017 \$50,812.79 Phelan Hallinan, LLP

**1308-422**

**1718 South Dorrance Street aka 1718 Dorrance Street 19145-2109** 36th wd. 630 Sq. Ft. PRCL#363196700 Improvements: Residential Property  
JOHN J. CHEATLEY C.P. February Term, 2013 No. 02003 \$103,434.88 Phelan Hallinan, LLP

**1308-428**

**1934 West Spencer Street 19141** 17th wd. 1320 Sq. Ft. BRT#171252800 Improvements: Residential Dwelling  
CHAD WILLIAMS C.P. November Term, 2010 No. 03104 \$114,680.33 Mark J. Udren, Esq.

**1308-430**

**3200 Cottman Avenue 19149** 55th wd. 1744 Sq. Ft. BRT#551510600 Improvements: Residential Dwelling  
JOSEPH F. FITZGERALD AND NANCY FITZGERALD C.P. February Term, 2011 No. 04894 \$120,998.57 Mark J. Udren, Esq.

**1308-432**

**3509 Sheffield Avenue 19136** 84th wd. 1600 Sq. Ft. BRT#642226900 Improvements:

**SHERIFF'S SALE**

Residential Dwelling  
ILHAM DRAISSI AND MOUNIR DRAISSI C.P. July Term, 2011 No. 03203 \$143,341.94 Udren Law Offices, P.C.

**1308-434**

**2955 Tremont Street 19136** 57th wd. 3200 Sq. Ft. BRT#572060500 Improvements: Residential Dwelling  
MICHAEL KIRLIN C.P. April Term, 2012 No. 00346 \$251,855.26 Udren Law Offices, P.C.

**1308-435**

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

**1308-438**

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

**1308-441**

**2031 68th Avenue 19138** 50th wd. 734.40 Sq. Ft. BRT#102440300 Improvements: Residential Dwelling  
DAVID L. MANSFIELD C.P. January Term, 2013 No. 03446 \$29,449.59 Udren Law Offices, P.C.

**1308-446**

**6624 Tackawanna Street 19135** 55th wd. 1383.20 Sq. Ft. BRT#552245300 Improvements: Residential Dwelling  
HAI THI TRAN C.P. August Term, 2012 No. 00157 \$125,916.42 Udren Law Offices, P.C.

**1308-450**

**3873 Brandywine Street 19104** 124th wd. 804 Sq. Ft. BRT#242029600 Improvements: Residential Dwelling  
LEVON WARNER C.P. February Term, 2013 No. 00385 \$153,999.91 Heather Riloff, Esq.

**1308-453**

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

**1308-454**

**2228 West Ontario Street 19140** 28th wd. 1714.77 Sq. Ft. BRT#11205600 Improvements: Residential Property  
JAMES KELLER, ADMINISTRATOR OF THE ESTATE OF JOSEPH KELLER, DECEASED. C.P. March Term, 2013 No. 002362 \$32,403.20 Leonard J. Mucci, III, Esq.

**1308-455**

**6557 Torresdale Avenue 19135** 41st wd. 1360 Sq. Ft. BRT#411322400 Improvements: Residential Property  
DENNIS RICH C.P. June Term, 2012 No. 0982 \$31,768.34 Leonard J. Mucci, III, Esq.

**1308-458**

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

**1308-465**

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

**1308-466**

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

**1308-467**

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

**1308-473**

**2940 Tulip Street 19134-4125** 25th wd. 945.78 Sq. Ft. PRCL#252367800 Improvements: Residential Property  
DEBORAH L. SINKLER C.P. October Term, 2011 No. 03847 \$69,032.52 Phelan Hallinan, LLP

**1308-474**

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

**SHERIFF'S SALE****1308-475**

**2422 East Firth Street 19125-3109** 31st wd. 805 Sq. Ft. PRCL#314055300 Improvements: Residential Property  
RICHARD C. WELLS, JR., DOROTHY A. SICKELS AND DOROTHY M. SICKELS C.P. November Term, 2009 No. 04590 \$112,748.76 Phelan Hallinan, LLP

**1308-476**

**1639 Pennington Road 19151-2719** 34th wd. 1475.59 Sq. Ft. PRCL#343321500 Improvements: Residential Property  
ANTHONY WATSON, IN HIS CAPACITY AS ADMINSTRATOR AND HEIR OF THE ESTATE OF BRIDGET A. TOPPING, ALYSSA WATSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF BRIDGET A. TOPPING, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIDGET A. TOPPING, DECEASED. C.P. December Term, 2012 No. 02948 \$73,183.30 Phelan Hallinan, LLP

**1308-478**

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

**1308-481**

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

**1308-483**

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

**1308-489**

**1447 North 57th Street 19131-3806** 4th wd. 984.45 Sq. Ft. PRCL#043093700 Improvements: Residential Property  
TERESA HINTON C.P. April Term, 2010 No. 02950 \$56,926.18 Phelan Hallinan, LLP

**1308-490**

**601 Anchor Street 19120-1707** 35th wd. 2091 Sq. Ft. BRT#351278400 Improvements: Residential Property  
C.P. April Term, 2012 No. 4246 \$79,986.90 Scott A. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1308-492**

**5841 North 6th Street 19120** 61st wd. 1712 Sq. Ft. BRT#612287900 Improvements: Residential Property  
WILLIAM TAYLOR C.P. January Term, 2011 No. 1245 \$119,089.40 Scott A. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1308-494**

**1927 Poplar Street, Unit B aka 1927 Poplar Street 19130** 29th wd. 1314 Sq. Ft. BRT#888290557 Improvements: Residential Property  
ELLA REPIK C.P. March Term, 2012 No. 2336 \$306,657.12 Scott A. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

**1308-496**

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

**1308-499**

**233 North Ruby Street 19139** 44th wd. 765 Sq. Ft. BRT#441197700 Improvements: Residential Property  
CHANTE C. THOMAS C.P. April Term, 2009 No. 00740 \$108,139.10 KML Law Group, P.C.

**1308-502**

**1536 South 24th Street 19146** 36th wd. 930 Sq. Ft. BRT#364143900 Improvements: Residential Property  
ESTHER THORNTON C.P. December Term, 2012 No. 00823 \$26,389.23 KML Law Group, P.C.

**SHERIFF'S SALE****1308-503**

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

**1308-505**

**2605 East Dauphin Street 19125** 31st wd. 826 Sq. Ft. BRT#313096600 Improvements: Residential Property  
JOSEPH KENNEY AND THE UNITED STATES OF AMERICA C.P. December Term, 2007 No. 01376 \$85,005.13 KML Law Group, P.C.

**1308-510**

**5118 Harlan Street 19131** 44th wd. 1065 Sq. Ft. BRT#442169100 Improvements: Residential Property  
JOAN JONES C.P. January Term, 2008 No. 00645 \$31,263.50 KML Law Group, P.C.

**1308-517**

**1503 North Redfield Street 19151** 34th wd. 1420 Sq. Ft. BRT#342165200 Improvements: Residential Property  
ALIYA S. SMALL C.P. December Term, 2008 No. 00510 \$51,907.45 KML Law Group, P.C.

**1308-519**

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

**1308-520**

**6129 Walton Avenue 19143** 3rd wd. 2250 Sq. Ft. BRT#032168800 Improvements: Residential Property  
VENEDA SAMUEL C.P. July Term, 2010 No. 00740 \$52,966.21 KML Law Group, P.C.

**1308-529**

**4135 Greeby Street 19135** 55th wd. 975 Sq. Ft. BRT#552123700 Improvements: Residential Property  
DENNIS RIVERA C.P. March Term, 2012 No. 00456 \$162,174.91 KML Law Group, P.C.

**1308-540**



## SHERIFF'S SALE

CYNTHIA J. WARD C.P. August Term, 2008 No. 00640 \$106,549.80 McCabe, Weisberg & Conway, P.C.

## 1308-559

**454 East Church Lane 19144** 12th wd. Semi/det 3sty, masonry; 5234.41 Sq. Ft. BRT#122035900 Improvements: Residential Dwelling  
BARBARA GOLL C.P. December Term, 2011 No. 00783 \$95,928.89 McCabe, Weisberg & Conway, P.C.

## 1308-567

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

## 1308-569

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

## 1308-570

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

## 1308-571

**3325 Fuller Street 19136** 64th wd. 1400 Sq. Ft. BRT#642306851 Improvements: Residential Property  
RICHARD J. DENNELL C.P. July Term, 2012 No. 1800 \$205,646.47 Leonard J. Mucci, III, Esq.

## 1308-573

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

## 1308-575

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

## 1308-580

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

## 1308-584

**6810 Ardleigh Street 19119** 22nd wd. 9501.87 Sq. Ft. BRT#222242000 Improvements: Residential Real Estate  
WALTER HENRY MOSS, JR. C.P. March Term, 2013 No. 00392 \$260,284.50 Stern & Eisenberg, PC

## 1307-588

**126 North 60th Street 19139** 34th wd. 1055.60 Sq. Ft. BRT#341079300 Improvements: Residential Property  
ROBERT CALLAND JR. C.P. July Term, 2007 No. 02174 \$40,131.91 KML Law Group, P.C.

## 1308-590

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

## 1308-592

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

## 1308-602

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

## 1308-603

**5425 Spruce Street 19139-4061** 60th wd. 1280 Sq. Ft. PRCL#603062700 Improvements: Residential Property  
DONALD SMITH AND DENISE MASON AKA DENISE SMITH C.P. July Term, 2012 No. 02962 \$21,149.04 Phelan Hallinan, LLP

## 1308-605

**1818 Kendrick Street 19152-1839** 56th wd. (formerly the 57th wd.) 2503.60 Sq. Ft.

## SHERIFF'S SALE

PRCL#562195000 Improvements: Residential Property  
KOHA PHAM AND TRAM DINH C.P. December Term, 2012 No. 03553 \$210,797.44 Phelan Hallinan, LLP

## 1308-606

**2819 Willits Road 19114-3405** 57th wd. 3698 Sq. Ft. PRCL#572079719 Improvements: Residential Property  
TANIKA ALEXANDER AND PAMELA ALEXANDER C.P. April Term, 2010 No. 02284 \$257,476.81 Phelan Hallinan, LLP

## 1308-607

**2232 South 65th Street 19142-2222** 40th wd. 990 Sq. Ft. PRCL#403013700 Improvements: Residential Property  
OSCAR CLARK C.P. December Term, 2012 No. 01957 \$38,900.65 Phelan Hallinan, LLP

## 1308-608

**5925 Crystal Street 19120-1127** 35th wd. 1224.75 Sq. Ft. PRCL#352220500 Improvements: Residential Property  
KATRICE GREENE C.P. September Term, 2012 No. 00840 \$124,894.82 Phelan Hallinan, LLP

## 1308-611

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

## 1308-613

**522 South 55th Street 19143-1902** 46th wd. 1177.50 Sq. Ft. PRCL#463195100 Improvements: Residential Property  
LOERTTA GRACIA INDIVIDUALLY AND IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF LEONARDO GARCIA; NICOLE GRACIA, IN HER CAPACITY AS HEIR OF THE ESTATE OF LOENARDO GRACIA; TENNILLE THORN, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEONARDO GRACIA. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEONARDO GRACIA, DECEASED. C.P. October Term, 2012 No. 00451 \$73,985.66 Phelan Hallinan, LLP

## 1308-618

**457 Hermit Street 19128** 21st wd. 1640.52 Sq. Ft. BRT#212007600 Improvements: Residential Property  
CAROLYN ANNE THOMAS, SOLEY IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ELIZABETH D. SKIBJAK AKA ELIZABETH SKIBJAK, DECEASED. C.P. February Term, 2013 No. 00179 \$162,081.69 KML Law Group, P.C.

## 1308-620

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

## 1308-622

**6516 Dorcas Street 19111** 53rd wd. 2653.56 Sq. Ft. BRT#531201600 Improvements: Residential Property  
LUZ CONCEPCION C.P. January Term, 2012 No. 02335 \$174,208.05 KML Law Group, P.C.

## 1308-623

**5457 Walnut Street 19139** 60th wd. 1714.56 Sq. Ft. BRT#603027000 Improvements: Residential Property  
CONNIE E. COOPER C.P. January Term, 2013 No. 02921 \$12,682.47 KML Law Group, P.C.

## 1308-632

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

## 1308-634

**1613 South 56th Street 19143-5305** 51st wd. 1172 Sq. Ft. BRT#514026900 Subject to Mortgage Improvements: Residential Property  
SHELBY L. MARTIN, SR. C.P. February Term, 2012 No. 2860 \$55,955.91 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1308-636

**2414 Jessup Street aka 2414 South Jessup Street 19148** 39th wd. 840 Sq. Ft. BRT#394199670 Improvements: Residential Property  
PAUL F. SALVATORE AKA PAUL SALVATORE C.P. October Term, 2010 No. 0209 \$188,253.30 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M.

## SHERIFF'S SALE

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

## 1308-637

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

## 1308-638

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

## 1308-640

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

## 1308-642

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

## 1308-643

**3004 Magee Avenue 19149-2532** 55th wd. 1622.82 Sq. Ft. BRT#551084700 Improvements: Residential Dwelling  
THOMAS P. SMITH, SR. AND THERESA M. SMITH C.P. November Term, 2011 No. 000778 \$114,339.39 Richard J. Nalbadian, Esq.

## 1308-645

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

## 1308-648

**5755 Larchwood Avenue 19143-1209** 60th wd. 1226 Sq. Ft. BRT#604144000 Improvements: Residential Property  
EVANGELINE JONES C.P. February Term, 2010 No. 003430 \$74,797.33 Pressman & Doyle, LLC

## 1308-650

**1743 Pierce Street 19145-2116** 36th wd. 665 Sq. Ft. BRT#365399500 Improvements: Residential Property  
SASKYA M. ISWAHJUNI C.P. August Term, 2012 No. 01455 \$39,555.53 Pressman & Doyle, LLC

## 1308-652

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

## 1308-653

**909 East Sanger Street 19124-1033** 35th wd. Northeastly side of Sanger St 61 ft 8-1/4" southeastwardly from the southeasterly side of Summerdale Avenue; front 15 ft 2 in, depth 62 ft 6 in. BRT#351222800  
EVETTE WESBY C.P. August Term, 2012 No. 000129 \$55,182.70 Louis P. Vitti, Esq.

## 1308-654

**2215 Winston Street 19145** 48th wd. 658 Sq. Ft. BRT#482091600 Improvements: Residential Property  
CHARLES H. GAINES C.P. June Term, 2007 No. 01378 \$49,939.62 Joann Needleman, Esq.

## 1308-655

**230 South 45th Street 19104** 46th wd. 2400 Sq. Ft. BRT#881707600 Subject to Mortgage Subject to Rent Improvements: Residential Real Estate  
HRVII, LLC C.P. March Term, 2013 No. 01643 Scott M. Esterbrook, Esq.

## 1308-658A-B

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

## SHERIFF'S SALE

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

## 1309-308

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

## 1309-309

**2239 South Clarion Street 19148** 39th wd. All that cetain lot or piece of ground. Situate in the 39th ward of the City of Philadelphia on the east side of Clarion Street at the distance of 315 feet southward from the south side of Jackson Street. Containing in front or breadth on the said Clarion Street 13 ft and extending of that width in length or depth eastward between parallel lines at right angles to the said Clarion Street 48 ft 4-3/4 inches to a certain 4 feet wide alley, which extends northward and southward and communicates with a certain other alley 4 feet wide, which extends eastward and westward from the said Clarion Street to 13th Street at the distance of 68 feet south of Jackson Street.  
PAULINE A. GALATI AKA PAULINE A. HANLY AKA PAULINE HANLY C.P. October Term, 2011 No. 03351 \$159,871.90 Anthony R. Distasio, Esq., Linton DiStasio & Edwards, P.C.

## 1309-310

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

## 1309-312

**1201 Delaire Landing Road, Unit #1201 19114** 65th wd. 1070 Sq. Ft. BRT#888650446 ALAN STASSON C.P. April Term, 2013 No. 2194 \$112,395.95 Bianca A. Roberto, Esq.

## 1309-317

**8101-8105 Elberon Avenue 19111** 63rd wd. 11400 Sq. Ft. BRT#631041000 Improvements: Residential Property  
KENNETH CHEN C.P. February Term, 2013 No. 00460 \$270,230.32 KML Law Group, P.C.

## 1309-318

**5612 Arch Street 19139** 4th wd. 1296 Sq. Ft. BRT#042023600 Improvements: Residential Property  
SABRINA PRAY C.P. April Term, 2013 No. 00084 \$86,273.25 KML Law Group, P.C.

## 1309-320

**3904 Pulaski Avenue 19140** 13th wd. 1002.82 Sq. Ft. BRT#131209000 Improvements: Residential Property  
MICHAEL WILLIAMS C.P. July Term, 2012 No. 03046 \$60,477.45 KML Law Group, P.C.

## 1309-328

**1341 Tyson Avenue 19111** 53rd wd. 5500 Sq. Ft. BRT#532240400 Improvements: Residential Property  
NICHOLAS TRUBISKY C.P. December Term, 2011 No. 02527 \$95,035.87 KML Law Group, P.C.

## 1309-330

**1829 Kendrick Street 19152** 57th wd. Semi/det 2sty mas +other; 4127.04 Sq. Ft. BRT#562199600 Improvements: Residential Dwelling

CAROLANN IMBESI, KNOWN SURVIVING HEIR OF ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER, VALERIE GRANZIANO, KNOWN SURVIVING HEIR OF ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER, PATRICIA TRESTON, KNOWN SURVIVING HEIR OF ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER, ROSANA CONDILIS, KNOWN SURVIVING HEIR OF ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER, MATTHEW MASNY, KNOWN SURVIVING HEIR OR ROSE MARIE MASNY, DECEASED MORTGAGOR AND REAL OWNER AND ROSE MARIE MASNY. C.P. May Term, 2012 No. 02354 \$179,123.16 McCabe, Weisberg, & Conway, P.C.

## 1309-332

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

## 1309-355

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

## SHERIFF'S SALE

## 1309-373

**1342 West Hunting Park Avenue 19140-2015** 43rd wd. 2098 Sq. Ft. PRCL#433202200 Improvements: Residential Property  
WAYNE BROWN C.P. September Term, 2010 No. 01743 \$42,087.50 Phelan Hallinan, LLP

## 1309-400

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

## 1309-402

**5401 Lebanon Avenue 19131** 52nd wd. 1716 Sq. Ft. BRT#522077900 Improvements: Residential Property  
GRACE AWIOR AKA GRACE E. WHITE AKA GRACE WHITE C.P. November Term, 2008 No. 01440 \$100,033.31 KML Law Group, P.C.

## 1309-404

**2006 Cambridge Street 19130** 29th wd. 1281.44 Sq. Ft. BRT#291010000 Improvements: Residential Property  
MIA ORMES AND MAURICE THOMAS C.P. October Term, 2008 No. 00986 \$368,452.69 KML Law Group, P.C.

## 1309-419

**6910 Rodney Street 19138** 10th wd. 1350 Sq. Ft. BRT#102394100 Improvements: Single Family Row Home  
SAMUEL L. GLENN, DECEASED AND MINNIE E. GLENN, DECEASED C.P. January Term, 2013 No. 00257 \$60,145.26 Craig H. Fox, Esq.

## 1309-422

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

## 1309-470

**1233 North Howard Street 19122** 18th wd. 1700 Sq. Ft. BRT#182048233 Improvements: Residential Dwelling  
HOWARD SQUARE LLC C.P. June Term, 2010 No. 003306 \$425,132.73 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.

## 1309-471

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

## 1309-477

**6339 Dicks Avenue 19142** 40th wd. Row conv/apartment 2 sty masonry; 2562.5 Sq. Ft. BRT#402269300 Subject to Rent Improvements: Residential Dwelling  
DARRELL S. REED AND SHENNETH A. REED C.P. January Term, 2012 No. 00290 \$99,464.17 McCabe, Weisberg, & Conway, P.C.

## 1309-482

**5926 Cedar Avenue 19143-1128** 3rd wd. 1833 Sq. Ft. BRT#032143800 Improvements: Residential Dwelling  
FREDERICK D. NEWTON AND CORDELIA WILLIAMS C.P.



## SHERIFF'S SALE

Division wd. 1330 Sq. Ft. BRT#871250300  
Subject to Mortgage Improvements:  
Commercial Property  
ANGELO BEKAS C.P. February Term, 2010  
No. 02105 \$4,166,667.00 Drew Salaman,  
Esq.

## 1309-552

**237 West Somerville Avenue 19120-3220**  
42nd wd. 1640 Sq. Ft. PRCL#422277400  
Improvements: Residential Property  
SHEREE HILL AKA SHEREE S HILL AND  
ALIM HILL C.P. June Term, 2010 No. 02237  
\$91,028.49 Phelan Hallinan, LLP

## 1309-555

**4823 D street 19120** 42nd wd. 1258.12 Sq. Ft.  
BRT#421473500 Improvements: Residential  
Property  
SHANNA EPPS C.P. July Term, 2012 No.  
03208 \$95,515.55 KML Law Group, P.C.

## 1309-558

**359 Leverington Avenue 19128** 21st  
wd. 1627.47 Sq. Ft. BRT#211402700  
Improvements: Residential Property  
BARBARA SINGER AKA BARBARA E  
SINGER C.P. June Term, 2008 No. 00770  
\$208,711.89 KML Law Group, P.C.

## 1309-562

**3657 Old York Road 19140** 43rd wd. 1687.56  
Sq. Ft. BRT#432160100 Improvements:  
Residential Property  
VERONICA WARD C.P. December Term,  
2012 No. 02289 \$150,947.97 KML Law  
Group, P.C.

## 1309-564

**6116 Palmetto Street 19111** 35th wd. 3691.32  
Sq. Ft. BRT#352291300 Improvements:  
Residential Property  
MANUEL A. ROMAN JR. AND MAXINE  
ROSARIO C.P. August Term, 2011 No. 03302  
\$68,538.69 KML Law Group, P.C.

## 1309-570

**470 East Cosgrove Street 19144** 59th  
wd. 2018.92 Sq. Ft.; row 2 sty masonry  
BRT#592049510 Improvements: Residential  
Dwelling  
LONDYN MCGUIGAN C.P. April Term,  
2012 No. 03882 \$63,393.89 McCabe,  
Weisberg, & Conway, P.C.

## 1309-571

**470 East Cosgrove Street 19144** 59th  
wd. 2018.92 Sq. Ft.; row 2 sty masonry  
BRT#592049510 Improvements: Residential  
Dwelling  
LONDYN MCGUIGAN C.P. April Term,  
2012 No. 03882 \$63,393.89 McCabe,  
Weisberg, & Conway, P.C.

## 1309-574

**8720 Jackson Street 19136-2132** 65th wd.  
6460 Sq. Ft. BRT#652253400 Subject to  
Mortgage Improvements: Residential Property  
C.P. October Term, 2011 No. 3747  
\$108,279.23 Scott A. Dietterick, Esq.,  
Kimberly A. Bonner, Esq., Joel A. Ackerman,  
Esq., Ashleigh L. Marin, Esq., Ralph M.  
Salvia, Esq., Jaime R. Ackerman, Esq., Zucker,  
Goldberg & Ackerman, LLC

## 1309-578

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

## 1309-579A-B

**923-27 North Watts Street – Premises  
A – 19123-1009** 20th wd. 4800 Sq. Ft.  
BRT#141218800 Improvements: Commercial  
Property  
**929 North Watts Street – Premises B – 19123  
-1009** 20th wd. 992 Sq. Ft. BRT#141218900  
Improvements: Commercial Property  
ESTATE OF ROBERT E. PIERSON, III  
DECEASED C.P. September Term, 2012 No.  
00802 \$142,696.70 Pressman & Doyle, LLC

## 1309-591

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

## 1309-594

**504 East Penn Street 19144** 22nd wd. 1146.40  
Sq. Ft. BRT#121140400 Subject to Mortgage  
Improvements: Tow B/gar 2 Sty  
ANDREA D. ELSTON C.P. January Term,  
2011 No. 01477 \$93,136.20 Sarah E.  
Ehasz, Esq.

## 1309-595

**3351 H Street 19134** 32nd wd. 749 Sq.  
Ft. BRT#331352800 Subject to Mortgage  
Improvements: Row 2 Sty Masonry  
EFRAIN MERCADO-RUIZ C.P. February  
Term, 2013 No. 001568 \$29,549.02 Sarah  
E. Ehasz, Esq.

## SHERIFF'S SALE

## SHERIFF'S SALE OF TUESDAY, OCTOBER 1, 2013

## 1306-413

**400 West Hortter Street, Unit 602 19119**  
88th wd. 758 Sq. Ft.; all that certain unit in  
the property known, named, and identified as  
"Germantown Manor, a Condominium", located  
in the 88th Ward of the City of Philadelphia,  
Commonwealth of Pennsylvania being designat-  
ed on said Declaration Plan as Unit 602 together  
with the proportionate undivided interest in the  
Common Elements (as defined in the declara-  
tion). BRT#888220231 Subject to Mortgage  
Improvements: Residential Condominium  
AUDREY S. MILLER C.P. October Term,  
2012 No. 4306 \$11,069.14 Hal A. Barrow, Esq

## 1310-301

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

## 1310-302

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

## 1310-303

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

## 1310-304

**3113 South 82nd Street 19153** 40th wd. 3652  
Sq. Ft.; semi det 2 sty, masonry BRT#405008400  
Improvements: Residential Dwelling  
THERESA THOMAS PINKETT C.P. August  
Term, 2011 No. 04113 \$91,489.82 McCabe,  
Weisberg, & Conway, P.C.

## 1310-305

**6609 Ditman Street 19135** 41st wd. 1384.17  
Sq. Ft. BRT#411242800 Improvements:  
Residential Property  
BRADLEY J. HOCH AND MELISSA A  
SWEENEY C.P. April Term, 2013 No. 00764  
\$135,492.06 KML Law Group, P.C.

## 1310-306

**2401 Pennsylvania Avenue #21A1 19130**  
15th wd. 1262 Sq. Ft. BRT#888151138  
Improvements: Residential Property  
JAMES M JOSEPH AND PAUL STARCHESKI  
C.P. September Term, 2009 No. 00418  
\$283,713.39 KML Law Group, P.C.

## 1310-307

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

## 1310-308

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

## 1310-309

**6440 Haverford Avenue 19151** 34th  
wd. 1362.42 Sq. Ft. BRT#343040700  
Improvements: Residential Property  
BRIAN MCCLELLAN C.P. April Term,  
2013 No. 00434 \$98,073.54 KML Law  
Group, P.C.

## 1310-310

**714 West Wellens Avenue 19120** 49th wd.  
1125 Sq. Ft. BRT#492031200 Improvements:  
Residential Property  
SHERILLE L. SCOTT C.P. March Term,  
2013 No. 02751 \$73,800.89 KML Law  
Group, P.C.

## 1310-311

**531 Greenwich Street 19147** 1st wd. 660  
Sq. Ft. BRT#011275300 Improvements:  
Residential Property  
SEN SA C.P. April Term, 2009 No. 00646  
\$161,992.35 KML Law Group, P.C.

## SHERIFF'S SALE

## 1310-312

**5929 McCallum Street 19144** 59th wd. 588  
Sq. Ft. BRT#593143500 Improvements:  
Residential Property  
KEVIN M. BRADLEY, JR. C.P. January  
Term, 2013 No. 03520 \$78,042.93 KML  
Law Group, P.C.

## 1310-313

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

## 1310-314

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

## 1310-315

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

## 1310-316

**2238 West Lehigh Avenue 19132** 16th  
wd. 1431.90 Sq. Ft. BRT#162353600  
Improvements: Residential Property  
DEVON GUDGER AND CHARLES W.  
GUDGER C.P. March Term, 2013 No. 02408  
\$102,909.51 KML Law Group, P.C.

## 1310-317

**1514 West Loudon Street 19141** 13th  
wd. 2234.97 Sq. Ft. BRT#132402200  
Improvements: Residential Property  
UNKNOWN HERIS OF FLOSSIE BAILEY,  
DECEASED, ANTHONY BAILEY, SOLELY  
IN HIS CAPACITY AS HEIR OF FLOSSIE  
BAILEY, DECEASED AND VICTOR BAILEY,  
SOLELY IN HIS CAPACITY AS HEIRS  
OF FLOSSIE BAILEY, DECEASED. C.P.  
January Term, 2013 No. 01656 \$112,152.41  
KML Law Group, P.C.

## 1310-318

**5939 Weymouth Street 19120** 35th  
wd. 1162.50 Sq. Ft. BRT#352229900  
Improvements: Residential Property  
SENGCHANH XAYASENG C.P. April Term,  
2012 No. 01638 \$172,729.17 KML Law  
Group, P.C.

## 1310-319

**3211 Aramingo Avenue 19134** 45th wd. 1073  
Sq. Ft. BRT#451392300 Improvements:  
Residential Property  
ARMINDA L. PAZ C.P. January Term, 2013  
No. 00712 \$122,726.35 KML Law Group,  
P.C.

## 1310-320

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

## 1310-321A-B

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

**2547 North 9th Street (Premises B - 19133-  
1908)** 37th wd. parcel #1 - Situate on the east-  
erly side of Ninth Street at the distance of One  
Hundred and fifty six feet eleven inches south-  
wardly from the southerly side of Huntington  
Street. Parcel #3- situate on the east side of  
9th Street at the distance of 113 feet 10 inches  
southwardly from the south side of Huntington  
Street. Improvements: Row 2 Sty, Masonry  
(both Properties)

**AMERICAN DREAM GROUP  
INVESTMENTS, LLC C.P. April Term,  
2012 No. 03429 \$69,787.37 Chandra M.  
Arkema, Esq.**

## 1310-322

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

## 1310-323

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

## SHERIFF'S SALE

## 1310-324

**7707 Hasbrook Avenue 19111-2407** 63rd wd.  
(formerly 35th wd.) Land area: 3447.37 Sq. Ft.  
BRT#631088600 Improvements: S/d W Det  
Gar 2 Sty Masonry  
GREGORY SCHUMANN AND PATRICIA A.  
SCHUMANN FKA PATRICIA A. WALKER  
C.P. August Term, 2012 No. 01865 \$7,993.87  
Milstead & Associates, LLC

## 1310-325

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

## 1310-326

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

## 1310-327

**4930 Knorr Street 19135** 41st wd. Land  
ara 1778.60 Sq. Ft. BRT#412017000  
Improvements: Row Conv/apt 3 Story Masonry  
JOHN C. KUHN C.P. August Term, 2012 No.  
01822 \$157,500.00 Milstead & Associates,  
LLC

## 1310-328

**2618 South Fairhill Street 19148-4629** 39th  
wd. 700 Sq. Ft. BRT#392324500 Subject to  
Mortgage Improvements: Residential Dwelling  
SEAN BABISCHKIN C.P. July Term, 2012  
No. 02470 \$220,347.55 Powers, Kirn &  
Javardian, LLC

## 1310-329

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

## 1310-330

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

## 1310-331

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

## 1310-332

**670 Adams Avenue 19120-2112** 35th  
wd. 1700.84 Sq. Ft. PRCL#351009500  
Improvements: Residential Property  
JOSE HERNANDEZ C.P. January Term, 2012  
No. 04903 \$139,871.62 Phelan Hallinan,  
LLP

## 1310-333

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

## 1310-334

**3937 K Street 19124-5429** PRCL#332322600  
Improvements: Residential Property  
BIRZO RIVERA AND ROSA S. LOPEZ AKA  
ROSA LOPEZ C.P. February Term, 2013 No.  
02482 \$61,323.40 Phelan Hallinan, LLP

## 1310-335

**6322 Argyle Street 19111-5624** 35th  
wd. 5947.06 Sq. Ft. PRCL#353234200  
Improvements: Residential Property  
LISA D. BENDEZU AKA LISA BENDEZU  
AND LUIS E. BENDEZU AKA LUIS  
BENDEZU C.P. March Term, 2012 No. 01566  
\$234,868.97 Phelan Hallinan, LLP

## 1310-336

**4733 Comly Street 19135** 41st wd. 1440  
Sq. Ft.; det 2sty masonry BRT#41126000  
Improvements: Residential Dwelling  
THOMAS MCGAHAN AND JENNIFER  
ASHCROFT MCGAHAN C.P. January Term,  
2012 No. 03943 \$133,691.28 McCabe,  
Weisberg, & Conway, P.C.

## 1310-337

**1604 Yerkes Street 19150** 10th wd. 6397 Sq.  
Ft.; det w/gar 2sty masonry BRT#102322500  
Improvements: Residential Dwelling  
BINTA LEWIS C.P. January Term, 2013 No.

## SHERIFF'S SALE

00483 \$224,496.70 McCabe, Weisberg, &  
Conway, P.C.

## 1310-338

**1330 Castle Avenue 19148** 26th wd. 2524.5  
Sq. Ft.; row 2 sty masonry BRT#394541400  
Improvements: Residential Dwelling  
STAVELEY C. ANDREWS AND JANE M.  
BRUNO AKA JANET ANDREWS C.P.  
October Term, 2011 No. 01855 \$169,920.50  
McCabe, Weisberg, & Conway, P.C.

## 1310-339

**1046 East Cheltenham Avenue 19124** 35th  
wd. 2214.24 Sq. Ft.; row b/gar 2 sty masonry  
BRT#351301500 Improvements: Residential  
Dwelling  
SANTA GARCIA C.P. August Term, 2012  
No. 01908 \$132,818.71 McCabe, Weisberg,  
& Conway, P.C.

## 1310-340

**5338 Chancellor Street 19139** 46th wd. 2175  
Sq. Ft.; row 2 sty masonry BRT#603039000  
Improvements: Residential Dwelling  
ROBERT GRAY, JR., KNOWN SURVIVING  
HEIR OF HARRIET GRAY, DECEASED  
MORTGAGOR AND REAL OWNER,  
PAULETTE GRAY, KNOWN SURVIVING  
HEIR OF HARRIET GRAY, DECEASED  
MORTGAGOR AND REAL OWNER,  
DARRYL GRAY, KNOWN SURVIVING  
HEIR OF HARRIET GRAY, DECEASED  
MORTGAGOR AND REAL OWNER AND  
ALL UNKNOWN SURVIVING HEIRS OF  
HARRIET GRAY, DECEASED MORTGAGOR  
AND REAL OWNER. C.P. December Term,  
2012 No. 02121 \$76,923.84 McCabe,  
Weisberg, & Conway, P.C.

## 1310-341

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

## 1310-342

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

## 1310-343

**5033 Schuyler Street 19144** 13th wd.  
6888 Sq. Ft.; s/d w det gar 3 sty masonry  
BRT#133158300 Improvements: Residential  
Dwelling  
ANTHONY WALL C.P. July Term, 2008 No.<



## SHERIFF'S SALE

BRT#222000900 Improvements: Residential Dwelling  
CECILIA T. BILLUPS C.P. July Term, 2012 No. 04085 \$99,198.65 McCabe, Weisberg, & Conway, P.C.

## 1310-349

**3449 Cottman Avenue 19149** 64th wd. 3152 Sq. Ft.; row conv/apartment 2sty masonry BRT#642090000 Improvements: Residential Dwelling  
ANDREW L. NGUYEN AKA LINH TUAN NGUYEN C.P. April Term, 2013 No. 02693 \$151,221.95 McCabe, Weisberg, & Conway, P.C.

## 1310-350

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

## 1310-351

**2942 McKinley Street 19149** 62nd wd. 22690.25 Sq. Ft.; row b/gar 2sty masonry BRT#621250600 Improvements: Residential Dwelling  
DORIAN PARSLEY C.P. April Term, 2012 No. 00802 \$150,823.61 McCabe, Weisberg, & Conway, P.C.

## 1310-352

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

## 1310-353

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

## 1310-354

**2225 Taggart Street 19125-2917** 31st wd. 733 Sq. Ft. PRCL#312059600 Improvements: Residential Property  
EDWARD M. RETTERSCHOFER C.P. June Term, 2012 No. 01135 \$96,940.97 Phelan Hallinan, LLP

## 1310-355

**3938 Dungan Street 19124-5506** 33rd wd. 1125 Sq. Ft. PRCL#332408700 Improvements: Residential Property  
JOSUE D. FALU C.P. April Term, 2012 No. 01808 \$104,631.46 Phelan Hallinan, LLP

## 1310-356

**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

## 1310-357

**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 \$74,298.10 Phelan Hallinan, LLP

## 1310-358

**1700 East Hunting Park Avenue 19124-4422** 33rd wd. 3000 Sq. Ft. PRCL#332077200 Improvements: Residential Property  
MARYANN DANIELS C.P. September Term, 2012 No. 02845 \$78,001.49 Phelan Hallinan, LLP

## 1310-359

**1408 South Clarion Street 19147-4921** 1st wd. 624 Sq. Ft. PRCL#012510500 Improvements: Residential Property  
SAMUEL V. FULGINITI C.P. July Term, 2012 No. 03164 \$51,611.96 Phelan Hallinan, LLP

## 1310-360

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

## 1310-361

**2804 Agate Street 19134-4202** 25th wd. 700 Sq. Ft. PRCL#252338700 Improvements: Residential Property  
MARK FERNANDEZ C.P. February Term, 2013 No. 00472 \$123,267.06 Phelan Hallinan, LLP

## 1310-362

**4041 North Twelfth Street 19140-2101** 43rd wd. 1305 Sq. Ft. PRCL#433162500 Improvements: Residential Property  
GWENDOLYN BURBAGE C.P. March

## SHERIFF'S SALE

Term, 2013 No. 02234 \$68,322.85 Phelan Hallinan, LLP

## 1310-363

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

## 1310-364

**1230 Arch Street aka 1228-1232 Arch Street, Unit 4C 19107-2822** 88th wd. Together with a proportionate undivided interest in the common elements (as defined in such declaration) of 1.7740%. PRCL#888038080 Improvements: Condominium Unit  
SANDRA L. SCALISE, IN HER CAPACITY AS HEIR OF ALPHONSE SCALISE, DECEASED. CHRISTOPHER BOWLES, IN HIS CAPACITY AS HEIR OF ALPHONSE SCALISE, DECEASED. JOSEPH BOWLES, IN HIS CAPACITY AS HEIR OF ALPHONSE SCALISE, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALPHONSE SCALISE, DECEASED. C.P. August Term, 2012 No. 00375 \$289,688.62 Phelan Hallinan, LLP

## 1310-365

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

## 1310-366

**4522 Westminster Avenue 19131-5213** 6th wd. 980 Sq. Ft. PRCL#062094700 Improvements: Residential Property  
KEISHA CUNNINGHAM. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MATTHEW CUNNINGHAM, DECEASED. C.P. May Term, 2008 No. 02922 \$65,796.57 Phelan Hallinan, LLP

## 1310-367

**7122 Akron Street 19149-1201** 54th wd. 1286.40 Sq. Ft. PRCL#542428600 Improvements: Residential Property  
SHAO BO CHEN C.P. April Term, 2013 No. 00293 \$75,039.94 Phelan Hallinan, LLP

## 1310-368

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

## 1310-369

**2544 South 66th Street 19142-2701** 40th wd. 1712 Sq. Ft. PRCL#406018500 Improvements: Residential Property  
RAYMOND BROWN C.P. February Term, 2013 No. 01446 \$84,124.76 Phelan Hallinan, LLP

## 1310-370

**64201 Delaire Landing Road aka 64201 Delaire Landing Road Unit 7B201 aka 64201 Delaire Landing Road Unit 7B 19114-5415** 88th wd. 1022 Sq. Ft. PRCL#888650876 Improvements: Residential Property  
DAYNA B. ROUMAN C.P. June Term, 2012 No. 03911 \$73,869.00 Phelan Hallinan, LLP

## 1310-371

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

## 1310-372

**1841 West Champlost Street 19141** 17th wd. 2501.25 Sq. Ft. BRT#171212500 Improvements: Residential Dwelling  
SHARROD DAVIS C.P. April Term, 2013 No. 00528 \$96,081.77 Udren Law Offices, P.C.

## 1310-373

**191 West 65th Avenue B 19120** 51st wd. 2190 Sq. Ft. BRT#611399000 Improvements: Residential Dwelling

## SHERIFF'S SALE

DIANE DONLEN C.P. August Term, 2010 No. 04583 \$99,588.39 Udren Law Offices, P.C.

## 1310-374

**2126 North Woodstock 19121** 32nd wd. 960 Sq. Ft. BRT#322025400 Improvements: Residential Dwelling  
STEPHEN WEBB AKA REV. STEPHEN WEBB C.P. March Term, 2013 No. 03411 \$55,105.39 Udren Law Offices, P.C.

## 1310-375

**1625 Wakeling Street 19124** 23rd wd. 1953.63 Sq. Ft. BRT#622001000 Improvements: Residential Dwelling  
SHAYA GROSS C.P. April Term, 2013 No. 03421 \$93,409.93 Udren Law Offices, P.C.

## 1310-376

**1526 North Lawrence Street 19122** 17th wd. 756.50 Sq. Ft. BRT#182255500 Improvements: Residential Dwelling  
MARIA CONSTANTE AND ALEJANDRO QUINTOS C.P. April Term, 2013 No. 00367 \$82,659.62 Udren Law Offices, P.C.

## 1310-377

**8910 Rising Sun Avenue 19115** 63rd wd. 8167.50 Sq. Ft. BRT#632287300 Improvements: Residential Dwelling  
JENNIFER C. SCHIELE AND JOHN F. SCHIELE C.P. December Term, 2012 No. 03824 \$245,170.76 Udren Law Offices, P.C.

## 1310-378

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

## 1310-379

**1016 South 5th Street 19147** 2nd wd. 1200 Sq. Ft. BRT#021423210 Improvements: Residential Dwelling  
SHEILA DIXON C.P. December Term, 2012 No. 02659 \$237,467.60 Udren Law Offices, P.C.

## 1310-380

**4313 Ludlow Street 19104**  
BASHISHA SHERRROD C.P. January Term, 2007 No. 01374 \$68,697.74 Udren Law Offices, P.C.

## 1310-381

**2101 Welsh Road, Unit 11 19115** 56th wd. 1320 Sq. Ft. BRT#888560115 Subject to Mortgage  
LEON LYMAN C.P. January Term, 2013 No. 154637 \$8,687.00 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

## 1310-382

**4237 Neilson Street 19124** 33rd wd. 810 Sq. Ft. OPA#332530000 Subject to Mortgage Improvements: Residential Dwelling  
LAURA STIEBER AKA LAURA L. ESPINOSA C.P. November Term, 2012 No. 0200 \$102,315.30 Mitchell B. Klein, Esq.

## 1310-383

**4145 Whiting Place 19154** 66th wd. 2581.90 Sq. Ft. OPA#662596600 Improvements: Residential Dwelling  
RICHARD JAROSKI C.P. January Term, 2013 No. 3631 \$12,837.98 Mitchell B. Klein, Esq.

## 1310-384

**6017 Walker Street 19135** 55th wd. 2800 Sq. Ft. OPA#52320700 Improvements: Residential Dwelling  
LUIS ANGEL SERRANO, JR., AKA LUIS SERRANO, JR. C.P. March Term, 2013 No. 01921 \$32,472.15 Mitchell B. Klein, Esq.

## 1310-385

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

## 1310-386

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

## 1310-387

**1838 West Seybert Street 19121** 47th wd. 621.74 Sq. Ft. BRT#471084900 Improvements: Residential Dwelling  
LAMONT C. WHITE C.P. February Term, 2013 No. 02067 \$76,119.00 Udren Law Offices, P.C.

## 1310-388

**2725 Tolbut Street 19152** 57th wd. 2580.90 Sq. Ft. BRT#571114000 Improvements: Residential Dwelling  
JAMIE KAYROS C.P. March Term, 2013 No. 03409 \$193,561.43 Udren Law Offices, P.C.

## 1310-389

**316 East Albanus Street 19120** 42nd wd.

## SHERIFF'S SALE

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

## 1310-390

**10838 Perrin Road 19154-3924** 66th wd. 1802 Sq. Ft. PRCL#662076900 Improvements: Residential Property  
JUSTIN FRANK C.P. March Term, 2013 No. 02217 \$168,178.56 Phelan Hallinan, LLP

## 1310-391

**6345 Bingham Street 19111** 35th wd. 1584 Sq. Ft. PRCL#353272900 Improvements: Residential Property  
ALVARAO A. ACOSTA C.P. June Term, 2012 No. 03903 \$116,948.43 Phelan Hallinan, LLP

## 1310-392

**325 Green Lane 19128** 21st wd. 6004.87 Sq. Ft. PRCL#211177000 Improvements: Residential Property  
THOMAS BELL C.P. February Term, 2012 No. 03691 \$306,700.14 Phelan Hallinan, LLP

## 1310-393

**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

## 1310-394

**1818 Pennington Road 19151-2017** 34th wd. 1535.34 Sq. Ft. PRCL#343332400 Improvements: Residential Property  
VINCENT RAWLINS AKA VINCENT HARCOURT RAWLINS C.P. February Term, 2012 No. 03241 \$97,761.81 Phelan Hallinan, LLP

## 1310-395

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

## 1310-396

**2638 South Robinson Street aka 2638 Robinsin Street 19142-3524** 40th wd. 1096 Sq. Ft. PRCL#402907100 Improvements: Residential Property  
STANLEY DAIS C.P. December Term, 2010 No. 01078 \$67,899.10 Phelan Hallinan, LLP

## 1310-397

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

## 1310-398

**1127 Plane Road 19115-3714** 63rd wd. 6380 Sq. Ft. PRCL#632108800 Improvements: Residential Property  
SHAWN KOEHLE, DEBORAH KOEHLE C.P. August Term, 2010 No. 02980 \$218,053.10 Phelan Hallinan, LLP

## 1310-399

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

## 1310-400

**1922 South 2nd Street 19148-2602** 39th wd. 1125 Sq. Ft. PRCL#391280700 Improvements: Residential Property  
CATHERINE KONOWAL RUNOWSKI C.P. June Term, 2012 No. 01656 \$81,505.22 Phelan Hallinan, LLP

## 1310-401

**637 East Clearfield Street aka 637 Clearfield Street 19134-3001** 33rd wd. 806.30 Sq. Ft. PRCL#331006500 Improvements: Residential Property  
VLADIMIR MARC C.P. March Term, 2012 No. 01354 \$59,102.95 Phelan Hallinan, LLP

## 1310-402

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

## 1310-403

**6304 Torresdale Avenue 19135-3304** 41st wd. 1268.50 Sq. Ft. PRCL#41129800 Improvements: Residential Property  
BOUNWASANIA A. KOUNLAVONG C.P. July Term, 2012 No. 00525 \$108,638.41 Phelan Hallinan, LLP

## 1310-404

**7036 Torresdale Avenue 19135-1915** 41st wd. 2500 Sq. Ft. PRCL#412401800 Improvements: Residential Property  
JOSE A. BORGES, JR. C.P. February Term,

## SHERIFF'S SALE

2013 No. 02834 \$159,177.80 Phelan Hallinan, LLP

## 1310-405

**4410 Benner Street 19135-3602** 55th wd. 2250 Sq. Ft. PRCL#552013300 Improvements: Residential Property  
EILEEN M. KOWALCZYK C.P. November Term, 2011 No. 03243 \$53,629.79 Phelan Hallinan, LLP

## 1310-406

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

## 1310-407

**3222 Saint Vincent Street 19149-1513** 55th wd. 1840.15 Sq. Ft. PRCL#551432900 Improvements: Residential Property  
FRANK M. HENRY, JR. C.P. January Term, 2012 No. 03574 \$155,041.38 Phelan Hallinan, LLP

## 1310-408

**1310 Marlborough Street 19125-3215** 18th wd. 1919 Sq. Ft. PRCL#181058000 Improvements: Residential Property  
RACHEL BEN-OR C.P. June Term, 2012 No. 00556 \$194,319.96 Phelan Hallinan, LLP

## 1310-409

**5304 Akron Street 19124-1220** 62nd wd. (formerly 23rd wd.) 1345.41 Sq. Ft. PRCL#621418500 Improvements: Residential Property  
DENISE K. CACERES C.P. March Term, 2013 No. 01009 \$83,970.81 Phelan Hallinan, LLP

## 1310-410

**2159 Benson Street 19152-2403** 56th wd. 1993.20 Sq. Ft. PRCL#562145100 Improvements: Residential Property  
MAHMOUD AL-FROUKH C.P. February Term, 2013 No. 01610 \$234,035.25 Phelan Hallinan, LLP

## 1310-411

**3900 Ford Road Unit PHP 19131-2039** 88th wd. PRCL#888520341 Improvements: Condominium  
ELLYN ELSHANA WANAY C.P. June Term, 2012 No. 00740 \$156,101.04 Phelan Hallinan, LLP

## 1310-412

**1115 Friendship Street 19111-4201** 35th wd. 5280 Sq. Ft. PRCL#532304700 Improvements: Residential Property  
WANDENIZIO PEREIRA DOS



## SHERIFF'S SALE

HEIR OF THE ESTATE OF ROSSLYN F. MARKS. SYLVESTER MARKS, III IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROSSLYN F. MARKS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROSSLYN F. MARKS, DECEASED. C.P. October Term, 2012 No. 00044 \$35,715.39 Phelan Hallinan, LLP

## 1310-420

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

## 1310-421

**3612 Tulip Street 19134-2727** 45th wd. 894 Sq. Ft. PRCL#451432800 Improvements: Residential Property JOSEPH D. THOMAS AND SUSAN GOLUS C.P. June Term, 2012 No. 01129 \$80,258.84 Phelan Hallinan, LLP

## 1310-422

**6701 Ogontz Avenue 19126-2639** 87th wd. 1860 Sq. Ft. PRCL#871075500 Improvements: Residential Property RAHEEM A. BEY C.P. January Term, 2010 No. 02837 \$236,324.60 Phelan Hallinan, LLP

## 1310-423

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

## 1310-424

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

## 1310-425

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

## 1310-426

**6139 Walker Street 19135-3525** 55th wd. 1522 Sq. Ft. PRCL#552322600 Improvements: Residential Property ELEANOR FISHER AND JOHN J. MARTINO C.P. August Term, 2011 No. 03930 \$78,593.57 Phelan Hallinan, LLP

## 1310-427

**542 Burgess Street 19116-2818** 58th wd. 10871 Sq. Ft. PRCL#582239700 Improvements: Residential Property IRENE M. THAMMAVONG AND XAYSANG THAMMAVONG C.P. March Term, 2009 No. 01759 \$261,987.89 Phelan Hallinan, LLP

## 1310-428

**29 North Robinson Street 19139-2311** 34th wd. 1349.04 Sq. Ft. PRCL#341165300 Improvements: Residential Property TANYA R REID C.P. April Term, 2010 No. 00028 \$63,818.40 Phelan Hallinan, LLP

## 1310-429

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

## 1310-430

**4311 Shelmire Avenue 19136-3624** 65th wd. 1279.47 Sq. Ft. PRCL#651045700 Improvements: Residential Property ANDREW DEMPSKY AND CYNTHIA DEMPSKY C.P. March Term, 2012 No. 01216 \$126,734.24 Phelan Hallinan, LLP

## 1310-431

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

## 1310-432

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

## 1310-433

**2367 East Cumberland Street 19125-3126** 31st wd. 1140 Sq. Ft. PRCL#314037300 Improvements: Residential Property JAMES P. ACKLEY, JR., HEIR OF JAMES ACKLEY, DECEASED. NORA LOUISE

## SHERIFF'S SALE

ACKLEY, HEIR OF JAMES ACKLEY, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES ACKLEY, DECEASED. C.P. December Term, 2011 No. 00889 \$148,565.67 Phelan Hallinan, LLP

## 1310-434

**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 \$273,824.15 Phelan Hallinan, LLP

## 1310-435

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

## 1310-436

**1737 North Lindenwood Street 19131-3617** 52nd wd. 750 Sq. Ft. PRCL#521317200 Improvements: Residential Property KIMBERLY BARKLEY AND JAMES BARKLEY C.P. June Term, 2009 No. 00162 \$65,984.97 Phelan Hallinan, LLP

## 1310-437

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

## 1310-438

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

## 1310-439

**427 West Fisher Avenue 19120-3207** 42nd wd. 1125 Sq. Ft. PRCL#422258600 Improvements: Residential Property DONNA M. WILLIAMSON C.P. August Term, 2010 No. 02551 \$57,084.91 Phelan Hallinan, LLP

## 1310-440

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

## 1310-441

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

## 1310-442

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

## 1310-443

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

## 1310-444

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

## 1310-445

**57 West Duval Street 19144** 59th wd. (formerly part of the 2nd wd.) 3412.50 Sq. Ft. BRT#593114300 Improvements: Residential Real Estate KHALID PAIGE C.P. April Term, 2013 No. 00347 \$78,204.98 Stern & Eisenberg, PC

## 1310-446

**3560 North Randolph Street 19140** 43rd wd. 543.76 Sq. Ft. BRT#432067800

## SHERIFF'S SALE

Improvements: Residential Real Estate EMMETT DANIELS C.P. March Term, 2013 No. 02312 \$51,837.23 Stern & Eisenberg, PC

## 1310-447

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

## 1310-448

**2667 Aramingo Avenue 19125** 31st wd. 898.76 Sq. Ft. BRT#312147900 Improvements: Residential Real Estate THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF AGNES C. BORNER C.P. May Term, 2013 No. 01239 \$78,764.18 Stern & Eisenberg, PC

## 1310-449

**1932-1934 Federal Street 19146** 36th wd. (formerly the 29th wd.) East side of 20th St JAMES BLACK C.P. January Term, 2013 No. 01883 \$329,287.10 Matthew R. Lubniewski, Esq.

## 1310-450

**7400 Ruskin Road 19151** 34th wd. BASIL A. SCOTT AND JANICE V. SCOTT C.P. December Term, 2012 No. 01157 \$271,372.07 Nicholas A. Dimomenico, Esq.

## 1310-451

**3444 Aldine Street 19136** 64th wd. Land area: 1614.56 Sq. Ft. Improvement area: 1448 Sq. Ft. OPA#642111200 Improvements: Residential Real Estate - Single Family Dwelling JEAN YSALEM METELUS C.P. November Term, 2012 No. 01704 \$122,966.16 Robert J. Wilson, Esq., Wilson Law Firm

## 1310-452

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

## 1310-453

**1806-18 Rittenhouse Square Unit 1709 19103** 8th wd. 536 Sq. Ft. BRT#888083133 Subject to Mortgage DEFENDANT, F. PRICE CONNORS C.P. March Term, 2013 No. 013089 \$12,038.73 Evan R. Bachove, Esq., Fineman Krekstein & Harris, P.C.

## 1310-454

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

## 1310-455

**2111 Ridge Avenue 19121** 47th wd., 14th division 1557.25 Sq. Ft. OPA#472083700 Improvements: Vac Land Res< Acre GERALD LEMOINE AND GLORIA LEMOINE C.P. February Term, 2010 No. 02105 \$20,000 Drew Salaman, Esq.

## 1310-456

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

## 1310-457

**2600 South Lloyd Street aka 2600 Lloyd Street 19153-2419** 40th wd. 1145.90 Sq. Ft. BRT#404017500 Improvements: Residential Dwelling KAREN E. CHAPMAN C.P. January Term, 2013 No. 01887 \$143,992.53 Barbara A. Fein, Esq.

## 1310-458

**8605 Rugby Street 19150** 50th wd. 1440 Sq. Ft. BRT#502105300 Improvements: Residential Property BRYANT ROLLS C.P. April Term, 2013 No. 004866 \$118,672.28 Christopher A. DeNardo, Esq.

## 1310-459

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

## 1310-460

**1129 Wingohocking Street 19140** 49th wd. 2552 Sq. Ft. BRT#491011800 Improvements:

## SHERIFF'S SALE

Residential Property ALPHONSO BRIDGES C.P. May Term, 2013 No. 2001 \$84,396.36 Christopher A. DeNardo, Esq.

## 1310-461

**734 Melon Place, Unit A 19123** 14th wd. Land area: 0 Sq. Ft. undivided interest in the common elements (as defined in such declaration) of 0.586%. Condominium BRT#888140376 Improvements: Residential Dwelling TERRENCE JENKINS C.P. May Term, 2013 No. 002337 \$108,727.17 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1310-462

**201-59 North 8th Street, Unit 502 19106** 5th wd. Land area 0 Sq. Ft. together with a proportionate undivided interest in the common elements (as defined in such declaration) of 0.747%. Condominium BRT#888037055 Improvements: Residential Dwelling SANG JIN HAN AND ROSALIA HAN C.P. May Term, 2013 No. 001081 \$338,916.54 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1310-463

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

## 1310-464

**1419 68th avenue 19126** 10th wd. 2028.52 Sq. Ft. BRT#58101254600 Improvements: Residential Real Estate TAMIKA HUNTER C.P. August Term, 2012 No. 01273 \$329,334.57 Stern & Eisenberg, PC

## 1310-465

**6231 North Gratz Street 19141** 50th wd. 1200 Sq. Ft. BRT#172288600 Improvements: Residential Real Estate DOROTHY BUTLER C.P. April Term, 2013 No. 00354 \$67,567.84 Stern & Eisenberg, PC

## 1310-466

**7006 Lynford Street 19149** 54th wd. 1493.09 Sq. Ft. BRT#542192300 Improvements: Residential Real Estate BARBARA N. BROOKINS-SWEAT C.P. May Term, 2013 No. 01104 \$141,268.50 Stern & Eisenberg, PC

## 1310-467

**5732 Nassau Road 19131-3430** 4th wd. 1538.62 Sq. Ft. BRT#043254900 Subject to Mortgage Improvements: Residential Dwelling ANN G. MOSS NELSON FKA ANNA G MOSS C.P. July Term, 2012 No. 04061 \$91,467.11 Law Offices of Gregory Javardian

## 1310-468

**6966 Wister Street 19138-1919** 10th wd. 1469.70 Sq. Ft. BRT#102128600 Subject to Mortgage Improvements: Residential Dwelling CHARLES A.J. HALPIN III, ESQUIRE, ADMINISTRATOR OF THE ESTATE OF SAMUEL EVANS, DECEASED C.P. December Term, 2012 No. 02825 \$106,588.83 Powers, Kim & Javardian, LLC

## 1310-469

**1801 Wynnewood Road 19151-3236** 34th wd. 4016 Sq. Ft. BRT#344217700 Subject to Mortgage Improvements: Residential Dwelling CHARLES A J HALPIN III ESQUIRE, ADMINISTRATOR OF THE ESTATE OF FRUAMN P. AUSTIN, DECEASED C.P. December Term, 2012 No. 02837 \$203,008.93 Powers, Kim & Javardian, LLC

## 1310-470

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

## 1310-471

**1330 South 24th Street 19146-4013** 36th wd. 1050 Sq. Ft. BRT#361376000 Subject to Mortgage Improvements: Residential Dwelling ERNEST ELLISON C.P. December Term, 2012 No. 03469 \$74,018.24 Powers, Kim & Javardian, LLC

## 1310-472

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

## 1310-473

**5534 Lansdowne Avenue 19131-3931** 52nd wd. (formerly part of the 24th wd.) 1305 Sq. Ft. BRT#041253500 Subject to Mortgage Improvements: Residential Dwelling ERNEST ELLISON C.P. December Term, 2012 No. 03467 \$76,203.44 Powers, Kim & Javardian, LLC

## SHERIFF'S SALE

## 1310-474

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

## 1310-475

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

## 1310-476

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

## 1310-477

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

## 1310-478A-D

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

## 1310-479

**6313 Elmhurst Street 19111-5804** 53rd wd. 1323.12 Sq. Ft. BRT#531220200 Improvements: Residential Dwelling RAMON PADILLA AND MINERVA ROLON C.P. October Term, 2009 No. 05076 \$184,139.16 Barbara A. Fein, Esq.

## 1310-480

**5547 Hazel Avenue 19143-1905** 46th wd. 1665 Sq. Ft. BRT#463012800 Subject to Mortgage Improvements: Residential Dwelling CATHRYN ANYUMBA C.P. September Term, 2012 No. 00716 \$60,227.63 Powers, Kim & Javardian, LLC

## 1310-481

**212 East Wellens Avenue 19120-3524** 42nd wd. 1440 Sq. Ft. BRT#421188500



## SHERIFF'S SALE

IRENE I. GASKINS BY DEED DATED 09/30/1999 AND RECORDED 10/07/1999 IN RECORD BOOK JTD 1184, PG 628 C.P. December Term, 2009 No. 03503 \$120,745.21 Federman & Associates, LLC

## 1310-487

**6816 North Carlisle Street 19126** semi detached 2 story masonry BRT#101012000/PRCL#119N1243 Improvements: Residential Dwelling

PATRICIA DAVIS IN HER CAPACITY AS HEIR OF HUDSON I. LINDSAY, DECEASED AND UNKNOWN HEIRS OF HUDSON I. LINDSAY, DECEASED C.P. December Term, 2012 No. 000260 \$57,134.54 Federman & Associates, LLC

## 1310-488

**2409 South 62nd Street 19142** 40th wd. 1440 Sq. Ft. BRT#402100400 Improvements: Residential Property

C.P. December Term, 2010 No. 0126 \$85,440.94 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1310-489

**3958 Wyalusing Avenue 19104** 24th wd. 876 Sq. Ft. BRT#24318400 Improvements: Residential Property

C.P. December Term, 2012 No. 3449 \$80,060.58 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

## 1310-490

**1802 North 22nd Street 19121** 32nd wd. 1360 Sq. Ft. BRT#322089300 Improvements: Residential Property

WILL A. PITT, JR. C.P. May Term, 2010 No. 002716 \$141,173.01 Christopher A. DeNardo, Esq.

## 1310-491

**1301 Wakeling Street 19124** 62nd wd. 8191 Sq. Ft. BRT#234159700 Improvements: Residential Property

MARILYN D. PEED AND VINCENT D. PEED C.P. October Term, 2012 No. 000708 \$222,590.88 Christopher A. DeNardo, Esq.

## 1310-492

**327 East Upsal Street 19119** 22nd wd. 1440 Sq. Ft. BRT#221096400 Improvements: Residential Property

SUSIE A. HOOKS C.P. April Term, 2012 No. 001415 \$108,684.19 Christopher A. DeNardo, Esq.

## 1310-493

**4217 Levick Street 19135** 55th wd. 1131.46 Sq. Ft. BRT#552080200 Improvements: Residential Property

JOYCE C A MARINARI AND CONGRAD G. HOFMANN C.P. March Term, 2013 No. 003387 \$20,603.49 Christopher A. DeNardo, Esq.

## 1310-494

**123 North 51st Street 19139** 44th wd. 825 Sq. Ft. BRT#441094900 Improvements: Residential Property

BEVERLY WILLIAMS C.P. March Term, 2013 No. 004328 \$29,719.73 Christopher A. DeNardo, Esq.

## 1310-495

**2226 North Hobart Street 19131** 52nd wd. 1691.77 Sq. Ft. BRT#522245700 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROSE A. DENT, DECEASED C.P. April Term, 2013 No. 003050 \$78,748.99 Christopher A. DeNardo, Esq.

## 1310-496

**2424 South Camac Street 19148** 39th wd. 679 Sq. Ft. BRT#394347500 Improvements: Residential Property

JOHN S. MCKNIGHT (MORTGAGOR) AND FRANCES A. MCKNIGHT (REAL OWNER AND MORTGAGOR) C.P. September Term, 2012 No. 0491 \$41,472.18 Christopher A. DeNardo, Esq.

## 1310-497

**5922 Vine Street 19139** 4th wd. 1050 Sq. Ft. BRT#042162100 Improvements: Residential Property

DAIREN L. THOMAS C.P. February Term, 2013 No. 001307 \$58,212.99 Christopher A. DeNardo, Esq.

## 1310-498

**2122 South Woodstock Street 19145** 48th wd. 783.75 Sq. Ft. BRT#481340600 Improvements: Residential Property

JIMMY S. TJOENG C.P. October Term, 2011 No. 003166 \$91,100.66 Christopher A. DeNardo, Esq.

## SHERIFF'S SALE

## 1310-499

**6722 Gillespie Street 19135** 55th wd. 1440 Sq. Ft. BRT#552435600 Improvements: Residential Real Estate

TAMMY REED, CO-EXECUTRIX OF THE ESTATE OF TERRY P. TOBIN AND DANIEL TOBIN, CO-EXECUTOR OF THE ESTATE OF TERRY P. TOBIN C.P. May Term, 2013 No. 00333 \$105,628.76 Stern & Eisenberg, PC

## 1310-500

**368 East Church Hill Lane 19144** 12th wd. 3079.64 Sq. Ft. BRT#122033900 Improvements: Residential Real Estate

THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF MABEL ABRAHAMA AKA MAEL A. CARROLL C.P. May Term, 2013 No. 00925 \$68,046.89 Stern & Eisenberg, PC

## 1310-501

**303 Forest Hills Avenue 19116** 58th wd. 6555 Sq. Ft. BRT#583028600 Improvements: Residential Real Estate

EDWARD F. O'TOOLE AND KATIE L. O'TOOLE C.P. March Term, 2012 No. 02370 \$140,809.75 Stern & Eisenberg, PC

## 1310-502

**1310 Medary Avenue 19141** 42nd wd. 4606 Sq. Ft. BRT#493055300 Improvements: Residential Real Estate

ANGELA R. GARNER C.P. May Term, 2013 No. 00256 \$159,972.50 Stern & Eisenberg, PC

## 1310-503

**6631 North Bouvier Street 19126** 10th wd. 1264 Sq. Ft. BRT#101066400 Improvements: Residential Real Estate

NICOLE WIMBUSH C.P. March Term, 2013 No. 03773 \$64,779.87 Stern & Eisenberg, PC

## 1310-504

**7102 Bustleton Avenue 19149** 54th wd. 2064.70 Sq. Ft.; row b/gar 2sty masonry BRT#542454500 Improvements: Residential Dwelling

RAYMOND G. BROWN AND PATRICIA A. BROWN C.P. February Term, 2012 No. 02988 \$81,739.86 McCabe, Weisberg, & Conway, P.C.

## 1310-505

**3049 Tulip Street 19134** 25th wd. 1523.62 Sq. Ft.; row 2 sty masonry BRT#252357600 Improvements: Residential Dwelling

APRIL M. BOERNER C.P. October Term, 2012 No. 02436 \$45,360.88 McCabe, Weisberg, & Conway, P.C.

## 1310-506

**4405-7 Silverwood Street 19127** 21st wd. 6298 Sq. Ft.; det 3.5 sty stone BRT#211239100 Improvements: Residential Dwelling

PETER MCDONOUGH C.P. March Term, 2013 No. 03307 \$225,401.89 McCabe, Weisberg, & Conway, P.C.

## 1310-507

**1909 Bainbridge Street 19146** 30th wd. 3300 Sq. Ft.; row 3 sty masonry BRT#301047600 Improvements: Residential Dwelling

CHARLOTTE MILES C.P. September Term, 2008 No. 01954 \$263,591.01 McCabe, Weisberg, & Conway, P.C.

## 1310-508

**2444 South Philip Street 19148** 39th wd. 986 Sq. Ft.; row 2sty masonry BRT#391310500 Improvements: Residential Dwelling

JACQUELINE POOLER AND CAMEL REAL ESTATE, LLC C.P. July Term, 2012 No. 04135 \$146,218.60 McCabe, Weisberg, & Conway, P.C.

## 1310-509

**9622 Convent Avenue 19114** 57th wd. 1498 Sq. Ft.; s/d w/g 2s masonry BRT#572217000 Improvements: Residential Dwelling

MARGARET M DIRENZO C.P. April Term, 2013 No. 02895 \$118,103.40 McCabe, Weisberg, & Conway, P.C.

## 1310-510

**914 Brighton Street 19111** 53rd wd. 1220 Sq. Ft.; s/d w/b/g 2s masonry BRT#532248000 Improvements: Residential Dwelling

DERRICK CAIN C.P. December Term, 2011 No. 01713 \$128,580.01 McCabe, Weisberg, & Conway, P.C.

## 1310-511

**729 North Capitol Street 19130** 15th wd. 3013.53 Sq. Ft.; row 1.5 sty brick BRT#151091460 Improvements: Residential Dwelling

JAMES MCQUEEN SR AKA JAMES MCQUEEN C.P. February Term, 2012 No. 01495 \$201,621.49 McCabe, Weisberg, & Conway, P.C.

## 1310-512

**1728 North Creighton Street 19139** 52nd wd. 2810.56 Sq. Ft.; row 2 sty masonry BRT#521285100 Improvements: Residential Dwelling

AUBREY L. STANLEY AND PAULETTE

## SHERIFF'S SALE

STANLEY C.P. April Term, 2013 No. 00760 \$83,312.63 McCabe, Weisberg, & Conway, P.C.

## 1310-513

**729 Disston Street 19111** 53rd wd. 4196.25 Sq. Ft.; s/d w/b/g 2s masonry BRT#532200700 Improvements: Residential Dwelling

ARIEL VIRELLA C.P. December Term, 2011 No. 02672 \$194,155.84 McCabe, Weisberg, & Conway, P.C.

## 1310-514

**625 Sears Street 19147** 1st wd. 1808 Sq. Ft.; row 2 sty masonry BRT#012005900 Improvements: Residential Dwelling

JOHN T. NOLAN, JR. C.P. December Term, 2012 No. 00587 \$178,323.46 McCabe, Weisberg, & Conway, P.C.

## 1310-515

**12635 Biscayne Drive 19154** 58th wd. 3019 Sq. Ft.; row b/gar 2sty mas +other BRT#663409600 Improvements: Residential Dwelling

BRIAN SEIGER AND LINDSEY GOEKE C.P. June Term, 2012 No. 00183 \$203,559.89 McCabe, Weisberg, & Conway, P.C.

## 1310-516

**2512 East Oakdale Street 19125** 31st wd. 1765 Sq. Ft.; row 2 sty masonry BRT#314231500 Improvements: Residential Dwelling

KEVIN HARTZAG C.P. March Term, 2013 No. 03607 \$97,760.97 McCabe, Weisberg, & Conway, P.C.

## 1310-517

**346 East Church Lane 19144** 12th wd. 4113 Sq. Ft.; semi/det 3 sty stone BRT#122032700 Improvements: Residential Dwelling

RICHARD A. TYLER JR., DIVONNE TYLER AND THE UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. February Term, 2013 No. 00993 \$203,469.26 McCabe, Weisberg, & Conway, P.C.

## 1310-518

**6364 Marsden Street 19135** 41st wd. 2366.50 Sq. Ft.; row 2 sty masonry BRT#411253200 Improvements: Residential Dwelling

MARIO STAGLIANO, JR. C.P. June Term, 2012 No. 00188 \$85,481.35 McCabe, Weisberg, & Conway, P.C.

## 1310-519

**1228 South 53rd Street 19143** 51st wd. 3042.21 Sq. Ft.; semi det 2 sty masonry BRT#511230700 Improvements: Residential Dwelling

DERECK ARNOLD WISE, ADMINISTRATOR TO THE ESTATE OF GAZEL E. WISE, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2011 No. 00065 \$106,895.50 McCabe, Weisberg, & Conway, P.C.

## 1310-520

**4039 Markland Street 19124** 33rd wd. 2207.6 Sq. Ft.; row b/gar 2 sty masonry BRT#332499100 Improvements: Residential Dwelling

LISA R. RHOADES C.P. April Term, 2012 No. 03658 \$108,532.22 McCabe, Weisberg, & Conway, P.C.

## 1310-521

**6918 Souder Street 19149** row b/garage 2 story masonry BRT#542302200 Improvements: Residential Dwelling

MARINA WILLIAMS C.P. April Term, 2013 No. 002223 \$111,865.55 Federman & Associates, LLC

## 1310-522

**6001 Alma Street 19149** 53rd wd. 2236.68 Sq. Ft. BRT#531337000 Improvements: Residential Property

CAROLINA ABELLA-FRANCO C.P. March Term, 2013 No. 02477 \$141,262.75 KML Law Group, P.C.

## 1310-523

**555 Devereaux Avenue 19111** 35th wd. 1458 Sq. Ft. BRT#353006900 Improvements: Residential Property

THE UNKNOWN HEIRS OF JOHN HA, DECEASED, TUAN HA, SOLELY IN HIS CAPACITY AS HEIR OF JOHN HA, DECEASED, AND NGA TRAN, SOLELY IN HER CAPACITY AS HEIR OF JOHN HA, DECEASED. C.P. August Term, 2012 No. 03586 \$105,403.39 KML Law Group, P.C.

## 1310-524

**742 South Frazier Street 19143** 46th wd. 935.55 Sq. Ft. BRT#463232800 Improvements: Residential Property

COREY J. DORSEY C.P. December Term, 2012 No. 02210 \$49,614.84 KML Law Group, P.C.

## 1310-525

**3827 Etta Street 19114** 57th wd. 3806.40 Sq. Ft. BRT#572139800 Improvements: Residential Property

THE UNKNOWN HEIRS OF CLETUS P. SMITH, DECEASED, BABELLE BRENNAN, SOLELY IN HER CAPACITY AS HEIR OF

## SHERIFF'S SALE

CLETUS P. SMITH, DECEASED, DONNA M. SMITH, SOLELY IN HER CAPACITY AS HEIR OF CLETUS P. SMITH, DECEASED, SEAN SMITH, SOLELY IN HIS CAPACITY AS HEIR OF CLETUS P. SMITH, DECEASED, YVETTE HAEGLE, SOLELY IN HER CAPACITY AS HEIR OF CLETUS P. SMITH, DECEASED, AND YVONNE SMITH, SOLELY IN HER CAPACITY AS HEIR OF CLETUS P. SMITH, DECEASED. C.P. October Term, 2012 No. 00508 \$167,939.27 KML Law Group, P.C.

## 1310-526

**815-837 Arch Street, #717 19107** 5th wd. 910 Sq. Ft. BRT#888112942 Improvements: Residential Property

JIN HUO CHEN, YAN PING CHEN AKA YEN PING CHEN AND XIAO YUN LIN C.P. October Term, 2012 No. 00186 \$364,343.15 KML Law Group, P.C.

## 1310-527

**1921 West Berks Street 19121-2242** 32nd wd. North side of Berks Street 148 ft 11 in west of 19th St; front 14 ft 11 in, depth 56 ft 3 in

OLIVER ACQUISITION GROUP, LLC C.P. November Term, 2012 No. 003100 \$133,113.42 Phillip D. Berger, Esq.,

## 1310-528A-C

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

**4th wd. (127 North 59th Street - Premises B - 19139-2417)** East side of 59th Street 194 ft 0 in north of Arch Street; front 15 ft 0 in, depth 67 ft 0 in

**32nd wd. (2131 North 30th Street - Premises C - 19121-1139)** East side of 30th Street 75 ft 6 in north of Westmont Street; front 15 ft 0 in, depth 57 ft 0 in

STRONG FAMILY PROPERTIES, LLC C.P. September Term, 2012 No. 001784 \$226,227.47 Phillip D. Berger, Esq.,

## 1310-529

**2100 Princeton Avenue 19149-1327** 54th wd. Southwest side of Princeton Avenue front 27 ft 6-1/2 in, depth 110 ft 0 in

ZHI REN LI C.P. September Term, 2012 No. 01351 \$174,069.98 Phillip D. Berger, Esq.,

## 1310-530

**6148 Reedland Street 19142** 40th wd. Southeasterly side of Reedland Street 162 ft 1 in northeasterly side of 62nd st; front 16 ft, depth 16 ft BRT#402207300 Subject to Mortgage

TIEASHA PULLEY C.P. July Term, 2012 No. 00982 \$90,009.90 Louis P. Vitti, Esq.

## 1310-531

**1025 Tyson Avenue 19111** 53rd wd. 1506.83 Sq. Ft. OPA#532235600 Improvements: Residential Dwelling

PAMELA FRENCH AND BETH FRENCH C.P. October Term, 2012 No. 03451 \$67,616.03 Mitchell B. Klein, Esq.

## 1310-532

**1534 South 20th Street 19146-4508** 36th wd. West side of 20th st 120 ft 0 in north of Tasker Street front: 16 ft 0 in, depth: 66 ft 0 in Subject to Mortgage of Lava Funding, LLC assigned to Parke Bank in principal sum of \$50,000.00

CHARLES HODGE C.P. February Term, 2013 No. 02345 \$70,203.14 Phillip D. Berger, Esq.,

## 1310-533

**4905 Frankford Avenue 19124-2617** 23rd wd. 2613 Sq. Ft. BRT#871113250 Subject to Mortgage Subject to Rent Improvements: Three Story Store/office Plus Apartments

HUI LAI CUI AND WEN FANG CHEN C.P. May Term, 2013 No. 03948 \$92,950.01 Jeol S Todd, Esq.

## 1310-534

**6345 Marsden Street 19135** 41st wd. 2169.56 Sq. Ft.; row 2 sty masonry BRT#411268900 Improvements: Residential Dwelling

SIMON RAMOS C.P. April Term, 2009 No. 00918 \$89,138.62 McCabe, Weisberg, & Conway, P.C.

## 1310-535

**2090 Pickwick Street 19134** 45th wd. 1720 Sq. Ft.; row 2 sty masonry BRT#452180000 Improvements: Residential Dwelling

LAKEESHA M. WILLIAMS C.P. February Term, 2011 No. 00594 \$56,072.00 McCabe, Weisberg, & Conway, P.C.

## 1310-536

**4911 Girard Avenue 19131** 44th wd. 2932 Sq. Ft.; row w/det gar 3sty masonry BRT#442080700 Subject to Mortgage

Improvements: Residential Dwelling PATRICIA RICE NKA PATRICIA KNOX C.P. June Term, 2010 No. 02964 \$28,145.15 McCabe, Weisberg, & Conway, P.C.

## 1310-537

**6109 Marsden Street 19135** 41st wd. 3260 Sq. Ft.; s/d conv apt 2 sty masonry BRT#411262000 Improvements: Residential Dwelling

ANTHONY PIZZARO C.P. December Term, 200



**SHERIFF'S SALE**

2012 No. 01600 \$122,927.68 KML Law Group, P.C.

**1310-552**

**5464 North Marvane Street 19141** 49th wd. 1260 Sq. Ft. BRT#493102400 Improvements: Residential Property  
GENNIE W. CARTER C.P. September Term, 2012 No. 02872 \$19,627.04 KML Law Group, P.C.

**1310-553**

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

**1310-554**

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

**1310-555**

**3314 Welsh Road 19136** 64th wd. 2051 Sq. Ft. BRT#642307300 Improvements: Residential Property  
THOMAS J. BARRETT JR. C.P. October Term, 2008 No. 02774 \$143,413.12 KML Law Group, P.C.

**1310-556**

**3014 HELLERMAN STREET 19149** 55th wd. 2161.25 Sq. Ft. BRT#551039200 Improvements: Residential Property  
UNKNOWN HEIRS OF HARRY H. BAKER, DECEASED AND HARRY HOCH, SOLELY IN HIS CAPACITY AS HARRY H. BAKER, DECEASED C.P. December Term, 2012 No. 03254 \$140,794.06 KML Law Group, P.C.

**1310-557**

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

**1310-558**

**2216 Bryn Mawr Avenue 19131** 52nd wd. 4207 Sq. Ft. BRT#521270200 Improvements: Residential Property  
DWIGHT JOHNS, SOLELY IN HIS CAPACITY AS HEIR OF BLANCHE JOHNS, DECEASED C.P. February Term, 2013 No. 00138 \$171,640.80 KML Law Group, P.C.

**1310-559**

**3838 Cambridge Street 19104** 24th wd. 1395 Sq. Ft. BRT#243208800 Improvements: Residential Property  
JULIAN DAVID BURNETT C.P. February Term, 2010 No. 00538 \$58,576.54 kmo

**1310-560**

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

**1310-561**

**102 West Apsley Street 19144** 12th wd. 2278.28 Sq. Ft. BRT#123002830 Improvements: Residential Property  
LASHAWNDREA PRICE AND SYID PRICE C.P. February Term, 2012 No. 03337 \$227,765.18 KML Law Group, P.C.

**1310-562**

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

**1310-563**

**5130 Newhall Street 19144-4020** 12TH wd. 2491 Sq. Ft. PRCL#123221900 Improvements: Residential Property  
JAYLONGSHOREAKAJAYA.LONGSHORE, AKA JAY ALAN LONGSHORE AND SAKUNTALA LONSHORE C.P. June Term, 2012 No. 02386 \$59,576.15 Phelan Hallinan, LLP

**1310-564**

**1320 East Oxford Street 19125-3217** 18th wd. 1149.72 Sq. Ft. PRCL#181075800 Improvements: Residential Property  
KEVIN FRANCIS MILLER C.P. July Term, 2012 No. 02370 \$78,325.66 Phelan Hallinan, LLP

**1310-565**

**1236 Fanshawe Street 19111-4924** 35th wd. 1900.50 Sq. Ft. PRCL#532030700 Improvements: Residential Property  
LAQUANDA A. MCCOULLUM AKA

**SHERIFF'S SALE**

LAQUANDA MCCOULLUM AKA LAQUANDA MCCOULLUM C.P. September Term, 2012 No. 03011 \$141,508.79 Phelan Hallinan, LLP

**1310-566**

**819 Caledonia Street 19128-1104** 21st wd. 16196.70 Sq. Ft. BRT#214116265 Improvements: Residential Property  
JAMES R BARKLEY AND KIMBERLY L. BARKLEY C.P. August Term, 2009 No. 03837 \$347,843.74 Phelan Hallinan, LLP

**1310-567**

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

**1310-568**

**245 Byberry Road 19116** 58th wd. 2688 Sq. Ft. BRT#583000710 Improvements: Residential Property  
SHERRI A VERDON C.P. June Term, 2012 No. 03353 \$178,977.40 KML Law Group, P.C.

**1310-569**

**1214 Frederal Street 19147** 2nd wd. 1134 Sq. Ft. BRT#021272200 Improvements: Residential Property  
ERNEST WILKIE C.P. February Term, 2013 No. 01655 \$246,006.80 KML Law Group, P.C.

**1310-570**

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

**1310-571**

**4324 Pilling Street 19124** 23rd wd. 1406.50 Sq. Ft. BRT#234239900 Improvements: Residential Property  
ANTONIO NEVAREZ AND JESSICA NEVAREZ C.P. February Term, 2010 No. 02186 \$79,402.61 KML Law Group, P.C.

**1310-572**

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

**1310-573**

**1158 South 52nd Street 19143** 51st wd. 1552 Sq. Ft. BRT#511200300 Improvements: Residential Property  
MICKEY R. DAVIS C.P. March Term, 2013 No. 03111 \$65,136.37 KML Law Group, P.C.

**1310-574**

**6532 Lansdowne Avenue 19151** 34th wd. 1395 Sq. Ft. BRT#344019500 Improvements: Residential Property  
BASIL A. SCOTT AND JANICE V SCOTT C.P. March Term, 2011 No. 03346 \$147,137.94 KML Law Group, P.C.

**1310-575**

**4611 Oakmont Street 19136** 65th wd. 1136 Sq. Ft. BRT#651083400 Improvements: Residential Property  
DREXEL MORLTE C.P. March Term, 2013 No. 03127 \$142,295.84 KML Law Group, P.C.

**1310-576**

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

**1310-577**

**1336 Steinber Street 19124** 33rd wd. 877.50 Sq. Ft. BRT#331243800 Improvements: Residential Property  
ALAN STASSON C.P. March Term, 2013 No. 03284 \$37,045.92 KML Law Group, P.C.

**1310-578**

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

**1310-579**

**2113 East Clementine Street 19134** 25th wd. 1466.25 Sq. Ft. BRT#252266800 Improvements: Residential Property  
THE UNKNOWN HEIRS OF THERESA A. GRIFFIN AKA THERESA GRIFFIN, DECEASED, NIGEL GRIFFIN, SOLELY IN HIS CAPACITY AS HEIR OF THERESA A. GRIFFIN AKA THERESA GRIFFIN, DECEASED, WALIDA ARMSTRONG, SOLELY IN HER CAPACITY AS HEIR OF THERESA A. GRIFFIN, AKA THERESA

**SHERIFF'S SALE**

GRIFFIN, DECEASED AND ALEXANDER GRIFFIN, SOLELY IN HIS CAPACITY AS HEIR OF THERESA A. GRIFFIN AKA THERESA GRIFFIN, DECEASED C.P. June Term, 2012 No. 03035 \$29,268.11 KML Law Group, P.C.

**1310-580**

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

**1310-581**

**3940 I Street 19124** 33rd wd. 1599.18 Sq. Ft. BRT#332148100 Improvements: Residential Property  
EVELYN ALVELO AND JESSE ALVELO C.P. January Term, 2013 No. 01735 \$106,610.45 KML Law Group, P.C.

**1310-582**

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

**1310-583**

**2724 Stevens Street 19149** 62nd wd. 1005 Sq. Ft. BRT#621198400 Improvements: Residential Property  
WILLIAM T. MARTIN ADMINISTRATOR OF THE ESTATE OF ROBERTA A. MARTIN, DECEASED C.P. October Term, 2012 No. 00070 \$51,812.28 KML Law Group, P.C.

**1310-584**

**9921 Bustleton Avenue aka 9921 Bustleton Avenue Unit O2 19115-1505** 88th wd. 0 Sq. Ft. PRCL#888580831 Improvements: Condominium Property  
SVETLANA ZAKURDAYEV AND LEONID ZAKURDAYEV C.P. January Term, 2012 No. 02564 \$135,435.72 Phelan Hallinan, LLP

**1310-585**

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

**1310-586**

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

**1310-587**

**1931 East Pike Street 19124-4431** 45th wd. 1335.60 Sq. Ft. PRCL#452219700 Improvements: Residential Property  
ALBERTO CLAUDIO C.P. September Term, 2012 No. 01226 \$55,383.62 Phelan Hallinan, LLP

**1310-588**

**4558 Maple Street 19136-3716** 41st wd. 2350.10 Sq. Ft. PRCL#651098000 Improvements: Residential Property  
SARA J. MARCUCCI C.P. June Term, 2010 No. 03916 \$121,223.86 Phelan Hallinan, LLP

**1310-589**

**1900 Lott Street aka 1900 Lott Avenue 19115-3216** 58th wd. 6750 Sq. Ft. PRCL#581044900 Improvements: Residential Property  
ADEL ETREIH C.P. March Term, 2009 No. 01971 \$356,845.64 Phelan Hallinan, LLP

**1310-590**

**2209 South Colorado Street 19145-3808** 26th wd. 703.25 Sq. Ft. PRCL#3262021300 Improvements: Residential Property  
GUISEPPI R. WHITE C.P. August Term, 2012 No. 00371 \$89,152.48 Phelan Hallinan, LLP

**1310-591**

**820 South Saint Bernard Street 19143-3309** 61st wd. 2100 Sq. Ft. PRCL#2754138 Improvements: Residential Property  
FATIN DANTZLER C.P. November Term, 2011 No. 00788 \$346,254.96 Phelan Hallinan, LLP

**1310-592**

**2115 South Woodstock Street 19145-3508** 48th wd. 783.75 Sq. Ft. PRCL#481333200 Improvements: Residential Property  
MARJORIE WILKINSON AKA MARGIE WILKINSON AKA MARGURITE WILKINSON C.P. October Term, 2009 No. 01796 \$114,085.11 Phelan Hallinan, LLP

**1310-593**

**1200 West Oregon Avenue 19148-4328** 39th wd. 1465.20 Sq. Ft. PRCL#395021200 Improvements: Residential Property  
JOSEPH J. DOYLE C.P. August Term, 2012 No. 00381 \$247,124.14 Phelan Hallinan, LLP

**1310-594**

**2104 Melvin Street 19131-3018** 52nd wd. 1297.60 Sq. Ft. PRCL#522249900

**SHERIFF'S SALE**

Improvements: Residential Property  
CHRISTOPHER MING C.P. March Term, 2013 No. 02988 \$141,939.66 Phelan Hallinan, LLP

**1310-595**

**2312 Nicholas Street aka 2312 West Nicholas Street 19121-2912** 29th wd. 781.83 Sq. Ft. PRCL#12N100221 Improvements: Residential Property  
ARIS S. COTTMAN C.P. March Term, 2013 No. 02745 \$60,880.23 Phelan Hallinan, LLP

**1310-596**

**901 South 47th Street 19143-3618** 46th wd. 2990 Sq. Ft. PRCL#461195400 Improvements: Residential Property  
JOACHIM V. TREICHEL, AKA JOACHIM TREICHEL, AKA JOACHIM V C TREICHEL C.P. February Term, 2012 No. 00504 \$350,779.17 Phelan Hallinan, LLP

**1310-597**

**1916 Delancey Place 19103-6612** 8th wd. 1800 Sq. Ft. PRCL#081033600 Improvements: Residential Property  
MARC DAMBROSIO C.P. July Term, 2012 No. 03561 \$813,935.22 Phelan Hallinan, LLP

**1310-598**

**4220 Magee Avenue 19135-2607** 55th wd. 1978.56 Sq. Ft. PRCL#552141500 Improvements: Residential Property  
THANH M. VO, ZAM VO AND THUYEN H. VO AKA THUYEN H. PHAM C.P. March Term, 2013 No. 02736 \$125,563.59 Phelan Hallinan, LLP

**1310-599**

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

**1310-600**

**6700 Dicks Avenue 19142-2605** 40th wd. 1486.25 Sq. Ft. PRCL#406290300 Improvements: Residential Property  
THANH NGUYEN C.P. January Term, 2012 No. 01018 \$93,665.85 Phelan Hallinan, LLP

**1310-601**

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

**1310-602**

**2138 East Sanger Street 19124-1621** 41st wd. Situate on the southwesterly side of Sanger Street at a distance of Two hundred seventy-five feet eight inches southeasterly from the southeasterly side of Torresdale Avenue Improvements: Row B/gar 2 Sty Masonry  
WILSON ACEVEDO AND JENNIFER GROCE C.P. February Term, 2013 No. 00676 \$103,522.44 Chandra M. Arkema, Esq.

**1310-603**

**3326 West Cumberland Street 19132-2819** 28th wd. Situate on the south side of Cumberland Street at the distance of 203 ft 4 inches westward from the west side of 33rd Street Improvements: Row 2 Sty, Masonry  
D'ANDRE T. PARMLEY C.P. April Term, 2013 No. 00373 \$72,848.98 Chandra M. Arkema, Esq.

**1310-604**

**2007 74th Avenue 19138-2212** 10th wd. Situate on the northeast side of Seventy-fourth Avenue (sixty feet wide) at the distance of Fifth-nine Foot eleven inches northwestward from the northwest side of Twentieth Street Improvements: Row B/gar 2 Sty Masonry  
RUTH P. BURNETT (DECEASED) C.P. May Term, 2013 No. 00923 \$109,884.34 Chandra M. Arkema, Esq.

**1310-605**

**1616 West Juniata Street 19140-2911** 13th wd. Situate on the southeast side of Juniata Street at the distance of Four hundred ninety-four feet eight inches northeastward from the northeast side of Germantown Avenue Improvements: Row 2 Sty Masonry  
MARK BYRD C.P. April Term, 2013 No. 03536 \$44,589.84 Chandra M. Arkema, Esq.

**1310-606**

**4211 Chippendale Street 19136-3603** 65th wd. 1274 Sq. Ft. BRT#651123900 Improvements: Residential Dwelling  
JASON GENSAMER AND LAURA GENSAMER C.P. March Term, 2013 No. 00877 \$168,045.59 Udren Law Offices, P.C.

**1310-607**

**4639 Umbria Street 19127** 21st wd. 1937.80 Sq. Ft. BRT#211468700 Improvements: Residential Dwelling  
JEREMIAH M. TANIOUS C.P. March Term, 2013 No. 03389 \$248,013.20 Udren Law Offices, P.C.

**SHERIFF'S SALE****1310-608**

**2314 East Harold Street 19125** 31st wd. 1024 Sq. Ft. BRT#314172500 Improvements: Residential Dwelling  
MICHAEL BICKEL C.P. April Term, 2013 No. 00380 \$85,268.43 Udren Law Offices, P.C.

**1310-609**

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

**1310-610**

**1403 East Cheltenham Avenue 19124** 62nd wd. 1265.75 Sq. Ft. BRT#621079500 Improvements: Residential Dwelling  
JUANITA APONTE C.P. May Term, 2012 No. 00021 \$105,783.47 Udren Law Offices, P.C.

**1310-611**

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

**1310-612**

**4925 Ella Street 19120 nka 4925 Ella Street 19136** 42nd wd. 1232 Sq. Ft. BRT#421312600 Improvements: Residential Dwelling  
DANIEL MCILHENNEY AND PAUL WILHITE C.P. March Term, 2013 No. 03736 \$43,972.72 Udren Law Offices, P.C.

**1310-613**

**6822 North 15th Street 19126** 10th wd. (formerly part of the 50th wd.) 1705 Sq. Ft. BRT#101020600 Improvements: Residential Dwelling  
ALEXANDER Z. PAYNE, SR. C.P. September Term, 2010 No. 00724 \$147,131.01 Udren Law Offices, P.C.

**1310-614**

**2760 Island Avenue 19153** 40th wd. 1120 Sq. Ft. BRT#405753400 Improvements: Residential Dwelling  
DAWN BROWN AND GREGORY A. BROWN, SR. C



## SHERIFF'S SALE

## 1310-623

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

## 1310-624

**6044 Lawndale Avenue 19111** 35th wd. Land area 1916 Sq. Ft. BRT#352318610 Improvements: Residential Dwelling  
STEVE M. NG C.P. April Term, 2013 No. 003179 \$128,985.17 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1310-625

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

## 1310-626

**400 Roselyn Street 19120** 61st wd. 1050 Sq. Ft. BRT#612176000 Improvements: Residential Dwelling  
ROBERT A. ADEDINSEWO C.P. January Term, 2013 003573 \$110,613.49 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1310-627

**837 Scattergood Street 19124** 35th wd. 1038.10 Sq. Ft. BRT#351164100 Improvements: Residential Dwelling  
QING Y LIN C.P. March Term, 2013 No. 000623 \$70,460.64 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1310-628

**4238 Longshore Avenue 19135** 55th wd. Land area: 2825.64 Sq. Ft. BRT#552174100 Improvements: Residential Dwelling  
ALISA BENSEL AND ELIJAH MUNOZ C.P. March Term, 2013 No. 01434 \$172,174.36 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1310-629

**842 North 19th Street, Unit A 19130** 15th wd. Land area: 0 Sq. Ft. res condo 3 sty masonry BRT#888153918 Improvements: Residential Dwelling  
KAREN A. JACKSON AND CHERYLE JACKSON C.P. August Term, 2012 001116 \$360,027.24 Martha E. Von Rosenstiel, Esq., Heather Riloff, Esq.

## 1310-630-A-B

**1218-1222 Snyder Avenue - Premises A - 19148-5513** 39th wd. Southerly side of Snyder St 0 ft east of Iseminger St, front 50 ft, depth 74 ft

**2109 South Iseminger Street - Premises B - 19148** 39th wd. Southeastly side of Iseminger 77 ft south of Snyder front 43 ft, depth 50 ft SUPERIOR PLUMBING SUPPLY, INC. C.P. April Term, 2013 No. 05022 \$973,753.10 McGrath Law Group

## 1310-631

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

## 1310-632

**6420 Garman Street 19142-3023** 40th wd. 1120 Sq. Ft. BRT#406265100 Improvements: Row Bar/gar 2 Story Masonry  
DOLORES FAHY AND JOSEPH P. FAHY, JR. C.P. October Term, 2011 No. 00339 \$105,376.02 Milstead & Associates, LLC

## 1310-633

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

## 1310-634

**926 Belmont Avenue 19104-1210** 34th wd. 1520 Sq. Ft. BRT#98N579 Improvements: S/d Conv Apartment 3 Story Masonry  
JAMES WATSON C.P. September Term, 2012 No. 00607 \$163,378.24 Milstead & Associates, LLC

## 1310-635

**915 Washington Avenue 19147-3824** 2nd wd. 765.28 Sq. Ft. BRT#021148300 Improvements: Row 3 Story Masonry  
TRI TRAN AND LE NGOC DUONG C.P. February Term, 2013 No. 01022 \$377,699.75 Milstead & Associates, LLC

## SHERIFF'S SALE

## 1310-636

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

## 1310-637

**5305 Saul Street 19124-1213** 62nd wd. (formerly part of the 23rd wd.) 1388.05 Sq. Ft. BRT#621463900 Improvements: Row 2 Story Masonry  
DIANNE RICKETTS C.P. November Term, 2012 No. 02573 \$66,312.18 Milstead & Associates, LLC

## 1310-638

**6619 Ridge Avenue 19128-2428** 21st wd. 31142 Sq. Ft. BRT#97N040099 Improvements: Auto Repair Shop Masonry  
CLASSIC PERFORMANCE GROUP, LLC AND CHESTER J. FRANCZYK, III GUARANTOR C.P. January Term, 2013 No. 002090 \$372,197.72 Milstead & Associates, LLC

## 1310-639

**2108 Green Street 19130** 15th wd. 1318.56 Sq. Ft. BRT#152035500 Improvements: Row Conv/apartment 3 Story Masonry  
THOMAS B. LEISER C.P. November Term, 2008 No. 02788 \$237,202.36 Milstead & Associates, LLC

## 1310-640

**234 Lindley Avenue 19120-3313** 42nd wd. 2097.92 Sq. Ft. BRT#422187300 Improvements: Row W/det Gar 2 Story Masonry  
KEVIN H. PRICE C.P. September Term, 2012 No. 01552 \$66,617.54 Milstead & Associates, LLC

## 1310-641

**3570 Stouton Street 19134-2026** 45th wd. 816.48 Sq. Ft. BRT#452396600/PRCL#26N2257 Improvements: Row 2 Story Masonry  
LEROY LIGHTY, ORIGINAL MORTGAGOR AND REAL OWNER AND JENNINA A. LIGHTY, REAL OWNER C.P. September Term, 2012 No. 00052 \$45,963.71 Milstead & Associates, LLC

## 1310-642

**5619 Spruce Street 19139-3938** 60th wd. 1936 Sq. Ft. BRT#604065800 Improvements: Residential Dwelling  
LYNN REAL ESTATE HOLDINGS, LLC, ANTHONY LYNN AND UNITED STATES OF AMERICA C.P. July Term, 2012 No. 00379 \$82,908.48 Law Offices of Gregory Javardian

## 1310-643

**3241 North Dover Street 19129** 38th wd. 831.14 Sq. Ft. BRT#381274300 Improvements: Residential Property  
UNKNOWN HEIRS OF HENRY C. TAYLOR, DECEASED, MARK TAYLOR, SOLELY IN HIS CAPACITY AS HEIR OF HENRY C. TAYLOR, DECEASED AND ROBIN TAYLOR, SOLELY IN HER CAPACITY AS HEIR OF HENRY C. TAYLOR, DECEASED. C.P. December Term, 2012 No. 01409 \$174,521.00 KML Law Group, P.C.

## 1310-644

**6909 Forrest Avenue 19138** 10th wd. 1500 Sq. Ft. BRT#102527800 Improvements: Residential Property  
ANITA K. WELDON-PALMORE, AS THE ADMINSTRATRIX OF THE ESTATE OF JOHN L. PALMORE, DECEASED. C.P. January Term, 2013 No. 01469 \$61,932.77 KML Law Group, P.C.

## 1310-645

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

## 1310-646

**5663 Matthews Street 19138** 12th wd. 900 Sq. Ft. BRT#122296500 Improvements: Residential Property  
THANYA REDMAN C.P. March Term, 2013 No. 02301 \$130,751.76 KML Law Group, P.C.

## 1310-647

**1005 South Chadwick Street 19146** 30th wd. 800 Sq. Ft. BRT#301315700 Improvements: Residential Property  
JOAN H. SHAW-ENNIS C.P. March Term, 2013 No. 00504 \$181,619.53 KML Law Group, P.C.

## 1310-648

**1417 Betsy Ross Place 19122** 20th wd. 1602 Sq. Ft. BRT#202269100 Improvements:

## SHERIFF'S SALE

Residential Property  
ANNETTE JAMES C.P. March Term, 2013 No. 04072 \$56,471.86 KML Law Group, P.C.

## 1310-649

**54 East Herman Street aka 54 Herman Street 19144-2017** 59th wd. 2475.10 Sq. Ft. PRCL#592079800 Improvements: Residential Property  
SHARITA JONES, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE OF GEORGE JONES AKA GEORGE BERNARD JONES, SR., STACY R. JONES, DIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE OF GEORGE JONES AKA GEORGE BERNARD JONES, SR. TRINA DRINKS, IN HER CAPACITY AS CO-ADMINISTRATOR CTA OF THE ESTATE OF GEORGE JONES AKA GEORGE BERNARD JONES, SR. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGE JONES, DECEASED. C.P. February Term, 2013 No. 02175 \$27,567.99 Phelan Hallinan, LLP

## 1310-650

**1808 South 9th Street 19148-1660** 1st wd. 912 Sq. Ft. PRCL#012387900 Improvements: Residential Property  
MOHAMED A. MENALDI C.P. February Term, 2012 No. 03243 \$253,125.23 Phelan Hallinan, LLP

## 1310-651

**5915 Agusta Street 19149-3607** 53rd wd. 1123.75 Sq. Ft. PRCL#531255100 Improvements: Residential Property  
FREDERICK J. WEIDMAN, JR. AND LYNDA WEIDMAN AKA LYNDA SPRINGMAN C.P. November Term, 2011 No. 00358 \$56,476.77 Phelan Hallinan, LLP

## 1310-652

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

## 1310-653

**2019 Lansing Street 19152-3609** 56th wd. 2525 Sq. Ft. PRCL#561480900 Improvements: Residential Property  
SADALLAH AHMAD AND ASHRAF AHMAD C.P. February Term, 2013 No. 00810 \$167,769.29 Phelan Hallinan, LLP

## 1310-654

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

## 1310-655

**2303 South 22nd Street 19145-3406** 48th wd. 992 Sq. Ft. PRCL#482195200 Improvements: Residential Property  
LAMARR W. MCNEIL C.P. May Term, 2012 No. 01648 \$50,693.11 Phelan Hallinan, LLP

## 1310-656

**4969 Pennway Street 19124-3505** 23rd wd. 1464.94 Sq. Ft. PRCL#233108600 Improvements: Residential Property  
DELORES T. REED AKA DELORES T. WALKER C.P. August Term, 2012 No. 01380 \$75,395.83 Phelan Hallinan, LLP

## 1310-657

**4135 North 8th Street 19140-2201** 43rd wd. 1080.45 Sq. Ft. PRCL#433348700 Improvements: Residential Property  
TABATHA MCELVEEN C.P. March Term, 2012 No. 00768 \$30,329.15 Phelan Hallinan, LLP

## 1310-658

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

## 1310-659

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

## 1310-660

**3915 North 10th Street 19140-3107** 43rd wd. 816 Sq. Ft. PRCL#433157400 Improvements: Residential Property

## SHERIFF'S SALE

MARJORIE GIDDINGS C.P. September Term, 2012 No. 03430 \$37,274.02 Phelan Hallinan, LLP

## 1310-661

**4624 Wayne Avenue 19144-3624** 22nd wd. 2842.50 Sq. Ft. PRCL#133091300 Improvements: Residential Property  
ALEXANDER BRAVERSHTEYN AND IGOR POLIN C.P. April Term, 2013 No. 01795 \$216,207.86 Phelan Hallinan, LLP

## 1310-662

**1927 Fitzgerald Street 19145-3612** 26th wd. (formerly part of the 48th wd., late the 36th wd.) 672 Sq. Ft. PRCL#262258800 Improvements: Residential Property  
LEONARD APADULA C.P. March Term, 2013 No. 01989 \$111,105.21 Phelan Hallinan, LLP

## 1310-663

**4911 Wyndale Avenue 19131-2613** 52nd wd. 1440 Sq. Ft. PRCL#521168800 Improvements: Residential Property  
JADE B. MITCHELL-BLACKWOOD C.P. September Term, 2012 No. 03373 \$154,827.04 Phelan Hallinan, LLP

## 1310-664

**897 Carver Street 19124-1009** 35th wd. 1262.80 Sq. Ft. PRCL#139N230298 Improvements: Residential Property  
MARIE M. POLYNICE C.P. December Term, 2012 No. 01689 \$104,443.69 Phelan Hallinan, LLP

## 1310-665

**2023 South Simpson Street 19142-2023** 40th wd. 750 Sq. Ft. PRCL#401189700 Improvements: Residential Property  
DANIEL DORESTAL AKA ETIENNE DORESTAL C.P. April Term, 2013 No. 02456 \$15,996.19 Phelan Hallinan, LLP

## 1310-666

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

## 1310-667

**7301 Shelbourne Street 19111-3011** 63rd wd. 3360 Sq. Ft. PRCL#631097900 Improvements: Residential Property  
KEVIN KARTASEVICH AND MELISSA KARTASEVICH C.P. February Term, 2013 No. 01835 \$106,488.33 Phelan Hallinan, LLP

## 1310-668

**3327 East Thompson Street 19134-5308** 45th wd. 1296 Sq. Ft. PRCL#451233100 Improvements: Residential Property  
JOHN R. POVERNICK C.P. November Term, 2011 No. 02197 \$61,855.74 Phelan Hallinan, LLP

## 1310-669

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

## 1310-670

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

## 1310-671

**1354 Unruh Avenue 19111-4920** 53rd wd. 1209 Sq. Ft. PRCL#532065100 Improvements: Residential Property  
ANA BURGOS AND MARTA L. DIAZ C.P. March Term, 2013 No. 01970 \$104,954.92 Phelan Hallinan, LLP

## 1310-672

**4618 North 13th Street 19140-1230** 49th wd. 1522.36 Sq. Ft. PRCL#491511000 Improvements: Residential Property  
MELODY SANDERS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CONSTANCE L. SANDERS AKA CONSTANCE LEE SANDERS. BRIAN KEITH SANDERS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CONSTANCE L. SANDERS AKA CONSTANCE SANDERS. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CONSTANCE L. SANDERS AKA CONSTANCE LEE SANDERS, DECEASED. C.P. August Term, 2011 No. 04398 \$49,299.06 Phelan Hallinan, LLP

## 1310-673

**579 East Herman Street 19144-1018**

## SHERIFF'S SALE

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

## 1310-674

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

## 1310-675

**1221 Stirling Street 19111-5837** 53rd wd. 1744 Sq. Ft. PRCL#531055100 Improvements: Residential Property  
MARK S. COOPER, JR. AND TANYA KENNEDY C.P. April Term, 2012 No. 03076 \$146,765.45 Phelan Hallinan, LLP

## 1310-676

**2411 South Chadwick Street 19145** 26th wd. 902 Sq. Ft. BRT#261316900 Improvements: Residential Dwelling  
MICHAEL SOFI, ROBERT POLIZZANO AND MICHELE POLIZZANO C.P. March Term, 2012 No. 3629 \$76,900.79 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

## 1310-677

**6535 Guyer Avenue 19142** 40th wd. TXPRCL#406307800 Subject to Mortgage  
LATISHEA T. SMALL C.P. April Term, 2013 No. 00460 \$90,988.16 Kirsten S. Miniotts, Esq.

## 1310-678

**4222 Cottman Ave 19135** 41st wd. 2000 Sq. Ft. BRT#871193650 Subject To Mortgage Yes, mortgage granted to MERS (as nominee for American Brokers Conduit) dated 2/8/07 and recorded on 2/26/07 as document id #51639344. Improvements: Single Family Residential, Stone/brick Attacked Dwelling  
NO AGENT PROPERTIES, LLC C.P. June Term, 2010 No. 1090 \$501,422.46 David J. Scaggs, Esq., The Granger Firm

## 1310-679

**5321 Hadfield Street 19143** 51st wd. 1120 Sq. Ft.; ROW CONV/APT 2 STY MASONRY BRT#511103900 Improvements: Residential Dwelling  
LATANYA ROSE, KNOWN SURVIVING HEIR OF JANICE ROSE AND ALL UNKNOWN SURIVING HEIRS OF JANICE ROSE C.P. October Term, 2012 No. 02953 \$54,649.19 McCabe, Weisberg, & Conway, P.C.

## 1310-680

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

## 1310-681

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