

Sheriff's Sale Notices for August 7, 2012

SHERIFF'S SALE

FIRST PUBLICATION

Properties to be sold by Sheriff Jewell Williams, on Tuesday, August 7, 2012 at the:

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadoc.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 August 7, 2012.

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

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

EXPLANATION

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

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

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

Very truly yours,
JEWELL WILLIAMS

SHERIFF'S SALE OF TUESDAY, AUGUST 7, 2012

501-549

4816 Levick St. 19135-3318 41st Wd. 2430.82 Sq. Ft. BRT# 411170900 Residential Property
ALBERT A. ZUEST, III C.P. May Term, 2009 No. 3421 \$107,113.37 Phelan Hallinan

1208-301

3540 Drumore Dr. 19154 66th wd. 1624.50 Sq Ft BRT#662261200 Improvements: Residential Dwelling
ANGEL L. CASIANO AND MAUREEN CASIANO AKA MAUREEN MCADAMS C.P. April Term, 2011 No. 02410 \$76,708.78 Udren Law Offices, P.C.

1208-302

1 Christina St., Unit 44 19147 2nd wd. Res condo, 3 sty masonry, 1814 Sq Ft BRT#888020047Improvements: Condominium
GLORIA M. COSTELLO, EXECUTRIX OF THE ESTATE OF DANIEL GRASSO, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2012 No. 02900 \$296,428.44 McCabe, Weisberg, & Conway, P.C.

1208-303

1873 Haworth St. 19124 62nd wd. Row 2 sty, masonry, 2424.8 Sq Ft BRT#622029400 Improvements: Residential Dwelling
ANGELA V. SINGH C.P. January Term, 2012 No. 03927 \$67,396.18 McCabe, Weisberg, & Conway, P.C.

1208-304

319 N. 64th St. 19139 34th wd. S/D conv apt 2sty, stone, 5582 Sq Ft BRT#343071400 Subject to Rent Improvements: Residential Dwelling
NICOLE RULEY AND MARVIN RULEY C.P. September Term, 2009 No. 00560 \$147,010.24 McCabe, Weisberg, & Conway, P.C.

1208-305

7038 Algard St. 19135 55th wd. S/D w b/g 2S masonry; 3980 Sq Ft BRT#552358600 Subject to Mortgage Improvements: Residential Dwelling
PETER SELLECCHIA AND DEBORAH J. HANDLY C.P. September Term, 2011 No. 03265 \$99,914.82 McCabe, Weisberg, & Conway, P.C.

1208-306

7 N. Columbus Blvd, #208 19106 5th wd. 2229 Sq Ft BRT#888060214 Improvements:

SHERIFF'S SALE

Residential Real Estate
DOUGLAS RENTHAL C.P. February Term, 2012 No. 01751 \$268,005.24 Stern & Eisenberg, P.C.

1208-307

6237 Elmwood Ave. 19142 40th wd. 1552 Sq Ft BRT#402224900 Improvements: Commercial Real Estate
EDWARD MORRIS C.P. March Term, 2012 No. 01769 \$46,171.51 Stern & Eisenberg, P.C.

1208-308

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

1208-309

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

1208-310

220 Locust St., PH #2S 19106 5th wd. 1253 Sq Ft BRT#888051852
DEFENDANT, CLIFFORD LEE VAN SYOC C.P. November Term, 2011 No. 155032 \$8,996.00 Evan R. Bachove, Esq.

1208-311

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

1208-312

4843 N. 5th St. 19120 42nd wd. 1728 Sq Ft BRT#422500300 Improvements: Residential Real Estate
SUI LIN JONES C.P. February Term, 2012 No. 00033 \$38,964.03 Stern & Eisenberg, P.C.

1208-313

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

1208-314

5905 Walker St. 19135 41st wd. 2500 Sq Ft OPA#622373300 Improvements: Residential Dwelling
TIMOTHY DECKER, JR. C.P. November Term, 2010 No. 4145 Mitchell B. Klein, Esq.

1208-315

2236 Fraley St. 19137 45th wd. Row 2 sty, masonry; 1960 Sq Ft BRT#453395900 Improvements: Residential Dwelling
MICHELLE PEARSON C.P. December Term, 2011 No. 00229 \$79,884.01 McCabe, Weisberg, & Conway, P.C.

1208-316

1400 Magee Ave. 19111 53rd wd. Apt 2-4 unts, 2sty, masonr; 3094.5 Sq Ft. BRT#531189000 Improvements: Residential Dwelling
SU QING LI C.P. April Term, 2010 No. 02270 \$171,002.48 McCabe, Weisberg, & Conway, P.C.

1208-317

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

1208-318

2726 S. 76th St. 19153-2126 40th wd. 1800 Sq Ft BRT#405914500 Improvements: Residential Property
LEROY R. WHITFIELD C.P. September Term, 2011 No. 02079 \$183,860.65 Phelan Hallinan & Schmiegl, LLP

1208-319

5120 N. Hutchinson St. AKA 5120 Hutchinson St. 19141-4018 49th wd. 1312.20 Sq Ft BRT#492157600 Improvements: Residential Property
QUAY E. ALEXANDER, II C.P. December

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Term, 2010 No. 00779 \$76,226.36 Phelan Hallinan & Schmiegl, LLP

1208-320

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

1208-321

2751 Pennsylvania Ave., Unit #B109 19130-1743 88th wd. Together with a proportionate undivided interest in the Common Elements as defined in such Declaration of 2.870%. BRT#888151733 Improvements: Condominium
JOSEPH A. CANUSO C.P. May Term, 2009 No. 01765 \$221,368.15 Phelan Hallinan & Schmiegl, LLP

1208-322

6905 Oakley St. 19111-3916 35th wd. 2735.75 Sq Ft BRT#353228400 Improvements: Residential Property
MICHAEL J. BENTZ C.P. December Term, 2010 No. 00717 \$72,396.83 Phelan Hallinan & Schmiegl, LLP

1208-323

2542 E. Monmouth St. 19134-4839 25th wd. 1504.65 Sq Ft BRT#251041900 Improvements: Residential Property
VINCENT M. VOLZ C.P. November Term, 2009 No. 04774 \$88,449.37 Phelan Hallinan & Schmiegl, LLP

1208-324

2410 E. Boston St. 19125-3000 31st wd. 928 Sq Ft BRT#313175010 Improvements: Residential Property
DANIELLE ANDRE AND HAROLD T. BOOKER C.P. September Term, 2010 No. 03378 \$323,116.40 Phelan Hallinan & Schmiegl, LLP

1208-325

3333 Comly Rd., Unit 38 19154-3318 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of 1.7857%). BRT#888660675 Improvements: Condominium
MAUREEN A. DOUGHERTY C.P. July Term, 2011 No. 02876 \$140,070.13 Phelan Hallinan & Schmiegl, LLP

1208-326

2101 Chestnut St., Unit 1806 19103-3141 8th wd. Being and designated in such Declaration as Unit #1806, as more fully described in such Declaration, and any amendments thereto, together with a proportionate undivided interest in the Common Elements as defined in such Declaration. BRT#888112458 Improvements: Condominium
IN W. CHEN AKA IN WAN CHEN C.P. August Term, 2009 No. 02352 \$154,900.75 Phelan Hallinan & Schmiegl, LLP

1208-327

1537 Beverly Rd. 19138-1614 10th wd. 1592.80 Sq Ft BRT#102167700 Improvements: Residential Property
ANTHONY A. GRESHAM AKA ANTHONY A GRESHAM, SR. C.P. January Term, 2012 No. 02568 \$86,008.48 Phelan Hallinan & Schmiegl, LLP

1208-328

8529 Forrest Ave. 19150-2303 50th wd. 2024.04Sq Ft BRT#502232100 Improvements: Residential Property
DELVIA WALKER C.P. January Term, 2012 No. 04035 \$64,844.64 Phelan Hallinan & Schmiegl, LLP

1208-329

713 S. Ithan St. 19143-2809 46th wd. 883.15 Sq Ft BRT#463226000 Improvements: Residential Property
LORENZA DAVIS C.P. December Term, 2011 No. 03313 \$59,904.24 Phelan Hallinan & Schmiegl, LLP

1208-330

504 N. 32nd St. 19104-2506 24th wd. 1080 Sq Ft BRT#242131500 Improvements: Residential Property
ANDREW SOULE AND SUSAN A SOULE C.P. January Term, 2012 No. 00487 \$153,048.61 Phelan Hallinan & Schmiegl, LLP

1208-331

1113 W. Colona St. 19133-1017 37th wd. 994.80 Sq Ft BRT#371311200 Improvements:

SHERIFF'S SALE

Residential Property
JIM WILLIAMS AKA JAMES P. WILLIAMS IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF ARTHUR REID C.P. January Term, 2012 No. 01185 \$24,211.13 Phelan Hallinan & Schmiegl, LLP

1208-332

5931 Arch St. 19139-2320 4th wd. 1100.50 Sq Ft BRT#042040100 Improvements: Residential Property
LINDA NGUYEN GUINAN AND MICHAEL GUINAN C.P. March Term, 2010 No. 01168 \$59,989.61 Phelan Hallinan & Schmiegl, LLP

1208-333

1987 Church Ln 19141-1321 17th wd. 1681.57 Sq Ft BRT#171246900 Improvements: Residential Property
VAUGHN HOLLOWAY AND MAE HOLLOWAY C.P. January Term, 2012 No. 04216 \$61,637.88 Phelan Hallinan & Schmiegl, LLP

1208-334

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

1208-335

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

1208-336

852 E. Russell St. AKA 852 Russell St. 19134-1331 33rd wd. 1125 Sq Ft BRT#31174600 Improvements: Residential Property
EDIN J. PAIZ C.P. February Term, 2012 No. 02488 \$29,429.38 Phelan Hallinan & Schmiegl, LLP

1208-337

1037 E. Durham St. 19150-2918 50th wd. 2812.20 Sq Ft BRT#502459100 Improvements: Residential Property
MARY E. SERCHION C.P. February Term, 2012 No. 02701 \$206,099.97 Phelan Hallinan & Schmiegl, LLP

1208-338

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

1208-339

1913 E. Birch St. 19134-3517 25th wd. 869.25 Sq Ft BRT#252148500 Improvements: Residential Property
BORIS SKYLAR C.P. January Term, 2012 No. 01380 \$45,369.47 Phelan Hallinan & Schmiegl, LLP

1208-341

10960 E. Keswick Rd. 19154-4135 66th wd. 1793.70 Sq Ft BRT#662102100 Improvements: Residential Property
MICHAEL P. BLASCHACK AND WENDY S. BLASCHACK C.P. November Term, 2008 No. 02456 \$154,350.69 Phelan Hallinan & Schmiegl, LLP

1208-342

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

1208-343

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

1208-344

6919 Chelwynde Ave. 19142-2116 40th wd. 1040 Sq Ft BRT#406272100 Improvements: Residential Property

SHERIFF'S SALE

ROCKEY WARREN C.P. December Term, 2011 No. 01109 \$142,932.96 Phelan Hallinan & Schmiegl, LLP

1208-345

440 Daly St. 19148-5703 39th wd. 700 Sq Ft BRT#392150800 Improvements: Residential Property

DAVID LONG C.P. February Term, 2012 No. 01251 \$133,589.36 Phelan Hallinan & Schmiegl, LLP

1208-346

1426 W. Nedro Ave. 19141-1823 17th wd. 1633 Sq Ft BRT#171151900 Improvements: Residential Property

SIMONE WEST C.P. January Term, 2012 No. 03298 \$127,553.49 Phelan Hallinan & Schmiegl, LLP

1208-347

1693 Margaret St. 19124 23rd wd. 16'x68' OPA#232158500 Improvements: Two-story single family masonry dwelling

DAVID STEINER C.P. July Term, 2011 No. 00523 \$58,759.06 Robert S. Esposito, Esq.

1208-348

4830 Longshore Ave. 19135 41st wd. 20'x100' OPA#412029900 Improvements: Two-story masonry dwelling

SWEAT EQUITY INVESTMENTS, LLC C.P. July Term, 2011 No. 00523 \$145,575.01 Robert S. Esposito, Esq.

1208-349

4925 N. Camac St. 19141 49th wd. 1968 Sq Ft BRT#491477700 Improvements: Residential Property

MOSHE HOWZE C.P. February Term, 2012 No. 02148 \$93,039.90 KML Law Group, P.C.

1208-350

5511 Rising Sun Ave. 19120 42nd wd. 1286.40 Sq ft BRT#421272000 Improvements: Residential Property

VICKI E. LONGENECKER C.P. February Term, 2012 No. 02621 \$129,235.07 KML Law Group, PC

1208-351

5269 Ridge Ave. 19128 21st wd. 1787 Sq Ft BRT#213195100 Improvements: Residential Property

MARY LEE CRIDER AND FRANCIS P. GELSINON III C.P. November Term, 2011 No. 02383 \$48,889.49 KML Law Group, P.C.

1208-352

225 W. Nedro Ave. 19120 61st wd. 992 Sq Ft BRT#612101200 Improvements: Residential Property

ROCHELLE ALVEREST AND GREGORY T. ALVEREST C.P. October Term, 2011 No. 02642 \$43,282.93 KML Law Group, P.C.

1208-353

1028 E. Durham St. 19150 50th wd. 8437.50 Sq Ft BRT#502452400 Improvements: Residential Property

ANGELIA CURTIS C.P. February Term, 2012 No. 02239 \$116,147.54 KML Law Group, P.C.

1208-354

228 E. Rockland St. 19120 42nd wd. 1648 Sq Ft BRT#421111500 Improvements: Residential Property

RICHARD SANCHEZ AND WILLIAM SANCHEZ C.P. April Term, 2010 No. 01250 \$27,143.06 KML Law Group, P.C.

1208-355

8249 Forrest Ave. 19150 50th wd. 2035.31 Sq Ft BRT#502226400 Improvements: Residential Dwelling

TRACEY D. JACKSON C.P. May Term, 2009 No. 002557 \$62,037.62 Jacqueline F. McNally, Esq.

1208-356

9019 Wesleyan Rd. 19136 57th wd. 1176 Sq Ft BRT#572235900 Improvements: Residential Dwelling

MARY L. HENNINGER C.P. February Term, 2012 No. 02636 \$177,265.32 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

1208-357

907 N. 19th St. 47th wd. Situate on the northwest side of Ginnodo St at the distance of 47' 6-1/2" northeastward from the east side of the 19th St in the 47th Ward of the City of Philadelphia Subject to Mortgage Improvements: APT 2-4 UNITS 3STY MASONRY

ROCK DOVE PROPERTIES, LLC C.P. September Term, 2011 No. 01049 \$284,727.36 Chandra M. Arkema, Esq.

1208-358

984 E. Sanger St. 35th wd. Situate on the southwesterly side of Snager St at the distance of 272 ft southeastwardly from the southeasterly side of Frontenac St in the 35th ward of the City of Philadelphia, County of Philadelphia, and the Commonwealth of Pennsylvania, row conv/apt 2sty, masonry Subject to Mortgage

Improvements: ROW CONV/APT 2STY

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MASONRY
KENNETH ORTIZ C.P. August Term, 2011 No. 01315 \$61,359.92 Katherine E. Knowlton, Esq.

1208-359

2669 Mercer St. 19125 31st wd. (formerly part of the 18th wd.) 1015.72 Sq Ft BRT#312103100 Improvements: Residential Property

DOROTHY MYERS AND GERALD D. MYERS C.P. April Term, 2009 No. 00456 \$140,689.61 KML Law Group, PC

1208-360

3181 Almond St. 19134 1140 Sq Ft BRT#251294800 Improvements: Residential Dwelling

VICTOR ROVANI C.P. December Term, 2011 No. 00081 \$242,170.85 Gregory Javardian, Esq.; Powers, Kirn & Javardian, LLC

1208-361

8222 Chelwynde Ave. 10th wd. Beginning at a point on the southeasterly side of Chelwynde Ave (60 ft wide), which point is measured S 36 degrees 40 minutes 18 seconds west along the said southeasterly side of chelwynde Ave the distance of 276.149 ft from a point of intersection fomred by the said southeasterly side of Chelwunde Ave. Subject to Mortgage Improvements: Row 2 Sty Masonry

DERRON D. BROXTON AND ELLEN DENISE WILLIAMS C.P. December Term, 2011 No. 02910 \$168,308.40 Chandra M. Arkema, Esq.

1208-362

125 E. Upsal St. 22nd wd. Beginning at a point on the said northwest side of said Upsal St of the extended line of the partitin dividing this from the adjoining house on the northeast at the distance of 139 ft, 5-1/8" southwestwardly from the southwest side of Magnolia St. Subject to Mortgage Improvements: S/D w det gar 2.5 S masonry

ANTHONY CLARK C.P. June Term, 2011 No. 02165 \$429,559.93 Katherine E. Knowlton, Esq.

1208-363

1415 S. Franklin St. 19147 1st wd. 840 Sq Ft BRT#012085000 Improvements: Residential Property

NINA CINTRON AKA NINA IANNELLA C.P. December Term, 2011 No. 001316 \$113,424.28 Christopher A. DeNardo, Esq.

1208-364

12649 Dunks Ferry Rd. 19154-1424 66th wd. 1992 Sq Ft BRT#663151100 Improvements: Residential Property

ROBERT FISHER AND ALLISON Y. KELCH C.P. January Term, 2012 No. 03063 \$125,244.91 Phelan Hallinan & Schmiegl, LLP

1208-365

6007 Horrocks St. 19149 62nd wd. (formerly part of 35th wd.) on the southeastwardly side of Horrocks St 62' 10" northeasterly side of Comly St, front 18'0", depth 92'6" BRT#621356300 Subject to Mortgage

RAUL J. VELEZ JR AND ANGEL L FERRER C.P. April Term, 2011 No. 03139 \$134,772.16 Louis P. Vitti, Esq.

1208-366

403 S. 17th St. 19146 8th wd. 229.50 Sq Ft BRT#081167400 Improvements: Residential Property

JOHN A CORTESE, JR. C.P. June Term, 2010 No. 03464 \$312,188.18 KML Law Group, PC

1208-367

1310 S. 22nd St. 19146 36th wd. 917.12 Sq Ft BRT#361328800 Improvements: Residential Property

SARAH O. STANLEY C.P. July Term, 2009 No. 01970 \$54,523.92 KML Law Group, PC

1208-368

2933 Kip St. 19134 7th wd. (Formerly part of the 33rd wd.) 980 Sq Ft BRT#071389300 Improvements: Residential Property

FIDEL C. COLON AND GLADYS SANTANA C.P. December Term, 2011 No. 00020 \$24,622.91 KML Law Group, PC

1208-369

3900 Ford Rd., Unit 11P 19131 52nd wd. 1526 Sq Ft BRT#888520171 Improvements: Residential Property

THE UNKNOWN HEIRS OF LEONTINE D. SCOTT, DECEASED AND DANIEL L. SCOTT, SOLELY IN HIS CAPACITY AS HEIR OF LEONTINE D. SCOTT, DECEASED C.P. December Term, 2011 No. 02526 \$183,462.43 KML Law Group, P.C.

1208-370

110 W. Gorgas Ln 19119 22nd wd. 2137.50 Sq Ft BRT#223122300 Improvements: Residential Property

CAROLYN R. STAPLES AND JOHN T. STAPLES C.P. October Term, 2009 No. 02847 \$237,572.68 KML Law Group, P.C.

SHERIFF'S SALE

1208-371

463 E. Cheltenham Ave. 19120 35th wd. 2749.68 Sq Ft BRT#352004600 Improvements: Residential Property

DOREEN GREENIDGE C.P. January Term, 2012 No. 03682 \$173,930.29 KML Law Group, PC

1208-372

1500 E. Walnut St. 19138 10th wd. 2420 sq ft

JANICE JESSUP C.P. January Term, 2012 No. 2686 \$133,549.37 Michael T. McKeever, Esq.

1208-373

5755 Larchwood Ave. 60th wd. 1226 Sq Ft BRT#604144000 Improvements: Residential Property

EVANGELINE JONES C.P. February Term, 2010 No. 003430 \$74,797.33 Pressman & Doyle, LLC

1208-374

1313 S. Fairhill St. 19147 1st wd. 731.25 Sq Ft BRT#011340000 Improvements: Residential Property

KEVIN M. PRICE C.P. May Term, 2010 No. 04495 \$178,859.71 KML Law Group, PC

1208-375

641 Brill St. 19120 35th wd. 900 sq ft

ROBERT J DUMONT C.P. May Term, 2009 No. 0799 \$101,856.59 Michael T. McKeever, Esq.

1208-376

2836 N. 20th St. 19132 38th wd. 1200 Sq Ft BRT#111259800 Improvements: Residential Property

RANDALL SWADLOW C.P. July Term, 2010 No. 00316 \$24,511.79 KML Law Group, PC

1208-377

1620 N. Edgewood St. 19151-3911 34th wd. 1114.77 Sq Ft BRT#42233800 Improvements: Residential Property

EVLYN LEVIN C.P. January Term, 2012 No. 04526 \$28,749.72 KML Law Group, PC

1208-378

6217 Musgrave St. 19144 59th wd. 4387.50 Sq Ft BRT#592284500 Improvements: Residential Property

SHAWN RICHARD JOHNSON C.P. August Term, 2009 No. 03520 \$201,917.73 KML Law Group, PC

1208-379

4329 Teesdale St. 19136 41st wd. 1039.50 Sq Ft BRT#412101900 Improvements: Residential Property

COURTNEY BACHE AND MICHAEL BACHE C.P. April Term, 2010 No. 01782 \$99,625.70 KML Law Group, P.C.

1208-380

3656 Essex Lane 19114 66th wd. 1693.63 Sq Ft BRT#661245500 Subject to Mortgage

Improvements: Residential Dwelling
MARGARET HARTLEY C.P. June Term, 2010 No. 02414 \$93,675.61 Mark J. Udren, Esq.

1208-382

9212 Annapolis Rd. 19114 57th wd. 5360 Sq Ft BRT#572252300 Improvements: Residential Property

WILFREDO SANTIAGO C.P. September Term, 2010 No. 02572 \$294,354.08 KML Law Group, PC

1208-383

5529 Baltimore Ave. 19143 46th wd. 1610 BRT#463156300 Improvements: Mixed use building

LOYNLON JAMES AND HELEN JAMES C.P. February Term, 2012 No. 1497 \$92,252.47 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1208-384

1106 Cantrell St. 19148 39th wd. 830 BRT#394046000 Improvements: Residential Dwelling

JOSEPH KOINES C.P. September Term, 2011 No. 2326 \$189,378.46 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1208-385

6410 Charles St. 19135 55th wd. (formerly part of the 41st wd.) 887.36 Sq Ft BRT#552224300 Improvements: Residential Property

LOUIS MARCELIS C.P. February Term, 2012 No. 01679 \$133,227.59 KML Law Group, P.C.

1208-386

3332 Lansing St. 19136 64th wd. 1287.97 Sq Ft BRT#642246200 Improvements: Residential Property

JEFFERY GRAY AND JASMEEN SANTIAGO C.P. November Term, 2010 No. 00211 \$161,800.87 KML Law Group, PC

1208-387

5427 Angora Ter 19143 51st wd. 1887.65 Sq Ft BRT#513059800 Improvements: Residential Property

SHERIFF'S SALE

LAMONTE OWENS C.P. April Term, 2010 No. 02294 \$131,355.83 KML Law Group, PC

1208-388

1141 S. 61st St. 46th wd. 1591 Sq Ft BRT#033224900 Improvements: Residential Dwelling

TYRONE MOORE C.P. October Term, 2011 No. 4411 \$121,232.10 Gregory Javardian, Esq.

1208-389

540 Midvale Ave. AKA 540 W. Midvale Ave. 19144 12th wd. BRT#124030410 Improvements: Residential Dwelling

BARBARA T. BAYSMORE C.P. February Term, 2012 No. 03674 \$141,336.99 Udren Law Offices, P.C.

1208-390

918 2nd St. AKA S. 2nd St. 19147 2nd wd. 330.75 Sq Ft BRT#021379300 Improvements: Residential Dwelling

EMMA C. GOMEZ C.P. January Term, 2012 No. 03698 \$248,230.47 Udren Law Offices, P.C.

1208-391

7103 N. Broad St. 19126-1727 61st wd. (formerly 50th wd.) 3450 Sq Ft BRT#611212900 Improvements: Residential Dwelling

CHARLENE D. FRAZIER AND KING W. FRAZIER C.P. September Term, 2011 No. 00671 \$91,253.43 Udren Law Offices, P.C.

1208-392

2501 S. Colorado St. 19145 26th wd. 2002.50 Sq Ft BRT#262025200 Improvements: Residential Dwelling

JENNIE M. DISANTO (MORTGAGOR) AND JOHN M. DISANTO (REAL OWNER) C.P. October Term, 2009 No. 00967 \$219,193.37 Mark J. Udren, Esq.

1208-393

4242 W. Girard Ave. 19104 06th wd. 1583.89 Sq Ft BRT#062173100 Improvements: Residential Dwelling

PAUL MILES C.P. November Term, 2009 No. 01701 \$181,889.26 Mark J. Udren, Esq.

1208-394

1229 N. 55th St. 19131 4th wd. 1602.75 Sq Ft BRT#041167300 Improvements: Residential Dwelling

GREGORY A. BROWN, SR. C.P. September Term, 2011 No. 00938 \$31,844.93 Udren Law Offices, P.C.

1208-395

2730 N. 15th St. 19132 11th wd. 947.78 Sq Ft BRT#111601000 Subject to Mortgage

Improvements: Residential Dwelling
JANIS BURTON, RUDOLPH BURTON AKA RUDOLPH F. BURTON C.P. November Term, 2011 No. 00182 \$33,092.97 Udren Law Offices, P.C.

1208-396

5639 Loretto Ave. 19124 35th wd. 1431.90 Sq Ft BRT#351401300 Improvements: Residential Dwelling

VALERIE A. JACKSON C.P. January Term, 2009 No. 001807 \$83,479.75 Mark J. Udren, Esq.

1208-397

1035 Dorset St. 19150 50th wd. 2511.25 Sq Ft BRT#502376800 Improvements: Residential Dwelling

ALBERTA T. ROUSE C.P. March Term, 2010 No. 06242 \$141,793.70 Udren Law Offices, P.C.

1208-398

2435 S. Ulena St. 19153 40th wd. 1784.64 Sq Ft BRT#404165706 Improvements: Residential Dwelling

REGINALD J. ISHMAEL C.P. December Term, 2010 No. 00568 \$196,517.07 Mark J. Udren, Esq.

1208-399

320 Gladstone St. 19148 39th wd. 672 Sq Ft BRT#392203800 Improvements: Residential Dwelling

RICHARD CURRO C.P. March Term, 2012 No. 02950 \$125,479.24 Udren Law Offices, P.C.

1208-400

3131 Birch Rd. 19154-1718 66th wd. 2675.88 Sq Ft BRT#663008100 Improvements: Residential Dwelling

WILLIAM BETTS AND LORETTA BETTS, HUSBAND AND WIFE C.P. November Term, 2011 No. 00922 \$142,324.65 Barbara A. Fein, Esq.

SHERIFF'S SALE

BRT#363245400 Improvements: Residential Dwelling
TO BE SOLD AS THE PROPERTY OF JOEL SAMS, KNOWN SURVIVING HEIR OF MILDRED SAMS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWNSURVIVINGHEIROFMILDRED SAMS, DECEASED MORTGAGOR & REAL OWNER & DONNA JONES, KNOWN SURVIVING HEIR OF MILDRED SAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2011 No. 03283 \$47,703.10 McCabe, Weisberg, & Conway, P.C.

1208-416

1932 Kentwood Rd. 19116 58th wd. S/D, w b/g 1 sty, masonry 5752.12 Sq Ft BRT#582036400 Improvements: Residential Dwelling
LAURIE HORN C.P. July Term, 2009 No. 02567 \$185,209.98 McCabe, Weisberg, & Conway, P.C.

1208-417

4801 A St.reet 19120 42nd wd. s/d w det gar 2 sty, masonry+, 2921.3 Sq Ft BRT#421298700 Subject to Mortgage Improvements: Residential Dwelling
EDMUND PLUMMER C.P. June Term, 2010 No. 02851 \$107,527.46 McCabe, Weisberg, & Conway, P.C.

1208-418

3441 Emerald St. 19134 45th wd. 1001 Sq Ft BRT#452323600 Improvements: Residential Property
YONIS O. BARRERA C.P. March Term, 2010 No. 05551 \$50,077.67 KML Law Group, P.C.

1208-419

2737 E. Country Club Rd. 19131 52nd wd. 3446 Sq Ft BRT#521372100 Improvements: Residential Property
JOYCE D. SMALL C.P. August Term, 2010 No. 00395 \$174,742.03 KML Law Group, P.C.

1208-420

6916 Oakland St. 19149 54th wd. 1625.57 Sq Ft BRT#542380200 Improvements: Residential Property
JOSE B. FERREIRA C.P. January Term, 2009 No. 02438 \$195,173.36 KML Law Group, P.C.

1208-421

4649 James St. 19137 45th wd. 1449.35 Sq Ft BRT#453416900 Improvements: Residential Property
CLAUDE L. DAY C.P. March Term, 2010 No. 03184 \$42,185.75 KML Law Group, P.C.

1208-422

2435 N. Fairhill St. 19133 19th wd. Row 2 sty, masonry BRT#191355000 Subject to Mortgage Improvements: Residential Property
DONNO ADKINS C.P. July Term, 2000 No. 004645 \$2,526.18 Janice L. Koiber, Esq.

1208-423

1812 Fernon St. 36th wd. 98' w 18th st, row 2 sty, masonry Subject to Mortgage CECILIA WEAR C.P. March Term, 2011 No. 01215 \$71,905.75 Katherine E. Knowlton, Esq.

1208-424

1900 S. 19th St. 19145 48th wd. 1856 Sq Ft BRT#481286300 Improvements: Residential Dwelling
VANCE T. RHONE, AKA FAWWAZ BEYHA C.P. July Term, 2011 No. 3000798 \$42,102.93 Benjamin E. Witmer, Esq.

1208-425

4722 Upland St. 19143 27th wd. 930 Sq Ft BRT#273135300 Improvements: Residential Dwelling
CELAL KAYA C.P. January Term, 2012 No. 04894 \$79,110.68 Udren Law Offices, P.C.

1208-426

6425 Drexel Rd. 19151 34th wd. 10500 Sq Ft BRT#344147300 Improvements: Residential Dwelling
ALFRED J. SANFORD AND PAT ALEXANDER SANFORD C.P. November Term, 2011 No. 01646 \$207,621.09 Udren Law Offices, P.C.

1208-427

5750 N. Lambert St. 19138 49th wd. 1000 Sq Ft OPA#172426200 Improvements: Residential Property
EDITH ROBINSON AKA EDITH M. ROBINSON C.P. December Term, 2011 No. 942 \$55,400.97 Lauren Berschler Karl, Esq.

1208-428

5473 Morse St. 19131 52nd wd. 1224.00 Sq Ft OPA#522029000 Improvements: Residential Property
OLIN D. JOHNSON C.P. May Term, 2010 No. 2028 \$72,218.36 Lauren Berschler Karl, Esq.

1208-429

194 Louis Ct, Unit #1194 19114 88th wd. 1248.00 Sq Ft OPA#888570588

SHERIFF'S SALE

Improvements: Condominium
ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THERESA A. SISCO, DECEASED MORTGAGOR AND LAST REAL OWNER C.P. August Term, 2011 No. 430 \$157,972.11 Lauren Berschler Karl, Esq.

1208-430

1607 Worrell St. 19124 33rd wd. 1245.00 Sq Ft OPA#332039500 Improvements: Residential Property
JAMES DOUGHTY C.P. February Term, 2010 No. 3584 \$59,707.17 Lauren Berschler Karl, Esq.

1208-431

5426 Hadfield St. 19143 51st wd. 930 Sq Ft OPA#513193500 Improvements: Residential Property
ALFREDA B. BRADFORD, EXECUTRIX OF THE ESTATE OF ALFRED NEWBY, DECEASED C.P. April Term, 2011 No. 2760 \$32,738.19 Lauren Berschler Karl, Esq.

1208-432

3315 N. Bouvier St. 19140 38th wd. 1043.61 Sq Ft BRT#112238100 Improvements: Residential Property
DIANE L. JORDAN AND GARY G. JORDAN AKA GARY JORDAN C.P. November Term, 2011 No. 01003 \$75,999.34 KML Law Group, P.C.

1208-433

5802 Florence Ave. 19123 3rd wd. 1736 Sq Ft BRT#034069100 Improvements: Residential Property
AMANDA WHITNEY C.P. December Term, 2008 No. 01723 \$53,869.66 KML Law Group, P.C.

1208-435

6760 Dorel St. 19142 40th wd. 1178.10 Sq Ft BRT#406352000 Improvements: Residential Property
CATINA N. BAILEY C.P. June Term, 2010 No. 02108 \$42,770.15 KML Law Group, P.C.

1208-436

928 Brill St. 19124 35th wd. 1057 Sq Ft BRT#351177800 Subject to Mortgage Improvements: Residential Property
CARLSSON DEVELOPMENT ASSOCIATES, LLC C.P. February Term, 2012 No. 02537 \$50,095.64 Brett A. Solomon, Esq. and Michael C. Mazack, Esq.

1208-437

1628 S. 5th St. 19148 1st wd. 1360 Sq ft BRT#011454900 Improvements: Residential Dwelling
RICKY SON C.P. February Term, 2012 No. 00721 \$39,348.17 Udren Law Offices, P.C.

1208-438

301 Levick St. 19111 35th wd. 1829.62 Sq Ft BRT#353040700 Improvements: Residential Dwelling
MARIA A. LOZADA C.P. March Term, 2010 No. 03606 \$145,716.22 Udren Law Offices, P.C.

1208-439

5605 N. Park Ave. 19141 49th wd. (formerly 42nd wd.) 2368.20 Sq Ft BRT#493225700 Improvements: Residential Dwelling
LORETTO MADELINE GRIER C.P. March Term, 2012 No. 00153 \$50,988.96 Udren Law Offices, P.C.

1208-440

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

1208-441

1528 N. Saratoga Pl 19122 20th wd. 1600 Sq Ft BRT#202272500 Improvements: Residential Property
DORIS MOND AND JOSEPH MOND, JR C.P. January Term, 2012 No. 01159 \$36,480.00 Richard M. Squire & Associates, LLC

1208-442

1835 S. 12th St. 19148 39th wd. 960 Sq Ft BRT#394591300 Improvements: Residential Dwelling
ROSEMARIE SCRENCI AKA ROSA MARIE SCRENCI AND CARLO V. SCRENCI C.P. August Term, 2010 No. 000872 \$125,544.66 Jacqueline F. McNally, Esq.

1208-443

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

1208-444

2119-21 Orthodox St. 19124 23rd wd. 41' frontage x 74' depth, 3 sty masonry, multi-unit

SHERIFF'S SALE

BRT#232108500 Improvements: 3 Sty, Masonry Multi-Unit
ERIC N. SCHMID AND TENNOR ENTERPRISES, INC C.P. August Term, 2011 3004188 \$126,005.76 Mathew J. Dunleavy

1208-445

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

1208-446

5341 Chester Ave. 19143 51st wd. 2086.66 Sq Ft BRT#511276300 Improvements: Residential Property
CHARLES STOKES C.P. March Term, 2010 No. 04731 \$208,353.44 KML Law Group, P.C.

1208-447

7219 Somers Rd. 19138 50th wd. 2051.52 sq ft
MICHAEL PILGRIM AND TRACI PILGRIM C.P. March Term, 2010 No. 2960 \$106,726.72 Michael T. McKeever, Esq.

1208-448

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

1208-449

3006 N. 24th St. 19132 38th wd. 1065 Sq Ft BRT#381006200 Improvements: Residential Property
TYREE L. MAY, SR. C.P. December Term, 2011 No. 03122 \$72,417.32 KML Law Group, P.C.

1208-450

1920 Ruan St. 19124 23rd wd. 1218 Sq Ft BRT#232025000 Improvements: Residential Property
DIANA M. COSDEN C.P. September Term, 2010 No. 00760 \$31,241.62 KML Law Group, P.C.

1208-451

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

1208-452

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

1208-453

5312 Webster St. 46th wd. All that certain lot or piece of ground with the buildings and improvements thereon erected, situate on the south side of Webster St at the distance of 337 ft eastward from the east side of 54th st. Subject to Mortgage Improvements: Row/conv, apartment 2sty, masonry KENNETH ANDREWS AND RUTH E. ANDREWS (DECEASED) C.P. March Term, 2012 No. 02785 \$47,914.96 Chandra M. Arkema, Esq.

1208-454

4453 Fleming St. 19128 21st wd. Semi det 2 sty, masonry; 3104.4 Sq Ft BRT#211311400 Subject to Mortgage Improvements: Residential Dwelling
REBECCA L. GEIBEL, ADMINISTRATIX OF THE ESTATE OF ANGELO CASSELLI, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 02120 \$192,491.67 McCabe, Weisberg, & Conway, P.C.

1208-455

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

1208-456

424 Winton St. 19148 39th wd. 686 Sq Ft BRT#392103600 Improvements: Residential Real Estate
JOSEPH R. DELGIORNO AND MARGARET DELGIORNO C.P. March Term, 2012 No. 01615 \$116,876.39 Stern & Eisenberg, P.C.

1208-457

12511 Nanton Dr. 19154 66th wd. 1800 Sq Ft BRT#663383900 Improvements: Residential Real Estate
JOSEPH B. TRINITY AND ELSIE W. TRINITY C.P. February Term, 2012 No. 02564 \$195,855.52 Stern & Eisenberg, P.C.

1208-458

4010 Marple St. 19136 65th wd. Situate on

SHERIFF'S SALE

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

1208-459

3112 Derry Rd. 19154 58th wd. 1400 Sq Ft BRT#662543300 Improvements: Residential Property
ROBERT J. BENNER C.P. October Term, 2011 No. 00626 \$119,916.47 Richard M. Squire & Associates, LLC

1208-461

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

1208-462

2532 S. Claymont St. 19153 40th wd. Row b/gar, 2 sty, masonry; 2392.91 Sq Ft BRT#404156254 Improvements: Residential Dwelling
JARMAL ARTHUR AKA JAMAL D. ARTHUR C.P. September Term, 2009 No. 02721 \$117,944.57 McCabe, Weisberg, & Conway, P.C.

1208-463

7217 Glenloch St. 19135 41st wd. Row b/gar, 2 sty, masonry 2800.7 Sq Ft BRT#412344600 Subject to Mortgage Improvements: Residential Dwelling
JOSEPHINE KARIOFILLIS AND CONSTANTINOS D. KARIOFILLIS C.P. September Term, 2009 No. 03544 \$20,237.16 McCabe, Weisberg, & Conway, P.C.

1208-464

905 Kenmore Rd. 19151 34th wd. row 2 sty, masonry; 2342 Sq Ft BRT#344343700 Improvements: Residential Dwelling
CRAIG A. HANCOCK, JR. C.P. May Term, 2011 No. 03890 \$136,178.01 McCabe, Weisberg, & Conway, P.C.

1208-465

1610 W. Wingoocking St. 19140 13th wd. 941.28 Sq Ft BRT#132360400 Improvements: Residential Property
TAWANDA ROACH C.P. August Term, 2009 No. 04011 \$88,025.33 KML Law Group, PC

1208-466

4307 N. Franklin St. 19140 43rd wd. 894.44 BRT#433329000 Improvements: Residential Property
SANDY PICHARDO C.P. March Term, 2011 No. 00005 \$71,109.12 KML Law Group, PC

1208-467

5147 Walnut St. 19139 46th wd. 1590 Sq Ft BRT#602046900 Improvements: Residential Property
FRANK CLEMENT AND CASSANDRA L. THOMAS AKA CASSANDRA D. THOMAS C.P. September Term, 2009 No. 00968 \$63,620.84 KML Law Group, PC

1208-468

7203 Briar Rd. 19138 50th wd. 4674 Sq Ft BRT#501341400 Improvements: Residential Property
DONNA M. FUNNY AKA DONNA FUNNY C.P. February Term, 2009 No. 02740 \$146,149.22 KML Law Group, PC

1208-469

7210 Oakley St. 19111 35th wd. 961.52 Sq Ft BRT#353220900 Improvements: Residential Property
WILLIAM PALAZZO C.P. June Term, 2010 No. 02649 \$154,340.62 KML Law Group, PC

1208-470

5931 Trinity St. 19143 40th wd. 1252 Sq Ft BRT#481286300 Improvements: Residential Dwelling
KENITRA JOHNSON AKA KANITRA PRESSLEY AKA KANITRA JOHNSON C.P. February Term, 2012 No. 001372 \$37,375.55 Benjamin E. Witmer, Esq.

1208-471

1303 S. Carlisle St. 19146 26th wd. 1264 Sq Ft BRT#365018200 Improvements: Residential Dwelling
BARBARA CONKLIN AKA BARBARA A. BEST-CONKLIN C.P. September Term, 2011 No. 002762 \$60,142.37 Benjamin E. Witmer, Esq.

1208-472

6140 Lebanon Ave. 19151 34th wd. 2090 Sq Ft BRT#342126400 Improvements: Residential Property

SHERIFF'S SALE

JAMES P. BROWN, JR. C.P. April Term, 2010 No. 000541 \$149,173.84 Christopher A. DeNardo, Esq.

1208-473

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

1208-474

2644 Cedar St. 19125 31st wd. Row 2 sty, masonry, 1922.34 Sq Ft BRT#312040100 Improvements: Residential Dwelling
JAMES G. BECKER, JR. C.P. February Term, 2012 No. 02982 \$133,388.06 McCabe, Weisberg, & Conway, P.C.

1208-475

5934 Tackawanna St. 19135 62nd wd. 1125 Sq Ft BRT#622312600 Improvements: Residential Property
JOANN M. MCCARTHY C.P. January Term, 2012 No. 02436 \$26,693.01 KML Law Group, PC

1208-476

329 N. Preston St. 24th wd. 1701 Sq Ft, Row conv/apt 3 sty masonry BRT#061182500
DAVID STEINER C.P. June Term, 2011 No. 01247 \$214,462.62 William J. Levant, Esq.

1208-477

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

1208-478

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

1208-479

2101 Chestnut St. AKA 2101 Chestnut St., Unit 1524 19103 8th wd. 0 Sq Ft BRT#888112338 Improvements: Residential Dwelling
LEONID KAPLUN C.P. March Term, 2012 No. 01006 \$149,815.72 Udren Law Offices, P.C.

1208-480

1044 Camas Dr. 19115 63rd wd. 7488 Sq Ft BRT#632086700 Improvements: Residential Dwelling
MOHAMMAD YAGHNAM AND NIMEH YAGHNAM C.P. August Term,

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
1208-487 2425 N. Sydenham St. 19132 16th wd. 720 Sq Ft BRT#161046500 Improvements: Residential Property THE UNKNOWN HEIRS OF CATHERINE B CAROLINA, DECEASED AND ELEANOR TEAGLE, SOLELY IN HER CAPACITY AS HEIR OF CATHERINE B. CAROLINA, DECEASED. C.P. October Term, 2011 No. 04727 \$28,917.03 KML Law Group, P.C.	TAYLIENE FRUSTER C.P. April Term, 2010 No. 00471 \$78,988.17 Phelan Hallinan & Schmiegl, LLP	Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT V. RUFO, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUFO V. RITA DECEASED. MARIA VIZARD, IN HER CAPACITY AS HEIR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO, DECEASED HEIR OF THE ESTATE OF ROBERT RUFO AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO. FRANK VIZARD, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ROBERT RUFO AKA AKA ROBERT V RUFO AKA ROBERT VICTOR RUFO AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF RITA RUFO AKA RITA T RUFO. C.P. June Term, 2010 No. 02487 \$417,371.59 Phelan Hallinan & Schmiegl, LLP	Residential Property KARLA M. KITCHEN, AKA KARLA KITCHEN IN HER CAPACITY AS EXECUTRIX, TRUSTEE, AND DEVISEE OF THE ESTATE OF DEANNA KITCHEN AKA DEANNA L. KITCHEN. RODNEY C. KITCHEN, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF DEANNA KITCHEN, AKA DEANNA L. KITCHEN. JOSEPH A. KITCHEN IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF DEANNA KITCHEN AKA DEANNA L. KITCHEN C.P. August Term, 2011 No. 01744 \$81,795.48 Phelan Hallinan & Schmiegl, LLP	1208-539 854 N. 21st St. 19130-1431 15th wd. 1042.50 Sq Ft. BRT#151128700 Improvements: Residential Property EDWARD J. FURLONG, JR. AKA EDWARD J. FURLONG C.P. August Term, 2009 No. 03149 \$67,531.33 Phelan Hallinan & Schmiegl, LLP
1208-488 32 South Millick St. 19139 3rd wd. 1152 Sq Ft BRT#031165800 Improvements: Residential Property WILLIAM BRAWNER C.P. August Term, 2009 No. 01274 \$64,925.38 KML Law Group, P.C.	1208-501 416 Tyson Ave. 19111-3940 35th wd. 1991.50 Sq Ft BRT#353164300 Improvements: Residential Property SONJANE KELLY C.P. February Term, 2010 No. 02868 \$173,218.18 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-540 188 E. Fariston Dr. AKA 188 Fariston Dr. 19120-1006 61st wd. 1600 Sq Ft BRT#611389500 Improvements: Residential Property CHABLIS BUTLER C.P. January Term, 2012 No. 01382 \$180,538.88 Phelan Hallinan & Schmiegl, LLP
1208-489 3154 Richmond St. 19134 25th wd. 1600 Sq Ft BRT#251170700 Improvements: Residential Property ADAM PIORKOWSKI AS ADMINISTRATOR TO THE ESTATE OF JERRY PIORKOWSKI, DECEASED. C.P. January Term, 2012 No. 02683 \$92,990.24 KML Law Group, P.C.	1208-502 5048 Copley Rd. 19144-4803 13th wd. 1800 Sq Ft BRT#133166500 Improvements: Residential Property SHERRY MALINICH C.P. February Term, 2010 No. 01719 \$124,861.01 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-541 3040 Princeton Ave. 19149-1412 55th wd. 1730.62 Sq Ft BRT#551378157 Improvements: Residential Property BRIAN CRAMUTOLA AND CHRISTINA CRAMUTOLA C.P. May Term, 2010 No. 02092 \$146,900.66 Phelan Hallinan & Schmiegl, LLP
1208-490 4351 Pearce St. 19124 23rd wd. 2587.65 Sq Ft BRT#231062800 Improvements: Residential Property KEITH JELLEYMAN AND CHRISTI M. STRUNK C.P. February Term, 2012 No. 03344 \$134,705.23 KML Law Group, PC	1208-503 1603 S. Taney St. 19145-1223 36th wd. 651 Sq Ft BRT#364281700 Improvements: Residential Property AARON M. ABRAHAM AND KAREEMAH ROBINSON C.P. December Term, 2011 No. 03644 \$73,728.61 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-542 6651 Erdrick St. 19135-2601 55th wd. 1292.68 Sq Ft BRT#552277900 Improvements: Residential Property SCOTT WENDEL AND ELIZABETH P. WENDEL C.P. November Term, 2009 No. 03981 \$64,525.26 Phelan Hallinan & Schmiegl, LLP
1208-491 1210 Atwood Rd. 19124 34th wd. 1331.25 Sq Ft BRT#344339400 Improvements: Residential Dwelling DEMIEKAH D. VENEY C.P. May Term, 2008 No. 778 \$57,103.21 Gregory Javardian, Esq.	1208-504 5807 Fernwood St. 19143-3920 3rd wd. 1266.40 Sq Ft BRT#034032600 Improvements: Residential Property BARBARA MORRIS IN HER CAPACITY AS EXECUTRIX AS DEVISEE OF THE ESTATE OF PRISCILLA MCCASKILL AKA PRISCILLA MCGASKILL AKA PRISILLA MCGASKILL C.P. February Term, 2012 No. 03688 \$33,568.86 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543 1421 Creston St. 19149 54th wd. 1080 Sq Ft BRT#541008200 Improvements: Residential Property MARIBEL COLON C.P. November Term, 2011 Term, No. 003506 \$131,018.37 Christopher A. DeNardo, Esq.
1208-492 5257 Akron St. 19124 62nd wd. 1088 Sq Ft BRT#621434100 Improvements: Residential Dwelling SHANNON M. MILLER AKA SHANNON MILLER C.P. September Term, 2011 No. 03282 \$78,250.00 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC	1208-505 608 E. Hilton St. 19134-1805 33rd wd. 1296.18 Sq Ft BRT#331046400 Improvements: Residential Property GAU TI LY C.P. July Term, 2011 No. 00627 \$48,376.01 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543 1421 Creston St. 19149 54th wd. 1080 Sq Ft BRT#541008200 Improvements: Residential Property MARIBEL COLON C.P. November Term, 2011 Term, No. 003506 \$131,018.37 Christopher A. DeNardo, Esq.
1208-493 6107 Harley Ave. 19124 40th wd. 1136 Sq Ft BRT#402285900 Improvements: Residential Dwelling THOMAS WILLIAM MACNEAL AKA THOMAS WILLIAM MACNEAL III AND DENISE R. MACNEAL. C.P. December Term, 2011 No. 2758 \$83,730.15 Gregory Javardian, Esq.	1208-506 5644 Pentridge St. 19143-4608 51st wd. 1040 Sq Ft BRT#513237500 Improvements: Residential Property SHIRLEY THOMPSON FKA SHIRLEY LATIMORE C.P. February Term, 2012 No. 03698 \$26,514.29 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543 1421 S. 20th St. 19146 36th wd. 1352 Sq Ft BRT#363228600 Improvements: Residential Property ROBERT LOSS C.P. February Term, 2012 No. 001404 \$143,555.37 Christopher A. DeNardo, Esq.
1208-494 1601 Staub St. 19124 13th wd. 1440 Sq Ft BRT#132288100 Improvements: Residential Dwelling MICHAEL F. COLEMAN AND RHONDA T. COLEMAN C.P. February Term, 2012 No. 001036 \$18,719.46 Gregory Javardian, Esq.	1208-507 3333 Elliston Circle 19114-1205 66th wd. 6149 Sq Ft BRT#661160300 Improvements: Residential Property YOUNG JA WOO AND KIL CHANG WOO C.P. November Term, 2010 No. 01048 \$85,369.62 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543 1421 S. 20th St. 19146 36th wd. 1352 Sq Ft BRT#363228600 Improvements: Residential Property ROBERT LOSS C.P. February Term, 2012 No. 001404 \$143,555.37 Christopher A. DeNardo, Esq.
1208-495 1008 E. Phil Ellena St. 19150 50th wd. 1474 Sq Ft BRT#502350800 Improvements: Residential Property CECIL F. SMITH C.P. February Term, 2012 No. 001834 \$229,597.35 Christopher A. DeNardo, Esq.	1208-508 246 E. Meehan Ave. 19119-1932 22nd wd. 1767.37 Sq Ft BRT#222084700 Improvements: Residential Property SCOTT EDWARD REID C.P. May Term, 2009 No. 00325 \$192,207.85 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543 1421 S. 20th St. 19146 36th wd. 1352 Sq Ft BRT#363228600 Improvements: Residential Property ROBERT LOSS C.P. February Term, 2012 No. 001404 \$143,555.37 Christopher A. DeNardo, Esq.
1208-496 1551 E. Hunting Park 19124 33rd wd. 1287.72 Sq Ft BRT#332085200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE MCKENNA, DECEASED C.P. March Term, 2010 No. 002684 \$47,365.12 Christopher A. DeNardo, Esq.	1208-509 8439 Torresdale Ave. 19136-1517 65th wd. 5106.42 Sq Ft BRT#652330800 Improvements: Residential Property MELISSA HENDERSON AND ROBERT E. HENDERSON C.P. December Term, 2011 No. 03646 \$80,839.42 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543 1421 S. 20th St. 19146 36th wd. 1352 Sq Ft BRT#363228600 Improvements: Residential Property ROBERT LOSS C.P. February Term, 2012 No. 001404 \$143,555.37 Christopher A. DeNardo, Esq.
1208-497 954 Herbert St. 19124 23rd wd. 1672 Sq Ft BRT#233031000 Improvements: Residential Property ARMANDO CAMPOS, JR. C.P. August Term, 2011 No. 01354 \$271,647.77 Christopher A. DeNardo, Esq.	1208-510 158 Fountain St. 19127-1932 21st wd. 2184.97 Sq Ft BRT#212288510 Improvements: Residential Property DANIELLE P. LEHMAN C.P. December Term, 2009 No. 01097 \$428,570.60 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543 1421 S. 20th St. 19146 36th wd. 1352 Sq Ft BRT#363228600 Improvements: Residential Property ROBERT LOSS C.P. February Term, 2012 No. 001404 \$143,555.37 Christopher A. DeNardo, Esq.
1208-498 6135 Montague St. 19135 41st wd. 1183 Sq Ft BRT#552297000 Improvements: Residential Property DANIELLE ZINK C.P. March Term, 2012 No. 00962 \$141,613.56 Christopher A. DeNardo, Esq.	1208-511 7112 Cottage St. 19135-1202 41st wd. 1440 Sq Ft BRT#412284600 Improvements: Residential Property MARYELLEN R. LEARY AND DOUGLAS LEARY, JR. C.P. January Term, 2012 No. 04900 \$139,704.85 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543 1421 S. 20th St. 19146 36th wd. 1352 Sq Ft BRT#363228600 Improvements: Residential Property ROBERT LOSS C.P. February Term, 2012 No. 001404 \$143,555.37 Christopher A. DeNardo, Esq.
1208-499 1319 E. Wellens Ave. 19120 42nd wd. 2278.12 Sq Ft BRT#421191100 Improvements: Residential Property DOUGLAS L. DUNBAR C.P. June Term, 2010 No. 000223 \$149,032.45 Christopher A. DeNardo, Esq.	1208-512 252 W. Haines St. 19144-3319 59th wd. 1507.65 Sq Ft BRT#593039200 Improvements: Residential Property MARY WALKER-GUINN AND RANDALL K. GUINN C.P. December Term, 2009 No. 00994 \$101,674.72 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543 1421 S. 20th St. 19146 36th wd. 1352 Sq Ft BRT#363228600 Improvements: Residential Property ROBERT LOSS C.P. February Term, 2012 No. 001404 \$143,555.37 Christopher A. DeNardo, Esq.
1208-500 1975 Pratt St. 19124-2134 62nd wd. 1346.25 Sq Ft BRT#622068400 Improvements: Residential Property	1208-513 515 W. York St. 19133-2520 19th wd. 972.30 Sq Ft BRT#191441201 Improvements: Residential Property BARUCH KUPFERSTEIN AKA B. KUPFERSTEIN C.P. January Term, 2012 No. 04658 \$48,624.82 Phelan Hallinan & Schmiegl, LLP	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-528 6545 Limekiln Pike 19138-3145 10th wd. 1536 Sq Ft BRT#102048900 Improvements: Residential Property TALEESHIA A. BOYD IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. STEVEN MADDOX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANTHONY J. BOYD AKA ANTHONY BOYD. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY BOYD, DECEASED. C.P. December Term, 2009 No. 02556 \$112,226.75 Patrick J. Wesner, Esq.	1208-543

SHERIFF'S SALE**1208-552**

1132 Overington St. 19124-3135 23rd wd. 1441.60SqFt BRT#234074800 Improvements: Residential Property
CRISTIAN SILIA AND JENNIFER GUZMAN C.P. October Term, 2011 No. 01224 \$89,812.76 Phelan Hallinan & Schmiegl, LLP

1208-553

4125 E. Roosevelt Blvd 19124-3003 23rd wd. 1728 Sq Ft BRT#233016800 Improvements: Residential Property
FANNY ALEMAR C.P. March Term, 2010 No. 02253 \$117,992.46 Phelan Hallinan & Schmiegl, LLP

1208-554

6057 N. American St. 19120-1807 61st wd. 1099.10 Sq Ft BRT#612407900 Improvements: Residential Property
LUIS REVERON C.P. November Term, 2010 No. 02112 \$85,500.56 Phelan Hallinan & Schmiegl, LLP

1208-556

2101-17 Chestnut St., Unit 1811 & 32-34 S. 21st St. 19103 8th wd. Together with a proportionate interest in the Common Elements as defined in such Declaration. BRT#888112468 Improvements: Condominium
DAVID M. MCDONOUGH C.P. December Term, 2011 No. 02530 \$194,982.26 Phelan Hallinan & Schmiegl, LLP

1208-557

615 Whitney St. 19116 58th wd. 7945 Sq Ft BRT#583057500 Improvements: Residential Property
CATHARINE MCGINLEY AKA CATHARINE T. MCGINLEY C.P. August Term, 2009 No. 001930 \$251,943.93 Christopher A. DeNardo, Esq.

1208-558

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

1208-559

5634 Loretto Ave. 19124 40th wd. 1680 Sq Ft BRT#351392900 Improvements: Residential Property
KELLEY ANN BROWN-EDWARDS C.P. July Term, 2010 No. 00505 \$149,465.37 KML Law Group, P.C.

1208-560

803 N. 66th St. 19151 34th wd. 1076.02 Sq Ft BRT#344356900 Improvements: Residential Property
MELODY SHERLOCK C.P. January Term, 2010 No. 02523 \$73,907.37 KML Law Group, P.C.

1208-561

3039 B Street 19134 33rd wd. 38500 Sq Ft BRT#884523300 Improvements: Industrial Property
3039 B ASSOCIATES, INC C.P. May Term, 2011 No. 01768 \$173,415.33 Daniel S. Bernheim, Esq.

1208-562

1728 Kater St. 19146 30th wd. Situate on the south side of Kater St at the distance of 288 ft westward from the west side of 17th St in the 30th Ward of the City of Philadelphia. Containing in front or breadth on the said Kater St 16 ft and extending in length or deputed southward between lines parallel with said 17th St 48' 2" BRT#301031400 Subject to Mortgage Subject to Rent
C.P. February Term, 2012 No. 00927 Joel S. Todd, Esq.

1208-563

2969 N. Bonsall St. 19132 11th wd. (formerly part of the 38th wd.) 720 Sq Ft BRT#111392100 Improvements: Residential Dwelling
TRACY CLIFTON C.P. July Term, 2011 No. 02024 \$65,889.52 Udren Law Offices, P.C.

1208-564

3243 Tyson Ave. 19149 55th wd. (formerly part of the 35th wd.) 1730.62 Sq Ft BRT#551342000 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTREST FROM OR UNDER JOHN PATRICK BRITT, DECEASED, COLLEEN BRITT (KNOWN HEIR OF JOHN PATRICK BRITT) C.P. January Term, 2012 No. 04567 \$113,804.18 Udren Law Offices, P.C.

1208-565

5924 N. 13th St. 49th wd. Row 2sty, masonry, Situate on the westerly side of 13th St at the distance of 240 ft southwardly from the southerly side of Champlost Ave in the 49th ward (formerly the 42nd ward) of the City of Philadelphia, front 60', depth 118' 4-15/16" Subject to Mortgage
MELVIN T. SHARPE C.P. November Term, 2007 No. 01220 \$218,286.73 Katherine E. Knowlton, Esq.

SHERIFF'S SALE**1208-566**

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

1208-567

5738 N. Beechwood St. 19138 17th wd. West side of Beechwood St 284 ft 11 inches northward from the north side of Chew Ave, front 14' 3", depth 62' 0" BRT#172511100
YVONE DESULME C.P. January Term, 2009 No. 901 \$64,304.89 Louis P. Vitti, Esq.

1208-568

1806 W. Rockland St. 19130 17th wd. 1067 Sq Ft BRT#171020300 Subject to Mortgage Improvements: Residential Property
TIFFANY GILLYARD C.P. December Term, 2011 No. 00605 \$66,227.33 Pressman & Doyle, LLC

1208-570

8313 Thouron Ave. 19150 50th wd. 2160 Sq Ft BRT#502177100 Improvements: Residential Real Estate
ANTHONY D. SCARBORO AND ESSIE M. SCARBORO C.P. March Term, 2012 No. 00119 \$112,784.86 Stern & Eisenberg, P.C.

1208-571

5835 Catharine St. 3rd wd. 1280 Sq Ft BRT#032186200 Improvements: Residential Dwelling
MARY L. SCARBOROUGH C.P. September Term, 2011 No. 2812 \$58,052.59 Gregory Javardian, Esq.

1208-572

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

1208-573

1309 S. 17th St. 19146 36th wd. 1674 Sq Ft BRT#365190000 Improvements: Residential Dwelling
ANTHONY M. BUONOMO C.P. January Term, 2012 No. 03282 \$170,362.54 Gregory Javardian, Esq.; Powers, Kim & Javardian, LLC

1208-574

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

1208-575

2202 N. 10th St. 19122 37th wd. 1560 Sq Ft BRT#371162800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELORES L. PHILLIPS, DECEASED. C.P. October Term, 2011 No. 001742 \$42,163.98 Christopher A. DeNardo, Esq.

1208-576

2130 S. Lambert St. 19145 48th wd. 1316 Sq Ft BRT#481355300 Improvements: Residential Property
ERIC LE C.P. September Term, 2011 No. 000472 \$164,821.42 Christopher A. DeNardo, Esq.

1208-577

2615 S. Alder St. 19148-4409 39th wd. 700 Sq Ft BRT#394126900 Improvements: Residential Property
SALVATORE STELLATO IN HIS CAPACITY AS HEIR OF CHRISTINA STELLATO, DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHRISTINA STELLATO, DECEASED. C.P. December Term, 2011 No. 03462 \$176,789.88 Phelan Hallinan & Schmiegl, LLP

1208-578

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

1208-579

6544 N. Uber St. 19138-3107 10th wd. 1080 Sq Ft BRT#102026700 Improvements: Residential Property
WILLIAM M. SZARAWARA C.P. January Term, 2010 No. 01767 \$87,159.80 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE**1208-580**

377 E. Cliveden St. 19119-2321 22nd wd. 1287.72SqFt BRT#221051400 Improvements: Residential Property
STOCKTON T. DUPONT C.P. October Term, 2010 No. 03307 \$30,508.40 Phelan Hallinan & Schmiegl, LLP

1208-581

2942 Longshore Ave. 19149-1903 55th wd. 2007.50SqFt BRT#551256200 Improvements: Residential Property
XUN YONG ZHENG C.P. January Term, 2010 No. 01907 \$128,339.69 Phelan Hallinan & Schmiegl, LLP

1208-582

6038 Agusta St. 19149-3228 53rd wd. 1215 Sq Ft BRT#531253200 Improvements: Residential Property
FORREST VANDEWATER, III AKA FORREST C. VANDEWATER, III C.P. March Term, 2010 No. 03595 \$36,240.71 Phelan Hallinan & Schmiegl, LLP

1208-583

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

1208-584

6821 N. 20th St. 19138-3108 10th wd. 754 Sq Ft BRT#102038600 Improvements: Residential Property
GLENFORD CAMPBELL C.P. August Term, 2009 No. 00740 \$133,045.62 Phelan Hallinan & Schmiegl, LLP

1208-585

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

1208-586

1652 Granite St. 19124-1366 62nd wd. 946.53 Sq Ft BRT#622072900 Improvements: Residential Property
ERIC JANOVSKY C.P. March Term, 2009 No. 01494 \$76,572.29 Phelan Hallinan & Schmiegl, LLP

1208-587

511 N. Broad St., Unit 702 19123-3230 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined as such Declaration). BRT#888140090 Improvements: Condominium
MICHAEL VOGEL C.P. February Term, 2012 No. 02262 \$171,525.62 Phelan Hallinan & Schmiegl, LLP

1208-588

5526 Paschall Ave. 19143-5709 51st wd. 877.50 Sq Ft BRT#514280300 Improvements: Residential Property
MARCUS ROBINSON C.P. March Term, 2012 No. 00022 \$53,768.05 Phelan Hallinan & Schmiegl, LLP

1208-589

739 W. Porter St. 19148-3801 39th wd. 798 Sq Ft BRT#393122600 Improvements: Residential Property
MOHAMMAD SHOKROLLAH C.P. August Term, 2009 No. 00827 \$151,238.53 Phelan Hallinan & Schmiegl, LLP

1208-590

1339 S. Chadwick St. 19146-4726 36th wd. 616 Sq Ft BRT#365164600 Improvements: Residential Property
EDWARD B. ELLISON C.P. March Term, 2012 No. 01491 \$77,060.89 Phelan Hallinan & Schmiegl, LLP

1208-591

6341 Tulip St. 19135-3322 41st wd. 1500 Sq Ft BRT#411446900 Improvements: Residential Property
WILLIAM E. NUSSLEIN C.P. August Term, 2009 No. 01656 \$119,469.62 Phelan Hallinan & Schmiegl, LLP

1208-592

6141 Harley Ave. 19142-3411 40th wd. 1201.20 Sq Ft BRT#402287600 Improvements: Residential Property
KEVIN BARBER C.P. October Term, 2009 No. 02523 \$64,843.17 Phelan Hallinan & Schmiegl, LLP

1208-593

1722 S. 6th St. 19148 1st wd. 672 Sq Ft BRT#012169400 Subject to Mortgage Improvements: row 3 sty, masonry
PHALLA KAN C.P. July Term, 2009 No. 00546 \$48,941.10 Patrick Thomas Woodman, Esq.

1208-594

4543 Bermuda St. 19124 23rd wd. Situate on the southeast side of Bermuda St (50 ft wide) at the distance of 481 ft 4 inches southwest from the southwest side of Orthodox St (50 ft wide) in the 23rd ward of the City of Philadelphia.

SHERIFF'S SALE

Containing in front or breadth on the said Bermuda St 19 ft 11 inches and extending of that width southeast between parallel lines at right angles to said Bermuda St in length or depth the northeast line thereof passing through the center of a brick party wall 100 ft.
LORRAINE M. DUSTMAN C.P. September Term, 2011 No. 02300 \$55,930.52 Anthony R. Distasio, Esq.

1208-595

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

1208-596

120 N. 61st St. 19139 34th wd. 15'1" x 72'6", single family row BRT#341140900 Improvements: Residential Property
SHARON WOMACK-SCOTT C.P. September Term, 2001 No. 002296 \$54,217.67 Leon P. Haller, Esq.

1208-597

1514 S. Taney St. 36th wd. 686 Sq Ft, 2-story row house Improvements: Two story row house
1514 S. TANEY STREET, LLC C.P. December Term, 2011 No. 03846 \$48,978.60 Elliot H. Berton, Esq.

1208-598

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

1208-599

819 Caledonia St. 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 & Schmiegl, LLP

1208-600

104 W. Hortter St. 19119-2706 22nd wd. 2334.17SqFt BRT#223053700 Improvements: Residential Property
B LOIS UDITSKY C.P. February Term, 2012 No. 00280 \$199,480.89 Phelan Hallinan & Schmiegl, LLP

1208-601

2048 N. 25th St. 19121-1302 32nd wd. 1120 Sq Ft BRT#322182600 Improvements: Residential Property
JOSEPH TOOKES C.P. February Term, 2012 No. 03994 \$162,877.00 Phelan Hallinan & Schmiegl, LLP

1208-602

3059 D Street 19134-2923 7th wd. 344.96 Sq Ft BRT#071509500 Improvements: Residential Property
SATISH SURI C.P. February Term, 2012 No. 02890 \$44,331.20 Phelan Hallinan & Schmiegl, LLP

1208-603

1216 E. Price St. 19138-1913 59th wd. 996.45 Sq Ft BRT#591074900 Improvements: Residential Property
MARLENE SIMMONS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF CHARLOTTE D. MORGAN, AKA CHARLOTTE MORGAN. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLOTTE MORGAN, DECEASED C.P. December Term, 2009 No. 02283 \$34,841.41 Phelan Hallinan & Schmiegl, LLP

1208-604

1551 S. Lambert St. 19146-4519 36th wd. 599.72 Sq Ft BRT#363258600 Improvements: Residential Property
KAMAU FLOYD C.P. February Term, 2012 No. 02485 \$178,336.68 Phelan Hallinan & Schmiegl, LLP

1208-605

3521 Reserve Dr. AKA 3521 S. Reserve Dr. 19145-5752 40th wd. 4405 Sq Ft BRT#262382700 Improvements: Residential Property
DANIELLE CECCANECCIO C.P. December Term, 2010 No. 01593 \$324,869.63 Phelan Hallinan & Schmiegl, LLP

1208-606

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

SHERIFF'S SALE**1208-607**

1544 S. Corlies St. 19146-3510 36th wd. 832 Sq Ft BRT#364424600 Improvements: Residential Property
OYEWALE D. AKINREFON C.P. April Term, 2010 No. 04569 \$67,442.17 Phelan Hallinan & Schmiegl, LLP

1208-608

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

1208-609

2236 S. Opal St. 19145-3619 26th wd. 700 Sq Ft BRT#262145700 Improvements: Residential Property
ROBERT L. MOYTA AND PATRICIA MOYTA C.P. August Term, 2011 No. 00972 \$129,303.08 Phelan Hallinan & Schmiegl, LLP

1208-610

6031 Lawndale St. AKA 6031 Lawndale Ave. 19111-5723 35th wd. 1173.90 Sq Ft BRT#352324200 Improvements: Residential Property
GUILLERMO ESCOBAR C.P. March Term, 2009 No. 01731 \$169,042.60 Phelan Hallinan & Schmiegl, LLP

1208-611

3750 Main St., Unit 301 19127-2100 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.571%. BRT#888211352 Improvements: Condominium
JENNIFER FORD C.P. March Term, 2010 No. 00584 \$268,251.15 Phelan Hallinan & Schmiegl, LLP

1208-612

1601 Spring Garden St., Apartment M119 19130-4401 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.2613%. BRT#888086174 Improvements: Condominium
JAYSON LAMBERT, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF DANIEL J. COOPER C.P. May Term, 2009 No. 00501 \$239,694.47 Phelan Hallinan & Schmiegl, LLP

1208-613

3430 N. 18th St. 19140-4948 38th wd. 2328.32 Sq Ft BRT#112255700 Improvements: Residential Property
JUAN J. RODRIGUEZ AND SOPHIA B. RODRIGUEZ C.P. February Term, 2010 No. 02633 \$67,934.65 Phelan Hallinan & Schmiegl, LLP

1208-614

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

SHERIFF'S SALE

Residential Property
STEVEN W. HOUSEL C.P. December Term, 2010 No. 00180 \$167,842.05 Phelan Hallinan & Schmiegl, LLP

1208-621

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

1208-622

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

1208-623

347 E. Clarkson Ave. 19120-3035 42nd wd. 4591 Sq Ft BRT#421238800 Improvements: Residential Property
MAUREEN WEBER C.P. March Term, 2010 No. 06233 \$50,502.34 Phelan Hallinan & Schmiegl, LLP

1208-624

4330 Comly St. 19135-3906 55th wd. 2500 Sq Ft BRT#552003500 Improvements: Residential Property
BARBARA J. MISTALSKI AND STEPHEN MISTALSKI, II C.P. October Term, 2011 No. 02837 \$116,139.88 Phelan Hallinan & Schmiegl, LLP

1208-625

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

1208-626

116 S. 51st St. 19139-3425 60th wd. 1360 Sq Ft BRT#602168700 Improvements: Residential Property
HERMAN W. LOCKLEY AND CHARLOTTE LOCKLEY C.P. June Term, 2010 No. 01433 \$82,292.61 Phelan Hallinan & Schmiegl, LLP

1208-627

1118 S. 56th St. 19143-4042 51st wd. 1309 Sq Ft BRT#513022500 Improvements: Residential Property
CARMEN Y. CRIPPEN C.P. June Term, 2010 No. 01166 \$99,943.82 Phelan Hallinan & Schmiegl, LLP

1208-628

2201 St. rahle St., A7 19152-2532 88th wd. Together with a proportionate undivided interest in the Common elements (as defined in such Declaration) of .0144%. BRT#888560022 Improvements: Condominium
MAYA MAGAZINNIK AND ALEXANDER MAGAZINNIK C.P. June Term, 2010 No. 01339 \$156,530.75 Phelan Hallinan & Schmiegl, LLP

1208-629

1934 Wolf St. 19145-3624 26th wd. 930 sq Ft BRT#262250200 Improvements: Residential Property
MARK LENTO AND ANTHONY LENTO C.P. May Term, 2010 No. 02791 \$241,512.47 Phelan Hallinan & Schmiegl, LLP

1208-630

1644 French St. 19121-1613 32nd wd. 785.99 Sq Ft BRT#321056400 Improvements: Residential Property
ROBIN YVETTE MACON AND NICOLE RENEE MACON C.P. July Term, 2009 No. 00805 \$156,772.63 Phelan Hallinan & Schmiegl, LLP

1208-632

6314 Vine St. 19139-1031 34th wd. 2100 Sq Ft BRT#343006400 Improvements: Residential Property
SANDRA A. THOMAS-FISHER C.P. November Term, 2009 No. 01333 \$56,348.44 Phelan Hallinan & Schmiegl, LLP

1208-633

1550 Beverly Rd. 19138-1615 10th wd. 1566.40 Sq Ft BRT#102163200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SADIE LUCILLE EDWARDS, DECEASED. CORNELIUS EARL EDWARDS IN HIS CAPACITY AS HEIR OF SADIE LUCILLE EDWARDS, DECEASED C.P. December Term, 2011 No. 03310 \$77,881.53 Phelan Hallinan & Schmiegl, LLP

1208-634

5517 Bloyd St. 19138-2301 12th wd. 854.76 Sq Ft BRT#122238800 Improvements: Residential Property

SHERIFF'S SALE

JEFFREY KEHLER C.P. June Term, 2010 No. 00626 \$34,300.06 Phelan Hallinan & Schmiegl, LLP

1208-635

106 W. Johnson St. 19144-1912 59th wd. 4050 Sq Ft BRT#593124300 Improvements: Residential Property
MATEO M. KING C.P. October Term, 2011 No. 04096 \$260,646.71 Phelan Hallinan & Schmiegl, LLP

1208-636

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

1208-637

1359 E. Price St. 19138-1914 59th wd. 1134.42 Sq Ft BRT#591100200 Improvements: Residential Property
JOSEPH ALLEN AKA JOSEPH S. ALLEN AND CAPRICE E ALLEN AKA CAPRICE ALLEN C.P. April Term, 2010 No. 02445 \$79,546.17 Phelan Hallinan & Schmiegl, LLP

1208-638

179 E. Fariston Dr. 19120-1005 61st wd. 1600 Sq Ft BRT#611380800 Improvements: Residential Property
NORMA JANE ALLEN AKA NORMA ALLEN C.P. April Term, 2011 No. 02275 \$89,429.26 Phelan Hallinan & Schmiegl, LLP

1208-639

6314 Glenloch St. 19135-3204 41st wd. 1454.40 Sq Ft BRT#411203300 Improvements: Residential Property
GALINA KUZMENKOVA, ALEXANDER LEBED, LARISA LEBED AND LENA POLNET C.P. January Term, 2010 No. 02080 \$70,639.10 Phelan Hallinan & Schmiegl, LLP

1208-640

105 E. Hortter St. 19119-2207 22nd wd. 806.64 Sq Ft BRT#221178400 Improvements: Residential Property
NICOLE E. JOHNSON C.P. December Term, 2011 No. 03244 \$117,599.85 Phelan Hallinan & Schmiegl, LLP

1208-641

2953 Hale St. 19149-3006 62nd wd. 991.25 Sq Ft BRT#621271200 Improvements: Residential Property
JING ZHONG CHEN AND XIU YU LIU C.P. March Term, 2012 No. 01570 \$73,135.85 Phelan Hallinan & Schmiegl, LLP

1208-642

4226 N. 6th St. 19140-2540 43rd wd. 1105.07 Sq Ft BRT#433273500 Improvements: Residential Property
MARIA E. MERCADO-DASH AND ERNEST TYRONE-DASH C.P. January Term, 2012 No. 03714 \$28,804.92 Phelan Hallinan & Schmiegl, LLP

1208-643

12494 Sweet Briar Rd. 19154-1318 58th wd. 1989.40 Sq Ft BRT#663183400 Improvements: Residential Property
MARK D'EMILIO AND ROSE M. D'EMILIO AKA ROSE MARIE D'EMILIO C.P. June Term, 2010 No. 01237 \$252,570.11 Phelan Hallinan & Schmiegl, LLP

1208-644

717 S. Christopher columbus Blvd, Unit PH3 AKA 717 S. Columbus Blvd, Unit #PH03 19149-2937 88th wd. Together with a proportionate undivided interest in the Common Elements (as defined in the declaration) of .2803%. BRT#888064960 Improvements: Condominium
THEODORE A. MONDZELEWSKI, JR. AKA THEODORE A. MONDZELEWSKI C.P. March Term, 2010 No. 06372 \$426,864.95 Phelan Hallinan & Schmiegl, LLP

1208-645

2859 Hedley St. 19137-1924 45th wd. 1122 Sq Ft BRT#453011100 Improvements: Residential Property
ROBERT W. JANISZEWSKI C.P. March Term, 2012 No. 01339 \$134,513.17 Phelan Hallinan & Schmiegl, LLP

1208-646

2903 Memphis St. 19134-4313 25th wd. 952 Sq Ft BRT#251487800 Improvements: Residential Property
DANNY RIVERA AKA DANNY A. RIVERA C.P. March Term, 2010 No. 04330 \$35,179.70 Phelan Hallinan & Schmiegl, LLP

1208-647

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

SHERIFF'S SALE

1208-648

6939 Torresdale Ave. 19135-1931 41st wd. 4125 Sq Ft BRT#412414400 Improvements: Residential Property
HAKAN RODOP C.P. February Term, 2012 No. 00281 \$141,916.89 Phelan Hallinan & Schmiegl, LLP

1208-649

5634 Sprague St. 19138-1744 12th wd. 879.62 Sq Ft BRT#122270200 Improvements: Residential Property
GARY J. MURRAY C.P. June Term, 2010 No. 00389 \$131,762.00 Phelan Hallinan & Schmiegl, LLP

1208-650

1100 S. Broad St., Unit 99B and parking unit 1P 19146-5073 88th wd. Together with all right, title, and interest, being as to Residential Unit #99B a .1629% undivided interest of, and parking unit 1P, a .0728% undivided interest in and to the Common Elements as more particularly set forth in said Declaration and any amendments thereto BRT#888113604 & BRT#888113996 Improvements: Condominium
DEBORAH SAUNDERS KING, IN HER CAPACITY AS HEIR OF JOSEPH UFF, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JOSEPH UFF, DECEASED C.P. January Term, 2012 No. 02563 \$136,137.88 Phelan Hallinan & Schmiegl, LLP

1208-651

7231 Jackson St. 19135-1220 41st wd. 1476.90 Sq Ft BRT#412324300 Improvements: Residential Property
MICHAEL J. MURRAY C.P. February Term, 2012 No. 00952 \$101,016.81 Phelan Hallinan & Schmiegl, LLP

1208-652

2018 Pierce St. 19145-2013 36th wd. 661.50 Sq Ft BRT#363156900 Improvements: Residential Property
RICHARD CURRO C.P. March Term, 2012 No. 01866 \$50,820.71 Phelan Hallinan & Schmiegl, LLP

1208-653

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

1208-654

1617 S. Frazier St. 19143-5315 51st wd. 941.70 Sq Ft BRT#514041200 Improvements: Residential Property
DONNA FULLER C.P. November Term, 2009 No. 03417 \$21,200.37 Phelan Hallinan & Schmiegl, LLP

1208-655

1214 Greeby St. 19111-5525 53rd wd. 1121.69 Sq Ft BRT#531138100 Improvements: Residential Property
LARISA LEBED, ALEXANDER LEBED, LENA POLINET AND GALINA KUZMENKOVA C.P. November Term, 2009 No. 02625 \$58,377.05 Phelan Hallinan & Schmiegl, LLP

1208-656

225 W. Duval St. 19144-2507 59th wd. 1651.05 BRT#593117000 Improvements: Residential Property
BRENDAN BRENNAN C.P. May Term, 2010 No. 04534 \$131,233.75 Phelan Hallinan & Schmiegl, LLP

1208-657

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

1208-658

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

1208-659

6131 Walnut St. 19139 3rd wd. BRT#011060800 Improvements: Residential Dwelling
THE ESTATE OF ALICE C. NEWMAN C.P. October Term, 2011 No. 01227 \$17,894.06 christopher J. Pippett, Esq.

1208-660

145 W. Spencer St. 61st wd. front 15'2", depth 70' OPA#611222700 Subject to Mortgage Improvements: Single Family

SHERIFF'S SALE

Residential Dwelling
SOMSAK SUWANNARAT C.P. March Term, 2012 No. 000280 \$32,138.85 Jerome R. Balka, Esq.

1208-661

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

1208-662

817 Wynnewood Rd. 19151 34th wd. 2710 Sq Ft BRT#344211700 Improvements: Residential Property
LEON WOOLFORD C.P. December Term, 2008 No. 004614 \$242,457.34 Richard M. Squire & Associates, LLC

1208-663

4653 Penn St. 19124 23rd wd. 3502 Sq Ft BRT#232419900 Improvements: Residential Property
JONATHAN A. JILES C.P. January Term, 2012 No. 1538 \$162,538.23 Scott A. Dieterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Marin, Esq., Ralph M. Salvia, Esq., Jaime R. Ackerman, Esq., Zucker, Goldberg & Ackerman, LLC

1208-664

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

1208-665

6038 Angora Terrace 19143 3rd wd. Row 2sty, masonry; 2252 Sq Ft BRT#034031700 Improvements: Residential Dwelling
JACOB HASIS C.P. February Term, 2012 No. 02763 \$56,357.47 McCabe, Weisberg, & Conway, P.C.

1208-666

3243 Rawle St. 19149 55th wd. Row b/gar 2sty masonry; 3242.62 Sq Ft BRT#551186200 Improvements: Residential Dwelling
ELIZABETH KILGALLEN C.P. August Term, 2010 No. 03961 \$182,424.29 McCabe, Weisberg, & Conway, P.C.

1208-667

546 Alcott st 19120 Row b/gar 2sty, masonry; 1980 Sq Ft BRT#352054100 Improvements: Residential Dwelling
GLADYS R. DAVIS C.P. August Term, 2011 No. 01603 \$81,415.41 McCabe, Weisberg, & Conway, P.C.

1208-668

2206 W. Jefferson St. 19121 29th wd. Row 3 sty, masonry; 2607.37 Sq Ft BRT#291183200 Improvements: Residential Dwelling
JAMES BRIAN A. MILLER C.P. September Term, 2011 No. 03435 \$115,186.97 McCabe, Weisberg, & Conway, P.C.

1208-669

2950 Almond St. 19134 25th wd. Row 2sty, masonry; 1956.25 Sq Ft BRT#251301400 Improvements: Residential Dwelling
FRANCIS J. HARVEY C.P. March Term, 2012 No. 03781 \$72,986.38 McCabe, Weisberg, & Conway, P.C.

1208-670

525 Fairthorne Ave. 19128 21st wd. s/d conv apartment 2.5 s stone; 6123 Sq Ft BRT#213336600 Improvements: Residential Dwelling
SUSAN M. FITZPATRICK AKA SUSAN M. NEGRON AND DANIEL NEGRON AKA DANIEL N. NEGRON C.P. October Term, 2011 No. 00704 \$162,839.79 McCabe, Weisberg, & Conway, P.C.

1208-671

3415 Morrell Ave. 19114 19th wd. Apartment 2-4 units sty, mas+O; 3936.83 Sq Ft BRT#661139100 Improvements: Residential Dwelling
YAKOV KANTAROVICH C.P. March Term, 2012 No. 00080 \$142,523.16 McCabe, Weisberg, & Conway, P.C.

1208-672

3442 Wellington St. 19149 55th wd. Row b/gar 2sty, masonry; 2576 Sq Ft BRT#551465900 Improvements: Residential Dwelling
KOK LAM NG C.P. February Term, 2012 No. 03995 \$117,694.09 McCabe, Weisberg, & Conway, P.C.

1208-673

1517 Widener Pl 19141 17th wd. Semi det 2 sty, masonry; 4968.27 Sq Ft BRT#171189400 Improvements: Residential Dwelling
KIM Y. MARSHALL C.P. March Term, 2010 No. 0629 \$161,703.23 McCabe, Weisberg, & Conway, P.C.

1208-674

5348 Wingoocking Terrace 19144 12th

SHERIFF'S SALE

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

1208-675

900 W. Moyamensing Ave. 19148 39th wd. Row 2sty, masonry; 2661.43 Sq Ft BRT#393328000 Improvements: Residential Dwelling
KATHRYN DICESARE AKA KATHRYN L. DICESARE C.P. February Term, 2012 No. 00815 \$133,775.83 McCabe, Weisberg, & Conway, P.C.

1208-676

6620 Malvern Ave. 19151 34th wd. Row 2sty, mas + other; 2606 Sq Ft BRT#344075700 Improvements: Residential Dwelling
MICHAEL O. TUNSTALL C.P. March Term, 2012 No. 00272 \$105,456.45 McCabe, Weisberg, & Conway, P.C.

1208-677

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

1208-678

6625-6627 Castor Ave. 19149 35th wd. 2 sty masonry and store 2 sty masonry; 5072.39 and 3995.69 Sq Ft BRT#882235600 & BRT#882235700 Subject to Mortgage Improvements: Commercial Property
JING H. ZHOU AND LING XING CHEN C.P. May Term, 2010 No. 02279 \$390,253.79 McCabe, Weisberg, & Conway, P.C.

1208-679

3877 Jasper St. 19124 45th wd. Row 2 sty, masonry; 2038.66 Sq Ft BRT#452375700 Improvements: Residential Dwelling
JONAH G. CORBETT, ADMINISTRATOR OF THE ESTATE OF HAROLD COLLINS AKA HAROLD R. COLLINS, DECEASED MORTGAGOR AND REAL OWNER C.P. November Term, 2011 No. 00769 \$38,435.95 McCabe, Weisberg, & Conway, P.C.

1208-680

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

1208-681

5009 Boudinot St. 19120 42nd wd. Row b/gar 2sty, masonry; 2133 Sq Ft BRT#421428800 Improvements: Residential Dwelling
DONALD H. WIMMER C.P. February Term, 2012 No. 02806 \$61,670.73 McCabe, Weisberg, & Conway, P.C.

1208-682

1020 S. Chadwick St

SHERIFF'S SALE

OF PENNSYLVANIA C.P. October Term, 2010 No. 02706 \$193,207.90 McCabe, Weisberg, & Conway, P.C.

1208-688

3442 F Street 19134 33rd wd. Row 2 sty, masonry; 2167.5 Sq Ft BRT#331288100 Improvements: Residential Dwelling MYRNA MORALES-RODRIGUEZ C.P. March Term, 2012 No. 00322 \$72,731.61 McCabe, Weisberg, & Conway, P.C.

1208-689A-E

4444-4446 Paul St. - Premises A - 10th wd. 7720 Sq Ft, three story apartment building w/21 units BRT#881106200 Subject to Mortgage Subject to Rent

4448 Paul St. - Premises B - 10th wd. 1992.27 Sq Ft, three story apartment building with three units BRT#232519000 Subject to Mortgage Subject to Rent

4459 Paul St. - Premises C - 1502.47 Sq ft, semi-detached three-story apartment building with three units BRT#232233100 Subject to

SHERIFF'S SALE

Mortgage Subject to Rent
4461 Paul St. - Premises D - 10th wd. 1433.50 Sq Ft, semi-detached, three story apartment building with three units BRT#232233200 Subject to Mortgage Subject to Rent
1624 Sellers St. - Premises E - 10th wd. 940.48 Sq Ft, 1624 Sellers St - semi-detached 2-story apartment building with two units BRT#232062500 Subject to Mortgage Subject to Rent
4444 PAUL STREET HOLDINGS, LP C.P. December Term, 2011 No. 01644 \$952,226.63 Jack M Seitz, Esq.; Leavoy Butz & Seitz, LLC

1208-690A-B

4507 N. 4th St. - Premises A - 19140-1518 42nd wd. 1005.23 Sq Ft BRT#422444500 Improvements: Residential Property
4508 N. Orianna St. - Premises B - 19140-1518 42nd wd. 1075.70 Sq ft BRT#42244390 Improvements: Residential Property
ELIZABETH MOJICA C.P. April Term, 2011 No. 03290 \$58,249.92 Phelan Hallinan &

SHERIFF'S SALE

Schmieg, LLP

1208-691A-B

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

1208-692A-I

1305 N. 15th St. - Premises A - 47th wd. 1721.88 sq ft
MEIR COHEN & SHIRA COHEN AKA REBECCA SHIRA RAPPOORT C.P. March Term, 2012 No. 02850 \$316,140.78 Spector Gadon & Rosen P.C.
1309 N. 15th St. - Premises B - 19121 47th wd. Land 1800 Sq Ft, improvement 3033 Sq Ft, apts 5-50 Units masonry; east side of 15th st, 18' by 100' OPA#881146101 Subject to

SHERIFF'S SALE

Mortgage

1311 N. 15th St. - Premises C - 19121 47th wd. Land 1800 Sq Ft, Improvement 3033 sq ft, apts 5-50 Units Masonry, east side of 15th st, 18' by 100' OPA#471178900 Subject to Mortgage

1313 N. 15th St. - Premises D - 19121 47th wd. 1710 Sq Ft land, 3033 Sq Ft improvement, apts 5-50 units masonry, east side of 15th st 18' by 95' OPA#881146104 Subject to Mortgage

1501 W. Girard Ave. - Premises E - 19130 47th wd. 2700 Sq Ft land, 7128 Sq Ft improvement, apts 5-50 Units Masonry; northerly side of Girard Ave - 18' by 150' OPA#881070120 Subject to Mortgage

KAYA INVESTMENTS LLC C.P. March Term, 2012 No. 02850 consolidated with \$303,231.69 Paul R. Rosen, Esq., Joseph L. Doherty, IV, Esq., Monica Reynolds, Esq.

1430 Master St. - Premises F - 19121 47th wd. land area 3300 Sq Ft, apts 5-50 Units masonry, 1450.99 Sq ft; southside of Master St. 19' 4" by 74' 5" OPA#881070785 Subject to Mortgage

SHERIFF'S SALE

918 N. 15th - Premises G - 19130 47th wd. 3396 Sq Ft, apts, 5-50 Units, masonry, Westerly side of 15th St, 50ft by 40ft; land area 1131.86 sq ft. OPA#471187810 Subject to Mortgage

1503 W. Girard Ave. - Premises H - 19130 47th wd. northside of Girard Ave, 18' by 150', 4312 Sq Ft, row conv/apartment, 3sty masonry; land area 2700 sq ft OPA#471025400 Subject to Mortgage

ATID INVESTMENTS, LLC C.P. March Term, 2012 No. 02850 consolidated with \$303,231.69 Paul R. Rosen, Esq., Joseph L. Doherty, IV, Esq., Monica Reynolds, Esq.

1749 Tilghman St. - Premises I - 19122 19th wd. Southeast side of Tilghman St, 43 ft 2-1/4" by 17 ft; land area 1000 sq ft; OPA#183102600 Improvements: Vacant land comm

GM INVESTMENTS, LLC AKA GM HOLDINGS LLC C.P. March Term, 2012 No. 02850 consolidated with \$303,231.69 Paul R. Rosen, Esq., Joseph L. Doherty, IV, Esq., Monica Reynolds, Esq.

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