

Sheriff's Sale Notices for September 13, 2011

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by Sheriff Barbara A. Deeley, on Tuesday, September 13, 2011 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 web site at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

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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 September 13, 2011.

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,
BARBARA A. DEELEY

The following property, sale of which was postponed from the October 7, 2008 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

250-381

5711 Anderson St. 59th Wd approximately 950 sq. ft. more or less BRT# 591214900 Improvements: Residential Dwelling
SANDRA J. ANGULO C.P. December Term, 2007 No. 04419 \$69,056.33 Morton R. Branzburg, Esq.

The following property, sale of which was postponed from the October 6, 2009 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

262-555

2027 N. 16th St. 32nd Wd 1,965 sq. ft. BRT# 321093400 Improvements: Commercial Real Estate
LEWIS C. NASH C.P. December Term, 2008 No. 002751 \$167,336.61 Stern and Eisenberg LLP

262-892

1901 W. Venango St. 13th Wd 3,008 sq. ft. BRT# 131010700 Improvements: Commercial Real Estate
LEWIS C. NASH AND LINDA NASH C.P. December Term, 2008 No. 002747 \$113,561.22 Stern and Eisenberg LLP

The following property, sale of which was postponed from the May 4, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

269-343

2743 E. Venango St. 19134 45th Wd 1,048 sq. ft. BRT# 451086000 Improvements: Residential Property
FRANK R. AGUADO AKA FRANK AGUADO AND CHRISTINE J. AGUADO AKA CHRISTINE AGUADO C.P. November Term, 2009 No. 002015 \$21,404.14 Danielle Boyle-Ebersole, Esq.

269-603A-C

46th Wd (4615, 4617 & 4619 Cedar Ave. - Premises A-C 19143) +/- 2,565; 2,565 and 2,565 sq. ft. BRT# 461070900, 461071000 and 461071100 Subject to Rent
LINDSAY KEITH JOHNSTON C.P. November Term, 2009 No. 004156 \$709,155.03 + costs and default interest Jeffrey A. Breen, Esq.

269-627

4428 Osage Ave. 19104 27th Wd +/- 17,000 sq. ft. BRT# 881122720 Subject to Rent
LINDSAY KEITH JOHNSTON C.P. November Term, 2009 No. 003764 \$1,302,090.11 + costs and default interest Jeffrey A. Breen, Esq.

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The following property, sale of which was postponed from the June 8, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

270-454

332 E. Rockland St. 19120 42nd Wd Row w/ Det Gar 2 Sty Masonry; Improvements: 2,876.5 sq. ft. BRT# 421113700 Improvements: Residential Dwelling
DAVID CRUZ C.P. March Term, 2009 No. 01276 \$114,867.95 McCabe, Weisberg & Conway, P.C.

270-599

6414 N. Woodstock St. 19138 17th Wd Row 2 Sty Masonry; Improvements: 2,442 sq. ft. BRT# 172410100 Subject to Mortgage Improvements: Residential Dwelling
PERCY MCKITTHEN AND NICOLE HINES MCKITTHEN C.P. April Term, 2009 No. 00011 \$70,220.10 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the September 14, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

273-865

5033 Cottage St. 19124-2136 62nd Wd 1,234.92 sq. ft. BRT# 622380700 Improvements: Residential Property
SONYA BUMPARS C.P. December Term, 2009 No. 02844 \$78,275.53 Phelan Hallinan & Schmiegl, LLP

273-1026

5840 Cedar Ave. 19143 3rd Wd Row 2 Sty Masonry; Improvements: 2,515.84 sq. ft. BRT# 032141300 Improvements: Residential Dwelling
JOANNE ROMANS C.P. February Term, 2010 No. 02687 \$60,951.08 McCabe, Weisberg & Conway, P.C.

273-1187

1131 McKinley St. 19111 35th Wd 1,568 sq. ft. BRT# 531023600 Subject to Mortgage Improvements: Residential Property
PAULA D. HOHNEY C.P. January Term, 2009 No. 02184 \$14,053.26 Brett A. Solomon, Esq.

273-1189A-D

26th Wd (1235 S. 18th St. - Premise A 19146) on the E side of 18th St. 33 ft. 0 in. N side of Titan St. Frt: 16 ft. 0 in. Depth: 75 ft. 0 in. BRT# 365246400
24th Wd (3903 Baring St. - Premise B 19104) on the Northerly side of Baring St. 18 ft. 0 in. Westwardly from the Easterly side of 39th St. Frt: Irreg ft. & in. Depth: Irreg ft. & in. BRT# 241176000
36th Wd (1318 S. 18th St. - Premise C 19146) on the W side of 18th St. 144 ft. 0 in. S side of Wharton St. Frt: 16 ft. 0 in. Depth: 83.51 ft. on the N line and 83.15 ft. on the S line BRT# 361145100
44th Wd (888 N. 46th St. - Premise D 19139) on the W side of 46th St. 141 ft. 0 in. S side of Westminster Ave. Frt: 16 ft. 0 in. Depth: 58 ft. 6 in. BRT# 062377300 Improvements: (A-D) Commercial Properties
GEM PROPERTY INVESTMENTS, L.L.C. C.P. June Term, 2010 No. 001296 \$717,494.28 plus legal interest in the amount of \$22,939.28 and late charges of \$868.70 for a total of \$741,302.26 Kerry S. Schuman, Esq.

The following property, sale of which was postponed from the October 5, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

274-374

4434 Pennypack St. 19136 65th Wd 1,791 sq. ft. BRT# 652074419 Improvements: Residential Property
PAUL A. RIZZUTO AND BARBARA J. RIZZUTO C.P. November Term, 1999 No. 04593 \$133,956.97 Michael T. McKeever, Esq.

274-390

3032 Tremont St. 19136 57th (formerly part of the 35th) Wd 2,444.16 sq. ft. BRT# 572058300 Improvements: Residential Property
JACQUELINE S. SWEENEY C.P. May Term, 2008 No. 02882 \$173,751.08 Michael T. McKeever, Esq.

274-461

223 W. Seymour St. 19144 13th Wd S/D Con.

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Apt 3 Sty Masonry; Improvements: 4,633.26 sq. ft. BRT# 133074200 Improvements: Residential Dwelling
GRANFORD COLLINS A/K/A GRANFORD L. COLLINS, JR. C.P. January Term, 2010 No. 011752 \$155,516.02 McCabe, Weisberg & Conway, P.C.

274-547

9936 Bridle Rd. 19115 58th Wd S/D W B/G 2S Mas + Other; Improvements: 4,064.40 sq. ft. BRT# 581229400 Improvements: Residential Dwelling
EVELYN S. ZELMAN C.P. July Term, 2009 No. 00206 \$176,423.91 McCabe, Weisberg & Conway, P.C.

274-644

933 Bleigh Ave. 19111-3642 56th Wd 14,857.44 sq. ft. BRT# 561299000 Improvements: Residential Property
BRIAN A. SMITH C.P. October Term, 2009 No. 04281 \$258,358.05 Phelan Hallinan & Schmiegl, LLP

274-665

7647 Fillmore St. 19111 35th Wd on Southeasterly side of Fillmore St. 569 ft. 2-7/8 in. NE from Shelmire Ave. Irregular Lot: 28 ft. 3-1/2 in. x 76 ft., 7 in. x 99 ft., 7 in. x 28 ft. 3-3/4 in. x 100 ft., 8-1/4 in.
KURT BORNMANN AND KIMBERLY MILLER A/K/A KIMBERLY O'DONNELL C.P. August Term, 2008 No. 02465 \$185,492.75 Janet L. Gold, Esq.

274-776

630 W. Ellet St. 19119 22nd Wd 2,955 sq. ft. BRT# 223154200 Improvements: Residential Property
CAROLINE KIRKLAND-ELDRIDGE C.P. November Term, 2008 No. 03113 \$239,198.80 Rob Saltzman, Esq.

The following property, sale of which was postponed from the November 2, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

275-327

2609 Sorrento Rd. 19131 52nd Wd Row B/Gar 2 Sty Masonry; Improvements: 2,607.61 sq. ft. BRT# 521237300 Improvements: Residential Dwelling
MOUMINATOU WALKER C.P. August Term, 2009 No. 01404 \$194,100.36 McCabe, Weisberg & Conway, P.C.

275-453

1234 N. 4th St. 19122 18th Wd Row 3 Sty Masonry; Improvements: 2,688 sq. ft. BRT# 182226600 Improvements: Residential Dwelling
THOMAS ASHLEY C.P. October Term, 2006 No. 03498 \$263,208.99 McCabe, Weisberg & Conway, P.C.

275-461

6548 Reedland St. 19142 40th Wd Row B/Gar 2 Sty Masonry; Improvements: 2,154.42 sq. ft. BRT# 406215000 Subject to Mortgage Improvements: Residential Dwelling
SAHEED SIMS C.P. August Term, 2009 No. 01034 \$80,925.69 McCabe, Weisberg & Conway, P.C.

275-505

5449 Erdrick St. 19124 62nd Wd 1,306.40 sq. ft. BRT# 622349400 Improvements: Residential Dwelling
MILA SHKURMAN AND RUSLAN SHKURMAN C.P. June Term, 2010 No. 01422 \$67,076.39 Mark J. Udren, Esq.

275-587

4650 Edmund St. 19124 23rd Wd Row 2 Sty Masonry; Improvements: 2,681.27 sq. ft. BRT# 232386600 Improvements: Residential Dwelling
FRANCIS X. DALEY C.P. January Term, 2010 No. 00744 \$64,164.67 McCabe, Weisberg & Conway, P.C.

275-621

5614 Rosehill St. 19120 61st Wd Row B/Gar 2 Sty Masonry; Improvements: 2,637.52 sq. ft. BRT# 612518400 Improvements: Residential Dwelling
PENELOPE A. MCCRAY A/K/A PENELOPE ANN MCCRAY C.P. March Term, 2005 No. 02977 \$79,875.26 McCabe, Weisberg & Conway, P.C.

275-681

2758 Hemberger St. 19132 11th Wd Row 2 Sty Masonry; Improvements: 1,588.50 sq. ft.

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BRT# 111353700 Improvements: Residential Dwelling
JOHN J. MORRONE, JR. C.P. April Term, 2010 No. 00907 \$49,980.60 McCabe, Weisberg & Conway, P.C.

275-624

6109 Marsden St. 19135 41st Wd Row Conv/ Apt 2 Sty Masonry; Improvements: 3,260 sq. ft. BRT# 411262000 Improvements: Residential Dwelling
ANTHONY PIZZARO C.P. December Term, 2006 No. 00791 \$90,776.44 McCabe, Weisberg & Conway, P.C.

275-626

5518 Westford Rd. 19120 42nd Wd Row B/Gar 2 Sty Masonry; 2,213.52 sq. ft. BRT# 421402200 Subject to Mortgage Improvements: Residential Dwelling
DIANE CAIN C.P. April Term, 2008 No. 03336 \$134,509.62 McCabe, Weisberg & Conway, P.C.

275-686

2317 McClellan St. 19145-1819 36th Wd 783.60 sq. ft. BRT# 482010000 Improvements: Residential Property
VIRGINIA HATTON AND TYRONE HATTON C.P. September Term, 2003 No. 04159 \$59,792.00 Phelan Hallinan & Schmiegl, LLP

275-787

6822-24 Old York Rd. 19126-2844 61st Wd 1,170 sq. ft. 2,820.27 sq. ft. Land Area BRT# 882928070 Improvements: Misc. Day Care Masonry
LITTLE KINGDOM LAND INC. C.P. December Term, 2006 No. 01881 \$120,268.74 William Charles Dixon, Esq.

The following property, sale of which was postponed from the December 7, 2010 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

276-449

7915 Buist Ave. 19153 40th Wd Row B/Gar 2 Sty Masonry; Improvements: 3,153.70 sq. ft. BRT# 405755908 Improvements: Residential Dwelling
JUANITA NORWOOD A/K/A JUANITA H. NORWOOD C.P. February Term, 2006 No. 03377 \$90,159.44 McCabe, Weisberg & Conway, P.C.

276-455

6047 W. Girard Ave. 19151 34th Wd Row W-Off/Str 2 Sty Masonry; Improvements: 2,912 sq. ft. BRT# 341061100 Improvements: Residential Dwelling
VINCENT HAWK C.P. November Term, 2009 No. 05294 \$108,730.19 McCabe, Weisberg & Conway, P.C.

276-463

2041 S. Salford St. 19143 40th Wd Row 2 Sty Masonry; Improvements: 2,550 sq. ft. BRT# 401076800 Improvements: Residential Dwelling
MARK BLACK C.P. March Term, 2010 No. 00945 \$76,571.00 McCabe, Weisberg & Conway, P.C.

276-484

3527 Vinton Rd. 19154 66th Wd 2,000 sq. ft. BRT# 663130400 Improvements: Residential Dwelling
TIMOTHY ANDREW WEST (MORTGAGOR AND REAL OWNER) C.P. April Term, 2010 No. 001343 \$178,413.57 Martha E. Von Rosenstiel, Esq.

276-486

845 N. Stillman St. 19130 15th Wd 700 sq. ft. BRT# 151262200 Improvements: Residential Dwelling
FRANK JUMPP AND TAMARA SCOTT C.P. February Term, 2010 No. 001115 \$441,742.19 Martha E. Von Rosenstiel, Esq.

276-573

3850 Woodhaven Rd., #1011 19154 66th Wd 1,133 sq. ft. BRT# 888660365 Improvements: Residential Dwelling
JACLYN DOWNS C.P. June Term, 2010 No. 01392 \$150,314.56 Mark J. Udren, Esq.

276-681

1515 S. 2nd St. 19147 1st Wd Row 3 Sty Masonry; Improvements: 3,240 sq. ft. BRT# 011065500 Improvements: Residential Dwelling
PATRICIA A. FARRELL C.P. July Term, 2009 No. 02588 \$143,934.48 McCabe,

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Weisberg & Conway, P.C.

276-688

4819 Garden St. 45th Wd 2,050 sq. ft. BRT# 453343300 Improvements: Residential Dwelling
JEFFREY LAWHORN C.P. January Term, 2010 No. 02992 \$188,516.07 Gregory Javardian, Esq.

276-740

310 W. Grange Ave. 19120-1852 61st Wd 2,500 sq. ft. BRT# 612062300 Improvements: Residential Property
THANG V. LE A/K/A THANG VAN LE C.P. April Term, 2009 No. 01996 \$66,630.81 Phelan Hallinan & Schmiegl, LLP

276-813

1925 Tomlinson Rd. 19116 58th Wd S/D W B/G 2S Masonry; Improvements: 4,916 sq. ft. BRT# 582207400 Improvements: Residential Dwelling
ILIA VIZIROV C.P. October Term, 2009 No. 04264 \$175,340.72 McCabe, Weisberg & Conway, P.C.

276-816

2010 Federal St. 19146 36th Wd Row 3 Sty Masonry; Improvements: 1,906.25 sq. ft. BRT# 361042300 Subject to Mortgage Improvements: Residential Dwelling
MICHAEL CANZONERI AND JOSHUA R. GORDON C.P. February Term, 2010 No. 02700 \$268,307.92 McCabe, Weisberg & Conway, P.C.

276-868

929 1/2 Anchor St. 19124 35th Wd Row B/Gar 2 Sty Masonry; Improvements: 2,101.50 sq. ft. BRT# 351286000 Improvements: Residential Dwelling
ANH T. VU C.P. February Term, 2010 No. 00625 \$112,832.21 McCabe, Weisberg & Conway, P.C.

276-894

4704 Leiper St. 23rd Wd 33,125 sq. ft. BRT# 882938230 Improvements: Misc. YMCA Type Masonry
THE NEW FRANKFORD COMMUNITY Y C.P. August Term, 2010 No. 000911 \$178,464.93 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esq.

276-897

5650 Elmwood St. 19143 40th Wd 1,136 sq. ft. BRT# 402230200 Improvements: Residential Dwelling
HELENE LAZARUS C.P. August Term, 2010 No. 00621 \$38,698.62 Mark J. Udren, Esq.

276-941

1544 S. Wilton St. 19143 51st Wd Front - Approx. 15 ft. Depth: Approx. 55 ft. BRT# 512058100 Improvements: 2 Story inside row 1,431 sq. ft. Residential Building
SHAWN SIMS C.P. November Term, 2007 No. 001490 \$108,365.13 Axel A. Shield, II, Esq.

276-942

5612 Catharine St. 19143 46th Wd Front - Approx. 15.45 ft. Depth: Approx. 80 ft. BRT# 463107300 Improvements: 2 Story inside row 2,366 sq. ft. Residential Building
SHAWN SIMS C.P. November Term, 2007 No. 001492 \$108,365.13 Axel A. Shield, II, Esq.

276-994

4025 Mitchell St. 19128 21st Wd Row 2 Sty Masonry; Improvements: 2,757.48 sq. ft. BRT# 212201700 Improvements: Residential Dwelling
RITA A. KANANAVICIUS C.P. November Term, 2009 No. 00510 \$166,692.06 McCabe, Weisberg & Conway, P.C.

276-999

6894 Loretto Ave. 19111 53rd Wd Det 2 Sty Frame; Improvements: 4,711.90 sq. ft. BRT# 532436400 Improvements: Residential Dwelling
RICARDO HURTADO AND CLAUDIA RUIZ MORALES A/K/A CLAUDIA R. MORALES AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. March Term, 2008 No. 05880 \$215,273.02 McCabe, Weisberg & Conway, P.C.

276-1036

2149 S. 22nd St. 19145 48th Wd 912 sq. ft. BRT# 482192300 Improvements: Residential Dwelling
DANIEL P. ANDERSON AND UNITED STATES OF AMERICA C.P. June Term, 2010 No. 01217 \$56,274.26 Mark J. Udren, Esq.

276-1106A-B

54th Wd (6625 Castor Ave. - Premise A 19149) Store 2 Sty Masonry; Improvements: 5,072.39 sq. ft. BRT# 882235600 Subject to Mortgage Improvements: Residential Dwelling
54th Wd (6627 Castor Ave. - Premise B 19149)

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Store 2 Sty Masonry; Improvements: 3,995.69 sq. ft. BRT# 882235700 Subject to Mortgage Improvements: Residential Dwelling
LING XING CHEN AND JING H. ZHOU C.P. May Term, 2010 No. 02279 \$390,253.79 McCabe, Weisberg & Conway, P.C.

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

277-413

5823 Newtown Ave. 19120 35th Wd 1,300 sq. ft. BRT# 352213300 Improvements: Residential Dwelling
BRANDON CAMPBELL AND HARVEY CAMPBELL, JR. C.P. January Term, 2007 No. 2992 \$92,570.54 Martha E. Von Rosenstiel, Esq.

277-443

5009 Charles St. 19124 62nd Wd Det 2 Sty Masonry; Improvements: 1,993.93 sq. ft. BRT# 622285800 Improvements: Residential Dwelling
BRENDA MITCHELL A/K/A BRENDA BANKS A/K/A BRENDA WATFORD C.P. March Term, 2008 No. 05339 \$45,996.81 McCabe, Weisberg & Conway, P.C.

277-448

1025 S. Fairhill St. 19147 2nd Wd Land Area - 390 sq. ft. Improvement Area - 1,119 sq. ft. BRT# 021438400 Improvements: Residential Property
THERESA M. COLAIZZO AND MICHAEL V. COLAIZZO C.P. March Term, 2010 No. 00319 \$337,510.60 Michael T. McKeever, Esq.

277-459

1858 N. 23rd St. 19121 32nd Wd Row 3 Sty Masonry; Improvements: 3,224.49 sq. ft. BRT# 322117400 Improvements: Residential Dwelling
KEVIN JOHNSON C.P. July Term, 2009 No. 03959 \$55,303.63 McCabe, Weisberg & Conway, P.C.

277-466

2208 Saint Vincent St. 19149-1334 35th Wd 1,701 sq. ft. BRT# 542131000 Improvements: Residential Property
MARY DAVIS C.P. January Term, 2010 No. 02448 \$118,443.66 Phelan Hallinan & Schmiegl, LLP

277-491

3442 Oakmont St. 19136 64th Wd Row B/Gar 2 Sty Masonry; Improvements: 3,342.78 sq. ft. BRT# 642186600 Improvements: Residential Dwelling
EDWARD P. DIEHL AND DENA BRANCO-DIEHL C.P. June Term, 2009 No. 01444 \$126,992.07 McCabe, Weisberg & Conway, P.C.

277-516

7339 Loretto Ave. 19111 56th Wd 2,731.30 sq. ft. BRT# 561189900 Subject to Mortgage Improvements: Residential Dwelling
MICHAEL J. NELSON AND TANISHA M. NELSON AND THE UNITED STATES INTERNAL REVENUE SERVICE C.P. March Term, 2010 No. 5286 \$381,579.51 Daniel J. Mancini, Esq.

277-543

1244 S. Newkirk St. 19146 36th Wd 665 sq. ft. BRT# 362150300 Improvements: Residential Dwelling
JONATHAN PERRIN C.P. August Term, 2010 No. 03682 \$83,546.18 Mark J. Udren, Esq.

277-623

5372 Magnolia St. 19144-1427 12th Wd 3,150 sq. ft. BRT# 122192200 Improvements: Residential Property
PERCY MCMILLIAN C.P. August Term, 2010 No. 02646 \$80,912.40 Phelan Hallinan & Schmiegl, LLP

277-631

267 E. Bringhurst St. 19144 12th Wd Approximately 844 sq. ft. more or less BRT# 121117900 Improvements: Residential Dwelling
GLORIA S. FOSTER C.P. April Term, 2010 No. 04140 \$46,610.45 Anthony P. Tabasso, Esq.

277-699

2111 Chelton Ave. 19138 17th Wd Semi Det 2 Sty Masonry; Improvements: 3,865.50 sq. ft. BRT# 171341200 Improvements: Residential Dwelling
SUSAN P. ISAAC, ADMINISTRATRIX OF THE STATE OF ABEBE ISAAC, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2010 No. 00324 \$112,044.23 McCabe, Weisberg & Conway, P.C.

277-719

152 Covington Rd. 19120 61st Wd Row B/Gar 2 Sty Masonry; Improvements: 3,225.73 sq. ft. BRT# 611442100 Subject to Mortgage

SHERIFF'S SALE

Improvements: Residential Dwelling
ARNOLD SHEDRICK AND RUBY SHEDRICK C.P. March Term, 2010 No. 00961 \$158,419.44 McCabe, Weisberg & Conway, P.C.

277-720

5205 N. 15th St. 19141 17th Wd Semi Det 2 Sty Masonry; Improvements: 3,574 sq. ft. BRT# 172043600 Improvements: Residential Dwelling
JAMES ALEXANDER MOORE C.P. August Term, 2009 No. 03243 \$94,012.38 McCabe, Weisberg & Conway, P.C.

277-722

3247 Holme Ave. 19114 57th Wd Row B/Gar 2 Sty Masonry; Improvements: 3,357.55 sq. ft. BRT# 572033700 Improvements: Residential Dwelling
MARY BOWEN AND CHRISTOPHER M. BOWEN C.P. August Term, 2009 No. 01891 \$201,229.79 McCabe, Weisberg & Conway, P.C.

277-736

4911 Girard Ave. 19131 44th Wd Row W/Det.Gar 3 Sty Masonry; Improvements: 2,932 sq. ft. BRT# 442080700 Subject to Mortgage Improvements: Residential Dwelling
PATRICIA RICE N/K/A PATRICIA KNOX C.P. June Term, 2010 No. 02964 \$28,145.15 McCabe, Weisberg & Conway, P.C.

277-743

115-117 N. 3rd St. 19106 5th Wd on the Easterly side of 3rd St. 127,458 ft. of intersection of Northerly side of Arch St. Frt: 35,333 ft. Depth: 110.250 ft. Improvements: Commercial Building
OLDE NORTH THIRD LP C.P. September Term, 2010 No. 002283 \$2,549,773.50 plus interest of \$59,145.14 for a subtotal of \$2,608,918.64 Kerry S. Schuman, Esq.

277-809

2534 S. Chadwick St. 19145 26th Wd Row 2 Sty Masonry; Improvements: 1,710 sq. ft. BRT# 261332700 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF LAWRENCE PETTA, DECEASED MORTGAGOR AND REAL OWNER AND LUCY PETTA, KNOWN SURVIVING HEIR OF LAWRENCE PETTA, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2010 No. 03086 \$167,549.68 McCabe, Weisberg & Conway, P.C.

The following property, sale of which was postponed from the February 1, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

278-321

5513 N. 2nd St. 19120 42nd Wd 4,306.12 sq. ft. BRT# 422403601 Improvements: 1,764 sq. ft. Subject to Mortgage Subject to Rent
NASRIN TAHMAS AND SAID H. PACHA C.P. February Term, 2010 No. 00002 \$49,041.00 plus interest David P. Temple, Esq.

278-405

2631 S. Holbrook St. 19142 40th Wd Row 2 Sty Masonry; Improvements: 2,117.28 sq. ft. BRT# 406145800 Improvements: Residential Dwelling
GEORGE SEKE C.P. July Term, 2009 No. 03956 \$95,422.17 McCabe, Weisberg & Conway, P.C.

278-408

7319 Valley Ave. 19128 21st Wd S/D W B/G 2S Masonry; Improvements: 4,181 sq. ft. BRT# 214173800 Subject to Mortgage Improvements: Residential Dwelling
AYYAZ SAJID A/K/A AYYAZ M. SAJID C.P. December Term, 2009 No. 00377 \$234,659.00 McCabe, Weisberg & Conway, P.C.

278-432

3545 Aldine St. 19136 64th Wd Row B/Gar 2 Sty Masonry; Improvements: 3,110.91 sq. ft. BRT# 642120900 Subject to Mortgage Improvements: Residential Dwelling
PATRICE A. MULDOON C.P. November Term, 2009 No. 02360 \$84,078.23 McCabe, Weisberg & Conway, P.C.

278-436

2601 Pennsylvania Ave., Apt. 321 19130 15th Wd Res. Condo. 5+Sty Masonry; Improvements: 1,135 sq. ft. BRT# 888072600 Improvements: Condominium
STUART BARNES C.P. March Term, 2010 No. 05497 \$263,839.41 McCabe, Weisberg & Conway, P.C.

278-482

7826 Forrest Ave. 19150 50th Wd 2,025 sq. ft. BRT# 502192900 Improvements: Residential Dwelling
JOSEPH CROMMARTY C.P. August Term, 1999 No. 001699 \$63,072.33 Mark J. Udren, Esq.

SHERIFF'S SALE**278-490**

34th Wd (215 N. Vodges St. - Premise A 19139) on NE side of Vodges St. 66 ft. 1 in. Southeastward of Summer St. Frt: 16 ft. 6-1/4 in. Depth: Irregular ft. & in. BRT# 041185100 Improvements: Two story masonry row

278-500

5357 N. Sydenham St. 19144 17th Wd 1,680 sq. ft. BRT# 172087400 Subject to Mortgage Improvements: Residential Dwelling
CORNELL T. HALL AND SHERRY LADLER HALL C.P. August Term, 1998 No. 001146 \$53,431.55 Mark J. Udren, Esq.

278-526A-C

1st Wd (1300 S. 2nd St. - Premise A 19147) 2,631 sq. ft. BRT# 011057010 Subject to Mortgage
1st Wd (1302 S. 2nd St. - Premise B 19147) 2,631 sq. ft. BRT# 011057020 Subject to Mortgage
1st Wd (1304 S. 2nd St. - Premise C 19147) 2,631 sq. ft. BRT# 011057030 Subject to Mortgage
EMPIRE INVESTMENT GROUP, L.L.C. C.P. August Term, 2010 No. 1560 \$44,409.24 Edward T. Kang, Esq.

278-535

2710 S. Randolph St. 19148 39th Wd 1,060 sq. ft. BRT# 395151800 Improvements: Residential Dwelling
TONY TSANG C.P. May Term, 2009 No. 04407 \$73,192.08 Daniel J. Mancini, Esq.

278-567

7230 Claridge St. 19111 53rd Wd 50 ft. frontage x 126 ft. depth BRT# 532403200 Improvements: Residential Property
BETTY SLAFMAN A/K/A BETTY M. SANTIAGO-SLAFMAN C.P. August Term, 2010 No. 002709 \$2,636,037.10 Richard M. Squire & Associates, LLC

278-572

5850 Woodbine Ave. 19131 52nd Wd 10,879.05 sq. ft. BRT# 522174500 Improvements: Residential Dwelling
WADE A. WILLIAMS C.P. October Term, 2008 No. 00431 \$239,254.16 Daniel J. Mancini, Esq.

278-612A-E

33rd Wd (3045 Potter St. - Premise A 19134) 630 sq. ft. BRT# 331415300 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (651 E. Cornwall St. - Premise B 19134) 742.50 sq. ft. BRT# 331121300 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3421 Tampa St. - Premise C 19134) 601.08 sq. ft. BRT# 331269500 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (3456 Ormes St. - Premise D 19134) 644 sq. ft. BRT# 073118500 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (2807 "B" St. - Premise E 19134) 1,102 sq. ft. BRT# 071400400 Subject to Mortgage Subject to Rent Improvements: Residential Property
LANDVEST LLP II C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-613A-E

33rd Wd (613 E. Lippincott St. - Premise A 19134) 745.50 sq. ft. BRT# 331021100 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3347 Malta St. - Premise B 19134) 602 sq. ft. BRT# 331375900 Subject to Mortgage Subject to Rent Improvements: Residential Property
25th Wd (1846 E. Lippincott St. - Premise C 19134) 777 sq. ft. BRT# 252270600 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3446 Crystal St. - Premise D 19134) 601.80 sq. ft. BRT# 331257900 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (1224 E. Venango St. - Premise E 19134) 1,800 sq. ft. BRT# 331224700 Subject to Mortgage Subject to Rent Improvements: Residential Property
LANDVEST LLP, III C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-614A-E

45th Wd (1855 E. Cornwall St. - Premise A 19134) 966.78 sq. ft. BRT# 452049500 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3143 Weymouth St. - Premise B 19134) 679.68 sq. ft. BRT# 331301500 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (2960 Rorer St. - Premise C 19134) 986 sq. ft. BRT# 071523100 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (3010 Rorer St. - Premise D 19134)

SHERIFF'S SALE

731.25 sq. ft. BRT# 071523900 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3352 Malta St. - Premise E 19134) 602 sq. ft. BRT# 331372300 Improvements: Residential Property
LANDVEST LLP, III C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-615A-E

7th Wd (741 E. Atlantic St. - Premise A 19134) 1,023.75 sq. ft. BRT# 073284100 Subject to Mortgage Subject to Rent Improvements: Residential Property
45th Wd (1847 E. Cornwall St. - Premise B 19134) 996.78 sq. ft. BRT# 452049100 Subject to Mortgage Subject to Rent Improvements: Residential Property
42nd Wd (239 W. Sheldon St. - Premise C 19120) 910 sq. ft. BRT# 422202600 Subject to Mortgage Subject to Rent Improvements: Residential Property
45th Wd (1862 E. Cornwall St. - Premise D 19134) 980 sq. ft. BRT# 452045200 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3458 Keim St. - Premise E 19134) 623.04 sq. ft. BRT# 331276900 Subject to Mortgage Subject to Rent Improvements: Residential Property
ALIVEST, LLP C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-616A-E

33rd Wd (615 E. Wensley St. - Premise A 19134) 637 sq. ft. BRT# 331132000 Subject to Mortgage Subject to Rent Improvements: Residential Property
25th Wd (2106 E. Clementine St. - Premise B 19134) 750 sq. ft. BRT# 252257100 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (3103 Arbor St. - Premise C 19134) 620.62 sq. ft. BRT# 071461300 Subject to Mortgage Subject to Rent Improvements: Residential Property
45th Wd (3533 Braddock St. - Premise D 19134) 783.87 sq. ft. BRT# 452308800 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (3128 Arbor St. - Premise E 19134) 685.13 sq. ft. BRT# 071457200 Subject to Mortgage Subject to Rent Improvements: Residential Property
ALIVEST, LLP C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-617A-E

33rd Wd (3034 Rorer St. - Premise A 19134) 728 sq. ft. BRT# 071525100 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (2945 "D" St. - Premise B 19134) 714 sq. ft. BRT# 071505600 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (816 E. Schiller St. - Premise C 19134) 352.80 sq. ft. BRT# 331185000 Subject to Mortgage Subject to Rent Improvements: Residential Property
31st Wd (1832 E. Albert St. - Premise D 19125) 780 sq. ft. BRT# 314191300 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (3240 Hurley St. - Premise E 19134) 660 sq. ft. BRT# 073136000 Subject to Mortgage Subject to Rent Improvements: Residential Property
LANDVEST LLP C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-618A-E

7th (formerly part of 33rd) Wd (3410 N. Lee St. - Premise A 19134) 960 sq. ft. BRT# 073017900 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (522 E. Clearfield St. - Premise B 19134) 816 sq. ft. BRT# 071273200 Subject to Mortgage Subject to Rent Improvements: Residential Property
25th Wd (1852 E. Lippincott St. - Premise C 19134) 772.24 sq. ft. BRT# 252270900 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3417 Keim St. - Premise D 19134) 623.04 sq. ft. BRT# 331280200 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3508 Kensington Ave. - Premise E 19134) 490 sq. ft. BRT# 331442500 Subject to Mortgage Subject to Rent Improvements: Residential Property
LANDVEST LLP C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-619A-E

33rd Wd (3414 "G" St. - Premise A 19134) 1,038.10 sq. ft. BRT# 331327200 Subject to Mortgage Subject to Rent Improvements:

SHERIFF'S SALE

Residential Property
33rd Wd (3503 Shelbourne St. - Premise B 19134) 740.05 sq. ft. BRT# 331342100 Subject to Mortgage Subject to Rent Improvements: Residential Property
31st Wd (2540 Collins St. - Premise C 19125) 750 sq. ft. BRT# 311196200 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (3443 "A" St. - Premise D 19134) 1,120 sq. ft. BRT# 073064800 Subject to Mortgage Subject to Rent Improvements: Residential Property
62nd Wd (1671 Pratt St. - Premise E 19124) 890.82 sq. ft. BRT# 622063600 Subject to Mortgage Subject to Rent Improvements: Residential Property
ALIVEST, LLP C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-620A-F

7th Wd (3438 "D" St. - Premise A 19134) 997.50 sq. ft. BRT# 073151200 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (2943 Kip St. - Premise B 19134) 980 sq. ft. BRT# 071389800 Subject to Mortgage Subject to Rent Improvements: Residential Property
31st Wd (2441 Cedar St. - Premise C 19125) 840 sq. ft. BRT# 312044500 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (713 E. Cornwall St. - Premise D 19134) 838.30 sq. ft. BRT# 331122700 Subject to Mortgage Subject to Rent Improvements: Residential Property
31st Wd (2325 E. Norris St. - Premise E 19125) 1,027.84 sq. ft. BRT# 313004100 Subject to Mortgage Subject to Rent Improvements: Residential Property
25th Wd (2332 E. Allegheny Ave. - Premise F 19134) 1,067.50 sq. ft. BRT# 251135100 Subject to Mortgage Subject to Rent Improvements: Residential Property
ALIVEST, LLP C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-621A-F

7th Wd (3149 Rorer St. - Premise A 19134) 795 sq. ft. BRT# 071535900 Subject to Mortgage Subject to Rent Improvements: Residential Property
25th Wd (2244 E. Monmouth St. - Premise B 19134) 712.50 sq. ft. BRT# 252125100 Subject to Mortgage Subject to Rent Improvements: Residential Property
31st Wd (2553 Collins St. - Premise C 19125) 978.94 sq. ft. BRT# 311202700 Subject to Rent Subject to Mortgage Improvements: Residential Property
45th Wd (3250 Emerald St. - Premise D 19134) 790.59 sq. ft. BRT# 452334500 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (752 E. Westmoreland St. - Premise E 19134) 825 sq. ft. BRT# 331069600 Subject to Mortgage Subject to Rent Improvements: Residential Property
31st Wd (2634 E. Thompson St. - Premise F 19125) 1,056 sq. ft. BRT# 312126100 Subject to Mortgage Subject to Rent Improvements: Residential Property
LANDVEST LLP II C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-622A-E

33rd Wd (723 E. Clearfield St. - Premise A 19134) 775.26 sq. ft. BRT# 331009200 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (530 E. Cambria St. - Premise B 19134) 644 sq. ft. BRT# 071220900 Subject to Mortgage Subject to Rent Improvements: Residential Property
7th Wd (3424 Ella St. - Premise C 19134) 1,050 sq. ft. BRT# 073070500 Subject to Mortgage Subject to Rent Improvements: Residential Property
19th Wd (3454 N. Bodine St. - Premise D 19140) 708.50 sq. ft. BRT# 193067400 Subject to Mortgage Subject to Rent Improvements: Residential Property
45th Wd (1845 E. Cornwall St. - Premise E 19134) 996.78 sq. ft. BRT# 452049000 Subject to Mortgage Subject to Rent Improvements: Residential Property
RALCRAM, LLC C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

278-623A-E

33rd Wd (1218 E. Venango St. - Premise A 19134) 2,200 sq. ft. BRT# 331224400 Subject to Mortgage Subject to Rent Improvements: Residential Property
25th Wd (2063 E. Monmouth St. - Premise B 19134) 909.16 sq. ft. BRT# 252133900 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3132 Hartville St. - Premise C 19134)

SHERIFF'S SALE

667.50 sq. ft. BRT# 071543100 Subject to Mortgage Subject to Rent Improvements: Residential Property
25th Wd (2003 E. Monmouth St. - Premise D 19134) 906.25 sq. ft. BRT# 252131500 Subject to Mortgage Subject to Rent Improvements: Residential Property
33rd Wd (3329 "I" St. - Premise E 19134) 1,969.44 sq. ft. BRT# 331382600 Subject to Mortgage Subject to Rent Improvements: Residential Property
LANDVEST LLP C.P. March Term, 2009 No. 04044 \$3,976,065.89 Lauren McKenna, Esq.

The following property, sale of which was postponed from the March 1, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011..

279-318

8008 Gilbert St. 19150 15th Wd 1485 sq. ft. BRT# 502116800 Improvements: Residential Property
SABRINA M. SPEIGHT A/K/A SABRINA M. FAIRFAX-SPEIGHT C.P. July Term, 2010 No. 002166 \$227,102.58 Martha E. Von Rosenstiel, Esq.

279-324

2222 S. Chadwick St. 19145 26th Wd 658 sq. ft. BRT# 261326100 Subject to Mortgage Improvements: Residential Property
MICHAEL D. GIFFORD, SR. A/K/A MICHAEL D. GIFFORD C.P. August Term, 2010 No. 02476 \$53,403.46 Mark J. Udren, Esq.

279-384

1714 W. Tioga St. 19140 38th Wd 6250 sq. ft. BRT# 112085400 Improvements: Residential Property
KAFI M. LINDSAY C.P. August Term, 2010 No. 04392 \$180,382.82 Michael T. McKeever, Esq.

279-449

109 W. Master St. 19122-4619 18th Wd 1,114.18 sq. ft. BRT# 182168815 Improvements: Residential Property
DONALD ORLEN C.P. January Term, 2010 No. 00885 \$198,670.21 Phelan Hallinan & Schmieg, LLP

279-489

7830 Landgdon St. 56th Wd 6897 Sq. ft. BRT#561135700 Improvements: Vac Land Comm.< Acre
MACHNE ISRAEL C.P. March Term, 2010 No. 02320 \$303,217.14 Brett A. Berman Esq.

279-490

7620 Castor Ave. 56th Wd Land 2017.74 Sq. ft. Improvement Area 1260 Sq. ft. BRT # 882926435 Improvements: Store – 1 Story Masonry
MACHNE ISRAEL OF PHILADELPHIA C.P. March Term, 2010 No. 02320 \$303,217.14 Brett A. Berman, Esq.

279-492

7622 Castor Ave. 56th Wd Land Area 5587.44 Sq. ft. Improvement Area 4242 Sq. ft. BRT# 778107000 Improvements: Apartments 2-4 Units 1 Storey Masonry
MACHNE ISRAEL OF PHILADELPHIA C.P. March Term, 2010 No. 02320 \$303,217.14 Brett A. Berman, Esq.

279-494

1016 W. Rockland St. 49th Wd 1819.85 Sq. ft. SWC Warnock St. Subject to Mortgage Improvements: S/D Con. Apt 2 Sty Masonry
ANTHONY STEPHENS HIS HEIRS DEWISEES AND PERSONAL REPRESENTATIVES AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST TO WIT C.P. September Term, 2010 No. 00902066 \$105,884.93 Christine A. Pinto, Esq.

279-503

7234 Jackson St. 19135 8th Wd 1559.70 Sq. ft. BRT# 412313600 Improvements: Residential Property
RYAN KELLY C.P. November Term, 2008 No. 00494 \$140,637.49 Goldbeck McCafferty & McKeever

279-555

2924 S. 62nd St. 19142 40th Wd 1254 Sq. ft. BRT# 402114100 Improvements: Residential Property
THU THACH C.P. August Term, 2010 No. 04543 \$47,265.39 Goldbeck McCafferty & McKeever

279-563

6642 Lincoln Dr. 19119 22nd Wd 7,541.15 Sq. ft. BRT# 223274400 Improvements: Residential Property
DANESSA MALLOY-ALLEN and HERMANDO MOYA C.P. November Term, 2004 No. 000089 \$254,094.55 Goldbeck McCafferty & McKeever

SHERIFF'S SALE

279-574
3415 Ormes St. 19134 7th Wd 644 sq. ft. BRT# 073119500 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-575

3418 Ormes St. 19134 7th Wd 644 sq. ft. BRT# 73116600 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-576

4445 N. Orianna St. 19140 33rd Wd 720.56 sq. ft. BRT# 072136300 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-577

5425 Hunter's La. 19131 52nd Wd 1805 sq. ft. BRT# 041262000 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-578

2152 E. Cambria St. 19134 25th Wd 1015 sq. ft. BRT# 252091000 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-579

1685 Dyre St. 19124 62nd Wd 1405.05 sq. ft. BRT# 622044300 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-580

908 N. Saint Bernard St. a/k/a 908 N. Saint Bernard Place 19131 44th Wd 825.75 sq. ft. BRT# 442217000 Improvements: Residential Property
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-581

4437 N. 20th St. 19140 13th Wd 990 sq. ft. BRT# 132227000 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-582

5459 Race St. 19139 4th Wd 850.81 sq. ft. BRT# 041010900 Improvements: Residential Property
ALA RABADY AND JIHANE HAJJ June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-583

4914 Hoopes St. 19139 44th Wd 941.08 sq. ft. BRT# 442032000 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-584

5025 Ogden St. 19139 44th Wd 789.04 sq. ft. BRT# 442023800 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-585

4924 N. Franklin St. 19120 49th Wd 976 sq. ft. BRT# 491240700 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-586

4259 N. Darien St. 19140 43rd Wd 593.20 sq. ft. BRT# 443376900 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-587

2150 E. Cambria St. 19134 25th Wd 1015 sq. ft. BRT# 252090900 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-588

5747 Commerce St. 19139 4th Wd 930 sq. ft. BRT# 042014000 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

SHERIFF'S SALE

279-589
5438 Media S. 19131 4th Wd 1310.85 sq. ft. BRT# 041241300 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-590

5462 Merion Ave. a/k/a 5462 Stewart St. 19131 4th Wd 973.50 sq. ft. BRT# 041267800 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 Martha E. Von Rosenstiel, Esq.

279-591

2168 E. Cambria St. 19134 25th Wd 870 sq. ft. BRT# 252091800 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-592

4455 N. Orianna St. 19140 7th Wd 720.56 sq. ft. BRT# 072136800 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1, 521,308.76 Martha E. Von Rosenstiel, Esq.

279-593

5918 Chancellor St. 19139 3rd Wd 728 sq. ft. BRT# 031087200 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-594

1240 N. Conestoga St. 19131 7th Wd 750 sq. ft. BRT# 041147300 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-595

4516 N. Hicks St. 19140 13th Wd 628.20 sq. ft. BRT# 132079800 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-596

2626 W. Deacon St. 19129 38th Wd 700 sq. ft. BRT# 381047900 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-597

3458 Ormes St. 19134 7th Wd 644 sq. ft. BRT# 073118600 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-598

4414 N. Orianna St. 19140 7th Wd 720.56 sq. ft. BRT# 072139700 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-599

5561 Locust St. 19139 60th Wd 1212 sq. ft. BRT# 604053600 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-600

221 N. Peach St. 19139 44th Wd 780 sq. ft. BRT# 441182200 Improvements: Residential Dwelling
ALA RABADY AND JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-601

2644 N. Colorado St. 19132 16th Wd 686 sq. ft. BRT. # 161209300 Improvements: Residential Dwelling
ALA RABADY and JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521, 308.76 Martha E. Von Rosenstiel, Esq.

279-602

217 N. Frason St. 19139 44th Wd 1500 sq. ft. BRT# 441072100 Improvements: Residential Dwelling
ALA RABADY and JIHANE HAJJ C.P. June Term, 2010 No. 001215 \$1,521,308.76 Martha E. Von Rosenstiel, Esq.

279-611

869 N. Farson St. 19139 44th Wd 1233.09 sq. ft. BRT# 4422374000 Improvements: Residential Property
CLEMENTINE LINTHICUM SHIRLEY LINTHICUM C.P. March Term, 2004 No. 040302166 \$75,554.03 Phelan Hallinan &

SHERIFF'S SALE

Schmieg, LLP
\$72,201.46 Christopher A. DeNardo, Esq.

279-662 A-B

30th Wd(1012 S. Bouvier St. – Premise A) 640 sq. ft. BRT# 301348200
24th Wd(524 N. Preston St. – Premise B) 2500 sq. ft. BRT# 061195300
PERRY M. JACKSON C.P. September Term, 2010 No. 02732 \$160,329.34 plus interest through the date of the sheriff's sale, plus costs
William J. Levant, Esq.

279-671

3732 N. Bouvier St. 19140 13th Wd 2970.48 sq. ft. BRT# 131239100 Subject to Mortgage Improvements: Residential Dwelling
WILLIAM C. COLLINS, JR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF WILLIAM C. COLLINS, SR. DECEASED MORTGAGOR C.P. May Term, 2010 No. 03207 \$70,964.10 McCabe, Weisberg, & Conway, PC

279-675

6560 N. Bouvier St. 19141 27th Wd 2697 sq. ft. BRT# 172232800 Subject to Mortgage Improvements: Residential Dwelling
MELVIN JONES BEY A/K/A MELVIN JONES-BEY A/K/A MELVIN KARLTON JONES-BEY A/K/A ASSAD BEY C.P. March Term, 2010 No. 00209 \$104,826.73 McCabe, Weisberg & Conway PC

279-684

3059 Memphis St. 19134 25th Wd 2033.34 sq. ft. BRT# 251494800 Subject to Mortgage Improvements: Residential Property
WILLIAM D. LADD AND JENNIFER O'NEIL LADD A/K/A JENNIFER L. O'NEIL LADD C.P. May Term, 2010 No. 01408 \$86,089.54 McCabe, Weisberg, & Conway, P.C.

279-689

1044 S. 56th St. 19143 51st Wd 960 sq. ft. BRT# 513021400 Improvements: Residential Property
JOSEPH TOOKES C.P. October Term, 2010 No. 02774 \$93,013.79 Mark J. Udren, Esq.

279-708

5110 Umbria St. 19128 21st Wd 8774. sq. ft. BRT# 432347000 Improvements: Land
ABDELHAMID A. TAROUR AND NANCY G. TAROUR C.P. September Term, 2007 No. 03722 \$1,190,660.29 Hilleary D. Nguyen, Esq

279-710

5184 Lancaster Ave. 44th Wd BRT# 442193400
HELEN BELL-D'OLIVEIRA C.P. March Term, 2008 No. 00249 \$235,229.00 Kenneth C. Russell, Esq.

279-712

2329 S. Bucknell St. 48th Wd on Easterly Side of Bucknell St. 200 ft. 2 in. South from the South Side of Wolf St.; Front: 14 ft., 2 in. Depth: 48 ft., 6 in. Subject to Mortgage
KENNETH J. CASTAGNA C.P. August Term, 2008 No. 002754 \$58,002.90 Vincent T. Cieslik, Esq.

The following property, sale of which was postponed from the April 5, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011..

280-307

7317 N. 21st St. 19138-2107 10th Wd. 1888 sq. ft. BRT# 10117

SHERIFF'S SALE**280-421**

2933 W. Oxford St. 19121 32nd Wd. 1232 sq. ft. BRT# 324009500 Improvements: Residential Property
DOLLY A. SCOTT C.P. July Term, 2010 No. 01193 \$10,957.07 Goldbeck McCafferty & McKeever

280-446

5411 Westford St. 19120 42nd Wd. 2750.00 sq. ft. BRT# 421411300 Improvements: Residential Dwelling
DAVID RUSSELL AND NADIA JACKSON C.P. June Term, 2010 No. 000539 \$158,134.08 Martha E. Von Rosenstiel, Esq.

280-458

4325 I St. 19124 33rd Wd. 1157.70 sq. ft. BRT# 332177400 Subject to Mortgage Improvements: Residential Property
JOAN M. CARR C.P. September Term, 2010 No. 1541 \$94,014.24 Brett A. Solomon, Esq.

280-464

4841 N. 6th St. 19120 49th Wd. 7702.5 sq. ft. BRT# 491181300 Improvements: Residential Dwelling
YOUNG SIK LEE AND BONG SOON LEE C.P. October Term, 2010 No. 03058 \$109,627.40 McCabe, Weisberg & Conway, P.C.

280-497

4530 N. 17th St. 19140 13th Wd. 992 sq. ft. BRT# 132149900 Improvements: Residential Dwelling
BLANDENIE WHITE AND STEVEN D. WHITE, MORTGAGOR C.P. December Term, 2004 No. 000373 \$15,013.79 Mark J. Udren, Esq.

280-502

26 E. Wister St. 19144 12th Wd. 2507 sq. ft. BRT# 121047200 Subject to Mortgage Improvements: Residential Property
GREATER GERMANTOWN HOUSING DEVELOPMENT CORPORATION C.P. September Term, 2010 No. 00683 \$538,932.29 Joel S. Todd, Esq.

280-513

2136 E. Washington Ln. 19138 50th Wd. 1630.77 sq. ft. BRT# 501389300 Subject to Mortgage Improvements: Townhouse/Residence
WILLIAM H. HUNT AND HERMINA T. MITCHUM C.P. January Term 2010, No. 00842 \$190,601.86 Kurt L. Sundberg, Esq.

280-516

7210-14 Vandike St. 19135 65th Wd. 10713.22 sq. ft. BRT# 884351184
COSTANZO POLICINO A/K/A GUS POLICINO C.P. March Term 2010, No. 03344 \$302,222.80 Jack F. Karpf, Esq.

The following property, sale of which was postponed from the May 3, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, August 2, 2011.

1-316

8628 Michener Ave. 19150 1511.45 sq. ft. BRT# 501143200 Improvements: Residential Real Estate
KENISHA T. DOCKERY AND DWIGHT K. DOCKERY C.P. June Term, 2010 No. 2917 \$156,823.56 Stern and Eisenberg LLP

1-318

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

1-343

6305 Oakland St. 19149 35th Wd. 1200 sq. ft. BRT# 541259300 Improvements: Residential Dwelling
MOHAMAD MOHAMAD C.P. May Term, 2009 No. 4190 \$123,259.85 Gregory Javardian, Esq.

1-344

2137 S. Garnet St. 19145 48th Wd. 718.34 sq. ft. BRT# 481297800 Improvements: Residential Dwelling
LOUIS DERR (MORTGAGOR AND REAL OWNER) AND JANICE NASUTI (MORTGAGOR AND REAL OWNER) C.P. July Term, 2010 No. 001449 \$93,963.20 Jacqueline F. McNally, Esq.

1-350

2833 S. Randolph St. 19148 66th Wd. 1192 sq. ft. BRT# 395149700 Improvements: Residential Real Estate
THERESA TUCCI C.P. December Term, 2008 No. 004841 \$100,042.95 Stern and Eisenberg LLP

1-383

6626 N. 20th St. 19138-3117 10th Wd. 1476.96 sq. ft. BRT# 102041300 Improvements: Residential Property
TIFFANY ROBINSON C.P. September Term, 2010 No. 01831 \$85,923.22 Phelan Hallinan

SHERIFF'S SALE

& Schmiegl, LLP

1-385

5344 W. Oxford St. A/K/A 5344 Oxford St. 19131-3320 52nd Wd. 1458 sq. ft. BRT# 521042300 Improvements: Residential Property
TANYA JACOBS C.P. September Term, 2010 No. 03929 \$58,245.43 Phelan Hallinan & Schmiegl, LLP

1-389

12442 Sweetbriar Pl. 19154-1316 58th Wd. 1960.25 sq. ft. BRT# 663180800 Improvements: Residential Property
IRENE MILLER C.P. February Term, 2010 No. 02160 \$227,466.00 Phelan Hallinan & Schmiegl, LLP

1-392

6026 Tackawanna St. 19135-4415 62nd Wd. 1263.95 sq. ft. BRT# 622313800 Improvements: Residential Property
COLLEEN A. NOLAN-BECK C.P. October Term, 2009 No. 00622 \$64,858.12 Phelan Hallinan & Schmiegl, LLP

1-397

1446 Rosalie St. 19149-3321 62nd Wd. 1521.39 sq. ft. BRT# 621091300 Improvements: Residential Property
AMARA CONNEH KESSELLY C.P. April Term, 2009 No. 03408 \$168,142.48 Phelan Hallinan & Schmiegl, LLP

1-403

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

1-405

8711 Macon St. 19152 57th Wd. 4507 sq. ft. BRT# 571251000 Improvements: Residential Property
MICHAEL LEIGH C.P. November Term, 2010 No. 03297 \$199,164.26 Goldbeck McCafferty & McKeever

1-410

418 E. Chelton Ave. 19144 12th Wd. 1688.04 sq. ft. BRT# 122111700 Improvements: Residential Real Estate
LAURA REED C.P. October Term, 2008 No. 003617 \$86,990.52 Stern And Eisenberg LLP

1-412

2820 Chatham St. 19134 25th Wd. 888 sq. ft. BRT# 251409800 Improvements: Residential Property
THOMAS SHERIDAN C.P. October Term, 2007 No. 000472 \$107,290.37 Danielle Boyle-Ebersole, Esq.

1-413

1107 Earl St. 19125 18th Wd. 1297 sq. ft. BRT# 181116900 Improvements: Residential Property
ANITA PEPITONE C.P. January Term, 2010 No. 002931 \$219,884.37 Danielle Boyle-Ebersole, Esq.

1-414

5916 N. 13th St. 19141 49th Wd. 4736.40 sq. ft. BRT# 493217100 Improvements: Residential Property
CALVIN V. DIGGS AND ROSE MARY DIGGS C.P. June Term, 2010 No. 003166 \$107,911.54 Danielle Boyle-Ebersole, Esq.

1-415

525 E. Geneva Ave. 19120 42nd Wd. 1700 sq. ft. BRT# 421217900 Improvements: Residential Property
GLENDA LOPEZ AND ELIZABETH LOPEZ C.P. April Term, 2007 No. 000610 \$56,468.58 Danielle Boyle-Ebersole, Esq.

1-419

1201 S. 32nd St. 19146 36th Wd. 21,554 sq. ft. BRT# 362297000 Subject to Mortgage Improvements: Industrial Warehouse
FRANCESCO CIARLANTE C.P. November Term, 2010 No. 02932 \$270,079.55 Kristen Wetzel Ladd, Esq.

1-423

2638 Dickinson St. 19146 36th Wd. 992 sq. ft. BRT# 364244600 Improvements: Residential Property
BARUCH OSTREICHER C.P. December Term, 2008 No. 05029 \$60,368.32 Phelan Hallinan & Schmiegl, LLP

1-425

2053 S. 68th St. 19142 40th Wd. Situate on the Northeasterly side of 68th St. at a distance of 45 ft. Northwestwardly from the Northwesterly side of Greenway Ave.; 1170 sq. ft. OPA# 403068900 Subject to Mortgage Improvements: Row B/Gar 2 Sty Masonry
ANITAPATTERSON AND ANNIEM. FRIPPS, BORROWERS; PHILADELPHIA DISTRICT ATTORNEY'S OFFICE BY FORFEITURE ORDER ENTERED MARCH 12, 2010 AND CHANTELL ALSTON, AS SUCCESSFUL BIDDER OF PHILADELPHIA DISTRICT

SHERIFF'S SALE

ATTORNEY OFFICE FORFEITURE ACTION. C.P. October Term, 2009 No. 04705 \$105,888.99 Christine A. Pinto, Esq.

1-428

10774 Lockart Rd. 19116 58th Wd. 2840 sq. ft. BRT# 582406400 Improvements: Residential Property
GLADYS DEITCH A/K/A GLADYS DENENBERG, ORIGINAL MORTGAGOR AND REAL OWNER AND STEPHEN DEITCH, REAL OWNER C.P. September Term, 2008 No. 004916 \$263,112.84 Patrick J. Wesner, Esq.

1-431

1030 E. Durham St. 19150 50th Wd. 6248.5 sq. ft. BRT# 502452500 Improvements: Residential Dwelling
ANGELIA CURTIS C.P. November Term, 2010 No. 01333 \$151,113.07 McCabe, Weisberg, & Conway, P.C.

1-433

8636 Bayard St. 19150 50th Wd. 2586.56 sq. ft. BRT# 501208500 Improvements: Residential Dwelling
THEOLA THOMPSON AND THOMAS THOMPSON C.P. August Term, 2009 No. 03564 \$119,653.51 McCabe, Weisberg, & Conway, P.C.

1-434

7349 Ruskin Rd. 19151 34th Wd. 4372 sq. ft. BRT# 344073223 Improvements: Residential Dwelling
WALI ASHLEY C.P. September Term, 2010 No. 02786 \$150,688.46 McCabe, Weisberg, & Conway, P.C.

1-437

254 Higbee St. 19111 35th Wd. 747.50 sq. ft. BRT# 314204800 Improvements: Residential Property
KRISTIE C. CONNER C.P. May Term, 2002 No. 001905 \$68,927.85 Danielle Boyle-Ebersole, Esq.

1-445

1734 68th Ave. 19126 10th Wd. 1844 sq. ft. BRT# 101252000 Improvements: Residential Real Estate
SERGE BLANCHARD C.P. April Term, 2006 No. 003444 \$59,922.26 Stern And Eisenberg, LLP

1-446

5638 Wyndale Ave. 19131 52nd Wd. 1580 sq. ft. BRT# 522127700 Improvements: Residential Property
DONNA M. PALMER C.P. January Term, 2001 No. 3122 \$65,603.08 Danielle Boyle-Ebersole, Esq.

1-447

8306 Michener Ave. 19150 50th Wd. 1164 sq. ft. BRT# 501133600 Improvements: Residential Property
BERNICE MCKOY AND MARYLAND D. MCKOY C.P. March Term, 2010 No. 004524 \$150,473.43 Danielle Boyle-Ebersole, Esq.

1-453

2535 S. Carroll St. 19142 40th Wd. 1216 sq. ft. BRT# 406102300 Improvements: Residential Dwelling
MOMODU ROGERS AND MUSU B. ROGERS C.P. April Term, 2009 No. 3549 \$84,518.36 Gregory Javardian, Esq.

1-454

8044 Fairview St. 19136 64th Wd. 4050 sq. ft. BRT# 642013600 Improvements: Residential Dwelling
JOANNA S. FARRELL AND MARK C. FARRELL C.P. July Term, 2008 No. 2463 \$225,201.14 Gregory Javardian, Esq.

1-462

1550 S. Ringgold St. 19146-4008 36th Wd. 714 sq. ft. BRT# 364166900 Improvements: Residential Property
ETHEL HAWKINS C.P. November Term, 2010 No. 01068 \$6,706.42 Phelan Hallinan & Schmiegl, LLP

1-463

5371 Morse St. 19131-3240 52nd Wd. 1252.50 sq. ft. BRT# 521075400 Improvements: Residential Property
OWEN A. NEMBARD AND DAWN NEMBARD C.P. February Term, 2010 No. 02448 \$89,367.47 Phelan Hallinan & Schmiegl, LLP

1-476

5813 N. American St. 19120 61st Wd. 1238.77 sq. ft. BRT# 612404400 Improvements: Residential Property
WANDA SAUNDERS C.P. June Term, 2007 No. 02491 \$97,118.54 Phelan Hallinan & Schmiegl, LLP

1-481

2522 W. Somerset St. 19132 28th Wd. 1146 sq. ft. BRT# 281432300 Improvements: Residential Dwelling
THOMASEE CUNNINGHAM, ADMINISTRATOR OF THE ESTATE OF HILDA VANN, DECEASED MORTGAGOR AND REAL OWNER AND HILDA VANN

SHERIFF'S SALE

C.P. November Term, 2010 No. 02807 \$30,168.22 McCabe, Weisberg, & Conway, P.C.

1-487 A-B

5th Wd. (712 South St. - Premise A - 19147) 2128 sq. ft. BRT# 882641410 Subject to Mortgage Improvements: Commercial
5th Wd. (714 South St. - Premise B - 19147) 3349 sq. ft. BRT# 882641420 Subject to Mortgage Improvements: Commercial
KEVIN ROBERTS C.P. October Term, 2010 No. 3621 \$713,462.55 David L. Wolosin, Esq.

1-492

1108 Wakeling St. 19124 23rd Wd. 3345 sq. ft. BRT# 234152300 Improvements: Residential Dwelling
JOHNA. BARZESKI AND DIANE BARZESKI C.P. June Term, 2009 No. 00008 \$212,464.88 Mark J. Udren, Esq.

The following property, sale of which was postponed from the June 7, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011.

2-303

1224 W. Cambria St. 19133 7th Wd. 1386 sq. ft. BRT# 372378800 Improvements: Residential Dwelling
DARRYL E. KENNERLY, SR AND BRENDA KENNERLY C.P. October Term, 2010 No. 3460 \$32,929.40 Gregory Javardian

2-304

5051 Whitaker Ave. 19124 23rd Wd. 2303 sq. ft. BRT# 233083900 Improvements: Residential Property
STAN W. BURNO AND ELTA SABRINA EDWARDS C.P. August Term, 2010 No. 4817 \$38,478.16 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq., Zucker, Goldberg & Ackerman, LLC

2-317

5239 Mckean Ave. 19144 12th Wd. 2162 sq. ft. BRT# 123238710 Improvements: Residential Property
HERSHELL WILLIAMS C.P. January Term, 2008 No. 00606 \$162,659.58 Goldbeck McCafferty & McKeever

2-322

4039 Neilson St. 19124 33rd Wd. 900 sq. ft. BRT# 332527500 Improvements: Residential Property
LANEESHIA CHASE A/K/A LENEESHIA CHASE C.P. October Term, 2010 No. 02538 \$44,526.97 Goldbeck McCafferty & McKeever

2-327

5621 N. 11th St. 19141 46th Wd. 1440 sq. ft. BRT# 492238100 Improvements: Residential Property
KARMA WATSON C.P. May Term, 2010 No. 02313 \$100,938.14 Goldbeck McCafferty & McKeever

2-334

5446 Webster St. 19143-2519 46th Wd. 952.50 sq. ft. BRT# 463120000 Improvements: Residential Property
ANTHONY B. SCOTT C.P. October Term, 2010 No. 00170 \$86,984.98 Phelan Hallinan & Schmiegl, LLP.

2-336

2425 S. Millick St. 19142-3209 40th Wd. 975 sq. ft. BRT# 402041100 Improvements: Residential Property
RASHEEDAH AHMAD C.P. August Term, 2010 No. 03383 \$69,935.80 Phelan Hallinan & Schmiegl, LLP.

2-342

4525 Pearce St. 19124-4123 23rd Wd. 1737 sq. ft. BRT# 231063800 Improvements: Residential Property
CYNTHIA RUIZ AND MIGUEL A. RUIZ, SR. C.P. March Term, 2010 No. 01833 \$134,825.45 Phelan Hallinan & Schmiegl, LLP.

2-348

1906 E. Ontario St. 19134-2006 45th Wd. 1360 sq. ft. BRT# 452073000 Improvements: Residential Property
SONIA HERNANDEZ C.P. November Term, 2010 No. 02430 \$59,182.63 Phelan Hallinan & Schmiegl, LLP.

2-352

1330 66th Ave. A/K/A, 1330 W. 66th Ave. 19126-3215 49th Wd. 2538.48 sq. ft. BRT# 493065400 Improvements: Residential Property
HILTON LILLISTON AND THERESA DREHER-LILLISTON C.P. October Term, 2010 No. 02693 \$177,470.44 Phelan Hallinan & Schmiegl, LLP.

2-380

1845 E. Clementine St. 19134-3123 25th Wd. 798 sq. ft. BRT# 252261100 Improvements: Residential Property
BEVERLY THOMAS KENNARD C.P.

SHERIFF'S SALE

November Term, 2010 No. 03279 \$26,666.23 Phelan Hallinan & Schmiegl, LLP.

2-400

2403 S. Percy St. 19148 39th Wd. 712.50 sq. ft. BRT# 393443600 Improvements: Residential Property
ANNA CAPORALI C.P. February Term, 2008 No. 01910 \$66,373.24 Phelan Hallinan & Schmiegl, LLP.

2-406

5825 Warrington Ave. 19143 3rd Wd. 1260 sq. ft. BRT# 034077700 Improvements: Residential Dwelling
SANDRA NEWSOME AND CALVIN NEWSOME C.P. December Term, 2010 No. 000200 \$46,904.84 Gregory Javardian

2-410

6025 Torresdale Ave. 19135 41st Wd. Land Area: 1991 sq. ft.; Improvement Area: 1824 sq. ft. BRT# 411312100 Improvements: Commercial
QIAO LING YU AND SHI MING WU C.P. October Term, 2009 No. 004960 \$106,995.83 David Banks, Esq.

2-424

2403 S. Woodstock St. 19145 48th Wd. 1036 sq. ft. BRT# 262170000 Improvements: Residential Dwelling
STEPHEN BRADY AND KAREN BRADY C.P. November Term, 2010 No. 01502 \$128,661.44 Gregory Javardian, Powers, Kirn & Javardian, LLC

2-433

2076 E. Birch St. 19134 25th Wd. 1484 sq. ft. BRT# 252144300 Improvements: Residential Dwelling
DENISE ALLBROOK C.P. September Term, 2010 No. 01138 \$77,286.67 McCabe, Weisberg, & Conway, P.C.

2-443

5016 Saul St. 19124-2636 62nd Wd. 2592.55 sq. ft. BRT# 621443800 Improvements: Residential Property
MARK A. STEWART, SR AND LAVETTE MARTIN C.P. May Term, 2009 No. 02082 \$188,387.01 Phelan Hallinan & Schmiegl, LLP

2-447

2041 Spring Garden St. 19130 15th Wd. 4490 sq. ft. BRT# 881587700 Improvements: Multi Damij Row and Twin
FRANCIS J. GROSS C.P. March Term, 2010 No. 001981 \$213,726.74 Elliot H. Berton, Esq.

2-461

812 S. 58th St. 19143 3rd Wd. 1147 sq. ft. BRT# 033182700 Improvements: Residential Property
MICHAEL SINGLETON AND ROBIN SINGLETON C.P. May Term, 2008 No. 01139 \$53,972.07 Goldbeck McCafferty & McKeever

2-465

SHERIFF'S SALE

DIANA JENKINS C.P. January Term, 2010
No. 00594 \$88,429.63 Mark J. Udren,
Esq.

2-518

5013-15 Lancaster Ave. 19131 52nd Wd. Land
Area: 7460 sq. ft.; Improvement Area: 17290 sq.
ft. BRT# 884350885
R & C USA REALTY, INC. C.P. August
Term, 2010 No. 3594 \$108,394.78 David
Banks, Esq.

The following property, sale of which was postponed from the July 12, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011..

3-301

5016 Knox St. 19144 12th Wd. 1181 sq. ft.
BRT# 123187000 Improvements: Residential
Dwelling
DENNIS LOFTUS C.P. September Term,
2010 No. 02360 \$116,383.55 Gregory
Javardian, Powers, Kirm & Javardian, LLC

3-304

4646 Torresdale Ave. 19124 23rd Wd. 1196.48
sq. ft. BRT# 232378200 Improvements:
Residential Property
RAMON M CRESPO C.P. January Term,
2011 No. 02364 \$37,353.30 Goldbeck
McCafferty & McKeever

3-306

7566 Sherwood Rd. 19151 34th Wd. 1382.27
sq. ft. BRT# 343238500 Improvements:
Residential Property
ERIC HEMMINGS C.P. July Term, 2009 No.
03826 \$113,913.76 Goldbeck McCafferty
& McKeever

3-307

846 Foulkrod St. 19124 35th Wd. 1465.06
sq. ft. BRT# 351077000 Improvements:
Residential Property
DOROTHY E. BEALE C.P. January Term,
2010 No. 03258 \$76,055.16 Goldbeck
McCafferty & McKeever

3-308

3843 N. Franklin St. 19140 43rd Wd. 945
sq. ft. BRT# 432291500 Improvements:
Residential Property
JESSENIA BAEZ C.P. July Term, 2008 No.
04595 \$76,690.07 Goldbeck McCafferty
& McKeever

3-323

641 S. Yewdall St. 19143 46th Wd. 1005 sq. ft.
BRT# 463169400 Improvements: Residential
Property
ISAAC COLLINS C.P. January Term, 2010
No. 02386 \$91,203.22 Goldbeck McCafferty
& McKeever

3-325

6616 Cornelius St. 19138 10th Wd. 1400 sq. ft.
BRT# 102370900 Improvements: Residential
Property
SONJA LEATH C.P. January Term, 2011 No.
0948 \$118,479.18 Scott A. Diatterick, Esq.,
Kimberly A. Bonner, Esq., Joel A. Ackerman,
Esq., Ashleigh L. Levy, Esq., Zucker, Goldberg
& Ackerman, LLC

3-328

6746 Ditman St. 19135 41st Wd. 2700 sq. ft.
BRT# 412348600 Improvements: Residential
Property
AMY J. ZELONIS C.P. January Term,
2011 No. 1242 \$116,590.31 Scott A.
Diatterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Levy, Esq.,
Zucker, Goldberg & Ackerman, LLC

3-329

1701 Nathaniel Dr. 19116 58th Wd. 3200 sq. ft.
BRT# 582588775 Improvements: Residential
Property
MARINA FEUER C.P. January Term,
2011 No. 0990 \$203,298.88 Scott A.
Diatterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Levy, Esq.,
Zucker, Goldberg & Ackerman, LLC

3-336

6357 Buist Ave. 19142 40th Wd. 1821 sq. ft.
BRT# 402260500 Improvements: Residential
Dwelling
MICHAEL CORSETTI C.P. October Term,
2010 No. 00766 \$55,327.94 McCabe,
Weisberg, & Conway, P.C.

3-337

1425 Shelmore Ave. 19111 56th Wd. 4022.5
sq. ft. BRT# 561354500 Improvements:
Residential Dwelling
PAUL AQUILERA A/K/A PAUL AGUILERA
C.P. December Term, 2010 No. 01043
\$238,644.09 McCabe, Weisberg, & Conway, P.C.

3-339

5932 Erdrick St. 19135 62nd Wd. 2730 sq. ft.
BRT# 622344300 Improvements: Residential
Dwelling
JOSEPH GEIGER C.P. September Term,
2009 No. 02148 \$55,992.47 McCabe,
Weisberg, & Conway, P.C.

SHERIFF'S SALE**3-342**

3132 Princeton Ave. 19149 35th Wd. 3163.05
sq. ft. BRT# 551379800 Improvements:
Residential Dwelling
KEVIN O'MALLEY C.P. July Term, 2010
No. 01769 \$133,386.57 McCabe, Weisberg,
& Conway, P.C.

3-343

1100 Vine St., Unit 602 19107 88th Wd. 632
sq. ft. BRT# 888071776 Improvements:
Condominium
FRANK J. REPICI C.P. March Term, 2010
No. 00212 \$188,086.73 McCabe, Weisberg,
& Conway, P.C.

3-344

6449 N. Broad St. 19126 49th Wd. 5603.68
sq. ft. BRT# 493257200 Improvements:
Residential Dwelling
RYAN STARKS C.P. December Term, 2009
No. 00790 \$120,246.71 McCabe, Weisberg,
& Conway, P.C.

3-345

536 E. Ashmead St. 19144 12th Wd. 1701
sq. ft. BRT# 121089300 Improvements:
Residential Dwelling
JEFFREY KEHLER C.P. June Term, 2010
No. 03276 \$34,682.77 McCabe, Weisberg,
& Conway, P.C.

3-348

6534 Reedland St. 19142-2820 40th
Wd. 1134.42 sq. ft. BRT# 406214300
Improvements: Residential Property
DANETTE M. SMITH C.P. August Term,
2009 No. 02605 \$79,245.79 Phelan Hallinan
& Schmiegl, LLP

3-349

1537 67th Ave. 19126-2707 50th Wd. 1411.50
sq. ft. BRT# 101240500 Improvements:
Residential Property
MELVIN T. HARRIS AND JANEEN A.
HARRIS C.P. May Term, 2010 No. 01764
\$46,015.79 Phelan Hallinan & Schmiegl,
LLP

3-355

1126 S. 60th St. 19143-2345 3rd Wd. 1641
sq. ft. BRT# 033214000 Improvements:
Residential Property
NICOLE LACY AND ROBERT LACY C.P.
July Term, 2009 No. 03087 \$127,391.45
Phelan Hallinan & Schmiegl, LLP

3-358

1520 Dondill Pl. 19122 20th Wd. 1602 sq.
ft. BRT# 202276700 Subject to Mortgage
Improvements: Residential Dwelling
CARMENITA MILLS (ADMINISTRATRIX
OF THE ESTATE OF LEONARD MILLS)
C.P. November Term, 2010 No. 04267
\$54,638.79 Mark J. Udren, Esq.

3-362

6941 Tulip St. 19135 41st Wd. 3300 sq. ft.
BRT# 412456200 Improvements: Residential
Property
ROBERT PAXSON C.P. August Term,
2010 No. 02296 \$90,358.49 Goldbeck
McCafferty & McKeever

3-364

3210 Saxon Pl. 19114 66th Wd. 3200 sq. ft.
BRT# 661092400 Improvements: Residential
Property
CHRISTINE ALBERTINI C.P. June Term,
2009 No. 00328 \$186,361.42 Goldbeck
McCafferty & McKeever

3-366

4935 N. Ueber St. 19141-1022 17th Wd. 1756.60
sq. ft. BRT# 172354100 Improvements:
Residential Property
BETTY GEATHERS BROWN C.P. February
Term, 2010 No. 02109 \$97,521.90 Phelan
Hallinan & Schmiegl, LLP

3-367

144 W. Ritner St., a/k/a 144 Ritner St.
19148-4021 39th Wd. 870 sq. ft. BRT#
391130500 Improvements: Residential
Property
ARTHUR J. GREENMAN A/K/A ARTHUR
GREENMAN NICOLE GREENMAN C.P.
June Term, 2010 No. 02990 \$175,494.01
Phelan Hallinan & Schmiegl, LLP

3-371

6261 N. 17th St. 19141-1923 50th Wd. 1710
sq. ft. BRT# 172196500 Improvements:
Residential Property
PHILLIP B. WALKER C.P. December Term,
2010 No. 00028 \$62,844.62 Phelan Hallinan
& Schmiegl, LLP

3-377

4140 Stirling St. 19135-3026 55th Wd. 1245
sq. ft. BRT# 552047800 Improvements:
Residential Property
BENNIE M. DORSEY C.P. December Term,
2010 No. 01739 \$75,216.01 Phelan Hallinan
& Schmiegl, LLP

3-385

6616 Dicks Ave. 19142-2601 40th Wd. 1183.92
sq. ft. BRT# 406288500 Improvements:
Residential Property
RONALD SMALLS C.P. October Term, 2009

SHERIFF'S SALE

No. 01256 \$78,755.55 Phelan Hallinan &
Schmiegl, LLP

3-388

1604 Lindley Ave. 19141-1508 17th Wd. 2500
sq. ft. BRT# 171063800 Improvements:
Residential Property
LUIS ARROYO C.P. March Term, 2010 No.
05786 \$103,233.69 Phelan Hallinan &
Schmiegl, LLP

3-389

4526 Tudor St. 19136-4014 41st Wd. 1080.42
sq. ft. BRT# 412133700 Improvements:
Residential Property
MELANIE MARIE WILLIAMS C.P.
November Term, 2009 No. 00888 \$145,601.63
Phelan Hallinan & Schmiegl, LLP

3-392

5545 Miriam Rd. 19124 35th Wd. 1277.09
sq. ft. BRT# 351414200 Improvements:
Residential Dwelling
MARIE S. ANGERVILLE AND SAMUEL
FLORENT C.P. December Term, 2010 No.
00769 \$135,074.37 Mark J. Udren, Esq.

3-395

1506 N. 62nd St. 19151 34th Wd. 1842.11
sq. ft. BRT# 342310700 Improvements:
Residential Property
CYNTHIA A. LEONARD C.P. September
Term, 2010 No. 01668 \$39,572.22 Goldbeck
McCafferty & McKeever

3-399

7119 Boyer St. 19119 22nd Wd. 25' 3"
Frontage x. 106' Depth BRT# 222222700
Improvements: Residential Property
DOLORES NAPPER-BEY C.P. November
Term, 2006 No. 000060 \$181,442.77 Richard
M. Squire & Associates, LLC

3-400

4520 McMenamy St. 19136 65th Wd. 25'
Frontage x. 142' Depth BRT# 651165400
Improvements: Residential Property
PAUL P. ROANTREE A/K/A PAUL P.
ROANTREE, SR. AND VIRGINIA C
ROANTREE C.P. November Term, 2009 No.
01554 \$74,448.50 Richard M. Squire &
Associates, LLC

3-401

1823 S. 68th St. 19142-1314 40th Wd. 979.80
sq. ft. BRT# 403065700 Improvements:
Residential Property
PETER GOANUE CHRISTINA GBAHTUO
A/K/A CHRISTINA GOANUE C.P. June
Term, 2009 No. 00790 \$71,468.79 Phelan
Hallinan & Schmiegl, LLP

3-402

715 W. Fisher Ave. 19120-2725 49th
Wd. 1687.50 sq. ft. BRT# 492048300
Improvements: Residential Property
CHERITA M. BROWN C.P. September
Term, 2010 No. 01064 \$72,151.38 Phelan
Hallinan & Schmiegl, LLP

3-403

6638 Tabor Ave. 19111-4735 35th Wd. 2983.20
sq. ft. BRT# 353290900 Improvements:
Residential Property
FEDERICO A. PICHARDO C.P. October
Term, 2010 No. 00812 \$149,779.91 Phelan
Hallinan & Schmiegl, LLP

3-406

8501 Lynnewood Rd. 19150-3205 50th
Wd. 4843.75 sq. ft. BRT# 502036700
Improvements: Residential Property
THOMAS R. WASHINGTON C.P. November
Term, 2010 No. 00778 \$73,229.88 Phelan
Hallinan & Schmiegl, LLP

3-409

2443 S. Hicks St. 19145 26th Wd. 720 sq.
ft. BRT# 261187000 Subject to Mortgage
Improvements: Residential Dwelling
CYNTHIA CARONARO AND DANIEL F.
CARONARO C.P. November Term, 2008
No. 003318 \$125,815.02 Mark J. Udren,
Esq.

3-412

356 E. Wister St. 19144 22nd Wd. 2364 sq. ft.
BRT# 121051600 Improvements: Residential
Dwelling
ROSALIND SHELTON C.P. February Term,
2010 No. 01386 \$108,032.42 McCabe,
Weisberg, & Conway, P.C.

3-413

9435 Ashton Rd. 19114 57th Wd. 4147 sq. ft.
BRT# 572195713 Improvements: Residential
Dwelling
ALLA KANTAROVICH C.P. December
Term, 2010 No. 03137 \$136,791.06 McCabe,
Weisberg, & Conway, P.C.

3-414

11003 Philmont Pl. 19116 58th Wd. 5342
sq. ft. BRT# 582366700 Subject to Mortgage
Improvements: Residential Dwelling
MIKHAIL KONDRASHOV C.P. September
Term, 2010 No. 01140 \$98,918.63 McCabe,
Weisberg, & Conway, P.C.

3-420

2421 Christian St. 19146 30th Wd. 960 sq. ft.
BRT# 302135000 Improvements: Residential

SHERIFF'S SALE

Dwelling
GERARD R. MADDREY C.P. June Term,
2008 No. 05054 \$402,082.02 Jacqueline
F. McNally

3-423

915 Spruce St., Unit C 19107 5th Wd. 524 sq.
ft. BRT# 888042073
JONATHAN COOK C.P. November Term,
2010 No. 02288 \$276,491.35 Phillip D.
Berger, Esq.

3-425

6104 Newtown Ave. 19111 25th Wd. 1583.35
sq. ft. BRT# 352207700 Improvements:
Residential Property
MICHELLE E. ROACH F/K/A MICHELLE
E. BROGAN C.P. June Term, 2007 No.
02750 \$91,406.15 Phelan Hallinan &
Schmiegl, LLP

3-426

4674 Canton St. 19127 21st Wd. 4232.09 sq. ft.
BRT# 211459900 Improvements: Residential
Dwelling
TRACY S HARDY C.P. June Term, 2009 No.
00958 \$162,629.55 McCabe, Weisberg, &
Conway, P.C.

3-430

1310 Kerper St. 19111-4902 53rd Wd. 1798.91
sq. ft. BRT# 532091900 Improvements:
Residential Property
GUSSIE EADY C.P. October Term, 2008
No. 02169 \$193,000.73 Phelan Hallinan &
Schmiegl, LLP

3-431

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 \$81,374.76 Phelan Hallinan &
Schmiegl, LLP

3-436

2844 N. Bailey St. 19132-2513 38th Wd. 752
sq. ft. BRT# 381173900 Improvements:
Residential Property
JASON A. LLOYD AND KIM M. LLOYD
C.P. June Term, 2010 No. 03447 \$27,336.27
Phelan Hallinan & Schmiegl, LLP

3-438

7752 Woodbine Ave. 19151-2723 34th Wd.
7240 sq. ft. BRT# 343205400 Improvements:
Residential Property
WAYNE M. BRICKLEY AND JOYCE A.
BRICKLEY C.P. November Term, 2009
No. 00587 \$88,271.95 Phelan Hallinan &
Schmiegl, LLP

3-443

1275 S. Taylor St. 19146-4018 36th Wd. 817.50
sq. ft. BRT# 361388300 Improvements:
Residential Property
NEIL HOLLIS AND CECILIA F. HOLLIS
C.P. May Term, 2009 No. 01926 \$41,083.23
Phelan Hallinan & Schmiegl, LLP

3-444

5623 Gainer Rd. 19131-1330 52nd Wd. 2250
sq. ft. BRT# 522108500 Improvements:
Residential Property
PASHEN SOLOMON C.P. August Term,
2008 No. 01204 \$96,376.39 Phelan Hallinan
& Schmiegl, LLP

3-445

6039 Hegerman St. 19135-3709 41st
Wd. 1646.25 sq. ft. BRT# 411377300
Improvements: Residential Property
RACHEL BERTHOUMIEUX AND ALI R.
NASSIRIPOUR C.P. September Term, 2010
No. 02813 \$86,990.40 Phelan Hallinan &
Schmiegl, LLP

3-448A-B

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

3-451

6413 N. 20th St. 19138 17th Wd. 1308 sq. ft.
BRT# 172376800 Improvements: Residential
Property
LOLYTA LEE C.P. May Term, 2010 No.
00790 \$92,238.50 Kristine M. Anthou,
Esq.

3-452

2754 Stevens St. 19149 62nd Wd. 984.37 sq. ft.
BRT# 621199900 Improvements: Residential
Property
BRIAN M KINZLER C.P. January Term,
2011 No. 03870 \$110,408.44 Goldbeck
McCafferty & McKeever

3-457

3081 Aramingo Ave. 19134 25th Wd. on
the Southeast Side of Aramingo St. 101 ft. 8
in. Southwestward from the Southwest side of
Clearfield St.; Front: 14 ft. 1 in.; Depth: 68 ft. 3
1/3 in. BRT# 251462300
DAWN WINSLOW-BROWN C.P. December

SHERIFF'S SALE

Term, 2010 No. 01231 \$155,074.69 Louis
P. Vitti, Esq.

3-461

5152 Westford Rd. 19120 42nd Wd. 1710.93
sq. ft. OPA# 421395100 Subject to Mortgage
Improvements: Residential Property
ELIZABETH P. LAMARCHE AND WILLIAM
T. MARTIN C.P. February Term, 2009 No.
01412 \$37,278.68 Brett A. Solomon, Esq.,
and Michael C. Mazack, Esq.

3-470

4616 A St. 19120 42nd Wd. 1126 sq. ft.
BRT# 421288000 Improvements: Residential
Property
JOHN HALL AND DEOGRACIA OTERO
C.P. January Term, 2011 No. 3933 \$65,943.07
Scott A. Diatterick, Esq., Kimberly A. Bonner,
Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy,
Esq., Zucker, Goldberg & Ackerman, LLC

3-471

2537 S. 69th St. 19142 40th Wd. 1245 sq. ft.
BRT# 406126500 Improvements: Residential
Property
LORI HAYMAN C.P. February Term,
2011 No. 0205 \$87,739.88 Scott A.
Diatterick, Esq., Kimberly A. Bonner, Esq., Joel
A. Ackerman, Esq., Ashleigh L. Levy, Esq.,
Zucker, Goldberg & Ackerman, LLC

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Hallinan & Schmiegl, LLP 3-492 2414 S. 12th St. 19148-3502 39th Wd. 1008 sq. ft. BRT# 394246500 Improvements: Residential Property TRACY ANN POWERS C.P. October Term, 2009 No. 03625 \$36,316.55 Phelan Hallinan & Schmiegl, LLP	3-525 5932 Walnut St. 19139 3rd Wd. 2645.50 sq. ft. BRT# 031066400 Improvements: Residential Property GARY SIMS C.P. February Term, 2011 No. 0826 \$150,086.10 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq., Zucker, Goldberg & Ackerman, LLC	2750 sq. ft. BRT# 344064700 Improvements: Residential Property VINCENT C. WASHINGTON C.P. September Term, 2010 No. 02816 \$89,855.69 Phelan Hallinan & Schmiegl, LLP	Land Area: 0 sq. ft.; Improvement Area: 1278 sq. ft. BRT# 888030362 Improvements: Condominium DAVID J. KILLIAN AND LAUREN OTTO C.P. December Term, 2010 No. 03032 \$303,934.85 Phelan Hallinan & Schmiegl, LLP	614-20 N. AMERICAN STREET, LLC C.P. February Term, 2011 No. 004346 \$705,521.49 William J. Levant, Esq.
3-493 7506 Elmwood Ave. 19153-1313 40th Wd. 1317.52 sq. ft. BRT# 404237200 Improvements: Residential Property CRYSTAL K. DAILEY C.P. January Term, 2011 No. 01624 \$106,483.91 Phelan Hallinan & Schmiegl, LLP	3-530 3204 Belgreen Rd. 19154-1430 66th Wd. 2738.20 sq. ft. BRT# 663083900 Improvements: Residential Dwelling GEORGE J. BAKER AND MARIANNE C. BAKER C.P. December Term, 2010 No. 00831 \$93,828.21 Barbara A. Fein, Esq.	3-555 5153 N Fairhill St. 19120-3126 49th Wd. 1649.98 sq. ft. BRT# 492095400 Improvements: Residential Property CHANNA COBBS C.P. February Term, 2010 No. 02825 \$66,207.24 Phelan Hallinan & Schmiegl, LLP	3-601 1339 E Eyre St. 19125-3303 18th Wd. 812.50 sq. ft. BRT# 181156100 Improvements: Residential Property SHAHEEN FAZELBHOY AND RAFIQ FAZELBHOY C.P. October Term, 2010 No. 01303 \$59,814.93 Phelan Hallinan & Schmiegl, LLP	3-633 718 Chestnut St. 19106 5th Wd. Land Area: 3301.80 sq. ft.; Improvement Area: 10970 sq. ft. BRT# 882490600 Subject to Mortgage: Bank of America, N.A., DelVal Improvements: Commercial Property - Store 3 Sty Masonry TOMMY@718, LLC C.P. January Term, 2011 No. 03495 \$1,008,376.33 Jennifer D. Gould, Esq.
3-494 6300 Eastwood St. 19149 54th Wd. 2138.97 sq. ft. BRT# 541265100 Improvements: Residential Property LAM N. NGUYEN AND CUNG T. NGUYEN C.P. January Term, 2011 No. 01383 \$114,568.16 Phelan Hallinan & Schmiegl, LLP	3-531 4806 Rorer St. 19120-4305 42nd Wd. 2142.87 sq. ft. BRT# 421522200 Improvements: Residential Property LOUELLA E. FRISON C.P. July Term, 2010 No. 00384 \$7,923.12 Phelan Hallinan & Schmiegl, LLP	3-560 2108 Green St. 19130 15th Wd. 1320 sq. ft. BRT# 152035500 Improvements: Residential Property THOMAS B. LEISER C.P. November Term, 2008 No. 02788 \$237,202.36 Patrick J. Wesner, Esq.	3-607 761 N 27th St. 19130 15th Wd. 2988 sq. ft. BRT# 151302500 Improvements: Residential Dwelling HELEN WAGNER C.P. November Term, 2010 No. 01702 \$32,827.77 McCabe, Weisberg, & Conway, P.C.	3-634 1014 Spruce St., Apt 2-2, a/k/a 1008-20 Spruce St., Unit 22 19107 5th Wd. BRT# 888052286 Improvements: Condominium LYNNE NORELLA TRACY A/K/A LYNNE N. TRACY GERALD P. TRACY C.P. October Term, 2010 No. 01036 \$162,222.58 Phelan Hallinan & Schmiegl, LLP
3-497 5153 W. Columbia Ave. 19131 52nd Wd. 2471 sq. ft. BRT# 521058100 Improvements: Residential Dwelling GLENROY CHAPMAN C.P. March Term, 2010 No. 02998 \$20,592.12 McCabe, Weisberg, & Conway, P.C.	3-534 2417 Coral St. 19125-1626 31st Wd. 900 sq. ft. BRT# 311114000 Improvements: Residential Property LUIS CESPEDAS C.P. June Term, 2009 No. 00606 \$80,294.39 Phelan Hallinan & Schmiegl, LLP	3-566 4145 Salem St. 19124 23rd Wd. 1024 sq. ft. BRT# 232502800 Improvements: Residential Dwelling JASON BLACK AND SAMMY SOLOMONE C.P. June Term, 2010 No. 02244 \$108,483.85 Mark J. Udren, Esq.	3-608 2654 S 67th St. 19142 40th Wd. 2072 sq. ft. BRT# 406064300 Improvements: Residential Dwelling CRYSTAL BRADLEY C.P. November Term, 2010 No. 03000 \$88,903.36 McCabe, Weisberg, & Conway, P.C.	3-637 1324 S. 51st St., a/k/a 1324 S. Fifty-First St. 19143 40th Wd. 1368 sq. ft. BRT# 273095700 Improvements: Residential Dwelling FRANCIS X. HUEBER C.P. September Term, 2010 No. 02566 \$184,416.22 Mark J. Udren, Esq.
3-498 6401 Woodcrest Ave. 19151 34th Wd. 5967 sq. ft. BRT# 344117500 Improvements: Residential Dwelling EDELGARD BARBARA PRUSSAS JOHNSON C.P. November Term, 2010 No. 00275 \$141,584.71 McCabe, Weisberg, & Conway, P.C.	3-535 10960 E Keswick Rd. a/k/a 10960 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 \$148,160.94 Phelan Hallinan & Schmiegl, LLP	3-569 441 E Pleasant St. 19119 22nd Wd. 1931.95 sq. ft. BRT# 222078100 Improvements: Residential Dwelling SHANA DIXON C.P. February Term, 2009 No. 002068 \$131,114.05 Mark J. Udren, Esq.	3-610 404 W Ruscomb St. 19120-3822 42nd Wd. 1412.80 sq. ft. BRT# 422156100 Improvements: Residential Property JOSE ROMERO, DIANE DELRIO C.P. October Term, 2010 No. 02512 \$94,879.32 Phelan Hallinan & Schmiegl, LLP	The following property, sale of which was postponed from the August 2, 2011 Sheriff's Sale, will be offered for sale on TUESDAY, September 13, 2011..
3-499 1714 N. Gratz St. 19121 47th Wd. 1608 sq. ft. BRT# 471317500 Improvements: Residential Property WILLIAM ERIC LEE C.P. January Term, 2011 No. 2044 \$139,532.64 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq., Zucker, Goldberg & Ackerman, LLC	3-536 7323 Brookhaven Rd. 19151-2206 34th Wd. 1483.70 sq. ft. BRT# 344154000 Improvements: Residential Property HELEN APIO C.P. January Term, 2011 No. 02598 \$75,985.78 Phelan Hallinan & Schmiegl, LLP	3-571 2329 W Tioga Ave. 19140 9th Wd. 1613 sq. ft. BRT# 112107300 Subject to Mortgage Improvements: Residential Dwelling RUDOLPH LATOUR, SARA L. LATOUR C.P. July Term, 2006 No. 003692 \$31,502.20 Mark J. Udren, Esq.	3-611 62 E Logan St. 19144 12th Wd. 25006.01 sq. ft. BRT# 121005120 Improvements: Residential Property LAUREN LARK C.P. December Term, 2007 No. 00350 \$266,144.20 Phelan Hallinan & Schmiegl, LLP	4-301 5853 Crittenden St. 19138-1933 59th Wd. 1076.51 sq. ft. BRT# 591239400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD T. BROWN DECEASED; AND MARY ROBINSON, IN HER CAPACITY AS HEIR OF RONALD T. BROWN, DECEASED C.P. August Term, 2010 No. 03121 \$21,974.70 Phelan Hallinan & Schmiegl, LLP
3-502 648 Allengrove St. 19120-2106 35th Wd. 1343.20 sq. ft. BRT# 351085700 Improvements: Residential Property SHARON BROADNAX C.P. August Term, 2010 No. 02617 \$79,793.62 Phelan Hallinan & Schmiegl, LLP	3-537 4522 Westminster Ave. 19131-5213 6th Wd. 980 sq. ft. BRT# 062094700 Improvements: Residential Property MATTHEW CUNNINGHAM A/K/A MATHEW CUNNINGHAM, DECEASED KEISHA CUNNINGHAM C.P. May Term, 2008 No. 02922 \$64,143.07 Phelan Hallinan & Schmiegl, LLP	3-575 3423 Cottman Ave. 19135 64th Wd. 1597 sq. ft. BRT# 642088700 Improvements: Residential Dwelling DEAN ROSSI (MORTGAGOR) NO AGENT PROPERTIES, LLC (REAL OWNER) C.P. October Term, 2010 No. 01176 \$143,621.79 Mark J. Udren, Esq.	3-615 1452 Devereaux St. 19149 54th Wd. 1520 sq. ft. BRT# 541056500 Improvements: Residential Real Estate LASHAWNDR A SABRINA MOORE C.P. March Term, 2009 No. 003759 \$149,428.32 Stern and Eisenberg LLP	4-303 2065 E. Chelton Ave. A/K/A, 2065 Chelton Ave. 19138-3043 17th Wd. 1935.15 sq. ft. BRT# 171339600 Improvements: Residential Property WILLIAM J. HATTON C.P. August Term, 2010 No. 04673 \$82,477.90 Phelan Hallinan & Schmiegl, LLP
3-503 1028 Rosalie St. 19149-3624 35th Wd. 1217.88 sq. ft. BRT# 352031300 Improvements: Residential Property BRIAN GRIER C.P. June Term, 2009 No. 00575 \$127,486.49 Phelan Hallinan & Schmiegl, LLP	3-540 3425 N Bouvier St. 19140-4922 11th Wd. 844.62 sq. ft. BRT# 112241000 Improvements: Residential Property KEVIN WILLOUGHBY C.P. May Term, 2010 No. 00043 \$46,431.76 Phelan Hallinan & Schmiegl, LLP	3-577 1425 E. Susquehanna Ave. 19125 18th Wd. 1107 sq. ft. BRT# 181252900 Improvements: Residential Dwelling JONATHAN WOJTIW C.P. March Term, 2010 No. 06207 \$210,321.51 Mark J. Udren, Esq.	3-616 50 N 51st St. 19139 44th Wd. 1792 sq. ft. BRT# 441099100 Improvements: Residential Dwelling ABRAHAM KRANTZ C.P. October Term, 2010 No. 03391 \$85,805.34 Mark J. Udren, Esq.	4-304 6540 N. Uber St. 19138-3107 10th Wd. 1080 sq. ft. BRT# 102026900 Improvements: Residential Property AUBREY J. JOHNS AND KIMBERLY M. JOHNS C.P. October Term, 2009 No. 03152 \$101,879.00 Phelan Hallinan & Schmiegl, LLP
3-512 1921 S Cecil St. 19143 40th Wd. 795 sq. ft. BRT# 401031500 Improvements: Residential Property HARRY POWELL C.P. November Term, 2006 No. 003106 \$41,825.05 Christopher A. DeNardo, Esq.	3-542 6528 Dicks Ave. 19142-2806 40th Wd. 1183.92 sq. ft. BRT# 406286600 Improvements: Residential Property ERNISTINE Y. MOON A/K/A TINA Y. MOON A/K/A ERNIST MOON C.P. July Term, 2006 No. 02033 \$67,374.09 Phelan Hallinan & Schmiegl, LLP	3-578 4502 Sheffield St. 19136 65th Wd. 1604.73 sq. ft. BRT# 651134000 Improvements: Residential Dwelling MICHELE GHANAYEM C.P. April Term, 2009 No. 002466 \$212,285.28 Mark J. Udren, Esq.	3-619 4335 N 9th St. 19140 43rd Wd. 1486.35 sq. ft. BRT# 433395000 Improvements: Residential Property STEPHANIE ANDERSON, ADMINISTRATRIX OF THE ESTATE OF JEANETTE ANDERSON, DECEASED C.P. January Term, 2010 No. 02765 \$36,640.28 Goldbeck McCafferty & McKeever	4-305 5432 Woodbine Ave. 19131 52nd Wd. 5670.35 sq. ft. BRT# 522168600 Improvements: Residential Property MARCEL HARPER C.P. December Term, 2007 No. 01151 \$162,172.00 Phelan Hallinan & Schmiegl, LLP
3-514 1439 W Olney Ave. 19119 17th Wd. 1510 sq. ft. BRT# 171085000 Improvements: Residential Property EMMANUEL USO C.P. June Term, 2009 No. 000955 \$41,501.77 Christopher A. DeNardo, Esq.	3-546 3005 S Sydenham St. 19145 26th Wd. 1980 sq. ft. BRT# 261235900 Subject to Mortgage Improvements: Residential Dwelling TED A. CAMPBELL C.P. August Term, 2010 No. 01073 \$221,337.04 McCabe, Weisberg, & Conway, P.C.	3-579 6618 Leeds St. 19151 34th Wd. 1500 sq. ft. BRT# 344031200 Improvements: Residential Dwelling NICOLE HARMON C.P. August Term, 2010 No. 04960 \$143,989.27 Gregory Javardian, Powers, Kirn & Javardian, LLC	3-621 7431 E Tulpehocken St. 19138 50th Wd. Width: 15 ft. 10 inches; Depth: 75 ft. to the Northerly side of a certain 15 ft. wide driveway BRT# 501368000 Subject to Mortgage Subject to Rent MAMADOU BARRY C.P. February Term, 2011 No. 04770 \$17,758.46 James McGarrity, Esq.	4-306 1137 Pine St., Unit 306 19107-6050 5th Wd. BRT# 888043066 Improvements: Condominium YVETTE C. THORNTON, MELVIN THORNTON II AND DUANE THORNTON C.P. May Term, 2010 No. 03123 \$225,982.00 Phelan Hallinan & Schmiegl, LLP
3-515 4058 Aldine St. 19136 41st Wd. 984.06 sq. ft. BRT# 412110600 Improvements: Residential Dwelling ROSARIO M. TEDESCO A/K/A ROSARIO TEDESCO C.P. August Term, 2006 No. 0019 \$130,706.16 Jacqueline F. McNally, Esq.	3-548 4749 N 12th St. 19141 49th Wd. 2479.5 sq. ft. BRT# 491448100 Subject to Mortgage Improvements: Residential Dwelling LUCILLE PALMER C.P. May Term, 2010 No. 03198 \$44,542.73 McCabe, Weisberg, & Conway, P.C.	3-585 6618 Leeds St. 19151 34th Wd. 1500 sq. ft. BRT# 344031200 Improvements: Residential Dwelling NICOLE HARMON C.P. August Term, 2010 No. 04960 \$143,989.27 Gregory Javardian, Powers, Kirn & Javardian, LLC	3-625A-B 5th Wd. (701 N 2nd St. - Premise A - 19123) .0311 acres BRT# 882918035 Subject to Mortgage Improvements: Partial Building 5th Wd. (703 N 2nd St. - Premise B - 19123) .0403 acres BRT# 882928990 Subject to Mortgage Improvements: Commercial Building CAPE BANK C.P. October Term, 2010 No. 003374 \$162,024.18 Dimitri L. Karapelou, Esq. - 76708 Law Offices of Dimitri L. Karapelou, LLC	4-307 4174 Poplar St. 19104-1244 42nd Wd. 1408 sq. ft. BRT# 062151900 Improvements: Residential Property BARBARA GRANT AND ROBERT PROCTOR C.P. April Term, 2009 No. 00751 \$112,987.00 Phelan Hallinan & Schmiegl, LLP
3-516 5510 Walnut St. 19139 60th Wd. 2000 sq. ft. BRT# 604036900 Improvements: Residential Dwelling LINDA CONYERS and NOLTON CONYERS C.P. August Term, 2010 No. 003209 \$138,480.16 Jacqueline F. McNally, Esq.	3-549 7649 E Roosevelt Blvd 19152 64th Wd. 4216.7 sq. ft. BRT# 641005200 Subject to Mortgage Improvements: Residential Dwelling ALFONZO CLARKE C.P. January Term, 2011 No. 00488 \$191,829.78 McCabe, Weisberg, & Conway, P.C.	3-587 1409 Apple Blossom Way 19111 56th Wd. 8002 sq. ft. BRT# 562065070 Improvements: Residential Dwelling ROSEMARY MCCASTLE-HOLMES AND CLINTON HOLMES C.P. November Term, 2010 No. 00287 \$367,427.64 McCabe, Weisberg, & Conway, P.C.	3-626 2505 S 57th St. 19143 40th Wd. on Northeasterly Side of Fifty-seventh St. 71 ft. 0 in. Southeastwardly from the Southeasterly side of Elmwood Ave.; Front: 30.541 ft. 0 in.; Depth: 80 ft. 0 in. OPA# 402017200 ALAN BARBER C.P. December Term, 2010 No. 02946 \$85,334.49 Louis P. Vittii, Esq.	4-308 3301 Belgreen Rd. 19154-1431 66th Wd. 4362.36 sq. ft. BRT# 663091600 Improvements: Residential Property HANEEF NELSON C.P. December Term, 2010 No. 0005 \$53,827.30 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC
3-521 5006 Cedar Ave. 19143 46th Wd. Front- 19.5'; Depth: 110' 3519 sq. ft. OPA# 462051100 Improvements: Residential Building FAIRMOUNT PROPERTIES PA, LLC C.P. February Term, 2011 No. 00395 \$272,124.88 Axel A. Shield, II, Esq.	3-550 904 E Chelton Ave. 19138 12th Wd. 1950 sq. ft. BRT# 122119600 Improvements: Residential Property KAREN SMITH AND WAYNE T. SMITH C.P. January Term, 2007 No. 004483 \$31,908.53 Patrick J. Wesner, Esq.	3-590 416 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	3-629 4134 Cambridge St. 19104 6th Wd. (formerly part of the 24th) Ward of the Ci 40' 11 5/8" x 53' 1 7/8" BRT# 062159700 Subject to Mortgage Improvements: A Single Family Dwelling CRAIG OVERTON C.P. February Term, 2009 No. 3899 \$127,891.67 Patrick Thomas Woodman, Esq.	4-309 1851 S. Ringgold St. 19145 48th Wd. 976 sq. ft. OPA# 482321600 Improvements: Residential Property EDWARD O'FLYNN JR. C.P. December Term, 2010 No. 0123 \$48,975.20 Scott A. Dietterick, Esq.; Kimberly A. Bonner, Esq.; Joel
3-524 6708 Kindred St. 19149 54th Wd. 1425.60 sq. ft. BRT# 542256000 Improvements: Residential Property LISA MILES C.P. February Term, 2011 No. 1975 \$138,341.25 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq., Zucker, Goldberg & Ackerman, LLC	3-553 6721 Lebanon Ave. 19151-3017 34th Wd.	3-597 2239 N Park Ave. 19132-4510 37th Wd. 1472 sq. ft. BRT# 371282000 Improvements: Residential Property Y. THOMAS ODOM-ROBINSON C.P. September Term, 2010 No. 02369 \$142,578.50 Phelan Hallinan & Schmiegl, LLP	3-631 614-20 N American St. 19123 5th Wd. 6598.72 sq. ft. BRT# 884449965 Subject to Mortgage Improvements: Vac Land Ind < Acre	

SHERIFF'S SALE

A. Ackerman, Esq.; Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC

4-312

631 E. Wensley St. 19134 33rd Wd. 637 sq. ft. BRT# 331132800 Improvements: Residential Dwelling
PETER HACKETT C.P. November Term, 2010 No. 003410 \$22,776.10 Jacqueline F. McNally

4-313

4337 Wingohocking St. 19124 23rd Wd. 1360.24 sq. ft. BRT# 234209100 Improvements: Residential Property
SUSANNE YANDEK C.P. July Term, 2010 No. 01247 \$22,325.20 Goldbeck McCafferty & McKeever

4-314

920 N. 50th St. 19131-5102 44th Wd. 1271.85 sq. ft. BRT# 442233600 Improvements: Residential Property
KUSHANAH CALDWELL C.P. August Term, 2010 No. 02716 \$86,451.90 Phelan Hallinan & Schmiegl, LLP

4-316

2312 Federal St. 19146-4113 36th Wd. 915.30 sq. ft. BRT# 361259800 Improvements: Residential Property
MEDIA LAREZZO AND DANIEL LAREZZO C.P. December Term, 2010 No. 03164 \$240,751.00 Phelan Hallinan & Schmiegl, LLP

4-318

554 W. Clapier St. 19144-4837 13th Wd. 2472.80 sq. ft. BRT# 133061300 Improvements: Residential Property
JEWEL R. JOHNSON C.P. December Term, 2010 No. 01898 \$125,607.00 Phelan Hallinan & Schmiegl, LLP

4-321

5308 Gillespie St. 19124-1508 23rd Wd. 1190.25 sq. ft. BRT# 622388600 Improvements: Residential Property
DANIEL BUCKLEY C.P. June Term, 2010 No. 00051 \$95,075.30 Phelan Hallinan & Schmiegl, LLP

4-322

6337 Trotter Rd. 19111 53rd Wd. 1600 sq. ft. BRT# 531237800 Improvements: Residential Property
LAVERNE COMER AND ELDRIDGE COMER C.P. January Term, 2007 No. 2487 \$127,389.00 Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.

4-323

5401 Angora Ter. 19143 51st Wd. 2,376 sq. ft. BRT# 513058500 Improvements: Residential Property
GORDON V. WARD C.P. April Term, 2009 No. 0861 \$57,434.70 Kristine M. Anthou, Esq.

4-325

4967 W. Stiles St. 19131 44th Wd. 756 sq. ft. BRT# 442107050 Improvements: Residential Property
ANGELIQUE HARDEE AND BENJAMIN HARDEE C.P. December Term, 2010 No. 01243 \$35,670.90 Goldbeck McCafferty & McKeever

4-326

364 Tree St. 19148 39th Wd. 714.72 sq. ft. BRT# 392134500 Improvements: Residential Property
BLAIR VAUGHN C.P. February Term, 2011 No. 01478 \$140,212.00 Goldbeck McCafferty & McKeever

4-327

903 Kenmore Rd. 19151 34th Wd. 1280 sq. ft. BRT# 344343600 Improvements: Residential Property
KIESHA YOUNG C.P. February Term, 2011 No. 01205 \$116,433.00 Goldbeck McCafferty & McKeever

4-328

2153 E. Hager St. 19125 31st Wd. 983 sq. ft. BRT# 313207900 Improvements: Residential Property
CHARLES H. MYERS AND TARA M. MYERS C.P. December Term, 2010 No. 0784 \$46,443.30 Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC

4-329

4404 Comly St. 19135 55th Wd. 1429 sq. ft. BRT# 552003900 Improvements: Residential Property
KENNETH WISNIEWSKI AND CHRISTOPHER ZAWIERUCHA C.P. February Term, 2011 No. 1979 \$143,981.00 Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC

4-331

7125 Erdrick St. 19135 41st Wd. 1488.30 sq. ft. BRT# 412250000 Improvements: Residential Property
ALEXIS ROSARIO C.P. February Term, 2011 No. 01829 \$150,501.00 Goldbeck

SHERIFF'S SALE

McCafferty & McKeever

4-333

3111 Euclid St. 19121 32nd Wd. 1005.36 sq. ft. BRT# 323020600 Improvements: Residential Property
KENYATO K. BRYANT C.P. July Term, 2009 No. 03033 \$38,468.90 Goldbeck McCafferty & McKeever

4-334

6009 Irving St. 19139 46th Wd. 1055.60 sq. ft. BRT# 031101700 Improvements: Residential Property
THE UNKNOWN HEIRS OF RUDOLPH HARRY BENSON, DECEASED C.P. November Term, 2010 No. 04454 \$54,974.60 Goldbeck McCafferty & McKeever

4-338

5160 Ogden St. 19139 44th Wd. 1140 sq. ft. BRT# 442017300 Improvements: Residential Property
EVELYN M. ABDULLAH C.P. July Term, 2008 No. 001215 \$59,323.70 Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC

4-340

6300 Rising Sun Ave. 19111 39th Wd. 20' x 100' BRT# 353237700 Improvements: Single Family Residence
DAVID SLAFMAN C.P. April Term, 2010 No. 02220 \$126,851.00 Robert S. Esposito, Esq.

4-341

728 W. Jefferson St. 19125 20th Wd. 14.6' x 48.0' BRT# 201008100 Improvements: Single Family Residence
ALBERT DAVID SLAFMAN C.P. April Term, 2010 No. 03224 \$118,605.00 Robert S. Esposito, Esq.

4-342

2039 N. 63rd St. 19151 34th Wd. 4,651.27 sq. ft. BRT# 342367700 Subject to Mortgage Improvements: Residential Dwelling
FREDERIC A. CURETON, SR. AND CYNTHIA CURETON C.P. January Term, 2011 No. 02809 \$232,767.00 Mark J. Udren, Esq.

4-343

1114 E. Hortter St. 19150 50th Wd. 479 ft. 4 in West from its point of intersection with the Southwest side of Baldwin St. Front: 16 ft. 2 in. Depth: 92 ft. 6 in. BRT# 502338200
ANDREA HURLOCK C.P. November Term, 2008 No. 1413 \$144,298.00 Louis P. Vitti, Esq.

4-344

127 Alexis La 19115-3401 57th Wd. 11238.37 sq. ft. BRT# 632171500 Improvements: Residential Property
CHAUDHRY Z. IQBAL AND SHAZIA ZAFAR C.P. December Term, 2010 No. 00907 \$293,262.00 Phelan Hallinan & Schmiegl, LLP

4-346

4618 Penn St. 19124-5821 23rd Wd. 2200 sq. ft. BRT# 234286400 Improvements: Residential Property
ELBA V. DELGADO AND JOSEPH R. DELGADO C.P. August Term, 2008 No. 02640 \$80,481.90 Phelan Hallinan & Schmiegl, LLP

4-348

2437 S. Orkney St. 19148 39th Wd. 750 sq. ft. BRT# 392268800 Improvements: Residential Property
ANALISA M. TAYLOR C.P. May Term, 2008 No. 01450 \$136,843.00 Phelan Hallinan & Schmiegl, LLP

4-350

1316 Orthodox St. 19124-3623 23rd Wd. 3795 sq. ft. BRT# 234058400 Improvements: Residential Property
LAMOND MURRAY A/K/A LAMOND M. MURRAY AND CARMEN MURRAY A/K/A CARMEN E. MURRAY C.P. November Term, 2010 No. 02938 \$101,224.00 Phelan Hallinan & Schmiegl, LLP

4-351A-B

23rd Wd. (1332 Orthodox St. - Premise A - 19124) 280 ft. 0 in. NW of Leiper St. Front: 40 ft. 0 in. Depth: 122 ft. 1/2 in. BRT# 234059200

23rd Wd. (1338 Orthodox St. - Premise B - 19124) 136 ft. 11 in. NW of Leiper St. Front: 32 ft. 1 in. Depth: 123 ft. 7 3/4 in. BRT# LAMOND MURRAY AND CARMEN MURRAY C.P. July Term, 2009 No. 02320 \$125,460.00 Phillip D. Berger, Esq.; Lundy, Flitter, Beldecos & Berger, P.C.

4-353

6616 Ogontz Ave. 19126 10th Wd. 3216 sq. ft. BRT# 102005000 Improvements: Residential Dwelling
TERRON JENNINGS AND FREDRICIA V JENNINGS C.P. November Term, 2009 No. 02564 \$175,730.00 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE**4-355**

6404 Marsden St. 19135 41st Wd. 5066.3 sq. ft. BRT# 411254400 Improvements: Residential Dwelling
MARCO SANCHEZ C.P. December Term, 2010 No. 03141 \$170,319.00 McCabe, Weisberg, & Conway, P.C.

4-360

12032 Glenfield Rd. 19154 66th Wd. 4317.25 sq. ft. BRT# 662183300 Subject to Mortgage Improvements: Residential Dwelling
GERALD L. VOLPE C.P. January Term, 2011 No. 03591 \$101,120.00 McCabe, Weisberg, & Conway, P.C.

4-361

3242 Jasper St. a/k/a, 1885 E. Madison St. 19134 34th Wd. 3420 sq. ft. BRT# 452017100 Improvements: Residential Property
GEORGE CAPEWELL C.P. September Term, 2008 No. 003504 \$20,185.40 Christopher A. DeNardo, Esq.

4-366

2433 N. 25th St. 19132 28th Wd. 1362 sq. ft. BRT# 281024300 Improvements: Residential Real Estate
HARRY WRIGHT C.P. February Term, 2003 No. 002362 \$35,391.30 Stern and Eisenberg LLP

4-368

3236 Fordham Rd. 19114 35th Wd. 4800.30 sq. ft. BRT# 572101000 Improvements: Residential Property
KATHLEEN SCHOLL AND BENJAMIN F. SCHOLL IV C.P. August Term, 2007 No. 00251 \$98,016.20 Goldbeck McCafferty & McKeever

4-370

5511 Locust St. 19139 60th Wd. 1696 sq. ft. BRT# 604051100 Improvements: Residential Property
ERIC QUICK C.P. January Term, 2011 No. 1630 \$84,363.80 Scott A. Dietherick, Esq.; Kimberly A. Bonner, Esq.; Joel A. Ackerman, Esq.; Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC

4-371A-B

22nd Wd. (6756 Germantown Ave. - Premise A - 19119) 16 Ft. frontage x. 111 ft. 9 5/8 inches depth BRT# 223194100 Improvements: Residential Property
12th Wd. (4963 Wakefield St. - Premise B - 19144) 30 ft. frontage x. 200 ft. depth BRT# 121169300 Improvements: Residential Property
JOSEPH E. FISHER & YVETTE T. FISHER, HUSBAND AND WIFE C.P. January Term, 2011 No. 03948 \$184,525.00 Richard M. Squire & Associates, LLC

4-373

7635 Roosevelt Blvd. 19152 64th Wd. 2,680.70 sq. ft. BRT# 641004500 Improvements: Residential Dwelling
GARY N. YOUNG AND DIANE L. YOUNG C.P. March Term, 2011 No. 000748 \$170,357.00 Jacqueline F. McNally

4-376

3600 Conshohocken Ave., Unit 1107 19131 52nd Wd. 0 sq. ft. BRT# 888520526 Improvements: Residential Dwelling
CATHY Y. MORRIS C.P. August Term, 2010 No. 004711 \$78,457.10 Jacqueline F. McNally

4-378

2125 Ripley St. 19152 56th Wd. 6474 sq. ft. BRT# 561581600 Improvements: Residential Dwelling
LISA M REED C.P. June Term, 2009 No. 03205 \$190,933.00 McCabe, Weisberg, & Conway, P.C.

4-380

1322 Rockland St. 49th Wd. 85 ft. 0 in. East of Old York Road Front: 20 ft. 0 in. Depth: 114 ft. 0 in. BRT# 491119400
RANDALL SWADLOW C.P. February Term, 2011 No. 04325 \$34,067.10 Phillip D. Berger, Esq.; Lundy, Flitter, Beldecos & Berger, P.C.

4-381

7611 Raven Pl. 19153 40th Wd. 1798.20 sq. ft. BRT# 405830200 Improvements: Residential Property
ELEANOR T. ROBINSON AND ROBERT T. ROBINSON C.P. February Term, 2011 No. 03664 \$95,201.10 Goldbeck McCafferty & McKeever

4-383

1977 Church La. 19141 17th Wd. 1725.39 sq. ft. BRT# 171246400 Improvements: Residential Property
NORMA L. ALEXANDER AND SAMUEL ALEXANDER, JR. C.P. September Term, 2010 No. 02169 \$18,052.90 Goldbeck McCafferty & McKeever

4-384

1249 Marlyn Rd. 19151 34th Wd. 1275.75 sq. ft. BRT# 344275000 Improvements: Residential Property

SHERIFF'S SALE

ERIC HARRISON C.P. November Term, 2010 No. 04132 \$126,779.00 Goldbeck McCafferty & McKeever

4-386

1907 Arthur St. 19152 56th Wd. 3770 sq. ft. BRT# 562062210 Improvements: Residential Property
IZZELDIN A. AHMED AND RAMI I. AHMED C.P. December Term, 2010 No. 00229 \$210,610.00 Goldbeck McCafferty & McKeever

4-388

416 E. Phil Ellena St. 19119 22nd Wd. 4254.54 sq. ft. BRT# 221201100 Improvements: Residential Property
DENISE TYLER AND PAGE TYLER C.P. February Term, 2011 No. 00336 \$88,616.10 Goldbeck McCafferty & McKeever

4-389

721 E. Hilton St. 19134-1806 33rd Wd. 741.50 sq. ft. BRT# 331057900 Improvements: Residential Property
ROMEO VIRAY AND MARIA P. VIRAY C.P. February Term, 2011 No. 01653 \$27,553.40 Phelan Hallinan & Schmiegl, LLP

4-390

5025 N. Franklin St. 19120 49th Wd. 996.87 sq. ft. BRT# 491232100 Improvements: Residential Property
TAMARA S. GRAZIER A/K/A TAMARA S. JOHNSON-GRAZIER C.P. October Term, 2010 No. 02322 \$58,991.90 Phelan Hallinan & Schmiegl, LLP

4-391

5217 Ridge Ave. 19128-3711 21st Wd. 2170.56 sq. ft. BRT# 213193700 Improvements: Residential Property
MICHAEL R. EGBERT C.P. August Term, 2010 No. 00641 \$124,320.00 Phelan Hallinan & Schmiegl, LLP

4-393

6323 Germantown Ave. 19144-1907 59th Wd. 1131.50 sq. ft. BRT# 592183600 Improvements: Residential Property
DOREEN WILLIAMS C.P. March Term, 2010 No. 05748 \$97,211.80 Phelan Hallinan & Schmiegl, LLP

4-394

3332 Kip St. 19134-1612 7th Wd. 862.20 sq. ft. BRT# 073086800 Improvements: Residential Property
FRANK D. PORTER, JR A/K/A FRANK D. PORTER AND JASON T. CARUCCI C.P. January Term, 2011 No. 04995 \$60,062.10 Phelan Hallinan & Schmiegl, LLP

4-397

1145 Atwood Rd. 19151-3108 34th Wd. 1240 sq. ft. BRT# 344327400 Improvements: Residential Property
CLINTON FIELDS AND MICHELE FIELDS C.P. October Term, 2007 No. 00607 \$126,741.00 Phelan Hallinan & Schmiegl, LLP

4-398

3613 Sepviva St. 19134-2714 45th Wd. 740.88 sq. ft. BRT# 451456900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE BOWERS, DECEASED. SHANNON BOWERS, IN HER CAPACITY AS HEIR OF MARIE BOWERS, DECEASED. MICHELE BOWERS, IN HER CAPACITY AS HEIR OF MARIE BOWERS, DECEASED. C.P. March Term, 2009 No. 04659 \$40,321.30 Phelan Hallinan & Schmiegl, LLP

4-399

1923 McKean St. 19145-2804 48th Wd. 1292 sq. ft. BRT# 481097700 Improvements: Residential Property
LAURENTIUS SOESILO AND EVELINE HANDONO C.P. May Term, 2010 No. 02678 \$100,094.00 Phelan Hallinan & Schmiegl, LLP

4-400

928 N. 29th St. 19130-1134 29th Wd. 840 sq. ft. BRT# 292229500 Improvements: Residential Property
PAULINA BOS AND CANDICE PORTER C.P. March Term, 2010 No. 06374 \$249,938.00 Phelan Hallinan & Schmiegl, LLP

4-402

2032 Beyer Ave. 19115-4705 56th Wd. 3504 sq. ft. BRT# 562302300 Improvements: Residential Property
RICHARD S. BUTOW C.P. August Term, 2010 No. 02907 \$188,871.30 Phelan Hallinan & Schmiegl, LLP

4-405

1610 S. Hicks St. 19145-1513 36th Wd. 686 sq. ft. BRT# 365083000 Improvements: Residential Property
JENI SAPUTRA C.P. May Term, 2010 No. 00868 \$123,122.45 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE**4-408**

4032 Markland St. 19124-5330 33rd Wd. 894 sq. ft. BRT# 332491500 Improvements: Residential Property
DAYANARA D. MONTALVO A/K/A DAYANARA SANTIAGO PAULA VEGA C.P. December Term, 2009 No. 01008 \$45,350.36 Phelan Hallinan & Schmiegl, LLP

4-409

4619 Naples St. 19124-3120 23rd Wd. 1262.80 sq. ft. BRT# 234215700 Improvements: Residential Property
DEIRDRE L. ROBINSON C.P. November Term, 2010 No. 00779 \$88,690.19 Phelan Hallinan & Schmiegl, LLP

4-411

1533 N. 61st St. 19151 24th Wd. 1305 sq. ft. BRT# 342243800 Improvements: Residential Real Estate
DEBORAH WASHINGTON C.P. April Term, 2006 No. 001634 \$54,458.61 Stern and Eisenberg LLP

4-412

8017 Elberon Ave. 19111-1806 63rd Wd. 3720 sq. ft. BRT# 631040300 Improvements: Residential Property
THOMAS P. HANNIGAN C.P. October Term, 2010 No. 02132 \$146,935.35 Phelan Hallinan & Schmiegl, LLP

4-414

811 N. 13th St. 19123-1809 14th Wd. 2580 sq. ft. BRT# 141191435 Improvements: Residential Property
ESTATE OF JAMES B. ROSS, GARY ROSS, ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMES B. ROSS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES B. ROSS, DECEASED C.P. July Term, 2009 No. 00703 \$54,041.71 Phelan Hallinan & Schmiegl, LLP

4-415

8831 Brocklehurst St. 19152-1320 57th Wd. 3117.95 sq. ft. BRT# 571245000 Improvements: Residential Property
JASON A. HAIGH C.P. March Term, 2010 No. 04616 \$204,127.98 Phelan Hallinan & Schmiegl, LLP

4-416

587 Martin St. 19128-1620 21st Wd. 1852 sq. ft. BRT# 213180700 Improvements: Residential Property
HAZEL A. ALTOMARE C.P. November Term, 2010 No. 01059 \$181,933.40 Phelan Hallinan & Schmiegl, LLP

4-418

6023 Clifford Terr., a/k/a 6023 Clifford St. 19151-3505 34th Wd. 1280 sq. ft. BRT# 342121400 Improvements: Residential Property
TAMIKA POINTER C.P. October Term, 2010 No. 01957 \$89,478.96 Phelan Hallinan & Schmie

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
4-433 1812 Gillingham St. 19124 23rd Wd. 1184 sq. ft. BRT# 232077100 Improvements: Residential Dwelling JAMES LEE, DECEASED C.P. November Term, 2011 No. 001132 \$50,013.23 Benjamin E. Witmer, Esq.	Hallinan & Schmiegl, LLP 4-460 5423 Stewart St. 19131 4th Wd. 1520 sq. ft. BRT# 041268400 Improvements: Residential Property GEM S. MUNDY C.P. July Term, 2007 No. 02966 \$97,974.62 Michael D. LiPuma, Esq.; Lindsey B. Pockers, Esq.; Law Office of Michael D. LiPuma	ESTATE OF BARBAR A. MASSENBURG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA A. MASSENBURG, DECEASED C.P. October Term, 2010 No. 02127 \$16,351.33 Phelan Hallinan & Schmiegl, LLP 4-475 1431 S. 28th St. 19146-3702 36th Wd. 821.28 sq. ft. BRT# 364337000 Improvements: Residential Property ELLEN V. BANNING C.P. November Term, 2010 No. 04594 \$79,747.65 Phelan Hallinan & Schmiegl, LLP	Udren, Esq. 4-506 6746 Woodland Ave. 19142-1827 40th Wd. 2288 sq. ft. BRT# 403153500 Improvements: Residential Property DANNY H. WALKER AND MARCIA A. WALKER C.P. May Term, 2009 No. 00912 \$40,021.58 Phelan Hallinan & Schmiegl, LLP	Esq.; Weir & Partners LLP 4-527 1116 W. Lehigh Ave. 19133 37th Wd. 1679 sq. ft. BRT# 371451230 DAVID STEINER C.P. April Term, 2011 No. 00546 \$269,642.48 Steven E. Angstreich, Esq.; Weir & Partners LLP
4-436 3307 Fidler St. 19114 57th Wd. 2622.60 sq. ft. BRT# 572168809 Improvements: Residential Property SUZANN SAVIDGE AND JAMES B. SAVIDGE C.P. May Term, 2010 No. 00064 \$202,992.99 Goldbeck McCafferty & McKeever	4-461 4827 N. Marvine St. 19141 49th Wd. 2,162.5 sq. ft. BRT# 491424320 Subject to Mortgage Improvements: Residential Dwelling ALIA SUTTON-BEY C.P. February Term, 2011 No. 03080 \$71,566.72 Mark J. Udren, Esq.	4-476 5323 Kershaw St. 19131-4321 44th Wd. 1131 sq. ft. BRT# 442151200 Improvements: Residential Property GWENDOLYN JOHNSON C.P. January Term, 2011 No. 00599 \$40,197.14 Phelan Hallinan & Schmiegl, LLP	4-507 2988 Chatham St. 19134 25th Wd. 1050.63 sq. ft. BRT# 251411700 Improvements: Residential Property WILLIAM J. MALLON A/K/A WILLIAM J. MALLON, JR., DECEASED C.P. July Term, 2007 No. 03879 \$52,782.81 Phelan Hallinan & Schmiegl, LLP	4-528 1618 S. Bailey St. 19145 36th Wd. 651 sq. ft. BRT# 364276500 DAVID STEINER C.P. April Term, 2011 No. 00547 \$69,677.76 Steven E. Angstreich, Esq.; Weir & Partners LLP
4-437 2538 S. Massey St. 19142 40th Wd. 1244.32 sq. ft. BRT# 406120300 Improvements: Residential Property SALIMAH MUHAMMAD C.P. October Term, 2010 No. 00638 \$88,797.00 Goldbeck McCafferty & McKeever	4-462 5726 Harmer St. 19131 34th Wd. 1,633 sq. ft. O.P.A.# 043013300 Improvements: 2 story row home MICHAEL BERKMAN C.P. March Term, 2011 No. 01360 \$65,798.79 Axel A. Shield, II, Esq.	4-485 4301 Glendale St. 19124 33rd Wd. BRT# NOT SUPPLIED Subject to Mortgage Improvements: APT 2-4 Unit 2 STY Masonry ISRAEL RAMOS C.P. December Term, 2010 No. 01023 \$117,858.93 Christine A. Pinto, Esq.	4-510 5329 Lebanon Ave. 19131 52nd Wd. 1277 sq. ft. BRT# 521142700 Improvements: Residential Property YVONNE JOHNSON C.P. August Term, 2010 No. 000359 \$66,045.98 Christopher A. DeNardo, Esq.	4-529 2821 E. Ontario St. 19134 45th Wd. 1005.62 sq. ft. BRT# 451049800 DAVID STEINER C.P. April Term, 2011 No. 00535 \$144,315.23 Steven E. Angstreich, Esq.; Weir & Partners LLP
4-439 139 Gladstone St. 19148 58th Wd. 672 sq. ft. BRT# 391135000 Improvements: Residential Property JOSEPH MONTELLA AND KRISTIN R. MONTELLA C.P. March Term, 2010 No. 03143 \$150,044.86 Goldbeck McCafferty & McKeever	4-463 11011 Ferndale St. 19116 58th Wd. 2733 sq. ft. BRT# 582483310 Improvements: Residential Dwelling JACOB K. MATHEW AND LEKHA GRACE PHILIP C.P. November Term, 2010 No. 03350 \$462,000.75 Gregory Javardian Powers, Kim & Javardian, LLC	4-487A-B 43rd Wd. (3943 N. Reese St. - Premise A - 19140) 1,027.96 sq. ft. BRT# 433040900 Subject to Mortgage Improvements: Residential Property 43rd Wd. (3945 N. Reese St. - Premise B - 19140) 1,027.96 sq. ft. BRT# 433041000 Subject to Mortgage Improvements: Residential Property SAEL O. GONZALEZ C.P. March Term, 2007 No. 001790 \$91,331.42 Brett A. Solomon Michael C. Mazack	4-511 936 Ernest St. assessed as, 936 Ernst St. 19147 2nd Wd. 768 sq. ft. BRT# 021211500 Improvements: Residential Property CONNIE PAULSON C.P. January Term, 2009 No. 002431 \$34,502.68 Christopher A. DeNardo, Esq.	4-530 1210 S. Bucknell St. 19146 36th Wd. 700 sq. ft. BRT# 361359300 DAVID STEINER C.P. April Term, 2011 No. 00549 \$97,426.11 Steven E. Angstreich, Esq.; Weir & Partners LLP
4-440 224-26 W. Rittenhouse Sq., Unit 3007 19103 8th Wd. BRT# 888081478 Subject to Mortgage FREDRIC R. MANN AND SANDRA MANN, AS TENANTS BY THE ENTIRETY C.P. May Term, 2010 No. 033055 \$3,952.00 Joshua B. Horvitz, Esq.; Fineman Krekstein & Harris, P.C.	4-464 2325 Dickinson St. 19146 36th Wd. 1286 sq. ft. BRT# 364030200 Improvements: Residential Dwelling EDWARD J. JONES, ADMINISTRATOR OF THE ESTATE OF IRMA BELL HOLLIS, A/K/A IRMA B. HOLLIS, DECEASED. C.P. February Term, 2011 No. 00470 \$125,616.79 Gregory Javardian	4-488 1924 Harrison St. 19124 23rd Wd. 2,100 sq. ft. BRT# 232204500 Subject to Mortgage Improvements: Residential Property GERALD R. EDWARDS, THE UNITED STATES OF AMERICA, AND WILD RIVER ENTERPRISES, LLC C.P. April Term, 2008 No. 04213 \$61,228.38 Brett A. Solomon Michael C. Mazack	4-512 2534 Bellford St. 19153 40th Wd. 1078 sq. ft. BRT# 404146900 Improvements: Residential Property NATINA T. EL C.P. March Term, 2011 No. 002987 \$61,862.27 Christopher A. DeNardo, Esq.	4-531 3464 Palmetto St. 19134-1423 33rd Wd. 960 sq. ft. BRT# 331387200 Improvements: Residential Dwelling BRENDERLY ANDERSON C.P. December Term, 2010 No. 03223 \$103,727.54 Barbara A. Fein, Esq.
4-441 224-26 W. Rittenhouse Sq., Unit 3006 19103 8th Wd. BRT# 888081477 Subject to Mortgage FREDRIC R. MANN AND SANDRA MANN, AS TENANTS BY THE ENTIRETY C.P. May Term, 2010 No. 033054 \$10,105.00 Joshua B. Horvitz, Esq.; Fineman Krekstein & Harris, P.C.	4-465 7615 Langdon St. 19111 56th Wd. 2758.01 sq. ft. BRT# 561138100 Improvements: Residential Dwelling MICHAEL PIKER C.P. September Term, 2010 No. 002611 \$197,661.81 Howard C. Pressman, Esq.	4-489 5608 Catharine St. 19143 46th Wd. 1236 sq. ft. BRT# 463107100 Subject to Mortgage Improvements: Residential Property BINYOMIN BLUMENKRANTZ A/K/A BENJAMIN BLUMENKRANTZ C.P. August Term, 2008 No. 03447 \$83,642.71 Brett A. Solomon Michael C. Mazack	4-514 5124 Larchwood Ave. 19143 46th Wd. 2400 sq. ft. BRT# 462006600 Improvements: Residential Dwelling GRACE RENEE GILLYARD A/K/A GRACE R. GILLYARD C.P. October Term, 2010 No. 02091 \$68,879.68 Mark J. Udren, Esq.	4-532 3515-21 Welsh Rd. 19136 35th Wd. 32726 sq. ft. BRT# 882928665 Subject to Mortgage Improvements: Improvements consist of a one and two story brick building on a concrete slab for commercial use with parking facilities MARSICO REAL ESTATE MANAGEMENT CORPORATION C.P. March Term, 2010 No. 00332 \$1,815,940.02 Jack M. Seitz, Esq.; Zachary J. Cohen, Esq.; Lesavoy Butz & Seitz LLC
4-442 6532 Lansdowne Ave. 19151 34th Wd. 1395 sq. ft. BRT# 344019500 Improvements: Residential Property BASIL A. SCOTT AND JANICE V. SCOTT C.P. March Term, 2011 No. 03346 \$141,283.09 Goldbeck McCafferty & McKeever	4-466 1521 S. Hollywood St. 19146 36th Wd. 658 sq. ft. BRT# 364405700 Improvements: Residential Dwelling DERECK BURROUGHS C.P. December Term, 2010 No. 02818 \$105,231.32 Howard C. Pressman, Esq.	4-490 5464 Spruce St. 19139 60th Wd. 1,121.75 sq. ft. BRT# 603070200 Subject to Mortgage Improvements: Commercial Property WENDELL DOUGLAS C.P. November Term, 2006 No. 02590 \$212,553.01 Brett A. Solomon Michael C. Mazack	4-515 126 Krams Ave. 19127 21st Wd. 1742.25 sq. ft. BRT# 211388100 Improvements: Residential Dwelling RICHARD J. CASEY JR. AND CAROLINE CASEY C.P. November Term, 2009 No. 02598 \$270,269.21 Mark J. Udren, Esq.	4-533 A 3543 Welsh Rd. 64th Wd. 3402 sq. ft. (3543 Welsh Road) BRT# 642312100 (3543 Welsh Road) Subject to Mortgage Improvements: Improvements consist of a detached two story duplex of brick construction and driveway GUERINO MARSICO C.P. November Term, 2010 No. 04123 \$579,366.09 Jack M. Seitz, Esq.; Zachary J. Cohen, Esq.; Lesavoy Butz & Seitz LLC
4-443 2724 W. Albert St. 19132 28th Wd. 64 ft. 6 7/8 in. Southeast from the Southeast side of Cottage St.; Front 16 ft. 2 1/4 in.; Depth 90 ft. 0 in. BRT# 281328900 Improvements: Residential Property ARCHIE DICKERSON C.P. February Term, 2011 No. 00749 \$38,729.13 Richard M. Squire & Associates, LLC	4-467 5455 N. Marvine St. 19141-3009 49th Wd. 1230 sq. ft. BRT# 493089200 Improvements: Residential Property JUDY MARTIN LAMPART C.P. April Term, 2009 No. 03340 \$110,663.91 Phelan Hallinan & Schmiegl, LLP	4-491 6118 Jackson St. 19135-3614 55th Wd. 2481 sq. ft. BRT# 552457900 Improvements: Residential Property LORELIE P. BUMANLAG FAVIO C. BUMANLAG C.P. January Term, 2011 No. 02629 \$133,637.25 Phelan Hallinan & Schmiegl, LLP	4-518 8353 Hegerman St. 19136 65th Wd. 18880 sq. ft. BRT# 884258658 Subject to Mortgage Improvements: Building JUST JACK, LLC C.P. August Term, 2008 No. 2455 \$2,076,783.50 Drew Salaman, Esq.	4-534 4732 E. Roosevelt Blvd. 35th Wd. 13233 sq. ft. BRT# 881104050 Improvements: +13233 Square Foot Multiple-Story Rental Property BOULEVARD HOLDINGS, LLC C.P. March Term, 2010 No. 1895 Michael A. Suleta, Esq.
4-444 224-26 W. Rittenhouse Sq., Unit 3008 19103 8th Wd. BRT# 888081479 Subject to Mortgage FREDRIC R. MANN AND SANDRA MANN C.P. May Term, 2010 No. 033056 \$7,047.50 Joshua B. Horvitz, Esq.; Fineman Krekstein & Harris, P.C.	4-468 2044 S. Bonsall St. 19145-2606 48th Wd. 800 sq. ft. BRT# 482286500 Improvements: Residential Property SOMCHAY SAYAMANH PHETSAMONE PHANTHAVONG A/K/A PHE-SAMONE PHANTHAVONG A/K/A PHE-SAMON PHANTHAVONG C.P. October Term, 2010 No. 01099 \$46,862.53 Phelan Hallinan & Schmiegl, LLP	4-492 1506 Brown St. 19130-2906 15th Wd. 1395 sq. ft. BRT# 152234300 Improvements: Residential Property JAMES SMITH C.P. August Term, 2010 No. 04093 \$270,889.51 Phelan Hallinan & Schmiegl, LLP	4-519 1601-1603 W. Susquehanna Ave. 19121 16th Wd. 1967.25 sq. ft. BRT# 161260000 Improvements: ROW W-OFF/STR 3STY HCFD CORPORATION A/K/A HCFD CORP. C.P. April Term, 2010 No. 01295 Louise Melchor, Esq.	4-535 4683 Mulberry St. 19124 23rd Wd. 1600 sq. ft. BRT# 232319700 DAVID STEINER C.P. April Term, 2011 No. 00544 \$109,940.34 Steven E. Angstreich, Esq.; Weir & Partners LLP
4-445 3417 Tyson Ave. 19149-2017 55th Wd. 2408.75 sq. ft. BRT# 551345300 Improvements: Residential Property MARTA CUELLO NELSON CUELLO C.P. November Term, 2010 No. 00776 \$94,530.00 Phelan Hallinan & Schmiegl, LLP	4-469 837 E Sanger St. 19124-1014 35th Wd. 1038.10 sq. ft. BRT# 351219200 Improvements: Residential Property STEVE COMPTON C.P. August Term, 2008 No. 00592 \$138,827.47 Phelan Hallinan & Schmiegl, LLP	4-493 1972 Ashley St. 19138-2725 10th Wd. 1253 sq. ft. BRT# 101362400 Improvements: Residential Property DWAYNE A. STEWART DANITA STEWART C.P. March Term, 2010 No. 01174 \$136,218.14 Phelan Hallinan & Schmiegl, LLP	4-520 A 2510 S. 73rd St. 19142-1510 40th Wd. 1516.35 sq. ft. BRT# 404074800 Improvements: Residential Property JANAY ADAMS AND TERRANCE ADAMS C.P. January Term, 2010 No. 02858 \$104,607.99 Phelan Hallinan & Schmiegl, LLP	4-536 6120 N. Broad St. 19141 17th Wd. 1568 sq. ft. BRT# 881071435 DAVID STEINER C.P. April Term, 2011 No. 00531 \$225,930.75 Steven E. Angstreich, Esq.; Weir & Partners LLP
4-448 2813 Agate St. 19134 25th Wd. BRT# 252327200 Improvements: Row 2 Sty Masonry DONALD ORLEN C.P. February Term, 2011 No. 03603 \$65,436.22 Christine A. Pinto, Esq.	4-470 3047 Agate St. 19134-4320 25th Wd. 775.67 sq. ft. BRT# 252331000 Improvements: Residential Property DAVID LITCHFIELD C.P. February Term, 2011 No. 03325 \$76,945.63 Phelan Hallinan & Schmiegl, LLP	4-494 7766 Woodbine Ave. 19151 34th Wd. 1837.44 sq. ft. BRT# 343206100 Improvements: Residential Dwelling LATANYA U. HENSON C.P. April Term, 2010 No. 00003 \$131,254.06 Mark J. Udren, Esq.	4-521 16 S. 61st St. 19139 46th Wd. 1350 sq. ft. BRT# 031174400 Subject to Mortgage Improvements: Residential Dwelling DONNA M. ACEY C.P. December Term, 2010 No. 00432 \$55,730.69 Gregory Javardian; Powers, Kim & Javardian, LLC	4-537 2654 Webb St. 19125-3820 31st Wd. 586.44 sq. ft. BRT# 312151600 Improvements: Residential Property ALAN M. ZIBELMAN C.P. January Term, 2011 No. 02642 \$85,498.20 Phelan Hallinan & Schmiegl, LLP
4-451 1611 N. 56th St. 19131-3501 52nd Wd. 1637 sq. ft. BRT# 041351500 Improvements: Residential Property AGATHA A. NZEH A/K/A AGATHA NZEH GHANDY NZEH C.P. January Term, 2010 No. 02630 \$101,780.72 Phelan Hallinan & Schmiegl, LLP	4-471 161 W. Spencer St. 19120-1939 51st Wd. 1055.60 sq. ft. BRT# 611221900 Improvements: Residential Property PATRICIA A. BLACKLEDGE JAMES E. BLACKLEDGE C.P. April Term, 2010 No. 03973 \$57,800.08 Phelan Hallinan & Schmiegl, LLP	4-495 1537 N. 54th St. 19131 44th Wd. 1395 sq. ft. BRT# 442362300 Improvements: Residential Dwelling NATALIE D. ROBINSON C.P. April Term, 2010 No. 00694 \$59,621.80 Mark J. Udren, Esq.	4-522 667 E. Clearfield St. 19138 33rd Wd. 4292 sq. ft. BRT# 331008000 Subject to Mortgage Improvements: Residential Dwelling CEFFRON THORNTON A/K/A CEFFRON THORNTON A/K/A C THORNTON C.P. March Term, 2011 No. 000510 \$50,076.98 Gregory Javardian	4-538 7301 Lindberg Blvd. 19153 40th Wd. 2721 sq. ft. BRT# 406564005 Improvements: 2 Story, Multi Family Row with Garage 1660 sq ft LE CAM TRINH C.P. March Term, 2011 No. 00959 \$320,607.15 Vito F. Canuso, Jr., Esq.
4-452 8941 Haven Pl. 19152-1401 57th Wd. 3871 sq. ft. BRT# 571254300 Improvements: Residential Property THOMAS CERESANI TERESA CERESANI C.P. May Term, 2010 No. 04059 \$200,330.60 Phelan Hallinan & Schmiegl, LLP	4-472 1426 N. Vodges St. 19131-3915 4th Wd. 757.28 sq. ft. BRT# 041323300 Improvements: Residential Property ERIC MASSENBURG, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF BARBAR A. MASSENBURG AND AS HEIR OF WILLIAM MASSENBURG, DECEASED HEIR OF THE ESTATE OF BARBAR A. MASSENBURG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM MASSENBURG, DECEASED HEIR OF THE	4-496 1345 Christian St. 19147 2nd Wd. 964 sq. ft. BRT# 022253200 Improvements: Residential Dwelling ALBERT HICKS, YVONNE W. HICKS A/K/A YVONNE HICKS C.P. March Term, 2009 No. 05123 \$349,410.02 Mark J.	4-523 1315 W. Loudon St. 19141 49th Wd. 1392 sq. ft. BRT# 491102200 DAVID STEINER C.P. April Term, 2011 No. 00550 \$90,025.51 Steven E. Angstreich, Esq.; Weir & Partners LLP	4-539 3174 Mercer St. 19134-5121 25th Wd. 921.37 sq. ft. BRT# 251281600 Improvements: Residential Dwelling WILLIAM HAHN C.P. January Term, 2011 No. 03726 \$107,798.83 Barbara A. Fein, Esq.
4-455 164 W. Salaignac St. a/k/a, 164 Salaignac St. 19128-5208 21st Wd. 1360.59 sq. ft. BRT# 211014300 Improvements: Residential Property FRANK J. ALLEN, JR C.P. October Term, 2010 No. 03018 \$216,687.79 Phelan	4-473 11011 Ferndale St. 19116 58th Wd. 2733 sq. ft. BRT# 582483310 Improvements: Residential Dwelling JACOB K. MATHEW AND LEKHA GRACE PHILIP C.P. November Term, 2010 No. 03350 \$462,000.75 Gregory Javardian Powers, Kim & Javardian, LLC	4-497 5464 Spruce St. 19139 60th Wd. 1,121.75 sq. ft. BRT# 603070200 Subject to Mortgage Improvements: Commercial Property WENDELL DOUGLAS C.P. November Term, 2006 No. 02590 \$212,553.01 Brett A. Solomon Michael C. Mazack	4-524 667 E. Clearfield St. 19138 33rd Wd. 4292 sq. ft. BRT# 331008000 Subject to Mortgage Improvements: Residential Dwelling CEFFRON THORNTON A/K/A CEFFRON THORNTON A/K/A C THORNTON C.P. March Term, 2011 No. 000510 \$50,076.98 Gregory Javardian	4-540 1440 N. 57th St. 19131-3807 52nd Wd. 1249.80 sq. ft. BRT# 043106100 Improvements: Residential Property SCOTT LATTANY C.P. November Term, 2008 No. 01164 \$84,461.61 Phelan Hallinan & Schmiegl, LLP
4-456 8941 Haven Pl. 19152-1401 57th Wd. 3871 sq. ft. BRT# 571254300 Improvements: Residential Property THOMAS CERESANI TERESA CERESANI C.P. May Term, 2010 No. 04059 \$200,330.60 Phelan Hallinan & Schmiegl, LLP	4-474 11011 Ferndale St. 19116 58th Wd. 2733 sq. ft. BRT# 582483310 Improvements: Residential Dwelling JACOB K. MATHEW AND LEKHA GRACE PHILIP C.P. November Term, 2010 No. 03350 \$462,000.75 Gregory Javardian Powers, Kim & Javardian, LLC	4-498 5464 Spruce St. 19139 60th Wd. 1,121.75 sq. ft. BRT# 603070200 Subject to Mortgage Improvements: Commercial Property WENDELL DOUGLAS C.P. November Term, 2006 No. 02590 \$212,553.01 Brett A. Solomon Michael C. Mazack	4-525 16 S. 61st St. 19139 46th Wd. 1350 sq. ft. BRT# 031174400 Subject to Mortgage Improvements: Residential Dwelling DONNA M. ACEY C.P. December Term, 2010 No. 00432 \$55,730.69 Gregory Javardian; Powers, Kim & Javardian, LLC	4-541 2654 Webb St. 19125-3820 31st Wd. 586.44 sq. ft. BRT# 312151600 Improvements: Residential Property ALAN M. ZIBELMAN C.P. January Term, 2011 No. 02642 \$85,498.20 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>5-313 2413 W Elkhart St. A/K/A 2413 Elkart St. 19132-1344 38th 784 sq. ft. BRT# 381310700 Improvements: Residential Property ANTONIO D. BEADLES C.P. November Term, 2010 No. 02626 \$28,915.64 Phelan Hallinan & Schmieg, LLP</p> <p>5-314 7845 Horrocks St. 19152-3708 33rd 2316.20 sq. ft. BRT# 561220700 Improvements: Residential Property RENEE ROZNIATOSKI C.P. May Term, 2010 No. 00893 \$115,678.78 Phelan Hallinan & Schmieg, LLP</p> <p>5-315 1019 S 47th St. 19143-3601 46th 3162.50 sq. ft. BRT# 461197200 Improvements: Residential Property NICOLE MCEWAN A/K/A NICOLE D. MCEWAN C.P. November Term, 2010 No. 03389 \$214,994.71 Phelan Hallinan & Schmieg, LLP</p> <p>5-316 2428 75th Ave. 19138-1318 50th 1560 sq. ft. BRT# 501402600 Improvements: Residential Property TROY C. ROUNDTREE A/K/A TROY ROUNDTREE C.P. December Term, 2010 No. 02875 \$127,230.71 Phelan Hallinan & Schmieg, LLP</p> <p>5-317 3218 W Montgomery Ave A/K/A, 3218 Montgomery Ave. 19121-2436 29th 1500 sq. ft. BRT# 324083800 Improvements: Residential Property LOUISE HUGHES C.P. March Term, 2011 No. 03344 \$73,479.38 Phelan Hallinan & Schmieg, LLP</p> <p>5-318 1228 Johnston St. A/K/A 1228 Johnston Ave 19148-4935 39th 1053.36 sq. ft. BRT# 395051700 Improvements: Residential Property ANTHONY SCOLA, III AND CHRISSEY SCOLA A/K/A CHRISTINA SCOLA C.P. June Term, 2010 No. 03620 \$133,854.44 Phelan Hallinan & Schmieg, LLP</p> <p>5-319 6717 N 6th St. 19126-3031 42nd 6332.13 sq. ft. BRT# 611131700 Improvements: Residential Property SHARIAH K. DIXON C.P. December Term, 2010 No. 01606 \$71,557.01 Phelan Hallinan & Schmieg, LLP</p> <p>5-320 7601 Crittenden St. Unit #E-10 19118 9th BRT# 888200566 Improvements: Condominium JULITA Y. BYRD AND CATHERINE QUARLES, DECEASED C.P. June Term, 2008 No. 03144 \$216,096.11 Phelan Hallinan & Schmieg, LLP</p> <p>5-321 7008 Wheeler St. 19142-1731 40th 1110.44 sq. ft. BRT# 406203400 Improvements: Residential Property FLOSCELIA H. TAYLOR C.P. December Term, 2010 No. 00517 \$26,795.73 Phelan Hallinan & Schmieg, LLP</p> <p>5-322 5548 Whitby Ave. 19143-4015 51st 1304 sq. ft. BRT# 513159500 Improvements: Residential Property RAYMOND BROWN C.P. March Term, 2011 No. 03320 \$118,749.03 Phelan Hallinan & Schmieg, LLP</p> <p>5-323 2012 Naudain St. 19146-1317 30th 960 sq. ft. BRT# 303041220 Improvements: Residential Property DAVID SEIDMAN C.P. April Term, 2010 No. 02264 \$240,317.46 Phelan Hallinan & Schmieg, LLP</p> <p>5-324 5635 Lebanon Ave. 19131-3126 52nd 1600 sq. ft. BRT# 522082800 Improvements: Residential Property ALBERT B. MURRAY C.P. August Term, 2009 No. 00205 \$41,399.77 Phelan Hallinan & Schmieg, LLP</p> <p>5-325 1902 E Monmouth St. 19134-3522 25th 967.51 sq. ft. BRT# 252115200 Improvements: Residential Property TISHA KINSEY C.P. March Term, 2011 No. 01755 \$30,410.98 Phelan Hallinan & Schmieg, LLP</p> <p>5-326 5935 Newtown Ave. 19120-1130 35th 1200 sq. ft. BRT# 352216600 Improvements: Residential Property WILLIE E. COLEMAN C.P. March Term, 2011 No. 02423 \$88,338.96 Phelan Hallinan & Schmieg, LLP</p> <p>5-327 3042 B St. 19134-2840 23rd 783 sq. ft. BRT# 071398600 Improvements: Residential</p>	<p>Property RAFAEL LOPEZ C.P. January Term, 2011 No. 02618 \$23,753.41 Phelan Hallinan & Schmieg, LLP</p> <p>5-329 7615 Ridge Ave. 19128-3139 21st 4908 sq. ft. BRT# 214139700 Improvements: Residential Property KEITH J. SCOTT C.P. March Term, 2010 No. 03434 \$163,464.22 Phelan Hallinan & Schmieg, LLP</p> <p>5-330 5365 Charles St. 19124-1403 62nd 2325 sq. ft. BRT# 622291900 Improvements: Residential Property CARLIN H. BELL C.P. March Term, 2010 No. 04791 \$70,032.37 Phelan Hallinan & Schmieg, LLP</p> <p>5-331 4550 Fernhill Rd. 19144 13rd 1171.42 sq. ft. BRT# 133131100 Improvements: Residential Property THE UNKNOWN HEIRS OF DAVID HAYES, DECEASED C.P. February Term, 2011 No. 01466 \$67,245.28 Goldbeck McCafferty & McKeever</p> <p>5-332 6567 Belmar Terr. 19142 40th 1550 sq. ft. BRT# 403087800 Improvements: Residential Property THE UNKNOWN HEIRS OF GBARKA T. GEORGE, DECEASED AND JENTRY KARNGBAUS, SOLELY IN HIS CAPACITY AS HEIR OF GBARKA T. GEORGE, DECEASED C.P. December Term, 2010 No. 00964 \$82,273.66 Goldbeck McCafferty & McKeever</p> <p>5-333 1833 Hoffman St. 19145 48th 658 sq. ft. BRT# 481073600 Improvements: Residential Property DEVINA DUKES AND GREGORY DUKES C.P. June Term, 2009 No. 01007 \$111,335.48 Goldbeck McCafferty & McKeever</p> <p>5-334 3088 Jasper St. 19134 25th 1196.25 sq. ft. BRT# 252539100 Improvements: Residential Property FRANK N. MESSINA C.P. April Term, 2011 No. 00792 \$44,716.06 Goldbeck McCafferty & McKeever</p> <p>5-335 1156 E Stafford St. 19138 59th 1060.26 sq. ft. BRT# 591037800 Improvements: Residential Property VALERIE CARTY C.P. December Term, 2009 No. 03347 \$48,412.56 Goldbeck McCafferty & McKeever</p> <p>5-336 1901-1903 N 63rd St 19151 34th 14036.77 sq. ft. BRT# 342365300 Improvements: Residential Property JOSEPHINE BAILEY AND DENISE DOVE-PULLIAM C.P. January Term, 2011 No. 02002 \$458,051.06 Goldbeck McCafferty & McKeever</p> <p>5-337 2002 N Darien St. 19122 20th 668.23 sq. ft. BRT# 202140000 Improvements: Residential Property JONATHAN HOOKS C.P. August Term, 2009 No. 03269 \$38,380.25 Goldbeck McCafferty & McKeever</p> <p>5-338 3349 Tilden St. 19129 38th 1472 sq. ft. BRT# 382138900 Improvements: Residential Property BETH CANTOR C.P. May Term, 2010 No. 01001 \$201,744.04 Goldbeck McCafferty & McKeever</p> <p>5-340 4213 O St. 19124 33rd 1124.90 sq. ft. BRT# 332552500 Improvements: Residential Property SHEILA I HONER AND PHILIP M HONER C.P. March Term, 2011 No. 02553 \$44,125.00 Goldbeck McCafferty & McKeever</p> <p>5-341 635 Morris St. 19148 1st 960 sq. ft. BRT# 012114800 Improvements: Residential Property ALICE WALLACE C.P. January Term, 2010 No. 00792 \$157,759.10 Goldbeck McCafferty & McKeever</p> <p>5-342 1527 S Corlies St. 19146 36th 832 sq. ft. BRT# 364421000 Improvements: Residential Property NATHANIEL HARRELL JR. C.P. March Term, 2010 No. 00818 \$55,268.75 Goldbeck McCafferty & McKeever</p> <p>5-343 1801 Georges La. 19131 52nd 16236 sq. ft. BRT# 521348700 Improvements: Residential Property LESLIE A. SPALDING C.P. June Term, 2010 No. 00154 \$126,813.70 Goldbeck McCafferty & McKeever</p>	<p>5-345 6007 Lawndale Ave. 19111 35th 3019.55 sq. ft. BRT# 352323400 Improvements: Residential Dwelling ABRAHAM TOURE C.P. October Term, 2009 No. 001479 \$120,869.38 Jacqueline F. McNally</p> <p>5-346 4817 Griscom St. 19124 23rd 1422.79 sq. ft. BRT# 232453000 Improvements: Residential Dwelling ARIEL HERNANDEZ C.P. April Term, 2011 No. 000536 \$65,285.25 Jacqueline F. McNally</p> <p>5-347 516 Overlook Rd. 19128 21st 5210 sq. ft. BRT# 213330400 Improvements: Residential Dwelling CAROL M. MAZZA A/K/A CAROL MAZZA C.P. July Term, 2010 No. 002357 \$94,488.90 Jacqueline F. McNally</p> <p>5-348 229 Rubicam St. 19120 42nd 910 sq. ft. BRT# 422210200 Improvements: Residential Dwelling GUILANDE RIVAL C.P. December Term, 2009 No. 000363 \$85,882.45 Jacqueline F. McNally</p> <p>5-349 5931 Algon Ave. 19149 35th 2588 sq. ft. OPA# 351375900 Improvements: Residential Property JEAN BATTIST A/K/A JEAN RHONY BATTIST; MARILYN BIEN-AIME C.P. October Term, 2010 No. 2902 \$151,604.62 Scott A. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC</p> <p>5-350 7609 Brocklehurst St. 19152 64th 5975.55 sq. ft. BRT# 641101100 Improvements: Residential Property JIN CHANG WEN C.P. June Term, 2009 No. 00309 \$153,043.06 Scott A. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC</p> <p>5-351 4000 Gypsy La #638F1 19129 21st 858 sq. ft. BRT# 888210342 Improvements: Residential Property LORIE A. MOFFAT C.P. August Term, 2009 No. 0172 \$36,930.76 Scott A. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC</p> <p>5-352 2140 N Hobart St. 19131 52nd 320.287 ft. NW side of Lebanon Ave.; Front: 80.833 ft. 0 in.; Depth: 16.041 ft. 0 in. BRT# 522244400 ALFRED VINER C.P. May Term, 2010 No. 01451 \$80,066.13 Louis P. Vitti, Esq.</p> <p>5-353 1032 S 57th St. 19143 51st 256 ft.0 in. SW from the SE side of Baltimore Ave.; Front: 16 ft. 0 in.; Depth: 73 ft. 0 in. BRT# 513041700 TALEEYAH F. BARRY C.P. December Term, 2010 No. 1046 \$147,387.69 Louis P. Vitti, Esq.</p> <p>5-354 5460 N 10th St. 19141 49th 3459 sq. ft. BRT# 492183300 Improvements: Residential Property RONNELL DAVIS C.P. May Term, 2010 No. 00045 \$148,161.26 Kristine M. Anthou</p> <p>5-355A-C 2441 E Huntingdon St. - Premise A - 19125 31st 775 sq. ft. BRT# 314161300 Improvements: Residential Dwelling 2604 Jasper St. - Premise B - 19125 31st 698 sq. ft. BRT# 311055800 Improvements: Residential Dwelling 2171 E Hagert St. - Premise C - 19125 31st 1120 sq. ft. BRT# 313208800 Improvements: Residential Dwelling G.A.G.E. REAL ESTATE INVESTMENT GROUP, LLC C.P. February Term, 2010 No. 00657 \$784,499.00 Anthony P. Tabasso, Esq.; Klehr Harrison Harvey Branzburg LLP</p> <p>5-356A-C 2666 Emerald St. -Premise A - 19125 31st 840 sq. ft. BRT# 311076100 Improvements: Residential Dwelling 2645 Emerald St. - Premise B - 19125 31st 1215 sq. ft. BRT# 311086600 Improvements: Residential Dwelling 2841 Emerald St. - Premise C - 19125 25th 2600 sq. ft. BRT# 252496500 Improvements: Residential Dwelling G.A.G.E. REAL ESTATE INVESTMENT GROUP, LLC C.P. February Term, 2010 No. 00657 \$784,499.00 Anthony P. Tabasso, Esq.; Klehr Harrison Harvey Branzburg LLP</p> <p>5-357 5122 Hawthorn St. 19124 62nd formerly 23rd 187 Ft. 4 in. NE of Dyre St.; Front: 17 ft. 5 1/2 in.; Depth: 60 ft. 0 in. BRT# 622251200 Subject to Mortgage MAURICE TRAPP C.P. December Term,</p>	<p>2006 No. 685 \$123,418.25 Louis P. Vitti, Esq.</p> <p>5-358 1908 Stanwood St. 19152 35th 2848.72 sq. ft. BRT# 562044700 Improvements: Residential Property EDNA SANDINE C.P. April Term, 2010 No. 02293 \$172,917.56 Goldbeck McCafferty & McKeever</p> <p>5-359 8766 Jackson St. 19136 65th 2587 sq. ft. BRT# 652255100 Improvements: Residential Property KIMBERLY A. WHEELER AND MICHAEL J. WHEELER C.P. December Term, 2010 No. 03278 \$94,527.64 Goldbeck McCafferty & McKeever</p> <p>5-360 1362 Fanshawe St. 19111 53rd 1203.53 sq. ft. BRT# 532034900 Improvements: Residential Property WAYNE M. CROZIER A/K/A WYANE M. CROZIER A/K/A WAYNE CROZIE SR. C.P. June Term, 2008 No. 04734 \$91,863.48 Goldbeck McCafferty & McKeever</p> <p>5-361 8019 Lindbergh Blvd. 19153 40th 2300.15 sq. ft. BRT# 405844200 Improvements: Residential Property FRED CELICH C.P. August Term, 2009 No. 02588 \$95,767.00 Phelan Hallinan & Schmieg, LLP</p> <p>5-362 6732 Torresdale Ave. 19135 41st 1728.25 sq. ft. BRT# 412395400 Improvements: Residential Property CAREN NIRES C.P. September Term, 2008 No. 02412 \$188,969.03 Phelan Hallinan & Schmieg, LLP</p> <p>5-363 5045 N 16th St. 19141-2240 17th 1376 sq. ft. BRT# 172115400 Improvements: Residential Property RAYMOND T. BLUE AND VERONICA L. BLUE C.P. March Term, 2009 No. 02130 \$42,682.23 Phelan Hallinan & Schmieg, LLP</p> <p>5-364 2221 S 68th St. 19142-1813 40th 1162.50 sq. ft. BRT# 403071400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLA ROBINSON, DECEASED; CYNTHIA SCHOFIELD, INHER CAPACITY AS HEIR OF ELLA ROBINSON, DECEASED; CRYSTAL HAMILTON, IN HER CAPACITY AS HEIR OF ELLA ROBINSON, DECEASED; JAN ROBINSON, IN HER CAPACITY AS HEIR OF ELLA ROBINSON, DECEASED C.P. February Term, 2010 No. 03078 \$42,962.05 Phelan Hallinan & Schmieg, LLP</p> <p>5-365 7309 Woodbine Ave. 19151-2212 34th 1476.30 sq. ft. BRT# 344137600 Improvements: Residential Property FAITHLYN BECKFORD C.P. December Term, 2009 No. 00832 \$108,136.89 Phelan Hallinan & Schmieg, LLP</p> <p>5-366 1812 Hart La. 19134-3502 25th 750.90 sq. ft. BRT# 252042900 Improvements: Residential Property TISHA KINSEY C.P. March Term, 2011 No. 01825 \$26,136.64 Phelan Hallinan & Schmieg, LLP</p> <p>5-367 6818 Revere St. 19149-2422 55th 1407.26 sq. ft. BRT# 551531600 Improvements: Residential Property WILLIAM E. CURRAN C.P. November Term, 2010 No. 03185 \$77,958.58 Phelan Hallinan & Schmieg, LLP</p> <p>5-368 3750-3778 Main St. 303, A/K/A 3750 Main St. Unit #303 19127 21st BRT# 888211356 Improvements: Condominium CHARLES R. PETERSON C.P. November Term, 2010 No. 01872 \$287,281.87 Phelan Hallinan & Schmieg, LLP</p> <p>5-369 5721 Reedland St. 19143-6131 40th 1080 sq. ft. BRT# 402191500 Improvements: Residential Property ROSIE WASHINGTON C.P. January Term, 2011 No. 02421 \$16,071.16 Phelan Hallinan & Schmieg, LLP</p> <p>5-370 5849 N Marshall St. 19120-1314 61st 1237.50 sq. ft. BRT# 612267700 Improvements: Residential Property TROY JONES C.P. January Term, 2009 No. 01017 \$70,523.69 Phelan Hallinan & Schmieg, LLP</p> <p>5-371 335 Van Kirk St. 19120-1134 35th 1169.40 sq. ft. BRT# 352108200 Improvements:</p>	<p>Residential Property RAHIEM J. PURCELL C.P. September Term, 2010 No. 02452 \$92,388.33 Phelan Hallinan & Schmieg, LLP</p> <p>5-372 4008 Lawndale St. 19124-5224 33rd 896 sq. ft. BRT# 332257800 Improvements: Residential Property LOUIS J. CLEARY C.P. September Term, 2010 No. 02015 \$102,403.66 Phelan Hallinan & Schmieg, LLP</p> <p>5-373 5905 Walker St. 19135 41st 2500 sq. ft. OPA# 622373300 Improvements: Residential Property TIMOTHY DECKER, JR. C.P. November Term, 2010 No. 4145 \$82,283.93 Mitchell B. Klein, Esq.</p> <p>5-374 6715 Ditman St. 19130 41st 1720 sq. ft. BRT# 412358300 Subject to Mortgage Improvements: Residential Property GLORIA HUBER ADMINISTRATOR FOR THE ESTATE OF DOROTHY M. GEPHART C.P. November Term, 2010 No. 4126 \$56,047.19 Scott A. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC</p> <p>5-375 118 N Farson St. 19139 44th 1128 sq. ft. OPA# 441076900 Improvements: Residential Property DONALD T. MITCHELL C.P. July Term, 2009 No. 1993 \$78,631.11 Scott A. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC</p> <p>5-376 4110 Howell St. 19135 62nd 2170.94 sq. ft. BRT# 622173400 Improvements: Residential Property GEORGE ROGERS AND LEE ANN ROGERS C.P. March Term, 2011 No. 3752 \$77,655.13 Scott A. Diatterick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq.; Zucker, Goldberg & Ackerman, LLC</p> <p>5-377 9712-26 Bustleton Ave., Unit 18 19115 58th BRT# 888582420 Improvements: Residential Property DEBRA A. SOKORAI C.P. December Term, 2009 No. 03018 \$103,774.49 Goldbeck McCafferty & McKeever</p> <p>5-378 1120 Wellington St. 19111 53rd 2698.83 sq. ft. BRT# 532335300 Improvements: Residential Property HENSLEY C. JULIUS AND TISA M. JULIUS C.P. June Term, 2010 No. 01966 \$215,193.37 Goldbeck McCafferty & McKeever</p> <p>5-379 6039 Webster St. 19143 46th 1695.10 sq. ft. BRT# 033020000 Improvements: Residential Property NATALIE R. SMITH C.P. November Term, 2010 No. 02132 \$59,685.66 Goldbeck McCafferty & McKeever</p> <p>5-380 617 E Hilton St. 19134-1804 33rd 932.34 sq. ft. BRT# 331056300 Improvements: Residential Property ANTONIO RODRIGUEZ AND JEANNIE RODRIGUEZ C.P. July Term, 2010 No. 03436 \$38,417.52 Phelan Hallinan & Schmieg, LLP</p> <p>5-381 2222 Gaul St. 19125-2912 31st 762.32 sq. ft. BRT# 312061600 Improvements: Residential Property JOSEPH MELAN C.P. September Term, 2010 No. 03363 \$162,841.19 Phelan Hallinan & Schmieg, LLP</p> <p>5-382 337 Roseberry St. 19148-3927 39th 725 sq. ft. BRT# 392207500 Improvements: Residential Property ANTHONY J. D'AMORE AND KAREN E. D'AMORE C.P. February Term, 2010 No. 01721 \$137,226.50 Phelan Hallinan & Schmieg, LLP</p> <p>5-383 1451 N Felton St. 19151 34th 1080 sq. ft. BRT# 342332700 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS MORTON WILSON, DECEASED C.P. January Term, 2011 No. 001810 \$72,430.62 Christopher A. DeNardo, Esq.</p> <p>5-384 1979 Plymouth St. 19138 10th 846 sq. ft. BRT# 101322200 Improvements: Residential Property ROBERT LASSITER AKA ROBERT LASSITER, SR. C.P. April Term, 2011</p>

SHERIFF'S SALE

No. 001292 \$34,398.43 Christopher A. DeNardo, Esq.

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5118 Hazel Ave. 19143 46th 2062 sq. ft. BRT# 462028300 Improvements: Residential Dwelling

DOROTHY DAVIS THE ESTATE OF LUCILLE DAVIS, DECEASED, BY AND THROUGH ITS ADMINISTRATOR, CHESTER DAVIS AND CHESTER DAVIS AND CHRISTOPHER DAVIS AND GEORGE DAVIS AND GREGORY DAVIS C.P. July Term, 2007 No. 2467 \$152,267.51 Jacqueline F. McNally

5-386

3304 Fordham Rd. 19114 35th 1164 sq. ft. BRT# 572103100 Improvements: Residential Property

RICHARD J. O'CONNELL C.P. November Term, 2009 No. 004689 \$150,779.37 Christopher A. DeNardo, Esq.

5-387

1453 Howell St. 19149 62nd 2976.95 sq. ft. BRT# 621126800 Subject to Mortgage Improvements: Residential Dwelling

ADIM MOOKTADEER C.P. October Term, 2009 No. 02586 \$88,339.66 McCabe, Weisberg & Conway, P.C.

5-388

4844 Duffield St. 19124 23rd 3222.91 sq. ft. BRT# 232272200 Subject to Mortgage Improvements: Residential Dwelling

MAURICE TULLY C.P. January Term, 2010 No. 03179 \$46,208.88 McCabe, Weisberg & Conway, P.C.

5-389

2025 Disston St. 19149 54th 2624.5 sq. ft. BRT# 542067700 Improvements: Residential Dwelling

TIMOTHY J. MCCARRAHER AND COLLEEN T. MCCARRAHER C.P. December Term, 2009 No. 02586 \$154,937.98 McCabe, Weisberg & Conway, P.C.

5-390

4105 N Marshall St. 19140 43rd 2105.2 sq. ft. BRT# 433280800 Improvements: Residential Dwelling

CORNELIA WILLIAMS C.P. June Term, 2010 No. 01854 \$54,926.18 McCabe, Weisberg & Conway, P.C.

5-391

1614 Naudain St. 19146 30th 2263.34 sq. ft. BRT# 303034600 Subject to Mortgage Improvements: Residential Dwelling

JOSEPH N. REILLY C.P. March Term, 2011 No. 03184 \$257,012.02 McCabe, Weisberg & Conway, P.C.

5-392

5231 Larchwood Ave. 19143 60th 2512 sq. ft. BRT# 602148700 Improvements: Residential Dwelling

OLGA M. JONES C.P. April Term, 2011 No. 00046 \$68,977.74 McCabe, Weisberg & Conway, P.C.

5-393

2202 S 15th St. 19145 26th 2764 sq. ft. BRT# 261161000 Improvements: Residential Dwelling

BAO PHAN C.P. June Term, 2009 No. 03005 \$254,052.98 McCabe, Weisberg & Conway, P.C.

5-395A/B

150 W. Washington La. 19144 59th 25636 sq. ft. BRT# 593081700 Subject to Mortgage Improvements: Detached Conv. Apt, Three Story Stone

PARK PLACE INVESTMENT PROPERTIES, LLC C.P. December Term, 2010 No. 2970 \$625,805.68 Jane Richardson, Esq.

5-396

3459 Hurley St. 19134 7th 924.00 sq. ft. BRT# 073146100 Improvements: Residential Dwelling

TOM MCADAMS C.P. April Term, 2011 No. 001751 \$46,927.21 Jacqueline F. McNally

5-397

1843 N 59th St. 19151 4th 1464 sq. ft. BRT# 043313100 Improvements: Residential Dwelling

WINIFRED WATKINS AKA WINIFRED GISSENDANER C.P. June Term, 2009 No. 03719 \$100,524.85 Jacqueline F. McNally

5-398

3368 Frederick St. 19129 38th 571.95 sq. ft. BRT# 383116700 Improvements: Residential Dwelling

RON KAISEN C.P. April Term, 2011 No. 001505 \$82,154.30 Jacqueline F. McNally

5-399

1501 Stanley St. S 19145 36th 2444.6 sq. ft. BRT# 364425100 Improvements: Residential Dwelling

ROSE TURTU C.P. September Term, 2010 No. 01592 \$25,010.55 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE**5-400**

7029 Saybrook Ave. 19142 40th 2355 sq. ft. BRT# 403299600 Improvements: Residential Dwelling

AARON BROKENBOUGH C.P. November Term, 2010 No. 01245 \$80,905.26 McCabe, Weisberg & Conway, P.C.

5-401

5408 Euclid St. 19131-3104 34th 1399.95 sq. ft. BRT# 522030500 Improvements: Residential Property

GARY DEMPSEY C.P. February Term, 2010 No. 00109 \$92,599.08 Phelan Hallinan & Schmiegl, LLP

5-402

941 N Randolph St. 19123-1407 5th 1124.80 sq. ft. BRT# 057144200 Improvements: Residential Property

JEFFREY A. VETTRAINO AND MELISSA VETTRAINO C.P. November Term, 2010 No. 00772 \$254,531.83 Phelan Hallinan & Schmiegl, LLP

5-403

2009 Bridge St. 19124-2101 62nd 2000 sq. ft. BRT# 622118800 Improvements: Residential Property

TAMIKA A. MORRIS C.P. February Term, 2010 No. 01820 \$74,253.56 Phelan Hallinan & Schmiegl, LLP

5-404

9200 Wesleyan Rd. 19114-3815 57th 3141 sq. ft. BRT# 572233000 Improvements: Residential Property

CHRISTOPHER MARTIN AND LISA MARTIN C.P. May Term, 2009 No. 02124 \$265,621.34 Phelan Hallinan & Schmiegl, LLP

5-405

1621 Allengrove St. 19124-2729 23rd 1441.15 sq. ft. BRT# 232216700 Improvements: Residential Property

DIONNE L. BROWN C.P. April Term, 2009 No. 00777 \$101,113.78 Phelan Hallinan & Schmiegl, LLP

5-406

221 Sparks St. 19120-1416 61st 1050 sq. ft. BRT# 611264000 Improvements: Residential Property

KIM R. CHESTER C.P. March Term, 2011 No. 03696 \$50,542.57 Phelan Hallinan & Schmiegl, LLP

5-407

6535 Lebanon Avenue 19151-3120 34th 1466.40 sq. ft. BRT# 344059500 Improvements: Residential Property

EVERTON WHYTE, SR A/K/A EVERTON WHYTE C.P. January Term, 2011 No. 00723 \$112,033.63 Phelan Hallinan & Schmiegl, LLP

5-409

4940 Aspen St. 19139-1727 44th 1099.95 sq. ft. BRT# 441246300 Improvements: Residential Property

MICHAEL E. CARTER C.P. November Term, 2010 No. 01565 \$33,694.66 Phelan Hallinan & Schmiegl, LLP

5-410

7817 Devon St. 19118 9th 1573 sq. ft. BRT# 091185300 Improvements: Residential Property

FATIMAH ALI C.P. November Term, 2007 No. 00137 \$212,970.98 Phelan Hallinan & Schmiegl, LLP

5-411

6528 Reedland St. 19142-2820 40th 1134.42 sq. ft. BRT# 406214000 Improvements: Residential Property

DALE A. MONCRIEFFE AND SHERRI D. ROBINSON C.P. December Term, 2010 No. 00426 \$33,585.78 Phelan Hallinan & Schmiegl, LLP

5-412

4765 Tampa St. 19116 42nd 1120.35 sq. ft. BRT# 421586100 Improvements: Residential Property

CAREN NIRES C.P. October Term, 2008 No. 00974 \$90,047.57 Phelan Hallinan & Schmiegl, LLP

5-413

1009 Clinton St., Unit 2R 19107 5th 514 sq. ft. OPA# 888057737 Improvements: Residential Property

TIMOTHY E. BEVERLIN C.P. March Term, 2010 No. 5297 \$218,317.29 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq. And Zucker, Goldberg & Ackerman, LLC

5-414

1320 Marlborough St. 19125-3215 18th 2000 sq. ft. BRT# 181058320 Improvements: Residential Property

ROBERT ISEMINGER; NICK SANDOR A/K/A NICHOLAS SANDOR AND MEGHAN SANDOR C.P. December Term, 2010 No. 00535 \$287,806.71 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE**5-415**

2014 S Newkirk St. 19145-2420 48th 1520.97 sq. ft. BRT# 482371500 Improvements: Residential Property

DAMIAN BENITEZ C.P. March Term, 2010 No. 04598 \$166,354.31 Phelan Hallinan & Schmiegl, LLP

5-416

2562 Coral St. 19125 31st 700 sq. ft. BRT# 311106100 Improvements: Residential Property

JI FA XIAO A/K/A JIFA XIAO C.P. June Term, 2009 No. 04614 \$39,797.46 Phelan Hallinan & Schmiegl, LLP

5-417

2921 Helleman St. 19149 55th 1616 sq. ft. BRT# 551045311 Improvements: Residential Dwelling

XIU QI WANG C.P. February Term, 2011 No. 01349 \$116,540.11 Mark J. Udren, Esq.

5-418

2631 N 30th St. 19132 28th 954.45 sq. ft. BRT# 282071600 Improvements: Residential Property

TANEISHA HELM C.P. May Term, 2009 No. 04043 \$41,343.75 Goldbeck McCafferty & McKeever

5-419

6231 Addison St. 19143 3rd 1016 sq. ft. BRT# 032076300 Improvements: Residential Property

ALVERITA SPAIN C.P. March Term, 2009 No. 02226 \$80,632.53 Goldbeck McCafferty & McKeever

5-420

3217 Unruh Ave. 19149 55th 1741.30 sq. ft. BRT# 551158700 Improvements: Residential Property

ADRIENNE A. KNOPIK C.P. August Term, 2008 No. 00810 \$147,043.33 Goldbeck McCafferty & McKeever

5-421

2611 W Montgomery Ave. 19121 32nd 2137.91 sq. ft. BRT# 322217400 Improvements: Residential Dwelling

STEPHEN MATTEO C.P. April Term, 2009 No. 04248 \$73,516.99 McCabe, Weisberg & Conway, P.C.

5-422

338 E Albanus St. 19120-3506 42nd 1125 sq. ft. BRT# 421148900 Improvements: Residential Property

WILLIAM HARRIS, JR C.P. November Term, 2010 No. 00806 \$108,465.83 Phelan Hallinan & Schmiegl, LLP

5-423

7042 Kindred St. 19149-1723 54th 1150.98 sq. ft. BRT# 542266000 Improvements: Residential Property

EVA MARIE MOSLEY C.P. February Term, 2011 No. 00433 \$129,815.41 Phelan Hallinan & Schmiegl, LLP

5-424

4404 Marple St. 19136-3714 65th 1147.36 sq. ft. BRT# 651093000 Improvements: Residential Property

STEPHANIE GOLDSTEIN C.P. March Term, 2010 No. 03103 \$175,217.90 Phelan Hallinan & Schmiegl, LLP

5-425

4636 D St. 19120-4515 42nd 1159.52 sq. ft. BRT# 421453200 Improvements: Residential Property

SHAWNTAY SMITH C.P. April Term, 2011 No. 00488 \$86,017.54 Phelan Hallinan & Schmiegl, LLP

5-426

582 Alcott St. 19120-1236 35th 1020 sq. ft. BRT# 352056900 Improvements: Residential Property

DAVID ROSARIO C.P. May Term, 2010 No. 02820 \$110,247.94 Phelan Hallinan & Schmiegl, LLP

5-427

4233 Robbins Ave. 19135-3114 55th 1522.08 sq. ft. BRT# 552044800 Improvements: Residential Property

MATILDA D. AMANFO C.P. September Term, 2008 No. 03712 \$159,832.18 Phelan Hallinan & Schmiegl, LLP

5-428

1942 S Hollywood St. 19145-2406 48th 1374.48 sq. ft. BRT# 482393900 Improvements: Residential Property

SISAVANH SAVANH AND CHAN HOM SAYPANYA C.P. December Term, 2010 No. 00772 \$174,952.02 Phelan Hallinan & Schmiegl, LLP

5-429

4612 N 13th St. 19140-1230 49th 1467.48 sq. ft. BRT# 491510700 Improvements: Residential Property

KENNETH DAWKINS AND RAMONA WILLIAMS DAWKINS C.P. February Term, 2011 No. 03791 \$32,564.82 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE**5-430**

4710 Large St. 19124-2939 23rd 1063.38 sq. ft. BRT# 234201400 Improvements: Residential Property

JAMES REDMAN C.P. February Term, 2010 No. 02075 \$40,588.75 Phelan Hallinan & Schmiegl, LLP

5-431

4346 Tackawanna St. 19124 23rd 2008 sq. ft. BRT# 232333510 Improvements: Residential Property

ZOILA DEJESUS C.P. November Term, 2009 No. 00977 \$76,562.78 Goldbeck McCafferty & McKeever

5-432

7464 Rhoads St. 19151 34th 1626.90 sq. ft. BRT# 343156200 Improvements: Residential Property

CARLA WATTS C.P. January Term, 2010 No. 02976 \$126,895.20 Goldbeck McCafferty & McKeever

5-433

548 E Cheltenham Ave. 19120 35th 1123.93 sq. ft. OPA# 351294300 Improvements: Residential Property

QI-HUA HUANG A/K/A QI HUA HUANG C.P. April Term, 2011 No. 0355 \$86,540.55 Scott A. Dietherick, Esq., Kimberly A. Bonner, Esq., Joel A. Ackerman, Esq., Ashleigh L. Levy, Esq. And Zucker, Goldberg & Ackerman, LLC

5-434

6401 E. Wister St. 19138 17th 13645 sq. ft. BRT# 775343000 Improvements: House of Worship

PENTECOSTAL BRIDEGROOM TEMPLE, INC. C.P. October Term, 2010 No. 00237 \$338,606.09 Matthew A. Lipman, Esq.

5-435

1153 E Upsal St. 19150-2601 50th 3263.50 sq. ft. BRT# 502312600 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM DIXON, DECEASED C.P. April Term, 2010 No. 03120 \$113,843.04 Phelan Hallinan & Schmiegl, LLP

5-436

3023 W Dakota St. 19132-3439 28th 928 sq. ft. BRT# 282306800 Improvements: Residential Property

ANODJA CREIGHTON C.P. March Term, 2011 No. 02836 \$51,312.89 Phelan Hallinan & Schmiegl, LLP

5-437

521 E Luray St. 19120-4503 42nd 1127 sq. ft. BRT# 421040700 Improvements: Residential Property

EDWARD J. O'FLYNN C.P. April Term, 2011 No. 00475 \$40,111.73 Phelan Hallinan & Schmiegl, LLP

5-438

1624 Conlyn St A/K/A 1624 W CONLYN ST. 19141-1828 17th 1760 sq. ft. BRT# 171128400 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET P. NEAL DECEASED; DANIELLE DAVIS, IN HER CAPACITY AS HEIR OF MARGARET P. NEAL, DECEASED; DONALD DAVIS, IN HIS CAPACITY AS HEIR OF MARGARET NEAL, DECEASED; MARK MAYO, IN HIS CAPACITY AS HEIR OF MARGARET NEAL, DECEASED C.P. August Term, 2010 No. 01223 \$88,546.60 Phelan Hallinan & Schmiegl, LLP

5-439

2077 Carver St. 19124-1628 41st 915.20 sq. ft. BRT# 411051200 Improvements: Residential Property

DAVID P. HAMILTON AND PETER ROCHFORD C.P. December Term, 2010 No. 00705 \$44,693.77 Phelan Hallinan & Schmiegl, LLP

5-440

26 N 56th St. 19139-2504 4th 1296 sq. ft. BRT# 042060500 Improvements: Residential Property

GWENDOLYN MARTIN AND NANCY E. BELK C.P. October Term, 2010 No. 03395 \$81,678.03 Phelan Hallinan &

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
sq. ft. BRT# 222073800 Improvements: Residential Property NICOLE S. DAVIS C.P. February Term, 2010 No. 02572 \$85,303.13 Goldbeck McCafferty & McKeever	5-472 2735 Snyder Ave. 19145 48th Wd. 1408 sq. ft. BRT# 482071800 Improvements: Residential Property JUANITA CURRY C.P. September Term, 2010 No. 02397 \$76,550.98 Goldbeck McCafferty & McKeever	601 Miller St. 19125 18th Wd. Row 2 Sty Mas. + Other :1567.32 sq. ft. BRT# 181447500 Improvements: Residential Dwelling KEVIN MCCLLOUD C.P. September Term, 2010 No. 01586 \$148,738.48 McCabe, Weisberg & Conway, P.C.	C.P. December Term, 2010 No. 01342 \$28,688.38 Phelan Hallinan & Schmiegl, LLP	No. 02014 \$40,103.26 Phelan Hallinan & Schmiegl, LLP
5-458 1815 Penfield St. 19126 10th Wd. 1033.50 sq. ft. BRT# 101379000 Improvements: Residential Property TERRI L. COVINGTON C.P. March Term, 2011 No. 01852 \$119,825.81 Goldbeck McCafferty & McKeever	5-473 5236 Sansom St. 19139 60th Wd. 15 feet frontage x. 100 feet depth BRT# 602041500 Improvements: Residential Property PEGGY J. STONE C.P. August Term, 2009 No. 00499 \$39,317.84 Richard M. Squire & Associates, LLC	5-487 3273 Red Lion Rd. 19114 66th Wd. Str/Off+Apts 2 Sty Masonry; 6212.25 Sq. ft. BRT# 662258335 Improvements: Residential Dwelling YAKOV KANTAROVICH C.P. January Term, 2011 No. 03299 \$143,356.40 McCabe, Weisberg & Conway, P.C.	5-502 2111 S. Lambert St. 19145 48th Wd. Land Area: 788.80 Sq.Ft. Improvement Area: 1064 Sq.Ft. BRT# 481347000 Subject to Mortgage Improvements: Row 2 Story Masonry GREENLIGHT FINANCIAL SERVICES C.P. December Term, 2010 No. 02421 \$120,927.67 Bruce P. Friedman, Esq.	5-517 6641 Greenway Ave. 19142 40th Wd. 16 feet frontage x. 62 feet depth BRT# 403129600 Improvements: Residential Property HA T. LUU A/K/A HA THI LUU, HUSBAND AND WIFE C.P. October Term, 2009 No. 01011 \$68,974.80 Richard M. Squire & Associates, LLC
5-459 1338 S. Percy St. 19147 1st Wd. 892.32 sq. ft. BRT# 884005357 Improvements: Residential Property ANTHONY FALCIANI C.P. January Term, 2011 No. 02383 \$97,221.55 Goldbeck McCafferty & McKeever	5-474 948 N. Fallon St. 19131 44th Wd. 15 feet frontage x. 54 feet 11 3/8 inches depth BRT# 442208200 Improvements: Residential Property DARRYL GUILFORD C.P. April Term, 2010 No. 002295 \$64,842.65 Richard M. Squire & Associates, LLC	5-488 741 N. 64th St. 19151 34th Wd. 3056 sq. ft. BRT# 344238900 Improvements: Residential Dwelling KARIMA ROSE C.P. July Term, 2010 No. 03290 \$127,144.70 McCabe, Weisberg & Conway, P.C.	5-503 1601 Spring Garden St. Unit 512 19130 8th Wd. 470 sq. ft. BRT# 888086320 Subject to Mortgage Improvements: Residential Condominium JOWANNA M. HAMILTON C.P. September Term, 2009 No. 00488 \$18,491.00 Glenn M. Ross, Esq.	5-518 9207 Wesleyan Rd. 19114 57th Wd. 46 feet frontage x. 100 feet depth BRT# 572237900 Improvements: Residential Property GEORGE W. FOSTER, III C.P. March Term, 2011 No. 01059 \$218,976.03 Richard M. Squire & Associates, LLC
5-460 6823 N. Gratz St. 19126 10th Wd. 1561.60 sq. ft. BRT# 101102900 Subject to Mortgage Improvements: Residential Dwelling MICHAEL HEATH; CRYSTAL HEATH C.P. October Term, 2010 No. 02181 \$101,490.18 Mark J. Udren, Esq.	5-475 4653 Benson St. 19136 65th Wd. 15' 11-1/2" frontage x. 90' depth BRT# 652057500 Improvements: Residential Property CHARLES R. SOUDERS, JR. C.P. July Term, 2007 No. 000454 \$87,512.79 Richard M. Squire & Associates, LLC	5-489 5356 Howland St. 19124 35th Wd. 1424 sq. ft. OPA# 351350400 Improvements: Residential Property FRANK B. PROCOPIO, JR. C.P. April Term, 2010 No. 002002 \$66,342.35 Christopher A. DeNardo, Esq.	5-504 5010 Old York Rd 19141 49th Wd. BRT# 491537700 FIRST NIAGARA BANK, N.A. C.P. March Term, 2011 No. 02510 Joel S. Todd, Esq.	5-519 1503 N. Felton St. 19151 34th Wd. 15 feet frontage x. 88 feet 6 inches depth BRT# 342333800 Improvements: Residential Property LEROY WHITNEY III C.P. April Term, 2011 No. 03189 \$74,862.04 Richard M. Squire & Associates, LLC
5-461 4053 Powelton Ave. 19104 6th Wd. 1641.54 sq. ft. BRT# 061020200 Improvements: Residential Property MOHAMMEDHARES;IFTEKHARHOSSAIN; NURUL KABIR; ABUL KASHEM C.P. November Term, 2008 No. 00911 \$245,206.33 Goldbeck McCafferty & McKeever	5-476 6450 N. 16th St. 19126 17th Wd. 397 feet 11 inches frontage x. 90 feet depth BRT# 172149100 Improvements: Residential Property JANET O. TOWNS-FRANKLIN AND DONALD FRANKLIN, WIFE AND HUSBAND. C.P. January Term, 2011 No. 01463 \$105,443.41 Richard M. Squire & Associates, LLC	5-490 439 E. Montana St. 19119 22nd Wd. 1400 sq. ft. OPA# 221157900 Improvements: Residential Property JOHNNIE NEWTON C.P. October Term, 2010 No. 003325 \$195,254.98 Christopher A. DeNardo, Esq.	5-505 3861 N. Bouvier St. 19140 13th Wd. 16 x 80 BRT# 131236500 Improvements: Single Family Residence STEVEN SEEGERS C.P. June Term, 2009 No. 02498 \$45,672.00 Joseph L. Ditomo, Jr., Esq.	5-520 1704 Scattergood St. 19124 62nd Wd. 16 feet 3/8 inches frontage x. 62 feet 6 inches depth BRT# 622124300 Improvements: Residential Property RAMON VELAQUEZ C.P. February Term, 2011 No. 00421 \$78,235.50 Richard M. Squire & Associates, LLC
5-462 5040 Cottage St. 19124 62nd Wd. 1445 sq. ft. BRT# 622376100 Improvements: Residential Property LORRAINE VASQUEZ C.P. December Term, 2010 No. 03288 \$74,454.27 Goldbeck McCafferty & McKeever	5-477 1341 S. 52nd St. 19143 51st Wd. 20 feet frontage x. 102 feet BRT# 511197100 Improvements: Residential Property PHILIP LOUIS TRAMEL, JR. C.P. February Term, 2011 No. 04314 \$160,735.55 Richard M. Squire & Associates, LLC	5-491 304 W. Winona St. 19144 12th Wd. 20.6 x 86.0 sq. ft. BRT# 124058200 HCFD CORPORATION C.P. February Term, 2011 No. 03680 \$141,838.91 Erik D. Spurlin, Esq.	5-506 7234 Van Dyke St. 19135 65th Wd. 160 ft. 3/8 in. Southwestwardly from the Southwesterly side of Cottoman St.; Front: 20 ft. 0 in. Depth: 82 ft. 6 in. BRT# 651270300 Subject to Mortgage BRIAN J. WATKINS C.P. September Term, 2010 No. 00903 \$76,786.76 Louis P. Vitti, Esq.	5-521 1401 Rose Petal Way. 19111 56th Wd. 18498 sq. ft. BRT# 562065110 Improvements: Residential Property DUNG NGUYEN C.P. April Term, 2011 No. 01926 \$297,503.68 Goldbeck McCafferty & McKeever
5-463 1601 S. Frazier St. 19143 51st Wd. 962.66 sq. ft. BRT# 514040400 Improvements: Residential Property MICHAEL L. BARRETT C.P. January Term, 2011 No. 00026 \$36,033.72 Goldbeck McCafferty & McKeever	5-478 3331 Bleigh St. 19136 64th Wd. 286 feet frontage x. 14 feet depth BRT# 642149000 Improvements: Residential Property JAMES E. EWING & PAMELA T. LLOYD C.P. January Term, 2011 No. 01465 \$52,179.92 Richard M. Squire & Associates, LLC	5-492 6011 Lansdowne Ave. 19151 34th Wd. 1596 sq. ft. BRT# 342050600 Improvements: Residential Dwelling CYNTHIA E. BROWN A/K/A CYNTHIA BROWN C.P. April Term, 2009 No. 3068 \$81,190.97 Gregory Javardian, Esq.	5-507 2029 Bleigh Ave. 19152 56th Wd. 2561.72 sq. ft. OPA# 561306200 Improvements: Residential Property ABDEL RHAEM MUSTAFA C.P. October Term, 2010 No. 1475 \$178,275.50 Lauren Berschler Karl, Esq.	5-522 5905 Belmar Ter. 19143-5210 3rd Wd. 1130.24 sq. ft. BRT# 034103200 Improvements: Residential Property LANGSTON WILLIAMS C.P. September Term, 2010 No. 03946 \$94,682.75 Phelan Hallinan & Schmiegl, LLP
5-465 5650 Ogontz Ave. 19141 49th Wd. 1664 sq. ft. BRT# 172251200 Improvements: Residential Property KIM WIGGINS AND TIMOTHY WIGGINS C.P. October Term, 2008 No. 02697 \$113,441.25 Goldbeck McCafferty & McKeever	5-479 5829 Angora Ter. 19143 3rd Wd. 15 feet 6 inches frontage x. 67 feet depth BRT# 034019700 Improvements: Residential Property MOSES JAMES C.P. June Term, 2010 No. 03907 \$38,853.90 Richard M. Squire & Associates, LLC	5-493 4136 N. 8th St. 19140 43rd Wd. 787.50 sq. ft. BRT# 433361000 Improvements: Residential Dwelling ARIEL HERNANDEZ C.P. April Term, 2011 No. 001499 \$53,999.84 Jacqueline F. McNally, Esq.	5-508 6339 Leonard St. 19149 62nd Wd. 1698.38 sq. ft. OPA# 621520200 Improvements: Residential Property CHARLES J. SCHRADER C.P. September Term, 2009 No. 3089 \$73,175.13 Lauren Berschler Karl, Esq.	5-523 846 E. Westmoreland St. 19134-1925 33rd Wd. 811.25 sq. ft. BRT# 331099900 Improvements: Residential Property TREVOR PINNOCK C.P. July Term, 2010 No. 02428 \$89,763.05 Phelan Hallinan & Schmiegl, LLP
5-466 2541 S. Wanamaker St. 19143 40th Wd. 1072 sq. ft. BRT# 402028700 Improvements: Residential Property TERRANCE ROBERSON C.P. November Term, 2007 No. 01542 \$72,424.16 Phelan Hallinan & Schmiegl, LLP	5-480 1412 N. Robinson St. 19151 34th Wd. Row 2 Sty Masonry; 2266 sq. ft. BRT# 342282200 Improvements: Residential Dwelling TONY A. BUCKMAN C.P. January Term, 2009 No. 01483 \$71,161.07 McCabe, Weisberg & Conway, P.C.	5-494 540 Unruh Ave. 19111 35th Wd. 3750 sq. ft. BRT# 353125500 Improvements: Residential Dwelling SEAN E. LAMBERT AND TAMICA LAMBERT A/K/A TAMICA K. LAMBERT C.P. April Term, 2011 No. 000136 \$178,426.38 Jacqueline F. McNally, Esq.	5-509 613 E. Wishart St. 19134 33rd Wd. 700 sq. ft. BRT# 331028100 Improvements: Residential Property MARIA MENDEZ C.P. April Term, 2011 No. 02778 \$33,740.03 Goldbeck McCafferty & McKeever	5-524 1541 Ruan St. 19124-3952 23rd Wd. 1746 sq. ft. BRT# 232027900 Improvements: Residential Property JOSE CABALLERO URBINA C.P. August Term, 2010 No. 01479 \$163,301.50 Phelan Hallinan & Schmiegl, LLP
5-467 1431 Helleman St. 19149-2742 54th Wd. 2150 sq. ft. BRT# 541125000 Improvements: Residential Property SHARMAINE MICKENS C.P. December Term, 2010 No. 01767 \$114,907.29 Phelan Hallinan & Schmiegl, LLP	5-481 3045 N. 22nd St. 19132 11th Wd. Row 2 Sty Masonry; 862.12 SqFt./1280 SqFt. Sq. ft. BRT# 111308100 Improvements: Residential Dwelling TERRENCE BARKSDALE C.P. Term, 2010 No. 0757 \$27,025.33 McCabe, Weisberg & Conway, P.C.	5-495 248 S. Cecil St. 19139 60th Wd. 1170 sq. ft. BRT# 604279600 Improvements: Residential Real Estate SEBRINA ALLEN C.P. October Term, 2009 No. 004063 \$94,293.68 Stern and Eisenberg LLP	5-510 627 S. 60th St. 19140 3rd Wd. Front: 16 ft. 6 in.; Depth: 85 ft. 0 in. OPN# 032221700 PATRICIA RICHARDS C.P. April Term, 2011 No. 01942 \$94,960.42 Phillip D. Berger, Esq.	5-525 2623 S. Sartain St. 19148 39th Wd. 1798 sq. ft. BRT# 394210100 Subject to Mortgage Improvements: Residential Dwelling DONNA M. DADDAZIO AKA DONNA DADDAZIO C.P. November Term, 2009 No. 01442 \$85,890.08 McCabe, Weisberg & Conway, P.C.
5-468 2914 Passmore St. 19149-3032 55th Wd. 850.50 sq. ft. BRT# 551029500 Improvements: Residential Property MICHAEL GULLI C.P. April Term, 2011 No. 01152 \$127,295.73 Phelan Hallinan & Schmiegl, LLP	5-482 2411 S. 9th St. 19148 39th Wd. 953.25 sq. ft. BRT# 393418100 Improvements: Residential Dwelling JAMES KSIONSKA AND YVONNE KSIONSKA C.P. April Term, 2011 No. 003318 \$195,127.63 Jacqueline F. McNally, Esq.	5-496 604 E. Carver St. 19120 35th Wd. 1285.92 sq. ft. BRT# 351236400 Improvements: Residential Real Estate JUNE PINKNEY C.P. August Term, 2010 No. 000519 \$83,302.14 Stern and Eisenberg LLP	5-511 7220 Rupert St. 19149 54th Wd. 1420 sq. ft. BRT# 542491600 Improvements: Residential Property MARINA WILLIAMS; SERGEY SHUMEYKO C.P. July Term, 2009 No. 03725 \$177,240.30 Phelan Hallinan & Schmiegl, LLP	5-526 445 E. Slocum St. 19119 22nd Wd. Row B/Gar 2 Sty Masonry/ 1875 SqFt./1318 Sq. Ft/Sq. ft. BRT# 222059000 Improvements: Residential Dwelling CHARLES RONEY WALLS, JR., EXECUTOR OF THE ESTATE OF HOWARD A. BAYNARD, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 1920 No. 100075 \$116,415.13 McCabe, Weisberg & Conway, P.C.
5-469 2041 S. Redfield St. 19143 40th Wd. 1077.78 sq. ft. OPA# 401065500 Subject to Mortgage Improvements: Row B/Gar 2 Story Masonry MARK A. WOODRUFF. C.P. October Term, 2010 No. 03039 \$56,724.05 Christine A. Pinto, Esq.	5-483 1704 Elston St. 19126 10th Wd. 1262.25 sq. ft. BRT# 101323700 Improvements: Residential Dwelling RHONDA A. FLIPPEN A/K/A RHONDA FLIPPEN. C.P. December Term, 2010 No. 03109 \$70,412.97 Powers, Kim & Javardian, LLC	5-497 813 N. 16th St. Unit B 19130 15th Wd. 687 sq. ft. BRT# 888153862 Improvements: Residential Dwelling MARC J. TROILO, DANIELA TROILO AND TIMOTHY P. GROMLEY. C.P. March Term, 2011 No. 03358 \$207,476.99 Gregory Javardian; Powers, Kim & Javardian, LLC	5-512 5122 Saul St. 19124-1920 23rd Wd. 1536 sq. ft. BRT# 621445400 Improvements: Residential Property ANDREW D. KILBRIDE; LAURIE J. KILBRIDE CLIFFORD KILBRIDE; ELLYNA KILBRIDE C.P. January Term, 2010 No. 02398 \$82,242.85 Phelan Hallinan & Schmiegl, LLP	5-527 514 Cantrell St. 19148 39th Wd. Row 2 Sty Masonry; 672 Sq.Ft./1281 Sq.Ft. Sq.ft. BRT# 392089800 Improvements: Residential Dwelling ALL UNKNOWN HEIRS OF THE BOBBIE LOU WESTBROOK C.P. September Term, 2010 No. 01741 \$69,613.77 McCabe, Weisberg & Conway, P.C.
5-470 5117 Pine St. 19143 60th Wd. 1600 sq. ft. OPA# 602126300 Improvements: SEMI/DET 3 STY MASONRY EDWARD MCCLELLAN, SR. C.P. December Term, 2011 No. 00885 \$238,641.00 Christine A. Pinto, Esq.	5-484 329 N. 64th St. 19139 34th Wd. 2270 sq. ft. BRT# 343071900 Improvements: Residential Dwelling CYNTHIA E. BROWN A/K/A CYNTHIA BROWN C.P. April Term, 2009 No. 3114 \$359,046.79 Gregory Javardian, Esq.	5-498 7128 Glenloch St. 19135 41st Wd. Row 2 Sty Masonry; 2714.4 Sq. ft. BRT# 412330200 Improvements: Residential Dwelling JOSEPH M. MARTIN A/K/A JOSEPH MARTIN C.P. August Term, 2007 No. 00955 \$112,608.61 McCabe, Weisberg & Conway, P.C.	5-513 1615 S. 15th St. 19145-1501 36th Wd. 960 sq. ft. BRT# 365045500 Improvements: Residential Property EDITH M. MITCHELL A/K/A EDITH MITCHELL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THELMA LOVE, DECEASED C.P. September Term, 2010	5-528 520 W. Hortter St. 19119 22nd Wd. Det W/B Gar 2.5 Sty Stone; 8833.66 Sq. ft. BRT# 223059700 Improvements: Residential Dwelling ARTHUR BOSWELL, JR. A/K/A ARTHUR W. BOSWELL, EXECUTOR OF THE ESTATE OF VIVIAN S. BOSWELL, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2010 No. 04550 \$193,226.28 McCabe, Weisberg & Conway, P.C.
5-471 2211 N. 51st St. 19131 52nd Wd. 80.034 ft. 0 in. from the Northward from the Northern side of Gainor Road; Front: 60 ft. 0 in. Depth: 169.059 ft. 0 in. BRT# 521274000 WILLIAM LACOMCHEK C.P. March Term, 2011 No. 02339 \$254,600.00 Louis P. Vitti, Esq.	5-485 1911 N. Marshall St. 19122 20th Wd. Row 2 Sty MASONRY; 1142.08 Sq. Ft./1200 Sq. Ft. Sq. ft. BRT# 201132200 Improvements: Residential Dwelling SORIA I. VAZQUEZ C.P. March Term, 2011 No. 02599 \$115,205.53 McCabe, Weisberg & Conway, P.C.	5-499 1328 E. Sharpnack St. 19150-2118 50th Wd. 2120 sq. ft. BRT# 502328800 Improvements: Residential Property NATHANIEL JACKSON C.P. December Term, 2009 No. 00038 \$122,384.54 Phelan Hallinan & Schmiegl, LLP	5-514 5122 Saul St. 19124-1920 23rd Wd. 1536 sq. ft. BRT# 621445400 Improvements: Residential Property ANDREW D. KILBRIDE; LAURIE J. KILBRIDE CLIFFORD KILBRIDE; ELLYNA KILBRIDE C.P. January Term, 2010 No. 02398 \$82,242.85 Phelan Hallinan & Schmiegl, LLP	5-529 2224 Melvin St. 19131 52nd Wd. Row B/Gar 2 Sty Masonry; 1297.60 Sq.Ft./1366 Sq.Ft. Sq.ft. BRT# 522252900 Improvements: Residential Dwelling ANWAR PASHA C.P. November Term, 2009 No. 05366 \$100,634.42 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

5-530

8044 Temple Rd. 19150 50th Wd. 1440 sq. ft./1184 sq. ft. BRT# 501068500 Improvements: Residential Dwelling TRACIE UPCHURCH C.P. December Term, 2010 No. 00794 \$134,076.88 McCabe, Weisberg & Conway, P.C.

5-531

1630 Wolf St. 19145 26th Wd. Row 2 Sty Masonry; 960 sq. ft./1520 sq. ft. sq. ft. BRT# 261022800 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIR OF MILLARD THOMPSON, DECEASED MORTGAGOR AND REAL OWNER AND TIM HOLT, ONLY KNOWN SURVIVING HEIR OF MILLARD THOMPSON, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2010 No. 05625 \$143,574.36 McCabe, Weisberg & Conway, P.C.

5-532

4400 Sansom St. 19104-2916 27th Wd. 1627.01 sq. ft. BRT# 272027800 Improvements: Residential Property RAS M. DEAN C.P. April Term, 2010 No. 01402 \$288,731.90 Phelan Hallinan & Schmiegl, LLP

5-533

926 Pratt St. 19124-1738 35th Wd. 1195.01 sq. ft. BRT# 351114600 Improvements: Residential Property FATIMA FLETCHER a/k/a FATIMA R. FLETCHER C.P. November Term, 2010 No. 02030 \$69,494.71 Phelan Hallinan & Schmiegl, LLP

5-534

731 Longshore Ave. 19111-4324 53rd Wd. 3323.03 sq. ft. BRT# 532176600 Improvements: Residential Property KENNETH H. ANAPOL C.P. May Term, 2010 No. 02141 \$229,996.94 Phelan Hallinan & Schmiegl, LLP

5-535

1413 S. 6th St. 19147-5801 1st Wd. 1080 sq. ft. BRT# 011346400 Improvements: Residential Property TUAN VO C.P. March Term, 2010 No. 05878 \$282,426.46 Phelan Hallinan & Schmiegl, LLP

5-536

2013 Gerritt St. 19146 36th Wd. Land Area - 672 sq. ft. Improvement Area - 728 sq. ft. BRT# 363014400 Improvements: Row 2 Storey Masonry PHILAMARK MEDIA, LLC C.P. December Term, 2010 No. 00249 \$256,779.57 Brett A. Berman, Esq.

5-537

1836 Reed St. 19146 26th Wd. Land Area - 928 sq. ft. Improvement Area - 1060 sq. ft. BRT# 363002000 Improvements: Row 2 Storey Masonry PHILAMARK MEDIA, LLC C.P. December Term, 2010 No. 00249 \$256,779.57 Brett A. Berman, Esq.

5-538

3142 Jasper St. 19134 25th Wd. Land Area - 782.60 sq. ft. Improvement Area - 1072 sq. ft. BRT# 252539900 Improvements: Row 2 Storey Masonry PHILAMARK MEDIA, LLC C.P. December Term, 2010 No. 00249 \$256,779.57 Brett A. Berman, Esq.

5-539

561 W. Abbottsford Ave. 19144 13th Wd. 2240 sq. ft. OPA# 133046800 Improvements: Residential Dwelling ESTATE OF DOROTHY C. DAVIS, DECEASED C.P. February Term, 2011 No. 4797 \$9,311.85 Mitchell B. Klein, Esq.

5-540

2083 E. Sanger St. 19124 41st Wd. Single Family Row and Twin 1259.37 sq. ft. BRT# 411039300 Improvements: A Residential Dwelling ADEGBENGA AKINBOBOLA AND AYOMIDE AKINBOBOLA C.P. November Term, 2011 No. 004652 \$69,526.82 Federman & Associates, LLC

5-541

6468 Anderson St. 19119 22nd Wd. Two Story Brick Masonry Row Home with 1888 sq. ft. BRT# 221313000 Improvements: A Residential Dwelling LORNA ROSE C.P. November Term, 2009 No. 04536 \$149,357.19 Federman & Associates, LLC

5-542

1351 Saint Vincent St. 19111 53rd Wd. Detached Garage, 2 Story Dwelling Approx. 2420 sq. ft. BRT# 532332400 Improvements: A Residential Dwelling SHANE ROSENTHAL C.P. June Term, 2010 No. 02288 \$162,091.18 Federman & Associates, LLC

5-543

1508 W. Seybert St. 19143 46th Wd. 729

SHERIFF'S SALE

sq. ft. BRT# 471077000 Improvements: Commercial Property TARIK NASIR AND LESLEY NASIR C.P. June Term, 2008 No. 03061 \$157,204.53 Jonathan W. Hugg, Esq.

5-544

5009 N. 5th St. 19120 42nd Wd. 1896 sq. ft. BRT# 422504200 Improvements: Commercial Property BROMLEY FRENCH C.P. February Term, 2011 No. 01074 \$317,594.22 Nolan Shenai, Esq.

5-545

2810 N. Newkirk St. 19132 38th Wd. 1008 sq. ft. BRT# 381268600 Improvements: Residential BERNICE EVANS C.P. January Term, 2011 No. 4646 \$40,828.75 Nolan Shenai, Esq.

5-546

463 W. Abbottsford Ave. 19144 13th Wd. 418 ft. 4 3/4 in. Southwestward from the Southwest side of McKean Ave. Front: 19 ft. 6 1/4 in. Dept: 80 ft. 0 in. BRT# 133043300 ANTONIO W. ZACHARY, JR. C.P. February Term, 2011 No. 1614 \$140,452.45 Louis P. Vitti, Esq.

5-547

1320 N. 53rd St. 19131 44th Wd. 1425 sq. ft. BRT# 442336500 Improvements: Residential Property BRYANT K. LEWIS AND ADRIENNE G. LEWIS, ADMINISTRATORS OF THE ESTATE OF DELLA LEWIS C.P. March Term, 2010 No. 06402 \$66,772.08 Kristine M. Anthon, Esq.

5-548

930 N. 63rd St. 19151 34th Wd. 4500 sq. ft. BRT# 344199800 Improvements: Three unit apartment (triplex) GUYNELL B. SMYRE AND RONDA SHROPSHIRE C.P. December Term, 2009 No. 001608 \$146,412.90 Benjamin E. Witmer, Esq.

5-549

189 E. Fariston St. 19120 61st Wd. 1600 sq. ft. BRT# 611381300 Improvements: Residential Dwelling LYNDIA T. JWILI, AKA LYDIA JWILI, AKA LYDIA JWILL, AKA LYDIA SWILL, AKA LYDIA THANDI JWILI, DECEASED AND SAKE JWILI AND TULANI JWILI, SPECIFIC DEVISEES C.P. January Term, 2010 No. 000862 \$132,441.28 Benjamin E. Witmer, Esq.

5-550

669 E. Lippincott St. 19134 33rd Wd. 1483 sq. ft. BRT# 331023900 Improvements: Mixed use Property FERNANDO ARZENO C.P. October Term, 2010 No. 1482 \$26,275.94 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

5-551

1828 Shunk St. 19145 48th Wd. 2861 sq. ft. BRT# 262292000 Subject to Mortgage Improvements: Residential Dwelling MARC A. LAUER AND MARIA LAUER C.P. May Term, 2009 No. 1330 \$366,788.39 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

5-552

1631 Green St., Unit B 19130-3958 8th Wd. BRT# 888100492 Improvements: Condominium JASON R. KATZ C.P. November Term, 2010 No. 03173 \$274,732.90 Phelan Hallinan & Schmiegl, LLP

5-553

3850 Woodhaven Rd., Apt 303 19154-2749 66th Wd. BRT# 888660273 Improvements: Condominium CAROLINE A. ZIELINSKI A/K/A CAROLINE ZIELINSKI C.P. December Term, 2010 No. 01745 \$128,277.43 Phelan Hallinan & Schmiegl, LLP

5-554

7242 Algon Ave. 19111-4115 53rd Wd. 2821.05 sq. ft. BRT# 532434300 Improvements: Residential Property LEE ANN SCHILLER C.P. May Term, 2010 No. 02140 \$126,389.40 Phelan Hallinan & Schmiegl, LLP

5-555

4932 Brown St. 19139-1704 44th Wd. 1264.95 sq. ft. BRT# 441266400 Improvements: Residential Property ERNEST HINTON C.P. May Term, 2009 No. 01120 \$65,273.25 Phelan Hallinan & Schmiegl, LLP

5-556

549 E. Gerhard St. 19128-1633 21st Wd. 1350 sq. ft. BRT# 213151900 Improvements: Residential Property EDWARD T. MENSCH C.P. January Term, 2011 No. 00971 \$54,954.89 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

5-557

3514 I St. 19134-1409 33rd Wd. 1800 sq. ft. BRT# 331381100 Improvements: Residential Property LISANDRA CARRASQUILLO C.P. March Term, 2011 No. 03348 \$42,874.67 Phelan Hallinan & Schmiegl, LLP

5-558

2604 S. 11th St. 19148-4408 39th Wd. 821.28 sq. ft. BRT# 394198250 Improvements: Residential Property ALEXANDER A. MEOLI C.P. October Term, 2010 No. 00479 \$130,223.84 Phelan Hallinan & Schmiegl, LLP

5-559

539-41-43 N. 13th St. 1218-1220-1220-30 Green St. and 1242 Ridge Ave. A/K/A Ridge Ave. A/K/A 1218 Green St. 19123 14th Wd. Land 11073.13 sq. ft.; Improvements: 4000 sq. ft. BRT# 883016015 TEAM REAL ESTATE, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY C.P. January Term, 2011 No. 4213 \$866,441.66 Brian H. Smith, Esq.

5-560

1419-21 W. Allegheny Ave. 19132 11th Wd. 51100 sq. ft. OPA# 881054800 Subject to Mortgage 1419 WEST HOLDINGS, LLC C.P. February Term, 2011 No. 02232 \$433,078.83 Gary P. Lightman, Esq.; Lightman & Manochi

5-562A-B

6532 Saybrook Ave. - Premise A - 19142 40th Wd. 945 sq. ft. BRT# 403157100 Improvements: Residential Property **2502 S. 61st St. 19142 - Premise B--** 40th Wd. 1096 sq. ft. BRT# 402063400 Improvements: Commercial Property ANDRE RICHARDSON C.P. January Term, 2011 No. 003733 \$46,692.47 Emory A. Wyant, Jr., Esq.

5-563

Unit #128, Castings Condominium, 130-36 Brend St. 19106 1st Wd. 1.3009% interest in Declaration of Condominium BRT# 888055718 Improvements: Residential Dwelling RICHARD GLANTON C.P. October Term, 2005 No. 04016 \$206,523.13 Andrew L. Miller, Esq.

5-564

902 Alden St. 19143 46th Wd. Row 2 Sty Msonry; 877.50 Sq. ft./790 sq.ft.sq.ft. BRT# 463265000 Improvements: Residential Dwelling MATTHEW T. LEE C.P. July Term, 2010 No. 002373 \$65,855.46 McCabe, Weisberg & Conway, P.C.

5-565

110 Mifflin St. 19148 39th Wd. Row 2 Sty Masonry; 1924.2 sq. ft. BRT# 391008200 Improvements: Residential Dwelling MEREDITH O'DONNELL AND MICHAEL O'DONNELL C.P. February Term, 2010 No. 001702 \$164,044.87 McCabe, Weisberg & Conway, P.C.

5-566

5702 N. 5th St. 19120 61st Wd. West side of 5th St - 15ft. 7 in. x 114 ft. 7 1/2 in. OPA# 612321900 Subject to Mortgage (Stonebridge Bank) OLNEY ACHIEVEMENT, LP C.P. June Term, 2010 No. 00160 \$180,082.24 David M. Giles, Esq.; Spector Gadon & Rosen, P.C.

5-567

3559 N. 5th St. 19140 33rd Wd. Southeast corner of Fifth and Venango Streets - 20ft. x 104 ft. 7 1/2 in. OPA# 884341205 Subject to Mortgage (Stonebridge Bank) MASTER HOLDING, LP C.P. June Term, 2010 No. 00145 \$260,513.73 David M. Giles, Esq.; Spector Gadon & Rosen, P.C.

5-568

8618 Wissahickon Ave. 19128 21st Wd. 5033.60 sq. ft. BRT# 214279000 Improvements: Residential Real Estate PAUL M. MENZEN AND MARGARET S. MENZEN a/k/a MARGARET S. RADASZEWSKI C.P. April Term, 2011 No. 002898 \$142,507.02 Stern and Eisenberg LLP

5-569

1000 Wolf St. 19148 39th Wd. 4176 sq. ft. BRT# 394089002 Improvements: Residential Dwelling LOUIS J. MONACELLO AND JOHN A. PALERMO C.P. January Term, 2011 No. 00841 \$611,593.58 McCabe, Weisberg & Conway, P.C.

5-570

10766 Helmer Dr. 19154 66th Wd. 3340 sq. ft. BRT# 662107100 Subject to Mortgage Improvements: Residential Dwelling CHEVON YOUNG C.P. April Term, 2011 No. 02240 \$153,990.77 McCabe, Weisberg & Conway, P.C.

5-571

2601 S. Dewey St. 19142 40th Wd. 2660.6

SHERIFF'S SALE

sq. ft. BRT# 402074400 Improvements: Residential Dwelling MOHAMMAD SHOKROLLAH C.P. February Term, 2011 No. 00662 \$57,640.54 McCabe, Weisberg & Conway, P.C.

5-572

1507 E. Cliveden St. 19150 10th Wd. 9173 sq. ft. BRT# 102315100 Improvements: Residential Dwelling RODERICK BERRY C.P. September Term, 2009 No. 02911 \$207,829.97 McCabe, Weisberg & Conway, P.C.

5-573

6154 Lebanon Ave. 19151 34th Wd. 5799.5 sq. ft. BRT# 342127100 Improvements: Residential Dwelling DENIECE N. DYALL C.P. January Term, 2011 No. 03585 \$203,789.67 McCabe, Weisberg & Conway, P.C.

5-574

5029 Baltimore Ave. 19143 46th Wd. 1674 sq. ft. BRT# 462123800 Improvements: Residential Property BAKARY CISSE C.P. January Term, 2011 No. 01265 \$186,342.45 Patrick J. Wesner, Esq.

5-575

6136 Washington Ave. 19143 3rd Wd. 2310 sq. ft. BRT# 033122300 Improvements: Residential Property DEBORAH GARRETT C.P. March Term, 2010 No. 01728 \$150,737.45 Patrick J. Wesner, Esq.

5-576

13354 Susan Ter. 19116 58th Wd. 11600 sq. ft. BRT# 583109428 Improvements: Residential Property ROBERT B. THURMAN AND DEBRA A. THURMAN C.P. February Term, 2010 No. 02434 \$357,797.16 Patrick J. Wesner, Esq.

5-577

3476 Emerald St. 19134 45th Wd. 1200 sq. ft. BRT# 452340500 Improvements: Residential Property CATHY L. DAHILL AND JOHN A. DAHILL C.P. May Term, 2008 No. 000900 \$59,516.66 Patrick J. Wesner, Esq.

5-578

2207 E. Susquehanna Ave. 19125 31st Wd. 1986 sq. ft. BRT# 313042900 Improvements: Residential Property JOSEPH FIORAVANTI AND MAUREEN FIORAVANTI C.P. October Term, 2010 No. 02852 \$201,223.23 Patrick J. Wesner, Esq.

5-579

8508 Temple Rd. 19150 50th Wd. 1440 sq. ft. BRT# 501080700 Improvements: Residential Property ANASTACIA GORDON-SCOTT AND DERRICK SCOTT C.P. April Term, 2005 No. 001526 \$99,278.34 Patrick J. Wesner, Esq.

5-580

4839 N. Palethorp St. 19120 42nd Wd. Row 2 Sty Masonry; 1661.08 sq.ft./1240 sq.ft.sq.ft. BRT# 422377200 Improvements: Residential Dwelling MARIELA SANTIAGO C.P. February Term, 2011 No. 02274 \$36,243.48 McCabe, Weisberg & Conway, P.C.

5-581

8042 Mars Pl. 19153 40th Wd. Row B.Gar 2sty Masonry; 1617.30 sq.ft./138.030 SWA of 80th sq.ft. BRT# 405890061 Improvements: Residential Dwelling KENTIA WATERS C.P. May Term, 2010 No. 000705 \$150,093.96 McCabe, Weisberg & Conway, P.C.

5-582

903 Hoffman St. 19148 39th Wd. Row 2 Sty Masonry; 768 sq.ft./1072 sq.ft. BRT# 393268700 Improvements: Residential Dwelling LAURA PREZIO C.P. March Term, 2011 No. 01521 \$66,459.17 McCabe, Weisberg & Conway, P.C.

5-583

819 Watkins St. 19148 1st Wd. Row 2 Sty Masonry; 526.50 sq.ft./702 sq.ft. sq. ft. BRT# 012328000 Improvements: Residential Dwelling ROBERT C. NICHOLS AND MARIA C. PRIMERANO C.P. December Term, 2010 No. 01921 \$74,574.20 McCabe, Weisberg & Conway, P.C.

5-584

2222 Bancroft St. N 19132 16th Wd. Row two story masonry ; 685.16 sq. ft/ 1096 sq. ft. BRT# 161104200 Improvements: Residential Dwelling ROBIN MACON C.P. January Term, 2011 No. 04560 \$48,531.54 McCabe, Weisberg & Conway, P.C.

5-585

6648 Kindred St. 19149 54th Wd. Row B/Gar 2 Sty Masonry; 1367.97 sq.ft./1260 sq.ft.sq.ft. BRT# 541203700 Improvements: Residential Dwelling JOSE RIVERA AND NIDYA RIVERA C.P. July Term, 2010 No. 00371 \$133,121.48

SHERIFF'S SALE

McCabe, Weisberg & Conway, P.C.

5-586

1963 Wakeling St. 19124 62nd Wd. 10800 sq. ft. BRT# 622009500 Improvements: 6268 Square Feet EQUITY PARTNERS FUND XI, LLC C.P. August Term, 2008 No. 04005 \$372,504.70 Jennifer D. Gould, Esq.

5-587

1957-61 Wakeling St. 19124 62nd Wd. 10800 sq. ft. BRT# 622009400 Improvements: 1141 Square Feet STEPHANIE A. COIA a/k/a STEPHANIE A. LOLLI-COIA a/k/a STEPHANIE A. LOLLI C.P. August Term, 2008 No. 04012 \$372,504.70 Jennifer D. Gould, Esq.

5-588

3600 Conshohocken Ave., Unit 2011 19131 52nd Wd. 1251 sq. ft. OPA# 888520664 ANITA B. CARRINGTON C.P. June Term, 2010 No. 01145 \$111,621.53 Sharon M. Menchyk, Esq.

5-589

1533 West Chew St. 19141 49th Wd. 170 ft. 9 in. westerly of Fifteenth st. OPA# 171102800 CAROL BOYER RICHARDS, EXECUTRIX OF THE ESTATE OF CONSTANCE E. JENKINS, DECEASED C.P. September Term, 2010 No. 1355 \$51,833.16 Sharon M. Menchyk, Esq.

5-590

5636 Catharine St. 19143 46th Wd. Row 2 Sty Masonry; 1280 sq.ft./1600 sq.ft.sq.ft. BRT# 463108500 Improvements: Residential Dwelling JAMES R. BROOKS C.P. November Term, 2009 No. 0512 \$80,004.83 McCabe, Weisberg & Conway, P.C.

5-591

1137 W. Porter St. 19148 39th Wd. 2208 sq. ft. BRT# 394112400 Improvements: Residential Dwelling KHANH MY VONG AND JOHN TUAN PHAM C.P. January Term, 2010 No. 01889 \$219,491.85 McCabe, Weisberg & Conway, P.C.

5-592

4223 Pechin St. 19128 21st Wd. 3626.3 sq. ft. BRT# 212175600 Improvements: Residential Dwelling WILLIAM PETITTI C.P. June Term, 2009 No. 02245 \$143,176.95 McCabe, Weisberg & Conway, P.C.

5-593

5839 Cedar Ave. 19143 46th Wd. 2712 sq. ft. BRT# 032133000 Improvements: Residential Dwelling ANDREA S. ERVING A/K/A ANDREA ERVING, ADMINISTRATRIX OF THE ESTATE OF ELLEN GIBBS A/K/A ELLEN B. GIBBS, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2007

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Esq. 5-599 139-159 N. 23rd St., 2222-2224-2226 Race St. and rear and 2228-2230 Race St. and 161 N. 23rd St. 19103 8th Wd. Front: 288 ft. 0 in. Depth: Irreg. OPN# 882311405 Improvements: Commercial Property CHERRY STREET ASSOCIATES LIMITED PARTNERSHIP C.P. March Term, 2011 No. 00227 \$7,343,308.36 David E. Stern, Esq.	REEVES A/K/A WANDA RODRIGUES C.P. October Term, 2007 No. 02110 \$70,924.61 McCabe, Weisberg & Conway, P.C. 5-608 1032 Montrose St. 19147-3732 2nd Wd. 611 sq. ft. BRT# 021049300 Improvements: Residential Property UNKNOWNHEIRS,SUCCESSORS,ASSIGNS, AND ALL PERSONS, FIRM ASSOCIATIONS CLAIMING RIGHT, TITLE OR INVEREST FROM OR U NAOMI WALKER LAWTON, DECEASED; LOUISE JACKSON, IN HER CAPACITY AS HEIR OF NAOMI WALKER LAWTON, DECEASED; JAMES JCKSON, IN HIS CAPACITY AS HEIR OF NAOMI WALKER LAWTON, DECEASED; GEORGE JACKSON, HIS CAPACITY AS HEIR OF NAOMI WALKER LAWTON, DECEASED C.P. June Term, 2010 No. 02989 \$13,755.45 Phelan Hallinan & Schmiegl, LLP	2007 No. 001374 \$68,697.74 Mark J. Udren, Esq. 5-614 6529 Dorel St. 19142 40th Wd. 1,061.45 sq. ft. BRT# 406335200 Improvements: Residential Dwelling ROSETTA ZIZER; YEMBEH MANSARAY C.P. May Term, 2010 No. 02128 \$87,770.76 Mark J. Udren, Esq.	5-622 3181 Janney St. 19134 25th Wd. 1,650 sq. ft. BRT# 252410500 Improvements: Residential Dwelling MICHAEL TORMA; DEBRA TORMA, MORTGAGOR C.P. February Term, 2006 No. 001786 \$46,684.30 Mark J. Udren, Esq.	2010 No. 00243 \$157,519.90 Christine A. Pinto, Esq. 5-630 3127 Agate St. 19134 25th Wd. 686 sq. ft. BRT# 252334800 Improvements: Residential Dwelling PEARL STEINER C.P. April Term, 2010 No. 03370 \$49,192.07 Mark J. Udren, Esq.
5-600A-B 5249 Chestnut St. - Premise A - 19139 60th Wd. 1832 sq. ft. BRT# 602027700 Subject to Mortgage Improvements: Commercial Property 5402 Walnut St. -Premise B - 19139 60th Wd. 3926.15 sq. ft. BRT# 603030000 Subject to Mortgage Improvements: Commercial Property LOPEZ THOMPSON C.P. May Term, 2010 No. 1726 \$241,458.76 Nolan G. Shenai, Esq.	5-609 2839 N. 24th St. 19132 38th Wd. 1058.57 sq. ft. BRT# 111443200 Improvements: Residential Property KEITH JONES A/K/A KEITH A. JONES C.P. March Term, 2005 No. 03633 \$61,432.56 Phelan Hallinan & Schmiegl, LLP	5-615 1031 Fillmore St. 19124 23rd Wd. 2,112.50 sq. ft. BRT# 234115400 Improvements: Residential Dwelling JAMES R. MOYER; CHRISIE MOYER A/K/A CHRISIE L. MOYER C.P. February Term, 2011 No. 02272 \$163,582.05 Mark J. Udren, Esq.	5-623 2444 N. 54th St. 19131 52nd Wd. 4,680 sq. ft. BRT# 522208900 Improvements: Residential Dwelling RUEBENA MACON C.P. January Term, 2011 No. 00551 \$264,980.46 Mark J. Udren, Esq.	5-631A-C 613 N. 3rd St. - Premise A - 19123 5th Wd. 18358 sq. ft. - Ind. Shop Masonry BRT# 055119900 Subject to Mortgage 600-618 N. 3rd St. - Premise B - 19123 5th Wd. 2070 sq. ft. - Commercial Parking Lot BRT# 884027375 Subject to Mortgage 615-625 N. 3rd St. - Premise C - 19123 5th Wd. 8622 sq. ft. - Parking Lot Non-Commerical BRT# 884027377 Subject to Mortgage 600 N. 3RD ST. ASSOCIATES, LP C.P. September Term, 2010 No. 03979 \$2,923,873.23 Edward T. Kang; Melissa A. Bozeman; Weir & Partners LLP
5-601 3173 Cedar St. 19134 25th Wd. 1260 sq. ft. BRT# 251429700 Improvements: Residential Dwelling BARBARA LUNKENHEIMER; FELIX E. ORTIZ C.P. December Term, 2010 No. 02563 \$117,716.01 Mark J. Udren, Esq.	5-610 9001 Ridge Ave., Unit 45 19128-1066 21st Wd. 953.48 sq. ft. BRT# 214146945 Improvements: Residential Property HOWARD HEPWORTH; LOUANN HEPWORTH C.P. April Term, 2011 No. 01498 \$171,253.60 Phelan Hallinan & Schmiegl, LLP	5-617 1405 S. 15th St. 19146 36th Wd. 1095 sq. ft. BRT# 365040900 Improvements: Residential Dwelling HERNDON A. BROWN C.P. December Term, 2010 No. 01106 \$161,938.95 Mark J. Udren, Esq.	5-624 6836 Finch Pl. 19142 40th Wd. 3,591.9 sq. ft. BRT# 406578500 Improvements: Residential Dwelling RICHARD ROSE, SR. C.P. September Term, 2010 No. 00446 \$160,700.27 Mark J. Udren, Esq.	5-632 108 Apsley St. 12th Wd. 2599.38 sq. ft. more or less BRT# 123003100 Subject to Mortgage: Residential GENESIS PROPERTY SOLUTIONS, INC. & JOSEPH M. GULLY C.P. November Term, 2010 No. 03980 \$160,835.80 Jenifer G. Fowler, Esq.
5-603 319 Hermitage St 19128 21st Wd. 1600 BRT# 211430400 Subject to Mortgage Improvements: Residential Dwelling ARLENE J. GERSON C.P. February Term, 2011 No. 00583 \$211,749.14 Mark J. Udren, Esq.	5-611 3708 Westhampton Dr. 19154 66th Wd. 1,798.85 sq. ft. BRT# 663366500 Improvements: Residential Dwelling LINDA DUNN A/K/A LINDA E. DUNN; ARLENE M. DUNN C.P. January Term, 2007 No. 02639 \$173,834.01 Udren Law Offices, P.C.	5-619 10021 Westbourne Pl. 19114 66th Wd. 1,800.00 sq. ft. BRT# 661027400 Improvements: Residential Dwelling ROSEMARIE TERRY C.P. June Term, 2009 No. 00349 \$182,862.39 Mark J. Udren, Esq.	5-625 6621 Sylvester St. 19149 54th Wd. 1,380.10 sq. ft. BRT# 541251600 Improvements: Residential Dwelling LUKE LORS C.P. June Term, 2010 No. 02472 \$145,903.55 Mark J. Udren, Esq.	5-633A-D 3671 Frankford Ave. - Premise A - 19134 45th Wd. 1,066 sq. ft. Land Area: 1,050 sq. ft. BRT# 452267100 Subject to Mortgage 4530 Griscom St. - Premise B - 19124 23rd Wd. 1,140 sq. ft. Land Area: 778.32 sq. ft. BRT# 232431800 Subject to Mortgage 739 E. Thayer St. - Premise C - 19134 33rd Wd. 1,260 sq. ft. Land Area: 825 sq. ft. BRT# 331149700 Subject to Mortgage 4802 Duffield St. - Premise D - 19124 23rd Wd. 1,315 sq. ft. Land Area: 1,450 sq. ft. BRT# 232270600 Subject to Mortgage JACANA PMA LLC. C.P. November Term, 2010 No. 00785 \$188,589.03 Scott F. Landis, Esq.
5-604 5242 Bingham St. 19120 42nd Wd. 2905.35 sq. ft. BRT# 421497700 Improvements: Residential Dwelling MARIE E. BOHRER-STATLER C.P. December Term, 2009 No. 03281 \$51,769.26 Mark J. Udren, Esq.	5-612 4951 Thompson St. 19131 44th Wd. 2,225.00 sq. ft. BRT# 44212700 Improvements: Residential Dwelling JEROME PHOENIX C.P. January Term, 2010 No. 02291 \$9,965.23 Mark J. Udren, Esq.	5-620 419 W. Rittenhouse St. 19144 59th Wd. 2,134 sq. ft. BRT# 593033200 Improvements: Residential Dwelling CHEREE HARDING C.P. February Term, 2008 No. 003517 \$153,923.04 Mark J. Udren, Esq.	5-626 7532 Castor Ave. 19152 56th Wd. 2274.89 sq. ft. BRT# 882926370 Improvements: Residential Property THALITA VILA REAL C.P. August Term, 2010 No. 03159 \$209,998.97 Martin S. Weisberg, Esq.	5-634 3680 Friar Rd. 19154 66th Wd. 1617 sq. ft. BRT# 663392200 Improvements: Residential Dwelling PATRICK DAHLAND YVONNE DAHL C.P. March Term, 2011 No. 03396 \$211,628.32 Howard C. Pressman, Esq.
5-605 6534 Dicks Ave. 19142 7th Wd. 1183.92 sq. ft. BRT# 406286900 Improvements: Residential Dwelling PAUL J. ADAMS C.P. November Term, 2010 No. 03971 \$70,455.36 Mark J. Udren, Esq.	5-613 4313 Ludlow St. 19104 27th Wd. 1,204 sq. ft. BRT# 272006800 Improvements: Residential Dwelling BASHISHA SHERROD C.P. January Term,		5-627 5820 Dickens Ave. 19143 40th Wd. 1040 sq. ft. Subject to Mortgage CRAIG M. OVERTON C.P. August Term, 2009 No. 00403 \$67,536.29 Anthony R. Distasio, Esq.; Linton, Distasio & Edwards, P.C.	
5-606 4528 Hurley St. 19120 42nd Wd. 2278.8 sq. ft. BRT# 421435300 Improvements: Residential Dwelling WANDA RODRIGUEZ A/K/A WANDA			5-628 1016 Strahle St. 19111 63rd Wd. 3100 sq. ft. ANDERSON RIBEIRO C.P. April Term, 2011 No. 01889 \$198,140.40 Anthony R. Distasio, Esq.; Linton, Distasio & Edwards, P.C.	
			5-629 1819 Titan St. 36th Wd. 880 sq. ft.; 183 feet Westward from the West side of 18th St. OPN# 361087800 Subject to Mortgage Improvements: Row 2 Story Masonry JAMES K. GRACE C.P. November Term,	

For information on how
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Notice Call Stephanie
Murray at 215-557-2332