

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY

In Re: Joint General Court Regulation No. 2008-01
Residential Mortgage Foreclosure Diversion Program

Date of Sheriff Sale: March 1, 2011

ORDER

AND NOW, this 16 day of February, 2011, it is hereby **ORDERED, ADJUDGED and DECREED** that:

- (1) all cases scheduled for the March 1, 2011 Sheriff Sale are postponed by the Court, as authorized by Pa.R.C.P. No. 3129.3 (a), to the April 5, 2011 Sheriff Sale without requiring new notice to be given by the plaintiffs on the writ of execution; and
- (2) on March 1, 2011, the Sheriff's Office shall by public announcement at the currently scheduled place and time of the March 1, 2011 Sheriff Sale (**First District Plaza, 3801 Market Street at 10:00 A.M**) postpone the sales to the April 5, 2011 Sheriff Sale; and
- (3) a copy of this order shall be posted on the website of the First Judicial District of Pennsylvania, together with a copy of all cases scheduled for Sheriff Sale for the first time on March 1, 2011; and
- (4) this postponement shall not be considered a voluntary postponement pursuant to Pa.R.C.P. 3129.3 (b) and the delay caused by the postponement shall not be counted for purposes of computing the one hundred and thirty (130) days allowed for postponement pursuant to Pa.R.C.P. 3129.3 (b).

BY THE COURT:

/s/ Honorable Pamela Pryor Dembe

HONORABLE PAMELA PRYOR DEMBE
President Judge, Court of Common Pleas

Sheriff's Sale Notices for March 1, 2011

SHERIFF'S SALE

SECOND PUBLICATION

Properties to be sold by Sheriff Barbara A. Deeley, on Tuesday, March 1, 2011 at the:

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

JUDICIAL/FORCLOSURE 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 under 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. All certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

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

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

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

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

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

SHERIFF'S SALE

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on March 1, 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

SHERIFF'S SALE OF TUESDAY, MARCH 1, 2011

2913-301

2538 S. 75th St. 19153-1301 40th Wd 1865.04 sq. ft. BRT# 404155000 Improvements: Residential Property
EARLENE WRIGHT C.P. July Term, 2010 No. 00984 \$160,946.24 Phelan Hallinan & Schmiegl, LLP

2913-302

311 W. Champlost St. 19120-1826 61st Wd 1143.10 sq. ft. BRT# 612164500 Improvements: Residential Property
JOSE MARTI C.P. March Term, 2010 No. 02078 \$93,285.75 Phelan Hallinan & Schmiegl, LLP

2913-303 A-B

40th Wd (6423 Buist Ave. - Premise A - 19142-3118) 1080 sq. ft. BRT# 406248400 Improvements: Residential Property
40th Wd (6423R Buist Ave. - Premise B - 19142-3118) 795 sq. ft. BRT# 406248500 Vacant Land
KEDIAH ZARWIE C.P. September Term, 2010 No. 01006 \$68,865.61 Phelan Hallinan & Schmiegl, LLP

2913-305

9921 Bustleton Ave., Unit J4 19115-1513 88th Wd Together with a proportionate undivided interest in the Common Elements, as were fully set forth in certain Declaration recorded 9/19/1979 in Deed Book DCC 265, Page 121 Improvements: Residential Property
THERESEA JAMISON AND CHARLES E. LEE C.P. May Term, 2010 01829 \$100,255.73 Phelan Hallinan & Schmiegl, LLP

2913-306

7756 Rockwell Ave. 19111-2424 63rd Wd 1805.47 sq. ft. BRT# 631109014 Improvements: Residential Property
MORRIS G. LEVY C.P. September Term, 2010 No. 02112 \$176,244.19 Phelan Hallinan & Schmiegl, LLP

2913-307

1928 Hoffman St. 19145-2817 40th Wd 644 sq. ft. BRT# 481080900 Improvements: Residential Property
TAMARRA CLARK C.P. April Term, 2010 No. 03821 \$96,389.61 Phelan Hallinan & Schmiegl, LLP

2913-308

2725 Webb St. 19134-4736 31st Wd 510 sq. ft. BRT# 312159200 Improvements: Residential Property
SEBASTIAN BRIAN FEENEY AND GINA L.

SHERIFF'S SALE

FEENEY C.P. January Term, 2010 No. 01563 \$61,560.37 Phelan Hallinan & Schmiegl, LLP

2913-309

1521 W. Lehigh Ave. 19132-2215 38th Wd 1190.25 sq. ft. BRT# 111001500 Improvements: Residential Property
ALVIN WYNN C.P. October Term, 2010 No. 00530 \$11,921.48 Phelan Hallinan & Schmiegl, LLP

2913-310

205-11 N. 4th St., Unit D2 19106-1875 88th Wd together with all right, title and interest being 2.6575% undivided interest of, in and to the Common Elements Improvements: Residential Property BRT# 88052366
LAURA INCOLLINGO C.P. September Term, 2010 No. 00502 \$284,958.00 Phelan Hallinan & Schmiegl, LLP

2913-311

3216 Unruh Ave. 19149 55th (formerly part of the 35th) Wd 1760 sq. ft. BRT# 551114400 Improvements: Residential Property
DEBORAH J. ENGLE C.P. July Term, 2008 No. 04761 \$167,724.39 Michael T. McKeever, Esq.

2913-312

2141 Melvin St. 19131 52nd (formerly part of the 34th) Wd 1293.28 sq. ft. BRT# 522248100 Improvements: Residential Property
AVISZELEMA MCKENZIE C.P. November Term, 2009 No. 05457 \$100,618.30 Michael T. McKeever, Esq.

2913-315

1020 N. Unruh Ave. 19111 63rd (formerly part of the 35th) Wd 2975 sq. ft. BRT# 532059000 Improvements: Residential Property
FELIX M. FELIX C.P. July Term, 2010 No. 01472 \$95,821.06 Michael T. McKeever, Esq.

2913-316

6217 Vine St. 34th Wd 1656 sq. ft. BRT# 341039900 Improvements: Residential Property
GLENDA SANDERS, A/K/A GLENDA PAULHILL, A/K/A GLENDA PENDERGLASS C.P. August Term, 2010 No. 00725 \$63,160.93 Gregory Javardian, Esq.

2913-317

1222 S. Alder St. 19147 2nd Wd 757.50 sq. ft. BRT# 021560900 Improvements: Residential Property
KEVIN BRODY C.P. July Term, 2010 No. 001986 \$319,186.99 Martha E. Von Rosensiel, Esq.

2913-318

8008 Gilbert St. 19150 15th Wd 1485 sq. ft. BRT# 02116800 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 Rosensiel, Esq.

2913-320

7005 Louise St. 19138 50th (formerly part of the 42nd) Wd 1800 sq. ft. BRT# 102451500 Improvements: Residential Property
ERIC I. BELL AND VERONICA THOMAS C.P. July Term, 2009 No. 00409 \$81,114.76 Michael T. McKeever, Esq.

2913-321

145 E. Bells Mill Rd. 19118 9th Wd 4860 sq. ft. BRT# 091141810 Subject to Mortgage Improvements: Residential Property
RICHARD T. DOYLE AKA RICHARD T. DOYLE, JR. AND GEORGIA L. DOYLE C.P. August Term, 2010 No. 002376 \$211,002.38 Christopher A. DeNardo, Esq.

2913-323

174 W. Nedro Ave. 19120 61st Wd 1092 sq. ft. BRT# 612090500 Improvements: Residential Property
UNKNOWN, HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ADMINISTRATOR OF LOUIS HART, DECEASED C.P. June Term, 2010 No. 003426 \$28,505.30 Michael J. Clark, Esq.

2913-324

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

SHERIFF'S SALE

MICHAEL D. GIFFORD C.P. August Term, 2010 No. 02476 \$53,403.46 Mark J. Udren, Esq.

2913-325

4455 Morris St. 13th Wd 1279.99 sq. ft. BRT# 133135900 Improvements: Residential Property
LINDA MCDANIEL C.P. October Term, 2007 No. 3195 \$94,945.42 Gregory Javardian, Esq.

2913-326

126 W. Widener St. 19120-1935 61st Wd 1202.83 sq. ft. BRT# 612117400 Improvements: Residential Property
DERAILE REECE, SR AND NICHOLAS REECE WEBB C.P. November Term, 2005 No. 03490 \$79,976.44 Phelan Hallinan & Schmiegl, LLP

2913-327

1713 Green St. 19130-7025 88th Wd Together with a proportionate undivided interest in the Common Elements, as were fully set forth in certain Declaration recorded on 04/14/2008 in Deed ID #51887152 BRT# 888150075 Improvements: Condominium
ARNE R. JOHANNESSEN C.P. July Term, 2010 00527 \$255,658.26 Phelan Hallinan & Schmiegl, LLP

2913-328

581 E. Haines St. 19144-1216 59th Wd 1276.80 sq. ft. BRT# 592010600 Improvements: Residential Property
SVETLANA YANKOVSKY C.P. April Term, 2010 No. 00861 \$72,934.82 Phelan Hallinan & Schmiegl, LLP

2913-329

3614 N. 18th St. 19140-4012 13th Wd 1404.90 sq. ft. BRT# 131250100 Improvements: Residential Property
BRIDGET I. GRAHAM C.P. September Term, 2010 No. 00618 \$60,330.71 Phelan Hallinan & Schmiegl, LLP

2913-331

2141 Mifflin St. 19145 48th Wd 986.58 sq. ft. BRT# 482028800 Improvements: Residential Property
LISA M. DUMONT AND ROBERT DUMONT C.P. September Term, 2008 No. 04779 \$67,201.39 Phelan Hallinan & Schmiegl, LLP

2913-332

729 Emily St. 19148-2425 39th Wd 588 sq. ft. BRT# 393034900 Improvements: Residential Property
NIKKI GRAY C.P. September Term, 2010 No. 00175 \$163,719.46 Phelan Hallinan & Schmiegl, LLP

2913-333

1518 W. Chew St. 19141-2314 42nd Wd 1471.67 sq. ft. BRT# 171096800 Improvements: Residential Property
STEV LAND R. JOHNSON C.P. September Term, 2010 No. 00661 \$133,301.00 Phelan Hallinan & Schmiegl, LLP

2913-334

8313 Forrest Ave. 19150-2016 50th Wd 2045.33 sq. ft. BRT# 502228700 Improvements: Residential Property
ROCHELLE MCCANN C.P. August Term, 2010 No. 04713 \$64,306.55 Phelan Hallinan & Schmiegl, LLP

2913-335

6631 Tabor Rd. 19111-4719 35th Wd 1645 sq. ft. BRT# 353291417 Improvements: Residential Property
NORMAN E. GLOVA AND ADELA C. GLOVA C.P. June Term, 2010 No. 03628 \$67,626.91 Phelan Hallinan & Schmiegl, LLP

2913-336

7611 Thouron Ave. 19120-2207 50th Wd 1987.50 sq. ft. BRT# 502163400 Improvements: Residential Property
JULIA MARIE HAMILTON, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF MILTON L. LYONS NOVELLA LYONS, IN HER CAPACITY AS HEIR OF MILTON L. LYONS C.P. May Term, 2010 No. 03133 \$69,430.90 Phelan Hallinan & Schmiegl, LLP

2913-337

159 Widener St. 19120 61st Wd 1008.81 sq. ft. BRT# 612125900 Improvements: Residential Property
IBRAHIM A. MOHAMED A/K/A IBRAHIM

SHERIFF'S SALE

MOHAMED C.P. December Term, 2009 No. 00878 \$113,633.79 Phelan Hallinan & Schmiegl, LLP

2913-338

55 N. Millick St. 19139-2325 34th Wd 937.50 sq. ft. BRT# 341113800 Improvements: Residential Property
MORDECHAI MANDEL C.P. June Term, 2010 No. 02635 \$45,146.68 Phelan Hallinan & Schmiegl, LLP

2913-339

7349 Garman St. 19153-2208 40th Wd 1096 sq. ft. BRT# 404305900 Improvements: Residential Property
DAWN R. WHITT C.P. March Term, 2010 No. 00955 \$69,410.72 Phelan Hallinan & Schmiegl, LLP

2913-340

3525 N. 18th St. 19140 11th Wd 1576 sq. ft. BRT# 112251600 Improvements: Residential Property
CRYSTAL CUNNINGHAM C.P. December Term, 2009 No. 01151 \$100,767.16 Michael T. McKeever, Esq.

2913-341

6424 N. 15th St. 19126 17th Wd 1496 sq. ft. BRT# 172071900 Improvements: Residential Property
LEOLA CLIETT AND PIERRE J. CLIETT C.P. September Term, 2010 No. 01316 \$107,673.53 Michael T. McKeever, Esq.

2913-342

4247 N. 8th St. 19140 43rd Wd 1040.89 sq. ft. BRT# 433526000 Improvements: Residential Property
THE UNKNOWN HEIRS OF DOMINGO RODRIGUEZ, DECEASED AND CARMEN ESTRADA C.P. September Term, 2010 No. 01512 \$15,211.48 Michael T. McKeever, Esq.

2913-344

6525 Park Line Dr. 19119 21st Wd 21640 sq. ft. (land area) and 7281 sq. ft. (improved) BRT# 213253820 Subject to Mortgage
MARK E. SHERMAN C.P. November Term 2009, No. 1104613 \$336,875.00 David Smith, Esq. and Jeremy L. Hekhus, Esq.

2913-345

2272 N. Bancroft St. 19132-4420 28th Wd 7107 sq. ft. BRT# 161106700 Improvements: Residential Property
AHMED N. HANNIBAL C.P. August Term, 2010 No. 04717 \$42,197.26 Phelan Hallinan & Schmiegl, LLP

2913-346

1939 Tasker St. 19145-1429 36th Wd 576 sq. ft. BRT# 363062700 Improvements: Residential Property
ARTHUR D. LEE, II C.P. August Term, 2010 No. 01514 \$79,599.88 Phelan Hallinan & Schmiegl, LLP

2913-347

6047 N. Philip St. 19120-1815 61st Wd 1093.30 sq. ft. BRT# 612416800 Improvements: Residential Property
CRYSTAL D. FRANKLIN C.P. September Term, 2009 No. 00845 \$97,899.94 Phelan Hallinan & Schmiegl, LLP

2913-348

714 S. Delhi St. 19147-2708 2nd Wd 366.43 sq. ft. BRT# 022299700 Improvements: Residential Property
RODERICK C. MENGUITO A/K/A RODERICK C. MENGUITO C.P. April Term, 2010 No. 04386 \$202,556.90 Phelan Hallinan & Schmiegl, LLP

2913-349

3850 Bennington St. 19124 33rd Wd 1271 sq. ft. BRT# 332281700 Improvements: Residential Property
C.P. December Term, 2009 No. 3271 \$82,807.50 Scott A. Dietterick, Esq., Kimberly A. Bonner, Esq. and Joel A. Ackerman, Esq.

2913-350

1234 Wakeling St. 19124-2512 23rd Wd 3295.36 sq. ft. BRT# 234154600 Improvements: Residential Property
BENGIE D. MOORE AND ANGELA MOORE C.P. June Term, 2010 No. 00061 \$206,886.25 Phelan Hallinan Schmiegl, LLP

2913-351

6205 N. Bouvier St. 19141-1429 17th Wd 900 sq. ft. BRT# 172217800 Improvements: Residential Property

SHERIFF'S SALE

DAINISHA C. JONES A/K/A DAINISKA JONES C.P. October Term, 2010 No. 00320 \$77,292.80 Phelan Hallinan & Schmieg, LLP

279-352

531 Fernon St. 19148-1217 1st Wd 742 sq. ft. BRT# 011355000 Improvements: Residential Property
BRENDA PALMER C.P. August Term, 2010 No. 02048 \$22,636.57 Phelan Hallinan & Schmieg, LLP

279-253

133 Jamestown St. 19127-1612 21st Wd 1191.03 sq. ft. BRT# 211065000 Improvements: Residential Property
JOSEPH FREDERICKSDORF C.P. October Term, 2010 No. 00399 \$140,477.59 Phelan Hallinan & Schmieg, LLP

279-354

215 E. Wishart St. 19134-2223 7th Wd 739.50 sq. ft. BRT# 071295400 Improvements: Residential Property
ANNA MARIE LUBONSKI AND ROBERT L. LUBONSKI C.P. July Term, 2010 No. 03538 \$38,820.63 Phelan Hallinan & Schmieg, LLP

279-356

5640 Rosehill St. 19120-2509 61st Wd 1296 sq. ft. BRT# 612519700 Improvements: Residential Property
LA TANYA BYRD-ATTAWAY AND KENNETH ATTAWAY C.P. September Term, 2010 No. 00536 \$99,770.82 Phelan Hallinan & Schmieg, LLP

279-357

224 N. Ruby St. 19139-1411 44th Wd 754.95 sq. ft. BRT# 441205200 Improvements: Residential Property
JACQUELINE LANCE A/K/A JACQUELINE M. LANCE C.P. April Term, 2010 No. 04512 \$33,343.32 Phelan Hallinan & Schmieg, LLP

279-358

2606 S. Robinson St. 19142 40th Wd 1096 sq. ft. BRT# 402095600 Improvements: Residential Property
CHARLENE JOHNSON C.P. January Term, 2010 No. 02414 \$47,186.55 Phelan Hallinan & Schmieg, LLP

279-359

2356 N. 20th St. 19132-4828 16th Wd 1209 sq. ft. BRT# 162144100 Improvements: Residential Property
JOSE R. RAMIREZ A/K/A JOSE R. RAMIREZ, JR. A/K/A JOSE RAUL RAMIREZ C.P. February Term, 2010 No. 01569 \$153,864.77 Phelan Hallinan & Schmieg, LLP

279-360

4633 Kraydor St. 19136-2821 65th Wd 1280 sq. ft. BRT# 652020200 Improvements: Residential Property
TARIQ SHAKER C.P. September Term, 2010 No. 02820 \$107,289.42 Phelan Hallinan & Schmieg, LLP

279-361

676 Perth Place, Unit D 19123-3449 88th Wd Together with all right, title and interest being 0.642% undivided interest of, in and to the Common Elements BRT# 888140182 Improvements: Residential Property
DIONNE M. SOPSHERE A/K/A DIONNE M. SCOTT C.P. August Term, 2010 No. 1358 \$128,367.78 Phelan Hallinan & Schmieg, LLP

279-362

3945 N. Marshall St. 19140-3217 43rd Wd 1670.72 sq. ft. BRT# 433077600 Improvements: Residential Property
ARIEL HERNANDEZ C.P. May Term, 2010 No. 04565 \$44,567.89 Phelan Hallinan & Schmieg, LLP

279-363

300 E. Price St. 19144-5756 59th Wd 1275.01 sq. ft. BRT# 591057800 Improvements: Residential Property
VANITA M. CRUSE C.P. August Term, 2010 No. 00768 \$188,849.05 Phelan Hallinan & Schmieg, LLP

279-364

6704 Malvern Ave. 19151 34th Wd 1165 sq. ft. BRT# 344076600 Improvements: Residential Property
REGINALD K. JOHNSON C.P. June Term, 2008 No. 01578 \$155,915.37 Phelan Hallinan & Schmieg, LLP

279-365

1969 W. 71st Ave. 19138-2124 10th Wd 4103.71 sq. ft. BRT# 101281100 Improvements: Residential Property
SONJA M. OGDEN-CLARK C.P. September Term, 2010 No. 02627 \$206,099.22 Phelan Hallinan & Schmieg, LLP

279-366

19 S. Ruby St. 19139-3314 60th Wd 1152 sq. ft. BRT# 603132800 Improvements: Residential Property
BRENDA A. CLARK C.P. January Term, 2010 No. 01453 \$22,801.60 Phelan Hallinan &

SHERIFF'S SALE

Schmiegl, LLP

279-367

162 W. Luray St. 19140-1644 4th Wd 798 sq. ft. BRT# 422049900 Improvements: Residential Property
MINERVA SAEZ C.P. September Term, 2010 No. 00601 \$31,049.75 Phelan Hallinan & Schmieg, LLP

279-368

8319 Loretto Ave. 19152-2319 56th Wd 2182.50 sq. ft. BRT# 562368800 Improvements: Residential Property
JUDITH R. TRUCK C.P. March Term, 2010 No. 05078 \$248,280.49 Phelan Hallinan & Schmieg, LLP

279-369

2824 N. 20th St. 19132-2617 11th Wd 1200 sq. ft. BRT# 111259200 Improvements: Residential Property
KENITA GREEN C.P. September Term, 2010 No. 01190 \$49,445.95 Phelan Hallinan & Schmieg, LLP

279-370

2010 Parrish St. 19130 15th Wd 1009.92 sq. ft. BRT# 152276400 Improvements: Residential Property
SHARON C. ORTIZ C.P. May Term, 2010 No. 00527 \$403,608.63 Phelan Hallinan & Schmieg, LLP

279-371

171 W. Ruscomb St. 19120-3429 42nd Wd 1020 sq. ft. BRT# 422161400 Improvements: Residential Property
ARIEL HERNANDEZ C.P. October Term, 2009 No. 00312 \$46,452.91 Phelan Hallinan & Schmieg, LLP

279-372

1658 N. 61st St. 19151-3929 34th Wd 2150 sq. ft. BRT# 342263200 Improvements: Residential Property
ERIC C. HARRISON AND JUANITA M. HARRISON C.P. September Term, 2010 No. 01922 \$135,147.01 Phelan Hallinan & Schmieg, LLP

279-373

7600 Roosevelt Blvd., Unit 707 19152-4130 88th Wd Together with all right, title and interest being 0.999% undivided interest of, in and to the Common Elements BRT# 888561002 Improvements: Residential Property
HOWARD M. HYMAN, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF SIDNEY SLINGBAUM C.P. August Term, 2010 No. 03464 \$71,397.25 Phelan Hallinan & Schmieg, LLP

279-374

2028 S. Cleveland St. 19145-2920 48th Wd 658 sq. ft. BRT# 481266100 Improvements: Residential Property
MARIA FOKTAVIANA C.P. April Term, 2010 No. 04514 \$101,065.89 Phelan Hallinan & Schmieg, LLP

279-375

2122 S. 64th St. 19142-2027 40th Wd 1600 sq. ft. BRT# 401176300 Improvements: Residential Property
RAYMOND F. MEILUTA A/K/A RAYMOND MEILUTA C.P. February Term, 2010 No. 02151 \$92,627.42 Phelan Hallinan & Schmieg, LLP

279-376

6738 Lebanon Ave. 19151-3015 34th Wd 1299 sq. ft. BRT# 344054100 Improvements: Residential Property
TERESA A. HARRELL C.P. August Term, 2010 No. 02717 \$83,024.06 Phelan Hallinan & Schmieg, LLP

279-377

6302 Algon Ave. 19111 53rd Wd 1260 sq. ft. BRT# 531208700 Improvements: Residential Property
JUDITH PEREZ AND SONIA SANTANA C.P. October Term, 2010 No. 000498 \$135,131.34 Stern and Eisenberg LLP

279-378

1929 Auth St. 19124 23rd Wd 770.88 sq. ft. BRT# 232017800 Improvements: Residential Property
GARY W. GUY C.P. August Term, 2010 No. 002841 \$36,982.66 Craig H. Fox, Esq.

279-379

2601 Pennsylvania Ave., Unit 946 19130 15th Wd 744 sq. ft. BRT# 888073156 Improvements: Residential Property
YONGPING WANG AND MALGORZATA WEISLO C.P. November Term, 2009 No. 04325 \$240,057.87 Mark J. Udren, Esq.

279-380

1009 E. Dorset St., a/k/a/ 1009 Dorset St. 19150-3101 50th Wd 2545.07 sq. ft. BRT# 502375600 Improvements: Residential Property
BRUCE A. MCCALL AND CARLA MCCALL C.P. July Term, 2010 No. 03536 \$219,894.98 Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE

279-381

1252 Gilham St. 19111-5522 53rd Wd 1220.40 sq. ft. BRT# 511159500 Improvements: Residential Property
CONSTANCE BENEAMAH AND ESTHER TWUM BOAFO A/K/A ETHER TWUM-BOAFO C.P. June Term, 2010 No. 02036 \$125,861.13 Phelan Hallinan & Schmieg, LLP

279-382

2017 Sigel St. 19145-2031 48th Wd 665 sq. ft. BRT# 481038400 Improvements: Residential Property
KEVIN COMO C.P. March Term, 2010 No. 05440 \$53,422.08 Phelan Hallinan & Schmieg, LLP

279-383

5637 Osage Ave. 19143-1317 60th Wd 930 sq. ft. BRT# 604108300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CYNTHIA BENSON DECEASED C.P. May Term, 2010 No. 01669 \$12,202.28 Phelan Hallinan & Schmieg, LLP

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.

279-385 A-B

40th Wd (6922 Garman St. - Premise A 19142) 1050 sq. ft. BRT# 406267700 Improvements: Row 2 Sty Masonry

46th Wd (5628 Montrose St. - Premise B 19143) 1032 sq. ft. BRT# 463143500 Improvements: Row 2 Sty Masonry
MICHAEL R. BERKMAN C.P. August Term, 2010 No. 20104157 \$150,928.31 McElroy, Deutsch, Mulvaney & Carpenter, LLP

279-386 A-E

610 Wd (225 S. Ithan St. - Premise A) 1110 sq. ft. BRT# 60422400 Improvements: Residential Dwelling

4th Wd (5518 Lansdowne Ave - Premise B) 1305 sq. ft. BRT# 041252700 Improvements: Commercial

48th Wd (2215 Millfin St. - Premise C) 1176 sq. ft. BRT# 482029500 Improvements: Residential

4th Wd (1687 N. 56th St. - Premise D) 1704 sq. ft. BRT# 041354600 Improvements: Residential

34th Wd (317 N. 61st St. - Premise E) 1814 sq. ft. BRT# 341133000 Improvements: Residential

FAIRMOUNT PROPERTIES PA, LLC C.P. August Term, 2010 No. 689 \$410,429.71 McElroy, Deutsch, Mulvaney & Carpenter, LLP

279-387 A-D

4th Wd (664 N. Yewdall St. - Premise A - 19131) 1040 sq. ft. BRT# 041126400 Improvements: Residential Dwelling

40th Wd (6240 Wheeler St. - Premise B - 19142) 930 sq. ft. BRT# 402186900 Improvements: Residential Dwelling

40th Wd (2060 S. Cecil St. - Premise C - 19143) 1098 sq. ft. BRT# 401043700 Improvements: Residential Dwelling

4th Wd (5729 Hunter St. - Premise D - 19131) 1120 sq. ft. BRT# 043201900 Improvements: Residential Dwelling
FIRST CHARTER PROPERTIES C.P. August Term, 2010 No. 670 \$269,094.47 McElroy, Deutsch, Mulvaney & Carpenter, LLP

279-388

1130 Anchor St. 19124 62nd Wd 1440 sq. ft. BRT# 621063400 Subject to Mortgage Improvements: Residential Property
WILLIAM WOODS, JR. C.P. September Term, 2010 No. 01997 \$148,719.75 Mark J. Udren, Esq.

279-389

1303 S. Carlisle St. 19146 1st Wd 1264 sq. ft. BRT# 365018200 Improvements: Residential Property
BARBARA CONKLIN AKA BARBARA A. BEST-CONKLIN C.P. June Term, 2009 No. 002625 \$55,788.37 Benjamin E. Witmer, Esq.

279-390

3215 W. Dauphin St. 19132-3317 28th Wd 1280 sq. ft. BRT# 282305300 Improvements: Residential Property
DEBORAH A. SALVATORE C.P. September Term, 2010 No. 02012 \$47,800.79 Phelan Hallinan & Schmieg, LLP

279-391

335 E. Cliveden St. 19119-2321 22nd Wd 2698.84 sq. ft. BRT# 221049200 Improvements: Residential Property
VANCE WRIGHT C.P. September Term, 2010 No. 02120 \$177,502.99 Phelan Hallinan &

SHERIFF'S SALE

Schmiegl, LLP

279-392

3759 Avalon St. 19114 66th Wd 1139 sq. ft. BRT# 661089300 Improvements: Residential Property
MICHAEL G. MACKANICH C.P. September Term, 2010 No. 001427 \$209,807.99 Martha E. Von Rosenstiel, Esq.

279-393

5154 W. Stiles St. 19131-4406 44th Wd 1628.55 sq. ft. BRT# 442100700 Improvements: Residential Property
PATRICIA SPUMA C.P. August Term, 2009 No. 02958 \$48,185.14 Phelan Hallinan & Schmieg, LLP

279-394

4901 Morris St. 19144 13th Wd 2473.29 sq. ft. BRT# 133142000 Improvements: Residential Property
RHONDA LANCASTER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF VIRGINIA TREHERNE A/K/A VIRGINIA J. TREHERNE C.P. June Term, 2010 No. 01233 \$131,850.02 Phelan Hallinan & Schmieg, LLP

279-395

15137 Kovats Dr. 19116-1439 58th Wd 3279.50 sq. ft. BRT# 583165356 Improvements: Residential Property
PAUL SIWEK AND ASHLEY CALPALDI C.P. September Term, 2010 No. 01820 \$282,537.91 Phelan Hallinan & Schmieg, LLP

279-396

2602 S. Shields St. 19142-2714 40th Wd 1472 sq. ft. BRT# 406031400 Improvements: Residential Property
ROBERT J. LONG AND BETSY G. LONG C.P. September Term, 2010 No. 03810 \$72,540.55 Phelan Hallinan & Schmieg, LLP

279-397

2521 E. Gordon St. 19125-3622 31st Wd 630 sq. ft. BRT# 313133200 Improvements: Residential Property
MICHAEL P. ANDERER C.P. September Term, 2010 No. 02996 \$113,720.69 Phelan Hallinan & Schmieg, LLP

279-398

6329 Regent St. 19142-2021 40th Wd 937.50 sq. ft. BRT# 401233700 Improvements: Residential Property
EMMA J. WILLIAMS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FRANK WILLIAMS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK WILLIAMS, DECEASED C.P. August Term, 2010 No. 03114 \$24,478.90 Phelan Hallinan & Schmieg, LLP

279-399

1444 N. Edgewood St. 19151-4222 34th Wd 1047.52 sq. ft. BRT# 342230500 Improvements: Residential Property
WILLIAM P. SMILEY, JR. C.P. June Term, 2010 No. 01006 \$36,192.44 Phelan Hallinan & Schmieg, LLP

279-400

154 W. Champlost St. a/k/a 154 W. Champlost Ave. 19120 61st Wd 1008.81 sq. ft. BRT# 612155600 Improvements: Residential Property
REGINA TOLLIVER C.P. February Term, 2010 No. 02801 \$37,311.19 Phelan Hallinan & Schmieg, LLP

279-401

4508 Robbins Ave. 19135-3212 41st Wd 1,228.16 sq. ft. BRT# 411165600 Improvements: Residential Property
MARK OVERTON, JR. A/K/A MARK OVERTON C.P. December Term, 2009 No. 02914 \$78,399.91 Phelan Hallinan & Schmieg, LLP

279-402

7246 N. 21st St. 19138-2102 10th Wd 1,793.60 sq. ft. BRT# 101187500 Improvements: Residential Property
DENNIS JAMES C.P. June Term, 2010 No. 00056 \$117,062.54 Phelan Hallinan & Schmieg, LLP

279-403

1802 S. 18th St. 19145-2105 48th Wd 1,120 sq. ft. BRT# 481255200 Improvements: Residential Property
QUINN MCCLENDON C.P. September Term, 2010 No. 03347 \$135,129.41 Phelan Hallinan & Schmieg, LLP

279-405

1339 Faunce St. 19111-3343 56th Wd 3,878.16 sq. ft. BRT# 561403700 Improvements: Residential Property
AMAL M. ELQAWASMI C.P. March Term, 2010 No. 00932 \$239,198.05 Phelan Hallinan & Schmieg, LLP

279-406

979 N. 6TH St. 19123-1405 5th Wd 1,266.50 sq.

SHERIFF'S SALE

ft. BRT# 057158500 Improvements: Residential Property

ADAM H. KONIGSBERG C.P. March Term, 2009 No. 00898 \$565,292.15 Phelan Hallinan & Schmieg, LLP

279-407

933 E. Schiller St. 19134-1314 33rd Wd 976.12 sq. ft. BRT# 331195100 Improvements: Residential Property
IRINA POTAPOVA C.P. April Term, 2010 No. 00124 \$34,388.46 Phelan Hallinan & Schmieg, LLP

279-408

6749 Lynford St. 19149-2127 54th Wd 1,563.79 sq. ft. BRT# 542205200 Improvements: Residential Property
LAURIE R. SANDERS C.P. July Term, 2009 No. 03612 \$67,351.47 Phelan Hallinan & Schmieg, LLP

279-409

931 S. 59th St. 19143 3rd Wd 1,312 sq. ft. BRT# 033192600 Improvements: Residential Property
GARY WALKER C.P. January Term, 2004 No. 00742 \$90,198.75 Phelan Hallinan & Schmieg, LLP

279-410

906 Princeton Ave. 19111-4107 53rd Wd 2,891.90 sq. ft. BRT# 53273200 Improvements: Residential Property
JONG W. LEE C.P. May Term, 2010 No. 04496 \$91,326.34 Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE

279-420

5220 E. Roosevelt Blvd. 19124-1721 35th Wd 1,583 sq. ft. BRT# 351030000 Improvements: Residential Property
SAMERA AHMAD A/K/A SAMERA S. AHMAD C.P. December Term, 2009 No. 01004 \$111,713.49 Phelan Hallinan & Schmiegl, LLP

279-421

13036 Worthington Rd. 19116-1811 35th Wd 6,493.50 sq. ft. BRT# 583158500 Improvements: Residential Property
ALERSY RENDON C.P. October Term, 2009 No. 04681 \$202,634.21 Phelan Hallinan & Schmiegl, LLP

279-422

6453 N. Broad St. 19126-3624 49th Wd 3,494.96 sq. ft. BRT# 493257400 Improvements: Residential Property
RYAN STARKS C.P. December Term, 2008 No. 01758 \$116,844.66 Phelan Hallinan & Schmiegl, LLP

279-423

3922 Richmond St. 19137-1418 45th Wd 3,365.70 sq. ft. BRT# 453296800 Improvements: Residential Property
KELLY MCCARTHY C.P. August Term, 2010 No. 03487 \$133,890.40 Phelan Hallinan & Schmiegl, LLP

279-425

2848 Gaul St. 19134 25th Wd 1,414.46 sq. ft. BRT# 251389000 Improvements: Residential Real Estate
BRIAN O'NEILL AND DEBRA O'NEILL C.P. September Term, 2010 No. 0002064 \$109,644.32 Stern and Eisenberg, LLP

279-426

426 W. Raymond St. 19140 42nd Wd 912 sq. ft. BRT# 422025800 Improvements: Residential Real Estate
DAVID S. WALKER C.P. October Term, 2010 No. 0002743 \$67,558.86 Stern and Eisenberg, LLP

279-427

9524B State Rd. 19114 88th Wd 1,056 sq. ft. BRT# 888651201 Improvements: Residential Property
MICHAEL GITTELMAN C.P. May Term, 2010 No. 000469 \$192,032.46 Christopher A. DeNardo, Esq.

279-428

725 W. Luzerne St. 19140 43rd Wd 1,260 sq. ft. BRT# 433013200 Improvements: Residential Property
JOSE FRANCISCO VASCO C.P. February Term, 2009 No. 003184 \$42,276.31 Christopher A. DeNardo, Esq.

279-429

1725 N. 57th St. 19131 52nd Wd 1,386 sq. ft. BRT# 043282200 Improvements: Residential Property
BURNETTE BOWENS A/K/A BURNETTE O. BOWENS C.P. May Term, 2010 No. 004178 \$84,600.84 Christopher A. DeNardo, Esq.

279-430

1706 Wagner Ave. 19141 17th Wd 1,002 sq. ft. BRT# 171028000 Improvements: Residential Property
MONIQUE WELLS C.P. September Term, 2008 No. 004422 \$84,915.05 Christopher A. DeNardo, Esq.

279-432

9502 James St., Unit 7-2 A, A/K/A 9502 James St., Unit A 19114-3067 88th Wd Together with all right, title and interest being 1.66% undivided interest of, in and to the Common Elements BRT# 888651315 Improvements: Condominium
JOSEPH RONDEAU C.P. January Term, 2009 No. 03578 \$244,543.35 Phelan Hallinan & Schmiegl, LLP

279-433

7441 E. Walnut Ln. 19138-2216 10th Wd 1,815 sq. ft. BRT# 101204100 Improvements: Residential Property
MARKITA PUCKETT C.P. December Term, 2009 No. 02533 \$95,755.21 Phelan Hallinan & Schmiegl, LLP

279-434

805 Lawler St. 19116-3435 58th Wd 5,148 sq. ft. BRT# 582100300 Improvements: Residential Property
KEVIN WALSH A/K/A KEVIN M. WALSH AND MARCI WALSH A/K/A MARCI A. WALSH C.P. August Term, 2010 No. 03103 \$177,021.97 Phelan Hallinan & Schmiegl, LLP

279-435

2121 Sears St. 19146-4535 36th Wd 707 sq. ft. BRT# 361122300 Improvements: Residential Property
ROBERT LONG C.P. August Term, 2010 No. 03455 \$103,076.29 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

279-436

884 Scattergood St. 19124-1017 35th Wd 1,038.10 sq. ft. BRT# 351160700 Improvements: Residential Property
YAKOV FARBMAN C.P. October Term, 2010 No. 01201 \$57,520.18 Phelan Hallinan & Schmiegl, LLP

279-437

2912 N. Taney St. 19132-1209 38th Wd 720 sq. ft. BRT# 381196200 Improvements: Residential Property
CATHERINE GREEN AND JAMES PERKINS AND MAMIE PERKINS C.P. July Term, 2009 No. 01363 \$61,003.47 Phelan Hallinan & Schmiegl, LLP

279-438

2128 Brandywine St. 19130-3107 15th Wd 1,232 sq. ft. BRT# 152014900 Improvements: Residential Property
STEPHEN ANTHONY GAYE A/K/A STEPHEN A. GAYE C.P. November Term, 2009 No. 05382 \$497,030.76 Phelan Hallinan & Schmiegl, LLP

279-439

1729 Nathaniel Dr. 19116-3861 58th Wd 3,248.05 sq. ft. BRT# 582588789 Improvements: Residential Property
ELENA KOCHUT C.P. May Term, 2009 No. 03675 \$207,297.91 Phelan Hallinan & Schmiegl, LLP

279-440

1213-1215 Locust St., Unit B 19107-5409 88th Wd together with a proportionate undivided interest in the Common Elements, as were fully set forth in certain Declaration recorded on 08/23/2007 in Deed ID 51759456 BRT# 888059610 Improvements: Condominium
MELODIE KAHR C.P. August Term, 2010 No. 02602 \$454,366.83 Phelan Hallinan & Schmiegl, LLP

279-441

5360 Lebanon Ave. 19131-3231 52nd Wd 1,840 sq. ft. BRT# 521137600 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHEA A. ROBINSON, DECEASED C.P. May Term, 2010 No. 00042 \$101,768.39 Phelan Hallinan & Schmiegl, LLP

279-442

6600 Haddington St. 19151-3024 BRT# 344039700 Improvements: Residential Property
DAVID TONEY AND HORKAN PROPERTIES, L.P. C.P. August Term, 2010 No. 00231 \$79,454.33 Phelan Hallinan & Schmiegl, LLP

279-443

1817 S. Newkirk St. 19145-1628 48th Wd 1,077.30 sq. ft. BRT# 482359500 Improvements: Residential Property
RAFIQ FAZELBHOY AND SHAHEEN FAZELBHOY C.P. May Term, 2010 No. 00401 \$85,984.65 Phelan Hallinan & Schmiegl, LLP

279-445

446 Roselyn St. 19120-1837 61st Wd 1,050 sq. ft. BRT# 612173700 Improvements: Residential Property
MARK K. LAMAR A/K/A MARK LAMAR C.P. August Term, 2010 No. 02243 \$63,153.50 Phelan Hallinan & Schmiegl, LLP

279-446

7412 Rugby St. 19138-1219 10th Wd 1,449.68 sq. ft. BRT# 102458000 Improvements: Residential Property
PATRICIA G. SIMS C.P. August Term, 2010 No. 00815 \$83,810.87 Phelan Hallinan & Schmiegl, LLP

279-447

6296 Large St. 19149-2704 54th Wd 1,801.56 sq. ft. BRT# 541179600 Improvements: Residential Property
D'ANDRE PARMLEY C.P. August Term, 2010 No. 04725 \$156,105.47 Phelan Hallinan & Schmiegl, LLP

279-448

148 Rosemar St. A/K/A 148 W. Rosemar St. 19120-1943 61st Wd 1,050 sq. ft. BRT# 61233800 Improvements: Residential Property
ANDRE BRYAN AND PHILBERT THOMAS C.P. June Term, 2010 No. 01032 \$82,251.31 Phelan Hallinan & Schmiegl, LLP

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 & Schmiegl, LLP

279-450

6312 Oakland St. 19149-2834 54th Wd 1,374.10 sq. ft. BRT# 541254200 Improvements: Residential Property
KEVIN D. COSBY C.P. September Term,

SHERIFF'S SALE

2010 No. 00812 \$144,116.06 Phelan Hallinan & Schmiegl, LLP

279-451

3018 N. Hemberger St. 19132-1407 11th Wd 679 sq. ft. BRT# 111355100 Improvements: Residential Property
FRANK D. PORTER, JR. A/K/A FRANK PORTER AND JASON T. CARUCCI A/K/A JASON CARUCCI C.P. September Term, 2010 No. 03356 \$44,341.55 Phelan Hallinan & Schmiegl, LLP

279-452

1158 E. Price St. 19138-1809 59th Wd 1,271.20 sq. ft. BRT# 591073700 Improvements: Residential Property
TAMIKA D. FREEMAN C.P. May Term, 2009 No. 03044 \$96,870.43 Phelan Hallinan & Schmiegl, LLP

279-453

1611 Allengrove St. 19124-2729 23rd Wd 1,460.41 sq. ft. BRT# 2322216200 Improvements: Residential Property
JOSEPH FIORAVANTI AND MARGARET FIORAVANTI C.P. November Term, 2009 No. 01335 \$20,327.48 Phelan Hallinan & Schmiegl, LLP

279-454

2616 S. Muhlfeld St. A/K/A 2616 Muhlfeld St. 19142-1712 40th Wd 1,181.14 sq. ft. BRT# 406160000 Improvements: Residential Property
MULUNESH GETAHUN C.P. October Term, 2010 No. 01541 \$62,499.33 Phelan Hallinan & Schmiegl, LLP

279-455

913 E. Price St. 19138 22nd Wd 1,656 sq. ft. BRT# 591088400 Improvements: Residential Property
DARREL GRIFFIN AND DENISE GRIFFIN C.P. July Term, 2010 No. 02931 \$98,985.94 Goldbeck McCafferty & McKeever

279-456

1846 E. Westmoreland St. 19134 25th Wd 812 sq. ft. BRT# 452032500 Improvements: Residential Property
JACQUELINE HUNT C.P. September Term, 2010 No. 01526 \$65,903.21 Goldbeck McCafferty & McKeever

279-457

917 Tasker St. 19148 1st Wd 1,064.88 sq. ft. BRT# 012250600 Improvements: Residential Dwelling
JAMES DATTILO AND LAURA DATTILO C.P. May Term, 2010 No. 00077 \$176,375.25 Mark J. Udren, Esq.

279-458

5339 Diamond St. 19131 2nd Wd 2,100 sq. ft. BRT# 521156600 Improvements: Residential Property
HAROLD DINNALL C.P. November Term, 2007 No. 002086 \$125,478.24 Christopher A. DeNardo, Esq.

279-460

1512 Widener Pl. 19141 17th Wd 2,523.50 sq. ft. BRT# 171179100 Improvements: Residential Property
CARNELL W. WILLIAMS, JR. A/K/A CARNELL WILLIAMS, JR. C.P. October Term, 2006 No. 003660 \$69,752.55 Christopher A. DeNardo, Esq.

279-461

756 E. Willard St. 19134 33rd Wd 750 sq. ft. BRT# 331080400 Improvements: Residential Property
TROY K. GRANT III C.P. October Term, 2009 No. 003305 \$45,796.15 Christopher A. DeNardo, Esq.

279-462

4437 Bleigh Ave. 19136 41st Wd 1,210 sq. ft. BRT# 412158500 Improvements: Residential Property
DENISE L. FLEISCHMANN (REAL OWNER AND MORTGAGOR) AND JOHN L. FLEISCHMANN (MORTGAGOR) C.P. June Term, 2009 No. 004021 \$125,612.72 Christopher A. DeNardo, Esq.

279-464

3226 Potter St. 19134 33rd Wd 1,120 sq. ft. BRT# 331413400 Improvements: Residential Property
CHARVONNE RILEY C.P. October Term, 2004 No. 003400 \$20,953.63 Christopher A. DeNardo, Esq.

279-465

803 S. 56th St. 19143 46th Wd 1,440 sq. ft. BRT# 463214700 Improvements: Residential Real Estate
FELICIA S. WELLS C.P. May Term, 2010 No. 0003295 \$42,761.88 Stern and Eisenberg, LLP

279-466

548 S. Redfield St. 19143 3rd Wd 957 sq. ft. BRT# 032208300 Improvements: Residential Real Estate
ISAAC GRANT AND CHERYL GRANT F/K/A CHERYL PERSON C.P. October

SHERIFF'S SALE

Term, 2010 No. 000694 \$29,261.18 Stern and Eisenberg, LLP

279-467

1830 E. Wishart St. 19134 25th Wd 798 sq. ft. BRT# 252289600 Improvements: Residential Dwelling
ANTHONY THOMAS C.P. September Term, 2010 No. 3596 \$49,772.41 Gregory Javardian, Esq.

279-468

1910 S. 21st St. 19145 46th Wd 937.87 sq. ft. BRT# 482136300 Improvements: Residential Dwelling
MAURICE PARKER C.P. September Term, 2010 No. 003600 \$57,823.69 Gregory Javardian, Esq.

279-469

543 Washington Ave. 19147 2nd Wd 1,980 sq. ft. BRT# 021143600 Improvements: Residential Dwelling
ROSE RITA DEPIANO C.P. July Term, 2010 No. 000957 \$225,590.89 Martha E. Von Rosenstiel, Esq.

279-470

5603 Angora Terrace 19143 51st Wd 1,120 sq. ft. BRT# 513064200 Improvements: Residential Property
MARSHA FRANCIS AND SONIA GORDON C.P. December Term, 2009 No. 2807 \$57,544.07 Lauren Berschler Karl, Esq.

279-471

8761 Gillespie St. 19136 5th Wd southeasterly side of Gillespie St. 44 ft.1 in. south of Megargee St.; Front: 17 ft. 11 in.; Depth: 100 ft. 0 in.
DEMPSEY ELLISON AND PATRICIA ELLISON C.P. September Term, 2007 No. 1623 \$116,493.39 Patrick Thomas Woodman, Esq.

279-472

1430 W. Chew St. A/K/A Ave. 19141 17th (formerly part of the 42nd) Wd 1,530.45 sq. ft. BRT# 171094500 Improvements: Residential Property
ROSEMARY BROWN C.P. February Term, 2010 No. 02809 \$48,271.03 Goldbeck McCafferty & McKeever

279-473

6509-11 N. Park Ave. 19126 49th Wd 4,945.50 sq. ft. BRT# 493234700 Improvements: Residential Property
CARLTON J. BENNETT AND MONIQUE S. BENNETT A/K/A MONIQUE BENNETT C.P. May Term, 2009 No. 00786 \$144,833.53 Goldbeck McCafferty & McKeever

279-475

3001 S. Carlisle St. 19145 26th Wd 808 sq. ft. BRT# 261125800 Improvements: Residential Real Estate
JOHN E. NAZZARIO AND CHERYL A. NAZZARIO C.P. September Term, 2010 No. 000344 \$224,225.41 Stern and Eisenberg, LLP

279-476

544 W. Clapier St. 19144 22nd Wd 1,562 sq. ft. BRT# 133060800 Improvements: Residential Real Estate
ALISHA WILLIAMS C.P. September Term, 2007 No. 003618 \$135,756.32 Stern and Eisenberg, LLP

279-477

2628 N. 23rd St. 19132 16th Wd 930 sq. ft. BRT# 162231200 Improvements: Residential Property
ROBYN M. MCCOLLUM C.P. January Term, 2010 No. 01548 \$12,800.14 Goldbeck McCafferty & McKeever

279-478

1417 N. Corlies St. A/K/A 1417 W. Corlies St. 19121-3504 29th Wd 665.52 sq. ft. BRT# 292302200 Improvements: Residential Property
OMAR J. GUERRERO C.P. September Term, 2010 No. 01255 \$74,189.90 Phelan Hallinan & Schmiegl, LLP

279-479

7253 Claridge St. 19111 53rd (formerly 35th) Wd 3,175 sq. ft. BRT# 532407900 Improvements: Residential Property
UNKNOWN HEIRS OF PETER PAOLELLA, DECEASED, BETTY ANNE PAOLELLA, HEIR TO THE ESTATE OF PETER PAOLELLA, DECEASED AND MICHAEL PAOLELLA, HEIR TO THE ESTATE OF PETER PAOLELLA, DECEASED C.P. June Term, 2010 No. 03170 \$113,505.93 Goldbeck McCafferty & McKeever

279-480

929 Dudley St. 19148 39th Wd 689.50 sq. ft. BRT# 393275200 Subject to Mortgage Improvements: Residential Dwelling
JACQUELINE POOLERA/K/A JACQUELINE BARKOWITZ C.P. August Term, 2010 No. 03502 \$145,649.79 Mark J. Udren Esq.

279-481

4723 Kingessing Ave. 19143 46th Wd 1960 sq. ft. BRT# 461142100 Improvements:

SHERIFF'S SALE

Residential Dwelling
ROSE STOKES C.P. October Term, 2010 No. 01913 \$42,015.60 Mark J. Udren Esq.

279-482

540 E. Wyoming Ave. 19120 42nd Wd 1440.10 Sq. ft. BRT# 421051000 Subject to Rent Improvements: Residential Dwelling
C.P. September Term, 2010 No. 3546 \$42,978.39 Scott A. Dieterick, Esq. Kimberly A. Bonner, Esq. Joel A. Ackerman, Esq. Ashleigh L. Levy, Esq. Zucker, Goldberg & Ackerman, LLC

279-483

628 Adams Ave. 19120 35th Wd 1799.09 Sq. ft. BRT# 351007400 Improvements: Residential Property
ZOILA E. DEJESUS C.P. July Term, 2010 No. 01837 \$152,496.72 Goldbeck McCafferty & McKeever

279-484

2131 N. 58th St. 19131 52nd Wd 1210.88 Sq. ft. BRT# 522221500 Improvements: Residential Property
MARKEDIA ELAM AND RICARDO MCCLAM C.P. August Term, 2010 No. 03985 \$92,620.84 Goldbeck McCafferty & McKeever

279-485

6725 Marsden St. 19135 41st Wd 2075 Sq. ft. BRT# 412383800 Improvements: Residential Property
INGRID RODRIGUEZ C.P. August Term, 2010 No. 04358 \$114,940.58 Goldbeck McCafferty & McKeever

279-486

623 E. Godfrey Ave. 19120 35th Wd 960 Sq. ft. BRT# 351108600 Improvements: Residential Property
MARISSA P. SANTOS C.P. August Term, 2010 No. 04400 \$69,380.43 Goldbeck McCafferty & McKeever

279-487 A-B

44th Wd (1457 N. 52nd St. - Premise A) Land Area 1214.72 Sq. Ft. Improvement Area 1726 Sq. ft. BRT# 442282900 Improvements: Row Conv/APT 2 Story Masonry Commercial
44th Wd (1459 N. 52nd St. - Premise B) Land Area 2551.69 Sq. ft. Improvement Area 1830 Sq. ft.
BRT# 442282300 Improvements: STR/OFF & APTS 2STY Masonry Commercial
JANIS WILLIAMS-SHEPHERD C.P. October Term, 2010 No. 00901 \$290,472.67 Brett A. Berman Esq.

279-488

401-411 S. 2nd St. and 122-124 Pine St. 5th Wd Land Area 10353 Sq. ft. Improvement Area: 27584 Sq. ft. BRT# 83503300 Improvements: Commercial Property
ROSS HOUSE ACQUISITION PARTNERS, L.P. C.P. October Term, 2010 No. 00186 \$2,312,315 Brett A. Berman, Esq.

279-489

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

279-491

507 S. 2nd St. 5th Wd BRT # 051033400 Subject to Mortgage Improvements: Land and improvements
DHRE, LLC C.P. November Term, 2010 No. 03006 \$603,363.65 Christopher J. Pippett, Esq.

SHERIFF'S SALE

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.

279-495

2514 Tulip St. 1120 Sq. ft. SWC Fifth St. Subject to Mortgage Improvements: Row 2 Sty Masonry

TROY GRANT C.P. September Term, 2010 No. 02934 \$110,417.55 Christine A. Pinto, Esq.

279-496

7269 Pittville Ave. 19126 10th Wd 1360 Sq. ft. BRT# 101058500 Improvements: Residential Property

MILTON DEARRY C.P. June Term, 2010 No. 00733 \$143,001.69 Goldbeck McCafferty & McKeever

279-497

825 W. Lindley Ave. 19141 49th Wd 1460.49 Sq. ft. BRT#492005400 Improvements: Residential Property

JOHN MCFADDEN C.P. May Term, 2009 No. 00607 \$11,886.73 Goldbeck McCafferty & McKeever

279-498

1511 E. Walnut Ln. 19138 50th Wd 1575.20 Sq. ft. BRT # 102156000 Improvements: Residential Property

JACQUELINE T. TAYLOR C. P. March Term, 2009 No. 00920 \$104, 267.07 Goldbeck McCafferty & McKeever

279-499

2660 Tulip St. 19125 31st Wd 900 Sq. ft. BRT#311255800 Improvements: Residential Property

HERIBERTO DEJESUS AND ELBA J. DEJESUS C.P. May Term, 2010 No. 00052 \$142,594.25 Goldbeck McCafferty & McKeever

279-500

3165 Gaul St. 19134 25th Wd 1091.52 Sq. ft. BRT#251385400 Improvements: Residential Property

DIANA GLINK AND ROBERT J. LINDSAY C.P. November Term, 2009 No. 04553 \$153,892.87 Goldbeck McCafferty & McKeever

279-501

2625 S. 16th St. 19145 26th Wd 870 Sq. ft. BRT# 261257200 Improvements: Residential Property

CARLO DEVITO JR. C.P. September Term, 2007 No. 03288 \$129,985.64 Goldbeck McCafferty & McKeever

279-502

9127 B Ayrdale Crescent St. 19128 21st Wd 1556 Sq. ft. BRT# 888210712 Improvements: Residential Property

CHRISTOPHER BELLO and ANNA M BELLO C.P. February Term, 2008 No. 00526 \$165, 7683.49 Goldbeck McCafferty & McKeever

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

279-504

9236 Andover Road 19114 57th Wd 6000 Sq. ft. BRT# 572277100 Improvements: Residential Property

MARC FERRIS and EMILY ROSE JEWELL-FERRIS C.P. January Term, 2009 No. 03643 \$166,091.94 Goldbeck McCafferty & McKeever

279-505

729 W. Ontario St. 19140 43rd Wd 750 Sq. ft. BRT# 431062700 Improvements: Residential Property

JULIE ANNE PEREZ C.P. October Term, 2007 No. 02063 \$30,415.98 Goldbeck McCafferty & McKeever

279-507

6525 Marsden St. 19135 41st Wd 1050 Sq. ft. BRT# 411274900 Improvements: Residential Property

AKUA P. BUXTON C.P. September Term, 2010 No. 00818 \$148,735.25 Goldbeck McCafferty & McKeever

279-508

7641 Overbrook Ave. 19151 34th Wd 2655.84 Sq. ft. BRT# 343258700 Improvements: Residential Property

MARKESHA PETERKIN C.P. June Term, 2009 No. 02368 \$100,785.42 Goldbeck McCafferty & McKeever

279-509

5866 Loretto Ave. 19149 35th Wd 1,466.40 Sq. ft. BRT# 531308200 Improvements: Residential Property

MONICA WHITE C.P. November Term, 2009 No. 02580 \$65,342.78 Goldbeck McCafferty & McKeever

SHERIFF'S SALE**279-510**

1512 Manton St. 19146 36th Wd 751.24 Sq. ft. BRT# 365308900 Improvements: Residential Property

WILLIE J. SMITH C.P. January Term, 2008 \$61,531.01 Phelan Hallinan & Schmiegl, LLP

279-511

1540 S. Dover St. 19146 36th Wd 658 Sq. ft. BRT# 364390700 Improvements: Residential Property

SCOTT M. BOEHLER C.P. August Term, 2010 No. 04844 \$45,790.94 Goldbeck McCafferty & McKeever

279-512

5269 Ridge Ave. 19128 21st Wd 1,787 Sq. ft. BRT# 213195100 Improvements: Residential Property

MARY LEE CRIDER and FRANCIS P. GELSINON III C.P. August Term, 2010 No. 03015 \$51,122.14 Goldbeck McCafferty & McKeever

279-513

619 A-2 Catharine St. Unit C-1 2nd Wd + 1288 Sq. ft. BRT# 88-8021775 Improvements: Multi-family row and twin

SHAFFER GROUP, INC. C.P. July Term, 2010 No. 2751 \$51,120.45 Michael A. Suleta, Esq.

279-514

1328 Point Breeze Ave. 36th Wd 72 ft. 5/8 in. S. Earp St. Subject to Mortgage Improvements: Row W-O/E/Str 3 Sty Masonry

VERNETTE CARBON AND ESTHER OLIVE AS TRUSTEE OF VILLANOVA TRUST C.P. March Term, 2010 0101617 \$240,925.04 Christine A. Pinto, Esq.

279-515

2640 East Juniata St. 19137 45th Wd 4500 Sq. ft. BRT# 453018310 Improvements: Residential Property

JOHN MORELL and JANET MARY MORELL C.P. April Term, 2010 No. 04190 \$293,390.71 Phelan Hallinan & Schmiegl, LLP

279-516

5727 Beaumont Ave. 19143 51st Wd 1655.64 Sq. ft. BRT# 513284400 Improvements: Residential Property

JULIAN L. COUSINS, SR A/K/A JULIAN COUSINS C.P. May Term, 2010 No. 01504 \$56,238.12 Phelan Hallinan & Schmiegl, LLP

279-517

6020 N. Water St. 19120 61st Wd 1925.52 Sq. ft. BRT# 612485200 Improvements: Residential Property

LAVERN CAMPBELL C.P. April Term, 2010 No. 00469 \$69,511.23 Phelan Hallinan & Schmiegl, LLP

279-518

3341 Kip St. 19134 33rd Wd 862.20 Sq. ft. BRT# 073095500 Improvements: Residential Property

FRANK D. PORTER, JR A/K/A FRANK D. PORTER JASON T. CARUCCI C.P. September Term, 2010 No. 01354 \$64,948.39 Phelan Hallinan & Schmiegl, LLP

279-519

3220 Gurley Rd. 19154 66th Wd 2000 Sq. ft. BRT# 663114300 Improvements: Residential Property

THOMAS SIEGER KRISTY GARBER C.P. October Term, 2010 No. 00558 \$242,878.11 Phelan Hallinan & Schmiegl, LLP

279-520

5543 Walton Ave. 19143 46th Wd 900 Sq. ft. BRT# 463075200 Improvements: Residential Property

MARIE A. MCCALLISTER A/K/A MARIE BEALE, DECEASED C.P. February Term, 2008 No. 00119 \$63,162.48 Phelan Hallinan & Schmiegl, LLP

279-521

10821 Kelvin Ave. 19116 58th Wd 2290.11 Sq. ft. BRT# 582556600 Improvements: Residential Property

KENNETH VASSALLO A/K/A KENNETH A. VASSALLO DENISE VASSALLO C.P. October Term, 2010 No. 03330 \$170,815.33 Phelan Hallinan & Schmiegl, LLP

279-522

2642 S. Felton St. 19142 40th Wd 976 Sq. ft. BRT# 402120100 Improvements: Residential Property

DAVID COLETTA C.P. October Term, 2006 No. 03801 \$51,490.02 Phelan Hallinan & Schmiegl, LLP

279-523

4927 Wissahickon Ave. 19144 13th Wd 1589 Sq. ft. BRT# 133168100 Improvements: Residential Property

SHEIR-RON WHITTAKER A/K/A SHEIR-RON A. WHITTAKER C.P. September Term, 2010 No. 03733 \$97,856.53 Phelan Hallinan & Schmiegl, LLP

279-524

6342 Homer St. 19144 22nd Wd 1620 Sq. ft. BRT# 592259900 Improvements: Residential Property

SHERIFF'S SALE

Property
SAMUEL M. HOLMES JOYCE B. HOLMES C.P. September Term, 2009 No. 02746 \$64,774.97 Phelan Hallinan & Schmiegl, LLP

279-525

6135 Elmwood Ave. 19142 40th Wd 1352.35 Sq. ft. BRT# 402221300 Improvements: Residential Property

CECIL D. WATERS C.P. August Term, 2010 No. 04363 \$32,830.39 Phelan Hallinan & Schmiegl, LLP

279-526

1617 N. Newkirk St. 19121 32nd Wd 793 Sq. ft. BRT# 324150901 Improvements: Residential Property

JANIE LOUISE SHIPPEN C.P. April Term, 2009 No. 02034 \$34,943.75 Phelan Hallinan & Schmiegl, LLP

279-527

4212 Chester Ave. 19104 27th Wd 4415 Sq. Ft. BRT# 881121370 Improvements: Residential Property

HANEEF NELSON C.P. August Term, 2010 No. 04163 \$262,234.84 Phelan Hallinan & Schmiegl, LLP

279-528

48 N. Peach St. 19139 44th Wd 787.50 Sq. ft. BRT# 441184600 Improvements: Residential Property

CASSANDRA D. BOOKER C.P. December Term, 2005 No. 03350 \$26,515.77 Phelan Hallinan & Schmiegl, LLP

279-529

6634 Leeds St. 19151 34th Wd 1600 Sq. ft. BRT# 344032000 Improvements: Residential Property

GERALDINE PETTEY C.P. August Term, 2010 No. 02667 \$64,602.18 Phelan Hallinan & Schmiegl, LLP

279-530

6490 Musgrave St. 19119 22nd Wd 870 Sq. ft. BRT# 221231500 Improvements: Residential Property

BERNICE MURPHY, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF FREDDIE HOLMES C.P. July Term, 2010 No. 00626 \$20,718.80 Phelan Hallinan & Schmiegl, LLP

279-531

7234 Dicks Ave. 19153 40th Wd 1181.52 Sq. ft. BRT# 404337500 Subject to Mortgage Improvements: Residential Property

C.P. March Term, 2010 No. 2274 \$69,794.16 Scott A. Dietterick, Esq.

279-532

6209 Catherine St. 19143 3rd Wd 1,552 Sq. ft. BRT# 032195100 Improvements: Residential Property

DIANE GREEN, AS EXECUTRIX OF THE ESTATE OF JAMES J. DAVIS A/K/A JAMES JOSEPH DAVIS C.P. July Term 2010 No. 03373 \$132,680.80 Brian B. Dutton, Esq.

279-533

1328 Medary Ave. 19141 49th Wd 1,034.67 Sq. ft. BRT# 493055700 Improvements: Residential Property

RONALD HARLEY and GLORIA PAGE HARLEY C.P. September Term, 2010 No. 01066 \$105,633.32 Brian B. Dutton, Esq.

279-534

34 N. Dewey St. 19138 34th Wd 930 Sq. ft. BRT# 341159100 Improvements: Residential Dwelling

RAMONA HUGHES C.P. October Term, 2009 No. 03003 \$88,876.92 Mark J. Udren, Esq.

279-535

59 W Seymour St. 19144 12th Wd 2,500 Sq. ft. BRT# 123055100 Improvements: Residential Dwelling

ERNEST GARDNER C.P. October Term, 2010 No. 03369 \$93,987.50 Mark J. Udren, Esq.

279-536

2550 N. Gratz St. 19132 16th Wd 672 Sq. ft. BRT# 162068500 Improvements: Residential Dwelling

EDWARD DUNCAN C.P. October Term, 2010 No. 02771 \$66,087.97 Mark J. Udren, Esq.

279-537

6124 Webster St. 19143 46th Wd 1658.5 Sq. ft. BRT# 033036400 Improvements: Residential Dwelling

DENNIS STOKES C.P. June Term, 2010 No. 00048 \$127,562.35 Mark J. Udren, Esq.

279-538

5242 N Front St. 19120 42nd Wd 2,073.2 Sq. ft. BRT# 422319800 Improvements: Residential Dwelling

NICHOLAS O. LOMAX C.P. May Term, 2010 No. 04203 \$153,305.75 Mark J. Udren, Esq.

279-539

7588 Mayland St. 19138 50th Wd 2023.92 Sq. ft. BRT# 501381200 Improvements: Residential Property

PHIL E. WILLIAMS, II C.P. September Term, 2009 No. 00098 \$150,731.47 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

279-540
6111 Allman St. 19142 40th Wd 900 Sq. ft. BRT# 401244900 Improvements: Residential Property

TRACI MORRIS C.P. June Term, 2009 No. 03253 \$74,284.87 Phelan Hallinan & Schmiegl, LLP

279-541

870 North 28th St. Unit 16 19130 88th Wd Together with all right, title and interest being 0.91% undivided interest of, in and to the Common Elements BRT# 888152800 Improvements: Condominium

STATE TRUSTEE SERVICES, LLC AS TRUSTEE OF 28TH STREET SILVER APPLE LAND TRUST C.P. December Term, 2009 No. 00671 \$210,150.24 Phelan Hallinan & Schmiegl, LLP

279-542

1128 Kenwyn St. 19124 23rd Wd 2763.20 Sq. ft. BRT# 234173000 Improvements: Residential Property

ABIGAIL JONES C.P. May Term, 2010 No. 03401 \$105,967.95 Phelan Hallinan & Schmiegl, LLP

279-543

1264 N. Alden St. 19131 4th Wd 976 Sq. ft. BRT# 043118300 Improvements: Condominium

DAYNA DAHL-JOHNSON, RAYMOND JOHNSON AND SPENCER ROBINSON C.P. June Term, 2010 No. 03739 \$32,957.62 Phelan Hallinan & Schmiegl, LLP

279-544

3156 Reach St. 19134 33rd Wd 708 Sq. ft. BRT# 331313200 Improvements: Residential Property

DEOGRACIA OTERO AND ROSA E. OTERO C.P. September Term, 2010 No. 03867 \$26,542.68 Phelan Hallinan & Schmiegl, LLP

279-545 A-B

88th Wd (244-248 N. 3rd St., Unit 2C – Premises A – 19106) Together with all right, title and interest being 3.41880% undivided interest of, in and to the Common Elements BRT# 888053468 Improvements: Condominium

88th Wd (244-248 N. 3rd St., Unit 2D – Premises B – 19106) Together with all right, title and interest being 5.01031% undivided interest of, in and to the Common Elements BRT# 888053469 Improvements: Condominium

CAROLYN BRAND HORST C.P. September Term, 2009 No. 02610 \$162,639.16 Phelan Hallinan & Schmiegl, LLP

279-546

2503 Lefevre St. 19137 45th Wd 1091.70 BRT# 453097600 Improvements: Residential Property

STEPHEN R. REGAN C.P. July Term, 2010 No. 00690 \$117,481.63 Phelan Hallinan & Schmiegl, LLP

279-547

2323 Montrose St. 19146 30th Wd 504 Sq. ft. BRT# 302200200 Improvements: Residential Property

DANIEL LAREZZO and MEDIA LAREZZO C.P. August Term, 2010 No. 02174 \$326,857.74 Phelan Hallinan & Schmiegl, LLP

279-548

1957 N. Darien St. 19122 20th Wd 534.17 Sq. ft. BRT# 202126500 Improvements: Residential Property

MELBA MARIE JOHNSON and MIKAIL ABDUL-KARIM C.P. April Term, 2008 No. 03956 \$59,249.03 Phelan Hallinan & Schmiegl, LLP

SHERIFF'S SALE

Property
BEATRICE FERRAR A/K/A MOSES C.P.
August Term, 2007 No. 03731 \$14,255.74
Goldbeck McCafferty & McKeever

279-568

242 W. Duncannon St. 19138 42nd Wd
1214.04 Sq. ft. BRT# 422216300 Improvements:
Residential Property
MAURICE C. WALLACE JR. C.P. November
Term, 2007 No. 00510 \$79,777.51 Goldbeck
McCafferty & McKeever

279-569

12734 Cabell Rd. 19154 58th Wd 2393.39 Sq.
ft. BRT# 663299200 Improvements: Residential
Property
WILLIAM C. HERON and DONNA M. HERON
C.P. January Term, 2010 No. 01044 \$233,407.99
Goldbeck McCafferty & McKeever

279-570

7330 Ridge Ave. 19129 21st Wd 58,985.22
Sq. ft. BRT# 212514200 Subject to Mortgage
Subject to Rent Improvements: Residential
Property
NOEMI SANTANA C.P. February Term, 2009
No. 03027 \$909,137.85 Goldbeck McCafferty
& McKeever

279-571

6230-32 N. 13th St. 19141 42nd Wd 4522 Sq.
ft. BRT# 493221700
Improvements: Residential Property
MICHELLE HOOKS-LEE C.P. August
Term, 2008 No. 01438 \$61,925.68 Goldbeck
McCafferty & McKeever

279-572

3342 Meridian St. 19136-3509 64th Wd
1296 sq. ft. BRT# 642232300 Improvements:
Residential Property
THOMAS F. GILROY C.P. April Term, 2010,
No. 00048 \$86,018.16 Phelan Hallinan &
Schmiegl, LLP

279-573

4724 Saint Dennis Dr. 19134-2126 65th Wd
1805 sq. ft. BRT# 652461562 Improvements:
Residential Property
GEORGE H. HALL A/K/A GEORGE
HARRISON HALL JOANNA L. HALL A/K/A
JOANNA HALL C.P. September Term, 2010
No. 03739 \$250,089.99 Phelan Hallinan &
Schmiegl, LLP

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

SHERIFF'S SALE

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# 442032800 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# 433376900 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.

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

SHERIFF'S SALE

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.

279-603 A-E

28th Wd (2547 N. Dover St. – Premise A)
700 sq. ft. BRT# 281145800 Improvements:
Residential Dwelling
33rd Wd (616 E. Cornwall St. – Premise B)
742.5 sq. ft. BRT# 331112500 Improvements:
Residential Dwelling

**37th Wd (1117 W. Cumberland St. – Premise
C)** 1088 sq. ft. BRT# 371388200 Improvements:
Residential Dwelling
7th Wd (3534 N. Lee St. – Premise D)
919.8 sq. ft. BRT# 073022200 Improvements:
Residential Dwelling

51st Wd (1839 S. Yewland St. – Premise E)
743 sq. ft. BRT# 514168000 Improvements:
Residential Dwelling
MERCURY GROUP, INC., A/K/A/MERCURY
GROUP C.P. June Term, 2009 No. 03554
\$230,932.14 Howard C. Pressman, Esq.

279-604 A-E

25th Wd (2912 Cedar St. – Premises A)
904.12 sq. ft. BRT# 251435700
62nd Wd (5412 Akron St. – Premises B)
1209.45 sq. ft. BRT# 621421900 Improvement
Area: 1020 sq. ft.

41st Wd (6115 Hegerman St. – Premises C)
1128 sq. ft. BRT# 411378400
42nd Wd (193 W. Luray St. – Premises D) 798
sq. ft. BRT# 422056300 Improvement Area:
966 sq. ft.

7th Wd (511 E. Cornwall St. – Premises E)
665 sq. ft. BRT# 073247000 Improvement
Area: 896 sq. ft.
R&S REAL ESTATE, LLC C.P. June Term,
2010 No. 02411 \$1,819,141.92 Steven J.
Adams, Esq.

279-605 A-E

23rd Wd (4160 Paul St. – Premises A) 1937
sq. ft. BRT# 232511300 Improvement Area:
990 sq. ft.
45th Wd (3446 Emerald St. – Premises B)
1106 sq. ft. BRT# 452339000 Improvement
Area: 903 sq. ft.

45th Wd (3340 Emerald St. – Premises C)
1015 sq. ft. BRT# 452335700 Improvement
Area: 1148 sq. ft.
**11th Wd (2326 W. Venango St. – Premises
D)** 1967 sq. ft. BRT# 112135200 Improvement
Area: 1395 sq. ft.

45th Wd (1870 E. Schiller St. – Premises E)
1029.86 sq. ft. BRT# 452098600 Improvement
Area: 109 sq. ft.)
R&S REAL ESTATE, LLC C.P. June Term,
2010 No. 02411 \$1,819,141.92 Steven J.
Adams, Esq.

279-606 A-E

45th Wd (3577 Emerald St. – Premises A)
125.59 sq. ft. BRT# 452329900 Improvement
Area: 1256 sq. ft.
33rd Wd (1351 E. Lycoming St. – Premises

SHERIFF'S SALE

A) 1184 sq. ft. BRT# 332062500 Improvement
Area: 1280 sq. ft.)

33rd Wd (1015 E. Tioga St. – Premises C)
1230 sq. ft. BRT# 331216200 Improvement
Area: 1500 sq. ft.

25th Wd (1948 E. Birch St. – Premises D)
926.86 sq. ft. BRT# 252140600 Improvement
Area: 1038 sq. ft.

33rd Wd (4124 Glendale St. – Premises E)
1240 sq. ft. BRT# 332434200 Improvement
Area: 1230 sq. ft.)
R&S REAL ESTATE, LLC C.P. June Term,
2010 No. 02411 \$1,819,141.92 Steven J.
Adams, Esq.

279-607 A-E

38th Wd (3321 N. Marston St. – Premises A)
906.31 sq. ft. BRT# 381231600 Improvement
Area: 980 sq. ft.

45th Wd (3428 Helen St. – Premises B) 1092
sq. ft. BRT# 452354000 Improvement Area:
920 sq. ft.

42nd Wd (191 W. Luray St. – Premises C)
798 sq. ft. BRT# 422056200 Improvement
Area: 966 sq. ft.

45th Wd (3646 Frankford Ave. – Premises D)
1257.29 sq. ft. BRT# 452283900 Improvement
Area: 1191 sq. ft.

41st Wd (6142 Vandike St. – Premises E)
1080 sq. ft. BRT# 411331900 Improvement
Area: 1056 sq. ft.
R&S REAL ESTATE, LLC C.P. June Term,
2010 No. 02411 \$1,819,141.92 Steven J.
Adams, Esq.

279-608

1315 S. 58th St. 19143 51st Wd 1552 sq. ft.
BRT# 513048500 Improvements: Single Family
Residence
FIRST CHARTER PROPERTIES, LLC C.P.
October Term, 2010 No. 03725 \$22,713.24
Robert S. Espisito, Esq.

279-609

1829 Fairmount Ave. 19130-2837 15th Wd
1152 sq. ft. BRT# 152139600 Improvements:
Residential Property
CRISTIAN E. DAVID C.P. No. 04557
\$428,458.71 Phelan Hallinan & Schmiegl, LLP

279-610

412 Leverington Ave. 19128 21st Wd 5109.84
sq. ft. BRT# 212252400 Improvements:
Residential Property
JOSEPH W. PARKINSON RITAMARIE
PARKINSON C.P. April Term, 2008 No. 03079
\$81,381.70 Phelan Hallinan & Schmiegl, LLP

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 &
Schmiegl, LLP

279-612

110-30 Byberry Road Unit K4 19116
88th Wd. BRT# 888581564 Improvements:
Condominium
FANIA RANGEVERZ EDUARD BELIK C.P.
July Term, 2009 No. 03064 \$121,855.68
Phelan Hallinan & Schmiegl, LLP

279-613

3312 "E" St. 19134-1726 7th Wd 735 sq. ft.
BRT# 073193800 Improvements: Residential
Property
ALEJANDRO ESCOBARA/A/ALEANDRO
J. ESCOBAR C.P. July Term, 2009 No. 01391
\$64,695.63 Phelan Hallinan & Schmiegl, LLP

279-614

6843 Guyer Ave. 19142-2518 40th Wd 1088 sq.
ft. BRT# 406316500 Improvements: Residential
Property
STANLEY H. RYANT, SR. C.P. May Term,
2009 No. 02579 \$86,966.60 Phelan Hallinan &
Schmiegl, LLP

279-615

299 G. Shawmont Ave. 21st Wd. Subject to
Mortgage
DARA T. BRICKHOUSE AND ABDWUL
DEWSON C.P. August Term, 2009 No. 001733
\$8,361.53 Elliot H. Berton, Esq.

279-616

4468 Carwithan St. 19136-1409 41st Wd
1600 sq. ft. BRT# 652117400 Improvements:
Residential Property
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER ROBERT
J. MANNICES, DECEASED C.P. June Term,
2006 No. 00935 \$111,618.13 Phelan Hallinan
& Schmiegl, LLP

279-617

5507 N. American St. 19120-2826 42nd Wd
1230 sq. ft. BRT# 422420700 Improvements:
Residential Property
CONNELLA A. GARRIS C.P. May Term, 2009
No. 01129 \$79,619.98 Phelan Hallinan &<

SHERIFF'S SALE

sq. ft. BRT# 221071700 Improvements: Residential Property
DON BAILEY DELAMARIE BRAVEBOY A/K/A DELA MARIE BRAVEBOY C.P. September Term, 2010 No. 01810 \$196,602.92 Phelan Hallinan & Schmieg, LLP

279-631

1529 N. 28th 19132 St. 29th Wd 1030.88 sq. ft. BRT# 292096800 Improvements: Residential Dwelling
EDWARD J. O'FLYNN JR. C.P. May Term, 2010 No. 3241 \$83,375.47 Daniel J. Mancini, Esq.

279-632

6641 Lebanon Ave. 19151 34th Wd 2870 sq. ft. BRT# 344063600 Improvements: Residential Dwelling
CHARMAINE COLON MCCOULLUM, AS TRUSTEE FOR CHANELL P. MCCOULLUM AND FERNANDO A. COLON, JR. C.P. October Term, 2007 No. 1500 \$85,571.35 Peter E. Meltzer, Esq.

279-633

2211 S. 22nd St. 19145 48th Wd 1401sq. ft. BRT# 482193000 Improvements: Residential Dwelling
BARBARA LOMAX C.P. May Term, 2010 No. 2984 \$55,013.12 Sarah A. Jarosh, Esq.

279-634

5918 Spruce St. 19139 3rd Wd 1579 sq. ft. BRT# 032000800 Improvements: Residential Property
C.P. July Term, 2009 No. 01440 \$54,346.74 Scott A. Dieterick, Esq. Kimberly A. Bonner, Esq. Joel A. Ackerman, Esq. Ashleigh L. Levy, Esq.

279-635

770 S. 7th St. 19147 2nd Wd 986 sq. ft. BRT# 882250045 Improvements: Residential Property
C.P. July Term, 2008 No. 001627 \$446,019.04 Scott A. Dieterick, Esq. Kimberly A. Bonner, Esq. Joel A. Ackerman, Esq. Ashleigh L. Levy, Esq.

279-636

134 E. Willard St. 19134 7th Wd 917 sq. ft. BRT# 073218200 Subject to Mortgage Improvements: Residential Property
C.P. October Term, 2010 No. 001627 \$25,628.68 Scott A. Dieterick, Esq. Kimberly A. Bonner, Esq. Joel A. Ackerman, Esq. Ashleigh L. Levy, Esq.

279-637

2300 E. Lehigh Ave. 19125-2316 31st Wd 1530 sq. ft. BRT# 314251800 Improvements: Commercial Property
Q&I CONSTRUCTION MANAGEMENT LLC MOHAMMAD QUADIR C.P. February Term, 2010 No. 02149 \$317,240.92 Phelan Hallinan & Schmieg, LLP

279-638

1752 N. 6th St. 19122-2913 20th Wd 1105 sq. ft. BRT# 201111800 Improvements: Residential Property
VIPUL GUPTA SITA AWASTHI C.P. October Term, 2010 No. 01080 \$106,790.23 Phelan Hallinan & Schmieg, LLP

279-639

1621 N. 60th St. 19151-3908 34th Wd 1452.75 sq. ft. BRT# 342195400 Improvements: Residential Property
JAMES STINSON MAUREEN W. STINSON C.P. October Term, 2010 No. 01292 \$23,706.71 Phelan Hallinan & Schmieg, LLP

279-640

1520 Federal St. 19146-3125 26th Wd 1088sq. ft. BRT# 365296800 Improvements: Residential Property
LAWRENCE SPEARMAN C.P. June Term, 2010 No. 02929 \$225,267.09 Phelan Hallinan & Schmieg, LLP

279-641

4305 Boone St. 19128-4902 21st Wd 2114.47 sq. ft. BRT# 211268700 Improvements: Residential Property
DEBORAH RADDOCK C.P. July Term, 2010 No. 00386 \$229,204.58 Phelan Hallinan & Schmieg, LLP

279-642

5141 Charles St. 19124-1425 62nd Wd 1260.72 sq. ft. BRT# 622288300 Improvements: Residential Property
MICHAEL BANAS C.P. July Term, 2010 No. 01453 \$12,541.88 Phelan Hallinan & Schmieg, LLP

279-643

6603 Tackawanna St. 19135-2503 55th Wd 1240.98 sq. ft. BRT# 552251000 Improvements: Residential Property
VENUS A. ROMANOWSKI A/K/A VENUS SANCHEZ THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA C.P. August Term, 2010 No. 100800580 \$78,238.50 Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE

279-644

108 E. Rounfort Rd 19119-1632 9th Wd 1422.55 sq. ft. BRT# 091049600 Improvements: Residential Property
JOSHUA TODD C.P. March Term, 2010 No. 100300928 \$267,166.07 Phelan Hallinan & Schmieg, LLP

279-645

534 W. Somerville Ave. 19120 61st Wd 1340.67 sq. ft. BRT# 612001300 Improvements: Residential Property
TANYA T. TABRON A/K/A TANYA TABRON C.P. September Term, 2004 No. 040900541 \$66,814.56 Phelan Hallinan & Schmieg, LLP

279-646

1300 W. Lindley Ave. 88th Wd 58,677 sq. ft. BRT# 881150700 Improvements: Multi-family row and twin
LINDLEY ESTATES LLC C.P. May Term, 2008 No. 3891 \$3,002,960.23 Michael A. Suleta, Esq.

279-647

3215 N. Bailey St. 19129 38th Wd 667.43 sq. ft. BRT# 381169200 Improvements: Residential Dwelling
ROBERT BARCLAY C.P. August Term, 2010 No. 004462 \$19,295.85 Martha E. Von Rosentiel, Esq.

279-648

6327 Summer St. 19139 34th Wd 2812.50 sq. ft. BRT# 343005400 Improvements: Residential Property
C.P. No. 10092545 \$113,715.01 Scott A. Dieterick, Esq.

279-649

210 W. Rittenhouse Unit 1504 8th Wd BRT# 888085001 Subject to Mortgage
BARRY L. JONES AND HEATHER JONES C.P. March Term, 2009 No. 02880 \$272,742.24 Everett K. Sheintoeh, Esq.

279-650

215 Sigt St. 19148 1st Wd 742 sq. ft. BRT# 011158900 Improvements: Residential Dwelling
KATIE LYNN SERAD C.P. August Term, 2010 No. 4316 Mitchell B. Klein, Esq.

279-651

121 W. Coulter St. 19144 12th Wd 7434.27 sq. ft. BRT# 124049000
RAMEL D. COOPER C.P. May Term, 2010 No. 002812 \$108,605.04 Stern and Eisenberg LLP

279-652

2015 E. Moyamensing Ave. 19148 39th Wd Improvements: Residential Property
NICHOLAS M. MATTEO C.P. July Term, 2010 No. 02514 \$280,796.23 Gary W. Darr, Esq.

279-653

3434 E. St. 19136 7th Wd 1715 sq. ft. BRT# 073198000 Improvements: Residential Dwelling
SANDRA L. HARTMAN C.P. October Term, 2008 No. 2354 \$53,928.43 McCabe Weisberg & Conway PC

279-654

2731 S. 9th St. 19148 39th Wd 2795.7 sq. ft. BRT# 395234210 Improvements: Residential Dwelling
JEANNE PAOLILLO C.P. September Term, 2010 No. 03139 \$132,725.76 McCabe Weisberg & Conway PC

279-655

7317 Stenton Ave. a/k/a 6331 Stenton Ave 19138 10th Wd
VANITA CRUSE C.P. October Term, 2010 No. 00123 \$170,281.84 Nicholas A. Didomenico, Esq.

279-656

1406 S. 19th St. 19146 36th Wd 821.24 sq. ft. BRT# 363208400 Improvements: Residential Property
DAREN FINCH C.P. November Term, 2009 No. 005154 \$113,049.30 Christopher A. DeNardo, Esq.

279-657

1443 Stevens St. 19149 54th Wd 1027.65 sq. ft. BRT# 541048600 Improvements: Residential Property
DAVID ALBERT SMITH C.P. September Term, 2010 No. 000435 \$46,518.54 Christopher A. DeNardo, Esq.

279-658

843 E. Westmoreland St. 19134 33rd Wd 922.50 sq. ft. BRT# 331107700 Improvements: Residential Property
VIVIAN ALSBROOKS C.P. February Term, 2010 No. 001990 \$44,020.77 Christopher A. DeNardo, Esq.

279-659

5319 Walton Ave. 19143 46th Wd 1552 sq. ft. BRT# 462073500 Improvements: Residential Property
JEROLYN NELSON C.P. September Term,

SHERIFF'S SALE

2009 No. 000704 \$72,201.46 Christopher A. DeNardo, Esq.

279-661

1202 E. Susquehanna Ave. 19125-3425 18th Wd 1056.69 sq. ft. BRT# 181237200 Improvements: Residential Dwelling
MURPHY R. MURPHY AND KAREN G. MURPHY C.P. June Term, 2010 No. 03310 \$200,903.46 Kristen D. Little, 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.

279-663

300 W. Mt. Pleasant Ave. 22nd Wd 7658.95 sq. ft. BRT# 882920560 Improvements: Restaurant w/Bar Masonry
ABJJ, LLC C.P. October Term, 2007 No. 001489 \$857,438.35 plus interest through the date of the sheriff's sale, plus costs
William J. Levant, Esq.

279-664

220 E. Claremont Rd. 19120 61st Wd 2397.01 sq. ft. BRT# 611343200 Improvements: Residential
DIANE CUNNINGHAM C.P. February Term, 2009 No. 01287 \$126,914.15 Goldbeck McCafferty & McKeever

279-665

2229 Pratt St. 19124 4th Wd 2800 sq. ft. BRT# 453373400 Improvements: Residential Property
CHRISTINA O'MEARA AND MARTIN O'MEARA C.P. May Term, 2004 No. 040500895 \$58,983.46 Goldbeck, McCafferty & McKeever

279-666

1929 Laveer St. 19141 17th Wd 1392 sq. ft. BRT# 171300000 Improvements: Residential Property
DAVETTE A. FUQUA C.P. May Term, 2010 No. 001053 \$56,969.39 Christopher A. DeNardo, Esq.

279-667

2328 E. Sergeant St. 19125 31st Wd 988.40 sq. ft. BRT# 314078500 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTOPHER DIPIETRO, DECEASED C.P. June Term, 2010 No. 001129 \$193,862.43 Christopher A. DeNardo, Esq.

279-668

210 W. Wildey St. 19123 5th Wd 791.22 sq. ft. BRT# 057182700 Improvements: Residential Property
JULIAN PLEAS C.P. September Term, 2010 No. 003329 \$120,373.23 Christopher A. DeNardo, Esq.

279-669

1924 Schley St. 19145 26th Wd 1424 sq. ft. BRT# 262338500 Improvements: Commercial Real Estate
WILLIAM R. GENTILE, SR. AND DIANE M. GENTILE C.P. August Term, 2010 No. 003355 \$320,580.67 Stern and Eisenberg LLP

279-670

901 N. Penn St., Unit R-305 19123-3109 5th Wd 829 sq. ft. BRT# 888061994 Improvements: Residential Dwelling - Condominium
JIM SEIDEL C.P. September Term, 2010 No. 000882 \$350,104.45 Kristen D. Little, 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, P.C.

279-672

3702 Conshohocken Ave. 19131 24th Wd 3986 sq. ft. BRT# 521439200 Subject to Mortgage Improvements: Residential Property
JAMES ZERGANI A/K/A JAMES J. ZERGANI C.P. October Term, 2010 No. 00585 \$158,997.04 McCabe, Weisberg & Conway PC

279-674

440 W. Roselyn St. 19120 61st Wd 2250 sq. ft. BRT# 612174000 Improvements: Residential Dwelling
AARON E. JENKINS A/K/A AARON L. JENKINS C.P. No. July Term, 2010 01790 \$61,054.42 McCabe, Weisberg & Conway PC

SHERIFF'S SALE

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

279-676

2810 Wilmot St. 19137 45th Wd 2176 sq. ft. BRT# 453088500 Subject to Mortgage Improvements: Residential Dwelling
ROBERTA WALL C.P. August Term, 2009 No. 01827 \$114,749.87 McCabe, Weisberg & Conway PC

279-677

632 E. Allens La. 19119 9th Wd 2865.97 sq. ft. BRT# 091014900 Improvements: Residential Property
TERRELL RIVERS C.P. April Term, 2010 No. 03544 \$265,090.56 Goldbeck McCafferty & McKeever

279-678

1303 Fanshawe St. 19111 53rd Wd 1367.92 sq. ft. BRT# 532046900 Improvements: Residential Property
BARBARA G. SANTIAGO C.P. September Term, 2010 No. 0159 \$140,859.18 Goldbeck, McCafferty & McKeever

279-679

6441 Sydenham St. 19126 50th Wd 1328 sq. ft. BRT# 172090400 Improvements: Residential Property
JENNIFER MOORE C.P. March Term, 2006 No. 01882 \$76,439.65 Goldbeck McCafferty & McKeever

279-680

407 Larkspur St. 19116 58th Wd 3890.25 sq. ft. BRT# 582271400 Improvements: Residential Property
BENJAMIN NUNEZ C.P. December Term, 2009 No. 01874 \$298,565.72 Goldbeck McCafferty & McKeever

279-681

917 E. Sanger St. 19124 35th Wd 2161 sq. ft. BRT# 351223200 Subject to Mortgage Improvements: Residential Property
DEAN ROSSL, AS MEMBER OF NO AGENT PROPERTIES, LLC C.P. October Term, 2010 No. 01366 \$99,727.52 McCabe, Weisberg, & Conway, P.C.

279-682

4601 Ashville St. 19136 65th Wd 2144 sq. ft. BRT# 651203800 Subject to Mortgage Improvements: Residential Property
DEAN ROSSL, AS MEMBER OF NO AGENT PROPERTIES, LLC C.P. October Term, 2010 No. 01425 \$140,247.91 McCabe, Weisberg, & Conway, P.C.

279-683

2624 McKean St. 19145 48th Wd 2436.5 sq. ft. BRT# 482061500 Improvements: Residential Property.
MELISSA PASION C.P. September Term, 2010 No. 01376 \$121,813.37 McCabe, Weisberg, & Conway, P.C.

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.

279-685

6445 N. Broad St. 19126 49th Wd 5488 sq. ft. BRT# 493257000 Improvements: Residential Property
STANLEY J. SAUNDERS C.P. September Term, 2010 No. 01189 \$60,052.95 McCabe, Weisberg, & Conway, P.C.

279-686

5051 N. 16th St. 19141 17th Wd 2690 sq. ft. BRT# 172115700 Improvements: Residential Property
DEVIN LATIMORE C.P. February Term, 2010 No. 00053 \$67,706.90 McCabe, Weisberg, & Conway, P.C.

279-687

9400 Lansford St. 19114 57th Wd Apt 2-4 Units 28y Mas.+ 5570.5 sq. ft. BRT: 572303801 Improvements: Residential Property
IRENA KANTAROVICH, ONLY KNOWN SURVIVING HEIR OF OLEG KANATAROVICH, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF OLEG KANATAROVICH, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2010 No. 00008 \$192,658.99 McCabe, Weisberg, & Conway, P.C.

279-688

2606 S. Shields St., a/k/a 2606 Shields St. 19142-2714 40th Wd 1472 sq. ft. BRT#

SHERIFF'S SALE

460631600 Improvements: Residential Property
ALONZO T. ROBERTS A/K/A ALONZO ROBERTS C.P. September Term, 2010 No. 03719 \$12,574.38 Phelan Hallinan & Schmieg, LLP

279-689

1044 S. 56th St. 19143 51st Wd 960 sq. ft. BRT# 512021400 Improvements: Residential Property
JOSEPH TOOKES C.P. October Term, 2010 No. 02774 \$93,013.79 Mark J. Udren, Esq.

279-690

5345 Charles St. 19124 62nd Wd 2325 sq. ft. BRT# 622290900 Improvements: Residential Property
NORMAN JACKSON C.P. January Term, 2008 No. 002896 \$55,572.85 Mark J. Udren, Esq.

279-691

6448 Saybrook Ave. 19142 40th Wd 1360 sq. ft. BRT# 401350400 Improvements: Residential Property
HAI LUU AND SAVANARY UK C.P. August Term, 2008 No. 002634 \$88,350.54 Mark J. Udren, Esq.

279-692

408 E. Roosevelt Blvd. 19120 42nd Wd 2000 sq. ft. BRT# 421132200 Improvements: Residential Property
SHEILA RAMKELAWAN C.P. November Term, 2009 No. 04785 \$159,545.25 Mark J. Udren, Esq.

279-693

93 East Seymour St. 19144 12th Wd 700 sq. ft. BRT# 121037900 Subject to Mortgage Improvements: Residential Property
GAVRIEL NISANOV AND MICHAEL NISANOV C.P. October Term, 2010 No. 03027 \$80,106.87 Mark J. Udren, Esq.

279-694

SHERIFF'S SALE

JENNIFER K. THOMAS C.P. June Term, 2010 No. 02405 \$101,517.01 Phelan Hallinan & Schmieg, LLP

279-704

3817 N. Delhi St. 19140-3110 43rd Wd 720 sq. ft. BRT# 341114600 Improvements: Residential Property
MARK BIVANS C.P. January Term, 2010 No. 00815 \$30,953.82 Phelan Hallinan & Schmieg, LLP

279-705

103 N. Millick St. 19139-2327 34th Wd 937.50 sq. ft. BRT# 432347000 Improvements: Residential Property
MORDECHI MANDEL C.P. June Term, 2010 No. 02633 \$45,432.34 Phelan Hallinan & Schmieg, LLP

279-706

1525 Clearview St. 19141-2303 17th Wd 1318.12 sq. ft. BRT# 171110900 Improvements: Residential Property

SHERIFF'S SALE

SONIA M. GAYLE a/k/a SONIA GAYLE C.P. July Term, 2010 No. 02633 \$49,420.54 Phelan Hallinan & Schmieg, LLP

279-707

2859 Shipley Rd. 19152-1635 57th Wd 4185 sq. ft. BRT# 571051900 Improvements: Residential Property
WILLIAM BRITO AND LISSETTE BRITO C.P. September Term, 2010 No. 03957 \$201,497 Phelan Hallinan & Schmieg, LLP

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.

279-709

7909 Ogontz Ave. 19150 50th Wd 2159 sq. ft. BRT# 5013113000 Subject to Mortgage Improvements: str/off+apts 2sty Masonry
JOSEPH WARNER & DARLENE WARNER

SHERIFF'S SALE

C.P. June Term, 2009 No. 01410 \$190,588.14 Eden Bucher, 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.

279-711

7210 Guyer Ave. 19153 50th Wd 17.981 ft. frontage x 70 ft. depth BRT# 50641335 Improvements: Residential Property

GILDA M. TUMOLO, DECEASED, AND ALL KNOWN AND UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND / OR CHARITABLE ENTITIES HAVING AND / OR CLAIMING ANY RIGHT, TITLE AND / OR INTEREST THEREIN, THEREFROM, AND/OR THEREUNDER AND PATRICIA BLANEY, AS HEIR AND/OR EXECUTRIX

SHERIFF'S SALE

AND/OR PERSONAL REPRESENTATIVES OF GILDA M. TUMOLO, DECEASED C.P. March Term, 2010 No. 02298 \$61,176.04 Richard M. Squire & Associates, LLC.

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.

279-713

6617 Lebanon Ave. on Northwesterly side of Lebanon Ave. 21.708 feet northwestward from the point of curve, which point of curve is on the northwest side of Lebanon Ave.; Front: 15.5 ft. Width: 74.718 ft. Subject to Mortgage
TIMOTHY S. BIGGS C.P. February Term, 2010 No. 001953 Vincent T. Cieslik, Esq.

SHERIFF'S SALE**279-714**

3509 Churchill Ln. 19114 66th Wd 1754.38 sq. ft. BRT# 661174700 Improvements: Residential Property
JESSICA PEACOCK C.P. March Term, 2009 No. 01439 \$223,338.01 Goldbeck McCafferty & McKeever, LLC.

279-715

424 N. Gross St. 19151 34th Wd 2500 sq. ft. BRT# 343066000 Improvements: Residential Property
CAROL E. RAINIER C.P. August Term, 2010 No. 02647 \$56,569.74 Goldbeck McCafferty & McKeever, LLC.

279-716A-B

1931-33 N. 2nd St. (Premises A - 15N22-137) (Premises B - 15N22-72) 19120 3924 sq. ft. BRT# 884343630/183278100
OSWARD AFANADOR C.P. June Term, 2008 No. 02536 \$251,660.94 Alan C. Gershenson, Esq.