

**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***

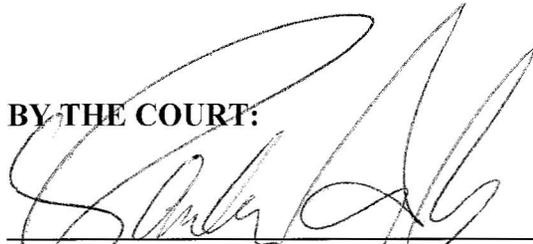
**Date of Sheriff Sale: February 1, 2011**

**ORDER**

AND NOW, this 20<sup>th</sup> day of January, 2011, it is hereby **ORDERED, ADJUDGED and DECREED** that:

- (1) all cases scheduled for the February 1, 2011 Sheriff Sale are postponed by the Court, as authorized by Pa.R.C.P. No. 3129.3 (a), to the March 1, 2011 Sheriff Sale without requiring new notice to be given by the plaintiffs on the writ of execution; and
- (2) on February 1, 2011, the Sheriff's Office shall by public announcement at the currently scheduled place and time of the February 1, 2011 Sheriff Sale (**First District Plaza, 3801 Market Street at 10:00 A.M**) postpone the sales to the March 1, 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 February 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:**



**HONORABLE PAMELA PRYOR DEMBE**  
**President Judge, Court of Common Pleas**

# Sheriff's Sale Notices for February 1, 2011

## SHERIFF'S SALE

### FIRST PUBLICATION

Properties to be sold by Sheriff Barbara A. Deeley, on Tuesday, February 1, 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 website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

## SHERIFF'S SALE

### NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on February 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, FEBRUARY 1, 2011

### 278-301

5820 Akron St. 19149 62nd Wd 1,240 sq. ft. BRT# 621424700 Subject to Mortgage Improvements: Residential Dwelling  
OLGA STARK C.P. August Term, 2010 No. 02116 \$16,525.58 Gregory Javardian, Esq.

### 278-302

1341 Ascot Place 19116 58th Wd 2,700 sq. ft. BRT# 583077300 Improvements: Residential Dwelling  
RICHARD JASKIEWICZ C.P. July Term, 2010 No. 1673 \$96,329.46 Mitchell B. Klein, Esq.

### 278-303

6150 Nassau Rd. 19151 34th Wd 3,263.75 sq. ft. BRT# 342079600 Improvements: Residential Property  
RALYNA ABDUS-SALAAM AND OMAR JAMALADDIN C.P. August Term, 2010 No. 5010 \$123,800.51 Scott A. Diatterick, Esq.

### 278-304

1916 Wiltler St. 19115 58th Wd 3,596 sq. ft. BRT# 581066700 Improvements: Residential Property  
GARRY LEONVIL AND KETTLY LEONVIL C.P. August Term, 2010 No. 02043 \$279,857.03 Michael T. McKeever, Esq.

### 278-305

6415 N. 20th St. 19138 17th (formerly part of the 10th) Wd 4,000 sq. ft. BRT# 172376900 Improvements: Residential Property  
SYEIDAH THORN A/K/A SYEIDAH THOORN C.P. June Term, 2010 No. 03193 \$55,342.72 Michael T. McKeever, Esq.

### 278-306

5358 Arlington St. 19131 52nd (formerly part of the 34th) Wd 1,680 sq. ft. BRT# 521125200 Improvements: Residential Property  
JOSEPH KOGER C.P. July Term, 2010 No. 01243 \$57,976.26 Michael T. McKeever, Esq.

### 278-307

5655 Malcolm St. 19143 51st Wd 945.50 sq. ft. BRT# 513170900 Improvements: Residential Property  
GEORGE HOLEMAN C.P. December Term, 2009 No. 01342 \$69,791.06 Michael T. McKeever, Esq.

### 278-308

835 E. Tioga St. 19134 33rd Wd 1,152 sq. ft.

## SHERIFF'S SALE

BRT# 331211900 Improvements: Residential Property  
KEITH A. GRAY C.P. August Term, 2010 No. 00611 \$56,241.68 Michael T. McKeever, Esq.

### 278-309

6235 Trotter St. 19111 35th Wd 1,569.42 sq. ft. BRT# 531235200 Improvements: Residential Property  
KIMBERLY M. CANN C.P. June Term, 2010 No. 01508 \$57,085.21 Michael T. McKeever, Esq.

### 278-310

425 N. Sickels St. 19139 4th Wd 973.05 sq. ft. BRT# 041150600 Improvements: Residential Property  
EUGENE TOWNES C.P. August Term, 2010 No. 3800 \$57,836.00 Scott A. Diatterick, Esq.

### 278-311A-B

21st Wd (525 Roxborough Ave. - Premise A 19128) on SE side of Roxborough Ave. 240 ft. 10 in. NE of Ridge Ave. Frt: 100 ft. 0 in. Depth: 146 ft. 11 in. BRT# 213142700

21st Wd (529 Roxborough Ave. - Premise B 19128) on SE side of Roxborough Ave. 240 ft. 10 in. NE of Ridge Ave. Frt: 100 ft. 0 in. Depth: 146 ft. 11 in. BRT# 213142800

JOSEPH J. GLEASON, JR. C.P. September Term, 2008 No. 0188 \$244,925.44 Elliot H. Berton, Esq.

### 278-312

4909 N. 11th St. 19141 42nd Wd 1,900 sq. ft. BRT# 491400300 Improvements: Residential Property  
QUINCY M. BURTON C.P. April Term, 2010 No. 03022 \$54,131.23 Michael T. McKeever, Esq.

### 278-314

7015 Ridge Ave., Unit 6 19128 21st Wd Land Area: 638 sq. ft. BRT# 214135406 Improvements: Condominium Unit  
PATRICIA A. MAX C.P. April Term, 2010 No. 4065 \$104,306.83 Rob Saltzman, Esq.

### 278-316

1617 Faunce St. 19111 56th Wd 2,156 sq. ft. BRT# 561406600 Improvements: Residential Dwelling  
THAMINAH KAYED C.P. August Term, 2010 No. 002229 \$180,874.68 Martha E. Von Rosenstiel, Esq.

### 278-317

3660 N. Marvine St. 19140 43rd Wd 1,533 sq. ft. BRT# 432155400 Improvements: Residential Dwelling  
P. ERIK POGWIST C.P. August Term, 2010 No. 002806 \$43,581.37 Martha E. Von Rosenstiel, Esq.

### 278-318

4734 Smick St. 19127 21st Wd 1,204.34 sq. ft. BRT# 211482800 Improvements: Residential Dwelling  
JAMIE BEYER C.P. August Term, 2010 No. 004562 \$221,265.61 Martha E. Von Rosenstiel, Esq.

### 278-319

12517 Nanton Dr. 19154 38th Wd 1,750 sq. ft. BRT# 663384200 Improvements: Residential Dwelling  
ASRAAF UDDIN C.P. July Term, 2010 No. 002745 \$228,941.77 Martha E. Von Rosenstiel, Esq.

### 278-320

1835 S. 12th St. 19148 39th Wd 960 sq. ft. BRT# 394591300 Improvements: Residential Dwelling  
ROSEMARIE SCRENCI A/K/A ROSA MARIE SCRENCI AND CARLO V. SCRENCI C.P. August Term, 2010 No. 000872 \$125,544.66 Martha E. Von Rosenstiel, Esq.

### 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.

### 278-322

2835 N. 24th St. 19132 38th Wd 1,296 sq. ft. BRT# 111443000 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,

## SHERIFF'S SALE

TITLE OR INTEREST FROM OR UNDER PATRICIA E. JACKSON, DECEASED AND JOYCE JACKSON C.P. June Term, 2010 No. 002345 \$22,359.31 Danielle Boyle-Ebersole, Esq.

### 278-323

763 N. 64th St. 19130 34th Wd 1,724 sq. ft. BRT# 344240000 Improvements: Residential Property  
CARMENTINEM. JOHNSON C.P. September Term, 2010 No. 000541 \$82,713.07 Danielle Boyle-Ebersole, Esq.

### 278-324

6635 Ogontz Ave. 19126 50th (formerly 42nd) Wd 1,600 sq. ft. BRT# 101208900 Improvements: Residential Property  
SUSAN HIGHTOWER, ADMINISTRATOR OF THE ESTATE OF THOMASINA BURNETTE, DECEASED C.P. February Term, 2010 No. 001560 \$79,409.85 Danielle Boyle-Ebersole, Esq.

### 278-325

7913 Lawndale Ave. 19111 63rd Wd 2,080 sq. ft. BRT# 631176933 Improvements: Residential Property  
WILLIAM KAPLAN C.P. April Term, 2009 No. 003556 \$422,897.70 Danielle Boyle-Ebersole, Esq.

### 278-327

4808 N. 7th St. 19120 49th Wd 1,232 sq. ft. BRT# 491213600 Improvements: Residential Property  
WAYNE OLIVER AND DELIA BAILEY C.P. November Term, 2009 No. 005541 \$18,049.05 Danielle Boyle-Ebersole, Esq.

### 278-328

5434 Regent St. 19143 31st Wd 900 sq. ft. BRT# 514145800 Improvements: Residential Property  
JOHN THOMAS WHITE C.P. June Term, 2010 No. 03905 \$39,053.34 Michael T. McKeever, Esq.

### 278-329

4619 Kendrick St. 19136 65th Wd 2,134.26 sq. ft. BRT# 652072200 Improvements: Residential Property  
HILDEGARD IACONA C.P. July Term, 2010 No. 02852 \$161,484.90 Michael T. McKeever, Esq.

### 278-330

3 N. Columbus Blvd. #249 19106 5th Wd Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .4376% Approx. Size: NA Improvement Area: 800 sq. ft. BRT# 888061262 Improvements: Residential Property  
BRIAN HECKER AND KARA HECKER C.P. June Term, 2010 No. 03686 \$261,052.73 Michael T. McKeever, Esq.

### 278-331

6338 Martins Mill Rd. 19111 35th Wd 2,496 sq. ft. BRT# 353297400 Improvements: Row 2 Sty Masonry Beginning Point 386' 11-1/4" NW of Subject to Mortgage  
COLEEN MCDONNELL C.P. August Term, 2010 No. 02334 \$164,064.97 Christine A. Pinto, Esq.

### 278-332

943 E. Schiller St. 19134 33rd Wd 976.12 sq. ft. BRT# 331195600 Improvements: Residential Dwelling  
SHEMIAH SPENCE (MORTGAGOR AND REAL OWNER) AND KEZARENDAR B. YISRAEL (REAL OWNER) C.P. January Term, 2009 No. 001887 \$36,117.56 Reassessed Amount: \$40,754.67 Martha E. Von Rosenstiel, Esq.

### 278-333

6239 Walnut St. 19139 3rd Wd 1,747.45 sq. ft. BRT# 031064100 Improvements: Residential Property  
KIRBY W. AMES C.P. March Term, 2010 No. 2289 \$78,807.62 Lauren Berschler Karl, Esq.

### 278-334

200-220 W. Chelton Ave. 19144 12th Wd 145,845 sq. ft. Improvements: Store 2 Sty Masonry BRT# 882938075  
GREATER GERMANTOWN HOUSING DEVELOPMENT CORPORATION C.P. October Term, 2010 No. 01353 \$7,230,060.05 plus interest in the amount of \$1,718.75 per day from August 18, 2010 until the judgment is satisfied, plus costs of \$2,482.76 David L. Braverman, Esq.

## SHERIFF'S SALE

### 278-335

3600 Conshohocken Ave., Unit 1106 19131 52nd Wd 940 sq. ft. BRT# 888520525 Improvements: Residential Dwelling  
CATHY Y. MORRIS C.P. August Term, 2010 No. 004732 \$78,355.06 Martha E. Von Rosenstiel, Esq.

### 278-336

32 N. Saint Bernard St. 19139-2747 44th Wd 1,496 sq. ft. BRT# 441054200 Improvements: Residential Property  
FAIRMOUNT PROPERTIES PA, LLC AND MICHAEL BERKMAN C.P. July Term, 2009 No. 03088 \$109,859.19 Phelan Hallinan & Schmieg, LLP

### 278-337

1926 Parrish St. 19130-2021 15th Wd 960 sq. ft. BRT# 152275400 Improvements: Residential Property  
PAUL FISCHER AND MARIBEL SARONA-FISCHER C.P. August Term, 2010 No. 03310 \$420,534.64 Phelan Hallinan & Schmieg, LLP

### 278-338

7435 Tanager Place 19153-2219 40th Wd 1,796.40 sq. ft. BRT# 406705600 Improvements: Residential Property  
KEITH MILLER C.P. August Term, 2009 No. 03836 \$98,149.49 Phelan Hallinan & Schmieg, LLP

### 278-339

2016 Buckius St. 19124-5011 45th Wd 1,078 sq. ft. BRT# 452210500 Improvements: Residential Property  
MANUEL RIVERA AND MARIA SANTIAGO C.P. March Term, 2010 No. 04856 \$59,477.21 Phelan Hallinan & Schmieg, LLP

### 278-340

915 W. Ritner St. 19148-3733 39th Wd 832 sq. ft. BRT# 393346300 Improvements: Residential Property  
MELISSA LEE C.P. August Term, 2010 No. 03006 \$114,852.06 Phelan Hallinan & Schmieg, LLP

### 278-341

1833 Tustin Ave. 19152-1822 56th Wd 4,316.61 sq. ft. BRT# 562236600 Improvements: Residential Property  
MIGDALIA MATOS C.P. August Term, 2010 No. 01501 \$78,865.96 Phelan Hallinan & Schmieg, LLP

### 278-342

1943 E. Orleans St. 19134-3529 25th Wd 837.34 sq. ft. BRT# 252170600 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGEL D. CARABELLO, SR. A/K/A ANGEL D. CARABELLO, DECEASED C.P. May Term, 2010 No. 01014 \$44,027.34 Phelan Hallinan & Schmieg, LLP

### 278-344

5031 N. 12th St. 19141-3517 49th Wd 2,941.68 sq. ft. BRT# 491454100 Improvements: Residential Property  
PHILIP R. SLATER C.P. August Term, 2008 No. 03114 \$111,490.45 Phelan Hallinan & Schmieg, LLP

### 278-345

6111 Chestnut St. 19139-3012 3rd Wd 1,870.92 sq. ft. BRT# 031022900 Improvements: Residential Property  
WALKER DUGAN C.P. July Term, 2009 No. 02356 \$75,978.90 Phelan Hallinan & Schmieg, LLP

### 278-346

2103 S. 3rd St. 19148 39th Wd 1,059.44 sq. ft. BRT# 391341800 Improvements: Residential Property  
FLORENCE SAMUEL C.P. December Term, 2007 No. 00805 \$264,504.76 Phelan Hallinan & Schmieg, LLP

### 278-347

1240 Kerper St. 19111-4928 53rd Wd 1,681.74 sq. ft. BRT# 532090100 Improvements: Residential Property  
MICHEL CAJUSTE AND SOPHONISE JEAN JACQUES C.P. June Term, 2010 No. 03859 \$157,482.94 Phelan Hallinan & Schmieg, LLP

### 278-348

109 S. 21st St., Unit 8 19103-4461 8th Wd Together with all right, title and interest

## SHERIFF'S SALE

being 13.10% undivided interest of, in and to the Common Elements BRT# 88808826 Improvements: Condominium

MARATIB KAZMI C.P. August Term, 2010 No. 03676 \$240,456.79 Phelan Hallinan & Schmiegl, LLP

## 278-349

**2149 Disston St. 19149** 35th Wd 1,497.41 sq. ft. BRT# 542071200 Improvements: Residential Property  
MICHAEL EPSTEIN C.P. January Term, 2008 No. 03051 \$97,622.92 Phelan Hallinan & Schmiegl, LLP

## 278-350

**929 E. Sanger St. 19124-1033** 35th Wd 947.50 sq. ft. BRT# 351223800 Improvements: Residential Property  
LUZ MORALES C.P. March Term, 2010 No. 01845 \$110,750.57 Phelan Hallinan & Schmiegl, LLP

## 278-351

**8532 Benton Ave. 19152** 56th Wd 3,360 sq. ft. BRT# 562424000 Improvements: Residential Property  
ASHISH MUBARAK C.P. August Term, 2010 No. 02536 \$187,340.69 Phelan Hallinan & Schmiegl, LLP

## 278-352

**7902 Lawndale Ave. 19111-2651** 63rd Wd 4,111 sq. ft. BRT# 631175702 Improvements: Residential Property  
RONALD S. DOVE AND ELSIE DOVE C.P. March Term, 2010 No. 02066 \$382,656.86 Phelan Hallinan & Schmiegl, LLP

## 278-353

**900 S. 18th St. 19146-2602** 2nd Wd 11,050 sq. ft. BRT# 301361730 Improvements: Residential Property  
WILLIAM LEWIS C.P. May Term, 2010 No. 00891 \$383,849.43 Phelan Hallinan & Schmiegl, LLP

## 278-354

**2020 E. Rittenhouse St. 19138-3111** 10th Wd 816 sq. ft. BRT# 102442700 Improvements: Residential Property  
SHAYANA A. HARRIS AND BILLY JOE JOHNSON C.P. May Term, 2010 No. 00901 \$94,707.91 Phelan Hallinan & Schmiegl, LLP

## 278-355

**908 N. 66th St. 19151-3101** 34th Wd 1,005 sq. ft. BRT# 344374400 Improvements: Residential Property  
JOSEPH M. O'MALLEY C.P. August Term, 2010 No. 03741 \$59,668.81 Phelan Hallinan & Schmiegl, LLP

## 278-356

**2932 N. 25th St. 19132-1903** 38th Wd 930 sq. ft. BRT# 381064000 Improvements: Residential Property  
NIKOLE ADAMS C.P. August Term, 2010 No. 03994 \$49,692.34 Phelan Hallinan & Schmiegl, LLP

## 278-357

**311 Cotton St. 19128-4910** 21st Wd 977.59 sq. ft. BRT# 211105900 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN PAUL MULLEN, DECEASED C.P. May Term, 2010 No. 02365 \$118,420.36 Phelan Hallinan & Schmiegl, LLP

## 278-358

**10713 Philerest Rd. 19154-4003** 66th Wd 2,020.44 sq. ft. BRT# 662072281 Improvements: Residential Property  
JOSEPH J. STAINER C.P. January Term, 2010 No. 01632 \$209,021.99 Phelan Hallinan & Schmiegl, LLP

## 278-359

**602 E. Olney Ave. 19120-2633** 42nd Wd 2,637.99 sq. ft. BRT# 421250500 Improvements: Residential Property  
LOIS F. PALMER C.P. September Term, 2009 No. 00556 \$87,822.99 Phelan Hallinan & Schmiegl, LLP

## 278-360

**253 W. Spencer St. 19120-1817** 61st Wd 1,073.10 sq. ft. BRT# 611217300 Improvements: Residential Property  
DAVID LATHAN AND LAVADIA LATHAN C.P. August Term, 2010 No. 02852 \$115,774.36 Phelan Hallinan & Schmiegl, LLP

## 278-361

**673 Franklin Place, Unit E 19123-3418** 14th Wd Together with all right, title and interest being 0.608% undivided interest of, in and to the Common Elements BRT# 888140404 Improvements: Condominium  
PATRICIA C. MCKEEVER C.P. July Term, 2010 No. 03189 \$123,681.17 Phelan

## SHERIFF'S SALE

Hallinan & Schmiegl, LLP

## 278-362

**1215 Wood St., Unit 1 19107-1104** 5th Wd Together with all right, title and interest being 14.30% undivided interest of, in and to the Common Elements BRT# 888030424 Improvements: Residential Property  
RYAN BUNCH AND MICAH MAHJOUBIAN C.P. December Term, 2009 No. 00498 \$283,427.88 Phelan Hallinan & Schmiegl, LLP

## 278-363

**3115 Reach St. 19134-2410** 33rd Wd 708 sq. ft. BRT# 331316700 Improvements: Residential Property  
ANNA MARIE LUBONSKI AND ROBERT L. LUBONSKI C.P. August Term, 2010 No. 00341 \$34,734.26 Phelan Hallinan & Schmiegl, LLP

## 278-364

**3901 Folsom St. 19104-1643** 24th Wd 1,046.09 sq. ft. BRT# 243060300 Improvements: Residential Property  
HORACE L. SMITH AND JULIA M. SMITH C.P. May Term, 2010 No. 02525 \$45,846.58 Phelan Hallinan & Schmiegl, LLP

## 278-366

**2243 S. Norwood St. 19145-3412** 48th Wd 665.52 sq. ft. BRT# 482150600 Improvements: Residential Property  
RENEE WOODALL C.P. April Term, 2010 No. 01032 \$55,217.92 Phelan Hallinan & Schmiegl, LLP

## 278-367

**615 N. 57th St. 19131-4805** 52nd Wd 1,440 sq. ft. BRT# 043084900 Improvements: Residential Property  
WANDA L. HALEY C.P. August Term, 2010 No. 04041 \$102,762.22 Phelan Hallinan & Schmiegl, LLP

## 278-368

**1210 McKinley St. 19111-5834** 53rd Wd 2,037 sq. ft. BRT# 531018400 Improvements: Residential Property  
ROSALINDA HOWELL AND SHAWN M. HOWELL C.P. March Term, 2010 No. 02031 \$176,731.58 Phelan Hallinan & Schmiegl, LLP

## 278-369

**7810 Farnsworth St. 19152-3409** 64th Wd 6,126 sq. ft. BRT# 641023900 Improvements: Residential Property  
MARIA SCHAPER C.P. February Term, 2009 No. 03225 \$276,388.36 Phelan Hallinan & Schmiegl, LLP

## 278-370

**1132 Alton Place 19115** 63rd Wd 2,473.38 sq. ft. BRT# 632094100 Improvements: Residential Property  
JOSEPH F. LUTTON AND MERYLE E. LUTTON C.P. July Term, 2007 No. 03179 \$240,057.42 Phelan Hallinan & Schmiegl, LLP

## 278-371

**1965 W. Spencer St. 19141-1305** 17th Wd 1,320 sq. ft. BRT# 171262300 Improvements: Residential Property  
SEAN TEMPLE C.P. August Term, 2009 No. 02761 \$108,585.38 Phelan Hallinan & Schmiegl, LLP

## 278-372

**5740 Leonard St. 19149-3501** 62nd Wd 980.48 sq. ft. BRT# 621511600 Improvements: Residential Property  
JACQUELINE HUNT C.P. August Term, 2010 No. 01029 \$63,645.07 Phelan Hallinan & Schmiegl, LLP

## 278-373

**5706 Malvern Ave. 19131-3010** 52nd Wd 1,120 sq. ft. BRT# 522110800 Improvements: Residential Property  
NINA WRIGHT-BRYANT C.P. February Term, 2009 No. 02457 \$105,205.02 Phelan Hallinan & Schmiegl, LLP

## 278-374

**2354 N. 20th St. 19132-4828** 16th Wd 1,209 sq. ft. BRT# 162144000 Improvements: Residential Property  
JOSE RAMIREZ C.P. February Term, 2010 No. 00993 \$148,907.60 Phelan Hallinan & Schmiegl, LLP

## 278-375

**1414 S. 55th St. 19143-4907** 51st Wd 981.12 sq. ft. BRT# 514006200 Improvements: Residential Property  
FRANCIS G. OKELO AND IKELOKUC CHRISTOPHER OKELO C.P. August Term, 2010 No. 03123 \$57,387.29 Phelan Hallinan & Schmiegl, LLP

## 278-376

**2657 Muhlfeld St. a/k/a 2657 S. Muhlfeld St. 19142-1711** 40th Wd 1,157.28 sq. ft. BRT# 406157600 Improvements: Residential Property

## SHERIFF'S SALE

ANDRE BROWN C.P. February Term, 2009 No. 02385 \$51,560.53 Phelan Hallinan & Schmiegl, LLP

## 278-377

**635 Mckean St. 19148-2414** 39th Wd 900 sq. ft. BRT# 393024200 Improvements: Residential Property  
VAUGHN J. COLEMAN C.P. May Term, 2010 No. 04564 \$196,366.43 Phelan Hallinan & Schmiegl, LLP

## 278-378

**2947 N. 24th St. 19132-1902** 11th Wd 1,086.05 sq. ft. BRT# 111446300 Improvements: Residential Property  
KARIEMAH KEELING A/K/A KARIEMA KEELING A/K/A KATIEMA KEELING C.P. August Term, 2010 No. 04007 \$50,200.84 Phelan Hallinan & Schmiegl, LLP

## 278-380

**1613 N. 77th St. 19151** 34th Wd 1,846.32 sq. ft. BRT# 343353400 Improvements: Residential Real Estate  
LEON BYNUM AND THERESA M. BYNUM C.P. August Term, 2010 No. 0004916 \$126,229.98 Stern and Eisenberg LLP

## 278-381

**5218 E. Roosevelt Blvd. 19124** 35th Wd 1,583 sq. ft. BRT# 351029900 Improvements: Residential Real Estate  
GLENN T. MASSIE C.P. May Term, 2010 No. 0003854 \$98,021.13 Stern and Eisenberg LLP

## 278-382

**3600 Conshohocken Ave., Unit 1107 19131** 52nd Wd 940 sq. ft. BRT# 888520526 Improvements: Residential Dwelling  
CATHY Y. MORRIS C.P. August Term, 2010 No. 004711 \$78,457.15 Martha E. Von Rosenstiel, Esq.

## 278-383

**2254 Yelland St. 19140** 13th Wd 632.87 sq. ft. BRT# 131416600 Improvements: Residential Property  
WALTER H. GREEN C.P. August Term, 2010 No. 04180 \$45,957.95 Michael T. McKeever, Esq.

## 278-384

**2618 S. 80th St. 19153** 40th Wd 1,620.90 sq. ft. BRT# 405936800 Improvements: Residential Property  
TRACEY BYNUM C.P. August Term, 2010 No. 01837 \$176,818.48 Michael T. McKeever, Esq.

## 278-385

**2765 N. Dover St. 19132** 38th Wd 791.25 sq. ft. BRT# 281149700 Improvements: Residential Property  
WALTER H. GREEN C.P. August Term, 2010 No. 04177 \$47,250.92 Michael T. McKeever, Esq.

## 278-386

**1229 W. Tioga St. 19140** 43rd Wd 1,029.60 sq. ft. BRT# 432011100 Improvements: Residential Property  
ALVIN B. WYNN C.P. September Term, 2010 No. 00414 \$20,383.97 Michael T. McKeever, Esq.

## 278-387

**5513 Locust St. 19139** 60th Wd 1,212 sq. ft. BRT# 604051200 Improvements: Residential Property  
SOLOMON WANGO C.P. August Term, 2010 No. 02030 \$125,125.50 Michael T. McKeever, Esq.

## 278-388

**1526 N. Hollywood St. 19121** 29th Wd 770.12 sq. ft. BRT# 292260500 Improvements: Residential Property  
OMAR GUERRERO C.P. September Term, 2010 No. 00442 \$65,586.68 Michael T. McKeever, Esq.

## 278-389

**1941 W. Erie Ave. 19140** 13th Wd 1,760 sq. ft. BRT# 131065200 Improvements: Residential Property  
HARRIET L. JOHNS C.P. March Term, 2008 No. 05593 \$50,033.26 Phelan Hallinan & Schmiegl, LLP

## 278-390

**6260 N. Beechwood St. 19138-2516** 42nd Wd 1,174.50 sq. ft. BRT# 172521700 Improvements: Residential Property  
ESSIE G. LIGHTSEY C.P. September Term, 2009 No. 01317 \$38,974.00 Phelan Hallinan & Schmiegl, LLP

## 278-391

**4415 N. Marshall St. 19140-2325** 43rd Wd 720 sq. ft. BRT# 433287400 Improvements: Residential Property  
PRISCILLA M. JOHNSON C.P. July Term, 2008 No. 03557 \$46,526.23 Phelan Hallinan & Schmiegl, LLP

## 278-392

**5934 N. Lawrence St. 19120-1829** 61st Wd

## SHERIFF'S SALE

1,000 sq. ft. BRT# 612343700 Improvements: Residential Property  
KEENA D. BUCKNER C.P. September Term, 2010 No. 00503 \$35,836.70 Phelan Hallinan & Schmiegl, LLP

## 278-393A-C

**12th Wd (4854 Stenton Ave. - Premise A)** 27,051 sq. ft. approx. BRT# 776460820  
**12th Wd (4856-60 Stenton Ave. - Premise B)** 108,829 sq. ft. approx. BRT# 776460840  
**12th Wd (4811 Germantown Ave. - Premise C)** 103,907 sq. ft. approx. BRT# 776165500  
THE PRUDENTIAL INSURANCE COMPANY OF AMERICA C.P. December Term, 2009 No. 3353 \$2,847,286.74 Andrew J. Flame, Esq.

## 278-394

**1165 Atwood Rd. 19151** 34th Wd 1,240 sq. ft. BRT# 344328400 Improvements: Residential Property  
NAKIA M. FERIBEE C.P. August Term, 2010 No. 02298 \$74,349.92 Michael T. McKeever, Esq.

## 278-395

**1244 Stirling St. 19111** 53rd Wd 1,744 sq. ft. BRT# 531050500 Improvements: Residential Property  
RAPHAELLE E. LOUIS BAILEY C.P. August Term, 2010 No. 00831 \$56,091.80 Michael T. McKeever, Esq.

## 278-397

**6343 Grays Ave. 19142** 40th Wd 1,275 sq. ft. BRT# 402155000 Improvements: Residential Property  
LINDA HEARN C.P. August Term, 2010 No. 04354 \$61,087.21 Michael T. McKeever, Esq.

## 278-398

**7325 Tabor Ave. 19111** 35th Wd 3,181.69 sq. ft. BRT# 561038700 Improvements: Residential Property  
CATHLEEN M. KNIGHT C.P. August Term, 2010 No. 03827 \$135,924.91 Michael T. McKeever, Esq.

## 278-399

**103 W. Washington Ln. 19144** 22nd Wd 2,046.44 sq. ft. BRT# 593087700 Improvements: Residential Dwelling  
DENNIS PRYOR AND PAMELA CLARK C.P. July Term, 2008 No. 3593 \$48,676.05 Mitchell B. Klein, Esq.

## 278-400

**5050 Germantown Ave. 19144** 12th Wd Land Area: 2,080 sq. ft. Improvement Area: 2,493 sq. ft. BRT# 123131200  
JOSEPH MESSINA C.P. August Term, 2010 No. 03299 \$170,575.60 David Banks, Esq.

## 278-401

**6642 Sylvester St. 54th Wd 1,438.64 sq. ft. BRT# 541247500** Improvements: Residential Dwelling  
MAZEN KHALIL AND SHUROUQ KHALIL C.P. August Term, 2010 No. 03901 \$93,517.05 Gregory Javardian, Esq.

## 278-402

**2642 E. Somerset St. 25th Wd 1,008.90 sq. ft. BRT# 251008400** Improvements: Residential Dwelling  
LINDA MARTIN A/K/A LINDA MAHONEY C.P. June Term, 2010 No. 01057 \$42,503.87 Gregory Javardian, Esq.

## 278-403

**7413 Roosevelt Blvd. 19152** 64th Wd 5,707 sq. ft. BRT# 641003600 Improvements: Residential Real Estate  
UYKHENG NGY AND THI HONG C.P. May Term, 2010 No. 0003310 \$225,123.10 Stern and Eisenberg LLP

## 278-404

**2609 S. 70th St. 19142** 40th Wd Row 2 Sty Masonry; Improvements: 1,952 sq. ft. BRT# 406135100 Improvements: Residential Dwelling  
DARRYL K. FUNCHES C.P. November Term, 2009 No. 04587 \$96,750.02 McCabe, Weisberg & Conway, P.C.

## 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.

## 278-406

**4757 Oakmont St. 19136** 65th Wd Row 2 Sty Masonry; Improvements: 2,177.30 sq. ft. BRT# 651086300 Improvements: Residential Dwelling  
DEBORA WALKER C.P. April Term, 2010 No. 00221 \$47,331.47 McCabe, Weisberg & Conway, P.C.

## SHERIFF'S SALE

**278-407**  
**2322 77th Ave. 19150** 50th Wd Row B/Gar 2 Sty Masonry; Improvements: 13,905 sq. ft. BRT# 501416400  
Improvements: Residential Dwelling  
SUSAN DAVIS A/K/A SUSAN BERNADETTE DAVIS C.P. August Term, 2010 No. 04794 \$203,322.44 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.

## 278-409

**2138 Cheltenham Ave. 50th Wd** on the Southwesterly side of Cheltenham Ave. 26 ft. 2 in. Northwestward from the Northwesterly side of Walnut Ln. Frt: 16 ft. 2 in. Depth: 102 ft. 0 in. BRT# 501265400  
STANLEY O. DOCKERY C.P. August Term, 2009 No. 3311 \$107,736.34 Louis P. Vitti, Esq.

## 278-410

**1944 Pratt St. 19124** 62nd Wd 1,582.70 sq. ft. BRT# 622054200 Improvements: Residential Property  
JUAN MENDEZ AND MARIA D. MENDEZ C.P. July Term, 2010 No. 02605 \$43,644.10 Michael T. McKeever, Esq.

## 278-411

**3028 Robbins Ave. 19149** 55th Wd 1,050 sq. ft. BRT# 551002211 Improvements: Residential Dwelling  
DARNELL A. DICKERSON C.P. November Term, 2008 No. 001999 \$112,742.11 Mark J. Udren, Esq.

## 278-412

**6227 Christian St. 19143** 3rd Wd S/D W/Gar 2 Sty Masonry; Improvements: 4,550.7 sq. ft. BRT# 033058900  
Subject to Mortgage Improvements: Residential Dwelling  
RUBY SIMPKINS A/K/A RUBY SUMMERS SIMPKINS A/K/A RUBY S. SIMPKINS C.P. February Term, 2009 No. 00241 \$107,914.64 McCabe, Weisberg & Conway, P.C.

## 278-414

**5853 Trinity St. 19143** 40th Wd Row 2 Sty Masonry; Improvements: 2,712 sq. ft. BRT# 401101400 Subject to Mortgage Improvements: Residential Dwelling  
BENJAMIN GORDON ONLY KNOWN SURVIVING HEIR OF PHYLLIS GORDON A/K/A PHYLISS GORDON, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF PHYLLIS GORDON A/K/A PHYLISS GORDON, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2010 No. 00621 \$41,252.45 McCabe, Weisberg & Conway, P.C.

## 278-415

**6335 Kingessing Ave. 19143** 40th Wd 1,095 sq. ft. BRT# 401257400 Improvements: Residential Property  
JOHN GREEN AND GWENDOLYN GREEN C.P. April Term, 20

**SHERIFF'S SALE****278-420**

**1504 W. Grange Ave. 19141-2512** 49th Wd 1,480 sq. ft. BRT# 171117800 Improvements: Residential Property  
QUIANA JOHNSON C.P. August Term, 2010 No. 04043 \$135,259.55 Phelan Hallinan & Schmiegl, LLP

**278-421**

**7528 Brockton Rd. 19151** 34th Wd 1,749 sq. ft. BRT# 343147800 Improvements: Residential Property  
LILLIAN MANIS C.P. August Term, 2010 No. 05034 \$75,037.07 Phelan Hallinan & Schmiegl, LLP

**278-422**

**3448 "D" St. 19134-1109** 7th Wd 997.50 sq. ft. BRT# 073151700 Improvements: Residential Property  
FALON PADIN A/K/A FALON MARIE PADIN C.P. August Term, 2010 No. 04121 \$63,555.90 Phelan Hallinan & Schmiegl, LLP

**278-423**

**210 W. Rittenhouse Sq., Apt. 1504 19103** 8th Wd Res. Condo 5+Sty Mas+Other; Improvements: 1,037 sq. ft. BRT# 888085151 Subject to Mortgage Improvements: Condominium  
BARRY L. JONES A/K/A BARRY JONES AND HEATHER JONES C.P. November Term, 2009 No. 02578 \$332,853.10 McCabe, Weisberg & Conway, P.C.

**278-424**

**5904 Master St. 19151** 34th Wd S/D Con. Apt 3 Sty Masonry; Improvements: 4,072.50 sq. ft. BRT# 342020200 Improvements: Residential Dwelling  
SAKINA PARKS C.P. October Term, 2008 No. 03244 \$172,835.55 McCabe, Weisberg & Conway, P.C.

**278-425**

**1536 N. Myrtlewood St. 19121** 29th Wd 954 sq. ft. BRT# 292280500 Improvements: Residential Property  
CHARMANE SIMPSON (REAL OWNER AND MORTGAGOR) AND GARY M. SIMPSON (MORTGAGOR) C.P. July Term, 2010 No. 002028 \$72,016.44 Danielle Boyle-Ebersole, Esq.

**278-426**

**901 N. Penn St., Unit P 1901 19123** 5th Wd 1,762 sq. ft. BRT# 888061918 Improvements: Residential Dwelling  
RUI F. LUCAS A/K/A RUI F.S. LUCAS (MORTGAGOR AND REAL OWNER) AND MARGARIDA LUCAS (REAL OWNER) C.P. September Term, 2010 No. 000107 \$979,063.62 Martha E. Von Rosenstiel, Esq.

**278-427**

**5420 Willows Ave. 19143** 51st Wd 1,308 sq. ft. BRT# 513213300 Improvements: Residential Property  
VERNON BROWN C.P. April Term, 2010 No. 004563 \$87,553.30 Christopher A. DeNardo, Esq.

**278-428**

**6474 Anderson St. 19119** 32nd Wd 1,888 sq. ft. BRT# 221313300 Improvements: Residential Property  
PAMELA R. BARLOW C.P. July Term, 2010 No. 001499 \$79,493.53 Christopher A. DeNardo, Esq.

**278-429**

**4515 N. 20th St. 19140** 13th Wd 1,696 sq. ft. BRT# 132229100 Improvements: Residential Property  
JEANETTE R. ANDERSON C.P. September Term, 2010 No. 004709 \$22,031.63 Christopher A. DeNardo, Esq.

**278-430**

**3614 Olive St. 19104** 24th Wd Row Conv/Apt 2 Sty Masonry; Improvements: 2,006.10 sq. ft. BRT# 243019000 Improvements: Residential Dwelling  
ATHEEM STEPHENS C.P. August Term, 2010 No. 04391 \$84,893.73 McCabe, Weisberg & Conway, P.C.

**278-431**

**1253 E. Cheltenham Ave. 19124** 35th Wd Row B/Gar 2 Sty Masonry; Improvements: 2,190 sq. ft. BRT# 352020900 Subject to Mortgage Improvements: Residential Dwelling  
EVELYN REAMER C.P. August Term, 2010 No. 02538 \$124,338.94 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.

**278-433**

**4832 N. 4th St. 19120** 42nd Wd Row 2 Sty Masonry; Improvements: 2,216.25 sq. ft. BRT# 422459700 Improvements: Residential Dwelling  
JERMAINE LONG C.P. December Term, 2009 No. 02245 \$108,090.43 McCabe, Weisberg & Conway, P.C.

**278-434**

**458 E. Collom St. 19144** 12th Wd Row 2 Sty Masonry; Improvements: 2,522.71 sq. ft. BRT# 121065800 Improvements: Residential Dwelling  
GARY M. FLOWERS AKA GARY FLOWERS C.P. November Term, 2009 No. 05349 \$23,120.83 McCabe, Weisberg & Conway, P.C.

**278-435**

**6036 N. 13th St. 19141** 49th Wd Row B/ Gar 2 Sty Masonry; Improvements: 4,006 sq. ft. BRT# 493220400 Subject to Mortgage Improvements: Residential Dwelling  
BARBARA I. DOWNZ C.P. February Term, 2010 No. 01637 \$23,408.28 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.

**278-437**

**611 Walnut Ln. 19128** 21st Wd S/D W Det G 2.5 Sty Stone; Improvements: 5,532 sq. ft. BRT# 213083700 Subject to Mortgage Improvements: Residential Dwelling  
GLEN E. RALSTON AND ELIZABETH F. BERNARDES C.P. June Term, 2010 No. 02304 \$64,179.01 McCabe, Weisberg & Conway, P.C.

**278-439**

**3104 Arbor St. 19111** 7th Wd Row 2 Sty Masonry; Improvements: 1,521.24 sq. ft. BRT# 071456000 Improvements: Residential Dwelling  
ANTHONY J. CAPALDI AND DONNA R. CAPALDI C.P. September Term, 2010 No. 00696 \$20,645.95 McCabe, Weisberg & Conway, P.C.

**278-440**

**3321 N. 22nd St. 19140** 11th Wd Row 2 Sty Masonry; Improvements: 2,880 sq. ft. BRT# 112305100 Improvements: Residential Dwelling  
VIOLETTA RUCHKO AND GUENNADI STARTCHENKO C.P. August Term, 2010 No. 04823 \$66,357.95 McCabe, Weisberg & Conway, P.C.

**278-441**

**5952 Loretto Ave. 19149** 53rd Wd 1,496 sq. ft. BRT# 531311000 Improvements: Residential Property  
AWENARE A. KYEI C.P. July Term, 2010 No. 01535 \$129,526.76 Michael T. McKeever, Esq.

**278-442**

**2322 S. Hutchinson St. 19148** 39th Wd 700 sq. ft. BRT# 393474600 Improvements: Residential Property  
DAWN MITA AND LYNN D. RIX C.P. July Term, 2010 No. 01523 \$145,335.49 Michael T. McKeever, Esq.

**278-443**

**2611 S. 67th St. 19142** 40th Wd 1,600 sq. ft. BRT# 406038200 Improvements: Residential Property  
SELINA H. MCFARLAND C.P. February Term, 2010 No. 02803 \$55,875.45 Michael T. McKeever, Esq.

**278-444**

**5316 Walton Ave. 19143** 53rd Wd 1,648 sq. ft. BRT# 462085700 Improvements: Residential Property  
WILLIAM MORRISON C.P. September Term, 2010 No. 00420 \$74,428.79 Michael T. McKeever, Esq.

**278-445**

**5324 W. Columbia Ave. 19131** 52nd Wd 1,072 sq. ft. BRT# 521053300 Improvements: Residential Property  
KEHBEH JOHNSON C.P. October Term, 2009 No. 02843 \$79,528.58 Michael T. McKeever, Esq.

**278-446**

**3143 Fanshawe St. 19149** 55th Wd Row B/ Gar 2 Sty Masonry; Improvements: 3,102.15 sq. ft. BRT# 551127900 Improvements: Residential Dwelling  
JAMES G. KAUFMAN A/K/A JAMES G. KAUFMANN, JR. C.P. April Term, 2010 No. 04547 \$156,338.40 McCabe, Weisberg & Conway, P.C.

**SHERIFF'S SALE****278-447**

**2220 E. Boston St. 19125** 31st Wd 535.50 sq. ft. BRT# 313171200 Improvements: Residential Property  
THOMAS D. KENNY A/K/A THOMAS KENNY C.P. May Term, 2010 No. 03762 \$41,927.50 Michael T. McKeever, Esq.

**278-448**

**2109 W. Glenwood Ave. 19132** 16th (formerly part of the 28th) Wd 9,120 sq. ft. BRT# 884342615 Improvements: Residential Property  
HY V. LE C.P. May Term, 2010 No. 00706 \$172,144.28 Michael T. McKeever, Esq.

**278-449**

**417 Cross St. 19147** 1st Wd 768 sq. ft. BRT# 011283800 Improvements: Residential Property  
HANEFF NELSON C.P. July Term, 2010 No. 00682 \$199,070.59 Michael T. McKeever, Esq.

**278-450**

**1733 Benson St. 19152** 35th Wd 2,778.30 sq. ft. BRT# 562140700 Improvements: Residential Property  
BRIAN PETERSON A/K/A BRIAN DALE PETERSON C.P. August Term, 2010 No. 02860 \$137,145.47 Michael T. McKeever, Esq.

**278-451**

**1414 S. 28th St. 19146-3703** 36th Wd 800.04 sq. ft. BRT# 364343500 Improvements: Residential Property  
SARAH SCHNEIDER C.P. August Term, 2009 No. 00812 \$60,452.28 Phelan Hallinan & Schmiegl, LLP

**278-452**

**138 W. Wyneva St. 19144-3632** 12th Wd 1,710 sq. ft. BRT# 123024000 Improvements: Residential Property  
JOSEPH E. WARNER AND DARLENE WARNER C.P. December Term, 2009 No. 00500 \$94,991.63 Phelan Hallinan & Schmiegl, LLP

**278-453**

**4518 N. Bodine St. 19140-1508** 42nd Wd 792.45 sq. ft. BRT# 422415300 Improvements: Residential Property  
IDANIA GARCIA C.P. June Term, 2010 No. 01130 \$42,212.06 Phelan Hallinan & Schmiegl, LLP

**278-454**

**7231 Jackson St. 19136** 41st Wd 1,476.90 sq. ft. BRT# 412324300 Improvements: Residential Property  
MICHAEL J. MURRAY C.P. November Term, 2006 No. 01897 \$86,613.69 Phelan Hallinan & Schmiegl, LLP

**278-455**

**5917 N. Camac St. 19141-3225** 49th Wd 1,680 sq. ft. BRT# 493165800 Improvements: Residential Property  
LAVERNE WALKER C.P. November Term, 2005 No. 00322 \$62,018.73 Phelan Hallinan & Schmiegl, LLP

**278-457**

**2634 Cecil B. Moore Ave.** 32nd Wd located on S side of Columbia Ave. 35 ft. 0 in. E of 27th St. Frt: 17 ft. 6 in. Depth: 79 ft. 0 in. BRT# 324038400  
HYACINTH MITCHELL C.P. August Term, 2010 No. 02168 \$237,317.78 Phillip D. Berger, Esq.

**278-459**

**5012 Glenloch St. 19124** 62nd Wd 770 sq. ft. BRT# 622411700 Improvements: Residential Dwelling  
GREGORY A. BROWN, SR. AND UNITED STATES OF AMERICA C.P. September Term, 2010 No. 00204 \$34,925.73 Mark J. Udren, Esq.

**278-460**

**5612 Cedar Ave. 19143** 46th Wd 1,600 sq. ft. BRT# 463051400 Improvements: Residential Dwelling  
TATIA L. DUMAS C.P. January Term, 2010 No. 03216 \$137,966.22 Mark J. Udren, Esq.

**278-461**

**1788 Brill St. 19124-1248** 62nd Wd 1,027.50 sq. ft. BRT# 622146300 Improvements: Residential Property  
MARY MONTURO AND ELIZABETH SCOTT C.P. April Term, 2010 No. 03476 \$77,796.87 Phelan Hallinan & Schmiegl, LLP

**278-462**

**3136 W. Master St., Unit 66 a/k/a 3136 Master St., Unit 66 19121-4423** 29th Wd Together with all right, title and interest being 0.694% undivided interest of, in and to the Common Elements BRT# 888290140 Improvements: Condominium  
JARROD D. MACKLIN C.P. August Term, 2010 No. 02629 \$297,049.11 Phelan

**SHERIFF'S SALE**

Hallinan &amp; Schmiegl, LLP

**278-463**

**1627 Ruscomb St. a/k/a 1627 W. Ruscomb St. 19141-1539** 17th Wd 1,995 sq. ft. BRT# 171051700 Improvements: Residential Property  
PETER W. PHILLIP A/K/A PETER PHILLIP C.P. April Term, 2010 No. 04202 \$60,540.70 Phelan Hallinan & Schmiegl, LLP

**278-464**

**5456 N. 11th St. 19141-3005** 49th Wd 1,257.06 sq. ft. BRT# 493072000 Improvements: Residential Property  
JEANINE D. RYDER A/K/A JEANINE RYDER C.P. August Term, 2010 No. 03117 \$79,620.33 Phelan Hallinan & Schmiegl, LLP

**278-466**

**7178 N. 19th St. 19126** 10th Wd 1,670.62 sq. ft. BRT# 101123600 Improvements: Residential Property  
CF 7178 REAL ESTATE, LLC A/K/A 7178 REAL ESTATE, LLC C.P. June Term, 2010 No. 03947 \$284,794.19 Michael T. McKeever, Esq.

**278-467**

**6218 Mershon St. 19149-3014** 62nd Wd 1,119.25 sq. ft. BRT# 621575900 Improvements: Residential Property  
EVENS BOSSUET WAGNAC F/K/A BOSSUET EVENS WAGNAC C.P. August Term, 2010 No. 02662 \$160,161.01 Phelan Hallinan & Schmiegl, LLP

**278-468**

**5631 Catharine St. 19143-2814** 46th Wd 1,065 sq. ft. BRT# 463096500 Improvements: Residential Property  
IHEOMA B. ONUOKWU C.P. March Term, 2010 No. 00933 \$123,088.55 Phelan Hallinan & Schmiegl, LLP

**278-469**

**1612 S. Bancroft St. 19145-1508** 36th Wd 700 sq. ft. BRT# 365157500 Improvements: Residential Property  
AARON DAVID KALISCH C.P. August Term, 2010 No. 00031 \$75,378.78 Phelan Hallinan & Schmiegl, LLP

**278-470**

**7208 Bustleton Ave. 19149** 54th Wd Row home with basement and garage 2 story masonry BRT# 542457800 Improvements: Residential Dwelling  
JOHN FORSYTHEA/K/A JOHN FORSYTHE AND MARGARET FORSYTHE C.P. August Term, 2010 No. 03805 \$121,838.68 Federman & Associates, LLC

**278-471**

**4944 Aspen St. 19139** 44th Wd Row conv/ apt 2 story masonry BRT# 441246500 Improvements: Residential Dwelling  
BRUCE L. RHODES, JR. C.P. August Term, 2010 No. 000524 \$67,864.19 Federman & Associates, LLC

**278-472**

**1534 S. Iseminger St.** 1st Wd 671 sq. ft. BRT# 012488700 Improvements: Residential Property  
THOMAS RENNEN C.P. September Term, 2009 No. 00425 \$132,309.07 Howard C. Pressman, Esq.

**278-473**

**4156 N. 8th St. 19140** 43rd Wd 787.50 sq. ft. BRT# 433362000 Improvements: Residential Property  
PAULA WILLIAMS C.P. August Term, 2003 No. 00837 \$68,770.65 Phelan Hallinan & Schmiegl, LLP

**278-474**

**218 S. Millick St. 19139-3710** 46th Wd 947.70 sq. ft. BRT# 031167100 Improvements: Residential Property  
EBONY L. HARRELL-SILVER A/K/A EBONY L. HARRELL AND JAMON K. SILVER C.P. August Term, 2010 No. 03291 \$46,982.61 Phelan Hallinan & Schmiegl, LLP

**278-475**

**1317 S. Wilton St. 19143-4323** 51st Wd 896 sq. ft. BRT# 511208700 Improvements: Residential Property  
IRINA POTAPOVA C.P. February Term, 2010 No. 01257 \$63,885.09 Phelan Hallinan & Schmiegl, LLP

**278-476**

**734 Millwood Rd. 19115** 63rd Wd 6,774 sq. ft. BRT# 632049100 Improvements: Residential Property  
MATTHEW KLINE AND DELILAH KLINE C.P. August Term, 2008 No. 00074 \$204,345.18 Phelan Hallinan & Schmiegl, LLP

**278-477**

**869 Brill St. 19124** 35th Wd 1,067.50 sq. ft.

**SHERIFF'S SALE**

BRT# 351183800 Improvements: Residential Property  
ROVENIA L. HICKS C.P. June Term, 2010 No. 00006 \$77,069.79 Phelan Hallinan & Schmiegl, LLP

**278-478**

**7700 Fayette St. 19150-2218** 50th Wd 1,682.99 sq. ft. BRT# 501019900 Improvements: Residential Property  
KRISTINE CROSTON C.P. August Term, 2010 No. 01423 \$164,287.64 Phelan Hallinan & Schmiegl, LLP

**278-479**

**5153 N. Fairhill St. 19120-3126** 49th Wd 1,649.98 sq. ft. BRT# 492095400 Improvements: Residential Property  
CHANNA COBBS C.P. February Term, 2010 No. 02825 \$63,579.57 Phelan Hallinan & Schmiegl, LLP

**278-480**

**6232 Limekiln Pike 19141** 17th Wd Row 2 Sty Masonry; Improvements: 2,562 sq. ft. BRT# 172314200 Subject to Mortgage Improvements: Residential Dwelling  
HAYWOOD H. BOARD AND MILDRED N. BOARD C.P. May Term, 2010 No. 00312 \$68,010.15 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.

**278-483**

**4253 N. 15th St. 19140** 13th Wd 1,644.83 sq. ft. BRT# 132038200 Improvements: Residential Dwelling  
VERONICA HARRIS AND ABDUL HARRIS, MORTGAGOR C.P. September Term, 2006 No. 002099 \$56,128.80 Mark J. Udren, Esq.

**278-484**

**15141 Endicott St. 19116** 58th Wd 2,952 sq. ft. BRT# 583181600 Improvements: Residential Dwelling  
RICHARD WISNIEWSKI A/K/A RICHARD J. WISNIEWSKI AND LAURIE WISNIEWSKI (MORTGAGOR) C.P. June Term, 2009 No. 03842 \$241,228.88 Mark J. Udren, Esq.

**278-485**

**120 Benjamin Court, F120 19114** 57th Wd 1,486 sq. ft. BRT# 888570440 Subject to Mortgage Improvements: Residential Dwelling  
RENEE COHEN AND SYLVIA COHEN C.P. April Term, 2010 No. 03257 \$159,941.16 Mark J. Udren, Esq.

**278-487**

**1343 Pennington Rd. 19151** 34th Wd 1,600 sq. ft. BRT# 343317300 Improvements: Residential Real Estate  
RALPH COOK C.P. August Term, 2010 No. 004722 \$147,688.81 Stern and Eisenberg LLP

**278-488**

**2022 S. Bouvier Court 19145** 48th Wd 691.50 sq. ft. BRT# 481245500 Improvements: Residential Dwelling  
FNU LIYANTO C.P. August Term, 2010 No. 00260 \$76,580.04 Mark J. Udren, Esq.

**3527 N. 6th St. 19140** 43rd Wd 2,273.60 sq. ft. BRT

## SHERIFF'S SALE

**19124)** on Southeasterly side of Charles St. 181 ft. 10-1/2 in. Northeastwardly of Bridge St. Frt: 15 ft. 0 in. Depth: 155 ft. 0 in. BRT# 622289900 Improvements: Row w/garage 2 story masonry  
46th Wd (5443 Irving St. - Premise G 19139) on N side of Irving St. 159 ft. 0 in. Eastward of 55th St. Frt: 15 ft. 0 in. Depth: 80 ft. 0 in. BRT# 603056400 Improvements: 2 story masonry row  
HB HOLDING COMPANY, LLC C.P. August Term, 2010 No. 004149 \$1,298,642.36 Julie M. Murphy, Esq.

## 278-491

**975 E. Sanger St.** 35th Wd 891.25 sq. ft. BRT# 351226100 Improvements: Residential Dwelling  
JACEK M. KUSNIERZ A/K/A JACEK M. KUSNIERS C.P. September Term, 2010 No. 00727 \$104,530.89 Gregory Javardian, Esq.

## 278-492

**3426 Keim St. 19134** 33rd Wd 623.04 sq. ft. BRT# 331275300 Improvements: Residential Property  
RUTHDONNELLY, EDWARD J. DONNELLY AND JAMES W. DONNELLY C.P. September Term, 2010 No. 01509 \$25,498.72 Michael T. McKeever, Esq.

## 278-493

**6425 N. 16th St. 19126** 17th Wd 1,328 sq. ft. BRT# 172131600 Improvements: Residential Property  
CALVIN FREEMAN AND GERALDINE FREEMAN C.P. October Term, 2000 No. 00129 \$33,875.08 Michael T. McKeever, Esq.

## 278-494

**4519 Unruh Ave. 19135** 41st Wd 1,185 sq. ft. BRT# 412001000 Improvements: Residential Property  
JOHN T. DIDONATO IV AND CRYSTAL L. HENDERSON C.P. February Term, 2010 No. 02147 \$131,620.15 Michael T. McKeever, Esq.

## 278-495

**1304 N. 56th St. 19131** 34th Wd 1,845 sq. ft. BRT# 043051700 Improvements: Residential Dwelling  
BEVERLY STUART C.P. February Term, 2010 No. 01677 \$41,124.05 Mark J. Udren, Esq.

## 278-497

**6614 N. 20th St. 19138** 10th Wd 1,152 sq. ft. BRT# 102040700 Improvements: Residential Property  
MIRIAM TILGHMAN C.P. February Term, 2010 No. 001562 \$32,327.94 Christopher A. DeNardo, Esq.

## 278-498

**3160 "G" St. 19134** 33rd Wd 120 sq. ft. BRT# 331325400 Improvements: Residential Property  
JORGE ROSA C.P. November Term, 2009 No. 001251 \$20,102.87 Christopher A. DeNardo, Esq.

## 278-499

**5909 Ridge Ave.** 21st Wd 3,865 sq. ft. land and 2,956 sq. ft. improvement area Improvements: consist of a one and partial two and three story building of painted stucco and vinyl siding with commercial space on the ground floor and two bedroom apartment on the upper floors BRT# 882893900 Subject to Mortgage Subject to Rent  
ROXPIZ, LLC C.P. March Term, 2010 No. 02644 \$585,700.47 (plus interest and costs) Jack M. Seitz, Esq.

## 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.

## 278-501

**1614 N. 60th St. 19151** 34th Wd Row 2 Sty Masonry; Improvements: 3,034 sq. ft. BRT# 342212600 Improvements: Residential Dwelling  
ALBERT GEIGER A/K/A ALBERT D. GEIGER C.P. August Term, 2010 No. 04849 \$102,604.17 McCabe, Weisberg & Conway, P.C.

## 278-502

**2445 77th Ave. 19150** 50th Wd 1,894.80 sq. ft. BRT# 501429400 Improvements: Residential Property  
AARON MCGLAWN C.P. May Term, 2010 No. 00063 \$166,960.35 Michael T. McKeever, Esq.

## 278-503

**7508 Gilbert St. 19150** 50th Wd 1,367.46 sq. ft. BRT# 102478100 Improvements:

## SHERIFF'S SALE

Residential Property  
SAMANTHA N. SOLOMON C.P. March Term, 2010 No. 05887 \$147,167.00 Michael T. McKeever, Esq.

## 278-504

**1731 W. Pacific St. 19140** 13th Wd 1,380 sq. ft. BRT# 131032500 Improvements: Residential Property  
ROBERT L. BARCLAY, SR. C.P. September Term, 2010 No. 01294 \$40,696.87 Michael T. McKeever, Esq.

## 278-505

**3437 Kip St. 19134** 7th Wd 968.10 sq. ft. BRT# 073097800 Improvements: Residential Property  
WILLSON GULZAR C.P. September Term, 2010 No. 03364 \$52,217.62 Michael T. McKeever, Esq.

## 278-506

**4701 N. Penn St. 19124** 23rd Wd 2,509.23 sq. ft. BRT# 232420500 Improvements: Residential Dwelling  
MEI ZHEN DONG C.P. September Term, 2010 No. 000324 \$106,963.46 Gregory Javardian, Esq.

## 278-507

**8024 Thouron Ave. 19150** 50th Wd 2,713.08 sq. ft. BRT# 502151300 Improvements: Residential Dwelling  
RONALD B. GORDON C.P. July Term, 2009 No. 00903 \$171,871.43 Mark J. Udren, Esq.

## 278-508

**2340 S. Lee St. 19148** 39th Wd 711 sq. ft. BRT# 391214000 Improvements: Residential Dwelling  
FRANCIS J. DASHIAK, JR. C.P. October Term, 2009 No. 03972 \$127,581.07 Mark J. Udren, Esq.

## 278-510

**3735 Genesee Dr. 19154** 66th Wd 1,806 sq. ft. BRT# 663430800 Improvements: Residential Property  
LINDA O'LEARY C.P. September Term, 2010 No. 00781 \$200,210.47 Michael T. McKeever, Esq.

## 278-511

**914 Spruce St. #15 19107** 5th Wd Res. Condo.4Sty Masonry; Improvements: 711 sq. ft. BRT# 888042065 Improvements: Condominium  
JUSTIN N. FELZER C.P. January Term, 2010 No. 00473 \$361,105.65 McCabe, Weisberg & Conway, P.C.

## 278-512

**7030 Jackson St. 19135** 55th Wd S/D W Det Gar 2 Sty Mason; Improvements: 3,683.70 sq. ft. BRT# 552471100 Improvements: Residential Dwelling  
ADRIANA PACHON A/K/A ADRIANA REYES PACHON C.P. June Term, 2009 No. 01980 \$182,111.95 McCabe, Weisberg & Conway, P.C.

## 278-513

**5946 Springfield Ave. 19143** 40th Wd Row 2 Sty Masonry; Improvements: 2,792.75 sq. ft. BRT# 401097700 Improvements: Residential Dwelling  
BERNARD X. SHUMBUSHO A/K/A BERNARD SHUMBUSHO C.P. May Term, 2010 No. 04631 \$78,625.91 McCabe, Weisberg & Conway, P.C.

## 278-514

**350 E. Gorgas Ln. 19119** 22nd Wd Row B/ Gar 2 Sty Masonry; Improvements: 2,935.12 sq. ft. BRT# 222107400 Subject to Mortgage Improvements: Residential Dwelling  
JAMES VICTORY, ONLY KNOWN SURVIVING HEIRS OF MILTON M. VICTORY, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF MILTON M. VICTORY, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2010 No. 01775 \$177,143.84 McCabe, Weisberg & Conway, P.C.

## 278-515

**11817 Dumont Rd. 19116** 58th Wd S/D W B/G 2S Mas. + Other; Improvements: 4,566 sq. ft. BRT# 582390609 Subject to Mortgage Improvements: Residential Dwelling  
YEVGENIYA MAZUR AND BORIS SONIS C.P. June Term, 2010 No. 00094 \$210,835.75 McCabe, Weisberg & Conway, P.C.

## 278-516

**5520 Poplar St. 19131** 4th Wd Row 2 Sty Masonry; Improvements: 2,034 sq. ft. BRT# 041075200 Subject to Mortgage Improvements: Residential Dwelling  
GLADYS MORGAN STARNES, ONLY KNOWN SURVIVING HEIR OF RICHARD H. MORGAN, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF RICHARD H.

## SHERIFF'S SALE

MORGAN, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2010 No. 00408 \$60,041.17 McCabe, Weisberg & Conway, P.C.

## 278-517

**38 W. Washington Ln. 19144** 59th Wd Row 3 Sty Masonry; Improvements: 4,104.52 sq. ft. BRT# 593078400 Subject to Mortgage Improvements: Residential Dwelling  
RENEE D. SHARPE, INDIVIDUALLY AND AS TRUSTEE UNDER THE TRUST AGREEMENT DATED 8/15/06, NIA ENTERPRISES TRUST, A REVOCABLE LIVING TRUST AND FREDERICK E. SHARPE, INDIVIDUALLY AND AS TRUSTEE UNDER THE TRUST AGREEMENT DATED 8/15/06 C.P. June Term, 2008 No. 00699 \$153,372.03 McCabe, Weisberg & Conway, P.C.

## 278-518

**4343 Lauriston St. 19128** 21st Wd 21 sq. ft. BRT# 212152600 Subject to Mortgage Improvements: Residential Dwelling  
HARRY KUHN AND JOANN KUHN C.P. March Term, 2008 No. 5508 \$38,997.07 Gregory Javardian, Esq.

## 278-519

**5224 Arbor St. 19120** 42nd Wd 1,470 sq. ft. BRT# 421387000 Improvements: Residential Property  
JUANITA P. LEWIS C.P. May Term, 2009 No. 000641 \$116,499.07 Christopher A. DeNardo, Esq.

## 278-520

**7258 N. 21st St. 19138** 10th Wd 1,793.60 sq. ft. BRT# 101188100 Improvements: Residential Property  
DOREEN SMALLEY C.P. April Term, 2007 No. 001903 \$58,746.58 Christopher A. DeNardo, Esq.

## 278-521

**3021 "C" St. 19134** 7th Wd 986 sq. ft. BRT# 071446700 Improvements: Residential Property  
JULIO A. HERNANDEZ; MIDALIA FELICIANO RODRIQUEZ A/K/A MIDALIA FELICIANO C.P. March Term, 2008 No. 002865 \$54,779.58 Scott A. Dieterick, Esq.

## 278-522

**3003 N. 24th St. 19132** 11th Wd 969.28 sq. ft. BRT# 111446800 Subject to Mortgage Improvements: Residential Dwelling  
ANTONIO BEADLES C.P. August Term, 2010 No. 03491 \$29,132.10 Mark J. Udren, Esq.

## 278-523

**12415 Balston Rd. 19154** 66th Wd 3,400 sq. ft. BRT# 663226000 Subject to Mortgage Improvements: Residential Dwelling  
LORI DANCHA C.P. July Term, 2005 No. 001431 \$117,665.89 Mark J. Udren, Esq.

## 278-524

**5613 Warrington Ave.** 51st Wd located on NW side of Warrington Ave. 98 ft. 0 in. SW of 56th St. Frt: 16 ft. 0 in. Depth: 71 ft. 6 in. BRT# 513304400 Improvements: Residential Dwelling  
MICHAEL BERKMAN C.P. July Term, 2010 No. 03457 \$183,933.98 Phillip D. Berger, Esq.

## 278-525

**6014 Angora Terrace 3rd Wd located on SE side of Angora Terrace** 108 ft. 7 in. SW of 60th St. Frt: 16 ft. 0 in. Depth: 64 ft. 6 in. BRT# 034030500 Improvements: Residential Dwelling  
MICHAEL BERKMAN C.P. July Term, 2010 No. 03457 \$183,933.98 Phillip D. Berger, 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.

## 278-527A-C

**23rd Wd (4433 Frankford Ave. - Premise A 19124)** 3,157.92 sq. ft. BRT# 232485900

**23rd Wd (4446-48 Frankford Ave. - Premise B 19124)** 17,182.41 sq. ft. BRT# 232468605

**23rd Wd (4450-54 Frankford Ave. - Premise C 19124)** 15,000 sq. ft. BRT# 882930225  
SEUNG SOO CHANG AND YOUNG KEUNG HAN C.P. October Term, 2010 No. 3268 \$319,346.84 Daniel D. Haggerty, Esq.

## SHERIFF'S SALE

## 278-528

**1540 S. 55th St.** 51st Wd located on SW side of 55th St. 75 ft. 0 in. NW of Kingsessing Ave. Frt: 14 ft. 8 in. Depth: 67 ft. 0 in. BRT# 514009300 Improvements: Residential Dwelling  
MICHAEL BERKMAN C.P. July Term, 2010 No. 03457 \$183,933.98 Phillip D. Berger, Esq.

## 278-529

**1128 W. Rockland St. 19141** 49th Wd 2,185 sq. ft. BRT# 491117100 Improvements: Residential Dwelling  
KAHREEM CUNNINGHAM C.P. May Term, 2009 No. 00255 \$158,056.52 Daniel J. Mancini, Esq.

## 278-530

**4010 Loring St. 19136** 41st Wd 1,002.60 sq. ft. BRT# 412163000 Improvements: Residential Dwelling  
ARTUR VARTSABA C.P. August Term, 2009 No. 02040 \$112,212.27 Daniel J. Mancini, Esq.

## 278-531

**5062 McKean Ave. 19144-4125** 13th Wd 2,063.36 sq. ft. BRT# 133150900 Improvements: Residential Property  
MICHAEL LEVY C.P. July Term, 2010 No. 03558 \$137,997.62 Phelan Hallinan & Schmiegl, LLP

## 278-532

**3529 Morrell Ave. 19114-1918** 66th Wd 1,787.35 sq. ft. BRT# 661141000 Improvements: Residential Property  
JAN POTANSKI C.P. May Term, 2010 No. 00735 \$149,180.41 Phelan Hallinan & Schmiegl, LLP

## 278-533

**4422 N. Marshall St. 19140-2326** 43rd Wd 720 sq. ft. BRT# 433298000 Improvements: Residential Property  
IVONNE ARROYO C.P. January Term, 2010 No. 01384 \$18,386.07 Phelan Hallinan & Schmiegl, LLP

## 278-534

**6626 Malvern Ave. 19151** 34th Wd Row Home Basement and Garage Two Story Masonry + other BRT# 344076000 Improvements: Residential Dwelling  
ANTIONETTE NORRIS-BROWN C.P. September Term, 2010 No. 00880 \$118,227.89 Federman and Associates, LLC

## 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.

## 278-536

**9514 A James St. 19114** 65th Wd Res. Condo.2Sty Masonry; Improvements: 1,056 sq. ft. BRT# 888651327 Subject to Mortgage Improvements: Condominium  
DAVID SCALZO C.P. September Term, 2010 No. 01371 \$100,020.64 McCabe, Weisberg & Conway, P.C.

## 278-537

**1435 Ellsworth St. 19146** 36th Wd 1,480 sq. ft. BRT# 365263000 Improvements: Residential Property  
ROCHELLE SPROUEL A/K/A ROCHELLEE SPROUEL C.P. January Term, 2010 No. 00915 \$166,653.39 Mary L. Harbert-Bell, Esq.

## 278-538

**5643 E. Wister St. 19144** 17th Wd 19 ft. 2 in. frontage x 84 ft. 8-5/8 in. depth BRT# 172525500 Improvements: Residential Property  
HAROLD DYKES A/K/A HAROLD DYKES, SR. C.P. July Term, 2010 No. 01882 \$88,712.72 Richard M. Squire & Associates, LLC

## 278-539

**7254 Limekiln Pike 19138-1338** 10th Wd 2,305.16 sq. ft. BRT# 102074700 Improvements: Residential Property  
AUDREY HOLNESS C.P. September Term, 2010 No. 01318 \$131,144.64 Phelan Hallinan & Schmiegl, LLP

## 278-540

**5201 W. Berks St. a/k/a 5201 Berks St. 19131-3206** 52nd Wd 4,000 sq. ft. BRT# 521112400 Improvements: Residential Property  
GERALD THOMPSON C.P. October Term, 2008 No. 03338 \$111,090.56 Phelan Hallinan & Schmiegl, LLP

## 278-541A-D

**40th Wd (2511 S. Robinson St. - Premise A 19142-3521)** 16 ft. frontage x 70 ft. depth BRT# 402086100 Improvements: Residential Property  
**36th Wd (1226 S. Bucknell St. - Premise**

## SHERIFF'S SALE

**B 19146-4121)** 14 ft. frontage x 50 ft. depth BRT# 361360100 Improvements: Residential Property

**61st Wd (219 Furley St. - Premise C 19120-2334)** 14 ft. 6 in. frontage x 54 ft. 0 in. depth BRT# 612058600

Improvements: Residential Property  
**33rd Wd (3937 Claridge St. - Premise D 19124-5501)** 16 ft. 3 in. frontage x 59 ft. 0 in. depth BRT# 332349000 Improvements: Residential Property  
STONERIDGE HOLDINGS, LLC C.P. August Term, 2010 No. 001034 \$828,585.28 Richard M. Squire & Associates, LLC

## 278-542A-D

**65th Wd (4751 Vista St. - Premise A 19136-4112)** 15 ft. 8 in. frontage x 63 ft. 0 in. depth BRT# 651037200

Improvements: Residential Property  
**49th Wd (5852 N. Marvane St. - Premise B 19141-4118)** 20 ft. 0 in. frontage x 84 ft. 5/8 in. depth BRT# 493108500 Improvements: Residential Property

**10th Wd (1933 Elston St. - Premise C 19138-2702)** 16 ft. 2 in. frontage x 70 ft. 0 in. depth BRT# 101337500

Improvements: Residential Property  
**52nd Wd (2227 N. Wanamaker St. - Premise D 19131-2212)** 15.5 ft. frontage x 80.833 ft. depth BRT# 522232200 Improvements: Residential Property

STONERIDGE HOLDINGS, LLC C.P. August Term, 2010 No. 001034 \$828,585.28 Richard M. Squire & Associates, LLC

## 278-543A-D

**35th Wd (312 E. Cheltenham St. - Premise A 19120)** 45 ft. 2-3/8 in. frontage x 87 ft. 0 in. depth BRT# 351290900 Improvements: Residential Property

**46th Wd (5617 Walton Ave. - Premise B 19143)** 15 ft. frontage x 60 ft. depth BRT# 463076900 Improvements: Residential Property

10th Wd (1989 73rd Ave. - Premise C 19138) 15 ft. frontage x 70 ft. depth BRT# 101355900 Improvements: Residential Property

**41st Wd (4038 Aldine St. - Premise D 19136)** 14 ft. 11 in. frontage x 66 ft. 0 in. depth BRT# 412109600 Improvements: Residential Property  
SWEAT EQUITY INVESTMENTS, INC. C.P. August Term, 2010 No. 001130 \$756,210.65 Richard M. Squire & Associates, LLC

## 278-544A-D

**33rd Wd (4143 Glendale St. - Premise A 19124)** 15 ft. frontage x 72 ft. depth BRT# 332447100 Improvements: Residential Property

**36th Wd (1724 Federal St. - Premise B 19146)** 16 ft. 0 in. frontage x 76 ft. 8 in. depth BRT# 365300800

Improvements: Residential Property  
**50th Wd (7704 Fayette St. - Premise C 19120-2334)** 16 ft. frontage x 89 ft. depth BRT# 501020100 Improvements: Residential Property

**65th Wd (4761 Vista St. - Premise D 19136)** 15 ft. 8 in. frontage x 63 ft. 0 in. depth BRT# 651037700 Improvements: Residential Property  
STONERIDGE HOLDINGS, LLC C.P. August Term, 2010 No. 001130 \$756,210.65 Richard M. Squire & Associates, LLC

## 278-545A-E

**54th Wd (1477 Lardner St. - Premise A 191**

**SHERIFF'S SALE**

in. depth BRT# 122210900 Improvements: Residential Property  
**53rd Wd (1316 Elbridge St. - Premise C 19111-5511)** 18 ft. 0 in. frontage x 61 ft. 6 in. depth BRT# 531091500  
 Improvements: Residential Property  
**32nd Wd (1737 N. 28th St. - Premise D 19121-2703)** 15 ft. 6 in. frontage x 80 ft. 0 in. depth BRT# 324144201  
 Improvements: Residential Property  
 STONERIDGE HOLDINGS, LLC C.P. August Term, 2010 No. 001180 \$1,042,621.50 Richard M. Squire & Associates, LLC

**278-547A-E**

**35th Wd (5129 "F" St. - Premise A 19124-3026)** 15 ft. 7.75 in. frontage x 100 ft. 0 in. depth BRT# 351340200  
 Improvements: Residential Property  
**40th Wd (7032 Reedland St. - Premise B 19142-1716)** 18 ft. frontage x 32 ft. depth BRT# 406216800 Improvements: Residential Property  
**42nd Wd (4408 Hurley St. - Premise C 19120-4527)** 14 ft. 10 in. frontage x 76 ft. 0.5 in. depth BRT# 421431000 Improvements: Residential Property  
**62nd Wd (5232 Saul St. - Premise D 19124-1914)** 15 ft. 6.75 in. frontage x 90 ft. 0 in. depth BRT# 621449300  
 Improvements: Residential Property  
**61st Wd (5947 N. 4th St. - Premise E 19120-1821)** 15 ft. 6 in. frontage x 108 ft. 8 in. depth BRT# 612375200  
 Improvements: Residential Property

ALFRED SLAFMAN A/K/A ALBERT DAVID SLAFMAN A/K/A ALBERT D. SLAFMAN, BETTY SLAFMAN A/K/A BETTY M. SANTIAGO-SLAFMAN C.P. August Term, 2010 No. 001180 \$1,042,621.50 Richard M. Squire & Associates, LLC

**278-548A-D**

**42nd Wd (218 E. Wellens St. - Premise A 19120-3524)** 15 ft. frontage x 90 ft. depth BRT# 421188800  
 Improvements: Residential Property  
**35th Wd (617 Brill St. - Premise B 19120-1709)** 15 ft. frontage x 60 ft. depth BRT# 351179800 Improvements: Residential Property  
**42nd Wd (4757 Bingham St. - Premise C 19120-4511)** 15 ft. frontage x 75 ft. depth BRT# 421500800 Improvements: Residential Property  
**62nd Wd (5115 Leiper St. - Premise D 19124-1917)** 16 ft. 3 in. frontage x 71 ft. 7-3/8 in. depth BRT# 621476100 Improvements: Residential Property  
 STONERIDGE HOLDINGS, LLC C.P. August Term, 2010 No. 001034 \$828,585.28 Richard M. Squire & Associates, LLC

**278-549**

**3750-3778 Main St., Unit 706 a/k/a 3750 Main St., Unit 706 19127-2100** 21st Wd Together with all right, title and interest being 1.591% undivided interest of, in and to the Common Elements BRT# 888211442 Improvements: Condominium  
 ATHANASSIOS KONIDARIS A/K/A ATHANSIOS H. CONIDARIS AND ERIC PAPOUGENIS C.P. July Term, 2009 No. 01062 \$273,558.15 Phelan Hallinan & Schmieg, LLP

**278-550**

**9234 Melrose St. 19114** 65th Wd 5,000 sq. ft. BRT# 652414200 Improvements: Residential Property  
 JOHN F. KUCHARCZYK C.P. May Term, 2005 No. 00111 \$122,226.06 Phelan Hallinan & Schmieg, LLP

**278-551**

**124 N. 63rd St. 19139-2201** 34th Wd 3,125 sq. ft. BRT# 343044500 Improvements: Residential Property  
 LEWIS FAMILY REVOCABLE LIVING TRUST C.P. December Term, 2008 No. 00525 \$147,330.18 Phelan Hallinan & Schmieg, LLP

**278-552**

**7609 Brentwood Rd. 19151-2022** 34th Wd 1,384 sq. ft. BRT# 343231700 Improvements: Residential Property  
 OLAJIDE LAWAL C.P. August Term, 2008 No. 00440 \$140,537.00 Phelan Hallinan & Schmieg, LLP

**278-553**

**6236 Erdrick St. 19135-3504** 41st Wd 1,674.30 sq. ft. BRT# 552261100 Improvements: Residential Property  
 MELISSA ACEVEDO C.P. March Term, 2009 No. 05671 \$159,837.61 Phelan Hallinan & Schmieg, LLP

**278-554**

**2032 Church Ln. 19138-2427** 49th Wd 1,628.04 sq. ft. BRT# 171237900 Improvements: Residential Property  
 ESTATE OF JAMES L. GREY, MELVIN GREY, ADMINISTRATOR AND HEIR

**SHERIFF'S SALE**

OF THE ESTATE OF JAMES GREY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES L. GREY, DECEASED C.P. March Term, 2009 No. 03706 \$35,863.54 Phelan Hallinan & Schmieg, LLP

**278-555**

**927 Cantrell St. 19148** 39th Wd 720 sq. ft. BRT# 393298000 Improvements: Residential Property  
 ANGELO LENTINO C.P. June Term, 2008 No. 01669 \$147,498.46 Phelan Hallinan & Schmieg, LLP

**278-556**

**2505 S. Philip St. 19148-4722** 39th Wd 723 sq. ft. BRT# 391298500 Improvements: Residential Property  
 JOSEPH R. MESI AND RICHARD J. MESI, JR. C.P. February Term, 2009 No. 01539 \$65,296.25 Phelan Hallinan & Schmieg, LLP

**278-557**

**408 N. 58th St. 19131-4807** 4th Wd 1,372.50 sq. ft. BRT# 042219300 Improvements: Residential Property  
 CHARLES S. IRELAND, III A/K/A CHARLES S. IRELAND, 3RD C.P. November Term, 2009 No. 04128 \$50,882.58 Phelan Hallinan & Schmieg, LLP

**278-558**

**5038 Tulip St. 19124-2248** 23rd Wd 1,114.19 sq. ft. BRT# 622458000 Improvements: Residential Property  
 ELBA V. DELGADO AND JOSEPH R. DELGADO C.P. August Term, 2009 No. 00909 \$68,263.65 Phelan Hallinan & Schmieg, LLP

**278-559**

**7319 Garman St. 19153-2208** 40th Wd 1,096 sq. ft. BRT# 404304400 Improvements: Residential Property  
 FLORETTE JEAN CHARLES C.P. September Term, 2008 No. 03561 \$76,371.15 Phelan Hallinan & Schmieg, LLP

**278-560**

**4936 Cedar Ave. 19143-2003** 46th Wd 2,227.50 sq. ft. BRT# 462050200 Improvements: Residential Property  
 ROSEMARY HAWCO C.P. December Term, 2009 No. 03283 \$446,882.59 Phelan Hallinan & Schmieg, LLP

**278-562**

**941 Bridge St. 19124-1710** 35th Wd 1,073.10 sq. ft. BRT# 351156400 Improvements: Residential Property  
 ROSEMARY CARTWRIGHT C.P. June Term, 2009 No. 00610 \$109,637.15 Phelan Hallinan & Schmieg, LLP

**278-563**

**1411 Stirling St. 19149-2754** 54th Wd 2,724.18 sq. ft. BRT# 541091900 Improvements: Residential Property  
 MARIA R. BLANDON AND JAIR BLANDON C.P. July Term, 2009 No. 02034 \$69,490.29 Phelan Hallinan & Schmieg, LLP

**278-564**

**326 S. Camac St. 19107-5942** 5th Wd 746.56 sq. ft. BRT# 053143400 Improvements: Residential Property  
 ROBERT SHULMAN C.P. June Term, 2010 No. 01053 \$390,623.83 Phelan Hallinan & Schmieg, LLP

**278-566**

**6720 Tulip St. 19135** 41st Wd Row 2 Sty Masonry; Improvements: 5,222 sq. ft. BRT# 412447200 Subject to Mortgage Improvements: Residential Dwelling  
 UNKNOWN SURVIVING HEIRS OF MANUEL LOPEZ MOA, DECEASED MORTGAGOR AND REAL OWNER AND DANIEL LOPEZ-CAVEDA, ONLY KNOWN SURVIVING HEIR OF MANUEL LOPEZ MOA, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2010 No. 02602 \$113,125.80 McCabe, Weisberg & Conway, P.C.

**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

**278-569**

**4839 N. Leithgow St. 19120-4131** 42nd Wd 1,120 sq. ft. BRT# 422469200 Improvements: Residential Property  
 MARITZA GURIDY C.P. June Term, 2009 No. 00941 \$64,178.03 Phelan Hallinan & Schmieg, LLP

**278-570**

**5024 Hazel Ave. 19143-1622** 27th Wd 2,200 sq. ft. BRT# 462026100 Improvements: Residential Property  
 GREGORY BROWN A/K/A GREGORY A. BROWN, SR. C.P. July Term, 2010 No. 03016 \$143,851.43 Phelan Hallinan & Schmieg, LLP

**278-571**

**7530 Wheeler St. 19153** 40th Wd 1,588.69 sq. ft. BRT# 404216845 Subject to Mortgage Improvements: Residential Dwelling  
 TRISHA M. LAHMAN-TOURE AND DRISSA TOURE C.P. March Term, 2010 No. 01441 \$129,482.10 Mark J. Udren, Esq.

**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.

**278-573**

**1508 Creswood Rd. 19115-3111** 35th Wd 8,602.83 sq. ft. BRT# 581016601 Improvements: Residential Property  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEONA COHEN, DECEASED C.P. June Term, 2010 No. 03263 \$181,654.78 Phelan Hallinan & Schmieg, LLP

**278-574**

**1412 Wharton St. 19146-4824** 36th Wd 960 sq. ft. BRT# 365340100 Improvements: Residential Property  
 THELMA WRIGHT C.P. June Term, 2009 No. 02249 \$284,338.14 Phelan Hallinan & Schmieg, LLP

**278-575**

**5819 Race St. 19139-2458** 4th Wd 1,224 sq. ft. BRT# 042140300 Improvements: Residential Property  
 MELVIN STANLEY A/K/A MELVIN J. STANLEY C.P. February Term, 2010 No. 01262 \$66,900.38 Phelan Hallinan & Schmieg, LLP

**278-576**

**610 N. 64th St. 19151-3837** 34th Wd 2,500 sq. ft. BRT# 344245400 Improvements: Residential Property  
 MONICA E. HEARST C.P. March Term, 2009 No. 02775 \$103,389.40 Phelan Hallinan & Schmieg, LLP

**278-577**

**2524 N. 29th St. 19132-3022** 28th Wd 984.25 sq. ft. BRT# 282009100 Improvements: Residential Property  
 YVETTE JOHNSON C.P. July Term, 2010 No. 00855 \$45,649.20 Phelan Hallinan & Schmieg, LLP

**278-578**

**1244 S. 15th St. 19146-3133** 36th Wd 1,266.40 sq. ft. BRT# 365052900 Improvements: Residential Property  
 OSMAN O. CARRIM AND YOLA NAKCHBANDI C.P. August Term, 2010 No. 01627 \$243,455.85 Phelan Hallinan & Schmieg, LLP

**278-579**

**3014 Rawle St. 19149-2507** 55th Wd 1,947.90 sq. ft. BRT# 551166100 Improvements: Residential Property  
 LAURA STECK C.P. February Term, 2009 No. 02685 \$134,282.44 Phelan Hallinan & Schmieg, LLP

**278-580**

**1719 S. 4th St. 19148** 1st Wd 992 sq. ft. BRT# 011425800  
 PALBO RIVIERA AND ANTOINETTE RIVIERA C.P. April Term, 2009 No. 01511 \$34,400.00 Lauren Reap, Esq.

**278-581**

**6031 Cedarhurst St. 19143** 3rd Wd 1,320 sq. ft. BRT# 034010300 Improvements: Residential Property  
 GARY DEMPSEY AND KENNETH L. STOKES C.P. September Term, 2007 No. 01780 \$70,574.43 Phelan Hallinan & Schmieg, LLP

**278-582**

**200 Locust St., 29BN 19106-3921** 5th Wd Together with all right, title and interest being 0.2090% undivided interest of, in and to the Common Elements BRT# 888051613 Improvements: Condominium  
 JOHN E. TAXIN C.P. March Term, 2009 No. 03940 \$123,799.59 Phelan Hallinan & Schmieg, LLP

**278-583**

**852 Centennial Square North 19116-2520** 58th Wd 2,340 sq. ft. BRT# 582336010 Improvements: Residential Property

**SHERIFF'S SALE**

NATALYA BILAY-SYDOROVA C.P. April Term, 2009 No. 00338 \$156,805.29 Phelan Hallinan & Schmieg, LLP

**278-584**

**1008 S. Colorado St. 19146** 30th Wd 936 sq. ft. BRT# 301342300 Improvements: Residential Property  
 DANIEL LAREZZO A/K/A DANIEL G. LAREZZO AND MEDIA LAREZZO C.P. August Term, 2010 No. 02300 \$348,660.54 Phelan Hallinan & Schmieg, LLP

**278-585**

**25 N. Paxon St. 19139-2749** 44th Wd 1,792 sq. ft. BRT# 441107200 Improvements: Residential Property  
 JACOB HASIS C.P. December Term, 2008 No. 03949 \$164,095.77 Phelan Hallinan & Schmieg, LLP

**278-586**

**902 Bridge St. 19124-1711** 35th Wd 930 sq. ft. BRT# 351147200 Improvements: Residential Property  
 STEPHANIE LUNDY C.P. May Term, 2009 No. 00491 \$66,687.33 Phelan Hallinan & Schmieg, LLP

**278-587**

**9123 Diplomat Place 19115** 56th Wd 2,386.23 sq. ft. BRT# 562440979 Improvements: Residential Property  
 THOMAS F. MERKEL, JR. C.P. July Term, 2008 No. 01151 \$205,924.41 Phelan Hallinan & Schmieg, LLP

**278-588**

**5528 Addison St. 19143** 46th Wd 952.50 sq. ft. BRT# 604129500 Improvements: Residential Property  
 VERA JAMES C.P. July Term, 2007 No. 02336 \$71,683.72 Phelan Hallinan & Schmieg, LLP

**278-589**

**7505 Torresdale Ave. 19136** 65th Wd 1,440 sq. ft. BRT# 651263300 Improvements: Residential Property  
 RAYMOND SCOTT, JR. C.P. June Term, 2009 No. 04033 \$51,306.50 Phelan Hallinan & Schmieg, LLP

**278-590**

**446 N. 50th St. 19139-1614** 44th Wd 1,026 sq. ft. BRT# 441342100 Improvements: Residential Property  
 ORLOFF PHILLIPS C.P. August Term, 2008 No. 01179 \$53,581.46 Phelan Hallinan & Schmieg, LLP

**278-591A-D**

**23rd Wd (1336 Arrott St. (a/k/a 4628 Leiper St.) - Premise A)** 30,000 +/- sq. ft. BRT# 881105000 Subject to Mortgage Subject to Rent Improvements: Multi-family residential housing  
**17th Wd (1418 Conlyn St. - Premise B)** 20,900 +/- sq. ft. BRT# 881071100 Subject to Mortgage Subject to Rent Improvements: Multi-family residential housing  
**17th Wd (1419 W. Grange St. - Premise C)** 27,584 +/- sq. ft. BRT# 881076300 Subject to Mortgage Improvements: Minimal rubble from original foundation  
**59th Wd (330 W. Johnson St. - Premise D)** 92,095 +/- sq. ft. BRT# 881213000 Subject to Mortgage Subject to Rent Improvements: Multi-family residential housing  
 PHILLY GARDENS REALTY CORP. C.P. February Term, 2010 No. 00707 \$14,857,129.61 Matthew E. Hoffman, Esq.

**278-592A-D**

**60th Wd (4931-59 Spruce St. (a/k/a 4935 Spruce St.) - Premise A)** 27,000 +/- sq. ft. BRT# 881215500 Subject to Mortgage Subject to Rent Improvements: Multi-family residential housing  
**52nd Wd (4927 Wynnefield Ave. - Premise B)** 113,752 +/- sq. ft. BRT# 881155125 Subject to Mortgage Subject to Rent Improvements: Multi-family residential housing  
**46th Wd (500-504 S. 47th St. (a/k/a 500-502 S. 47th St.) - Premise C)** 8,322 +/- sq. ft. BRT# 881144040 Subject to Mortgage Subject to Rent Improvements: Multi-family residential housing  
**46th Wd (216 S. 48th St. (a/k/a 236 S. 48th St.) - Premise D)** 27,430 +/- sq. ft. BRT# 881144025 Subject to Mortgage Subject to Rent Improvements: Multi-family residential housing  
 PHILLY GARDENS REALTY CORP. C.P. February Term, 2010 No. 00707 \$14,857,129.61 Matthew E. Hoffman, Esq.

**278-593**

**1665 N. Allison St.** 4th Wd 1,515 sq. ft. BRT# 041333400 Improvements: Residential Property  
 DIONNE HARPER C.P. September Term, 2010 No. 00990 \$30,100.57 Howard C. Pressman, Esq.

**SHERIFF'S SALE****278-594**

**1266 N. Dover St.** 29th Wd 707 sq. ft. BRT# 292139300 Improvements: Residential Dwelling  
 AUCGO VENTURES, LLC C.P. August Term, 2009 No. 01056 \$51,552.49 Howard C. Pressman, Esq.

**278-595**

**1456 N. Dover St.** 29th Wd 700 sq. ft. BRT# 292145100 Improvements: Residential Dwelling  
 AUCGO VENTURES, LLC C.P. August Term, 2009 No. 01065 \$45,504.66 Howard C. Pressman, Esq.

**278-596**

**5200 W. Montgomery Ave. a/k/a 5200-M W. Montgomery Ave., Lot 12** 52nd Wd 6,281 sq. ft. BRT# 521065712 Improvements: Residential Dwelling  
 FRANK JUMPP AND NICOLA SMITH C.P. April Term, 2009 No. 01051 \$75,993.29 Howard C. Pressman, Esq.

**278-597**

**1633 Creston St. 19149-3441** 62nd Wd 2,121.90 sq. ft. BRT# 621144100 Improvements: Residential Property  
 JOSEPH R. DELGADO A/K/A JOSEPH R. DELADO C.P. May Term, 2010 No. 01689 \$43,353.05 Phelan Hallinan & Schmieg, LLP

**278-598**

**2542 E. Monmouth St. 19134-4839** 25th Wd 1,504.65 sq. ft. BRT# 251041900 Improvements: Residential Property  
 VINCENT M. VOLZ C.P. November Term, 2009 No. 04774 \$86,872.86 Phelan Hallinan & Schmieg, LLP

**278-599**

**1201-1203 Sansom St. 19107** 5th Wd 700 sq. ft. BRT# 882604200 Improvements: Str/Off 3 Sty Masonry  
 MARSHALL L. WILLIAMS, ESQ. C.P. October Term, 2007 No. 000093 \$37,610.00 Raul Jauregui, Esq., Parish McCabe PC

**278-600**

**7805 Buist Ave. 19153-1204** 40th Wd 1,792.80 sq. ft. BRT# 405755878 Improvements: Residential Property  
 DAWN S. BROWN C.P. July Term, 2010 No. 02774 \$76,659.65 Phelan Hallinan & Schmieg, LLP

**278-601**

**3122 Weikel St. 19134** 25th Wd 770 sq. ft. BRT# 252397700 Improvements: Residential Property  
 JEANMARIE ARCULEO, SOLELY IN HER CAPACITY AS HEIR OF JOHN J. WERNER, JR., DECEASED; KATIE WERNER, SOLELY IN HER CAPACITY AS HEIR OF JOHN J. WERNER, JR., DECEASED; ANTHONY WERNER, SOLELY IN HIS CAPACITY AS HEIR OF JOHN J. WERNER, JR., DECEASED AND JOHN PHILLIP WERNER, SOLELY IN HIS CAPACITY AS HEIR OF JOHN J. WERNER, JR., DECEASED C.P. September Term, 2010 No. 01674 \$69,207.30 Michael T. McKeever, Esq.

**278-602**

**526 S. Conestoga St. 19143** 46th Wd 1,455 sq. ft. BRT# 463181900 Improvements: Residential Property  
 PACEFINNEY SPROUSE, SOLELY IN HER CAPACITY AS HEIR OF JOHN JACOB O'NEAL, JR., DECEASED; BRITTANY JONES, SOLELY IN HER CAPACITY AS HEIR OF JOHN JACOB O'NEAL, JR., DECEASED; DEDRA JOHNSON, SOLELY IN HER CAPACITY AS HEIR OF JOHN JACOB O'NEAL, JR., DECEASED; JAY O'NEAL, SOLELY IN HIS CAPACITY AS HEIR OF JOHN JACOB O'NEAL, JR., DECEASED; MAY O'NEAL, SOLELY IN HER CAPACITY AS HEIR OF JOHN JACOB O'NEAL, JR., DECEASED; RANDY O'NEAL, SOLELY IN HIS CAPACITY AS HEIR OF JOHN JACOB O'NEAL, JR., DECEASED AND DAVID DOUGLAS O'NEAL C.P. December Term, 2008 No. 04406 \$55,035.57 Michael T. McKeever, Esq.

**278-603**

## SHERIFF'S SALE

278-605

**3918 Terrace St.** 21st Wd 24 ft. 0 in. x 77 ft. 4 in. (Approximate Dimensions) BRT# 211276000 Improvements: Residential Property  
SHAWN PERRY AND DIANE PERRY, HUSBAND AND WIFE C.P. August Term, 2008 No. 03044 \$386,496.08 Martin S. Weisberg, Esq.

278-606

**4400 Lancaster Ave.** 6th Wd 1,867.50 sq. ft. BRT# 882929325 Improvements: Residential Property  
SIR RICHARD'S INC., A PA CORP., RICHARD HAMILTON, AND THE UNITED STATES OF AMERICA C.P. September Term, 2010 No. 00672 \$278,949.10 Mary L. Harbert-Bell, Esq.

278-607

**1953 Church Ln. 19141** 49th Wd Land Area: 1,829.71 sq. ft. Improvement Area: 1,121 sq. ft. BRT# 171245200 Improvements: Residential Real Estate - Single Family Dwelling  
LEA B. SARGENT C.P. April Term, 2010 No. 0266 \$83,447.17 plus interest to date of sale Robert J. Wilson, Esq.

278-608

**1034 Earl St. 19125** 18th Wd Land Area: 639.08 sq. ft. Improvement Area: 0 sq. ft. BRT# 181112800 Subject to Mortgage Improvements: Vacant Land - Residential Real G.A.G.E. REAL ESTATE INVESTMENT GROUP, LLC C.P. August Term, 2010 No. 02673 \$28,835.81 plus interest to date of sale Robert J. Wilson, Esq.

278-609

**1009 E. Moyamensing Ave. 19114** 2nd Wd 1,093 sq. ft. 0.02509 acres BRT# 021389200 Improvements: Residential Property  
CHRISTOPHER S. GESLANI AND PAUL L. WHITE C.P. February Term, 2010 No. 3240 \$538,508.02 Leon P. Haller, Esq.

278-610

**554 E. Sanger St. 19120-1722** 35th Wd 3,357.64 sq. ft. BRT# 351193910 Subject to Mortgage Subject to Rent  
CATLUC R.E., LLC C.P. March Term, 2010 No. 06271 \$96,431.80 plus interest at the contract rate, late charges and costs Eden R. Bucher, Esq.

278-611

**2132 Hoffnagle St.** 56th Wd on SW side of Hoffnagle St. 447 ft. 11-7/8 in. Easterly of Bustleton Ave. Frt: 24 ft. 7-1/2 in. Depth: 107 ft. 6 in. BRT# 562107800  
ALBERT SLAFMAN A/K/A ALBERT DAVID SLAFMAN C.P. September Term, 2010 No. 02811 \$39,848.60 Robert S. Esposito, 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)**

## SHERIFF'S SALE

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)** 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**

## SHERIFF'S SALE

**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: Residential Property  
**33rd Wd (3503 Shelbourne St. - Premise B 19134)** 740.05 sq. ft. BRT# 331342100 Subject to Mortgage Subject to Rent Improvements:

## SHERIFF'S SALE

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

## SHERIFF'S SALE

**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)** 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.

278-624

**2132 Hoffnagle St. 19152** 56th Wd 24 ft. 7.5 in. frontage x 106 ft. 7 in. depth BRT# 562107800 Improvements: Residential Property  
ALFRED SLAFMAN A/K/A ALBERT DAVID SLAFMAN A/K/A ALBERT D. SLAFMAN C.P. August Term, 2010 No. 001026 \$127,479.30 Richard M. Squire & Associates, LLC

278-625

**5953 Wister St.** 17th Wd 984 sq. ft. Improvement Area 1,232 sq. ft. Land Area BRT# 172531700 Subject to Mortgage  
ODEEN KENDRICK C.P. September Term, 2009 No. 01138 \$57,277.80 Pamela L. Brickner, Esq.

278-626

**5815 Ellsworth St. 19143-3015** 46th Wd 952.50 sq. ft. BRT# 033130800 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM M. KING, DECEASED C.P. July Term, 2010 No. 00628 \$67,627.55 Phelan Hallinan & Schmiegl, LLP

278-627

**6923 Wister St. 19138-1918** 10th Wd 1,440 sq. ft. BRT# 102131000 Improvements: Residential Property  
MELODY D. DAVIS C.P. March Term, 2009 No. 01559 \$109,035.50 Phelan Hallinan & Schmiegl, LLP