

Sheriff's Sale Notices for December 6, 2016

SHERIFF'S SALE

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, December 6, 2016 at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET, 3RD FLOOR
09:00 A.M. (EST).
Jewell Williams, Sheriff

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in 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 Five Hundred Dollars (\$500.00) 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 certified check, attorney's check or money order with the Sheriff

The balance of the purchase money must be deposited in 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 certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

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

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

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

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

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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

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 December 6, 2016.

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

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

EXPLANATION

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

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

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

Very truly yours,
JEWELL WILLIAMS, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, DECEMBER 6, 2016

1608-589A-B

32nd wd. (1700 North 28th Street - Premises A - 19121) 1065 Sq Ft OPA# 871543110
33rd wd. (4212 L Street - Premises B - 19124) 1764 Sq Ft OPA# 332391600 Subject to Mortgage

BALDEMIRO RODRIGUEZ C.P. April Term, 2015 No. 00306 \$150,000.00 Joseph B. Silverstein, Esq.

1612-301

6434 Montour Street 19111-5323 35th wd. 2365 Sq Ft BRT#353293300 Improvements: Row 2 Sty Masonry
MICHAEL FRIEL AND KAREN FRIEL C.P. June Term, 2014 No. 02537 \$148,946.91 Milstead & Associates, LLC

1612-302

1641 North 26th Street 19121-2847 29th wd. 918 Sq Ft BRT#32-4-1027-00; PRCL#13 N 11-319 Improvements: Residential Dwelling
LAMONYA WORKS, IN HER CAPACITY AS HEIR OF MACIE WIDAMEN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MACIE WIDAMEN, DECEASED C.P. August Term, 2015 No. 03511 \$37,246.19 Powers, Kirn & Associates, LLC

1612-303

4732 Bingham Street 19120-4512 42nd wd. 1139 Sq Ft BRT#421486500 Improvements: Row Conv/apt 2 Sty Mason
MIQUEAS SANTANA C.P. March Term, 2015 No. 03452 \$23,928.13 Milstead & Associates, LLC

1612-304

12719 Minden Road 19154-1419 66th wd. 1783 Sq Ft BRT#663335900 Improvements: Row B/gar 2 Sty Masonry

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ALFRED NAUSSNER C.P. February Term, 2015 No. 03290 \$225,819.52 Milstead & Associates, LLC

1612-305

2829 Winchester Avenue 19136-1713 57th wd. 6000 Sq Ft BRT#571007400 Improvements: Det W/gar 2 Sty Frame
MICHAEL E. CHATARY AND SUSAN M. CHATARY C.P. May Term, 2015 No. 01629 \$376,446.84 Milstead & Associates, LLC

1612-306

2025 North Wanamaker Street 19131-3020 52nd wd. 1137 Sq Ft BRT#522227300 Improvements: Row B/gar 2 Sty Masonry
TYRONE S. HOWARD, ORIGINAL MORTGAGOR AND REAL OWNER; DENISE A. HOWARD, REAL OWNER C.P. August Term, 2014 No. 02898 \$99,384.26 Milstead & Associates, LLC

1612-307

3157-59 Richmond Street 19134-5808 25th wd. 2669 Sq Ft BRT#251160201 Improvements: Row 2 Sty Masonry
SALVATORE A. FINAZZO A/K/A S.A. FINAZZO C.P. August Term, 2014 No. 01026 \$244,828.45 Milstead & Associates, LLC

1612-308

7138 North Mt. Pleasant Place 19119 21st wd. 10,000 Sq Ft BRT#213259190 Improvements: Det 1.5 Sty Masonry+other
JANICE COFIELD AND RUDOLPH COFIELD C.P. November Term, 2014 No. 00513 \$355,463.16 Milstead & Associates, LLC

1612-309

169 Fern Street a/k/a 169 West Fern Street 19120 61st wd. 1020 Sq Ft OPA#612209200 Improvements: Residential Property
GERALD MERCIER AND MARIE MICHELE DESIR A/K/A MARIE M. DESIR C.P. April Term, 2016 No. 02588 \$100,327.91 Phelan Hallinan Diamond & Jones, LLP

1612-310

1201 Stirling Street 19111-5837 53rd wd. 1800 Sq Ft OPA#531054100 Improvements: Residential Property
MARJORIE PIERRE-MERRITT AND WADE J. MERRITT C.P. March Term, 2016 No. 00348 \$198,257.30 Phelan Hallinan Diamond & Jones, LLP

1612-311

1421 Robbins Street 19149 54th wd. 1740 Sq Ft OPA#541083900 Improvements: Residential Property
SHAWN T. AMOS AND CELESTE BLIGEN-AMOS C.P. September Term, 2013 No. 00395 \$139,290.42 KML Law Group, P.C.

1612-312

1100 South Broad Street #204B 19146 36th wd. BRT#888113632 Improvements: Res Condo 5+ Sty Masonry
WILLIAM RADER A/K/A WILLIAM RADER AND CHRISTIAN RICHARD C.P. April Term, 2015 No. 03106 \$144,439.29 Milstead & Associates, LLC

1612-313

517 North 52nd Street 19131 44th wd. 1493 Sq Ft OPA#442272600 Improvements: Residential Property
VALERIE JACKSON A/K/A VALERIE J. JACKSON C.P. February Term, 2015 No. 01268 \$77,232.58 KML Law Group, P.C.

1612-314

4804 Princeton Avenue 19135-1909 41st wd. 2115 Sq Ft BRT#412050300 Improvements: Semi/det 2 Sty Masonry
MICHAEL CALLAHAN AND HEATHER CALLAHAN A/K/A HEATHER MCGREGOR C.P. August Term, 2015 No. 01994 \$164,009.19 Milstead & Associates, LLC

1612-315

4421 Knorr Street 19135 55th wd. 1694 Sq Ft BRT#552162900 Improvements: Residential Property
JOHN FLATON, III C.P. November Term, 2013 No. 00400 \$92,999.41 KML Law Group, P.C.

1612-316

6539 Guyer Avenue 19142-2807 40th wd. 1184 Sq Ft BRT#406308000 Improvements: Row B/gar 2 Sty Masonry
ROBERT P. DAVIS C.P. November Term, 2014 No. 03027 \$57,109.42 Milstead & Associates, LLC

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1612-317
261 East Fariston Drive 19120 61st wd. 2625 Sq Ft OPA#611384900 Improvements: Residential Property
TYRA COLES C.P. July Term, 2015 No. 00324 \$103,663.72 KML Law Group, P.C.

1612-318

7134 Walker Street 19135-1102 41st wd. 1286 Sq Ft BRT#412268800 Improvements: Row B/gar 2 Sty Masonry
DAVID RAAB C.P. May Term, 2015 No. 03279 \$162,095.81 Milstead & Associates, LLC

1612-319

2314 Pemberton Street 19146 30th wd. 840 Sq Ft OPA#302041900 Improvements: Residential Property
THE UNKNOWN HEIRS OF JACQUELINE L. BANKS A/K/A JACQUELINE BANKS C.P. February Term, 2016 No. 04787 \$197,456.04 KML Law Group, P.C.

1612-320

2521 South 2nd Street 19148-4717 39th wd. 732 Sq Ft BRT#391274800 Improvements: Row 2 Sty Masonry
JESSE SHEMAESH C.P. March Term, 2016 No. 01685 \$161,897.61 Milstead & Associates, LLC

1612-321

5281 Jefferson Street a/k/a 5281 West Jefferson Street 19131 52nd wd. 1215 Sq Ft OPA#521034100 Improvements: Residential Property
GERALDINE SIMMONS C.P. October Term, 2015 No. 00201 \$65,388.73 KML Law Group, P.C.

1612-322

6024 Edmund Street 19135 41st wd. 1728 Sq Ft OPA#411388800 Improvements: Residential Property
TURHAN BUTLER C.P. February Term, 2015 No. 01395 \$136,994.46 KML Law Group, P.C.

1612-324

2131 West Passyunk Avenue 19145-3414 48th wd. 1500 Sq Ft OPA#482131000 Improvements: Residential Property
NASSER ALBAROUKI C.P. November Term, 2014 No. 01014 \$172,452.50 Phelan Hallinan Diamond & Jones, LLP

1612-325

7234 Glenloch Street 19135 41st wd. 1440 Sq Ft OPA#412334300 Improvements: Residential Property
LILLIAN NARANJO C.P. April Term, 2016 No. 02400 \$92,584.03 KML Law Group, P.C.

1612-326

2521 South 73rd Street 19142 40th wd. 1120 Sq Ft OPA#404070600 Improvements: Residential Property
ROBIN TUCKER C.P. December Term, 2013 No. 01130 \$81,996.97 Justin F. Kobeski, Esq.

1612-327

2827 South Marvine Street 19148 39th wd. 1431 Sq Ft OPA#395305100 Improvements: Residential Property
THOMAS COTTER C.P. February Term, 2016 No. 01476 \$207,450.02 Justin F. Kobeski, Esq.

1612-328

1533 North 27th Street a/k/a 1531-33 North 27th Street 19121 29th wd. 3150 Sq Ft OPA#291381100 Improvements: Residential Property
RONALD LOCKMAN C.P. May Term, 2016 No. 03698 \$47,101.63 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-329

6117 Frontenac Street 19149 53rd wd. 1504 Sq Ft OPA#531273300 Improvements: Residential Property
FAITH S. ROTHKOFF C.P. June Term, 2015 No. 04470 \$89,536.27 Justin F. Kobeski, Esq.

1612-330

6652 Tulip Street 19135 41st wd. Land Area: 1260 Sq Ft BRT#411436600 Subject to Mortgage Improvements: Residential Dwelling
JOHN F. MCNASBY, III A/K/A JOHN MCNASBY, III C.P. September Term, 2015 No. 01633 \$57,124.53 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

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1612-331
6121 North Fairhill Street 19120 61st wd. 1600 Sq Ft BRT#611107700 Improvements: Residential Dwelling
FRANK ROBERTS AND SOPHEAP ROBERTS A/K/A SOPHEAP S. ROBERTS C.P. March Term, 2016 No. 02231 \$98,635.39 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1612-332

507 West Mount Pleasant Road 19119-2930 59th wd. 2318 Sq Ft BRT#092008400 Improvements: Semi/det 3 Sty Mas+other
RODGER P. SELBY, SR. C.P. January Term, 2016 No. 03241 \$116,328.09 Milstead & Associates, LLC

1612-333

3431 Saint Vincent Street 19149-1627 55th wd. 1503 Sq Ft BRT#551452300 Improvements: Row B/gar 2 Sty Masonry
LAURA J. MCCOY AND JOSEPH J. KENNISH, III C.P. February Term, 2016 No. 00638 \$181,628.76 Milstead & Associates, LLC

1612-334

6150 Argyle Street 19111-6013 35th wd. 1659 Sq Ft BRT#352262900 Improvements: Row B/gar 2 Sty Masonry
TAMERA EVANS C.P. November Term, 2014 No. 01023 \$101,073.61 Milstead & Associates, LLC

1612-335

264 South Ithan Street 19139 60th wd. 1040 Sq Ft OPA#604227500 Improvements: Residential Dwelling
CYNTHIA A. GHEE A/K/A ANGEL A. GHEE C.P. September Term, 2015 No. 01390 \$76,414.73 Joseph R. Loverdi, Esq.

1612-336

1815 South 17th Street 19145-2227 48th wd. 1088 Sq Ft BRT#481220600 Improvements: Residential Dwelling
WANNETTA WILLIAMS C.P. July Term, 2015 No. 03539 \$45,728.52 Powers, Kirn & Associates, LLC

1612-338

2948 North 26th Street 19132-1201 BRT#381155900 Improvements: Residential Dwelling
BRUCE CARTER A/K/A BRUCE E. CARTER C.P. July Term, 2015 No. 01036 \$46,921.32 Powers, Kirn & Associates, LLC

1612-339

12604 Calpine Road 19154 66th wd. 1360 Sq Ft BRT#663286900 Improvements: Residential Real Estate
MAUREEN A. VANSANT C.P. March Term, 2016 No. 02033 \$174,392.60 Edward J. McKee, Esq.; Stern & Eisenberg, P.C.

1612-340

4037 Lawndale Avenue 19124 33rd wd. 1096 Sq Ft BRT#332273000 Improvements: Residential Real Estate
RENEE TURNER C.P. July Term, 2015 No. 000425 \$43,092.21 M. Troy Freedman, Esq.; Stern & Eisenberg PC

1612-341

220 Rubicam Street 19120-3317 42nd wd. 910 Sq Ft BRT#422205800 Improvements: Row 2 Sty Masonry
SONYA R. OUTEN C.P. December Term, 2015 No. 00341 \$49,790.06 Milstead & Associates, LLC

1612-342

2220 North Melvin Street 19131-2208 52nd wd. 1298 Sq Ft BRT#522252700 Improvements: Row B/gar 2 Sty Masonry
KEITH M. WOODSON AND LAKEISHA S. ADKINS C.P. October Term, 2014 No. 00433 \$161,760.15 Milstead & Associates, LLC

1612-343

403 Sentner Street 19120 35th wd. 2500 Sq Ft OPA#351231400 Improvements: Residential Property
WILLIAM M. DIXON AND JOEANN DIXON C.P. February Term, 2016 No. 02932 \$102,158.67 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-344

2126 Fernon Street 19145-1303 36th wd. 658 Sq Ft BRT#363093300 Improvements: Row 2 Sty Masonry
ANNIE CHANDLER AND RONALD CHANDLER C.P. June Term, 2015 No.

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04268 \$79,356.88 Milstead & Associates, LLC

1612-345

5533 North Fairhill Street 19120 61st wd. 2432 Sq Ft OPA#612305300 Improvements: Residential Property
LORETTA HUGHES C.P. April Term, 2016 No. 03047 \$31,655.55 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1612-346

6963 Forrest Avenue 19138 10th wd. 1500 Sq Ft BRT#102530500 Improvements: Row B/gar 2 Sty Masonry
SHALYN MARTIN C.P. July Term, 2014 No. 00005 \$191,223.13 Milstead & Associates, LLC

1612-347

91 East Duval Street 19144 59th wd. 1557 Sq Ft OPA#592162800 Improvements: Residential Property
IVANETTE CARTER AND CHARLES A. RIVERS C.P. November Term, 2014 No. 01454 \$55,862.09 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1612-348

5438 Wayne Avenue 19144-3408 12th wd. 4857 Sq Ft OPA#124117800 Improvements: Residential Property
TROY R. WARREN, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF GLENIS R. WARREN; MICHELLE WARREN, IN HER CAPACITY AS HEIR OF GLENIS R. WARREN, DECEASED; DARYLL W. WARREN, IN HIS CAPACITY AS HEIR OF GLENIS R. WARREN, DECEASED; KALHYLL WARREN, IN CAPACITY AS HEIR OF THE ESTATE OF GLENIS R. WARREN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLENIS R. WARREN, DECEASED C.P. December Term, 2015 No. 01137 \$283,271.02 Phelan Hallinan Diamond & Jones, LLP

1612-349

2514 South Ashford Street 19153 40th wd. 1107 Sq Ft BRT#404138700 Improvements: Residential Real Estate
NORMA MOSELEY C.P. April Term, 2016 No. 00862 \$91,728.68 Stern & Eisenberg, P.C.

1612-350

5842 Kemble Avenue 19141 49th wd. 2400 Sq Ft BRT#172330200 Improvements: Residential Real Estate
PHILEMON ENOCH A/K/A PHILLIP ENOCH C.P. February Term, 2016 No. 04097 \$147,455.55 Stern & Eisenberg, P.C.

1612-351

1118 Tabor Lane 19111 56th wd. 2622 Sq Ft BRT#561467122 Improvements: Residential Dwelling
ANGELA BURKE AND BARBARA KHALID C.P. October Term, 2014 No. 00934 \$187,997.34 Law Office of Gregory Javardian, LLC

1612-352

5232 North Front Street 19120-3532 42nd wd. 2591.5 Sq Ft BRT#42-2-3193-00; PRCL#130 N 12-7 Improvements: Residential Dwelling
SEREYVORN SOK A/K/A VORN LAY C.P. December Term, 2015 No. 01708 \$87,309.03 Powers, Kirn & Associates, LLC

1612-353

1221 Foulkrod Street 19124-2930 23rd wd. 1808 Sq Ft BRT#234102100; PRCL#130-N-16-0064 Improvements: Residential Dwelling
AGNES SANTIAGO AND GILBERTO MELENDEZ, JR. C.P. October Term, 2015 No. 01070 \$110,956.05 Powers, Kirn & Associates, LLC

1612-354

225 Catharine Street a/k/a Catharine Street 19147 3rd wd. 1600 Sq Ft BRT#022032000; PRCL#5S16-68 Improvements: Residential Dwelling
FRANK REYNOLDS AND JESSICA REYNOLDS A/K/A JESSICA LITTLE C.P. January Term, 2009 No. 01746 \$705,493.73 Powers, Kirn & Associates, LLC

1612-355

3753 North Franklin Street 19140 43rd wd. 900 Sq Ft OPA#432289300 Improvements: Residential Property
CARLOS M. PADILLA A/K/A CARLOS PADILLA C.P. June Term, 2016 No. 02567 \$78,383.19 KML Law Group, P.C.

1612-356

924 Carver Street 19124 35th wd. 943 Sq Ft OPA#351242600 Improvements: Residential Property
ERIC ROLLINS C.P. April Term, 2016 No. 03261 \$121,064.67 KML Law Group, P.C.

1612-357

1447 Lardner Street 19149 54th wd. 987 Sq

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Ft OPA#541035100 Improvements: Residential Property
SHARITA E. OLIVER C.P. December Term, 2014 No. 02140 \$85,371.48 KML Law Group, P.C.

1612-358

6138 Christian Street 19143 3rd wd. 2310 Sq Ft OPA#033069400 Improvements: Residential Property
BRENDA M. BRUMADGE C.P. July Term, 2016 No. 00494 \$62,709.96 KML Law Group, P.C.

1612-359

4076 Creston Street 19135 62nd wd. 917 Sq Ft OPA#622192500 Improvements: Residential Property
ISABELINO LLANOT C.P. March Term, 2016 No. 02409 \$77,628.67 KML Law Group, P.C.

1612-360

1423 Gilham Street 19111-5501 53rd wd. 1215 Sq Ft BRT#531176100 Improvements: Row B/gar 2 Sty Masonry
LAQUANDA A. MCCOULLUM C.P. February Term, 2016 No. 00636 \$144,139.82 Milstead & Associates, LLC

1612-361

6901 Valley Avenue D-3, a/k/a 6901-29 Valley Avenue Unit: D3 19128-1545 88th wd. 780 Sq Ft OPA#888211035 Improvements: Residential Property
GEOFFREY HOUSTON A/K/A GEOFFREY MARK HOUSTON, IN HIS CAPACITY AS HEIR OF IRBY HOUSTON-DAVIS A/K/A IRBY DEMARIS DAVIS A/K/A IRBY DAVIS, DECEASED; CHARLTON HOUSTON A/K/A CHARLTON DWAYNE HOUSTON, IN HIS CAPACITY AS HEIR OF IRBY HOUSTON-DAVIS A/K/A IRBY DEMARIS DAVIS A/K/A IRBY DAVIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRBY HOUSTON-DAVIS A/K/A IRBY DEMARIS DAVIS A/K/A IRBY DAVIS, DECEASED C.P. April Term, 2016 No. 01604 \$91,845.41 Phelan Hallinan Diamond & Jones, LLP

1612-362

828 Avon Road 19116 58th wd. 4601 Sq Ft BRT#582114800 Improvements: S/d W/b Gar 2 Sty Mas-oth
ROBERT J. FARMER, JR. AND DARLENE SWOPE-FARMER C.P. August Term, 2015 No. 00228 \$208,256.19 Milstead & Associates, LLC

1612-363

4846 North Franklin Street 19120-3738 49th wd. 915 Sq Ft BRT#491239300 Improvements: Row 2 Sty Masonry
DENISE WATSON A/K/A DENISE M. POIN-DEXTER C.P. March Term, 2015 No. 02051 \$80,969.67 Milstead & Associates, LLC

1612-364

5966 Palmetto Street 19120-1214 35th wd. 960 Sq Ft BRT#352289800 Improvements: Row B/gar 2 Sty Masonry
GILBERT TYREE A/K/A GILBERT L. TYREE A/K/A TYREE GILBERT C.P. March Term, 2015 No. 01897 \$77,587.25 Milstead & Associates, LLC

1612-365

7324 Kinglet Place 19153-2323 40th wd. 1792 Sq Ft BRT#406672400 Improvements: Row B/gar 2 Sty Masonry
MARTINO FLEMING C.P. November Term, 2015 No. 01959 \$214,607.25 Milstead & Associates, LLC

1612-366

5423 Sylvester Street 19124-1108 22nd wd. 972 Sq Ft BRT#621374700 Improvements: Row B/gar 2 Sty Masonry
JAMIE WILLIAMS C.P. May Term, 2016 No. 03878 \$81,132.60 Milstead & Associates, LLC

1612-367

4527 Loring Street 19136-4017 41st wd. 1078 Sq Ft OPA#412186000 Improvements: Residential Property
EILEEN HARRIS A/K/A EILEEN B. HARRIS C.P. November Term, 2015 No. 04121 \$50,159.21 Phelan Hallinan Diamond & Jones, LLP

1612-368

1809 Bridge Street 19124 62nd wd. 1213 Sq Ft OPA#622116200 Improvements: Residential Property
CAROL ANN BIELLO C.P. June Term, 2016 No. 01831 \$72,694.43 Phelan Hallinan Diamond & Jones, LLP

1612-369

6405 Marsden Street 19135 41st wd. 1444 Sq Ft OPA#411271200 Subject to Mortgage Improvements: Residential Property
MARIA ROMAN C.P. January Term, 2016 No. 02908 \$92,907.61 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

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1612-370

1811 North 18th Street 19121 32nd wd. 2598 Sq Ft OPA#321213700 Improvements: Residential Property
ADINA MINTZ C.P. April Term, 2013 No. 00844 \$365,223.41 Kimberly A. Bonner, Esq.; Manley Deas Kochalski, LLC

1612-371

5986 North Norwood Street 19138 17th wd. 2508 Sq Ft OPA#172482600 Improvements: Residential Property
LOUIS B. STEVENS AND KIM D. STEVENS C.P. July Term, 2013 No. 04025 \$99,936.16 Justin F. Kobeski, Esq.

1612-372

729 East Dorset Street a/k/a 729 Dorset Street 19119-1526 22nd wd. 2050 Sq Ft OPA#222022800 Improvements: Residential Property
PATRICIA HINES C.P. April Term, 2015 No. 01609 \$227,198.23 Phelan Hallinan Diamond & Jones, LLP

1612-373

5938 North 19th Street 19141 17th wd. 1480 Sq Ft OPA#172348900 Improvements: Residential Property
ROZITA J. BOLTON C.P. December Term, 2012 No. 01511 \$133,929.55 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1612-374

1418 North Robinson Street 19151 34th wd. 1316 Sq Ft BRT#34-2282500 Improvements: Residential Dwelling
CORAN NIXON C.P. February Term, 2016 No. 04701 \$56,045.96 Udren Law Offices, P.C.

1612-375

1224 South 12th Street 19147 2nd wd. (formerly part of the 26th wd.) 1374 Sq Ft BRT#021596800 Improvements: Residential Dwelling
MARY COLLARETTI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNA DIVANNO C.P. March Term, 2016 No. 01514 \$364,951.02 Udren Law Offices, P.C.

1612-376

2938 Normandy Road a/k/a 2938 Normandy Drive 19154 66th wd. 1632 Sq Ft OPA#662495700 Improvements: Residential Property
TERESA RUSHTON AND TIMOTHY J. RUSHTON C.P. December Term, 2015 No. 00500 \$116,965.13 Phelan Hallinan Diamond & Jones, LLP

1612-377

335 East Sheldon Street 19120-3519 42nd wd. 1212 Sq Ft OPA#421171100 Improvements: Residential Property
KIERA HOOKS AND ABNER ROBERTS A/K/A ABNER C. ROBERTS C.P. September Term, 2015 No. 02536 \$168,001.57 Phelan Hallinan Diamond & Jones, LLP

1612-379

1204 Sanger Street a/k/a 1204 East Sanger Street 19124-1107 62nd wd. 1280 Sq Ft OPA#621048400 Improvements: Residential Property
MANUEL DEJESUS C.P. January Term, 2016 No. 00441 \$52,471.98 Phelan Hallinan Diamond & Jones, LLP

1612-380

1619 North Street 19130-3304 8th wd. 4500 Sq Ft OPA#084087820 Improvements: Residential Property
CARMEN DICAMILLO C.P. February Term, 2016 No. 00091 \$697,285.75 Phelan Hallinan Diamond & Jones, LLP

1612-381

5023 North 8th Street 19120-3105 49th wd. 1092 Sq Ft OPA#491257700 Improvements: Residential Property
KIM S. MALONE C.P. April Term, 2012 No. 03600 \$77,131.24 Phelan Hallinan Diamond & Jones, LLP

1612-382

4535 Loring Street 19136-4017 41st wd. 1078 Sq Ft OPA#412186400 Improvements: Residential Property
KEESHA WHITTAKER C.P. February Term, 2016 No. 00053 \$103,570.25 Phelan Hallinan Diamond & Jones, LLP

1612-384

2632 South 65th Street 19142-2813 40th wd. 1236 Sq Ft OPA#406003400 Improvements: Residential Property
QUIANNA HUNT C.P. November Term, 2015 No. 00340 \$92,933.81 Phelan Hallinan Diamond & Jones, LLP

1612-385

5134 Parkside Avenue 19131-4715 52nd wd. 2400 Sq Ft OPA#521093900 Improvements: Residential Property
DERRICK FRANCIS, IN HIS CAPACITY AS HEIR OF ELLA DEANS-FRANCIS, DECEASED; JANICE FRANCIS, IN HER CA-

SHERIFF'S SALE

PACITY AS HEIR OF ELLA DEANS-FRANCIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLA DEANS-FRANCIS, DECEASED C.P. September Term, 2012 No. 00033 \$162,710.37 Phelan Hallinan Diamond & Jones, LLP

1612-386

534 Righter Street 19128-3738 21st wd. 1600 Sq Ft OPA#213211000 Improvements: Residential Property
LIAM KEMMERLEY AND KIMBERLY YELLAND KEMMERLEY A/K/A KIMBERLY Y. KEMMERLEY A/K/A KIMBERLY Y. KIMMERLEY C.P. March Term, 2015 No. 04314 \$250,371.32 Phelan Hallinan Diamond & Jones, LLP

1612-387

5431 Chester Avenue 19143-4913 51st wd. 1840 Sq Ft OPA#514128100 Improvements: Residential Property
JACOB HASIS C.P. March Term, 2009 No. 01204 \$142,300.77 Phelan Hallinan Diamond & Jones, LLP

1612-388

4903 Rawle Street 19135-2403 41st wd. 900 Sq Ft OPA#412010600 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LUTHER ALLEN, DECEASED C.P. April Term, 2016 No. 03384 \$47,039.36 Phelan Hallinan Diamond & Jones, LLP

1612-389

941 East Church Lane a/k/a 941 Church Lane 19138-2314 12th wd. 1148 Sq Ft OPA#122050200 Improvements: Residential Property
GWENDOLYN A. JACKSON, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF NEDATOR CUNNINGHAM; BARBARA CUNNINGHAM A/K/A BARBARA A. CUNNINGHAM, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF ROBERT CUNNINGHAM C.P. March Term, 2016 No. 03389 \$13,568.83 Phelan Hallinan Diamond & Jones, LLP

1612-390

815 North 6th Street 19123-2103 5th wd. 1260 Sq Ft OPA#056249407 Improvements: Residential Property
BENJAMIN F. PETERSON, III A/K/A BENJAMIN F. PETERSON C.P. March Term, 2016 No. 02014 \$110,485.06 Phelan Hallinan Diamond & Jones, LLP

1612-391

2139 Magee Avenue 19149-2314 54th wd. 1246 Sq Ft OPA#541138100 Improvements: Residential Property
OLGA JUNE FELDMAN C.P. December Term, 2015 No. 02590 \$121,431.71 Phelan Hallinan Diamond & Jones, LLP

1612-392

413 West Cayuga Street 19140-2432 7th wd. 1152 Sq Ft OPA#072253000 Improvements: Residential Property
LUCINDA SNIPES AND LULINDA SNIPES C.P. March Term, 2016 No. 02616 \$16,657.82 Phelan Hallinan Diamond & Jones, LLP

1612-393

4738 "D" Street a/k/a 4738 D Street 19120-4536 42nd wd. 1650 Sq Ft OPA#421455900 Improvements: Residential Property
MIGUEL A. MORENO C.P. November Term, 2015 No. 01670 \$40,626.55 Phelan Hallinan Diamond & Jones, LLP

1612-394

2622 South Carlisle Street 19145-4620 26th wd. 1110 Sq Ft OPA#261137300 Improvements: Residential Property
PHYLLIS M. VALENTINO A/K/A PHYLLIS M. CASTELLI C.P. July Term, 2014 No. 03996 \$79,585.21 Phelan Hallinan Diamond & Jones, LLP

1612-395

5921 Belmar Terrace 19143-5210 3rd wd. 1150 Sq Ft OPA#034104000 Improvements: Residential Property
BARRY FITZGERALD C.P. December Term, 2006 No. 02794 \$38,294.62 Phelan Hallinan Diamond & Jones, LLP

1612-396

400-16 South 2nd Street Unit 416A 19147 5th wd. 668 Sq Ft OPA#888030338 Improvements: Residential Property
DOMINIC DIVENTURA C.P. April Term, 2015 No. 02340 \$218,478.20 Phelan Hallinan Diamond & Jones, LLP

1612-397

1400 Kings Place 19122-3415 20th wd. 1720 Sq Ft OPA#202223600 Improvements: Residential Property
PRESTON WAKEFIELD, JR., IN HIS CA-

SHERIFF'S SALE

PACITY AS HEIR AND HEIR OF THE ESTATE OF PRESTON WAKEFIELD, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PRESTON WAKEFIELD, SR., DECEASED; LEONARD WAKEFIELD, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF PRESTON WAKEFIELD, SR. C.P. May Term, 2012 No. 00269 \$142,426.59 Phelan Hallinan Diamond & Jones, LLP

1612-398

3051 North Bambrey Street 19132 38th wd. 940 Sq Ft OPA#381116500 Improvements: Residential Property
FERNANDO J. PRESS AND WANDA M. PRESS A/K/A WANDA MARIA PRESS A/K/A WANDA MARIA SCREEN C.P. February Term, 2016 No. 04923 \$27,855.54 Phelan Hallinan Diamond & Jones, LLP

1612-400

5657 Boyer Street 19138-1732 12th wd. 1200 Sq Ft OPA#122254400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LUTHER ALLEN, DECEASED C.P. April Term, 2016 No. 03384 \$47,039.36 Phelan Hallinan Diamond & Jones, LLP

1612-401

1627 East Gowen Avenue 19150-1007 50th wd. 1320 Sq Ft OPA#501492700 Improvements: Residential Property
WANDA FARLOW C.P. April Term, 2016 No. 00547 \$105,660.53 Phelan Hallinan Diamond & Jones, LLP

1612-402

3509 Sheffield Avenue a/k/a 3509 Sheffield Street 19136-3518 64th wd. 1432 Sq Ft OPA#642226900 Improvements: Residential Property
ILHAM DRAISSI AND MOUNIR DRAISSI C.P. October Term, 2015 No. 00152 \$176,498.80 Phelan Hallinan Diamond & Jones, LLP

1612-403

41 East Walnut Lane 19144-2002 59th wd. 2056 Sq Ft OPA#592069700 Improvements: Residential Property
LEROY N. BROWN A/K/A LEROY BROWN C.P. February Term, 2016 No. 04702 \$175,331.30 Phelan Hallinan Diamond & Jones, LLP

1612-404

4902 Woodcrest Avenue 19131-2612 52nd wd. 1435 Sq Ft OPA#521169400 Improvements: Residential Property
EVELYN ORJI C.P. August Term, 2009 No. 03673 \$119,646.79 Phelan Hallinan Diamond & Jones, LLP

1612-405

1504 South 24th Street 19145 36th wd. 1248 Sq Ft OPA#364142300 Improvements: Residential Property
GEORGE J. RECHNER, JR. C.P. April Term, 2016 No. 02410 \$47,539.58 Phelan Hallinan Diamond & Jones, LLP

1612-406

907 Disston Street 19111-4416 53rd wd. 1369 Sq Ft OPA#532204100 Improvements: Residential Property
ELENA PAU AND STELUCA BUKUR C.P. April Term, 2016 No. 02452 \$132,099.69 Phelan Hallinan Diamond & Jones, LLP

1612-407

7513 Brentwood Road 19151-2104 34th wd. 1120 Sq Ft OPA#343228400 Improvements: Residential Property
SALIMA THOMPSON C.P. October Term, 2013 No. 00024 \$104,025.99 Phelan Hallinan Diamond & Jones, LLP

1612-408

2346 South Marshall Street 19148-3849 39th wd. 840 Sq Ft OPA#393136700 Improvements: Residential Property
SETH L. MAILE C.P. July Term, 2015 No. 02210 \$116,595.10 Phelan Hallinan Diamond & Jones, LLP</

SHERIFF'S SALE

Warnock Street 19141 49th wd. 1365 Sq Ft OPA#492204900 Improvements: Residential Property
NIKIYA NEWTON AS EXECUTRIX OF THE ESTATE OF HAROLD J. JOHNSON, DECEASED C.P. April Term, 2016 No. 01012 \$81,213.02 KML Law Group, P.C.

1612-412

5131 North 16th Street 19141 17th wd. 1480 Sq Ft OPA#172117000 Improvements: Residential Property
ALBERTA JENKINS AND ROSALIND JENKINS C.P. October Term, 2013 No. 02374 \$38,380.04 KML Law Group, P.C.

1612-413

1812 South Newkirk Street 19145 48th wd. 991.2 Sq Ft OPA#482367200 Improvements: Residential Property
KIM CARTER C.P. November Term, 2015 No. 04147 \$50,351.21 KML Law Group, P.C.

1612-414

7313 Pittville Avenue 19126 10th wd. 1275 Sq Ft OPA#101059700 Improvements: Residential Property
VERNON MOORE C.P. March Term, 2016 No. 02495 \$90,865.37 KML Law Group, P.C.

1612-415

1860 Widener Place 19141 17th wd. 1360 Sq Ft OPA#171186700 Improvements: Residential Property
CHERYL GRANDY C.P. February Term, 2015 No. 02055 \$121,930.99 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-416

5709 North 3rd Street 19120 61st wd. 2500 Sq Ft OPA#612384900 Improvements: Residential Property
LEROY N. BROWN, SR. C.P. June Term, 2015 No. 03392 \$118,013.72 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1612-417

135 East Westmoreland Street 19134 7th wd. 1096 Sq Ft OPA#073235200 Improvements: Residential Property
ANTONIO SILVA C.P. November Term, 2015 No. 00425 \$85,788.39 KML Law Group, P.C.

1612-418

12603 Dunksferry Road a/k/a 12603 Dunks Ferry Road 19154 66th wd. 1825 Sq Ft OPA#663148800 Improvements: Residential Property
CHARLES J. SHORTEN AND ROBIN SHORTEN C.P. January Term, 2011 No. 03697 \$209,242.19 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-419

6223 Revere Street 19149 62nd wd. 1368 Sq Ft OPA#621558800 Improvements: Residential Property
WILLIAM J. WELCH, JR. C.P. January Term, 2016 No. 01260 \$40,952.90 KML Law Group, P.C.

1612-420

155 East Meehan Avenue a/k/a 155 Meehan Avenue 19119 22nd wd. 2179 Sq Ft OPA#222094400 Improvements: Residential Property
JAYNE MARIE YOUNG C.P. March Term, 2011 No. 02965 \$143,209.86 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-421

6545 Wyncote Avenue 19138 10th wd. BRT#102091000
CHRISTINE M. JACKSON (DECEASED) C.P. April Term, 2012 No. 02938 \$192,175.10 Emmanuel J. Argentieri, Esq.

1612-422

750 West Cheltenham Avenue a/k/a 6855 North Franklin Street 19126-1300 61st wd. Beginning Point: Situate on the Southwesterly side of Harrison St (fifty feet wide) in Frankford. OPA#611462800 Improvements: Det 2 Sty Stone
LAWRENCE WITHERSPOON AND MICHELLE MCDONALD-WITHERSPOON C.P. April Term, 2015 No. 01111 \$279,381.83 Richard J. Nalbandian, III, Esq.

1612-423

1928 East Cambria Street 19134 25th wd. 1520 Sq Ft BRT#252084300 Improvements: Residential Dwelling
OLABISI K. LANIYA C.P. February Term, 2016 No. 00273 \$28,273.72 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1612-424

5523 North American Street 19120-2826 42nd wd. 3250 Sq Ft BRT#42-2-4215-00; PRCL#123N8-80 Improvements: Residential Dwelling
JORGE V. MALDONADO C.P. July Term, 2014 No. 01745 \$27,565.70 Powers, Kim & Associates, LLC

1612-425

6069 Kingsessing Avenue 19142-1431 40th

SHERIFF'S SALE

wd. 1148 Sq Ft BRT#401255000 Improvements: Row 2 Sty Masonry
SANDRA J. SMITH A/K/A SANDRA SMITH C.P. February Term, 2016 No. 00782 \$50,772.45 Milstead & Associates, LLC

1612-426

2227 North 54th Street 19131 52nd wd. 19200 Sq Ft BRT#521363300 Improvements: Residential Dwelling
RAMONA DEREFF C.P. February Term, 2015 No. 02185 \$326,388.58 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1612-427

7053 Reedland Street 19142-1715 40th wd. 1110 Sq Ft BRT#406211700 Improvements: Row B/gar 2 Sty Masonry
VENUS GACHELIN C.P. May Term, 2015 No. 01609 \$34,152.61 Milstead & Associates, LLC

1612-428

4981 North 2nd Street 19120 42nd wd. 943 Sq Ft BRT#422397800 Improvements: Row 2 Sty Masonry
JOHN G. CAMPBELL C.P. January Term, 2016 No. 03013 \$72,276.05 Milstead & Associates, LLC

1612-429

2613 Southampton Road 19116-1526 58th wd. 9360 Sq Ft BRT#583068400 Improvements: Det W/d Gar 1.5 Sty Frame
ELIZABETH ORTIZ C.P. June Term, 2015 No. 01354 \$340,470.80 Milstead & Associates, LLC

1612-430

1409-13 North 76th Street, Unit 4C 19151 34th wd. BRT#888340015 Improvements: Res Condo 2 Sty Masonry
N'NEKA TRUEHART C.P. April Term, 2015 No. 01731 \$59,237.52 Milstead & Associates, LLC

1612-431

4109 Salem Street 19124-4624 23rd wd. 588 Sq Ft BRT#232501000 Improvements: Row 2 Sty Masonry
MICHAEL KUDERS C.P. April Term, 2016 No. 00863 \$40,958.90 Milstead & Associates, LLC

1612-432

507 Burgess Street 19116-2801 58th wd. 6099 Sq Ft BRT#582242000 Improvements: Det 1.5 Sty Frame
RANDOLPH M. HOSEAR AND KRISTINE M. HOSEAR C.P. February Term, 2012 No. 00949 \$219,468.59 Milstead & Associates, LLC

1612-433

6764 Marsden Street 19135-2226 41st wd. 1120 Sq Ft BRT#41-2-3720-00; PRCL#115 N 5-409 Improvements: Residential Dwelling
MICHAEL VALENTINO C.P. February Term, 2015 No. 00031 \$69,252.72 Powers, Kim & Associates, LLC

1612-434

5033 Knox Street 19144-3637 12th wd. 2670 Sq Ft BRT#12-3179100; PRCL#47 N 23-240 Improvements: Residential Dwelling
MAGDALENA LEBRON C.P. September Term, 2012 No. 03471 \$129,221.68 Powers, Kim & Associates, LLC

1612-435

698 Mayfair Street 19120-2646 35th wd. 2658 Sq Ft BRT#351066400; PRCL#148N17-0130 Improvements: Residential Dwelling
ANH T. LAM C.P. January Term, 2016 No. 00157 \$57,269.07 Powers, Kim & Associates, LLC

1612-436

614 Adams Avenue 19120-2112 35th wd. Beginning Point: Situate on the Southwesterly side of Adams Avenue (100 ft wide) at the distance of seven hundred six feet eleven and one-half inches Northwestwardly side of Tabor Rd OPA#351006700 Improvements: Row B/gar 2 Sty Masonry
TINA LLOYD A/K/A TINA LAVETTE MORRISON C.P. May Term, 2015 No. 00491 \$159,682.00 Richard J. Nalbandian, III, Esq.

1612-437

3442 Reach Street 19134 33rd wd. BRT#331315500
LAWRENCE WEINMANN, JR. (DECEASED) C.P. April Term, 2014 No. 02320 \$82,792.53 Michael F.J. Romano, Esq.

1612-438

3825 Fairdale Road 19154-3433 BRT#662573000 Improvements: Residential Dwelling
RICHARD GEPHART, JR. C.P. January Term, 2016 No. 00524 \$174,212.03 Powers, Kim & Associates, LLC

1612-439

1915 South Norwood Street 19145 48th wd. 722 Sq Ft OPA#482143800 Improvements: Residential Property
WAYNE J. WATERS, SR. C.P. March Term, 2016 No. 02036 \$57,317.96 KML Law Group, P.C.

SHERIFF'S SALE

1612-440
546 North Vodges Street 19131 4th wd. 945 Sq Ft OPA#041194400 Improvements: Residential Property
LOUIS VICKS C.P. October Term, 2013 No. 00193 \$64,107.74 KML Law Group, P.C.

1612-441

4816 North Sydenham Street a/k/a 4816 Sydenham Street 19141 13th wd. 1375 Sq Ft OPA#132095100 Improvements: Residential Property
MARY E. DEARRY C.P. July Term, 2016 No. 01256 \$58,361.32 KML Law Group, P.C.

1612-442

4938 D Street 19120 42nd wd. ROW 2 STY MASONRY; 1240 Sq Ft BRT#421459700 Improvements: Residential Dwelling
VIRGINIA BETTS A/K/A VIRGINIA B. BETTS C.P. February Term, 2016 No. 00546 \$84,671.28 McCabe, Weisberg & Conway, P.C.

1612-443

6510 Allman Street 19142 40th wd. 828 Sq Ft BRT#403104800 Improvements: Residential Dwelling
DARYL S. DOUGLAS C.P. June Term, 2016 No. 02866 \$40,542.51 Udren Law Offices, P.C.

1612-444

3973 Lankenau Avenue 19131 52nd wd. 2100 Sq Ft OPA#521437600 Improvements: Residential Property
KRISTINE F. PEART A/K/A KRISTINE F. PONDS C.P. January Term, 2016 No. 02183 \$136,765.67 KML Law Group, P.C.

1612-445

8640 Gilbert Street 19150 50th wd. 1440 Sq Ft OPA#502123400 Improvements: Residential Property
JAMES MOSLEY C.P. February Term, 2016 No. 01575 \$119,728.66 KML Law Group, P.C.

1612-446

1223 Kenwyn Street 19124 62nd wd. 1198 Sq Ft OPA#621013200 Improvements: Residential Property
BERNADETTE Y. TANNER A/K/A BERNADETTE TANNER AND WILLIE JAMES TAYLOR C.P. September Term, 2015 No. 03251 \$78,518.33 KML Law Group, P.C.

1612-447

4029 Maywood Street 19124-5331 33rd wd. 900 Sq Ft OPA#332483900 Improvements: Residential Property
MAGLYN E. MELENDEZ C.P. November Term, 2007 No. 00227 \$49,613.79 KML Law Group, P.C.

1612-448

4357 O Street 19124 33rd wd. 1600 Sq Ft OPA#332557700 Improvements: Residential Property
ANNA MCCREADY C.P. February Term, 2016 No. 05056 \$86,959.42 KML Law Group, P.C.

1612-449

12484 Sweet Briar Road 19154 66th wd. 1930 Sq Ft OPA#663182900 Improvements: Residential Property
CHRISTINA M. GALANAUGH AND DANIEL R. GALANAUGH, JR. C.P. February Term, 2016 No. 04539 \$238,410.26 KML Law Group, P.C.

1612-450

3144 Unruh Avenue 19149 55th wd. 1760 Sq Ft OPA#51142700 Improvements: Residential Property
ALBERT J. GALZARANO, III; UNITED STATES OF AMERICA C.P. November Term, 2013 No. 02663 \$97,722.40 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1612-451

2507 South 68th Street 19142 40th wd. 1112 Sq Ft OPA#40-6090800 Improvements: Residential Property
CHERIF HAIDARABEN C.P. March Term, 2014 No. 02180 \$106,967.93 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1612-452

6338 Leonard Street 19149 62nd wd. 1511 Sq Ft OPA#621514400 Improvements: Residential Property
CHRISTINA J. BAUER A/K/A CHRISTINA BAUER; ROBERT C. HILSEE AND DIANNE HILSEE C.P. June Term, 2015 No. 04009 \$108,532.77 Justin F. Kobeski, Esq.; Manley Deas Kochalski LLC

1612-453

7036 Jackson Street 19135 55th wd. 2246 Sq Ft OPA#552471400 Improvements: Residential Property
MARIA T. HAFF, SOLELY IN HER CAPACITY AS HEIR OF ROBERT M. BUDANO, DECEASED; CHRISTY M. SKALE, SOLELY IN HER CAPACITY AS HEIR OF ROBERT M. BUDANO, DECEASED C.P. February Term, 2016 No. 02361 \$70,574.35 KML Law Group, P.C.

SHERIFF'S SALE

1612-454
1204 Unruh Avenue 19111 53rd wd. 1731 Sq Ft OPA#532059400 Improvements: Residential Property
LEVI BENJAMIN C.P. August Term, 2015 No. 04407 \$120,725.67 KML Law Group, P.C.

1612-455

1451 Conlyn Street 19141 17th wd. 1360 Sq Ft OPA#171139900 Improvements: Residential Property
KIMBERLY NELSON, SOLELY IN HER CAPACITY AS HEIR OF BURRELL ANDERSON, DECEASED C.P. March Term, 2015 No. 02571 \$108,812.49 KML Law Group, P.C.

1612-456

269 South 57th Street 19139 46th wd. 1296 Sq Ft (Land); 1484 Sq Ft (Improvement) BRT#604244000 Improvements: Residential Real Estate
MARILYN A. HALL SPIVEY AND ELIZABETH SPIVEY C.P. March Term, 2016 No. 003099 \$106,949.41 Stern & Eisenberg, P.C.

1612-457

2628 East York Street a/k/a 2628 York Street 19125 31st wd. 756 Sq Ft OPA#313151600 Improvements: Residential Property
PATRICK FOSTER C.P. March Term, 2016 No. 02629 \$52,004.92 KML Law Group, P.C.

1612-458

4512 Van Kirk Street 19135-4035 41st wd. 1320 Sq Ft OPA#411091100 Improvements: Residential Property
THAMER ZAKI SEOUDI A/K/A THAMER SAKI SEOUDI AND ARLENE M. SEOUDI C.P. April Term, 2016 No. 01361 \$42,461.17 Phelan Hallinan Diamond & Jones, LLP

1612-459

540 East Walnut Lane 19144 59th wd. 1140 Sq Ft OPA#592067700 Improvements: Residential Property
PRISCILLA PETTWAY C.P. June Term, 2015 No. 01043 \$83,325.33 KML Law Group, P.C.

1612-461

4662 Edmund Street 19124 23rd wd. 1398 Sq Ft OPA#232387200 Improvements: Residential Property
THE UNKNOWN HEIRS OF MADELINE HILL, DECEASED; DIANE MORGAN, SOLELY IN HER CAPACITY AS HEIR OF MADELINE HILL, DECEASED; DORSE COTTOM, SOLELY IN HER CAPACITY AS HEIR OF MADELINE HILL, DECEASED; JUANITA GARDNER, SOLELY IN HER CAPACITY AS HEIR OF MADELINE HILL, DECEASED; PATRICIA HILL, SOLELY IN HER CAPACITY AS HEIR OF MADELINE HILL, DECEASED; WILLIAM HILL, SOLELY IN HIS CAPACITY AS HEIR OF MADELINE HILL, DECEASED; MERLIN HILL, SOLELY IN HIS CAPACITY AS HEIR OF MADELINE HILL, DECEASED; ANN LUCAS, SOLELY IN HER CAPACITY AS HEIR OF MADELINE HILL, DECEASED; JOHN HILL, SOLELY IN HIS CAPACITY AS HEIR OF MADELINE HILL, DECEASED C.P. December Term, 2013 No. 00471 \$36,841.79 KML Law Group, P.C.

1612-462

745 North 63rd Street 19151-3804 34th wd. 2500 Sq Ft BRT#342359900 Improvements: Residential Real Estate
MAURICE THOMAS A/K/A MAURICE R. THOMAS C.P. April Term, 2016 No. 02216 \$193,556.63 Stern & Eisenberg, P.C.

1612-463

1531 South 24th Street 19146-4131 36th wd. 1536 Sq Ft OPA#364135900 Improvements: Residential Property
DIANE MCDANIEL C.P. April Term, 2016 No. 01362 \$104,555.11 Phelan Hallinan Diamond & Jones, LLP

1612-464

5846 Washington Avenue 19143 46th wd. BRT#033115300
ROLAND GREEN (DECEASED) C.P. June Term, 2014 No. 02828 \$122,163.75 Emmanuel J. Argentieri, Esq.

1612-465

5220 East Roosevelt Boulevard 19124 35th wd. 1583 Sq Ft OPA#351030000 Improvements: Residential Property
SAMARA AHMAD A/K/A SAMARA S. AHMAD C.P. April Term, 2016 No. 00983 \$125,502.62 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-466

537 Carpenter Street 19147 2nd wd. 972 Sq Ft OPA#021066700 Improvements: Residential Property
THERESA M. COLAIZZO AND MICHAEL V. COLAIZZO C.P. March Term, 2016 No. 01254 \$366,021.01 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

SHERIFF'S SALE

1612-467
1124 Marlborough Street 19125-4139 18th wd. OPA#181055000 Improvements: Residential Property
LOUIS MOORE AND CHRISTIE MOORE C.P. April Term, 2010 No. 03816 \$164,981.32 Phelan Hallinan Diamond & Jones, LLP

1612-468

2601 Pennsylvania Avenue, Unit 945 19130 9th wd. 954 Sq Ft BRT#888073154 Subject to Mortgage Improvements: Res Condo .5 Sty Masonry
YONGPING WANG & MALGORZATA WCISLO C.P. June Term, 2016 No. 00837 \$23,453.59 Michelle J. Stranen, Esq.

1612-469

1522 Mayland Street a/k/a 1522 East Maryland Street 19138-1120 10th wd. 1250 Sq Ft OPA#102252500 Improvements: Residential Property
NICHOLE RENEE LOVE A/K/A NICOLE LOVE C.P. August Term, 2014 No. 00696 \$68,475.83 Phelan Hallinan Diamond & Jones, LLP

1612-471

2222 Trenton Avenue 19125-2014 31st wd. 1417 Sq Ft BRT#311207400 Improvements: Residential Dwelling
MARGARET MARY SICILIANO A/K/A MARGARET MONAHAN C.P. December Term, 2015 No. 00714 \$104,895.15 Law Office of Gregory Javardian, LLC

1612-472

3053 Winchester Avenue 19136-1805 57th wd. 2258 Sq Ft OPA#571010700 Improvements: Residential Property
THOMAS MADISON A/K/A THOMAS J. MADISON AND KRISTEN L. MADISON C.P. June Term, 2012 No. 00059 \$298,232.09 Phelan Hallinan Diamond & Jones, LLP

1612-473

1213 North 25th Street 19121-4822 29th wd. 1072 Sq Ft BRT#291324200 Subject to Mortgage Improvements: Residential Dwelling
JOSE L. REYES AND CASSANDRA LOVE C.P. November Term, 2013 No. 02094 \$96,921.74 Law Office of Gregory Javardian, LLC

1612-474

144 Covington Road 19120-1004 61st wd. 2304 Sq Ft BRT#611441700 Improvements: Residential Dwelling
NICOLE ALLEN C.P. January Term, 2016 No. 00295 \$92,501.34 Law Office of Gregory Javardian, LLC

1612-475

7808 Buist Avenue 19153-1701 40th wd. 3188 Sq Ft BRT#405756106 Improvements: Residential Dwelling
SIMPSON LEE C.P. October Term, 2015 No. 01981 \$26,269.73 Law Office of Gregory Javardian, LLC

1612-476

5622 Arlington Street 19131 52nd wd. 1680 Sq Ft BRT#522059500 Improvements: Residential Dwelling
RHONDA HICKS C.P. September Term, 2014 No. 04396 \$96,090.34 Law Office of Gregory Javardian, LLC

1612-477

129 East Walnut Lane Lot 8 a/k/a 135 East Walnut Lane, Unit B 19144 22nd wd. 2425 Sq Ft BRT#592071780 Improvements: Row 2 Sty Masonry
EARLEEN

SHERIFF'S SALE

1612-482
3253 Disston Street 19149-2021 55th wd. 1104 Sq Ft OPA#551315400 Improvements: Residential Property
 DANA RODGERS C.P. April Term, 2016 No. 01170 \$146,252.65 Phelan Hallinan Diamond & Jones, LLP

1612-484
7025 Passyunk Avenue 19142 40th wd. On the N side of Passyunk Ave; 20 ft 0 in from the W side of Holbrook St; Front: 16' Depth: 50' OPA#40630000
 SALLIE WILKS, DECEASED C.P. February Term, 2016 No. 02950 \$99,010.45 Lois M. Vitti, Esq.

1612-485
4551 North Smedley Street a/k/a 4551 Smedley Street 19140 13th wd. 1246 Sq Ft OPA#132131200 Improvements: Residential Property
 CAROLYN SMITH C.P. March Term, 2016 No. 02609 \$59,560.93 KML Law Group, P.C.

1612-486
4043 Dungan Street 19124-5316 33rd wd. 1232 Sq Ft OPA#332420700 Improvements: Residential Property
 JAMES J. DUTILL, JR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF THOMAS J. COUSIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THOMAS J. COUSIN, DECEASED C.P. April Term, 2016 No. 00882 \$24,388.55 Phelan Hallinan Diamond & Jones, LLP

1612-487
1244 Ellsworth Street 19147 2nd wd. 752 Sq Ft OPA#021207100 Improvements: Residential Property
 CATHERINE AVERSA C.P. April Term, 2013 No. 04227 \$469,144.78 KML Law Group, P.C.

1612-488
4227 Marple Street 19136-3608 65th wd. 1046 Sq Ft OPA#651104700 Improvements: Residential Property
 GEORGE H. CRANE A/K/A GEORGE H. CRANE, II C.P. February Term, 2015 No. 02498 \$118,423.54 Phelan Hallinan Diamond & Jones, LLP

1612-489
1453 West End Drive 19151-2232 34th wd. 3083 Sq Ft BRT#344431800 Improvements: Row B/gar 2 Sty Masonry
 BARBARA AYN LILLEY C.P. August Term, 2014 No. 01460 \$119,742.99 Milstead & Associates, LLC

1612-490
6518 North Smedley Street a/k/a 6518 Smedley Street 19126 17th wd. 1360 Sq Ft OPA#172174200 Improvements: Residential Property
 GWENDOLYN HAWKINS C.P. March Term, 2016 No. 02975 \$96,550.02 KML Law Group, P.C.

1612-491
7307 Brookhaven Road 19151-2206 34th wd. 1120 Sq Ft OPA#344153200 Improvements: Residential Property
 WILLIAM WALKER AND SHEILA MARSHALL A/K/A SHEILA WALKER C.P. April Term, 2014 No. 02674 \$69,876.96 Phelan Hallinan Diamond & Jones, LLP

1612-492
5640 Thomas Avenue 19143-4645 51st wd. 1230 Sq Ft OPA#513092300 Improvements: Residential Property
 RICHARD NEAL C.P. January Term, 2016 No. 01126 \$51,396.42 Phelan Hallinan Diamond & Jones, LLP

1612-493
5740 North Front Street 19120-2404 61st wd. 1615 Sq Ft BRT#612469400 Improvements: Row B/gar 2 Sty Masonry
 SENQUETTA HUNTER DOUGLAS A/K/A SENQUETTA H. DOUGLAS C.P. January Term, 2011 No. 01432 \$135,265.36 Milstead & Associates, LLC

1612-494
6132 Tulip Street 19135-4224 41st wd. 1056 Sq Ft OPA#411426300 Improvements: Residential Property
 DANA PRICE-SKERRETT C.P. August Term, 2013 No. 01473 \$130,953.55 Phelan Hallinan Diamond & Jones, LLP

1612-495
2321 East Somerset Street 19134-4227 25th wd. BRT#252032200 Improvements: Row 2 Sty Masonry
 EMANUEL RODRIGUEZ AND MARIA RODRIGUEZ C.P. June Term, 2015 No. 04269 \$83,513.27 Milstead & Associates, LLC

1612-496
1324 Wellington Street 19111-4229 53rd wd. 5500 Sq Ft BRT#532339300 Improvements: Det W/d Gar 1.5 Sty Mason
 ELIZABETH THOMAS AND THOMAS-

SHERIFF'S SALE

KUTTY MATHEW C.P. July Term, 2015 No. 02579 \$90,463.77 Milstead & Associates, LLC

1612-497
337 East High Street 19144 59th wd. SEMI/DET 2 STY MASONRY; 1650 Sq Ft BRT#592042400 Improvements: Residential Dwelling
 PATRICIA A. HONESTY, KNOWN SURVIVING HEIR OF WILLIAM ERASTUS HONESTY, DECEASED MORTGAGOR AND REAL OWNER; MICHELE HONESTY YOUNG, KNOWN SURVIVING HEIR OF WILLIAM ERASTUS HONESTY, DECEASED MORTGAGOR AND REAL OWNER; WILLIAM E. HONESTY, KNOWN SURVIVING HEIR OF WILLIAM ERASTUS HONESTY, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF WILLIAM ERASTUS HONESTY, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2015 No. 02041 \$125,909.92 McCabe, Weisberg & Conway, P.C.

1612-498
9140 Ellie Drive 19114-2857 57th wd. Land Area: 3302 Sq Ft BRT#572365703 Improvements: Apt 2-4 Units 2 Sty Mason
 PATRICIA A. VALENTINE A/K/A PATRICIA VALENTINE; JOHN A. CANN, JR. A/K/A JOHN CANN C.P. October Term, 2015 No. 02526 \$27,263.41 Milstead & Associates, LLC

1612-499
4625 Kendrick Street 19136 65th wd. ROW B/GAR 2 STY MASONRY; 1296 Sq Ft BRT#652072500 Improvements: Residential Dwelling
 MELISSA J. KELLER AND FAITH KELLER C.P. January Term, 2016 No. 02882 \$125,483.15 McCabe, Weisberg & Conway, P.C.

1612-500
3215 Haverford Avenue 19104 24th wd. ROW 3 STY MASONRY; 2067 Sq Ft BRT#242042300 Improvements: Residential Dwelling
 TAMARA DEWAR C.P. June Term, 2016 No. 03389 \$401,337.68 McCabe, Weisberg & Conway, P.C.

1612-501
7237 North 20th Street 19138 10th wd. ROW B/GAR 2 STY MASONRY; 1248 Sq Ft BRT#101155800 Improvements: Residential Dwelling
 UNKNOWN SURVIVING HEIRS OF LOUISE H. ROGERS, DECEASED MORTGAGOR AND REAL OWNER; ROXANA ROGERS, KNOWN SURVIVING HEIR OF LOUISE H. ROGERS, DECEASED MORTGAGOR AND REAL OWNER C.P. February Term, 2016 No. 01271 \$70,111.42 McCabe, Weisberg & Conway, P.C.

1612-502
215 Buckingham Place 19104-2920 27th wd. 1493 Sq Ft BRT#272136800 Improvements: S/d Conv Apt 3 Sty Mason
 EDGARDO B. EBORA; EVELYN B. EBORA; JOSEPH S. DIAZ A/K/A JOSEPH SEAN DIAZ; EVANGELYN E. DIAZ C.P. May Term, 2015 No. 03341 \$373,881.26 Milstead & Associates, LLC

1612-503
6848 Grebe Place 19142-2527 40th wd. 1296 Sq Ft BRT#406575300 Improvements: Residential Dwelling
 EDWARD N. SCARBOROUGH, INDIVIDUALLY AND AS HEIR OF J. PATRICIA SCARBOROUGH A/K/A PATRICIA SCARBOROUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER J. PATRICIA SCARBOROUGH A/K/A PATRICIA SCARBOROUGH, DECEASED C.P. October Term, 2015 No. 01969 \$143,493.64 Powers, Kim & Associates, LLC

1612-504
2049 East Cheltenham Avenue a/k/a 2049 Cheltenham Avenue 19138-3043 17th wd. 1952 Sq Ft OPA#871522750 Improvements: Residential Property
 RUFUS E WEARY C.P. August Term, 2009 No. 00627 \$165,617.24 Phelan Hallinan Diamond & Jones, LLP

1612-505
4060 Howland Street 19124-5313 33rd wd. 964 Sq Ft BRT#33-2-3660-00 Improvements: Row 2 Sty Masonry
 RUTH COLON C.P. November Term, 2015 No. 00040 \$52,454.51 Milstead & Associates, LLC

1612-506
1134 Gerritt Street 19147-5604 1st wd. 1176 Sq Ft OPA#012421900 Improvements: Residential Property
 RICHARD NASUTI C.P. August Term, 2015 No. 01156 \$158,207.47 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1612-507
5925 North Beechwood Street 19138 17th wd. 1260 Sq Ft BRT#172496800 Improvements: Residential Real Estate
 TONI BEY AND FRANK B. BEY C.P. October Term, 2015 No. 01043 \$37,832.01 Stern & Eisenberg, P.C

1612-508
7300 Cresheim Road, Unit C-14 19119 9th wd. 1019 Sq Ft; All that certain Unit designated as Unit B-9 bein a unit in "Cresheimbrook Condominium", a Condominium located at 7302 Creshei Rd, in the 9th Ward of the City of Philadelphia, Commonwealth of Pennsylvania, as designated in the Declaration creating and establishing Cresheimbrook Condominium, dated April 3, 1979 and recorded in the Department of Records, in and for the County of Philadelphia, April 16, 1979 in Deed Book Doc 1924m page 454, and an amended declaration creating and establishing Cresheimbrook Condominium, dated April 10, 1979, and recorded as aforesaid on May 11, 1979, in Deed Book Doc 1949 Page 029, and in the Declaration Plan of Cresheimbrook Condominium Dated April 3, 1979, and recorded as aforesaid on April 16, 1979 in Deed Book Doc 1924 Page 478. BRT#88-8-200034 Subject to Mortgage Improvements: Residential Condominium
 VALYRIE PATTON C.P. February Term, 2016 No. 01653 \$2,417.96 Hal A. Barrow, Esq.

1612-509
2201-09 Arch Street Unit 122 19103 8th wd. 1274 Sq Ft; All that certain unit in the property known named and identified as The Arches, a Condominium located in the 8th Ward of the City and County of Philadelphia Commonwealth of Pennsylvania which as heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. Sec. 3101 et seq by the recording in the Philadelphia Department of Records of a Declaration and Plan attached hereto dated 4/11/1985 and recorded on 4/11/1985 in Deed Book FHS 119 page 551, being designated as Unit No. 122 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.5%. PRCL#88-8-0840-97 Improvements: Residential Condominium
 LAWRENCE C. ROBINSON C.P. January Term, 2012 No. 04177 \$27,355.68 Hal A. Barrow, Esq.

1612-510
11809 Academy Road, Unit E5 19154 66th wd. 1326 Sq Ft OPA#888660388 Improvements: Condominium
 THE UNKNOWN HEIRS OF ROBERTA WILLIAMS, DECEASED AND DAVID E. WILSON, SOLELY AS HEIR TO ROBERTA WILLIAMS, DECEASED C.P. January Term, 2015 No. 00376 \$177,886.78 Richard M. Squire & Associates, LLC

1612-511
612 Moss Street 19139 6th wd. 2664 Sq Ft OPA#061322800 Improvements: Residential Property
 IRISH F. PORTER C.P. March Term, 2016 No. 02318 \$77,831.38 Richard M. Squire & Associates, LLC

1612-512
9199 Ryerson Road 19114 57th wd. 4550 Sq Ft OPA#572197250 Improvements: Residential Property
 ERNEST O. TANO H C.P. April Term, 2016 No. 00356 \$209,509.17 Richard M. Squire & Associates, LLC

1612-513
1915 East Cambria Street 19134 25th wd. 1275 Sq Ft OPA#252099900; BRT#22N06-136 Improvements: Residential Dwelling
 HERBERT S. PHARO, KNOWN HEIR OF MARILYN PHARO, KNOWN HEIR OF EMERSON C. BENDER AND MILDRED A. BENDER; JOANNE MACKIN, KNOWN HEIR OF EMERSON C. BENDER AND MILDRED A. BENDER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EMERSON C. BENDER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILDRED PHARO, KNOWN HEIR OF EMERSON C. BENDER AND MILDRED A. BENDER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EMERSON C. BENDER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILDRED A. BENDER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EMERSON C. BENDER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILDRED A. BENDER C.P. November Term, 2015 No. 03201 \$40,246.45 Udren Law Offices, P.C.

1612-514
6548 Windsor Avenue 19142 40th wd. 1600 Sq Ft BRT#40-34382-00 Improvements: Residential Dwelling
 RICHARD B. MACK C.P. February Term,

SHERIFF'S SALE

2016 No. 04459 \$71,239.76 Udren Law Offices, P.C.

1612-515
13035 Blakeslee Court, Unit B 19116-1054 1704 Sq Ft BRT#888583220 Improvements: Residential Dwelling
 EUGENE YENTIN C.P. July Term, 2015 No. 01526 \$178,893.03 Powers, Kim & Associates, LLC

1612-516
1102 East Haines Street 19138 8th wd. S/D W/B GAR 2 STY STONE; 1895 Sq Ft BRT#591165000 Subject to Mortgage Improvements: Residential Dwelling
 COLUMBUS WILLIAMS AND NAOMI L. WILLIAMS C.P. August Term, 2015 No. 00381 \$136,001.10 McCabe, Weisberg & Conway, P.C.

1612-517
1961 Ashley Street a/k/a 1961 Ashley Road 19138-2726 10th wd. 1412 Sq Ft OPA#101368700 Improvements: Residential Property
 KEVIN TROY LOFTON, JR.; MICHELLE DESILVA, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF CELESTE G. LEWIS C.P. April Term, 2016 No. 02358 \$74,073.24 Phelan Hallinan Diamond & Jones, LLP

1612-518
2940 Hale Street 19149-3005 62nd wd. 991 Sq Ft BRT#621266300 Improvements: Residential Dwelling
 DING XIONG CAI AND YANG GUO CAI C.P. February Term, 2016 No. 02407 \$52,875.63 Powers, Kim & Associates, LLC

1612-519
2739 Germantown Avenue 19133 37th wd. 3036 Sq Ft OPA#871552540 Subject to Mortgage Improvements: Residential Property
 JAMAHL SIMMONS; UNITED STATES OF AMERICA C.P. December Term, 2014 No. 00392 \$107,985.36 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-520
516 Cross Street 19147-6513 1st wd. 1112 Sq Ft OPA#011292100 Improvements: Residential Property
 ROSALIND MCCREA A/K/A ROSALIND C. MCCREA C.P. January Term, 2012 No. 00378 \$105,915.37 Phelan Hallinan Diamond & Jones, LLP

1612-521
4349 Potter Street 19124 1718 Sq Ft OPA#332565100 Subject to Mortgage Improvements: Residential Property
 JOSEPH G. O'DONNELL C.P. June Term, 2016 No. 03260 \$125,586.91 Michael J. Shavel, Esq.

1612-522
13039 Blakeslee Court, Unit A 19116 58th wd. 1258 Sq Ft OPA#888583235 Improvements: Residential Property
 EUGENE YENTIN C.P. April Term, 2016 No. 02597 \$178,835.21 Phelan Hallinan Diamond & Jones, LLP

1612-523
2507 North 23rd Street 19132-4104 16th wd. 1208 Sq Ft BRT#162224600 Improvements: Residential Dwelling
 RASHIDAH MATHIS C.P. March Term, 2016 No. 02877 \$43,548.99 Powers, Kim & Associates, LLC

1612-524
2651 South 11th Street 19148-4407 39th wd. 1266 Sq Ft OPA#39-4-1887-00 Improvements: Residential Property
 ERIC BARTELLO AND ROBERTA BARTELLO C.P. May Term, 2011 No. 02734 \$219,515.49 Phelan Hallinan Diamond & Jones, LLP

1612-525
3 North Christopher Columbus Boulevard, Unit 249 a/k/a 3 North Columbus Boulevard #249 19106 5th wd. BRT#88-8-0612-62 Improvements: Residential Dwelling
 BRIAN HECKER AND KARA HECKER C.P. April Term, 2014 No. 04379 \$311,200.61 Powers, Kim & Associates, LLC

1612-526
1054 Tyson Avenue 19111-4415 35th wd. BRT#532222200; PRCL#138-N-19-79 Improvements: Residential Dwelling
 PAUL I. PFEFFER AND LENA C. PFEFFER C.P. December Term, 2015 No. 00896 \$122,121.52 Powers, Kim & Associates, LLC

1612-527
2048 Morris Street 19145 36th wd. 1396 Sq Ft/improvement area, 1026 Sq Ft/land area OPA#363128700 Subject to Mortgage
 DIONNE COHEN C.P. November Term, 2010 No. 01782 \$26,719.41 & Interest from 1/3/2011 Robert M. Morris, Esq

1612-528
1821 Gerritt Street 19146-4629 36th wd. 14'x45' OPA#363010000 Improvements: 2

SHERIFF'S SALE

Sty Masonry Building
 DORIAN WESTBROOK AND TEAUNTAY WESTBROOK C.P. December Term, 2012 No. 00945 \$129,158.97 Jay E. Kivitz, Esq.

1612-529
2921 Weikel Street 19134 25th wd. 877 Sq Ft OPA#252380500 Improvements: Residential Property
 SONIA I. ESTRADA C.P. March Term, 2016 No. 02634 \$65,979.73 KML Law Group, P.C.

1612-530
7403 Woodbine Avenue 19151 34th wd. 1548 Sq Ft OPA#343206600 Improvements: Residential Property
 TERRILYNN HONESTY AND LAWRENCE T. HONESTY C.P. March Term, 2016 No. 02633 \$66,338.21 KML Law Group, P.C.

1612-531
3473 Weikel Street 19134 45th wd. 1008 Sq Ft OPA#451435500 Improvements: Residential Property
 BRITTANY L. BALL C.P. March Term, 2016 No. 02879 \$65,604.75 KML Law Group, P.C.

1612-532
436 East Phil Ellena Street 19119-1943 22nd wd. 1615 Sq Ft OPA#221202100 Improvements: Residential Property
 ROSA M. MERCER A/K/A ROSA MERCER C.P. January Term, 2013 No. 03604 \$161,557.32 Phelan Hallinan Diamond & Jones, LLP

1612-533
1238 Patrick Henry Place 19122-4011 14th wd. 1224 Sq Ft OPA#141177100 Improvements: Residential Property
 STANLEY INGRAM C.P. June Term, 2012 No. 01655 \$121,054.45 Phelan Hallinan Diamond & Jones, LLP

1612-534
312 Hoffnagle Street 19111-1819 63rd wd. 1823 Sq Ft OPA#631379700 Improvements: Residential Property
 MICHAELA M. PARROTTI A/K/A MICHAELA PARROTTA C.P. February Term, 2013 No. 01318 \$182,722.48 Phelan Hallinan Diamond & Jones, LLP

1612-536
11859 Academy Road Unit F-7 19154 66th wd. 1326 Sq Ft OPA#888660437 Improvements: Residential Property
 KELLY SCOTT A/K/A KELLY T. SCOTT AND ROBIN SCOTT C.P. March Term, 2016 No. 02319 \$78,843.36 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-537
1816 Dickinson Street 19146-4660 BRT#363048600 Improvements: Residential Dwelling
 SOPHIA BRODSKY C.P. July Term, 2013 No. 02138 \$139,606.54 Powers, Kim & Associates, LLC

1612-538
226 West Ruscomb Street 19120 42nd wd. ROW 2 STY MASONRY; 1362 Sq Ft BRT#422152900 Improvements: Residential Dwelling
 MARIE L. MILLER C.P. January Term, 2016 No. 03468 \$68,382.27 McCabe, Weisberg & Conway, P.C.

1612-539
7824 Bayard Street 19150-1304 BRT#501198000 Improvements: Residential Dwelling
 ARNETHA HARGROVE C.P. March Term, 2014 No. 03050 \$130,759.81 Powers, Kim & Associates, LLC

1612-540
2552 South Holbrook Street 19142 40th wd. 1088 Sq Ft BRT#40-6-1505-00 Improvements: Residential Dwelling
 DAVID NOONAN, SR. C.P. February Term, 2016 No. 05063 \$49,673.67 Powers, Kim & Associates, LLC

1612-541
6143 Limekiln Pike 19141 17th wd. 1640 Sq Ft OPA#172303200 Improvements: Residential Property
 LAWRENCE ALSTON C.P. July Term, 2016 No. 00050 \$43,718.72 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-542
1828 Jackson Street 19145 26th wd. ROW 2 STY MASONRY; 1260 Sq Ft BRT#262229300 Improvements: Residential Dwelling
 THERESA R. ANDREOLI C.P. April Term, 2016 No. 01653 \$137,108.89 McCabe, Weisberg & Conway, P.C.

1612-543
4347 Malta Street 19124 33rd wd. 1737 Sq Ft OPA#332143400 Improvements: Residential Property
 BILAL E. MOHAMMAD C.P. March Term, 2016 No. 01412 \$122,786.68 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

SHERIFF'S SALE

1612-544

1034 East Slocum Street a/k/a 1034 Slocum Street 19150 50th wd. 2688 Sq Ft OPA#50-2386000 Improvements: Residential Property
THEODORE FAGAN AND BARBARA CAMPBELL C.P. December Term, 2014 No. 00356 \$159,499.07 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-545

2519 South 64th Street 19142 40th wd. 1125 Sq Ft OPA#40-2134200 Improvements: Residential Property
CHUCK MOODY C.P. April Term, 2012 No. 02025 \$84,647.08 Meredith H. Wooters, Esq.; Manley Deas Kochalski, LLC

1612-546

3057 Richmond Street 19134 25th wd. 1163 Sq Ft OPA#251156900 Improvements: Residential Property
JON P. LATTANZIO C.P. November Term, 2015 No. 00762 \$199,037.60 KML Law Group, P.C.

1612-547

3943 North 7th Street 19140 43rd wd. 1110 Sq Ft OPA#433090000 Improvements: Residential Property
JESUS M. DIAZ C.P. March Term, 2012 No. 03491 \$32,281.43 KML Law Group, P.C.

1612-548

1243 Hale Street 19111 53rd wd. 1075 Sq Ft OPA#531034600 Improvements: Residential Property
ODOLYN PRYOR C.P. December Term, 2015 No. 01079 \$53,927.98 KML Law Group, P.C.

1612-549

437 West Roosevelt Boulevard 19120 42nd wd. 2259 Sq Ft OPA#422111800 Improvements: Residential Property
CLYDE MARTIN, JR. C.P. June Term, 2014 No. 02861 \$75,236.07 KML Law Group, P.C.

1612-550

6109 North Marshall Street 19120 61st wd. 1360 Sq Ft OPA#611139200 Improvements: Residential Property
JOHN T. BRICE C.P. April Term, 2015 No. 02445 \$96,025.36 KML Law Group, P.C.

1612-551

2554 North 18th Street 19132 16th wd. 1039 Sq Ft BRT#162012700 Improvements: Residential Dwelling
STEVEN BEVERLIN C.P. July Term, 2016 No. 02131 \$66,060.67 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.

1612-552

1718 West Moyamensing Avenue 19145 26th wd. 1409 Sq Ft BRT#26-2-3220-00; OPA#871535840 Improvements: Residential Dwelling
DONALD C. MADDOX C.P. April Term, 2013 No. 00757 \$198,338.30 Udren Law Offices, P.C.

1612-553

824 Loney Street 19111 56th wd. 2568 Sq Ft BRT#63-1274000 Improvements: Residential Dwelling
ESTATE OF JEAN MARIE KRAFT A/K/A JEAN M. KRAFT C/O MICHAEL L. KRAFT, EXECUTOR; JEAN MARIE KRAFT A/K/A JEAN M. KRAFT; MICHAEL KRAFT, EXECUTOR OF THE ESTATE OF UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN MARIE KRAFT A/K/A JEAN M. KRAFT, LAST RECORD OWNER C.P. January Term, 2015 No. 02120 \$204,550.78 Udren Law Offices, P.C.

1612-554

3907 L Street 19124-5514 33rd wd. 1200 Sq Ft BRT#33-2-3978-00 Improvements: Residential Dwelling
DAVID W. JOHNSON C.P. February Term, 2016 No. 03937 \$148,073.13 Barbara A. Fein, Esq.

1612-555

2040 Tyson Avenue 19149-1809 54th wd. 3698.20 Sq Ft BRT#54-2-0779-00 Improvements: Residential Dwelling
YOUNG HAE PARK AND STONE PARK C.P. April Term, 2012 No. 01128 \$143,441.55 Barbara A. Fein, Esq.

1612-556

524 East Penn Street 19144-1406 12th wd. 1163 Sq Ft BRT#12-1141400 Improvements: Residential Dwelling
PATRICIA JOHN C.P. April Term, 2016 No. 01357 \$98,745.52 Udren Law Offices, P.C.

1612-557

1031 Christian Street 19147 2nd wd. 835 Sq Ft BRT#022246930 Improvements: Residential Real Estate
CHERYL RATLIFF AND ANTHONY OR-

SHERIFF'S SALE

LANDO C.P. June Term, 2016 No. 00587 \$692,894.18 Stern & Eisenberg, P.C

1612-558

128 East Tioga Street 19134-1031 7th wd. 980 Sq Ft OPA#073268000 Improvements: Residential Property
ROBERT DERR C.P. April Term, 2016 No. 01631 \$47,842.34 Phelan Hallinan Diamond & Jones, LLP

1612-559

1550 East Tulpehocken Street 19138 10th wd. (formerly part of the 50th wd.) 1406 Sq Ft BRT#10-2200100 Subject to Mortgage Improvements: Residential Dwelling
CONSUELLA E. DANCY, AS KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICK H. CLARKE; DARRELL P. DAVIS, KNOWN HEIR OF PATRICK H. CLARKE; ESTATE OF PATRICK H. CLARKE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PATRICK H. CLARKE C.P. January Term, 2016 No. 01003 \$98,557.09 Udren Law Offices, P.C.

1612-560

3037 North 15th Street 19132-2305 11th wd. 1392 Sq Ft BRT#11-1-1548-00 Improvements: Residential Dwelling
HAROLD HAWKINS AND BESSIE LUFFBOROUGH C.P. July Term, 2012 No. 02409 \$30,460.32 Pressman & Doyle, LLC

1612-561

4164 Gilham Street 19135-2513 55th wd. 960 Sq Ft OPA#552132000 Improvements: Residential Property
FELIX F. FILANOVSKAYA F/K/A VALENTINA F. FILANOVSKAYA C.P. March Term, 2016 No. 01662 \$92,045.71 Phelan Hallinan Diamond & Jones, LLP

1612-562

6166 Haverford Avenue 19151 34th wd. ROW 2 STY MASONRY; 1260 Sq Ft BRT#341072700 Subject to Mortgage Improvements: Residential Dwelling
WALTER H. ROACH C.P. January Term, 2016 No. 01480 \$73,777.05 McCabe, Weisberg & Conway, P.C.

1612-563

4236 Passmore Street 19135-3104 55th wd. (f/k/a 41st wd.) 1110 Sq Ft OPA#552097300 Improvements: Residential Property
BRYAN H. BOLDS C.P. November Term, 2015 No. 04594 \$78,194.16 Phelan Hallinan Diamond & Jones, LLP

1612-564

4130 North 7th Street 19140 43rd wd. ROW 2 STY MASONRY; 1174 Sq Ft BRT#433311700 Subject to Mortgage Improvements: Residential Dwelling
SHIRLEY MONIQUE FOLK, KNOWN SURVIVING HEIR OF THELMA D. FOLK, DECEASED MORTGAGOR AND REAL OWNER; CHRISTOPHER FOLK A/K/A CHRISTOPHER ROSS A/K/A CHRISTOPHER FOLK-ROSS, KNOWN SURVIVING HEIR OF THELMA D. FOLK, DECEASED MORTGAGOR AND REAL OWNER; DERRICK FOLK, KNOWN SURVIVING HEIR OF THELMA D. FOLK, DECEASED MORTGAGOR AND REAL OWNER; PAUL M. FOLK, KNOWN SURVIVING HEIR OF THELMA D. FOLK, DECEASED MORTGAGOR AND REAL OWNER; UNKNOWN SURVIVING HEIRS OF THELMA D. FOLK, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 03589 \$35,763.31 McCabe, Weisberg & Conway, P.C.

1612-565

3044 North Water Street 19134-2828 7th wd. 1016 Sq Ft OPA#071340700 Improvements: Residential Property
EMILIA TEREKHINA C.P. October Term, 2014 No. 03333 \$41,751.49 Phelan Hallinan Diamond & Jones, LLP

1612-566

1531 North 62nd Street 19151 34th wd. ROW 2 STY MASONRY; 1470 Sq Ft BRT#342297400 Improvements: Residential Dwelling
LINWOOD L. LIPSCOMB, KNOWN SURVIVING HEIR OF SHIRLEY G. LIPSCOMB; JOHN M. LIPSCOMB, KNOWN SURVIVING HEIR OF SHIRLEY G. LIPSCOMB; JULIAN M. LIPSCOMB, KNOWN SURVIVING HEIR OF SHIRLEY G. LIPSCOMB; UNKNOWN SURVIVING HEIRS OF SHIRLEY G. LIPSCOMB C.P. December Term, 2015 No. 00757 \$82,129.41 McCabe, Weisberg & Conway, P.C.

1612-567

6637 Rutland Street 19149 54th wd. ROW B/GAR 2 STY MASONRY; 1600 Sq Ft BRT#541170500 Improvements: Residential Dwelling
MEI YUN LIN C.P. March Term, 2016 No. 01822 \$82,893.05 McCabe, Weisberg & Conway, P.C.

SHERIFF'S SALE

1612-568

1032 North Orianna Street 19123-1549 5th wd. 2043 Sq Ft OPA#057095420 Improvements: Residential Property
JOSEPH STEWARD, III AND SHARON MCPHERSON C.P. May Term, 2008 No. 03544 \$436,757.89 Phelan Hallinan Diamond & Jones, LLP

1612-569

6727 North 17th Street 19126 10th wd. 1269 Sq Ft BRT#101046500 Improvements: Residential Real Estate
MARIE BROWN C.P. May Term, 2016 No. 00287 \$31,353.67 Stern & Eisenberg, P.C

1612-570

6318 Anderson Street 19138-1030 22nd wd. 6584.09 Sq Ft BRT#221311300; PRCL#097-N-09-0089 Improvements: Residential Dwelling
KEVIN WHITE C.P. February Term, 2016 No. 03437 \$216,951.89 Powers, Kirn & Associates, LLC

1612-571

5050 Umbria Street 19128 53750 Sq Ft OPA#882971080 Improvements: Auto Repair Shop Masonry + Other
HARRY C. GALLAGHER AND MICHAEL F. GALLAGHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP C.P. September Term, 2012 No. 02398 \$769,967.46 together with interest at the per diem rate of \$120.18 accruing after March 15, 2013 and costs Louise Melchor, Esq.; Duane Morris LLP

1612-572

2026 Stenton Avenue 19138 17th wd. ROW 2 STY MASONRY; 1170 Sq Ft BRT#171347300 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF PHILIP DUBOSE C.P. October Term, 2015 No. 02127 \$60,213.03 McCabe, Weisberg & Conway, P.C.

1612-573

3420 Shelmire Avenue 19136-3525 64th wd. 1432 Sq Ft OPA#642170200 Improvements: Residential Property
ANGELICA M. MARQUEZ C.P. December Term, 2013 No. 02406 \$134,785.85 Phelan Hallinan Diamond & Jones, LLP

1612-574

3165 Gaul Street 19134-4446 25th wd. 1152 Sq Ft OPA#251385400 Improvements: Residential Property
ROBERT J. LINDSAY AND DIANA GLINKA C.P. February Term, 2016 No. 04920 \$171,904.66 Phelan Hallinan Diamond & Jones, LLP

1612-575

155 Roosevelt Boulevard a/k/a 155 East Roosevelt Boulevard 19120 42nd wd. 1760 Sq Ft OPA#421136000 Improvements: Residential Property
DAISY HURTADO C.P. June Term, 2008 No. 02380 \$92,795.16 Phelan Hallinan Diamond & Jones, LLP

1612-576

2906 Princeton Avenue 19149-1411 55th wd. 1224 Sq Ft OPA#551378114 Improvements: Residential Property
HARVEY SKOLNICK, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF HILDA SKOLNICK; JANICE DASLER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF HILDA SKOLNICK C.P. February Term, 2013 No. 00801 \$132,265.31 Phelan Hallinan Diamond & Jones, LLP

1612-577

620 East Mount Airy Avenue a/k/a 620 Mount Airy Avenue 19119 22nd wd. 5098 Sq Ft OPA#222182800 Improvements: Residential Property
THE UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF BEVERLY WALTER GREENIDG; ANABEL GREENIDG, BELIEVED HEIR AND ADMINISTRATOR OF THE ESTATE OF BEVERLY WALTER GREENIDG, DECEASED; AARON DEAN, SOLELY IN HIS CAPACITY AS HEIR OF BEVERLY WALTER GREENIDG, DECEASED; ADRIANNE CROWDER, SOLELY IN HER CAPACITY AS HEIR OF BEVERLY WALTER GREENIDG, DECEASED; AUSTIN GREENIDG, SOLELY IN HIS CAPACITY AS HEIR OF BEVERLY WALTER GREENIDG, DECEASED; LISA GOLPHIN, SOLELY IN HER CAPACITY AS HEIR OF BEVERLY WALTER GREENIDG, DECEASED; MARK GREENIDG, SOLELY IN HIS CAPACITY AS HEIR OF BEVERLY WALTER GREENIDG, DECEASED; MICHELLE MCLEAN, SOLELY IN HER CAPACITY AS HEIR OF BEVERLY WALTER GREENIDG, DECEASED; STEPHEN GREENIDG, JR., SOLELY IN HIS CAPACITY AS HEIR OF BEVERLY WALTER GREENIDG, DECEASED C.P. April Term, 2014 No. 00041 \$363,682.51 KML Law Group, P.C.

SHERIFF'S SALE

1612-578

230 West School House Lane 19144-3927 12th wd. 4042 Sq Ft OPA#124069400 Improvements: Residential Property
JEFFREY C. COLLINS C.P. April Term, 2016 No. 02282 \$122,049.75 Phelan Hallinan Diamond & Jones, LLP

1612-579

227 West Rockland Street 19120-4133 42nd wd. 1438 Sq Ft OPA#422117700 Improvements: Residential Property
RONALD D. ANDREWS C.P. May Term, 2014 No. 03544 \$79,234.50 Phelan Hallinan Diamond & Jones, LLP

1612-580

7038 Erdick Street 19135-1604 55th wd. 2291 Sq Ft BRT#552268000; PRCL#116N16-170 Improvements: Residential Dwelling
DONNA SCOTT AND THOMAS JHINIS C.P. February Term, 2013 No. 00464 \$123,440.39 Powers, Kirn & Associates, LLC

1612-581

2758 Mower Street 19152-2107 57th wd. 1584 Sq Ft OPA#571100000 Improvements: Residential Property
MARK E. GEIST C.P. November Term, 2010 No. 03473 \$180,182.35 Phelan Hallinan Diamond & Jones, LLP

1612-582

460 West Winona Street a/k/a 460 Winona Street 19144-4508 12th wd. (f/k/a 22nd wd.) 1544 Sq Ft OPA#124062300 Improvements: Residential Property
MARTIN F. SEARCY, JR., IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF DOROTHY T. BURHANAN A/K/A DOROTHY BURHANAN C.P. July Term, 2016 No. 02502 \$52,180.40 Phelan Hallinan Diamond & Jones, LLP

1612-584

11997 Dumont Road 19116-2322 58th wd. 2365 Sq Ft OPA#582392100 Improvements: Residential Property
THOMAS P. GEORGE AND SUJA THOMAS C.P. September Term, 2015 No. 00595 \$420,072.25 Phelan Hallinan Diamond & Jones, LLP

1612-585

5239 Penns Grove Street 19131 44th wd. ROW B/GAR 2 STY MASONRY; 1260 Sq Ft BRT#442066900 Improvements: Residential Dwelling
IDA TISDALE C.P. June Term, 2015 No. 02233 \$70,851.80 McCabe, Weisberg & Conway, P.C.

1612-586

3013 West Sedgley Avenue 19121-1814 32nd wd. 990 Sq Ft OPA#323060500 Improvements: Residential Property
ZEBBIE D. MCMILLER C.P. April Term, 2015 No. 01275 \$8,422.44 Phelan Hallinan Diamond & Jones, LLP

1612-587

5765 Jefferson Street 19131-3417 4th wd. 1577 Sq Ft BRT#043251900 Improvements: Residential Dwelling
DUANE GOINGS C.P. March Term, 2016 No. 02417 \$79,963.11 Powers, Kirn & Associates, LLC

1612-588

5132 West Stiles Street 19131 44th wd. ROW 2 STY MASONRY; 1088 Sq Ft BRT#442099600 Improvements: Residential Dwelling
RUTH HARRIS C.P. June Term, 2014 No. 03411 \$44,883.96 McCabe, Weisberg & Conway, P.C.

1612-589

1657 West Wyoming Avenue 19140-1133 13th wd. 1216 Sq Ft OPA#132392600 Improvements: Residential Property
GLADYS HUGHES C.P. February Term, 2012 No. 03458 \$58,342.93 Phelan Hallinan Diamond & Jones, LLP

1612-590

7414 Malvern Avenue 19151-2921 34th wd. 1152 Sq Ft OPA#343168000 Improvements: Residential Property
HANIYAH SHAH WILSON, IN HER CAPACITY AS HEIR OF APOLLO WILSON A/K/A MR. APOLLO WILSON, DECEASED; LISA HARVEY, IN HER CAPACITY AS HEIR OF APOLLO WILSON A/K/A MR. APOLLO WILSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER APOLLO WILSON A/K/A MR. APOLLO WILSON, DECEASED C.P. November Term, 2015 No. 00449 \$87,054.56 Phelan Hallinan Diamond & Jones, LLP

1612-591

3336 Jasper Street 19134-2536 45th wd. 1074 Sq Ft OPA#452380200 Improvements: Residential Property
MARYLOU COLON C.P. October Term, 2014 No. 03008 \$34,061.08 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1612-592

1422 Castle Avenue 19145 36th wd. ROW 3 STY STONE; 2592 Sq Ft BRT#365403400 Improvements: Residential Dwelling
HUONG BACH AND CHI DANG C.P. February Term, 2016 No. 01952 \$388,012.37 McCabe, Weisberg & Conway, P.C.

1612-593

5917 Agusta Street 19149-3607 53rd wd. 1086 Sq Ft OPA#531255200 Improvements: Residential Property
TERESA L. BUBIER C.P. November Term, 2013 No. 00373 \$113,728.51 Phelan Hallinan Diamond & Jones, LLP

1612-594

6378 West Columbia Avenue 19151 34th wd. 1360 Sq Ft OPA#344067800 Improvements: Residential Property
DIANE L. RICHARDSON C.P. February Term, 2016 No. 01640 \$56,679.11 Phelan Hallinan Diamond & Jones, LLP

1612-595

2446 North 15th Street 19132-4435 16th wd. 2220 Sq Ft OPA#161039600 Improvements: Residential Property
GEORGE E. GLOVER C.P. January Term, 2016 No. 03464 \$126,182.63 Phelan Hallinan Diamond & Jones, LLP

1612-596

636 North 37th Street 19104-1950 24th wd. 2004 Sq Ft BRT#242181300 Improvements: Residential Dwelling
DALE GARBUTT LOWRY A/K/A DALE GARBUTT-LOWRY C.P. May Term, 2014 No. 03691 \$66,713.01 Powers, Kirn & Associates, LLC

1612-597

2248 Snyder Avenue 19145 48th wd. 877 Sq Ft OPA#482074500 Improvements: Residential Property
RONALD M. DELOLLIS C.P. October Term, 2015 No. 00470 \$74,980.05 KML Law Group, P.C.

1612-598

3941 Constance Road 19114 66th wd. ROW B/GAR 2 STY MASONRY; 1386 Sq Ft BRT#661288803 Subject to Mortgage Improvements: Residential Dwelling
MICHAEL KUHNER, ADMINISTRATOR OF THE ESTATE OF JOANNE M. KUHNER C.P. July Term, 2016 No. 01156 \$30,863.23 McCabe, Weisberg & Conway, P.C.

1612-599

5640 Hazel Avenue 19143 46th wd. 953 Sq Ft OPA#463021200 Improvements: Residential Property
ANGELIQUE FRAZIER C.P. September Term, 2015 No. 01287 \$118,853.35 KML Law Group, P.C.

1612-600

2323-25 Mifflin Street 19145 48th wd. 1612 Sq Ft OPA#882006830 Improvements: Residential Property
SHIRLRICK CORP. A PENNSYLVANIA CORP AND MITCHELL EPPS, JR. A/K/A MITCHELL EPPS C.P. March Term, 2016 No. 01736 \$239,963.51 KML Law Group, P.C.

1612-601

3442 Chippendale Street a/k/a 3442 Chippendale Avenue 19136 64th wd. 1625 Sq Ft OPA#422022000 Improvements: Residential Property
ANTHONY CANCELLIERE C.P. March Term, 2016 No. 03373 \$76,808.60 KML Law Group, P.C.

1612-602

8846 Hargrave Street 19152 57th wd. 3424 Sq Ft OPA#571281000 Improvements: Residential Property
CARLOS A. DELGADO A/K/A CARLOS DELGADO C.P. March Term, 2016 No. 03385 \$142,768.42 KML Law Group, P.C.

1612-603

1719 South Avondale Street 19142 40th wd. 1661 Sq Ft OPA#401178700 Improvements: Residential Property
DAMON B. MCKIE, SR. A/K/A DAMON B. MC KIE, SR. C.P. January Term, 2015 No. 03506 \$61,819.23 KML Law Group, P.C.

1612-604

6621 Hasbrook Avenue 19111 35th wd. 2558 Sq Ft OPA#353197010 Improvements: Residential Property
EVELYN PLUMMER C.P. December Term, 2014 No. 00369 \$143,407.19 KML Law Group, P.C.

1612-605

SHERIFF'S SALE

Residential Property
MYRON L. JOHNSON C.P. June Term,
2016 No. 02013 \$43,131.85 Shapiro &
DeNardo, LLC

1612-607

6744 Tulip Street 19135 41st wd. 1760 Sq Ft
OPA#412448100 Improvements: Residential
Property
JAIME SPINGLER C.P. September Term,
2014 No. 02356 \$107,728.85 KML Law
Group, P.C.

1612-608

5228 Osage Avenue 19143 60th wd. 990 Sq Ft
OPA#602138200 Improvements: Residential
Property
SIM BRADLEY C.P. March Term, 2016 No.
02803 \$57,254.00 KML Law Group, P.C.

1612-609

6638 Marsden Street 19135 41st wd. 1050 Sq
Ft OPA#411260400 Improvements: Residential
Property
MICHAEL ORTIZ C.P. December Term,
2015 No. 00763 \$140,137.60 KML Law
Group, P.C.

1612-610

7615 Linda Place 19111 56th wd. S/D
W/B GAR 1 STY MASONRY; 1060 Sq Ft
BRT#561104400 Improvements: Residential
Dwelling
RICHARD J. SPEER, KNOWN SURVIVING
HEIR OF STEPHEN P. MULYAR; MICHAEL
ALAN SPEER, KNOWN SURVIVING
HEIR OF STEPHEN P. MULYAR; PAULA
Y. GEORGE, KNOWN SURVIVING HEIR
OF STEPHEN P. MULYAR; ROSEMARY
R. RIFKIN, KNOWN SURVIVING HEIR
OF STEPHEN P. MULYAR; DIANA ELIZA-
BETH SPEER, KNOWN SURVIVING HEIR
OF STEPHEN P. MULYAR; UNKNOWN
SURVIVING HEIRS OF STEPHEN P. MU-
LYAR C.P. March Term, 2016 No. 00238
\$177,454.82 McCabe, Weisberg & Conway,
P.C.

1612-611

2109 East Lippincott Street 19134 25th
wd. ROW 2 STY MASONRY; 948 Sq Ft
BRT#252286300 Improvements: Residential
Dwelling
VILAI SUNGDAMRONG C.P. February
Term, 2016 No. 01306 \$39,105.28 McCabe,
Weisberg & Conway, P.C.

1612-612

3235 Rawle Street 19149 55th wd. ROW
B/GAR 2 STY MASONRY; 1528 Sq Ft
BRT#551185800 Improvements: Residential
Dwelling
ISABEL KOZUB C.P. April Term, 2016 No.
01989 \$133,505.52 McCabe, Weisberg &
Conway, P.C.

1612-613

4520 North Broad Street 19140-1220 13th
wd. 2808 Sq Ft OPA#132007900 Improve-
ments: Residential Property
BRIAN WISE C.P. June Term, 2014 No.

SHERIFF'S SALE

04125 \$128,207.87 Phelan Hallinan Dia-
mond & Jones, LLP

1612-614

1647 North 61st Street 19151-3930 34th
wd. On E side of 61st St; Front: 15' Depth:
90' OPA#342246400 Improvements: Single
Family Residence
BEVERLY D. STOKES C.P. March Term,
2016 No. 00729 \$93,787.73 Stephen M.
Hladik, Esq.

1612-615

819 Earp Street 19147 1st wd. ROW 2 STY
MASONRY; 936 Sq Ft BRT#012202300
Improvements: Residential Dwelling
VIOLET RESSA C.P. March Term, 2016
No. 00350 \$224,609.73 McCabe, Weisberg
& Conway, P.C.

1612-616

4440 Shelmire Avenue 19136-3706 41st
wd. On Southwesterly side of Shelmire
Ave; Front: 16'5" Depth: 66'5-3/16"
OPA#412223300 Improvements: Single
Family Residence
ANTHONY M. CANCELLIERE C.P.
August Term, 2015 No. 02343 \$103,966.07
Stephen M. Hladik, Esq.

1612-617

6018 Spruce Street 19139-3738 61st wd.
1200 Sq Ft BRT#03-2003500 Subject to Mort-
gage Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE, PER-
SONAL REPRESENTATIVE OF THE ES-
TATE OF ELLA V. WESTON C.P. October
Term, 2013 No. 03433 \$103,026.84 Powers,
Kirm & Associates, LLC

1612-618

530 Gerhard Street 19128-1632 21st wd.
Situated on the Northwesterly side of Gerhard
St (50 ft wide) at the distance of 438 ft 4/38
inches Northeastwardly from the Northeast-
erly side of Ridge Ave; Front: Irregular Depth:
Irregular OPA#213157300 Improvements:
Single Family Residence
ANTHONY C. ESBENSEN AND DAWN M.
ESBENSEN C.P. November Term, 2014
No. 00183 \$189,833.75 Stephen M. Hla-
dik, Esq.

1612-619

4601 Vista Street 19136-3723 41st wd. 943
Sq Ft BRT#412213700 Improvements: Resi-
dential Dwelling
PAULINE L. LEFFERTS C.P. February
Term, 2016 No. 00861 \$47,699.11 Law
Office of Gregory Javardian, LLC

1612-620

2757 Tolbut Street 19152-2137 57th wd.
2677 Sq Ft BRT#571115600 Improvements:
Residential Dwelling
HECTOR DONATO C.P. September Term,
2015 No. 03252 \$119,785.80 Law Office of
Gregory Javardian, LLC

1612-621

**212-214 South 24th Street a/k/a 218 South
24th Street 19103** 8th wd. 1778 Sq Ft

SHERIFF'S SALE

OPA#088085706/OPA#888085577 Im-
provements: Condominium With Parking Space
JOHN C. LANING C.P. August Term, 2016
No. 00736 \$9,114.77 plus interest in the
amount of \$1.50 per diem from 10/7/13 Mi-
chael V. Phillips, Esq.

1612-622

4262 Lawnside Road 19154-2804 66th wd.
2237 Sq Ft BRT#662609600 Improvements:
Residential Dwelling
RICKY CUMMINGS AND LYDIA CUM-
MINGS C.P. April Term, 2012 No. 02723
\$200,412.93 Law Office of Gregory Javard-
ian, LLC

1612-623

4839 North 13th Street 19140 49th wd. 1518
Sq Ft OPA#491504800 Improvements:
Residential Property
TANIKA HAMILTON C.P. April Term,
2016 No. 01204 \$143,513.22 Shapiro &
DeNardo, LLC

1612-624

6209 Hasbrook Avenue 19111 35th wd. 1527
Sq Ft BRT#353194400 Improvements: Resi-
dential Dwelling
WILLIAM G. ELWELL C.P. November
Term, 2015 No. 01085 \$40,577.60 Udren
Law Offices, P.C.

1612-625

2060 East Stella Street 19134 25th wd. 1060
Sq Ft OPA#252190600 Improvements:
Residential Property
EUFEMIA DEPEREZ C.P. March Term,
2016 No. 00042 \$23,223.29 Shapiro &
DeNardo, LLC

1612-626

413 Tyson Avenue 19111 35th wd. 1733 Sq Ft
OPA#353167800 Improvements: Residential
Property
UNKNOWN HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
EFFIE A. HAYNES, DECEASED AND
MERLYN RATTERY, KNOWN HEIR OF
EFFIE A. HAYNES, DECEASED C.P.
March Term, 2015 No. 001126 \$102,550.40
Shapiro & DeNardo, LLC

1612-627

1809 Fox Chase Road 19152 56th wd. 2549
Sq Ft OPA#56-2-1814-00 Improvements:
Residential Property
YASER M. SALEH C.P. September Term,
2015 No. 01392 \$266,190.86 Shapiro &
DeNardo, LLC

1612-628

3323 Rand Street 19134 33rd wd. 4320 Sq Ft
OPA#331360900 Improvements: Residential
Property
RAFAEL ROSARIO C.P. January Term,
2016 No. 02773 \$32,361.40 Shapiro &
DeNardo, LLC

1612-629

1545 South 16th Street 19146 36th wd. 1368

SHERIFF'S SALE

Sq Ft OPA#365123500 Improvements: Resi-
dential Property
DARRYL WOODARD, EXECUTOR OF
THE ESTATE OF BERNICE WOODARD,
DECEASED C.P. July Term, 2015 No.
02129 \$131,775.74 Shapiro & DeNardo,
LLC

1612-630

1108 Elbridge Street 19111 53rd wd. 1116
Sq Ft OPA#531086000 Improvements:
Residential Property
KAZI HASHEM C.P. July Term, 2016 No.
03077 \$70,721.78 Shapiro & DeNardo,
LLC

1612-631

1210 West Jefferson Street 19122 20th wd.
1800 Sq Ft BRT#20-1011200 Improve-
ments: Residential Dwelling
APRIL REEVES A/K/A APRIL V. REEVES
C.P. September Term, 2013 No. 02666
\$124,535.37 Udren Law Offices, P.C.

1612-632

546 Levick Street 19111 35th wd. 3091 Sq Ft
OPA#353036200 Improvements: Residential
Property
YANET VERAS C.P. June Term, 2016 No.
02870 \$120,659.18 Shapiro & DeNardo, LLC

1612-633

7909 Bingham Street 19111 63rd wd. 3036
Sq Ft OPA#631172600 Improvements:
Residential Property
MARY KENNEDY A/K/A MARY T. KEN-
NEDY C.P. February Term, 2016 No. 01281
\$54,597.00 Shapiro & DeNardo, LLC

1612-634

6308 Vine Street 19139 34th wd. 1680 Sq Ft
OPA#343006100 Improvements: Residential
Property
GILL D. COLEY C.P. April Term, 2016
No. 00264 \$95,925.69 Shapiro & DeNardo,
LLC

1612-635

925 Marlyn Road 19151 34th wd. 1600 Sq Ft
OPA#344267800 Improvements: Residential
Property
EDWARD HESTER AND GENITA HES-
TER C.P. April Term, 2015 No. 001274
\$106,024.63 Shapiro & DeNardo, LLC

1612-636

719 West Raymond Street 19140 49th wd.
1080 Sq Ft OPA#491027700 Improvements:
Residential Property
ANTONIO FIGUEROA C.P. February
Term, 2016 No. 03442 \$95,012.83 Shapiro
& DeNardo, LLC

1612-637

8739 Gillespie Street 19136 65th wd. 2860 Sq
Ft OPA#652242825 Improvements: Resi-
dential Property
LAWRENCE E. KUSCIN AND PATRICIA M.
HARTE-KUSCIN C.P. November Term,
2013 No. 910 \$128,658.87 Shapiro & De-
Nardo, LLC

SHERIFF'S SALE

1612-638

5226 D Street 19120 42nd wd. 1528 Sq Ft
OPA#421466700 Improvements: Residential
Property
SHIRLEY ANN EVANS C.P. June Term,
2016 No. 03321 \$75,839.43 Shapiro &
DeNardo, LLC

1612-639

6616 Gerry Street 19138 10th wd. 2172 Sq Ft
OPA#102389700 Improvements: Residential
Property
CHARLIE RICKENBACKER A/K/A
CHARLIE S. RICKENBACKER C.P.
March Term, 2016 No. 01520 \$35,561.06
Shapiro & DeNardo, LLC

1612-640

2649 Maxwell Street 19152 57th wd. 2927 Sq
Ft OPA#571136000 Improvements: Resi-
dential Property
JASALYN REALPE AND RYAN REALPE
C.P. December Term, 2015 No. 03015
\$232,634.42 Shapiro & DeNardo, LLC

1612-641

4654 Hazel Avenue 19143 46th wd. 4779 Sq
Ft BRT#881702000 Subject to Mortgage Im-
provements: Multi-family
MIA ORMES; VINCENT CURTIS AND
MAURICE THOMAS C.P. October Term,
2011 No. 00465 \$517,626.00 Timothy
Zearfoss, Esq.

1612-642A-B

**17th wd. (1951 Laveer Street - Premises A -
19141)** 16'x87' BRT#171301100 Improve-
ments: Residence
**42nd wd. (4568 Shelbourne Street - Premises
B - 19124-3831)** 16'3"x75' BRT#421620900
Improvements: Residence
MIGUEL SORIANO AND KIYOMI SORIA-
NO C.P. October Term, 2015 No. 000033
\$90,464.24 Michael S. Piotrowicz, Esq.;
Schubert, Gallagher, Tyler & Mulcahey

1612-643A-B

**11th wd. (3026 North 20th Street - Premises
A - 19132-1604)** 1440 Sq Ft OPA#111263400
Subject to Mortgage Improvements: Two
Story Single Family House Attached
**34th wd. (1728 North 61st Street - Premises
B - 19151-3923)** 1350 Sq Ft OPA#342264700
Subject to Mortgage Improvements: Two
Story Single Family House Attached
JOSEPH DEREFF C.P. June Term, 2014
No. 03442 Norman M. Valz, Esq.

1612-644

4726 Chestnut Street 19139-4613 60th wd.
BRT#881145060 Improvements: Commercial
Real Estate
ECORE INVESTMENTS, LLC C.P. May
Term, 2016 No. 04135 \$776,366.25 Bruce
S. Luckman, Esq.



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LEGAL LISTINGS

COURT NOTICES

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 716
 :
 ORDER AMENDING RULES : SUPREME COURT RULES
 380 AND 1380 OF THE :
 PENNSYLVANIA RULES : DOCKET
 OF JUVENILE COURT :
 PROCEDURE :

ORDER

PER CURIAM

AND NOW, this 16th day of November, 2016, upon the recommendation of the Juvenile Court Procedural Rules Committee; the proposal having been submitted without publication pursuant to Pa.R.J.A. No. 103(a) in the interest of efficient administration:

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 380 and 1380 of the Pennsylvania Rules of Juvenile Court Procedure is amended in the attached form.

This **ORDER** shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective January 1, 2017.

Additions to the rule are shown in bold and are underlined.
 Deletions from the rule are shown in bold and brackets.

RULE 380. PRESERVATION OF TESTIMONY AFTER COMMENCEMENT OF PROCEEDINGS.

A. By Court Order.

- 1) At any time after the commencement of proceedings, upon motion of any party, and after notice and hearing, the court may order the taking and preserving of the testimony of any witness who may be unavailable for the

adjudicatory hearing or for any other proceeding, or when due to exceptional circumstances, it is in the interests of justice that the witness' testimony be preserved.

- 2) The court shall state on the record the grounds on which the order is based.
- 3) The court's order shall specify the time and place for the taking of the testimony, the manner in which the testimony shall be recorded and preserved, and the procedures for custody of the recorded testimony.
- 4) The testimony shall be taken in the presence of the court, the attorney for the Commonwealth, the juvenile, and the juvenile's attorney, unless otherwise ordered.
- 5) The court shall rule on the admissibility of the preserved testimony if it is offered into evidence at the adjudicatory hearing or other judicial proceeding.

B. By [a]Agreement of the [p]Parties.

- 1) At any time after the commencement of proceedings, the testimony of any witness may be taken and preserved upon the express written agreement of the attorney for the Commonwealth, the juvenile, and the juvenile's attorney.
- 2) The agreement shall specify the time and place for taking the testimony, the manner in which the testimony shall be recorded and preserved, and the procedures for custody of the recorded testimony.
- 3) The testimony shall be taken in the presence of the attorney for the Commonwealth, the juvenile, and the juvenile's attorney, unless they otherwise agree.
- 4) The agreement shall be filed with the clerk of courts pursuant to Rule 345(A).
- 5) The court shall rule on the admissibility of the preserved testimony if

Court Notices continues on 39

COMING EVENTS

NOVEMBER 21

Bridge the Gap November 2016

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 9:00 am to 1:15 pm; check-in at 8:30 am
 Cost: \$** Member; \$** Member admitted after 1/1/07; \$** Nonmember
 0 substantive/4 ethics
 Pre-registration recommended. For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

PLI - Trial by Jury

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 9:00 am to 5:00 pm; check-in at 8:30 am
 Cost: \$1695 Member; \$1695 Member admitted after 1/1/07; \$1695 Nonmember
 5 substantive/1 ethics
 Lunch is included.
 Pre-registration recommended. For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

NOVEMBER 22

Snapshots of Special Education Law (Video)

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 9:00 am to 4:30 pm; check-in at 8:30 am
 Cost: \$199 Member; \$179 Member admitted after 1/1/07; \$219 Nonmember
 6 substantive/0 ethics
 Pre-registration recommended. For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

NOVEMBER 28

Assessment Law & Procedure in Pennsylvania (Video)

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 10:00 am to 2:00 pm; check-in at 9:30 am
 Cost: \$279 Member; \$259 Member admitted after 1/1/07; \$299 Nonmember

3 substantive/1 ethics

Pre-registration recommended. For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

NOVEMBER 29

Litigating the Legal Malpractice Case

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 9:00 am to 1:15 pm; check-in at 8:30 am
 Cost: \$249 Member; \$229 Member admitted after 1/1/07; \$269 Nonmember

3 substantive/1* ethics

Pre-registration recommended. For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

Privacy and Data Security Series - Hacked! Cascading from Exploits to Best Practices

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 10:00 am to 11:00 am; check-in at 9:30 am
 Cost: \$79 Member; \$ Member admitted after 1/1/07; \$ Nonmember

1 substantive/0 ethics

Pre-registration recommended. For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

Privacy and Data Security Series - Protecting Use of the Airwaves

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 11:30 am to 12:30 pm; check-in at 11:00 am
 Cost: \$79 Member; \$ Member admitted after 1/1/07; \$ Nonmember

1 substantive/0 ethics

Pre-registration recommended. For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

Privacy and Data Security Series - The Vortex of the Cyber Attack Lifestyle, Cyber Resiliency and Active Defense

Demystified for Lawyers

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 1:00 pm to 2:00 pm; check-in at 12:30 pm
 Cost: \$79 Member; \$ Member admitted after 1/1/07; \$ Nonmember

1 substantive/0 ethics

Pre-registration recommended. For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

5th Annual US Supreme Court Roundup (Video)

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 12:00 pm to 3:00 pm; check-in at 11:30 am
 Cost: \$179 Member; \$159 Member admitted after 1/1/07; \$199 Nonmember

3 substantive/0 ethics

Pre-registration recommended. For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

Department Of Records

As of October 19, 2016, all instruments left for record to October 14, 2016 are ready for delivery.

I N S I D E			
24	Coming Events	37	Register of Wills
27	Common Pleas Court:	35	U.S. Bankruptcy Court
	33 Civil Trial List		35 Hearings
	29 Criminal Trial List	34	U.S. Court of Appeals
	Commonwealth Court	34	U.S. District Court
25	Federal Court		
37	Orphans' Court		

DISTRICT COURT**NOTICE**

1. Counsel shall promptly notify the deputy clerk to each judge before whom he/she has a case listed upon becoming attached for trial in another court. To be accorded recognition, a busy slip, using the designated form, MUST be filed in Room 2609 before 1 p.m. on the day after counsel becomes attached.

2. Cases in the trial pools do not necessarily appear in the order in which they will be called. Counsel should therefore be ready to begin trial upon receiving telephone call notice, subject to the following:

(a) Counsel whose cases are in the pools will be given 48 hours' notice, if feasible, but not less than 24 hours notice to ready for trial with witnesses.

(b) It is counsel's responsibility to check with each judge's deputy clerk on the status and movement of criminal and civil cases in that judge's pool.

(c) Counsel will not be required to commence trial less than 24 hours after completing trial of another case.

P.B. TUCKER
Chief Judge

P. B. TUCKER, J.

Courtroom Deputy: Kimberly Scott-Hayden
Phone: 267-299-7619

L. DAVIS, J.**Courtroom 6A**

Secretary/Deputy Civil: Mia Harvey
Phone: (267) 299-7651

Courtroom Deputy Criminal: Donna Croce
Phone: (267) 299-7659

C.M. RUFÉ, J.

Scheduling/Deputy Clerk: Velma T. White
Phone: (267) 299-7490

Fax: (267) 299-5077

ESR/Courtroom Deputy: Erica Pratt
Phone (267) 299-7499

TUE., NOVEMBER 29, 2016

Specially Listed**Criminal Jury Trial**

9:30 A.M.
CR2013-582- T. Patterson, AUSA
United States of America v. Leon Little, et al
M. Engle, Esq.; C. Cinquanteo, Esq.

MON., DECEMBER 19, 2016

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2016-396- R. Benjamin, AUSA
United States of America v. Mitchell Jamie Krauss

J. Kolansky, Esq.; J. Scott, Esq.

THU., DECEMBER 22, 2016

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2016-414- M. Leahy, AUSA
United States of America v. Ramon Emilio Alvarez-Monegro

N. Maceoin, Esq.

MON., JANUARY 9, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2015-17-1 F. Miller, AUSA
United States of America v. Abdoulaye Diallo
G. Stein, Esq.

MON., JANUARY 23, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2016-199-1 J. Kravis, AUSA; P. Halpern, AUSA
United States of America v. Ellen Chapman

E. Toplin, Esq.; S. Patchen, Esq.

CR2016-199-2 J. Kravis, AUSA; P. Halpern, AUSA
United States of America v. Lawrence Farnese

M. Sheppard, Esq.

TUE., MARCH 7, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2016-172- M. Rotella, AUSA
United States of America v. Charles Mugler

S. Dimatteo, Jr., Esq.

TUE., APRIL 11, 2017

On Trial

9:30 A.M.
2012-2946 B. L. Polito Esq.; J. M. Monhait Esq.

Brett Peters v. Seitz Correctional Officer
A. S. Sulock Esq.; D. P. Cortes Esq.; T. J. Szymanski Esq.

T. J. SAVAGE, J.**Courtroom 9A**

Courtroom Deputy: Harry E. Grace Jr.
Phone: 267-299-7599

Judicial Secretary: Roseann Giangiardano
Phone 267-299-7480

MON., NOVEMBER 21, 2016

Criminal Jury Trial

9:00 A.M.
CR2016-0064- K. L. Grigsby; D. J. Ignall
United States of America v. Clay Mathis
R. Keller

Civil Jury Trial

9:00 A.M.
2015-4011 B. M. Nichilo; L. M. Anderson
Michael Sherman Allen v. C.O. Settle
R. J. Henzes

2016-1787 B. D. Kelly
Rochester Drug Cooperative Inc.
v. Goodheart Pharmacy, Inc.,
G. S. Shields

2015-6697 J. P. Gosselin; K. L. Villanueva
Lincoln Benefit Life Company v. Robert
Bowman

J. E. Larkin; A. J. Dougherty; C. J. Amentas

Non-Jury Trial

9:00 A.M.
2016-1317 R. E. Walton; M. A. Foley
Element Financial Corp. v. Perkins Burger
Ventures, LLC

M. A. Schiavo; B. W. Spang; J. R. Dinapoli

THU., DECEMBER 1, 2016

Criminal Jury Trial

9:00 A.M.
CR2016-182- M. S. Lowe
United States of America v. Michael Tuffour
T. F. Burke

THU., DECEMBER 15, 2016

Civil Jury Trial

9:00 A.M.
2015-6675 J. R. Trotman Jr.; L. T. Silverman
Shaina Berrios v. Phillip Marress
G. Roswell; S. J. Defeo

THU., DECEMBER 29, 2016

Non-Jury Trial

9:00 A.M.
2016-2094 E. Palombo; J. D. Cohen
Norfolk Southern Railway Company
v. G.W.S.L., Inc.
C. S. Norcross; M. D. Villanueva

THU., MARCH 9, 2017

Civil Jury Trial

9:00 A.M.
2014-1092 p. Fattah Jr.
Chaka Fattah, Jr. v. United States of America
A. D. Kunofsky; C. D. Belen; M. E. Smith

J.K. GARDNER, J.**Courtroom 4B**

Edward Cahn U.S. Courthouse

Suite 4701

504 West Hamilton Street

Allentown, PA 18101-1514

Secretary/Civil Deputy: Christine Stein
Phone: (610) 434-3457

Courtroom/Criminal Deputy: Jennifer Fitzko
Phone: (610) 391-7019

3rd Flr. Rm. 3041 when in Phila.

MON., NOVEMBER 21, 2016

On Trial**Civil Jury Trial**

9:30 A.M.
2011-001665 M. Harmond; A. W. Boyd
Grant Heilman Photography, Inc. v. John
Wiley & Sons, Inc.
J. J. Barker; R. J. Penchina

2013-006474 T. P. Riley
J & J Sports Productions, Inc. v. Matthew
C. Jacobs
J. J. Miravich

2014-001876 J. S. Harrison
Donna Sellers v. Bethlehem Area School
District
J. E. Freund III; K. J. Collins

2014-002560 M. D. Kristofco
Jeffrey Bagley v. Richard Knies
P. J. Hermesmann

G.E.K. PRATTER, J.

Secretary/Civil Deputy: Rose A. Barber

Phone: (267) 299-7352

Courtroom/Criminal Deputy: Mike Coyle
Phone: (267) 299-7359

MON., DECEMBER 5, 2016

On Trial**Civil Jury Trial**

9:30 A.M.
2015-04992 B. A. SWARTZ; B. M. FERRIS
DALE MILLER v. WHEELER BRODIE
T. J. BRADLEY

WED., DECEMBER 21, 2016

On Trial**Non-Jury Trial**

9:30 A.M.
2015-05762 R. M. PETTIGREW
PATRICK O v. CEDAR FARMS CO., INC.
E. C. MILBY

MON., JANUARY 9, 2017

On Trial**Civil Jury Trial**

9:30 A.M.
2015-02087 S. G. CONSOLE; L. C. MATTIACCI; L. SCHIFF
JUDITH F. VOLLMAR v. SPS
TECHNOLOGIES, LLC
C. M. MICHAEL; L. HALBER; R. E. GRIMALDI

TUE., JANUARY 17, 2017

On Trial**Civil Jury Trial**

9:30 A.M.
2015-05511 S. T. O HANLON
RAY A. ARDITI v. POLICE OFFICER
RICHARD SUBERS
R. P. DIDOMENICIS; C. P. BOYLE; D. J. MACMAIN; T. M. AMBROSE

MON., JANUARY 23, 2017

On Trial**Civil Jury Trial**

9:30 A.M.
2016-01988 J. WHEELER
LILLIAN PECKO v. ALLSTATE
INSURANCE COMPANY
C. M. ANGELACCIO

MON., FEBRUARY 13, 2017

On Trial**Civil Jury Trial**

9:30 A.M.
2015-06057 R. T. VANCE JR.
DAVID C. ROBINSON v. MONDELEZ
INTERNATIONAL, INC.
L. M. GREENSPAN; J. H. TUCKER JR.

TUE., FEBRUARY 28, 2017

On Trial**Civil Jury Trial**

9:30 A.M.
2014-05388 B. F. HUMBLE
DEVON CANNON v. POLICE OFFICER
AARON WILLIS
A. SHOTLAND

L. F. STENGEL, J.**Courtroom 14B**

Secretary / Courtroom Deputy: Sharon Lippi
Phone: (267) 299-7760

Courtroom Deputy: Laura Buenzle
Phone: (267) 299-7769

P.S. DIAMOND, J.

Secretary/Courtroom Deputy: Carol James
Phone: (267) 299-7730

ESR/Courtroom Deputy: Lenora Kashner Wittje
Phone: (267) 299-7739

TUE., DECEMBER 6, 2016

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2015-269- S. Astolfi
U.S. v. Dockery
R. Gamburg

TUE., JANUARY 10, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2016-147- S. Grieb
U.S. v. Mangel
M. Diamondstein

TUE., JANUARY 24, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2016-272- M. Lowe
U.S. v. Premock
M. Wilson

TUE., JANUARY 31, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.

CR2005-59-01 M. Rotella
U.S. v. Messaoud
M. Wilson

TUE., FEBRUARY 7, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2016-303- K. Copeland; C. Pozos
U.S. v. Passarella
A. Joseph

TUE., FEBRUARY 14, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2015-519- J. Arteaga
U.S. v. Pettitway
T. F. Burke

TUE., FEBRUARY 21, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2016-317- A. Eve
U.S. v. Garcia
S. Patchen

TUE., APRIL 18, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2016-107- T. M. Zaleski
U.S. v. Davis, Stroud & Johnson
K. C. Cacciamani; R. P. Lowe; K. P. Roberts

SANCHEZ, J.

Scheduling Courtroom Deputy: Nancy DeLisle
Phone: (267) 299-7789

ESR/Courtroom Deputy: Stacy Wertz
Phone: (267) 299-7781

SLOMSKY, J.

Courtroom Deputy: Margaret Gallagher
Phone: 267-299-7349

Civil Deputy: Kelly Haggerty
Phone: 267-299-7340

MON., NOVEMBER 21, 2016

9:30 A.M.

2014-004560

THE BANCORP v. ECKELL, SPARKS,
LEVY, AUERBACH, MONTE, RAINER

C. D. JONES II, J.

Secretary / Civil Deputy: Betty Harper
Phone: 267-299-7750

Courtroom/Criminal Deputy: Ai'Shah L. El-Shabazz
Phone: 267-299-7759

MON., NOVEMBER 21, 2016

On Trial**Civil Jury Trial**

9:30 A.M.
2012-6114 L. Chotiner
Collinson v. City of Philadelphia
B. Atkins

Specially Listed**Criminal Jury Trial**

9:30 A.M.
CR2015-037- N. Winter
United States v. Jeffrey Bado
R. Maurer

M.S. GOLDBERG, J.

Secretary / Courtroom Deputy: Carole Ludwig
Phone: 267-299-7500

Courtroom Deputy: Steve Sonnie
Phone: 267-299-7509

QUINONES ALEJANDRO, J.

Courtroom 8B

Secretary/Civil Deputy: Carey D. Widman
(267) 299-7460

Criminal Deputy Clerk, Rosalind Burton-Hoop
(267) 299-7467

WED., DECEMBER 7, 2016

On Trial**Criminal Jury Trial**

12:00 P.M.
CR2016-287- P. T. Desouza AUSA
United States of America v. Grant Shea
R. J. Fushino Esq.

FRI., DECEMBER 9, 2016

On Trial**Criminal Jury Trial**

9:30 A.M.

CR2115-233-02 A. J. Schell AUSA
United States of America v. Enrique Jimenez-
Rodriguez

R. P. Lowe Esq.

WED., DECEMBER 14, 2016

On Trial**Civil Jury Trial**

9:30 A.M.
2015-97 M. J. Olley LEsq.
Michelle Wilson v. National Railroad
Passenger Corporation (AMTRAK)
C. L. McNabb Esq.; R. K. Hohn Esq.

THU., DECEMBER 15, 2016

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2015-299- A. D. Eve AUSA
United States of America v. Devon A. Grant
V. Z. Chestnut Esq.

WED., DECEMBER 21, 2016

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2015-510- M. Donovan AUSA
United States of America v. Ranfi Orlando
Pena-Rosa
M. A. Pedraza Esq.

FRI., JANUARY 27, 2017

On Trial**Criminal Jury Trial**

9:30 A.M.
CR2015-241- A. J. Schell AUSA
United States of America v. Zenaido Renteria,
Jr.

S. J. Britt Esq.

101 Larry Holmes Dr.
Easton, PA 18042-7722
610-333-1833
4th Flr. Rm. 4006 when in Phila.

MON., NOVEMBER 21, 2016

2014-5891 R. Orlowski; N. Baikow
Vazquez v. City of Allentown
J. Morgenstern; R. Jennings
BETLESTONE, J.

Courtroom 3B
Civil Deputy Aaris Wilson
(267) 299-7450,
Criminal Deputy Michael Mani
(267) 299-7459

KEARNEY, J.

Civil Deputy Pam Hyland
(267) 299-7680
Criminal Deputy Ulrike Hevener
(267) 299-7688

PAPPERT, J.

Civil Deputy Katie Furphy
(267) 299-7530
Criminal Deputy Jeff Lucini
(267) 299-7537

J.F. LEESON, JR., J.

Civil Deputy Clerk Diane J. Abeles
(610) 391-7020
Criminal Deputy: Justin F. Wood
(610) 776-6118
Chambers of the Honorable Joseph F. Leeson, Jr.
United States District Court
Eastern District of PA.
Edward N. Cahn U.S. Courthouse, Suite 3401
504 W. Hamilton St.
Allentown, PA 18101
4th Flr., Rm. 4006 when in Phila.

MON., NOVEMBER 21, 2016**On Trial
Criminal Jury Trial**

9:00 A.M.
CR2015-000592-0 E. A. Boden
United States of America v. Victor Morales
M. E. Brunnabend; W. J. Brennan; G. L.
Clark; R. H. Maurer

J.W. DITTER, J.

Patricia Furlong, Esq.
Phone: 215-597-9640

T. N. O'NEILL, JR., S.J.

Courtroom 4-A
Secretary Civil Deputy Clerk: Debbie Owens
Phone: 267-299-7551

WED., NOVEMBER 30, 2016**Specially Listed**

10:00 A.M.
2014-007036 M. B. Weisberg
Daryl Hemingway v. Lee Mauger, Esquire,
d/b/a Mauger & Meter
G. H. Samms; K. Robinson; M. J.
Hermanovich

R. F. KELLY, S.J.

Courtroom 11B
Acting Courtroom Deputy: Mark A. Rafferty
Phone: 267-299-7319

MON., NOVEMBER 21, 2016**On Trial**

1:00 P.M.
2015-816 A. W. Ballard
John Grillone v. City of Philadelphia et al
C. H. Rider; D. M. LLOYD

J. E. DUBOIS, S.J.

Courtroom 12B
Courtroom Deputy: Milahn Hull
Phone: 267-299-7339

MON., DECEMBER 5, 2016**Specially Listed****Civil Jury Trial**

10:00 A.M.
2013-003740 A. C. Lease; A. R. Karpf
Paul Mathis v. Christian Heating and Air
Conditioning, Inc.
F. T. Lachat, Jr.; D. S. Uzel

MON., JANUARY 9, 2017**Specially Listed****Criminal Jury Trial**

10:00 A.M.
CR2011-000251-0 J. Pavlock
USA v. Jesus Ramirez-Ortega
L. A. Ortiz

MON., JANUARY 23, 2017**Specially Listed****Criminal Jury Trial**

10:00 A.M.
CR2006-000084-0 T. Patterson
USA v. Leon Dickson
R. Thompson

MON., JANUARY 30, 2017**Specially Listed****Civil Jury Trial**

10:00 A.M.
2012-000859 W. T. Hangley; M. D.
Hangley; R. S. Melley; A. M. Erdlen; D.
M. Heist; D. J. Goettle; J. F. Hoffman; J.
W. Lesovitz
Comcast Cable Communications, LLC
v. Sprint Communications Company L.P.
J. G. Harkins Jr; B. Riopelle; M. Rachford;
J. Lowery; C. Simpson

MON., MARCH 13, 2017**Specially Listed****Criminal Jury Trial**

10:00 A.M.
CR2016-000309-0 M. Babb Wilmoth
USA v. Anthony Cann
M. J. Meehan

MON., MARCH 20, 2017**Specially Listed****Criminal Jury Trial**

10:00 A.M.
CR2016-000375-0 A. D. Fisk
USA v. Lamar Sowell
L. M. Skipper

MON., APRIL 3, 2017**Specially Listed****Criminal Jury Trial**

10:00 A.M.
CR2016-000245-0 J. R. Arteaga
United States v. Heng Khim
S. Patchen

H. BARTLE, III, S.J.

Courtroom 16A
Deputy Clerk: Kristin Makely
Phone: 267-299-7389

MON., NOVEMBER 21, 2016**On Trial****Criminal Jury Trial**

10:00 A.M.
CR2015-281- A. N. Phillips; M. Soltis
USA v. Jose Sanchez
M. Stosic

TUE., NOVEMBER 22, 2016**On Trial****Criminal Jury Trial**

10:00 A.M.
CR2015-280- A. N. Phillips; M. N. Soltis
USA v. Theodore Santiago
L. Savino Jr.

THU., DECEMBER 1, 2016**On Trial****Criminal Jury Trial**

10:00 A.M.
CR2016-148- M. McCartney
US v. Madeline Rosario
R. Ross III; T. Fitzpatrick

WED., DECEMBER 14, 2016**Specially Listed****Criminal Jury Trial**

10:00 A.M.
CR2016-0045- M. Dubnoff
USA v. Gonzalez
G. Sciolla; J. McMahon

WED., JANUARY 4, 2017**On Trial****Criminal Jury Trial**

10:00 A.M.
CR2015-278- A. N. Phillips; M. N. Soltis
USA v. John Collazo
R. Goldman

THU., DECEMBER 1, 2016**Trial Pool****Civil Jury Trial**

10:00 A.M.
2015-5739 G. F. Baird
Baylis v. Borough of Darby
R. P. DiDomenicis

S. DALZELL, S.J.

Courtroom 15-B
Courtroom Deputy: Eileen Adler
Phone: 267-299-7399

J. R. PADOVA, S.J.

Courtroom 17B
Criminal Deputy: Michael Beck
Phone: 267-299-7409

Deputy Clerk: Cathy Luongo
Phone: 267-597-1178

J. C. JOYNER, S.J.

Courtroom 17A
Chambers: Room 17614
Deputy Clerk: Sharon Scott
Phone: 267-299-7419

MON., NOVEMBER 28, 2016**On Trial****Criminal Jury Trial**

9:30 A.M.
CR2016-294- Y. O. Osirim
U.S.A. v. James Parker
S. Patchen

MON., DECEMBER 5, 2016**On Trial****Criminal Jury Trial**

9:30 A.M.
CR2016-184- Y. O. Osirim
U.S.A. v. Santana Amor
K. Harden Jr.; N. H. MacEoin Jr.; H. S.
Hilles III; R. H. Maurer III

MON., JANUARY 9, 2017**On Trial****Criminal Jury Trial**

9:30 A.M.
CR2016-96- T. M. Zaleski
U.S.A. v. Nakia Melton
M. M. Grasso; N. C. Spizer

MON., JANUARY 23, 2017**On Trial****Criminal Jury Trial**

10:30 A.M.
CR2016-275- J. B. Ortiz
U.S.A. v. Jocsan Delgado-Augilar
R. H. Maurer; J. M. Farrell; M. A. Pedraza

MON., FEBRUARY 13, 2017**On Trial****Criminal Jury Trial**

9:30 A.M.
2013-2949 A. B. Williams; J. R. Merinar Jr.
Elizabeth Snider v. Sterling Airways
J. W. Moryan; L. Woodruff; L. A. Salita

MON., FEBRUARY 27, 2017**On Trial****Criminal Jury Trial**

9:30 A.M.
2015-1434 J. W. Clark
Shadez Brooks v. Chipotle Mexican Grill, Inc.
A. Nitka; M. E. Sacks

MON., MARCH 13, 2017**On Trial****Civil Jury Trial**

9:30 A.M.
2014-3838 G. M. McCabe
Megan M. Lampinski v. Eric Holder, Atty.
Gen., Dept. of Justice
K. A. Smith; V. J. Finkelstein

MON., APRIL 24, 2017**On Trial****Non-Jury Trial**

10:00 A.M.
2015-3354 M. F. Nerone
Frederick Mutual Insurance Company
v. Donald Hall
P. Se; S. B. Harris

E. C. ROBRENO, S.J.

Courtroom 15A
Deputy Clerk: Ronald Vance
Phone: 267-299-7429

A. B. BRODY, S.J.

Courtroom 7B
Scheduling/Deputy Clerk: Marie O'Donnell
Phone: 215-597-3978

ESR-Courtroom Deputy: Jim Scheidt

Phone: 267-299-7439

B. SCHILLER, S.J.

Secretary Civil Deputy: Donna Donohue Marley
Phone: 267-299-7630
Criminal Deputy Clerk: Christina Franzese
Phone: 267-299-7639

MON., NOVEMBER 28, 2016**On Trial****Criminal Jury Trial**

9:30 A.M.

MON., NOVEMBER 28, 2016**On Trial****Criminal Jury Trial**

9:30 A.M.

CR2016-000445-0
UNITED STATES OF AMERICA
v. JUANA LORENZO-SANTOS

MON., DECEMBER 5, 2016**9:30 A.M.**

2014-005092 H. T. Bernstein Esquire; W.
M. Mullineaux Esquire
Reivia Ashley, LLC v. Paselo Logistics, LLC
M. C. Tinari Esquire; N. V. Tinari Esquire

MON., JANUARY 23, 2017**On Trial****Criminal Jury Trial**

9:30 A.M.
CR2016-000264-0
UNITED STATES OF AMERICA
v. ANNEMARIE SCOTT

MON., MAY 22, 2017**Specially Listed****Criminal Jury Trial**

9:30 A.M.
CR2016-218-
USA v. Woods, et al

M. BAYLSON, S.J.

Secretary/Civil Deputy: Lori DiSanti
Phone: (267) 299-7520
Criminal Deputy: Janice Lutz
Phone: (267) 299-7291

MON., NOVEMBER 21, 2016**On Trial****Criminal Jury Trial**

9:30 A.M.
CR2016-000242- C. Parisi
USA v. Burgos
M. Pedraza

MON., NOVEMBER 28, 2016**On Trial****Criminal Jury Trial**

9:30 A.M.
CR2016-000337- N. Phillips; R. Hsia
USA v. Adams
M. Shapiro; J. Brose

MON., DECEMBER 5, 2016**On Trial****Criminal Jury Trial**

9:00 A.M.
2014-006226 O. ABIONA
CRYSTALL GRIGGS v. SEPTA
D. BANKS

MON., DECEMBER 12, 2016**On Trial****Criminal Jury Trial**

9:30 A.M.
CR2012-00257- A. Lunkenheimer
USA v. Vandergrift
M. F. Giampietro; D. F. Bazelon
CR2015-000273- K. Copeland
USA v. Ford
R. Goldman

MON., DECEMBER 12, 2016**On Trial****Criminal Jury Trial**

9:30 A.M.
CR2016-000270-0 M. McCartney
USA v. Pusey
D. Nenner

MON., JANUARY 23, 2017**On Trial****Civil Jury Trial**

9:00 A.M.
2015-001436 S. MEZROW
RICHARD LAIRD v. STATE FARM INS
CO
M. SALTBURG

L.K. CARACAPPA, CH. M.J.

Courtroom 5A
Deputy Clerk: Ian Broderick
Phone: 267-299-7640

T. J. RUETER, M.J.

Courtroom 3C
Deputy Clerk: Lisa Tipping
Phone: 215-597-0048

TUE., MARCH 28, 2017**On Trial****Civil Jury Trial**

9:30 A.M.
2016-001987 J. Wheeler
Scot Fazio v. State Farm Fire and Casualty
Company
C. Angelaccio

C. S. WELLS, M.J.

Courtroom 3F
Deputy Clerk: Edward Andrews
Phone: 215-597-7833

THU., DECEMBER 8, 2016**On Trial****Civil Jury Trial**

12:00 P.M.
2015-06168 M. B. Weisberg; D. A. Berlin
Brian James v. Officer Patrick Mangold
R. Prosper

WED., DECEMBER 21, 2016**On Trial****Civil Jury Trial**

11:00 A.M.
2015-03541 C. D. Bidlingmaier
Vanya Burke v. Reithoffer Shows, Inc.
C. W. Spitz

T.R. RICE, M.J.

Deputy Clerk: Chavela Settles
Phone: (267) 299-7660
Courtroom 5A

Criminal Duty Matters**MON., NOV. 28, 2016****through****FRI., DEC. 2, 2016****1:30 P.M.****Arraignments****THU., DEC. 1, 2016****1:30 P.M.****MON., NOVEMBER 21, 2016****On Trial****Civil Jury Trial**

9:30 A.M.
2016-1162 S. W. BRUCCOLERI
JOHN AND GERALDINE ABBOTT
v. LOMESHKUMAR AND PINAKIN
PATEL
J. J. MCGRATH

WED., JANUARY 11, 2017**On Trial****Civil Jury Trial**

9:30 A.M.
2014-4836 R. G. MANGOLD
PATRICIA A. POPLAR v. SPEEDWAY, LLC
M. T. DROOGAN JR; R. L. SANZO

TUE., JANUARY 17, 2017**On Trial****Civil Jury Trial**

9:30 A.M.
2014-7035 M. B. WEISBERG
KER v. MR. BYNUM
R. PROSPER

TUE., FEBRUARY 7, 2017**On Trial****Civil Jury Trial**

9:30 A.M.
2015-6740 J. CHAIKEN
RACHEL BLACK v. STATE FARM
INSURANCE COMPANY
M. SALTBURG; L. K. HUFFMAN

MON., FEBRUARY 20, 2017**On Trial****Civil Jury Trial**

9:30 A.M.
2016-2438 **M. P. MURPHY JR.; D. S. ORLOW**
KEVIN MCAVENY v.THE BOROUGH OF DARBY
R. P. DIDOMENICIS
D.R. STRAWBRIDGE, M.J.
Courtroom 3H
Deputy Clerk: Jenna Gallelli
Phone: (267) 299-7790

MON., NOVEMBER 21, 2016

9:30 A.M.
2013-2241 **H. C. Dobrosky; M. B. Frost; R. Lockman**
JOSHUA TAYLOR v.LARRY SHIELDS
M. K. Hubbard; A. Brigandi

MON., NOVEMBER 28, 2016

9:30 A.M.
2014-4313 **J. M. BERNARD; W. T. CANNON**
MAGIC ALLEN v.PARK RUN ASSOCIATES
B. T. KWITOWSKI; D. M. MANDI

WED., JANUARY 25, 2017

9:30 A.M.
2015-1466 **S. Schatz; L. K. Chotiner**
BRANDON BYNUM v.TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA
L. M. Greenspan; J. C. Klaproth; J. H. Tucker Jr.

H.S. PERKIN, M.J.

Courtroom 4A
504 Hamilton St.
Room 4401
Allentown, PA 18101-1514
Deputy Clerks: Carlene Kohut
Phone: (610) 434-3823
4th Fl., Rm. 4006 when in Phila.

MON., NOVEMBER 21, 2016

On Trial
Civil Jury Trial

9:30 A.M.
2014-1518 **M. J. Brooks**
Onesimus Gaymen v.The School District of the City of Allentown
J. E. Freund III

2015-003170 **T. W. BEAVER ESQ**
JPMS MANUFACTURING, LLC v.TISH & SNOOKY
J. J. HAMILL, JR. ESQ

2015-3170 **T. W. Weaver**
JPMS Manufacturing, LLC v.Tish & Snooky
J. A. Hamil Jr

Non-Jury Trial

9:30 A.M.
2014-001518 **M. J. BROOKS ESQ.**
ONESIMUS GATEMEN v.THE SCHOOL DISTRICT OF THE CITY OF ALLENTOWN
J. E. FREUND, III ESQ.
MON., JANUARY 9, 2017

On Trial

9:30 A.M.
2015-4212 **G. R. Durlofsky**
Anastacio Arredondo v.Anthony C. Reese
J. M. Dumont; J. R. Callan
TUE., JANUARY 17, 2017

On Trial

9:30 A.M.
2015-4960 **F. J. Santamauro**
Target Global Logistics Services Co v.KVG, LLC
F. W. Gundlach

Civil Jury Trial

2015-03170 **T. B. Beaver; G. C. Werner**
JPMS Manufacturing, LLC v.Tish & Snooky
E. Carbajal; J. J. Hamill Jr

MON., FEBRUARY 27, 2017

On Trial

9:30 A.M.
2015-5218 **M. A. Durkin**
Bernville Eagle Hotel, Inc. v.White Pine Insurance Company
W. K. Conkin; D. Gittleman
MON., MARCH 13, 2017

On Trial

9:30 A.M.
2016-547 **C. M. Reid; I. A. Hoff; P. T. Kaczynski**
Gayle Getz v.Armando Arteaga
G. N. Stewart; L. E. Brody
TUE., APRIL 4, 2017

Specially Listed

Civil Jury Trial

9:30 A.M.
2014-000117 **M. K. ALTEMOSE ESQ.**
ZACHARY TESTA v.SENN FREIGHT LINES, INC.
G. N. STEWART ESQ.; L. E. BRODY ESQ.

MON., APRIL 24, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-6738 **R. B. Gelade; R. B. Greifinger**
Rosa Cruz v.Harold K. Martin
F. A. Iacovangelo

MON., MAY 22, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-2513 **A. I. Lehmann**
Michael Benjamin v.Juan Morales
D. Banks; M. K. Carson

MON., JUNE 5, 2017

On Trial

9:30 A.M.
2015-2524 **J. S. Rosen**
Joseph Raffensperger, Jr. v.Mercury Marine Corporation
K. D. Heinhold

MON., JUNE 19, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-6692 **L. S. Luther-Veno**
Rita Sostre v.Best Buy
D. D. Krehbs

MON., JULY 17, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-5002 **K. J. Weinhofer; J. S. Spagnola**
Karla J. Weinhofer v.Weis Markets, Inc.
R. J. Balch; I. T. Baxter

TUE., SEPT. 5, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-00137 **W. H. Seitzinger Jr**
Mark Brieker v.Barbeque Integrated, Inc.
M. T. Droogan Jr

MON., SEPT. 25, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-02676 **J. D. Jackson; J. K. O Steen;**
T. W. Wall
John Wolgemuth v.Blackmer, Inc.
G. M. Campbell; M. J. Goldman; L. A. Lewis

TUE., DECEMBER 19, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-01729 **S. W. Wiener**
Eurolux LLC v.Ideal Motorcars, LLC
J. P. Karoly III

E.T. HEY, M.J.

Courtroom Deputy-Secretary: Lara L. Karlson
(267) 299-7670

L.A. SITARSKI, M.J.

Deputy Clerk: Regina M. Zarnowski
Phone: 267-299-7810

MON., NOVEMBER 21, 2016

On Trial

Civil Jury Trial

9:30 A.M.
2014-5215 **D. A. Pallen**
GIOVANNI MUCCI v.MICHAEL TAYLOR
S. McDonough; M. P. Merlini; J. Goldberg

M. HEFFLEY, M.J.

Deputy Clerk: Sharon Hall
Phone: 267-299-7420

MON., NOVEMBER 21, 2016

On Trial

Civil Jury Trial

9:30 A.M.
2015-5260 **K. M. Sexton; L. M. Mulvihill Jr.**
Luke Riethman v.Township of Haverford
R. P. DiDomenicis

TUE., APRIL 4, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-2519 **M. F. Greenfield**
Charles Moore v.Elpiro, R.I., L.P.
D. Strick; D. B. Pizzica; R. M. Cavalieri

TUE., APRIL 25, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-985 **O. O. Abiona**
Jamar Boykins v.SEPTA

MON., NOVEMBER 21, 2016

On Trial

Civil Jury Trial

G. Alfano; L. A. Mariotti; S. R. Goodman

TUE., MAY 2, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-1989 **G. F. Baird**
Evelyn Jones v.The Children
J. H. Tucker Jr.; L. M. Greenspan

TUE., MAY 23, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-2057 **R. N. Braker**
Farrah Moldover v.DDI Transportation, Inc.
B. G. Welsh

TUE., JUNE 6, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-3094 **S. Laynas**
Erik Finnegan v.Old York LLC
E. Chalick

TUE., JUNE 13, 2017

On Trial

Civil Jury Trial

9:39 A.M.
2016-663 **J. Bernstein; K. R. Schuster**
Melissa Woolston v.Delta International Machinery Corp.
B. D. Remick

TUE., JULY 11, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-4828 **S. L. Gold; B. L. Farrell; W. F. Rieser**
Abdallah Hawa v.Coatesville Area School District
C. D. Ginsburg; M. I. Levin

TUE., JULY 25, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-2032 **T. M. Kolman; W. A. Ely**
Ronald Hudson v.Catch, Inc.
D. L. Newman

TUE., AUGUST 8, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-1084 **T. M. Sailer**
Gerald Scott Dressner v.Rosali Lemus-Castro
M. F. Nerone; B. N. Sprout; J. T. Pion

TUE., AUGUST 22, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-4515 **L. S. Schwartz; S. J. Ellenberg**
Troy Thompson v.Robert A. McDonald
C. M. Cherico

TUE., OCTOBER 3, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-1233 **F. Strokkoff**
John Gibbons v.Montgomery County
P. W. Newcomer; J. R. Ninosky

R.A. LLORET, M.J.

Robert N.C. Nix Federal Bldg.
900 Market, Rm. 219
Phila., PA 19107
Courtroom Deputy Sheila McCurry
267-299-7410

J. P. HART, M.J.

Courtroom 3D
Chambers
3006 U.S. Courthouse
Philadelphia, Pa.
Court Deputy: Deborah Stevenson
Phone: 215-597-2733

FRI., FEBRUARY 24, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-6444 **M. O. PANSINI; A. DAVIS; S. MEROW**
MARY MALANTONIO v JOSEPH BOYLE, III
J. DOUGHERTY

FRI., MARCH 10, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2015-5963 **B. M. GILSBURG**

MON., NOVEMBER 21, 2016

On Trial

Civil Jury Trial

JAMES PETERSON v.EXTENDED STAY AMERICA

W. E. REMPHREY JR.

FRI., APRIL 7, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-1361 **T. S. Seiler; A. R. Karpf**
RICKY RAMDEEN v.TRIHOP 6TH ST, LLC
B. A. O Connel

FRI., MAY 5, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2016-4494 **D. Jokelson**
CORNELIUS WILLIAM WEST, III v.XL INSURANCE AMERICA, INC.
L. H. Kozloff

MON., MAY 15, 2017

On Trial

Civil Jury Trial

9:30 A.M.
2014-6908 **J. Wheeler**
TITUS FUGAH v.STATE FARM FIRE AND CASUALTY COMPANY
B. S. Stein; M. S. Ferris

STATE APPELLATE COURT

SUPERIOR COURT

ARGUMENT LIST

NOVEMBER 21, 2016

PANEL 64

SUBMIT

1596 EDA 2016; In the Interest of: T.D.C., a Minor

1598 EDA 2016; In the Interest of: T.C.Q.C., a Minor

2072 EDA 2016; L.M. v. R.S.

1998 EDA 2015; Com. v. Drummond, W.

2618 EDA 2015; Com. v. Thomas, K.

2621 EDA 2015; Com. v. Gerald, R.

3212 EDA 2015; Com. v. Fernandez, J.

3346 EDA 2015; Com. v. Stevenson, S.

621 EDA 2016; Com. v. Callahan, P.

873 EDA 2016; Com. v. Kemp, S.

658 EDA 2016; Com. v. Lee, Q.

1064 EDA 2016; Com. v. Guglielmo, M.

1065 EDA 2016; Com. v. Guglielmo, M.

1218 EDA 2016; Com. v. Gaither, C.

1468 EDA 2016; Com. v. Gall, D.

1756 EDA 2016; Com. v. Maldonado, A.

1970 EDA 2016; Com. v. Levanduski, T.

2270 EDA 2016; In The Interest of: Y.J.M., a Minor

2272 EDA 2016; In The Interest of: T.L.M., a Minor

1771 EDA 2016; K.M.R.-H. v. M.E.R.

2374 EDA 2015; Com. v. McNamee, A.

2633 EDA 2015; Com. v. Bradshear, R.

2760 EDA 2015; Com. v. Hunt, M.

3297 EDA 2015; Com. v. Hill, T.

3298 EDA 2015; Com. v. Hill, T.

697 EDA 2016; Com. v. Doughlas, W.

883 EDA 2016; Com. v. Aziz, M.

970 EDA 2016; Com. v. Mesa, J.

1068 EDA 2016; Com. v. Selenski, H.

1336 EDA 2016; Com. v. Morton, D.

1481 EDA 2016; Com. v. Gardner, A.

1816 EDA 2016; Com. v. Johnson, A.

2267 EDA 2016; Com. v. Garnett, C.

2446 EDA 2016; In the Interest of: J.N.D., a Minor

2448 EDA 2016; In the Interest of: K.J.G., a Minor

919 EDA 2016; Osei, M. v. Sugarhouse Casino

2455 EDA 2015; Com. v. Bryant, R.

2763 EDA 2015; Com. v. Gumminger, E.

2971 EDA 2015; Com. v. Wooden, R.

3759 EDA 2015; Com. v. Johnson, M.

<pstyle;LL\CASEDATA\Aop> 497 EDA 2016;

862 EDA 2016; Com. v. Ritz, J.

2656 EDA 2015; Com. v. Neal, V.

Maldonado et al. v. Temple Univ. Hosp. Inc.
J. B. Durkin; J. H. Tucker, Jr.; L. M. Greenspan
MON., NOVEMBER 28, 2016
9 A.M.

0011504-3758**J. M. Cooper**
 Lorvil v. Chery
C. A. Hirneisen; L. S. Schwartz; R. Badet
0021512-2201J. M. Rodden
 Robinson v. Nation Link Transport Inc. et al.
S. V. Kemether
 0031602-2203
 Whitfield v. Occupants

0041602-4534**C. M. Zern; J. Etkowicz; P. Cressman**
 Wilmington Savings Fund Society v. Anthony A Stato

0051605-3440**M. F. Greenfield**
 Morrison v. Bines-Keller

0061607-1857**M. V. Phillips**
 Rodriguez v. Huguens

0071608-0887**J. R. Radmore**
 Gerba v. Nazareth Hosp. et al.
E. C. Hosmer III; H. A. Tereshko
0081608-3535P. Cressman; P. Wapner; V. J. Dobarja
 Hsbc Bank Usa, National Association v. Latania L C

0091608-3546**J. M. Bieber**
 Wade v. Richardson et al.
R. M. Meltzer; S. P. Halpern

10 A.M.
 0011603-0675**L. P. Haller**
 The Bank of New York Mellon F/K/a v. Uddin

0021604-0792**G. W. Bevington**
 Harbour Portfolio VII, Lp v. Crippen

0031605-0270**J. L. Krik**
 Finite Developers, Llc v. Smalls et al.

0041605-2031**B. A. Fein**
 Vfc Properties 29 Llc v. Doe et al.

0051607-1392**B. M. Gross**
 Robinson et al. v. Carrillo

0061607-2637**J. Wheeler**
 Patel v. Mesa Underwriters Specialty Insurance Com

0071608-3547**C. Adams**
 Firoud et al. v. Carr et al.

0081608-3548**J. M. Rosenbaum**
 Quinones v. Patel

0091608-3550**D. F. Owens**
 Harris v. Hossain et al.

11 A.M.
 0011607-2308**B. D. Kent; S. I. Reich; V. P. Bucci II**
 Tate v. Te Construction Services, Llc

W. E. Remphrey Jr
 0021607-2519**M. F. Greenfield**
 Ravenell v. Miller et al.

0031608-1896**A. J. Schneider**
 Elliott v. Taylor

E. J. Assini; H. L. McReynolds
 0041608-1903**R. H. Kim**
 Calisto v. Weidman et al.

0051608-1904**M. A. Weinberg**
 Johnson v. The Datner Firm et al.

0061608-1908**A. L. Bugay**
 Mills et al. v. Artifax Inc. et al.

0071608-1912**P. D. Woosley**
 Sansone et al. v. Transamerica Life Insurance Compan

0081608-1913**M. Toll; R. J. Garnick**
 Rizzio v. Children's Hosp. of Philadelphia et al.

A. J. Fuga; D. J. Rovner
 0091608-3552**W. R. Goldenberg**
 Jacobs et al. v. Linn

K. J. Fox
 0101608-3553**J. S. Zafran; S. J. Devine**
 Ostan et al. v. Bentley Truck Services Inc. et al.

0111608-3555**K. P. O'Brien**
 Estate of Miriam Y. Wilson et al. v. Armstrong

M. C. Wilson
2 P.M.
 0011601-0540**K. M. Ruch-Alegant**
 So v. 4636 Umbria Street Condominium Association E

J. A. Livingood; L. Ruotanen
 0021607-2080**M. F. Greenfield**
 Lord v. Peterson

0031607-2547
 Douglas et al. v. Douglas

0041607-2564**J. E. Fine**
 Gabriellians v. Septa

0051608-1914**H. A. Rosen**
 Lopez v. Karp et al.

K. R. McNulty
 0061608-1924**R. N. Braker**
 Horst v. Gerbron Wholesale, Llc et al.

E. L. Melamed; T. B. Narvol
 0071608-1925**D. M. Maselli; L. K. Hill**
 Reis v. City of Philadelphia

A. J. Agati

0081608-1928**M. I. Simon**
 Finley v. Government Employees Insurance Company E

C. E. Connor; R. J. Margolis; T. Chasan
 0091608-1929**J. L. Dashevsky**
 Kennedy v. Zisis et al.

0101608-1932**M. I. Simon**
 Johnson v. Turner

0111608-3572**A. M. Dimassa**
 Miller et al. v. S&R Hardware Realty, Llc et al.

0121608-3574**M. I. Simon**
 Haynes v. Nationwide Insurance Company

0131608-3579**B. M. Saul**
 Roher v. Philadelphia-Suburban Development Corpora

J. B. Durkin; K. Decrescio Ding; R. P. Bocchino

3 P.M.
 0011607-1972**W. J. Taylor**
 Benoit et al. v. Sullivan et al.

0021607-2589**M. G. Hauber**
 Kolsky et al. v. Bonanno et al.

A. E. Moore; J. B. Albert; J. M. Garemore
 0031607-2605**C. A. Falcone**
 Stroud v. Bloom

0041607-2828
 Lawson Property Holdings, Llc v. Thomas et al.

0051608-1934**R. S. Goggin, III**
 Hott, M.D. et al. v. Della Badia, D.O. et al.

F. A. Gerolamo; H. E. Hansen; J. R. Drygas; J. P. Kilcoyne; J. L. Garbarino; M. E. Reilly; M. L. Mazur

0061608-1935**V. P. Wilson**
 Ok et al. v. Adam et al.

H. L. McReynolds
 0071608-1938**A. J. Brooks Jr**
 Kim et al. v. Philadelphia School of Dance Art et al.

G. X. Smith
 0081608-1940**A. J. Brooks Jr**
 Good v. Liss Property Group Llc

C. J. Renitsky
 0091608-3586**M. J. Soska**
 Seidt v. Ballistreri et al.

M. C. Porth
 0101608-3587**C. R. Durso; J. M. Rosenbaum**
 Fluellen v. Diaz et al.

C. N. Harrington; C. A. Egan

RULES RETURNABLE

MON., NOVEMBER 21, 2016
9:30 A.M.

0011602-3404**F. N. Dimeo**
 Santiago et al. v. Kim et al.

P. B. Hinton
 0021606-1291**R. P. Brand**
 Ocansey et al. v. Christina Luongo

0031608-0268**M. A. Durkin**
 Barg et al. v. Encompass Home & Auto Insurance Compa

J. H. Cole; J. Philip
 0041608-0557**L. A. Katz; R. E. Myers**
 Searles, III v. Consolidated Rail Corp. D/B/

J. A. Thiry; R. K. Hohn
MON., NOVEMBER 28, 2016
9:30 A.M.

0011602-4280**M. F. Greenfield**
 Cofer v. Mollick-Ryan

0021605-0051**F. Malofiy**
 Marino v. Barton et al.

MASS TORT - ASBESTOS CASES

December 5 2016

2522 Weitz & Luxenberg Mesothelioma

1 Mcgovern 120800506
 2 Scholz 140103261
 3 Mcgovern 140305889
 4 Wheland 140403099
 5 Thibault 140403192
 6 Snyder 140602843
 7 Horvath 140604531
 8 Ragusa Sr 140604556
 9 Clayton 140703556
 10 Matthews 140803375
 11 Furr 141001161

2523 Napoli Bern Lung Cancer

1 Vidia 120703748
 2 White 130201462
 3 Weinstein 130502295
 4 Jackson 130602797
 5 Heckman 140201009
 6 Eilber 140300846
 7 Foerst 140400354
 8 Blaszcak 140503560
 9 Deeney 140602647

10 Dudek 140602661
 11 Barrick 140603677

2524 Brookman Lung Cancer

1 Strantzalis 130200764
 2 Savoie 130801348
 3 Wendling 140303668
 4 Cowern 140603469
 5 Henderson 140603876
 6 Law 140801449
 7 Kroll 140901520
 8 Proudman 140902902
 9 Badame 141002883
 10 Law 160301490

2524a Brookman Prtnl Mestlma

1 Polaski 140100744

February 6, 2017

2525 Weitz & Luxenberg Mesothelioma

1 Maxwell 150301417
 2 Rhyne 150403551
 3 Staffieri 150900174
 4 Black 151001266
 5 Powell 151001700
 6 Vrabely 151003404
 7 Richards 151103582
 8 Beauchamp 151104574
 9 Hoepner 151104576

2526 Brookman Mesothelioma

1 Brooks 130903292
 2 Kline 140602408
 3 Banashefski 140901139
 4 Weakland 141003721
 5 Bachman 141100070
 6 Houghton 150101930
 7 Somma 150302867
 8 Sanchez 150303457
 9 Meckley 150600188
 10 Cox 150602328
 11 Bard 150703686
 12 Dwyer 151104294
 13 Weakland 160601286

2527 Nass Cancelliere Lung Cancer

1 Marzik 150103176
 2 Perry 150501829
 3 Mcelroy 150700390
 4 Watts 151001505
 5 Wilson 151002475
 6 Abbatiello 151200448
 7 Sokolovich 151200826

2528 Napoli Shkolnik Lung Cancer

1 Parker 140101145
 2 Rinehart 140103001
 3 Mcdavison 140103179
 4 Sturdivant 140302936
 5 Napieracz 140303910
 6 Irwin 140304161

March 6, 2017

1531 Brookman Lung Cancer

1 Rivers 141203933

2529 Shein Mesothelioma

1 Mench 131203422
 2 Altieri 131203488
 3 Williams 141101159
 4 Campbell 151000101
 5 Houghton 151002938

2530 Angelos Mesothelioma

1 Gehris 130102460
 2 Young 140305894
 3 Lynn 140601601
 4 Dennis 151100642
 5 Gilbert 151102458
 6 Mcneece 151202158

2531 Brookman Lung Cancer

1 Gross 131100128
 2 Laughlin 140701161
 3 D'adamo 140902792
 4 Odeneal 150102905
 5 Mccabe 150102909
 6 Farrell 150103576
 7 Henderson 150403219
 8 O'malley 150701807
 9 Shaw 150801762
 10 Odeneal 150803339
 11 Leidy 151000981

2532 Nass Cancelliere Other Cancer

1 Austin 140802447
 2 Rupp 141203936
 3 Muehlbauer 150302523

4 Hill 150501189
 5 Vandermosten 150600216
 6 Murray 150701334
 7 Gatti 150702777
 8 Kelly 150901349

April 3, 2017

2533 Locks Mesothelioma

1 Cerellero Executor Of The E 140304068
 2 Causey 150103184
 3 Locasale 150804638
 4 Coco 150903445
 5 Prutzman 151201378
 6 Lacey 151202003
 7 Och 151202449
 8 Foster 151202564
 9 Brandt 151202987
 10 Prutzman 160100840
 11 Och 160602128

2534 Weitz & Luxenberg Lung Cancer

1 Nicholson 150101733
 2 Scorzetti 150203149
 3 Tilley 150300647
 4 Moran 150403550
 5 Naugle 150500278
 6 Detwiler 150501791
 7 Hare 150501792
 8 Brown 151003654
 9 Grant 151100705
 10 Young 151200371

2535 Paul Lung Cancer

1 Mcsweeney 130600552
 2 Adair 140101333
 3 Mccutcheon 140200011
 4 Bradley 140401460
 5 Knisely 140601322
 6 Torres 141002239
 7 Wells 141102649
 8 Eorio 150200737
 9 Jarrett 150201295
 10 Seidt 150804194
 11 Harmon 151201794

May 1, 2017

2536 Brookman Lung Cancer

1 Young 130800118

2536 Brookman Mesothelioma

1 Kennedy 130404200
 2 Trainor 130802648
 3 Stoudt 150301525
 4 Waddell 150302068
 5 Marsh 150400099
 6 Lombardo 150402140
 7 Weinman 150502729
 8 Watson 150602638
 9 Merth 150603957
 10 O'neill 150800110
 11 King 150801083
 12 Aten 151000521
 13 Bailey 151002484
 14 Bailey 160801121

2537 Nass Cancelliere Mesothelioma

1 Pettinati 150102667
 2 Pettinati 150201693
 3 Fitch 150300836
 4 Cape 150301414
 5 Ringgold 150502270
 6 Desouza 150702214
 7 Irwin 151000540
 8 Goodwin, Administratrix Of 151202644

2538 Angelos Lung Cancer

1 Merritt 140501057
 2 Mundy 140700149
 3 Casey 141201749
 4 Knibbs 150304149
 5 Neidert 150604071
 6 Makovsky 150702154
 7 Sedlock 150801397
 8 Lightner 150804315
 9 Gray 150902341
 10 Brown, Executor Of The Esta 151201775
 11 Kling 151201792
 12 Heim 151201938

June 5, 2017

2539 Paul Mesothelioma

1 Bowers 130100217

2 Bowers 141101037
 3 Kressler 150301398
 4 Bozzi 150401464
 5 Pisano 150500246
 6 Rhoads 150801331
 7 Walley 151202874

2540 Shein Lung Cancer

1 Long 121101262
 2 Flaharty 150300699
 3 Iannarelli 150500875
 4 Lane 150502450
 5 Rodgers 151100526
 6 Mcvey 151202965

2541 Nass Cancelliere Non-Malignancy

1 Coffin 130303433
 2 Coffin 130500937
 3 Simmons 140300416
 4 Woodley 140301062
 5 Ochrymowicz 141000738
 6 Pasquariello 150304405
 7 Elser 150401200
 8 Holston 150403472
 9 Gramm 150600276
 10 Pimpinello 151002343
 11 Enright 151002765
 12 Nagel 151003306
 13 Stewart 151201211

July 17, 2017

2542 Brookman Mesothelioma

1 Ritchie 150102910
 2 Lamson 150400073
 3 Brumfield 150701074
 4 Wagner 151000365
 5 Washington 151002402
 6 Kneisley 151103521
 7 Vender 151200058

2543 Nass Cancelliere Lung Cancer

1 Williams 150402205
 2 Hofelder 150701178
 3 Williams 150702582
 4 Novak 150900616
 5 Dezso 151001072
 6 Korn 151001636
 7 Berry 151102015
 8 Gamble 151102752
 9 Kuberski 151102960
 10 Saunders 151200985

2544 Brookman Non-Malignancy

1 Fenton 140101386
 2 Mellor 140202523
 3 Hubbard 150200738
 4 Hess 150202319
 5 Gallagher 150303590
 6 Stevens 150400783
 7 Kendall 150403938
 8 Orner 150502430
 9 Desper 150602942
 10 Shofran 150800820
 11 Craighead 151103337

September 11, 2017

2545 Weitz & Luxenberg Mesothelioma

1 Olson 140703085
 2 Bilotta 150200374
 3 Moran 150301971
 4 Schneider 150601073
 5 Lodise 150800373
 6 Walker 150902726
 7 May 150903543
 8 Crook 151000229
 9 Blevins 151101746
 10 Eppolito 151103547
 11 Yerger 151202058
 12 Levine 151202061

2546 Nass Cancelliere Lung Cancer

1 Garland 141202280
 2 Mansmann 150201410
 3 Napoli 150500567
 4 Nicolich 150501875
 5 Cowell 1507