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LEGAL LISTINGS

COURT NOTICES

NOTICE

VACANCY – BOARD OF REVISION OF TAXES

The First Judicial District Board of Judges is seeking to fill a vacancy on the Board of Revision of Taxes. All interested parties seeking consideration for this position should submit a cover letter and resume to the office of the Co-Chair of the BRT Committee, The Honorable Sierra Thomas Street, Room 673 City Hall, Philadelphia, PA 19107 no later than the close of business Wednesday, May 1, 2024. Candidate interviews will be conducted during the week of May 6, 2024.

An election to fill this position will be held at the Board of Judges Meeting on Thursday May 16, 2024.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE:

ORDER AMENDING RULES 105, 201, 202, 203, 205, 206, 213, 303, 304, and 341 OF THE PENNSYLVANIA BAR ADMISSION RULES:

NO. 983
SUPREME COURT RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 17th day of April, 2024, upon the recommendation of the Board of Law Examiners, the proposal having been submitted without publication pursuant to Pa.R.J.A. No. 103(a)(3) in the interests justice and efficient administration:

IT IS ORDERED, pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rules 105, 201, 202, 203, 205, 206, 213, 303, 304, and 341 of the Pennsylvania Bar Admission Rules are amended in the attached form.

This ORDER shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective May 1, 2024.

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

Rule 105. Civil Immunity of the Board of Law Examiners . . .
([A]a) The Board of Law Examiners . . .

([B]b) Records, statements of opinion . . .

Rule 201. Bar of the Commonwealth of Pennsylvania

(b) Changes in Status Under Enforcement Rules. An attorney admitted to the bar or issued a limited license to practice law as an in-house corporate counsel, military attorney, **spouse of an active-duty service member, attorney participant in defender or legal services programs**, or foreign legal consultant:

Rule 202. Admission to the Bar

An applicant who complies with the requirements of Rule 203 (relating to admission by bar examination), Rule 204 (relating to admission by reciprocity), Rule 205 (relating to **admission by bar examination for graduates of foreign law degrees**) **admission of foreign attorneys and graduates of foreign institutions** or Rule 206 (relating to admission by transfer of bar examination score) and the applicable rules of the Board shall be admitted to the bar of this Commonwealth in the manner prescribed by these rules. . . .

Rule 203. Admission by Bar Examination

(a) Bar Examination. The general requirements for permission to sit for the bar examination are:

(3) An applicant who is disbarred or suspended for disciplinary reasons from the practice of law in another jurisdiction at the time of filing an application for permission to sit for the bar examination shall not be eligible to sit for the bar examination.

(b) Admission to the Bar. The general requirements for admission to the bar of this Commonwealth are:

(3) satisfactory completion of the Multistate Professional Responsibility Examination at the score determined by the Court which score shall be publicly posted[;].

Rule 205. Admission of Foreign Attorneys and Graduates of Foreign Institutions

(a) General Rule. The Board, under such standards, rules and procedures as it may prescribe, may extend the provisions of Rule 203 (relating to [the] admission by bar examination) or Rule 206 (relating to admission by bar examination score transfer) to any applicant who has completed the study of law in a law school which at the time of such completion was not located within the geographical area encompassed by the accreditation activities of the American Bar Association and:

(b) Law Study Required. [Unless otherwise provided by the Board, a] Applicants who meet the provisions of subparagraph (a) of this rule may apply to sit for the Pennsylvania Bar Examination **per Rule 203 or seek admission by transfer of a bar examination score per Rule 206** provided they have successfully completed 24 credits hours in an accredited American law school in the following subjects: . . .

Rule 206. Admission by Bar Examination Score Transfer

(a) Score Requirements.

1. The UBE score must meet or exceed that established by the Court as the minimum passing score for applicants sitting for the bar examination . . .

Official Note: In accordance with the requirement in Pa.B.A.R. 203(a)(2)(i), graduates of foreign law schools must also meet the requirements of Pa.B.A.R. 205 – **[Admission by Bar Examination for Graduates of Foreign Law Schools]Admission of Foreign Attorneys and Graduates of Foreign Institutions** – to transfer a score under this rule.

Rule 213. Hearings Before the Board

Official Note: Based on former Supreme Court Rule 14A. “Other than scholastic” means that the failure to comply with Rule 203(a)(1), (a)(2), [or] (b)(1), **or (b)(3)** is not reviewable pursuant to Rule 213.

Rule 303. Limited Admission of Military Attorneys [A.](a) General Rule. . . .

[B.](b) Application. . . .

[C.](c) Action. . . .

[D.](d) Scope of Practice. . . .

[E.](e) Expiration of Admission. . . .

[F.](f) Status. . . .

Rule 304. Limited Admission of Spouses of Active-duty Service Members of the United States Uniformed Services

(c) Limitations

(3) In the event Rule 304(c)(2)(A) [or (B)] applies as a result of the death of the spouse of the attorney admitted under this rule, the termination of the limited admission provided by this rule will be subject to a six-month grace period.

Rule 341. Licensing of Foreign Legal Consultants.

(a) Required qualifications. . . .

(6) Has passed the Multistate Professional Responsibility Examination . . .

Court Notices continues on 8

I N S I D E

Common Pleas Court:

3 Civil Listings

5 Criminal Listings

5 Family Court

4- Mass- Tort - Asbestos

6 Municipal Court

7 Orphans' Court

13 Public Notices

15 Sheriff's Sale

7 U.S. Bankruptcy Court

7 U.S. District Court

2 Trial List

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.

J. SANCHEZ
Chief Judge

MONDAY, APRIL 29, 2024
Trial Date

09:30 A.M.
21-cv-5486
DICAIR v. GILEAD SCIENCE, INC.

TUESDAY, APRIL 30, 2024
Trial Date

09:30 A.M.
21-cv-5486
DICAIR v. GILEAD SCIENCE, INC.

SANCHEZ, CH.J.
Scheduling Courtroom Deputy: Nancy DeLisle
Phone: (267) 299-7789
ESR/Courtroom Deputy: Stacy Wertz
Phone: (267) 299-7781

WEDNESDAY, APRIL 24, 2024
Miscellaneous Hearing

10:00 A.M.
24-cv-0612
UNITED STATES OF AMERICA v. Di

THURSDAY, APRIL 25, 2024
Motion Hearing

10:30 A.M.
19-cv-3503
WEINIK v. TEMPLE UNIVERSITY OF

MONDAY, APRIL 29, 2024
Jury Trial

09:30 A.M.
24-cr-0036
USA v. ABREU-BENITEZ

Trial Date

10:00 A.M.
21-cv-3230
LIENHARD v. CHC SOLUTIONS, INC

G.E.K. PRATTER, J.
Courtroom/Criminal Deputy: Mike Coyle
Phone: (267) 299-7359

TUESDAY, APRIL 23, 2024
Revocation Superv Rls-FinalHrg

10:00 A.M.
15-cr-0471
USA v. WILLIAMS

Sentencing

02:00 P.M.
18-cr-0101
USA v. RIVERA

THURSDAY, APRIL 25, 2024
Sentencing

02:00 P.M.
18-cr-0101
USA v. THOMPSON

P.S. DIAMOND, J.
Courtroom 14-A
Secretary/Courtroom Deputy: Richard Thieme
Phone: (267) 299-7730
Criminal Courtroom Deputy: Lenora Kashner
Whittle
Phone: (267) 299-7739r

TUESDAY, APRIL 23, 2024
Sentencing

11:00 A.M.
21-cr-0211
USA v. SINGLETARY

WEDNESDAY, APRIL 24, 2024
Pretrial Conference/Hearing

02:00 P.M.
22-cr-0379
USA v. HARVEY

THURSDAY, APRIL 25, 2024
Change of Plea Hearing

01:30 P.M.
24-cr-0130
USA v. SUAREZ

Pretrial Conference/Hearing

01:30 P.M.
22-cr-0192
USA v. BATTISTA

Sentencing

02:00 P.M.
20-cr-0320
USA v. SALERNO

MONDAY, APRIL 29, 2024
Change of Plea Hearing

01:30 P.M.
24-cr-0026
USA v. MURILLO-GARCIA

Evidentiary Hearing

11:00 A.M.
23-cr-0310
USA v. WATSON

Sentencing

11:00 A.M.
17-cr-0150
USA v. CRUMP

TUESDAY, APRIL 30, 2024
Jury Trial

09:30 A.M.
22-cr-0192
USA v. BATTISTA

WEDNESDAY, APRIL 24, 2024
Miscellaneous Hearing

02:00 P.M.
22-cr-0233
USA v. TSEGAY

M.S. GOLDBERG, J.

TUESDAY, APRIL 23, 2024
Pretrial Conference/Hearing

09:30 A.M.
21-cr-0421
USA v. CHAMBERS

MONDAY, APRIL 29, 2024
Jury Trial

09:00 A.M.
19-cr-0635
USA v. HUNTER

WEDNESDAY, APRIL 24, 2024
Pretrial Conference/Hearing

02:00 P.M.
20-cr-0231
USA v. LAFORTE

QUINONES ALEJANDRO, J.
Courtroom 8B
Secretary/Civil Deputy: Nicole Phillippi
(267) 299-7460
Criminal Deputy Clerk: Rosalind Burton-Hoop
(267) 299-7467

SCHMEHL, J.

Criminal Deputy: Tanya L. Allender
Phone: 610-320-5030
Secretary/Civil Deputy: Barbara A. Crossley
Phone: 610-320-5099
The Gateway Building
201 Penn St.
Room 518
Reading, PA 19601
3rd flr., Rm. 3041 when in Phila.

FRIDAY, APRIL 26, 2024
Motion Hearing

11:00 A.M.
23-cv-3424
DEJESUS JR. et al v. SANTIAGO

MONDAY, APRIL 29, 2024
Jury Selection

09:30 A.M.
22-cr-0390
USA v. RIFAI

TUESDAY, APRIL 30, 2024
Jury Trial

09:30 A.M.
22-cr-0390
USA v. RIFAI

Sentencing

10:00 A.M.
19-cr-0064
USA v. BURROWS

G.A. MCHUGH, J.
Civil Deputy: Patricia Clark
Phone: 267-299-7301
Criminal Deputy: Christian Henry
Phone: 267-299-7307

BEEBLESTONE, J.

Courtroom 3B
Civil Deputy: Aaris Wilson
(267) 299-7450,
Criminal Deputy Nelson Malave
(267) 299-7459

WEDNESDAY, APRIL 24, 2024
Sentencing

02:00 P.M.
21-cr-0340
USA v. MARFISI

THURSDAY, APRIL 25, 2024
Sentencing

10:00 A.M.
23-cr-0132
USA v. WEST

KEARNEY, J.
Deputy Clerk: Ulrike Hevener
(267) 299-7688

TUESDAY, APRIL 23, 2024
Sentencing

03:00 P.M.
19-cr-0231
USA v. VASQUEZ

Sentencing

10:00 A.M.
23-cr-0286
USA v. DOUGLAS

Status Conference/Hearing

09:00 A.M.
22-cr-0413
USA v. NEWSOME-BOSTICK

WEDNESDAY, APRIL 24, 2024
Jury Selection

09:00 A.M.
22-cr-0391
USA v. LESLIE

Jury Trial

09:00 A.M.
22-cr-0391
USA v. LESLIE

PAPPERT, J.
Civil Deputy: Katie Furphy
(267) 299-7530
Criminal Deputy: Jeff Lucini
(267) 299-7537

TUESDAY, APRIL 23, 2024
Change of Plea Hearing

02:00 P.M.
24-cr-0101
USA v. SANTIAGO

THURSDAY, APRIL 25, 2024
Status Conference/Hearing

02:00 P.M.
19-cv-1648
SIMMONS v. CITY OF PHILADELPHI

19-cv-1692
FRAZIER v. CITY OF PHILADELPHI

19-cv-2155
POWELL et al v. CITY OF PHILAD

19-cv-2156
HILL v. CITY OF PHILADELPHIA e

21-cv-1458
MCCOY v. CITY OF PHILADELPHIA

21-cv-2884
GARCIA v. NORDO et al

23-cv-1002
HILL v. CITY OF PHILADELPHIA e

23-cv-1650
DIXON v. NORDO

J.F. LEESON, JR., J.
Civil Duputy 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. 4000 when in Phila.

WEDNESDAY, APRIL 24, 2024
Sentencing

02:00 P.M.
19-cr-0151
USA v. LOPEZ-GARCIA

09:00 A.M.
19-cr-0151
USA v. AMALBERT

TUESDAY, APRIL 30, 2024
Final Pretrial Conference

04:00 P.M.
23-cv-3417
EVANOFF v. MARSH USA, LLC

C.F. KENNEY, J.

Criminal Deputy: Christopher Kurek
phone 267-299-7549
Civil Deputy: Shelli MacElderly
phone 267-299-7540
Chambers of the Honorable Chad F. Kenney,
United States District Court
Eastern District of PA.

WEDNESDAY, APRIL 24, 2024
Pretrial Conference/Hearing

09:00 A.M.
24-cv-0913
OSHINS et al v. WONG et al

Scheduling Conference

09:30 A.M.
24-cv-1379
Maxor National Pharmacy Servic

THURSDAY, APRIL 25, 2024
Sentencing

09:00 A.M.
21-cr-0231
USA v. BROWN

FRIDAY, APRIL 26, 2024
Sentencing

10:00 A.M.
23-cr-0433
USA v. GALLIMORE

MONDAY, APRIL 29, 2024
Pretrial Conference/Hearing

09:30 A.M.
24-cv-0209
ROCCO v. FARMERS INSURANCE EXC

TUESDAY, APRIL 30, 2024
Change of Plea Hearing

09:00 A.M.
23-cr-0536
USA v. SMITH

10:30 A.M.
23-cr-0536
USA v. RAMDEEN

J.D. WOLSON, J.
Civil Deputy: Jeannine Abed
Phone: (267) 299-7321
Criminal Deputy: Laura Buenzle
Phone: (267)299-7239

TUESDAY, APRIL 23, 2024
Sentencing

02:00 P.M.
22-cr-0143
USA v. DABNEY

J.M. YOUNGE, J.

Courtroom A
Criminal Courtroom Deputy: Andrew Follmer
Phone: 267-299-7369
Civil Courtroom Deputy: Dedra Brannan
Phone: 267-299-7360

THURSDAY, APRIL 25, 2024
Revocation Superv Rls-FinalHrg

12:30 P.M.
08-cr-0186
USA v. CAUTHORN

K. S.. MARSTON, J.

Courtroom TBA
Courtroom Deputy/Criminal: Lara Karlson
phone: 267-299-7379

TUESDAY, APRIL 23, 2024
Sentencing

02:30 P.M.
23-cr-0419
USA v. RANDALL

WEDNESDAY, APRIL 24, 2024
Sentencing

11:00 A.M.
21-cr-0226
USA v. CANALES

The Legal Intelligencer

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MONDAY, APRIL 29, 2024
Sentencing
11:00 A.M.
23-cr-0513 USA v. PROPST

J. M. GALLAGHER, J.
Courtroom TBA
Courtroom Deputy/Criminal: Christine Stein
phone: 610-391-7012
Courtroom Deputy Civil: Brian Dixon
phone: 610-434-3457

TUESDAY, APRIL 23, 2024
Pretrial Conference/Hearing
01:00 P.M.
24-cv-0631 MORGAN v. NEVIN'S TRUCKING, IN

Sentencing
09:30 A.M.
23-cr-0026 USA v. GILLARD

WEDNESDAY, APRIL 24, 2024
Motion Hearing
10:00 A.M.
23-cv-5134 RUBENSTEIN v. COUNTY OF CHESTE

THURSDAY, APRIL 25, 2024
Sentencing
09:30 A.M.
23-cr-0435 USA v. ATTICA

PEREZ, J.
COURTHROOM 3H
Courtroom Deputy Danielle
Hughes
267-299-7420

WEDNESDAY, APRIL 24, 2024
Scheduling Conference
02:15 P.M.
24-cr-0047 USA v. FLORES

Status Conference/Hearing
02:30 P.M.
22-cv-2982 DAVIS v. UNITED STATES OF AMER

10:00 A.M.
23-cv-0249 SOWELL v. TARGET CORPORATION

MONDAY, APRIL 29, 2024
Pretrial Conference/Hearing
02:30 P.M.
23-cv-4819 Presswood v. Borough of Yeadon

TUESDAY, APRIL 30, 2024
Motion Hearing
10:00 A.M.
02-cr-0172 USA v. MURRAY

HODGE, J.
THURSDAY, APRIL 25, 2024
Jury Trial
09:30 A.M.
23-cr-0215 USA v. RUIZ

MURPHY, J.
THURSDAY, APRIL 25, 2024
Final Pretrial Conference
10:00 A.M.
22-cv-4958 STEWART v. EASH et al

Motion Hearing
02:00 P.M.
24-cv-0297 DEORIO v. COMPLETE HOMECARE IN

Pretrial Conference/Hearing
02:00 P.M.
24-cv-0297 DEORIO v. COMPLETE HOMECARE IN

TUESDAY, APRIL 30, 2024
Jury Selection
09:00 A.M.
22-cv-4958 STEWART v. EASH et al

Trial Date
09:00 A.M.
22-cv-4958 STEWART v. EASH et al

SCOTT, J.
Courtroom TBA
Courtroom Deputy: Sue Flaherty
Phone: 267-299-7598

TUESDAY, APRIL 23, 2024
Motion Hearing
10:00 A.M.
23-cv-3357 GRIMES v. IMMACULATA UNIVERSIT

WEDNESDAY, APRIL 24, 2024
Final Pretrial Conference
11:30 A.M.
22-cv-3778 SCHABACKER et al v. FERENS

THURSDAY, APRIL 25, 2024
Arbitration Hearing
09:30 A.M.
23-cv-2766 BA et al v. MILLER PIPELINE LL

Jury Trial
09:30 A.M.
23-cv-0263 GRAY v. MAIN LINE HOSPITALS IN

H. BARTLE, III, S.J.
TUESDAY, APRIL 23, 2024
Revocation Superv Rls-FinalHrg
10:00 A.M.
99-cr-0290 USA v. SPARROW

THURSDAY, APRIL 25, 2024
Change of Plea Hearing
02:00 P.M.
23-cr-0538 USA v. NUNEZ-SANTOS

MONDAY, APRIL 29, 2024
Jury Selection
10:00 A.M.
23-cv-3302 PETER v. JOHNSON et al

Jury Trial
09:15 A.M.
23-cv-3302 PETER v. JOHNSON et al

Trial Date
10:00 A.M.
23-cv-3302 PETER v. JOHNSON et al

J. R. PADOVA, S.J.
Courtroom 17B
Criminal Deputy Clerk: Michael Beck
Phone: 267-299-7409
Deputy Clerk Civil: Malissa Wolenski
Phone: 267-299-7459

THURSDAY, APRIL 25, 2024
Motion Hearing
11:00 A.M.
23-cv-2353 WILMINGTON TRUST, NATIONAL ASS

Revocation Superv Rls-FinalHrg
02:00 P.M.
06-cr-0654 USA v. REYES

A. B. BRODY, S.J.
Courtroom 7B
Scheduling/Deputy Clerk: Joseph Walton
Phone: 215-597-3978

ESR-Courtroom Deputy: Jim Scheidt
Phone: 267-299-7439

R. SURRICK, S.J.
Secretary Civil Deputy: Donna Donohue Marley
Phone: 267-299-7630
Criminal Deputy Clerk: Patrick Kelly
Phone: 267-299-7639

WEDNESDAY, APRIL 24, 2024
Show Cause Hearing
01:00 P.M.
20-cv-0658 EDMONDS v. SOUTHEASTERN PENNSY

TUESDAY, APRIL 30, 2024
Trial Date
09:30 A.M.
18-cv-0855 KAISINGER et al v. WALMART STO

C.M. RUFFE, S.J.
Scheduling/Deputy Clerk: Kristen Pepin
Phone: (267) 299-7490
Fax: (267) 299-5077
ESR/Courtroom Deputy: Erica Pratt
Phone (267) 299-7499

TUESDAY, APRIL 23, 2024
Sentencing
10:30 A.M.
22-cr-0308 USA v. JONES

M. BAYLSON, S.J.
MONDAY, APRIL 29, 2024
Motion Hearing
10:00 A.M.
20-cv-5553 VELEZ ENTERPRISES LLC v. KVK-T

T. J. SAVAGE, S.J.
Courtroom 9A
Courtroom Deputy: Alex Eggert
Phone: 267-299-7599
Judicial Secretary: Joanne Tyer
Phone 267-299-7480

TUESDAY, APRIL 23, 2024
Plea Agreement Hearing
10:30 A.M.
24-cr-0084 USA v. GABRIEL

Sentencing
01:00 P.M.
23-cr-0275 USA v. LONG

02:00 P.M.
22-cr-0442 USA v. GORDON

11:00 A.M.
21-cr-0162 USA v. DOMINGUEZ

Show Cause Hearing
12:00 P.M.
23-cv-3752 COVINGTON et al v. PARKER et a

WEDNESDAY, APRIL 24, 2024
Motion Hearing
10:00 A.M.
23-cr-0172 USA v. CASTILLO MORONTA

Sentencing
09:00 A.M.
22-cr-0229 USA v. MAZZONE

Status Conference/Hearing
12:30 P.M.
18-cr-0520 USA v. BRAZZLE

TUESDAY, APRIL 30, 2024
Motion Hearing
09:30 A.M.
23-cr-0042 USA v. LUBINSKI

Sentencing
09:30 A.M.
22-cr-0401 USA v. REGIS

J. H. SLOMSKY, S.J.
Courtroom Deputy: Matt Higgins
Phone: 267-299-7349
Civil Deputy: Kelly Haggerty
Phone: 267-299-7340

THURSDAY, APRIL 25, 2024
Motion Hearing
02:00 P.M.
24-cv-1347 SONI RESOURCES GROUP, LLC et a

02:30 P.M.
24-cr-0050 USA v. LAWS

24-cr-0050 USA v. CHRISTBURGH

USA v. MANUEL ROSA
Sentencing
10:00 A.M.
23-cr-0063 USA v. GOMEZ

MONDAY, APRIL 29, 2024
Sentencing
10:00 A.M.
21-cr-0247 USA v. REMBERT

TUESDAY, APRIL 30, 2024
Sentencing
10:00 A.M.
23-cr-0293 USA v. CRUZ-GONZALEZ

C. S. WELLS, M.J.
Deputy Clerk: Edward Andrews
Phone: 215-597-7833

E. T. HEY, M.J.
Courtroom Deputy: Mia Harvey
phone (267) 299-7670

L.A. SITARSKI, M.J.
Deputy Clerk: Regina M. Zarnowski
Phone: 267-299-7810

R.A. LLORET, M.J.
US Dist. Court
601 Market St.,
Phila., PA 19106
Chambers 4006
Courtroom Deputy Sheila McCurry
267-299-7410

REID, M.J.
3042 US Courthouse
601 Market Street
Philadelphia, PA 19106
Courtroom as assigned
Ian Broderick, Deputy Clerk
(267) 299-7640
Ian_Broderick@paed.uscourts.gov

WEDNESDAY, APRIL 24, 2024
Settlement Conference
10:00 A.M.
23-cv-4118 Anderson et al v. BOROUGH OF B

FRIDAY, APRIL 26, 2024
Settlement Conference
10:00 A.M.
23-cv-2035 MARKOWITZ v. UNITED STATES OF

CARLOS, M.J.
THURSDAY, APRIL 25, 2024
Settlement Conference
09:30 A.M.
23-cv-3832 ARMSTRONG v. CARPENTER TECHNOL

STRAW, M.J.
TUESDAY, APRIL 30, 2024
Settlement Conference
10:00 A.M.
23-cv-1329 PENNYFEATHER v. ACELERO LEARNI

ARTEAGA, MJ
COURTROOM 3H
Courtroom Deputy

TUESDAY, APRIL 23, 2024
Settlement Conference
10:00 A.M.
23-cv-3994 PATITUCCI v. NATIONAL RAILROAD

COMMON PLEAS COURT
CASE MANAGEMENT
CONFERENCE LIST

CASE MANAGEMENT
PROGRAM
ROOM 613
CITY HALL

Any questions regarding the Case Management Program should be directed to CivilCaseManagement@courts.phila.gov

MON., APRIL 22, 2024
8 A.M.
0012306-2978E. C. Wilson; W. P. Murray III
Bannister v. Tucker Operating, Llc et al.

0022307-2293P. Jimenez
Batoool et al. v. Pediatric Specialty Care et al.
A. F. Beck; A. A. Cronk; C. Berdzik
0032308-2158T. C. Levy
Hawkins v. Cvs Pharmacy Inc. et al.
A. B. Tomlinson

0042309-0741L. A. Katz
Lento Law Firm et al. v. Myers

0052311-2221N. M. Hilkert
Carroll et al. v. Peters et al.

0062311-2288W. P. Murray III
Jackson et al. v. Rosemont Care, Llc et al.

9 A.M.
0012310-1721N. J. Renzi
Simmins et al. v. Doe(S) 1-3 et al.
J. J. McGrath

0022312-2351 Short v. Chase Bank, Na et al.

0032401-1441T. J. Hornak
Stone v. City of Philadelphia et al.
et al.
K. L. Mercogliano

9:30 A.M.
0012308-3374P. J. Leyh
Fidler Club, Llc v. Pmc Property Group Inc.
et al.
A. D. Torres; A. J. Fuga; A. J. Spaulding;
C. Magaziner; C. M. Gallagher; D.
M. Montgomery; F. W. Brown; J. F.
McGreevey; J. B. Anderson; L. A. Green;
P. A. Roman; R. C. Defrancesco; S. W.
Zoffer; S. A. Ali; T. E. Odonnell; W. F.
Spurling

0022310-1689P. J. Leyh
Fidler Club, Llc v. Castelli Mechanical Design

0032311-2609S. R. Esrig
Perry v. Melton

1 P.M.
0012401-3473A. R. Benn
Jean-Baptiste et al. v. Central Management Services,

0022401-3479R. J. Boyd Jr
Pennsylvania National Mutual Casualty Insurance Co v. Central Management Services,
A. L. Ciganek; C. G. Watkins; D. S. Altschuler; G. M. Campbell; H. K. Burris-Lee; H. Welsh; J. A. Leckerman; J. J. Delany; J. J. Hare; K. M. Anthony; K. L. Worley; K. Petagna; M. A. Greer; O. Clark; P. F. Schuchman; S. Haselbarth
0032401-3483J. A. Zenstein
McCarthy et al. v. State Farm Fire And Casualty Comp

J. Kobeski; Y. Konopacka Desipio
0042401-3485M. Roach
Servance v. Doe et al.

0052401-3507L. A. Fox
Scuderi v. Steinbrink et al.

M. E. Wenke; R. E. Lavoie
0062401-3509M. F. Greenfield
Roberson v. Southeastern Pennsylvania Transportati

T. G. Nalencz
0072401-3512M. I. Simon
Rodriguez v. Burgos

M. Khan
0082401-3513M. I. Simon
Arnold v. Ramos et al.
D. G. Weldon Jr; J. Yzziz; M. Casey; M. E. Turner

10 A.M.
0012307-0292C. S. Froba
Khalil v. Pier 3 Condominium Association, Its Boa
C. M. Scheuerman; J. M. Heinz; M. H. Abbott; P. A. Fecile-Moreland; T. Guerrero; T. C. Dyer; K. M. Carson
0022311-2743G. A. Dileonardo
Lindo v. Tucker et al.

0032401-1107S. A. Bennett
Jeter et al. v. Yi
M. R. Aguilo-Seara

11 A.M.
0012401-1690J. Katz
Davis v. All Unknown Occupants of 2449 N. Myrtlewo

0022401-2013F. R. Musitief
Nasralla v. Yilmaz et al.
A. C. Goldstein; R. W. Stanko

11:30 A.M.
0012401-2211M. I. Simon
Smith v. Esbenshade et al.
B. Hatfield

1:30 P.M.
0012401-3533M. F. Greenfield
Hood v. Pennsylvania Department of Transportation
K. D. Lawfer; T. H. Lipscomb
0022401-3534L. A. Fox
Jones v. Jones

2 P.M.
 0012311-1287C. E. Haines
 Hemphill et al. v.Grogan et al.
 0022312-2527
 Pham v.All Unknown Occupants
 0032401-3515M. I. Simon
 Holland v.City of Philadelphia
 B. N. Gialloretto
 0042401-3518M. F. Greenfield
 Pryor v.Southeastern Pennsylvania
 Transportation
 C. J. Scott
 0052401-3519M. F. Greenfield
 Pavrette v.White et al.
 0062401-3521
 Quinn v.McGurk
 0072401-3525M. L. Solomon
 Mustafa v.Pollard et al.

2:30 P.M.
 0012401-3536M. I. Simon
 Gangadeen v.Barnes et al.
 Z. Strohm
 0022401-3537M. I. Simon
 Marano v.Diaby et al.
 A. R. Benedict; J. R. Andrzejewski; N. J. Goldwyn

3 P.M.
 0012401-3526M. F. Greenfield
 Low v.Cahill et al.
 C. A. Harley; J. D. Branderbit; J. A. Dingle
 0022401-3528M. I. Simon
 Walski v.Tpr Homes, Llc
 A. M. Cognetti; P. D. Priore
 0032401-3529V. N. Melchiorre
 Le v.Gci Constrution Inc. et al.
 S. C. Feinstein
 0042401-3530M. F. Greenfield
 Jones-Fitzgerald v.Danridge et al.
 A. A. Griffith; J. Giatras; M. Long
 0052401-3531M. I. Simon
 Lagomasini v.The City of Philadelphia et al.
 J. A. Santiago; S. Kivell
 0062401-3532M. I. Simon
 Reeves v.Johnson et al.

THU., APRIL 25, 2024

8 A.M.
 0012301-0624C. Finucane
 Mountain Street Assoc., Llc et al. v.Gilchrist
 J. J. Chomko
 0022310-0999J. L. Emmons
 Tallarida et al. v.Thomas Jefferson Univ.
 et al.
 T. M. Savon
 0032312-2425R. L. Sachs; T. M. Blanco
 Gearhart Herr & Co. Inc. v.Statt et al.
 0042401-0542K. B. Baldwin; M. S. Berger; M. P. Bannon
 Myers et al. v.Meigs et al.
 A. V. Romanowicz; H. A. Tereshko; J. V. Peeler; T. K. Fitzpatrick
 0052401-0552J. S. Weiss; S. G. Wigrizer
 Espinosa et al. v.Thomas Jefferson Univ.
 Hosp,
 0062401-0560D. Jeck; J. B. Schwartz
 Farmer v.Palermo et al.
 J. N. Bongiovanni; K. M. Chancler; L. B. Shannon

9 A.M.
 0012312-2802L. T. White
 McCann v.Long et al.
 D. R. Meakim
 0022401-3614S. L. Chung
 Griffin v.Woods et al.
 A. M. Thammavong
 0032401-3622M. I. Simon
 Bowie v.Ibodov
 0042401-3636F. Milillo
 Schulingkamp et al. v.Kimble et al.
 0052401-3642S. J. Tull
 T&L Hosp.ity Inc., D/B/A Days Inn v.Erie
 Insu
 R. T. Horst
 0062401-3643L. A. Fox
 Pleasant v.Milorey
 R. Jones

9:30 A.M.
 0012402-0266C. J. Marzacco
 McKenney et al. v.410 Bethlehem Realty
 Llc et al.
 M. Brown; R. J. Price
 0022306-2123J. N. Leo
 Seaneouthay v.Hill
 R. S. Stickley
 0032402-0270M. R. Strauss
 Hill v.Seaneouthay et al.
 J. W. McDonnell; S. A. Lytle
 0042402-0278J. M. Kunnel; J. M. Kunnel
 Hairston v.Southeastern Pennsylvania
 Transportati
 C. J. Scott; R. P. Lopez; T. H. Lipscomb

1 P.M.
 0012401-3647M. Breslin
 Jolly v.Extended Stay Inc. et al.
 0022402-0014A. M. Kroupa
 Makinwa et al. v.Cooper et al.
 H. B. Welch; J. A. Santiago
 0032402-0019D. M. Chandler; H. Y. Baik
 Musaid v.Maxim Real Estate, Lp et al.
 0042402-0024C. A. Nixon; C. L. Graham; J. I. Foley

Wilmington Savings Fund Society, Fsb, Not
 Individu v.Maxim Real Estate, Lp et al.
 0052402-0025E. E. Qaqish
 Customers Bank v.Walker et al.
 Z. Perlick
 0062402-0026S. E. Miller
 Martino v.Martino
 0072402-0041B. R. Nikitenko
 Kofsky v.Penn Valley Plaza Partners et al.
 D. J. Rucket; J. M. Cooper; L. A. Cauley;
 S. R. Engle
 0082402-0042M. I. Simon
 Little v.Litznier-O'brien et al.
 M. L. Fink
 0092402-0045A. J. Pantano; J. F. Puga;
 L. E. Bendesky
 Martins v.Rockwell Homes, Llc et al.
 D. J. Rucket; P. V. Mayro Cohen; P. D.
 Priore
 0102402-0055J. S. Comitz
 Jones et al. v.Visiting Angels of Luzerne
 County Et
 A. M. Scheibelhut; G. Farmakis; J.
 Goldberg; L. G. Fiorilla; S. D. Harrison
 0112402-0073R. W. Williams
 Secretary of Housing And Urban
 Development v.Unkn

10 A.M.
 0012312-2870T. F. Sacchetta
 Feliciano v.Filosadelfia, Llc et al.
 B. I. Wilkoff; N. J. Larkin; P. K. Leary
 0022402-0146B. C. Farrell
 Nance v.Medical Guardian Llc
 0032402-0147A. S. Getson
 Mukhamedyarov et al. v.Mk Boss
 Transportation Inc.
 0042402-0148A. S. Barrist
 Khaleel v.Seabridge et al.
 B. V. Arner
 0052402-0153R. A. Cohen
 Ally Bank v.Perry et al.
 0062402-0156B. H. Smith
 McQueen v.City of Philadelphia
 W. B. Shuey
 0072402-0162S. J. Tull
 Heron v.Erie Insurance Company
 D. L. Petrilli; R. T. Horst

10:30 A.M.
 0012312-2883M. S. Haber
 McKinney v.Reinhardt et al.
 J. B. McCarron; N. L. Goldstein
 0022402-0294B. W. Krengel
 Nail v.Lidl, Us, Llc et al.
 J. J. Walsh
 0032402-0304M. Breslin
 Williams v.Gidzinski
 M. S. Berger

11 A.M.
 0012402-0248J. J. Kofsky
 McDaniel v.Jones-Hill et al.
 W. L. Thrall III
 0022402-0251
 Parker-Murphy-Allen v.Underwood et al.
 0032402-0252K. G. Gomer
 Doumbia v.Burger et al.
 B. C. Evangelist
 0042402-0254J. A. Wells
 Herrington v.Mitchell et al.
 0052402-0256A. M. Grady
 Bonds v.Crumpler
 C. F. Bagnato

11:30 A.M.
 0012312-1138J. H. Homel
 Estate of Clara M King, Dec'd et al.
 v.American Dre
 0022402-0354M. F. Greenfield
 Benson v.Justis et al.
 J. A. Dingle
 0032402-0355
 Henson-Alston Sr v.Austin
 0042402-0356
 Greene v.Bennett
 0052402-0359M. F. Greenfield
 Oluokun v.Diallo et al.
 A. J. Fuga; J. B. Anderson; M. S. Takacs;
 S. A. Ali

1:30 P.M.
 0012312-2701A. M. Saltz
 Greater New York Insurance Co. A/S/O One
 Riverside v.Farmers Property And Casualty
 Insurance
 A. P. Rossi; B. C. Frommer; C. A.
 Williams; F. R. Gartner; G. Mercogliano;
 J. M. Campbell; M. S. Toth; M. R.
 Hudack; W. D. Testa
 0022312-2777K. B. Rice
 Privilege Underwriters Reciprocal Exchange
 A/S/O J v.Farmers Property And Casualty
 Insurance
 A. T. Silko; A. P. Rossi; B. C. Frommer;
 C. A. Williams; F. R. Gartner; G.
 Mercogliano; J. L. Silko; J. M. Campbell;
 M. S. Toth; M. R. Hudack; W. D. Testa

2 P.M.
 0012310-2198J. R. Young
 Soto v.Anderson et al.
 0022311-1493T. D. Kenny
 Fox Chase Home Care Inc. v.Argo Home
 Health Care

R. J. Kravets
 0032312-2675K. R. McNulty
 American Freedom Insurance Company
 v.Suchite et al.
 0042402-0164P. R. Bryant
 Ross et al. v.Law Office of Frank L. Turner,
 Jr, Pc
 0052402-0165M. Breslin
 Solar v.Healthfleet Ambulance Ins. et al.
 M. R. Mellon
 0062402-0168M. Breslin
 Butler v.Windsor Estates et al.
 0072402-0169M. I. Simon; R. M.
 Rosenfeld
 Ortiz v.Wakefern Food Corp. et al.
 C. A. Murphy
 0082402-0201M. I. Simon
 Dunoh v.Sanders et al.
 M. L. Fink
 0092402-0206D. P. Thiruselvam
 Hauber v.Hauber et al.
 B. M. Howton
 0102402-0207R. J. Gerace
 Premium Property Group Llc v.Terra Tenant

2:30 P.M.
 0012402-0372M. J. Bilker
 Weidekamp et al. v.Gaither et al.
 D. M. Alex
 0022402-0376A. Vanwagner; G. S.
 Marion
 Baucom et al. v.Torres Vidal
 M. J. Diamond; S. Tighe

3 P.M.
 0012402-0403
 Wilson v.Jackson J.
 J. Herrmann
 0022402-0411T. G. Masciocchi
 Witzell v.Sauer et al.
 0032402-0418J. T. Antz; M. A.
 Clemente; T. G. Daly
 Jake Welsh Llc v.Ebarter, Llc et al.
 G. Brounell; M. Brown
 0042402-0431R. M. Wiener
 Buyske-Friedberg v.City of Philadelphia
 J. Giatras
 0052402-0434R. Castro
 Dorns v.Bravo Pizza of Concord
 0062402-0438A. J. Thomson; J. S.
 Zafran
 Dunkley v.City of Philadelphia
 B. Jackal
 0072402-0490L. J. Arnold
 Leonard v.Madarati

**MASS TORT -
 ASBESTOS CASES**

2024 ASBESTOS TRIAL LIST

MAY 6, 2024

2809 NASS MESOTHELIOMA
 1. 200400863 SULOFF
 2. 201201616 HOLTZHAUSER
 3. 220500604 DRUMMOND
 4. 220501427 ANDREZZE
 5. 221001943 GARRETT
 6. 221200888 CALABRESE

**2810 NEIROWITZ & WASSERBERG
 MESOTHELIOMA**
 1. 220201280 FERNANDES
 2. 220302742 WRIGHT
 3. 220502739 CARSON
 4. 220801477 BADIK

**2811 MAUNE RAICHL
 MESOTHELIOMA**
 1. 220801903 SEMIAN

2812 SHEIN LUNG CANCER
 1. 190200330 BROWN
 2. 191101386 HARKINS
 3. 211201761 RITCHIE
 4. 221202434 SWANSON

**2813 BROOKMAN
 NON-MALIGNANCY**
 1. 220501532 HILL
 2. 221100532 SZATKOWSKI

JUNE 3, 2024

**2814 BROOKMAN
 MESOTHELIOMA**
 1. 220100102 PXCR-MARTIN
 2. 220602528 SCHULTZ
 3. 221100275 RANONIS

2815 WEITZ MESOTHELIOMA
 1. 220501652 CLUNK
 2. 220800294 PAVLICK
 3. 221102188 DAVIDSON

4. 221202062 ROTE
2816 WEITZ LUNG CANCER
 1. 220202463 ROSSOMANDO
 2. 220602722 SCHMIDT
 3. 220700267 GOMEZ
 4. 220700687 FOSTER
 5. 220700698 FROMM
 6. 220702412 ALBRIGHT
 7. 220900551 HARTLEY
 8. 220901191 MCLAUGHLIN
 9. 221000685 MCGARRY

2817 NASS LUNG CANCER
 1. 211201131 FLOWER
 2. 220602698 JEFFERSON
 3. 220900725 PERRUSO
 4. 221101647 DIMEGLIO
 5. 221201818 MOORE
 6. 221201856 COX

JULY 15, 2024

2818 HALPERN MESOTHELIOMA
 1. 220402383 STARKEY
 2. 220601041 ECKENROTH
 3. 220601788 EUCLIDE
 4. 220700005 ECKENROTH
 5. 220900488 ECKENROTH
 6. 220900887 STARKEY
 7. 220901220 EUCLIDE
 8. 221000920 EUCLIDE
 9. 220402127 SMITH
 10. 220800497 SMITH
 11. 221001807 SMITH
 12. 221101027 SMITH
 13. 221202639 CARLISLE
 14. 231101332 CARLISLE

**2819 MAUNE RAICHL
 1. 220202466 KIRK
 2. 220400007 MYRA
 3. 220600174 RAPETTI
 4. 220901249 HARRIS
 5. 221101473 MYRA
 6. 220300211 GOODWIN**

2820 WEITZ LUNG CANCER
 1. 220801342 HAMILTON
 2. 220802391 ZELLERS
 3. 221100579 VANPELT
 4. 221102008 HAYGOOD
 5. 221102642 RYAN
 6. 221200679 RUGGIERO
 7. 221200762 MCDONALD

2821 NASS LUNG CANCER
 1. 200702026 PRESTON
 2. 200802893 WILLIAMS
 3. 201201545 FORMICA
 4. 210700250 MCFARLAND
 5. 211200342 BANDISH JR
 6. 220200633 WALKER
 7. 220301714 MAYER
 8. 221102144 FITZPATRICK
 9. 220401583 FALLEN

AUGUST 12, 2024

2822 NACHAWATI LUNG CANCER
 1. 211000733 LUKOWSKI
 2. 211101948 SNOW
 3. 220202445 PETERS
 4. 220400326 NOBLES
 5. 220800887 SNOW

2823 WEITZ OTHER CANCER
 1. 220702190 GRAHAM
 2. 220902887 WOJCIK

2824 WEITZ NON-MALIGNANCY
 1. 220400553 POTTS
 2. 220600038 KOZAK
 3. 220801616 ROMANOVICH SR
 4. 220802446 SEBASTIAN
 5. 221002470 ARMSTEAD

2825 HALPERN NON-MALIGNANCY
 1. 220402483 PXCR-GORCZYNSKI
 2. 220500287 PETICCA
 3. 220601912 DURHAM
 4. 220701634 SCHAEFFER

5. 221201767 NICHLAS
 6. 221202556 TURNER
 7. 210501003 PIKE
 8. 210802260 PXCR-FELDHAUS
 9. 221200021 PLF-COOPER JR

SEPTEMBER 9, 2024

2826 WEITZ MESOTHELIOMA
 1. 210902481 BOWERS
 2. 220201264 RICHER
 3. 220301628 ALEXATOS
 4. 220400549 IRVIN
 5. 220502761 MCDONALD
 6. 220600226 ZLOTNICK
 7. 220800837 HARRISON
 8. 221001548 HOFFMAN
 9. 221202483 DICKSON

2827 HALPERN LUNG CANCER
 1. 220301785 JENKINS
 2. 220302511 VITKOSKY
 3. 220302707 BUBIER
 4. 220400419 DEVINNEY
 5. 220500528 TEES
 6. 220601708 BEERS
 7. 220700547 LAVIGNE
 8. 220701298 TEES
 9. 221001684 HANNA
 10. 221202208 WILK

2828 NASS NON-MALIGNANCY
 1. 220400495 LEEMAN
 2. 220401034 NIZZARDI
 3. 220602662 EKES
 4. 220902784 SMITH
 5. 221001439 CAMPBELL
 6. 221101822 KERSTING
 7. 220302529 HATCH

OCTOBER 15, 2024

2829 SHEIN MESOTHELIOMA
 1. 221202056 DULFER
 2. 230503096 DULFER
 3. 200801701 TODD
 4. 200900257 TODD
 5. 211200382 MCLAUGHLIN
 WILLIAMS
 6. 211201817 PXCR-CONANT
 7. 220901975 PXCR-COCHRAN
 8. 221201444 GIARROCCO
 9. 221202246 BANICKI
 10. 221101399 GABRIS

2830 HALPERN MESOTHELIOMA
 1. 220500535 -THOMPSON
 2. 220502564 IWASYK
 3. 221201669 DEPIETRO
 4. 221202109 STAM

2831 WEITZ LUNG CANCER
 1. 220501891 HAYES
 2. 220502477 CICCI
 3. 220800452 JARVI
 4. 220800576 MARSHALL
 5. 220803089 PLAFCAN
 6. 220900238 FERRARI
 7. 220901796 KICHLINE
 8. 221102725 MCCAULEY
 9. 221201945 GALLAGHER

2832 NASS OTHER CANCER
 1. 210700328 SHIMP
 2. 220701190 KINLAW
 3. 220802014 SMITH
 4. 221202414 HUGUES
 5. 231102927 HUGUES

NOVEMBER 4, 2024

**2833 BROOKMAN
 MESOTHELIOMA**
 1. 210901684 WOOD
 2. 220200935 DICKINSON
 3. 221001638 HAWKES
 4. 221100310 WOOD
 5. 221200951 FITZGERALD
 6. 230100003 JAMES
 7. 220102071 CALABRO
 8. 220502309 MOORE
 9. 220700701 OSSWALD
 10. 220900769 MAZZA

11. 221102439 CONNOR

2834 WEITZ MESOTHELIOMA

- 1. 211201875 FERREIRA
2. 220101313 BISSEN
3. 220101625 CASTILLO
4. 220201836 CARABIN
5. 220400576 PAPP
6. 220800150 LEPORE
7. 220800692 RICHMAN
8. 220802390 WALTER
9. 220500009 MYLET

DECEMBER 9, 2024

2835 WEITZ LUNG CANCER

- 1. 221001859 WHITE
2. 221002198 DECARLO
3. 21201046 WHITEHEAD-WOODLEY
4. 221201164 SMITH
5. 221201612 GERHART
6. 221202511 HAKLAR
7. 221202603 COSIC
8. 221202699 WILSON
9. 221202705 SCOVIAK

2836 NASS LUNG CANCER

- 1. 220302052 ZYLAK
2. 220700466 MILNER
3. 220802592 COUGHLIN

FAMILY COURT DIVISION

APRIL 22, 2024
ADMINISTRATION AND MISCELLANEOUS
1501 ARCH ST. MURPHY, A.J.
JUVENILE BRANCH
FAMILY COURT BUILDING
1501 ARCH ST.
Juvenile Justice Service Center
YSC MASTER

Courtroom-3G
JCHO SHULER M,W,F 9:30 A.M.
JCHO SHULER T,TH 12:30 P.M.

JCHO McCULLOUGH T,TH
Courtroom--4A
JCHO CICCONE (Closed M)
Courtroom--4B
JCHO GIUSINI, J. (Closed F)
Courtroom--4C
GREY, J. (Closed Th/F)
Courtroom--4D
MCCABE, J.
Courtroom--4E
FERNANDES, J.
Courtroom--4G
IRVINE, J. (Close W)
Courtroom--5A
BARISH, J.(Closed Th/F)
Courtroom--5B
MCLAUGHLIN, J.
Courtroom--5C
CANTY, J. (Closed Th/F)
Courtroom--5D
SABATINA, J.
Courtroom 5E
JCHO SHULER, J. (T,TH)
IRVINE, J. (W)
Courtroom--5F
FURLONG, J.
Courtroom--5G
JCHO STOKES
Courtroom--6H
GORDON, J.
JCHO MCCULLOUGH J. (T & TH)
JJSC JCHO MCCULLOUGH (M-TH)

jcho GIUSINI (F)
DOMESTIC RELATIONS/
FAMILY COURT BUILDING
1501 ARCH ST.

Courtroom--3A
SANDHER, J. (out)
Courtroom--3B
COHEN, J.

Courtroom--3C
JACKSON, J.

Courtroom--3D
PALMER, J. (Out)

Courtroom--3E
PAPADEMETRIOU, J. (M,T)

FORD, J. (W)
LITWIN, J. (TH)
DISTRICT ATTORNEY (F)

Courtroom--3F
MALLIOS, J.

Courtroom--3G
Courtroom--4F
KRISTIANSOON, J. (6E W)

Courtroom--6A
LITWIN, J.(EX. TH)

Courtroom--6B
FANNING, J. (M,W,F) (6G T, TH)

Courtroom--6C
FORD, J. (EX. W)

Courtroom--6D
WAHL, J.

Courtroom--6E
PAPADEMETRIOU, J. (TH) (4F W)

Courtroom--6F
SULMAN, J. (OUT)

Courtroom--7B
CHEN, J.

CRIMINAL TRIAL DIVISION

MONDAY, APRIL 22, 2024
Room 505--PALUMBO, J.

- Carroll, Michael (Def. Assoc.)
Donato, Lesty (Def. Assoc.)
Gallman, Naem (Coble, Richard P.)
Gonzalez, Richard (Def. Assoc.)
Hanible, Vincent (Ehrlich, Irina G.)
Matthes, Melyin (Cotter, John P.)
McDonald, Brian (Def. Assoc.)
Muhammad, Isaam (Dixon, Robert J.)
Piehs, Linda (Berardinelli, James F.)
Shivers, Larue (Javie, Jason David)
Sisco, Herbert (Def. Assoc.)
Spain, James W. (Freeman, Richard G.)
Uderra, Jose (Elleman, Angela S.)
Williams, Gary (Meehan, Edward C. Jr.)
Williams, Knieam (Dixon, Robert)
Wisor, Daniel (Def. Assoc.)

Room 507--McDERMOTT, J.
Adames, Johnny (Fioravanti, Michelle A.)
Bellinger, Carter (Silver, Gary Scott)
Brunson, Terrell T. (Savino, Louis Theodore Jr.)
Castaneda-negron, Michael (Savino, Louis Theodore Jr.)
Clark, Rahmal (Def. Assoc.)
Cruz, Jovanni N.
Dearajou, Victor F. (Server, Gary Sanford)
Gonzalez, Santiago (Marsh, James T.)
Harris, Alian (Walker, John Robert)
Haynes, Roysee
Henderson, Stephen (Abdul-Rahman, Qawi)
Hopkins, Dashawn (Yacoubian, George Setrag Jr.)
Irizarry, Samuel (Pagano, Gregory Joseph)
Johnson, Michael (Consadene, Jonathan D.)
Khoury, Nadin (Boyd, Matthew Christopher)
Maldonado-rivera, Edgar (George, Henry Jr.)
Mcgriff, Shaquille (Marroletti, John A.)
Morris, Javier (Fioravanti, Michelle A.)
Murray, Devin M. (McMahon, John J. Jr.)
Palmer, Tahjaye (Def. Assoc.)
Pereira-matos, Luis (Pagano, Gregory Joseph)
Purnell, Dwyer (Stein, Gerald A.)
Quinonesmendez, Jose (Def. Assoc.)
Ribeiro-depaulo, Yure M. (Def. Assoc.)
Rich, Louis (Walker, John Robert)
Rivera, Carlos (Savino, Louis Theodore Jr.)
Rodriguez-lopez, Antony (Clemens, Thomas C.)
Rogers, Ronald (Cooper, Benjamin)
Smith, Daylinn G. (Chisholm, Walter C.)
Smith-davis, Michael (Def. Assoc.)
Stewart, Alvin (Def. Assoc.)
Whiting, Rodney (Walker, John Robert)
Wright, Dontae (Def. Assoc.)

Room 605--BROWN, J.
Bell, Carl
Brown, Juwan M. (Def. Assoc.)
Burrusjr, David G. (Def. Assoc.)
Daster, Niguan (Cacciamani, Kathryn Coviello)

- Gardner, Markshawn (Def. Assoc.)
Gathers, Kwaman (Def. Assoc.)
Hall, Robert (Def. Assoc.)
Hannibal, Shaquille S. (Stenson, Derek Alan)
Hobbs, Akeem (Def. Assoc.)
Jernigan, Dominic (Def. Assoc.)
Lawson, Zhymaar (Def. Assoc.)
Munden, Brandon (Def. Assoc.)
Rowe, Rakeem (Def. Assoc.)
Spring, Tynisha (Def. Assoc.)
T-toe, Maurntee (Def. Assoc.)
Talbert, Thomas (Def. Assoc.)
Trotman, Joshua (Def. Assoc.)

Room 607--EHRlich, J.
Jones, Anton (Meehan, Edward C. Jr.)
Lockett, Armond (Coleman, Joseph L.)
Rivera, Alexander (Fuschino, Richard John Jr.)

Room 702--HANGLEY, J.
Barcliff, Jeremy (Yacoubian, George Setrag Jr.)
Bolger, Rasheed (Turner, Dennis Irwin)
Johnson, Devon (Gessner, Scott)
Kellam, Desmont (Def. Assoc.)
Lone, Christopher (Def. Assoc.)
Mitchell, Nimieer (Slaven, Ryan Patrick)
Morgan, Corry (McMahon, John J. Jr.)
Simpson, Jahmair (McCrae, Kendra Ilene)
Vargus, Luis (Def. Assoc.)
Waites, Melvin C. (Boyd, Matthew Christopher)

Room 704--YU, J.
Betha, Terron (Def. Assoc.)
Butler, Enoch (Fioravanti, Michelle A.)
Crockett, Anthony (Gessner, Scott)
Freeman, Oseir (Def. Assoc.)
Gales-allen, Tyshoun (Narcisi, Laurence Anthony III)
Gass, Farid (Def. Assoc.)
Hammond, Jamaine T. (Meehan, Edward C. Jr.)
Hileman, Dominar (Def. Assoc.)
Johnson, Darrell (Bermudez, Donald)
Jones, Cynthia M. (Def. Assoc.)
Kelly, Travis (Mann, Jessica Consuela)
Molina, Ameer (Def. Assoc.)
Murchison, Davon (Johnson, Shaka Mzee)
Omeally, Zulerha (Def. Assoc.)
Perkins, Adrese (Kadish, Jason Christopher)
Reynolds, Robert (Gessner, Scott)
Robertson, Thelma (Def. Assoc.)
Robinson, Nazeer (Mischak, David B.)
Smith, Marcus (Def. Assoc.)
Williams, Damon (Def. Assoc.)

Room 705--WILLIAMS, J.
Ansley, Jahiem (Burke, Thomas F.)
Dieng, Oumar (Def. Assoc.)
Fragalli, Phillip (Casario, Christopher B.)
Graves, Carl (Goodman, Leon Dominic)
Harper, Michael F. (Def. Assoc.)
Hasaan, Taj (Abdul Rahman, Qawi)
Hennix, Shanae (Def. Assoc.)
Laboy, Hector (Def. Assoc.)
Miller, Ociele (Petrona, Anthony J.)
Murray, Charles (Def. Assoc.)
Mustafa, Mustafa (Tinari, Eugene P.)
Rahman, Ibn (Kenny, Thomas)
Rivera-lopez, Rosanna (Def. Assoc.)
Shaw, Raphael (McDermott, Michael I.)
Vega, Hector (Def. Assoc.)
Washington, Rashan (Def. Assoc.)
Williams, Zahir (Def. Assoc.)

Room 707--CAMPBELL, J.
Amador, Jonathan (Cameron, Angelo Leroy)
Booker, Jamel (Tinari, Eugene P.)
Goodman, Marvin (Stretton, Samuel C.)
Mack, Asim K. (Major, Rania Maria)
Nichols, Anthony (Stretton, Samuel C.)
Smith, William (Brown, Richard T. Jr.)

Room 708--LIGHTSEY, J.
Bryant, Khalil (Def. Assoc.)
Copes, Jason T. (Def. Assoc.)
Craig, Raymond (Def. Assoc.)
Cummings, Alvin (Def. Assoc.)
Gaye, Modi (Brennan, William J.)
Jaimlett, Jamel (Dimairo, Paul Michael)
Johnson, Anthony (Def. Assoc.)
Lane, Kenya (Yee, Adam Sequoyah)
Mcpheerson, Richard (McMahon, John J. Jr.)
Polite, Jamaine (Def. Assoc.)
Skerrett, Jonathan (Dimairo, Paul Michael)
Thomas, Derrick (Def. Assoc.)
Vargas, Noel (Narcisi, Laurence Anthony III)

Room 801--GIBBS, J.
Calloway, Neiliene (Bermudez, Donald)
El, Frank (Def. Assoc.)
Footman, James (Def. Assoc.)
Roberts, Sterling (Def. Assoc.)

Room 802--CLEMONS, J.
Antoine, David (Nasuti, Carmen Charles III)
Avila, Marlon (Slaven, Ryan Patrick)
Kelly, Marcus (Palividas, Pantellis)
Lawrence, Lionel (Peruto, A. Charles Jr.)
Pierre Paul, Guichard (Brennan, William J.)
Sanon, Clearvens (Szanto, Jules Norris)
Wilson, Rashad (Def. Assoc.)

Room 804--SAWYER, J.
Aguayo, David (Capek, Justin Charles)
Deardorff, Ricky L. (Def. Assoc.)
Echevarria, Angel L. (Sobel, Jonathan J.)
Gair, Joseph P. (Lyons, James Patrick)
Gause, Naazeem (Def. Assoc.)
Graham, Terrance (Def. Assoc.)
Herman, Christopher (Def. Assoc.)
Holland, James (Def. Assoc.)
Howard, Damon (Def. Assoc.)
Hudgins, Isaiiah (Coleman, Joseph L.)
Jackson, Jacquan (Def. Assoc.)
Jackson, Jacquan L. (Def. Assoc.)
Johns, Lavander (Def. Assoc.)
Jones, Khalid (Def. Assoc.)
Jones, Khalid M. (Public Defender, Philadelphia)
Jones, Malik K. (Def. Assoc.)
Martinez, Juan (Def. Assoc.)
Mendez, Johnathan (Def. Assoc.)
Midile, Kyle A. (Def. Assoc.)
Mitchell, Erik (Present, Eliot B.)
Ortiz, Harold (Petrona, Anthony J.)
Parker, Navin (Def. Assoc.)
Potter, Eric Rashan R (Alston, Andrew Robert)
Rivera, Emmanuel (Def. Assoc.)
Rivera-marcano, Kenneth (Def. Assoc.)
Rodriguez, Josue (Savino, Louis)
Santiago, Dennis (Def. Assoc.)
Varanavage, Peter (Def. Assoc.)

Varanavage, Peter J. (Def. Assoc.)
Waldo, Brice E. (Def. Assoc.)
Room 805--EISENHOWER, J.
Arse, Gavino (Def. Assoc.)
Baker, Ralph
Beale, Richard A. (Def. Assoc.)
Beall, Richard
Betances, Freddie R. (Def. Assoc.)
Bowles, Zymere
Bulls, Marcus
Carson, Brandon
Clinton, Lucas J. (Fioravanti, Michelle A.)
Corbin, Johanna (Sobel, Jonathan J.)
DeLoach, Nadirah
Harvey, Tyran (Def. Assoc.)
Hernandez, Edwin (Stein, Gerald A.)
Jackson, Phillip (Link, Robert Patrick)
Jefferson, Michael J.
Joffe Emergency Services
Kerr, Scott (Def. Assoc.)
Knight, Stoffon (Def. Assoc.)
Latorre-gonzalez, Miguel (Savino, Louis Theodore Jr.)
Lee, Tyreek (Def. Assoc.)
Matos, Edgardo (Montroy, Andrew David)
Mendosa, Ricardo (Def. Assoc.)
Prieto, Andre (Def. Assoc.)
Richards, Sameerah A. (Abdul Rahman, Qawi)
Rodriguez, Eric (Turner, Alexandre Neuberburg)
Rodriguez, Eric D. (Turner, Alexandre Neuberburg)
Satchell, Farrej (Def. Assoc.)
Smith, Kaziyah T. (Def. Assoc.)

Room 807--ANHALT, J.
Bonaparte-walker, Stefan (Def. Assoc.)
Mathis, Marqis D. (Dixon, Robert J.)
Perry, Shyeim (Def. Assoc.)
Powers, Andrew (Def. Assoc.)
Regan, Derrick G. (Def. Assoc.)
Salcedo, Elvis (Def. Assoc.)
Tolbert, Kyon (Szanto, Jules Norris)
Tyson, Donte (Gamburg, Robert Marc)

Room 808--KAMAU, J.
Adams, Anton (Fish, Illon Ross)
Figueroacartegena, Steven (Silver, Gary Scott)
Jackson, Lorenzo (Def. Assoc.)
Langford, Terrance (Sigman, Scott Philip)
Mcdaniel-robby, Kenya (Steinberg, S. Philip)
Muhammad, Malik (Goodman, Leon Dominic)
Nelson, Oliver (Seay, Geoffrey Vincent)
Raymond, Kenya M. (Mandell, Lee)

Room 901--SCHULTZ, J.
Carter, Celyia (Sedacca, Matthew Paul)
Carter, Derk (Shaw, Brianna Corine)
Carter, Derrick (Hagarty, Matthew Sherman)
Heath, James (Def. Assoc.)
Martin, Celestine (O'Connor, Lawrence J. Jr.)
Martin, Daniel (Chisholm, Walter C.)
Murphy, Quadire (Def. Assoc.)
Murphy, Quadire (Def. Assoc.)

Room 902--WOELPPER, J.
Acevedo, Quan (Def. Assoc.)
Bradley, Taejohn (Def. Assoc.)
Corsino, Laura (Def. Assoc.)
Daniels, Kareem L. (Def. Assoc.)
Delaine, Daniel (Humble, Brian Francis)
Dorsey, Clarence (Def. Assoc.)
Falana, Randall (O'Donnell, Joseph H. Jr.)
Gibbs, Maurice (Def. Assoc.)
Goard, Zakee A. (Def. Assoc.)
Green, Naikir (Consadene, Jonathan D.)
Henderson, Ronald (Steinberg, S. Philip)
Infante-reyes, Lewin (Savino, Louis Theodore Jr.)
Kemp, Gerald (Alva, Jeremy-Evan)
Martin, Lamar (Def. Assoc.)
Martinez, Micheal (Def. Assoc.)
Mccoy, John (Privitera, Dino)
Mccrory, Lamar (Fiore, Todd R.)
Myatt, Hakeem (Def. Assoc.)
Olivieri, Johnathan (Yee, Adam Sequoyah)
Parker, Brian (Def. Assoc.)
Perez, Isreal (Def. Assoc.)
Peterson, Syvon (Maran, Mary Therese)
Shedrick, Alonzo (Def. Assoc.)
Soler, Anthony (Def. Assoc.)
Spencer, Shiehem (Def. Assoc.)
Torres, Brian (Morris, Glen Richard)
Vargas, Edwin (Def. Assoc.)
Waever, Daquan (Def. Assoc.)
Weaver, Daquan (Link, Robert Patrick)
Williams, Sheldon (Def. Assoc.)

Room 904--ROSS, J.
Anderson, Darryl (Raynor, Earl Dubois Jr.)
Bonaparte-walker, Sean (Def. Assoc.)
Brokenbrough, Stephen (Johnson, Shaka Mzee)
Churchville, Roger (Def. Assoc.)
Coley, Ramere (Def. Assoc.)
Escudero, Giovanni (Def. Assoc.)
Foreman, Samuel (Def. Assoc.)
Fowler, Nawaz (De Marco, Perry Paul)
Harlem, Jeffrey (Foster, Edward Joseph)
King, Mehkel (McCrae, Kendra Ilene)
Marks, Ronnell (Dolfman, Douglas Lee)
Martin, Tracy (Def. Assoc.)
Price, Isaiiah (Def. Assoc.)
Sloane, James (Cohen, Elliot Marc)
Strachan, Oreme (Stewart, Stephen Dean Jr.)
Swint, Rashan (Parkinson, Michael Patrick)
Vincent, Tyrell (Link, Robert Patrick)
Williams, Saleen (Def. Assoc.)

Room 905--SHAFFER, J.
Adams, Edwards (Kelly, Joseph Kevin)
Betha, Brahin D. (Steinberg, S. Philip)
Morgan, Gavin (Def. Assoc.)
Oates, Tyriek (Link, Robert Patrick)
Ocasio, Lemuel (Bernstein, Jay Andrew)
Rodgers, Mustafah (Def. Assoc.)
Rodriguez, Michael (Mandell, Lee)
Simpson, Darryl (Link, Robert Patrick)
Tran, Phuong (Gladstone, Noah M.)
White, Bruce (Def. Assoc.)
Williams, Divintae (Def. Assoc.)
Williams, Norman (Savino, Louis)
Wingfield, Kevin (Yee, Adam Sequoyah)
Young, Paul (Mischak, David B.)

Room 907--O'KEEFE, J.
Bass, Yasir M. (Raynor, Earl Dubois Jr.)
Kenan, Jarmel E. (Meehan, Edward C. Jr.)

Room 908--BRANDEIS-ROMAN, J.

Kamara, Abraham B. (Brennan, William J.)
Leanier, Calvin (Alva, Jeremy Evan)
Parker, Jonathan (Def. Assoc.)
Purnell, William (Gottlieb, Jay Samuel)

Room 1001--DiCLAUDIO, J.
Alvarez, Augusto (Def. Assoc.)
Angelucci, Kristin (Silver, Gary Scott)
Bassett, Charles (Pileggi, Michael)
Bowen, John (Pileggi, Michael)
Brown, Victor (Reynolds, Coley Obrien)
Dockery, Ricky (Igwe, Emeka)
Everett, Herbert (Amoriello, Gina A.)
Goodwin, Jeffery M. (Himebaugh, Teri B.)
Graves, Kurtis O. (Mosser, Todd Michael)
Jones, Andrew (Schwartz, Michael Alyn)
Marra, Richard J. (Tauber, Alan J.)
Martin, Gregory (Jubelizer, Laurie Robin)
Maxwell, Dawayne (Barrish, David W.)
Phoun, Phiep S. (Tauber, Alan J.)
Rice, Jose (Chisholm, Walter C.)
Rios, Emanuel (Pomerantz, Michael D.)
Rouse, Devin (Rashatwar, Rupalee)
Shaw, Piatetro (Chisholm, Walter C.)
Slaughter, Janayah (Def. Assoc.)
Williams, Russell (Mincey, Kevin V.)
Williams, Terrance L. (Bookman, Marc Alan)
Wright, Anthony (Foster, Edward Joseph)

Room 1002--TAYLOR-SMITH, J.
Harrell, Desjaun (Sigman, Scott Philip)
Sanchez, Jovany (Alva, Jeremy Evan)
Velazquez, Luis (Def. Assoc.)

Room 1005--BRYANT-POWELL, J.
Castillo, David (Def. Assoc.)
Centeno, Hector (Turner, Alexandre Neuberburg)
Davis, Neal (Def. Assoc.)
Gateward, Jamean D. (Walker, John Robert)
Green, Brantley (Def. Assoc.)
Griffin, Alexander (Def. Assoc.)
Martez, Robert (Def. Assoc.)
Pacheco, Ramon (Def. Assoc.)
Rivera, Jacob (Def. Assoc.)
Soto, Jorge (Def. Assoc.)
Wilson, Tayon (Def. Assoc.)
Yeager, Zoë H. (Fishman, Brian M.)

Room 1007--BRONSON, J.
Lebron, Justin (Johnson, Shaka Mzee)
Scott, Nushar J. (Maran, Mary Therese)
Trusty, Rasheen (Mandell, Lee)

Room 1008--KYRIAKAKIS, J.
Alston, Kirkland (Yee, Adam Sequoyah)
Anderson, Tyrell T. (Marroletti, John A.)
Brown, Terry (Def. Assoc.)
Camp, Gerald (Sigman, Scott Philip)
Eaddy, Daquan M. (Birley, Kevin Thomas)
Graves, Nyaire (Mann, Jessica Consuela)
Hart, John (Goldstein, Zak Taylor)
Hayman, Erick J. (Def. Assoc.)
Mason, Dennis L. (Consadene, Jonathan D.)
Mcknight, Omar (Def. Assoc.)
Pearcy, Justin (Page, Shawn Kendrick Sr.)
Peterson, Sterling (Def. Assoc.)
Rivera, Randolph (Johnson, Shaka Mzee)
Tirado, Jose (Savino, Louis Theodore Jr.)
Woodson, Lexus (Def. Assoc.)

Room 1102--COVINGTON, J.
Blackston, Michael (Gamburg, Robert Marc)

Room 1104--ARRAIGNMENTS
Amerman, Raymond (Parkinson, Michael Patrick)
Andrews, Justin (Ringgold, Hamilton Jr.)
Blackston, Derek (Def. Assoc.)
Bolden, Wade (Def. Assoc.)
Bush, Graig (Def. Assoc.)
Butler, Percy (Dimairo, Paul Michael)
Darby, David (McKenna, Emily Dust)
Davis, Disheshear (Def. Assoc.)
De La Cruz, Jose (Kadish, Jason Christopher)
Dela-cruz, Anneury (Server, Gary Sanford)
Dela-cruz, Jose (Savino, Louis Theodore Jr.)
Fletcher, Shamone (Def. Assoc.)
Fripps, Jerrick (Def. Assoc.)
Goff, Andre C. (Pomerantz, Michael D.)
Goode, Jamal (Def. Assoc.)
Hanner, Rodney T. (Kramer, Max Gerson)
Hawford, Marquee (Present, Eliot B.)
Heron, Randy J. (Def. Assoc.)
Hicks, Nyseem (Kramer, Max Gerson)
Hilbbert, Karie (Def. Assoc.)
Hosseini-bami, Seyedamir (McMahon, John J. Jr.)
Jackson, Eric (Def. Assoc.)
Johnson, Jahmire (Martino, Andre)
Johnson, Michael A. (Def. Assoc.)
Johnson-reed, Qyineef (Def. Assoc.)
Jones, Eric (Def. Assoc.)
Mccall-davis, Salim (Def. Assoc.)
Mccoy, Teian (Def. Assoc.)
Mchugh, Charles J. (Greenblatt, Ronald)
Mcnary, T-micka (Def. Assoc.)
Mott, Anthony (Def. Assoc.)
Murphy, Edward (Glanzberg, David Seth)
Murray, James (Def. Assoc.)
Ndiaye, Abdoulaye (Bahuriak, David Stephen Jr.)
Perez, Johnathan (Def. Assoc.)
Proctor-swinton, Nyfeece (Parkinson, Michael Patrick)
Royster, Tyree (Def. Assoc.)
Sayles, Khaaliq (George, Henry Jr.)
Sharpe, Ramona M. (Wimmer, Lauren A.)
Sherwood, William (Def. Assoc.)
Smith-allen, Lamont T. (Schober, Henry William)
Temaj, Fidencio (Martino, Andre)
Vega, Moises A. (Funt, James Adam)
Watson, Nasir (Meehan, Edward C. Jr.)
Wilkins, Adisa (Coleman, Joseph L.)
Williams, Timothy (Yacoubian, George Setrag Jr.)
Winn, Marquan (Def. Assoc.)
Young, Keyona (Def. Assoc.)

Room 1106--VIDEO ROOM
Mcdowell, Michael (Javie, Jason David)

Room 1108--CIANFRANI, J.
Brown, Dean (Def. Assoc.)
Browne, Isaiiah (Dolfman, Douglas Lee)
Doughty, Shaky (Tarpey, Timothy J.)

Court Notices

continued from 1



**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA COURT OF COMMON- PLEAS**

**TRIAL DIVISION - CRIMINAL
NOTICE TO THE BAR**

ALTERNATIVE FELONY DISPOSITION PROGRAM

Effective immediately, the Court will not accept new participants into the Alternative Felony Disposition (“AFD”) pretrial diversion program. Current participants already accepted in the AFD program or on the program’s waitlist prior to today’s date may continue until their participation is completed. All current and waitlisted participants must complete the AFD program on or before December 31, 2024.

DATE: April 9, 2024

Honorable Daniel Anders

**Administrative Judge
Trial Division
Philadelphia Court of Common Pleas
First Judicial District of Pennsylvania**

**Honorable Rose Marie Defino-Nastasi
Supervising Judge
Trial Division - Criminal
Philadelphia Court of Common Pleas
First Judicial District of Pennsylvania**

**SUPREME COURT OF PENNSYLVANIA
JUVENILE COURT PROCEDURAL RULES COMMITTEE
NOTICE OF PROPOSED RULEMAKING
Proposed Amendment of Pa.R.J.C.P. 1601 and 1608**

The Juvenile Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pennsylvania Rules of Juvenile Court Procedure 1601 and 1608 governing “potential kinship care resource” for the reasons set forth in the accompanying publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the Pennsylvania Bulletin for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

Daniel A. Durst, Chief Counsel
Juvenile Court Procedural Rules Committee Supreme Court of Pennsylvania
Pennsylvania Judicial Center P.O. Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9541
juvenilerules@pacourts.us

All communications in reference to the proposal should be received by **May 31, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Juvenile Court Procedural Rules Committee,
Judge Andrea Marceca Strong, Chair

**SUPREME COURT OF PENNSYLVANIA
JUVENILE COURT PROCEDURAL RULES COMMITTEE
PUBLICATION REPORT
Proposed Amendment of Pa.R.J.C.P. 1601 and 1608**

The Juvenile Court Procedural Rules Committee (“Committee”) is considering proposing the amendment of Pennsylvania Rules of Juvenile Court Procedure 1601 and 1608 to implement the Act of December 14, 2023, P.L. 412, No. 48, concerning “potential kinship care resource.”

Effective February 12, 2024, the Act added the definition of “potential kinship care resource” to the Juvenile Act, 42 Pa.C.S. § 6302. The Act also amended 42 Pa.C.S. § 6336.1(a) to require the county agency to provide notice of permanency hearings to potential kinship care resources. The potential resource then has the right to be heard at the hearing as to the resource’s qualifications to provide kinship care. Thereafter, the court must decide whether the resource may receive notice of, or participate in, future hearings.

To reflect the Act, Pa.R.J.C.P. 1601(a)(5) is proposed to be amended to include “potential kinship care resource” as a person to receive notice of the permanency hearing. Additionally, a new subdivision (d)(1)(xviii) is proposed to be added to Pa.R.J.C.P. 1608 to require a finding on whether the potential kinship care resource should receive notices of future hearings.

The Committee invites all comments, concerns, and suggestions regarding this rulemaking proposal.

Rule 1601. Permanency Hearing Notice.

[A.](a) At least [fifteen] 15 days prior to the hearing, the court or its designee shall give notice of the permanency hearing to:

- (1) all parties;
 - (2) the attorney for the county agency;
 - (3) the child’s attorney;
 - (4) the guardian’s attorney;
 - (5) the parents, child’s foster parent, preadoptive parent, [or] relative providing care for the child, or a potential kinship care resource;
 - (6) the court appointed special advocate, if assigned;
 - (7) the educational decision maker, if applicable; and
 - [B.](b) (8) any other persons as directed by the court.
- If a party intends to request a goal change from reunification, then either the notice shall state this purpose or the party shall give separate notice of the intended goal change in accordance with [paragraph (A)] subdivision (a).

Comment: Regarding subdivision (a)(5), see 42 Pa.C.S. § 6302 for the definition of “potential kinship care resource.” Once a potential kinship care resource has addressed the court as to the individual’s qualifications, the court is to decide whether the potential kinship care resource may receive notice of, or participate in, future hearings. See Pa.R.J.C.P. 1608(d)(1)(xviii). If the court decides that the potential kinship care resource is not to receive notice of future hearings, notice to that individual pursuant to subdivision (a)(5) is no longer required.

Given the significance of discontinuing the goal of reunification, the requirement of [paragraph (B)] subdivision (b) is to ensure that parties, counsel, and interested persons have notice of the purpose of the hearing and are able to prepare for and attend the hearing.

[Official Note: Rule 1601 adopted August 21, 2006, effective February 1, 2007. Amended April 29, 2011, effective July 1, 2011. Amended May 17, 2018, effective October 1, 2018.]

Committee Explanatory Reports:

Final Report explaining the provisions of Rule 1601 published with the Court’s Order at 36 Pa.B. 5571 (September 2, 2006). Final Report explaining the amendments to Rule 1601 published with the Court’s Order at 41 Pa.B. 2413 (May 14, 2011). Final Report explaining the amendments to Rule 1601 published with the Court’s Order at 48 Pa.B. 3321 (June 2, 2018).]

Rule 1608. Permanency Hearing.

(d) Court’s Findings.

(1) **Findings at all Six-Month Hearings.** At each permanency hearing, the court shall enter its findings and conclusions of law into the record and enter an order pursuant to Rule 1609. On the record in open court, the court shall state:

(xvi) whether sufficient steps have been taken by the county agency to ensure the child has been provided regular, ongoing opportunities to engage in age-appropriate or developmentally-appropriate activities, including:

(A) consulting the child in an age-appropriate or developmentally-appropriate manner about the opportunities to participate in activities; and

(B) identifying and addressing any barriers to participation; [and]

(xvii) whether the visitation schedule for the child with the child’s guardian is adequate, unless a finding is made that visitation is contrary to the safety or well-being of the child[.]; and

(xviii) if a potential kinship care resource has addressed the court as to the individual’s qualifications, then whether the potential kinship care resource may receive notice of, or participate in, future hearings.

Comment: See 42 Pa.C.S. §§ 6341, 6351.

Pursuant to subdivision (d)(1)(xv), the county agency is to testify and enter evidence into the record on how it took sufficient steps to ensure the caregiver is exercising the reasonable and prudent parent standard. For the definition of “caregiver” and the “reasonable and prudent parent standard,” see Rule 1120. Pursuant to subdivision (d)(1)(xvi), when documenting its steps taken, the county agency is to include how it consulted with the child in an age-appropriate or developmentally-appropriate manner about the opportunities of the child to participate in activities. For the definition of “age-appropriate or developmentally-appropriate,” see Rule 1120. These additions have been made to help dependent children have a sense of normalcy in their lives. These children should be able to participate in extracurricular, enrichment, cultural, and social activities without having to consult caseworkers and ask the court’s permission many days prior to the event. See also Preventing Sex Trafficking and Strengthening Families Act (P.L. 113-183), 42 U.S.C. §§ 675 and 675a (2014).

Regarding subdivision (d)(1)(xviii), see 67 Pa.C.S. § 7507(c) for Kinship Care Program.

**SUPREME COURT OF PENNSYLVANIA
JUVENILE COURT PROCEDURAL RULES COMMITTEE
NOTICE OF PROPOSED RULEMAKING
Proposed Amendment of Pa.R.J.C.P. 161, 170, and 172**

The Juvenile Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pennsylvania Rules of Juvenile Court Procedure 161, 170, and 172 governing expungement procedures for the reasons set forth in the accompanying publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the Pennsylvania Bulletin for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

Daniel A. Durst, Chief Counsel
Juvenile Court Procedural Rules Committee Supreme Court of Pennsylvania
Pennsylvania Judicial Center P.O. Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9541
juvenilerules@pacourts.us

All communications in reference to the proposal should be received by May 31, 2024. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Juvenile Court Procedural Rules Committee,
Judge Andrea Marceca Strong, Chair

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**SUPREME COURT OF PENNSYLVANIA
JUVENILE COURT PROCEDURAL RULES COMMITTEE
PUBLICATION REPORT
Proposed Amendment of Pa.R.J.C.P. 161, 170, and 172**

The Juvenile Court Procedural Rules Committee (“Committee”) is considering proposing the amendment of Pennsylvania Rules of Juvenile Court Procedure 161, 170, and 172 to facilitate the complete expungement of delinquency court records.

The Committee previously published a proposal to revise the required contents of an expungement order to direct that all records be expunged or destroyed and to provide the juvenile court with the discretion to establish a compliance deadline. See 49 Pa.B. 7293 (December 14, 2019). That proposal was intended to address concerns of undue delay in compliance with expungement orders and incomplete expungements.

During the course of rulemaking, the Pennsylvania Juvenile Justice Task Force was formed. Released in June of 2021, the Task Force’s Report and Recommendation included proposals changing the expungement eligibility criteria and making the juvenile probation office responsible for initiating the expungement process. Responsive legislation was introduced as Senate Bill 170, Regular Session 2023-2024, to amend the Juvenile Act. Consequently, the Committee paused further rulemaking.

The Committee was informed that the concerns giving rise to the original proposal continue to exist. Accordingly, the Committee opted to reopen rulemaking to address those concerns while remaining mindful of the pending legislation.

First, “incomplete expungements” occur when the motion and order fail to identify all the recordkeepers to be served and all the records to be expunged or destroyed. This is a particular concern in counties where the burden of initiating the expungement process is placed on the juvenile because often the juvenile does not know “who received what” as it is typically the juvenile probation office (JPO) disseminating records, including those in the manner of “service inquiries” to prospective providers of services.

Second, there should be a “feedback loop” requiring the recordkeepers to act on the expungement order by a date certain. Anecdotally, the information in the expungement order may not match the recordkeeper’s required identifiers, e.g., Offense Tracking Number, so there is no expungement. However, the feedback that an expungement cannot occur based upon the information in the order is not communicated to the juvenile or the court.

The Committee proposes amending Pa.R.J.C.P. 161 to add subdivision (e) to permit an eligible juvenile to submit a written request to the JPO to disclose information to the juvenile that is necessary to expunge the juvenile’s records. The JPO has 30 days to respond to that request. The requirements for the content of an expungement motion set forth in Pa.R.J.C.P. 170(b) would be amended to include identification of the records to be expunged and the recordkeepers to be served with the expungement order.

The Committee also proposes amending Pa.R.J.C.P. 172 to require recordkeepers to respond in writing within 30 days of service of the expungement order about the action taken in response to the order. This amendment is intended to provide the necessary feedback to ensure compliance with expungement orders and to detect whether additional information is needed to effectuate the expungement.

The Committee invites all comments, concerns, and suggestions regarding this rulemaking proposal.

Rule 161. Inspecting, Copying, and Disseminating Juvenile Probation Files.

[A.](a) Inspecting and Copying. Except as provided in [paragraph (C)] subdivision (c), juvenile probation files shall be open to inspection and/or and copying only by:

- (1) the juvenile or the juvenile’s attorney of record in the instant proceeding;
- (2) the attorney for the Commonwealth;
- (3) the State Sexual Offenders Assessment Board;
- (4) the Juvenile Court Judges’ Commission; or
- [B.](b)
- (5) any other person, agency, or department by order of court.

(1) Juvenile Probation Information.
(2) Information maintained by juvenile probation offices other than juvenile probation files shall be subject to inspection and/or and copying only pursuant to court order.

Each juvenile probation office shall create a document, which describes the information that is maintained by the juvenile probation office concerning each juvenile. This document shall be open to inspection and copying pursuant to [paragraph (A)] subdivision (a).

Contents of Order. The order shall:

[C.](c)

- (1) specify who shall be permitted to inspect the file, information, or any portion thereof;
- (2) specify who shall be permitted to copy the file or information;
- (3) state that the file or information received shall not be disseminated to any person, agency, or department not listed in the court order; and
- (4) state that dissemination of any file or information received is a violation of the court order.

Disseminating.

[D.](d)

(1) The juvenile probation office has discretion to disseminate portions of its files or information to the juvenile, service providers, placement facilities, and courts’ professional staff of other jurisdictions when facilitating placement, the delivery of services,

(e)

(2) treatment, or transfer of the case to, or supervision by another jurisdiction consistent with applicable Federal or state law.

person,

Unauthorized dissemination of any file or information to agency, or department not permitted to inspect or copy the file pursuant to this rule may result in a finding of contempt of court.

Expungement Information. Upon written request by an eligible juvenile for the purpose of expungement, and without the necessity of a court order, the juvenile probation office shall provide the juvenile the following within 30 days of the request:

- (1) a list of recipients to whom the juvenile probation office has disseminated the juvenile’s record;
- (2) the identification of the records disseminated; and
- (3) any other information reasonably necessary to expunge the juvenile’s record.

Comment: Documents contained in the juvenile probation files are not a part of the official court record unless the juvenile probation office officially files the documents in the official court record. Those documents placed in the official court record are governed by Rule 160 and 42

Pa.C.S. § 6307.

Juvenile probation files containing a juvenile’s disclosures for the purpose of treatment should be reviewed for potentially privileged communications prior to dissemination. See, e.g., *Commonwealth v. Carter*, 821 A.2d 601 (Pa. Super. 2003).

The notes of a juvenile probation officer, which describe the officer’s impressions or personal observations, but which are not included in a report to the court or other report, are not considered a component of a juvenile probation file that is open to inspection or and copying under [paragraph (A)] subdivision (a). “Juvenile probation files,” as used in [paragraph (A)] subdivision (a) and defined in Rule 120, is intended to include files existing in whole or in part in either paper or digital form.

Nothing in this rule is intended to preclude the juvenile probation office from sharing information with the juvenile.

[Official Note: Rule 161 adopted May 21, 2012, effective August 1, 2012. Amended August 23, 2012, effective immediately. Amended March 15, 2019, effective July 1, 2019.]

Committee Explanatory Reports:

Final Report explaining the provisions of Rule 161 published with the Court’s Order at 42 Pa.B. 3203 (June 9, 2012). Final Report explaining the amendments to Rule 161 published with the Court’s Order at 42 Pa.B. 5734 (September 8, 2012). Final Report explaining the amendments to Rule 161 published with the Court’s Order at 49 Pa.B. 1512 (March 30, 2019).]

Rule 170. Motion to Expunge or Destroy Records.

[A.](a)

Motion. Upon motion, or sua sponte, expungement proceedings may be commenced:

- (1) if a written allegation is not approved for prosecution;
- (2) if the petition is dismissed by the court;
- (3) in consent decree and informal adjustment cases:
 - [(a)](i) when six months have elapsed since the final discharge of the juvenile from supervision; and
 - [(b)](ii) if no proceeding seeking adjudication or conviction is pending;
- (4) **[when]** if a juvenile has been discharged from court supervision pursuant to Rule 631:
 - [(a)](i) five years have elapsed;
 - [(b)](ii) the juvenile has not been convicted or adjudicated delinquent for a felony or misdemeanor;
 - [(c)](iii) no court proceeding is pending seeking such conviction or adjudication; and
 - [(d)](iv) the delinquent act is not an act precluded from expungement pursuant to 18 Pa.C.S. § 9123(a.1); or

- (5) (b) **[when]** if the attorney for the Commonwealth consents to the expungement.

[B.] Contents of Motion. A motion, which shall include a proposed court order, shall contain the following information:

- (1) the name of the juvenile;
- (2) the date of birth of the juvenile, if known;
- (3) the juvenile’s case docket number, if any;
- (4) the allegations or offenses to which the order pertains;
- (5) the law enforcement agency that initiated the allegations;
- (6) the reference number of the police report or written allegation to be expunged or destroyed, including the juvenile offense tracking number (JOTN), if available;
- (7) the date of arrest;
- (8) the disposition of the written allegation or petition;
- (9) the reasons and statutory authority for expunging or destroying the documents, fingerprints, or photographs; and
- (10) the identification of records to be expunged or destroyed; and
- (11) the [agencies] recordkeepers upon which certified copies of the court order shall be served.

[C.](c) Service of Motion. In addition to the service required by Rule 345, the movant shall serve the motion on the chief juvenile probation officer.

[D.](d) Answer.

- (1) The attorney for the Commonwealth, and any other person upon whom the motion was served, may file an answer to the motion.
- (2) If objections to the motion are not made within [thirty] 30 days of the filing of the motion, they shall be deemed waived.

[E.](e) Court’s Response to the Motion. The court shall conduct a hearing or grant or deny the motion after giving consideration to the following factors:

- (1) the type of offense;
- (2) the individual’s age, history of employment, history of academic or vocational training, delinquent or criminal activity, and drug or alcohol issues;
- (3) adverse consequences that the individual may suffer if the records are not expunged; and
- (4) whether retention of the record is required for purposes of public safety.

[F.](f) Inter-County Transfer Cases.

- (1) A motion to expunge or destroy records shall be filed in the county in which the adjudication of delinquency was entered.
- (2) A motion regarding the records of a juvenile whose disposition did not involve an adjudication of delinquency shall be filed in the county in which the disposition occurred.
- (3) The court entering an order to expunge or destroy records shall direct the order to any other court possessing records pertaining to the case.

Comment: [Paragraph (A) provides that a motion to expunge or destroy records, files, fingerprints, or photographs, or the court, sua sponte, may commence expungement proceedings.] The juvenile or the juvenile probation office may initiate an expungement proceeding in accordance with this rule.

Under [paragraphs (A)(1) & (2)] subdivisions (a)(1)-(a)(2), the written allegation or petition may be dismissed for several reasons, including, but not limited to, when: 1) a juvenile completes an informal adjustment or diversionary program; 2) the attorney for the Commonwealth declines to prosecute; 3) probable cause is not found at the detention hearing pursuant to Rule 242(C)(1); 4) there is no finding on the offenses pursuant to Rule 408(B); or 5) there is no finding of a need for treatment, supervision, and rehabilitation pursuant to Rule 409(A)(1). Expungement proceedings may be commenced upon these dismissals of the written allegation or the petition.

For expungement of summary offenses heard by a magisterial district court or criminal court, see Pa.R.Crim.P. 490 and 490.1 (truancy). For eligibility for expungement, see 18 Pa.C.S. § 9123(a); 24 P.S. § 13-1333.3(h) (truancy).

For the information required by subdivision (b), see Pa.R.J.C.P. 161(e) (requesting expungement information from the juvenile probation office).

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Under [paragraph (B)(6)] subdivision (b)(6), any number assigned to police papers helpful in tracking the police report or written allegation that would assist the law enforcement agency in expunging or destroying the document is to be listed. A reference number could be a juvenile offense tracking number, district control number, crime control number, incident number, Philadelphia identification number, or another number assigned by the law enforcement agency to track the document.

Pursuant to [paragraph (B)(9)] subdivision (b)(9), the reasons for expunging the records or destroying fingerprints and photographs are to be included in the motion, specifically citing which provision of [paragraph (A)] subdivision (a) applies.

“Expunge” or “expungement” is defined by Rule 120, which means to erase legally, or the process of legal erasure of an item making it permanently not available to the public but where some information may be retained only for limited purposes by agencies or departments. See [Rule 173. See also Comment to Rule 120] Pa.R.J.C.P. 173; Pa.R.J.C.P. 120, cmt.

Rule 173 provides for the retention of certain information that is crucial for: 1) determining compliance with the order to expunge; 2) determining eligibility in a court program, determining the grading or penalty of an offense, or for other purposes as provided by law; 3) maintaining statistical and research information; 4) maintaining intelligence and investigative information; and 5) financial audits.

Pursuant to [paragraph (D)] subdivision (d), the attorney for the Commonwealth is given an opportunity to respond to the motion. The attorney for the Commonwealth should specify its position on whether items should be expunged or destroyed. Expunged items remain available to law enforcement agencies and the attorney for the Commonwealth in limited circumstances, whereas destroyed items are permanently erased. The attorney for the Commonwealth should consent to expunging records unless the attorney for the Commonwealth demonstrates good cause for the retention of records. See In re A.B., 987 A.2d 769 (Pa. Super. 2009).

The reasons for maintaining information pursuant to Rule 173 do not qualify as good cause against expunging records under this rule. Maintenance of specific information is different from the maintenance of the official court record or other official records of the juvenile probation office or a law enforcement agency. Pursuant to Rule 173, a separate document, file, or database is to be created. See [Rule 173 and its Comment] Pa.R.J.C.P. 173.

If the attorney for the Commonwealth objects to expunging or destroying the records, the court should conduct a hearing on the motion.

Pursuant to [paragraph (E)(3)] subdivision (e)(3), the court is to consider adverse consequences that an individual may suffer if the records are not expunged. Adverse consequences are discussed in The Pennsylvania Collateral Consequences Checklist instituted by Pennsylvania Juvenile Indigent Defense Action Network in conjunction with the initiative the Models for Change System Reform in Juvenile Justice. This checklist may be accessed website at on the Supreme Court’s <https://www.pacourts.us/courts/supreme-court/committees/rules-committees/juvenile-court-procedural-rules-committee/juvenile-court-committee-rules-and-forms>.

The attorney for the Commonwealth in the county in which a motion is filed in an inter-county transfer case pursuant to [paragraph (F)] subdivision (f) should provide notice of the motion to, and communicate with, the attorney for the Commonwealth and the juvenile probation office in the county to which, or from which, the case was transferred.

Notwithstanding this rule, [see] see 18 Pa.C.S. § 9123(a. 1) for cases that are ineligible for expungement proceedings. [See also] See also 42 Pa.C.S. § 6341 for destruction of fingerprints and photographs.

Official Note: Rule 170 adopted April 1, 2005, effective October 1, 2005. Amended July 28, 2014, effective September 29, 2014. Amended February 12, 2015, effective immediately. Amended March 1, 2019, effective July 1, 2019.

Committee Explanatory Reports:

Final Report explaining the provisions of Rule 170 published with the Court’s Order at 35 Pa.B. 2214 (April 16, 2005). Final Report explaining the amendments to

Rule 170 published with the Court’s Order at 44 Pa.B. 5447 (August 16, 2014). Final Report explaining the amendments to Rule 170 published with the Court’s Order at 49 Pa.B. 1142 (March 16, 2019).]

Rule 172. Order to Expunge or Destroy.

[A.](a) **Contents.** Any order to expunge or destroy the official court record, juvenile probation files, docket entries, law enforcement records, or fingerprints and photographs shall include the following information:

- (1) all items contained in Rule [170(B)] 170(b);
- (2) a directive specifically identifying which items shall be expunged or destroyed, including all law enforcement records, juvenile probation files, official court records, other juvenile records, fingerprints, photographs, and any other information pertaining to the arrest;
- (3) a directive that the keeper of the juvenile records shall expunge or destroy such items;
- (4) a directive that each [agency, department, or office] recordkeeper [, upon request,] shall notify the court or its designee, **within 30 days of service of the order and in writing**, of the action taken in response to the order to expunge or destroy;
- (5) a directive to a school building principal or his or her designee to destroy information received from the court pursuant to Rule 163 **and to comply with the notice requirement of subdivision (a)(4);**

(6) the printed name and signature of the judge issuing the order; and

(7) the date of the court order.

[B.](b) **Service.** In addition to the service required by Rule 167, the clerk of courts, court administrator, or other court designee shall serve certified copies of the order on the chief juvenile probation officer, the Pennsylvania State Police, the Juvenile Court Judges’ Commission, and any other person or agency as directed by the court.

Comment: Pursuant to [paragraph (A)(2)] subdivision (a)(2), the court is to list specifically which items are to be expunged and which items are to be destroyed. Specific information retained pursuant to Rule 173 should be expunged but not destroyed. In most instances, the court should order that the fingerprints and photographs be destroyed and that the remaining records and documents be expunged.

Pursuant to [paragraph (A)(4)] subdivision (a)(4), an agency, department, **school**, or office [may be requested] **is required** to produce evidence of compliance with the court order to expunge **or to explain why compliance cannot be made. The court’s designee to receive written notice under this subdivision can be the juvenile probation office.** Non-compliance may result in a finding of contempt of court.

Pursuant to [paragraph (A)(5)] subdivision (a)(5), the school is to destroy all information received from the court. Because the school is required to store this information separately under Rule 163(F), destruction should not be difficult. See [Rule 163 and its Comment] Pa.R.J.C.P. 163. [The court may also require the school to provide written notice of the action taken.]

Official Note: Rule 172 adopted April 1, 2005, effective October 1, 2005. Amended

December 24, 2009, effective immediately. Amended July 28, 2014, effective September 29, 2014. Amended March 1, 2019, effective July 1, 2019.

Committee Explanatory Reports:

Final Report explaining the amendments to Rule 172 published with the Court’s Order at 40 Pa.B. 222 (January 9, 2010). Final Report explaining the amendments to Rule 172 published with the Court’s Order at 44 Pa.B. 5447 (August 16, 2014). Final Report explaining the amendments to Rule 172 published with the Court’s Order at 49 Pa.B. _ (_____, 2019).] \

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

No. 5 of 2024

President Judge Administrative Order

In re: ELECTION DAY JUDICIAL ASSIGNMENTS
2024 Primary Election - Tuesday, April 23, 2024

ORDER

AND NOW, this 28th day of March, 2024, the following Election Court assignments are made, which shall supersede other assignments during the scheduled Election Court hours only.

I. PETITIONS TO WITHDRAW.

Any Petition filed after February 28, 2024, by or on behalf of a candidate for leave to withdraw the candidate’s name for nomination shall be filed with the Office of Judicial Records and shall be assigned to President Judge Nina Wright-Padilla or her nominee.

II. CENTRAL ELECTION COURT - COURTROOM - STOUT CENTER

Courtroom 1107 Juanita Kidd Stout Center for Criminal Justice, 1301 Filbert Street, Philadelphia, PA will be the central location for all records of the Registration Division, Board of Elections and the Office of Judicial Records (formerly “Prothonotary”) on April 23, 2024. Central Election Court will convene at 7:00 AM and will remain open continuously until 10:00 PM (Phone: 215-683-7442).

Judges assigned to the Central Election Court will have jurisdiction over all election matters, and shall, as provided in 25 P.S. § 3046:

- act as a committing magistrate for any violation of the election laws;
- settle summarily controversies that may arise with respect to the conduct of the election; issue process, if necessary, to enforce and secure compliance with the election laws;
- decide such other matters pertaining to the election as may be necessary to carry out the intent of the Election Code; and
- when an individual is seeking a judicial order to vote, inform the individual of the provisional ballot process set forth in 25 P.S. § 3050. Section 3050 provides, inter alia
 - an individual who claims to be properly registered and eligible to vote at the election district but whose name does not appear on the district register and whose registration cannot be determined by the inspectors of election, or the county election board shall be permitted to cast a provisional ballot.
 - Prior to voting the provisional ballot, the elector shall be required to execute an affidavit which must be signed by the voter, the Judge of Election and minority inspector.
 - After the provisional ballot has been cast, the individual shall place it in a secrecy envelope. The individual shall place the secrecy envelope in the provisional ballot envelope and shall place his signature on the front of the provisional ballot envelope.

III. THE FOLLOWING JUDGES ARE ASSIGNED:

	Judge	Courtroom
7 AM to 2:30 PM	Honorable Roxanne Covington	1107 Stout Center
2:30 PM to 10 PM	Honorable Craig Levin	1107 Stout Center

STANDBY ASSIGNMENTS

Should the designated Judge be unavailable, the President Judge will designate an alternative Judge to preside in Central Election Court.

ELECTION BOARD PETITIONS

Petitions to Fill Vacancies in Election Boards (judge of election, majority inspector, minority inspector) must be electronically filed no later than 3:00 p.m. on Wednesday, April 10, 2024 through the Court’s electronic filing website at: www.courts.phila.gov pursuant to Pa.R.C.P. No. 205.4 and Philadelphia Civil Rule *205.4. Assistance with electronic filing shall be provided through the Office of Judicial Records (formerly “Prothonotary”) by Appointment, which may be scheduled by calling (215) 686-4251, or by emailing OJR_Civil@courts.phila.gov.

The Petitioner shall serve the City Commissioners and the Democratic/Republican City Committees, as applicable, as provided in the Order to Show Cause.

Hearings on the Petitions to Fill Vacancies in Election Boards will be held in Courtroom 653 City Hall on Wednesday, April 10, 2024, at 10:00 a.m., President Nina Wright-Padilla or her designee presiding. Unless terminated earlier as provided by law, the term of office of any person appointed to fill a vacancy in the Election Board shall continue for the remainder of the vacancy.

*This Election Schedule is available on the First Judicial District Website at: <http://www.courts.phila.gov>.

BY THE COURT:

/s/ Nina Wright Padilla

Nina Wright Padilla, President Judge
Court of Common Pleas

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

No. 4 of 2024

President Judge General Court Regulation

In re: Adoption of Philadelphia Court of Common Pleas Civil Rules *4002.1, and *4003.8

ORDER

AND NOW, this 23rd day of February, 2024, the Board of Judges of Philadelphia County having voted at the Board of Judges' meeting held on February 15, 2024, to adopt Philadelphia Court of Common Pleas Civil Rules *4002.1, and *4003.8 as attached to this Order, and, as required by Pa.R.J.A. 103, the Supreme Court Civil Procedural Rules Committee has reviewed the attached local rules, has determined that Rules *4002.1, and *4003.8 are not inconsistent with applicable statewide rules, and has authorized their promulgation.

NOW, therefore, it is hereby ORDERED and DECREED that Philadelphia Court of Common Pleas Civil Rules *4002.1, and *4003.8 are adopted, as attached, effective thirty days after publication in the Pennsylvania Bulletin.

As required by Pa.R.J.A. 103(d), the local rule which follows this Order was submitted to the Supreme Court of Pennsylvania Civil Procedural Rules Committee for review, and written notification has been received from the Rules Committee certifying that the local rule is not inconsistent with any general rule of the Supreme Court. This Order and the attached local rule shall be filed with the Office of Judicial Records (formerly the Prothonotary, Clerk of Courts and Clerk of Quarter Sessions) in a docket maintained for Administrative Orders issued by the First Judicial District of Pennsylvania. As required by Pa.R.J.A. 103(d)(5)(ii), two certified copies of this Administrative Order and the attached local rule, as well as one copy of the Administrative Order and local rule shall be distributed to the Legislative Reference Bureau on a computer diskette for publication in the Pennsylvania Bulletin. As required by Pa.R.J.A. 103(d)(6) one certified copy of this Administrative Order and local rule shall be filed with the Administrative Office of Pennsylvania Courts, shall be published on the website of the First Judicial District at <http://courts.phila.gov>, and shall be incorporated in the compiled set of local rules no later than 30 days following publication in the Pennsylvania Bulletin. Copies of the Administrative Order and local rules shall also be published in The Legal Intelligencer and will be submitted to American Lawyer Media, Jenkins Memorial Law Library, and the Law Library for the First Judicial District.

BY THE COURT:

HONORABLE NINA WRIGHT-PADILLA
President Judge, Court of Common Pleas

Philadelphia County the Pennsylvania Bulletin. Copies of the Administrative Rule *4002.1. Deposition Procedure in Mass Tort Cases.

All plaintiffs in cases assigned to the Mass Tort Program shall be made available for deposition in Philadelphia unless otherwise agreed by all parties or upon motion and for good cause shown.
Note: See also General Court Regulation No. 2024-04.
Effective April 8, 2024.

PROPOSED PHILADELPHIA CIVIL RULE *4003.8. PRE-COMPLAINT DISCOVERY

Rule *4003.8. Pre-Complaint Discovery. As authorized by Pa.R.C.P. Nos. 4003.8, a request for pre-complaint discovery, or an objection thereto, whether in the nature of discovery for preparation of pleadings (see Pa.R.C.P. No. 4001 (c)), or in the nature of written interrogatories and depositions for the purpose of preparing a complaint (see Pa.R.C.P. Nos. 4005 (a) and 4007.1 (c)) must comply with all requirements of Discovery Motions as set forth in Phila.Civ.R. *208.3(a)(4).

Explanatory Note: Pa.R.C.P. No. 4003.8 authorizes pre-complaint discovery. In order to create a full record, requests for pre-complaint discovery as well as objections to pre-complaint discovery commenced without court approval shall be drafted and assigned for disposition pursuant to Phila.Civ.R. *208.3(a)(4), the local rule which governs discovery motions. This ensures uniformity in that requests for pre-complaint discovery, motions for protective orders and other pre-judgment discovery motions are assigned to discovery court.

Note: Adopted by the Board of Judges of the Court of Common Pleas on May 15, 2008, amended on April 8, 2024.

SUPREME COURT OF PENNSYLVANIA CRIMINAL PROCEDURAL RULES COMMITTEE

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.Crim.P. 403, 407, 408, 409, 411, 412, 413, 414, 422, 423, 424, 454, 462, 470, 702, 704, 705.1, 706, 1002, and 1030, adoption of Pa.R.Crim.P. 454.1, 456.1, 456.2, 702.1, 705.2, and 706.1, and rescission and replacement of Pa.R.Crim.P. 456

The Criminal Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the proposed amendment of Pa.R.Crim.P. 403 (Contents of Citation), 407 (Plea in Response to Citation), 408 (Not Guilty Pleas – Notice of Trial), 409 (Guilty Pleas), 411 (Procedures Following Filing of Citation – Issuance of Summons), 412 (Plea in Response to Summons), 413 (Not Guilty Pleas – Notice of Trial), 414 (Guilty Pleas), 422 (Plea in Response to Summons), 423 (Not Guilty Pleas – Notice of Trial), 424 (Guilty Pleas), 454 (Trial in Summary Cases), 462 (Trial De Novo), 470 (Procedures Related to License Suspension After Failure to Respond to Citation or Summons or Failure to Pay Fine and Costs), 702 (Aids in Imposing Sentence), 704 (Procedure at Time of Sentencing), 705.1 (Restitution), 706 (Fines or Costs), 1002 (Procedure in Summary Cases), and 1030 (Scope of Summary Municipal Court Traffic Division Rules), adoption of Pa.R.Crim.P. 454.1 (Sentencing in Summary Cases), 456.1 (Ability to Pay Determination), 456.2 (Commonwealth Request for Ability to Pay Hearing), 702.1 (Ability to Pay Determination), 705.2 (Fines – Sentencing), and 706.1 (Commonwealth Request for Ability to Pay Hearing), and rescission and replacement of Pa.R.Crim.P. 456 (Default Procedures: Restitution, Fines, and Costs) for the reasons set forth in the accompanying publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the Pennsylvania Bulletin for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the

rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Joshua M. Yohe, Counsel Criminal
Procedural Rules Committee
Supreme Court of Pennsylvania**

**Pennsylvania Judicial Center
PO Box 62635
Harrisburg, PA 17106-2635**

FAX: (717) 231-9521 criminalrules@pacourts.us

All communications in reference to the proposal should be received by **April 24, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Criminal Procedural Rules Committee,
Stefanie J. Salavantis
Chair

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE:	NO. 243
AMENDMENT OF RULE 8.4 OF THE PENNSYLVANIA RULES OF PROFESSIONAL CONDUCT:	DISCIPLINARY RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 3rd day of April, 2024, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania, having been published for comment in the Pennsylvania Bulletin, 52 Pa.B. 6357 (October 8, 2022):

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 8.4 of the Rules of Professional Conduct 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 in 30 days.

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

PENNSYLVANIA RULES OF PROFESSIONAL CONDUCT

Rule 8.4 Misconduct

It is professional misconduct for a lawyer to:

(c) engage in conduct involving dishonesty, fraud, deceit or misrepresentation, **except that a lawyer may advise, direct, or supervise others, including clients, law enforcement officers, and investigators, who participate in lawful investigative activities;**

Comment:

[2] Notwithstanding the general restriction against engaging in deceit, this Rule does not prohibit a lawyer from advising or supervising another who engages in an otherwise lawful and ethical undercover investigation, in which the investigator does not disclose his or her true identity and motivation, regardless of the nature of the matter or substantive area of law involved. This Rule does not change the scope of a lawyer's obligations under Rule 4.2 and thus a lawyer must take reasonable measures so that the investigator does not communicate with a represented party in violation of Rule 4.2, does not seek to elicit privileged information, and otherwise acts in compliance with these Rules, court orders, and civil and criminal law.

[[2]] [3] Many kinds of illegal conduct reflect adversely on fitness to practice law, such as offenses involving fraud and the offense of willful failure to file an income tax return. However, some kinds of offenses carry no such implication. Traditionally, the distinction was drawn in terms of offenses involving "moral turpitude." That concept can be construed to include offenses concerning some matters of personal morality, such as adultery and comparable offenses that have no specific connection to fitness for the practice of law. Although a lawyer is personally answerable to the entire criminal law, a lawyer should be professionally answerable only for offenses that indicate lack of those characteristics relevant to law practice. Offenses involving violence, dishonesty, breach of trust, or serious interference with the administration of justice are in that category. A pattern of repeated offenses, even ones of minor significance when considered separately, can indicate indifference to legal obligation.

[[3]] [4] For the purposes of paragraph (g), conduct in the practice of law includes (i) interacting with witnesses, coworkers, court personnel, lawyers, or others, while appearing in proceedings before a tribunal or in connection with the representation of a client; (ii) operating or managing a law firm or law practice; or (iii) participation in judicial boards, conferences, or committees; continuing legal education seminars; bench bar conferences; and bar association activities where legal education credits are offered. The term "the practice of law" does not include speeches, communications, debates, presentations, or publications given or published outside the contexts described in (i)-(iii).

[[4]] [5] "Harassment" means conduct that is intended to intimidate, denigrate or show hostility or aversion toward a person on any of the bases listed in paragraph (g). "Harassment" includes sexual harassment, which includes but is not limited to sexual advances, requests for sexual favors, and other conduct of a sexual nature that is unwelcome.

Court Notices

continued from 11

[[5]] [6] “Discrimination” means conduct that a lawyer knows manifests an intention: to treat a person as inferior based on one or more of the characteristics listed in paragraph (g); to disregard relevant considerations of individual characteristics or merit because of one or more of the listed characteristics; or to cause or attempt to cause interference with the fair administration of justice based on one or more of the listed characteristics.

[[6]] [7] A lawyer may refuse to comply with an obligation imposed by law upon a good faith belief that no valid obligation exists. The provisions of Rule 1.2(d) concerning a good faith challenge to the validity, scope, meaning or application of the law apply to challenges of legal regulation of the practice of law.

[[7]] [8] Lawyers holding public office assume legal responsibilities going beyond those of other citizens. A lawyer’s abuse of public office can suggest an inability to fulfill the professional role of lawyers. The same is true of abuse of positions of private trust such as trustee, executor, administrator, guardian, agent and officer, director or manager of a corporation or other organization

**IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY, PENNSYLVANIA
IN RE: CUSTODY OF EXHIBITS
No.: CV-2022-3777**

Administrative Order

22nd day of March, 2024, it is hereby **ORDERED** and **DECREED** that Delaware County Local Rule of Civil Procedure 223.1 is hereby **RECSINDED** and **SUBSTITUTED** with Local Rules of Judicial Administration 5103, 5104, and 5105 as set forth below.

The Solicitor for Internal Management is hereby **ORDERED** to:

1. Distribute one copy of each Rule to the Administrative Office of Pennsylvania Courts via email at adminrules@pa.courts.us.
2. Distribute two paper copies of the local Rules to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*.
3. Distribute one copy of each of the local Rules to the Legislative Reference Bureau via email at bulletin@palrb.us in a Microsoft Word format.
4. Publish the local Rules on the Delaware County Court’s website.
5. Incorporate the local Rules into the set of local Rules on this Court’s website within 30 days after the publication of the Rules in the **Pennsylvania Bulletin**.
6. File one copy of each of the local Rules in the following filing offices of Delaware County: Office of Judicial Support, Office of the District Attorney, Juvenile Court, Orphans’ Court, Domestic Relations, and Children and Youth Services.

**CERTIFIED A TRUE AND CORRECT
COPY FROM THE RECORD
THIS 22 DAY OF March 2024
A.D.**

**MARY J. WALK, ESQUIRE, DIRECTOR OFFICE
OFFICE OF JUDICIAL SUPPORT
BY THE COURT:
Linda D. Carteraso
President Judge**

Rule 5103 Custody of Exhibits. General Provisions.

(A) *Court Proceedings before Common Pleas Court.*

(1) A “custodian” will either be a member of court staff, e.g., court reporter, Judicial Support Information Officer, Office of Judicial Support (hereinafter “OJS”), Court Information Officer, District Attorney Evidence Custodian, Domestic Relations Court Unit, the Register of Wills/Orphans’ Court, or the proponent of the exhibit. See Pa.R.J.A. 5101(a)(2) (definition of custodian). When the proponent is designated as the custodian, the proponent will fulfill all the responsibilities of a custodian in accordance with Pa.R.J.A. 5102.

(2) A local court security committee shall make recommendations to the President Judge on protocols, policies, and procedures that should be implemented to protect the public, court personnel, and court facilities in the event of an emergency as deemed necessary. See Pa.R.J.A. 1954 (Court Security).

(3) The appropriate entity, as designated below, shall be the custodian of all documentary exhibits and photographs of non-documentary exhibits accepted or rejected during and after court proceedings.

(B) *Custody of Documents before and after Common Pleas Court Proceedings.*

(1) Civil and Criminal Proceedings before the Court of Common Pleas.

(a) Unless directed otherwise herein, the Judicial Support Information Officer on behalf of OJS shall:

- (i) retain or take custody of all documentary exhibits, photographs, and photographs of non-documentary exhibits accepted or rejected during the court proceedings.
- (ii) formally designate all documentary exhibits, photographs, and photographs of non-documentary exhibits with the Office of Judicial Support Public Access System within five (5) business days of the conclusion of the court proceedings; and
- (iii) secure and maintain all other non-documentary exhibits as directed by the Court or agreed to by the parties.

(b) Unless directed otherwise herein, OJS shall be designated as the custodian of all documentary exhibits and photographs of non-documentary exhibits after court proceedings have concluded.

(2) Civil Arbitration Proceedings.

(a) In Civil Arbitration proceedings, neither OJS nor the arbitrators are required to retain any exhibits. The documentary and non-documentary exhibits shall not be a matter of record.

(3) Juvenile Criminal Matters before a Hearing Officer or Judge.

(a) If an exhibit is admitted into evidence, the Hearing Officer or Judge, in conjunction with the Juvenile Court Information Officer, shall file the documents in an envelope marked with the appropriate case ID. The envelope shall be placed in the Juvenile Court file.

(b) The Hearing Officer or Judge, in conjunction with the Juvenile Court Information Officer, shall retain all documentary exhibits, photographs, and photographs of non-documentary exhibits accepted or rejected during the court proceedings, such shall be a matter of record.

(c) The Juvenile Court Information Office shall act as the custodian of all documentary and non-documentary exhibits unless otherwise directed herein.

(4) Domestic Relations Proceedings before a Judge.

(a) During Domestic Relations proceedings before a Judge, the Domestic Relations Court Unit shall be the custodian of the documentary exhibits, and such shall be a matter of record.

(b) In Domestic Relations proceedings before a Judge, the Domestic Relations Court Unit shall retain all documentary exhibits, photographs, and photographs of non-documentary exhibits accepted or rejected during the court proceedings unless otherwise directed herein.

(c) In Domestic Relations proceedings before a Judge, the Domestic Relations Court Unit, shall prepare the Index of Exhibits and file the Index of Exhibits within the court file.

(d) After Domestic Relations proceedings before a Judge, the Domestic Relations Court Unit shall secure and maintain all exhibits and shall act as the custodian of records.

(e) The Domestic Relations Court Unit shall comply with any and all requirements of the PACSES systems.

(5) Proceedings before Divorce/Custody/Support/Mental Health Hearing Officers.

(a) In proceedings before the Divorce/Custody/Support/Mental Health Hearing Officer, neither OJS nor the Hearing Officer are required to retain any exhibits. The documentary and non-documentary exhibits shall not be a matter of record.

(6) Proceedings before Orphans’ Court.

(a) During proceedings before the Orphans’ Court, the Register of Wills, in conjunction with the Judicial Support Information Officer on behalf of OJS, shall be the custodian of the documentary exhibits, and such shall be a matter of record.

(b) In proceedings before the Orphans’ Court, the Register of Wills, in conjunction with the Judicial Support Information Officer on behalf of OJS, shall retain all documentary exhibits, photographs, and photographs of non-documentary exhibits accepted or rejected during the court proceedings unless otherwise directed herein.

(c) In proceedings before the Orphans’ Court, the Judicial Support Information Officer on behalf of OJS shall prepare the Index of Exhibits and file the Index of Exhibits with the exhibits in the Register of Wills File.

(d) After proceedings before the Orphans’ Court, the Register of Wills shall secure and maintain all exhibits and shall act as the custodian of records.

(e) After proceedings before the Orphans’ Court relating to Termination of Parental Rights, OJS shall secure and maintain all exhibits and shall act as the custodian of records.

(7) Children and Youth Services (“CYS”)/Dependency Proceedings before a Hearing Officer or a Judge

(a) In proceedings involving CYS or Dependency before a Hearing Officer or a Judge, the Judicial Support Information Officer on behalf of OJS shall maintain all exhibits and records.

Rule 5104 Custody of Exhibits. Special Provisions.

(a) Any custodian accepting exhibits shall maintain the Index of Exhibits during court proceedings. Such custodian shall use the form supplied by Court Administration which shall be in the following format:

Index of Exhibits

Exhibit Number/Description/Title Proponent Admitted Rejected

Sealed by Court

Confidential Information Sheet (If required)

(b) If statutorily required, the proponent shall include a Confidential Information Form or Confidential Document Form for any exhibit offered into evidence that contains confidential information or confidential documents as defined in the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania. These forms shall be given by the proponent to the applicable custodian at the time the evidence is introduced and maintained by the custodian in the file.

(c) *Documentary Exhibits: Generally*

(1) If a document is larger than 8-1/2 x 11 inches, the Judicial Support Information Officer on behalf of the Office of Judicial Support (hereinafter “OJS”) shall be provided with a copy of the same sized 8-1/2 x 11 inches. Items larger than 8-1/2 x 11 may be used for illustration during the court proceedings.

(2) Media depositions presented at trial shall remain in the proponent’s possession. The proponent shall simultaneously submit a transcript of the deposition as an exhibit in the form of a zip drive, flash drive, or compacted disc.

(3) Any digital exhibit that cannot be printed (i.e., audio or video recording) shall be entered into the record in OJS public access system, flash drive, or other format if expressly approved by the court. If one party has multiple digital exhibits, they may be submitted together on one USB flash drive.

(d) *Non-documentary Exhibits: Generally*

(1) If the exhibit is bulky, oversized, or contains contraband including but not limited to controlled substances, narcotics, or weapons, either OJS, the District Attorney Evidence Custodian, Court Information Office for Juvenile matters, Orphans’ Court and Domestic Relations Unit, or the proponent shall retain custody of the exhibit as directed by the Court.

(2) If any Exhibits are weapons, narcotics, controlled substances, or other contraband, it shall be placed in the evidence room where the District Attorney Evidence Custodian signs an evidence log form acknowledging receipt of same. Thereafter, the form shall remain in the file.

(3) Bulky, oversized Exhibits that do not require the services of the District Attorney Evidence Custodian shall be retained by the Judicial Support Information Officer on behalf of OJS, or Court Information Office for Juvenile matters. Thereafter, such evidence shall be identified on an evidence log form and placed in the file.

Rule 5105 Confidentiality. Exhibits Under Seal.

(a) The Proponent of an exhibit containing confidential information or confidential documents, as defined in the Case Records Access Policy of the Unified Judicial System of Pennsylvania (Policy), shall include a confidential document form, prepared in compliance with the Policy, so the exhibit may be sealed by the Records Office.

(b) Exhibits sealed by the Court during the Court proceedings shall not be accessible by the public.

(c) The Custodian or Records/filing Office, as may be applicable, shall maintain all non-documentary evidence

(1) in a Civil, Orphans’ Court or Domestic Relations matter until the later of the expiration of the appeal period from the final disposition of the case, as otherwise required by any applicable retention schedule, law, rule, regulation or policy, or as directed by the Court;

(2) in Criminal and Juvenile Court proceedings until the later of the expiration of any applicable retention schedule, law, rule, regulation or policy, or as otherwise directed by the Court.

Effective Date: This Rule shall be effective April 1, 2024.

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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ESTATE NOTICES

NOTICE TO COUNSEL

Your attention is directed to Section 3162 of the Probate, Estates and Fiduciaries Code of June 30, 1972 (Act No. 164) which requires advertisement of grant of letters to contain the name and address of the personal representatives.

ORPHANS' COURT OF PHILADELPHIA COUNTY

Letters have been granted on the Estate of each of the following decedents to the representatives named, who request all persons having claims against the Estate to present them in writing and all persons indebted to the Estate to make payment to them (unless otherwise noted all addresses being in Philadelphia)

ARCHIE, JANICE ELAINE – Michelle Archie, Executrix, c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038; Daniella A. Horn, Atty., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

4-22-3

BONACCORSO, PATRICK (a/k/a PASQUALE BONACCORSO) – Susan Rurode and Maria Goergen, Executrices, c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Phila., PA 19152; Gary B. Freedman, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Phila., PA 19152.

4-22-3

BRODY, DIANE FLORENCE – Diana Louise Brody, Executrix, c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038; Daniella A. Horn, Atty., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

4-22-3

BUTLER, GEORGE A., JR. (a/k/a GEORGE A. BUTLER) – Joanne Cicala, 2992 Green Ridge Dr., East Norriton, PA 19403 and Patricia E. Butler, 304 Lombard St., Rear C, Philadelphia, PA 19147, Executrices.

4-8-3

CONNELL, JONATHAN DAVID – Mary Szczygielski, Administratrix, 1701 Race St., Apt. 1501, Philadelphia, PA 19103; Tiffany M. Nicholson, Atty., Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191.

4-22-3

DANNENBERG, JAMES L. – Ann Dannenberg & David J. Dannenberg, Executors, c/o W. Wallace Dyer, Jr., Esq., 400 Greenwood Ave. – 1st Fl., Wyncote, PA 19095; W. Wallace Dyer, Jr., Atty., Dyer & Maher, 400 Greenwood Ave. – 1st Fl., Wyncote, PA 19095.

4-22-3

DAY, SUZANNE – Anona G. Day, Executrix, c/o Amy F. Steerman, Esq., 1900 Spruce St., Philadelphia, PA 19103; Amy F. Steerman, Atty., Amy F. Steerman LLC, 1900 Spruce St., Philadelphia, PA 19103.

4-8-3

DENT, BERNICE – Roneece Dent, Administratrix, c/o Jay E. Kivitz, Esq., 7901 Ogontz Ave., Philadelphia, PA 19150; Jay E. Kivitz, Atty., Kivitz & Kivitz, P.C., 7901 Ogontz Ave., Philadelphia, PA 19150.

4-15-3

AUDIT LIST

AUDIT LIST

ORPHANS' COURT DIVISION COURT OF COMMON PLEAS AUDIT LIST

To Legatees, Next of Kin, Creditors, all persons concerned:
Notice is hereby given that the following named accountants in the respective estates as designated below have filed their accounts in the office of the Clerk of Orphans' Court Division, and that the same will be presented to the Court of Common Pleas of Philadelphia Count for audit, confirmation, and distribution of the ascertained.

On Monday, May 6, 2024, at the time indicated at the head of each list.

John P. Sabatina, Esq. REGISTER OF WILLS AND CLERK OF ORPHANS' COURT

Monday, May 6, 2024
Woods-Skipper, A.J.
(called at 9:30 A.M.)

ADMINISTRATIONS

1. CHEW, DORIS J. – Ronald J. Harper

DIGIESI, JOSEPHINE – Joann DiGiesi, Executrix, c/o Charles A. J. Halpin, III, Esq., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Philadelphia, PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Philadelphia, PA 19110.

4-8-3

Di PALMA, JOAN SOLOWEY (a/k/a JOAN DiPALMA) – Zachary Ryan Dolchin, Executor, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006; Zachary R. Dolchin, Atty., Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

4-22-3

DRIVER, CAMERON AVANT – Roxanne Y. Logan, Administratrix, c/o Jennifer L. McGuckin-Mignano, Esq., 139 E. High Street, Suite #1, Pottstown, PA 19464; Jennifer L. McGuckin-Mignano, Atty., 139 E. High Street, Suite #1, Pottstown, PA 19464.

4-8-3*

FINK, FREDERICK HENRY (a/k/a FREDERICK H. FINK) – Susan C. Britton, Executrix, c/o Hilary Fuelleborn, Esq., 1500 Market St., Ste. 3500E, Philadelphia, PA 19102; Hilary Fuelleborn, Atty., Dilworth Paxson, LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

4-15-3

FRISCH, NINA – Sanford Frisch, 367 Millpond Dr., Lititz, PA 17543 and Mark Benjamin Frisch, 20 Clwyd Rd., Bala Cynwyd, PA 19004, Executors; Adam Grandwetter, Atty., Royer Cooper Cohen Braunfeld LLC, Two Logan Square #710, 100 N. 18th St., Philadelphia, PA 19103.

4-15-3

GEESLIN, RAELEEN M. – Shane T. Geeslin, Administrator, c/o Pasquale J. Colavita, Esq., 1026 Winter St., Ste. 300B, Philadelphia, PA 19107; Pasquale J. Colavita, Atty., Pasquale J. Colavita, P.C., 1026 Winter St., Ste. 300B, Philadelphia, PA 19107.

4-8-3

and Samuel Ben-Samuel, Co-Administrators. HARPER

2. GOLDSTEIN, LAWRENCE S. – Louis I. Lipsky, Executor. LIPSKY

POWER OF ATTORNEY

1. SCHWARTZ, JEROME N. – Madeline E. Schwartz, Former Attorney in fact. SCHWARTZ

Monday, May 6, 2024
CARRAFIELLO, J.
(Called at 10:00 A.M.)

SETTLEMENT TRUST

1. RAMOS, MIGUEL – PNC Bank, N.A., Trustee. ANASTASIA
2. RAMOS, GIOVANNI – PNC Bank, N.A., Trustee. ANASTASIA

TESTAMENTARY TRUST

1. CURCIO, ANNA S. – Robert I. Whitelaw resigning Trustee and Stephanie A. Henrick, Successor Trustee. HENRICK

WILLS

1. MEREDITH, IRENE M. – Joseph W. Chaffin, Jr., Executor. SEACE

JOHNSON, LORETTA D. (a/k/a LORETTA JOHNSON) – Sandy Johnson, Executrix, c/o Danielle M. Yacono, Esq., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446; Danielle M. Yacono, Atty., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

4-22-3

KENNEDY, JOSEPH F. – Thomas J. Kennedy and Joann Miller, Executors, c/o Joseph N. Frabizzio, Esq., 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406; Joseph N. Frabizzio, Atty., Robson & Robson P.C., 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406.

4-8-3

KILRAIN, JOSEPH MICHAEL (a/k/a JOSEPH M. KILRAIN) – Amy E. Kilrain, Executrix, 2653 S. Iseminger St., Philadelphia, PA 19148; Nicholas J. Starinieri, Atty., Defino Law Associates, P.C., 2541 S. Broad St., Philadelphia, PA 19148.

4-15-3

KINCAID, WILLIAM A. – N'Tanya Lee, Executrix, 5731 Baltimore Ave., Philadelphia, PA 19143; Mark J. Davis, Atty., Connor Elder Law, 644 Germantown Pike, 2-C, Lafayette Hill, PA 19444.

4-15-3

KING, MARYELLEN – Todd Lewis King, Executor, c/o Joel S. Lubber, Esq., 2929 Arch Street, 13th Floor, Philadelphia, PA 19104; Joel S. Lubber, Atty., Reger Rizzo & Darnall, LLP, 2929 Arch Street, 13th Floor, Philadelphia, PA 19104.

4-22-3*

KRAWCZYK, LISA A. – Kevin J. Spiegler, Administrator, c/o Ian W. Peltzman, Esq., 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002; Ian W. Peltzman, Atty., Law Office of Andrew B. Peltzman, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002.

4-15-3

2. NAVARRO RUIZ, ALICIA PENA–Brenda Puente, Attorney-in fact. ETKIN, (Deferred)

SPECIAL NEED TRUST

1. GALLOWAY, KEVIN – PNC Bank, N.A., Trustee. ANASTASIA

Monday, May 6, 2024
TSAL J.
(Called at 10:00 A.M.)

IRREVOCABLE TRUSTS

1. BENNETT, ANIELLIA – Fiduciary Trust Company International of Pennsylvania, Successor Trustee. BEHRENS

WILLS

1. MAK, JOEY WAI HO – Lisa Mak, Administrator. RIDENOUR II
2. MCINTIRE, DENISE – Frank Campese, Jr., Administrator. CAMPESE, JR.

INTER VIVOS TRUSTS

1. DECKER, ELLEN W. – BNY Mellon,

N.A., Trustee. MANNON (Deferred)

Monday, May 6, 2024
DJERASSI, J.

(Called at 10:00 A.M.)
SETTLEMENT TRUST

1. MARSHAL, MEKEL – PNC Bank, N.A., Trustee. ANASTASIA
2. RAMOS, LIQUAN – PNC Bank, N.A., Trustee. ANASTASIA

SPECIAL NEEDS TRUST

1. J.S., A MINOR – PNC Bank, N.A., Trustee. OCHROCH
2. RAMOS, JAICHAIRA – Wells Fargo Bank, N.A., Trustee. SIMONS

WILLS

1. MEADE, PHINEAS – Wilmington Savings Fund Society, FSB d/b/a Bryn Mawr Trustee, Trustee. RITER
2. JENKINS, MADELINE H. – PNC Bank, N.A., Trustee. RITER

MOAT, STANLEY FRANKLYN (a/k/a STANLEY F. MOAT) – Julie T. Moat, Executrix, c/o Stephen J. Olsen, Esq., 17 E. Gay St., Ste. 100, West Chester, PA 19380; Stephen J. Olsen, Atty., Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380.

4-8-3

MORALES, ENOC – Erika Morales, Administratrix, 5040 Tulip St., Philadelphia, PA 19124; Latissha Bernard Schuenemann, Atty., Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610.

4-15-3

MOSLEY, WALTER ALFRED – Elaine G. Smith, Administratrix, c/o Warren J. Kauffman, Esq., 1650 Market St., Ste. 1800, Philadelphia, PA 19103; Warren J. Kauffman, Atty., White and Williams LLP, 1650 Market St., Ste. 1800, Philadelphia, PA 19103.

4-15-3

MULLOY, JOSEPH J. – Dolores P. McDonald, Executrix, c/o Tracy L. Cassel-Brophy, Esq., 680 Middletown Blvd., Langhorne, PA 19047; Tracy L. Cassel-Brophy, Atty., Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

4-22-3

MURRAY, MARLENE M. – Michael Murray, Administrator, c/o Henry M. Clinton, Esq., Queen Memorial Bldg., 1313 S. 33rd St., Philadelphia, PA 19146; Henry M. Clinton, Atty., Law Firm of Henry M. Clinton, LLC, Queen Memorial Bldg., 1313 S. 33rd St., Philadelphia, PA 19146.

4-8-3

MYERS, PEARLEAN – Charles A. J. Halpin, III, Administrator, The Land Title Bldg., 100 S. Broad St., Ste. 1830, Philadelphia, PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Philadelphia, PA 19110.

4-15-3

PUBLIC NOTICES

The Legal Intelligencer

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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ESTATE NOTICES

NEUMEISTER, ARGYRO P. – Jordan Demetris, Executor, c/o Danielle M. Yacono, Esq., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446; Danielle M. Yacono, Atty., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

4-15-3

O'DONOGHUE, PATRICIA (PATRICIA D. O'DONOGHUE) – Nigel James, Administrator C.T. A., 1668 Haworth St., Philadelphia, PA 19124; Latisha Bernard Schuenemann, Atty., Barley Snyder, 2755 Century Blvd., Wyomissing, PA 19610.

4-8-3

RAMBERT, CHARLES NELSON – Tandra T. Rambert, Executrix, 5460 W. Montgomery Ave., Philadelphia, PA 19131.

4-8-3

SANTIAGO, JOSEPHINE – Charlene Semancik, Administratrix, c/o Danielle M. Yacono, Esq., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446; Danielle M. Yacono, Atty., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

4-8-3

ESTATE NOTICES

SCHWAB, ROGER – Elanna Schwab, Executrix, c/o Melissa M. Grossman, Esq., 1650 Market St., Ste. 2800, Philadelphia, PA 19103; Melissa M. Grossman, Atty., Cozen O'Connor, 1650 Market St., Ste. 2800, Philadelphia, PA 19103.

4-22-3

STEINMAN, FLORENCE M. – Ronald Stern, Executor, c/o Michael D. Rubin, Esq., 686 Gray Circle, Southampton, PA 18966; Michael D. Rubin, Atty., 686 Gray Circle, Southampton, PA 18966.

4-22-3

SWEENEY, SEAN M. – Natalia Hagan, Administratrix, c/o Colin J. Devlin, Esq., 1845 Walnut St., Ste. 2250, Philadelphia, PA 19103; Colin J. Devlin, Atty., Lex Nova Law, LLC, 1845 Walnut St., Ste. 2250, Philadelphia, PA 19103.

4-15-3

VAUGHAN, KATHLEEN ELIZABETH – Teri Lynn Brookens, Administratrix, c/o Adam S. Bernick, Esq., 123 S. Broad St., Ste. 1507, Philadelphia, PA 19109; Adam S. Bernick, Atty., Law Office of Adam S. Bernick, 123 S. Broad St., Ste. 1507, Philadelphia, PA 19109.

4-15-3

ESTATE NOTICES

VOLEN, SOLOMON – Meryl D. Gerner, Administratrix, c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Phila., PA 19152; Gary B. Freedman, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Phila., PA 19152.

4-22-3

VUOTTO, LYDIA -- Steven Vuotto, Executor, 404 Michael Court, Richmond, KY 40475.

4-8-3*

ZABIELSKI, RONALD T. – Geraldine O'Donnell, Executrix, 2212 Napfle Ave., Philadelphia, PA 19152; Lara A. Bolte, Atty., Dilworth Paxson, LLP, 1260 Bustleton Pike, Feasterville, PA 19053.

4-15-3

ZEMLIN, LYNN (a/k/a LYNN DIANE ZEMLIN) – Lee Warner Trimble, Executor, c/o William Morrow, Esq., 1255 Drummers Ln., Ste. 105, Wayne, PA 19087; William Morrow, Atty., Palmarella & Raab, PC, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087.

4-15-3

COMPLAINTS

Phila. County Court of Common Pleas - Civil Trial Division. **Francisco Abreu v. Carmen Ramos**, No. 240300350. NOTICE. To the above-named Defendant: You have been sued in court. If you wish to defend against the claims set forth, you must take action within twenty (20) days after this Complaint and notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. **Philadelphia Bar Association Lawyer Referral and Information Service 1101 Market Street, 11th Floor Philadelphia, Pennsylvania 19107-2911 Telephone: (215) 238-6333.** This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. F. Anna Brickman, Atty. For Plaintiff, Community Legal Services, 100 N. 18th St., 34th Flr., Phila., PA 19103. 215-981-3730.

4-22-1*

To publish your Corporate Notices,

Call: Jennifer McCullough at 215-557-2321

Email : jmccullough@alm.com

Sheriff's Sale Notices for May 7, 2024

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, May 7, 2024 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM EDT
Rochelle Bilal, Sheriff

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").

2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.

3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

6. The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.

SHERIFF'S SALE

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.

14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, 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.

19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.

20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejection to have the occupant removed.

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

WARNING: All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, MAY 7, 2024

SHERIFF'S SALE

2404-413

1921 Page Street 19121 32nd Wd. 1022 Sq Ft BRT #321164300 Improvements: Residential Property
PAGE ST LLC; CHARLES HARRIS C.P. Mar 2022 No. 02162 \$185,670.39 Mattioni Ltd

2405-301

2229 Cantrell St 19145 48th Wd. 658 Sq Ft BRT #482080400 Improvements: Residential Property
TAWAN DAVIS GUARANTOR FAMILY HOUSING LLC C.P. Dec 2021 No. 01726 \$218,113.43 KML Law Group, P.C.

2405-302

5951 Belden St 19149 53rd Wd. 1,633 Sq Ft BRT #531302100 Improvements: Residential Property
KHASSON BLANDING SOLELY IN HIS CAPACITY AS HEIR OF RHONDA A. SHAW, DECEASED UNKNOWN HEIRS OF RHONDA A. SHAW C.P. Aug 2023 No. 00902 \$97,045.71 KML Law Group, P.C.

2405-303

3948 Dell St 19140 43rd Wd. 920 Sq Ft BRT #433180900 Improvements: Residential Property
KAYLAH JOY MAHIAYA MORSE, ADMINISTRATRIX OF THE ESTATE OF EBONY S. MORSE A/K/A EBONY SHYWNTAIA MORSE C.P. Jan 2022 No. 02349 \$138,824.69 KML Law Group, P.C.

2405-304

2029 Widener Pl 19138 17th Wd. 887 Sq Ft BRT #171197600 Improvements: Residential Property
JESSICA MCCREARY C.P. Jun 2023 No. 02918 \$85,330.64 KML Law Group, P.C.

2405-305

2334 S Colorado St 19145 26th Wd. 720 Sq Ft BRT #262036200 Improvements: Residential Property
JENNIFER CUSATO, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO, DECEASED ROBYN MARIA CUSATO, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO, DECEASED JODY ANN LEVONCHUCK, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO, DECEASED THE UNKNOWN HEIRS OF ROSEMARY CUSATO C.P. Aug 2019 No. 01014 \$186,097.18 KML Law Group, P.C.

2405-306

3103 S 13th St 19148 39th Wd. 1,614 Sq Ft BRT #395342700 Improvements: Residential Property
GENC MORINA C.P. Jul 2023 No. 01060 \$357,311.85 KML Law Group, P.C.

2405-307

2539 S 62nd St 19142 40th Wd. 1096 Sq Ft BRT #402104100 Improvements: Residential Property
MICHAEL RICARDO, SOLELY IN HIS CAPACITY AS HEIR OF PHILIP MANUEL RICARDO, SR., DECEASED, PAMELA RICARDO SOLELY IN HER CAPACITY AS HEIR OF PHILIP MANUEL RICARDO, SR., DECEASED AND PHILIP MANUEL RICARDO JR., SOLELY IN HIS CAPACITY AS HEIR OF PHILIP MANUEL RICARDO, SR., DECEASED C.P. Apr 2022 No. 00096 \$75,750.93 KML Law Group, P.C.

2405-308

9842 Garvey Dr 19114 65th Wd. 1,812 Sq Ft BRT #652472200 Improvements: Resi-

SHERIFF'S SALE

dential Property
DIANE HARTMAN AND DAVID F. HARTMAN C.P. Jan 2019 No. 00260 \$188,100.03 KML Law Group, P.C.

2405-309

629 Fanshawe St 19111 35th Wd. 2,591 Sq Ft BRT #353119100 Improvements: Residential Property
TARA BRADFORD AND KEITH A. BRADFORD C.P. May 2023 No. 01377 \$241,939.96 KML Law Group, P.C.

2405-310

532 S Taney St 19146 30th Wd. 825 Sq Ft BRT #303104500 Improvements: Residential Property
ANTHONY J. COSTANZO AND KIMBERLY A. KATCHEN A/K/A KIMBERLY A. KATCHEN-COSTANZO C.P. Mar 2018 No. 03443 \$329,468.97 KML Law Group, P.C.

2405-311

5826 Chew Ave 19138 59th Wd. 2,269 Sq Ft BRT #591202200 Improvements: Residential Property
JACQUELYN COLEMAN C.P. Jan 2022 No. 02323 \$117,633.06 KML Law Group, P.C.

2405-312

5421 Kingsessing Ave 19143 51st Wd. 975 Sq Ft BRT #514148200 Improvements: Residential Property
HEDY BRONZELL C.P. Oct 2022 No. 01912 \$148,853.29 KML Law Group, P.C.

2405-313

2026 Church Lane 19138 17th Wd. 1628 Sq Ft BRT #171237600 Improvements: Residential Property
TRACY DWIGHT C.P. Feb 2022 No. 00253 \$92,538.81 KML Law Group, P.C.

2405-314

8314 Strahle Pl 19111 63rd Wd. 2504 Sq Ft BRT #631411300 Improvements: Residential Property
REVELLA COLES C.P. Mar 2023 No. 02981 \$120,500.18 KML Law Group, P.C.

2405-315

7507 Woodcrest Ave 19151 34th Wd. 1,627 Sq Ft BRT #343190900 Improvements: Residential Property
NOEL WHITE C.P. Apr 2023 No. 02388 \$170,665.49 KML Law Group, P.C.

2405-316

3426 Vaux St 19121 38th Wd. 1,559 Sq Ft BRT #382224900 Improvements: Residential Property
MARIA E. CRESPO AKA MARIA CRESPO C.P. Jan 2023 No. 00631 \$136,792.19 KML Law Group, P.C.

2405-317

6713 N Sydenham St 19126 10th Wd. 1650 Sq Ft BRT #101021500 Improvements: Residential Property
JAMELLA L. PATTERSON C.P. Dec 2021 No. 02012 \$170,144.44 KML Law Group, P.C.

2405-318

1750 Brill St 19124 62nd Wd. 1140 Sq Ft BRT #622144400 Improvements: Residential Property
BRANDON MATTHEW BEDOYA AKA BRANDON M. BEDOYA C.P. Jun 2023 No. 01970 \$91,632.80 KML Law Group, P.C.

2405-319

2402 N 18th St 19132 16th Wd. 1,909 Sq Ft BRT #162006900 Improvements: Resi-

SHERIFF'S SALE

dential Property
STEVEN O. MARTIN C.P. Aug 2022 No. 02779 \$322,266.97 KML Law Group, P.C.

2405-320

5070 F St 19124 23rd Wd. 1,226 Sq Ft BRT #233060300 Improvements: Residential Property
RAY WU LIU C.P. Dec 2022 No. 01382 \$49,944.00 KML Law Group, P.C.

2405-321

920 East Sedgwick St 19150 50th Wd. 3598 Sq Ft BRT #502427000 Improvements: Residential Property
NATHAN A. JAMES, ADMINISTRATOR OF THE ESTATE OF NANCY B. ROBY C.P. May 2019 No. 02098 \$357,001.39 McCabe, Weisberg & Conway, LLC

2405-322

519 East Courtland St 19120 42nd Wd. 834 Sq Ft BRT #421027700 Improvements: Residential Property
YOLANDA CARABALLO C.P. Apr 2018 No. 02011 \$59,666.21 McCabe, Weisberg & Conway, LLC

2405-323

1133 Mercy St 19148 39th Wd. 656 Sq Ft BRT #394023100 Improvements: Residential Property
DSK CONTINENTAL GROUP, LLC C.P. Aug 2023 No. 00622 \$298,077.64 McCabe, Weisberg & Conway, LLC

2405-324

8643 Bayard St 19150 50th Wd. 1435 Sq Ft BRT #501220800 Improvements: Residential Property
ADRIANA T. MORRIS C.P. Dec 2022 No. 02247 \$109,968.65 McCabe, Weisberg & Conway, LLC

2405-325

5210 Overbrook Ave 19131 52nd Wd. 10,000 Sq Ft BRT #521205300 Improvements: Residential Property
MWANNA M. SWANS AKA MWANNA SWANS C.P. Jan 2023 No. 00163 \$403,957.44 McCabe, Weisberg & Conway, LLC

2405-326

1016 W Duncannon Ave 19141 49th Wd. 2,125 Sq Ft BRT #492024200 Improvements: Residential Property
MOHAMMED OMAR FARUQ C.P. Jan 2023 No. 02892 \$11,351.51 McCabe, Weisberg & Conway, LLC

2405-327

1421 W York Street 19132 16th Wd. 1,115 Sq Ft BRT #161278900 Improvements: Residential Property
ABI CAPITAL CORPORATION C.P. Mar 2023 No. 00962 \$360,373.42 McCabe, Weisberg & Conway, LLC

2405-328

5841 Cobbs Creek Pkwy 19143 3rd Wd. 1664 Sq Ft BRT #033152400 Improvements: Residential Property Subject To Mortgage
WILLIAM ERIC COVINGTON KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, SHANITA OUTING KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, EVELYN JACKSON KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, AND UNKNOWN SURVIVING HEIRS OF ELIZABETH C. DANIELS C.P. Nov 2020 No. 00340 \$157,386.28 McCabe, Weisberg & Conway, LLC

SHERIFF'S SALE

2405-329

4939 N 8th St 19120 45th Wd. 1056 Sq Ft BRT #491255100 Improvements: Residential Property
ANTHONY C STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, FERNANDO D STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, PAMELA P. STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, AMBRIA C STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, LATASHA CHANNELL STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, ASHLEY RENEE STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, ERICKSON LAMAR STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, JUANITA R DAVIS, KNOWN SURVIVING HEIR OF SADIE M. STOKES, PAMELA J STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, STEVEN A EASLEY, KNOWN SURVIVING HEIR OF SADIE M. STOKES, NYOMIA STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, AND UNKNOWN SURVIVING HEIR OF SADIE M. STOKES C.P. Dec 2022 No. 01291 \$8,857.38 McCabe, Weisberg & Conway, LLC

2405-330

5324 W Stiles St 19131 44th Wd. 1,350 Sq Ft BRT #442102900 Improvements: Residential Property
TRINA HARGRAVES C.P. Jul 2023 No. 02976 \$45,254.51 Robertson, Anschutz, Crane & Partners, PLLC

2405-331

8965 Turton Dr 19115 63rd Wd. 3,189 Sq Ft BRT #632305500 Improvements: Residential Property
SHAWN C. SIEGER A/K/A SHAWN SIEGER C.P. Feb 2023 No. 01667 \$160,644.96 Robertson, Anschutz, Crane & Partners, PLLC

2405-332

3152 Tilton St 19134 25th Wd. 573 Sq Ft BRT #251216700 Improvements: Residential Property
JUSTIN M. SMITH C.P. Aug 2023 No. 01488 \$203,482.80 Robertson, Anschutz, Crane & Partners, PLLC

2405-333

2547 Bonaffon St 19142 40th Wd. 1,112 Sq Ft BRT #406070000 Improvements: Residential Property
THOMAS ANDREWS C.P. Oct 2022 No. 01796 \$74,102.56 Robertson, Anschutz, Crane & Partners, PLLC

2405-334

747 Clymer St 19147 2nd Wd. 504 Sq Ft BRT #022193800 Improvements: Residential Property
PATRICIA DESIMONE A/K/A PATRICIA DISIMONE, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF JOSEPH ARCURE AND AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF LINDA ARCURE; THERESA SCUILLIOTTI A/K/A THERESA SQUILLACIOTTI A/K/A THERESA SQUILLACIOTTI, IN HER CAPACITY AS HEIR OF JOSEPH ARCURE AND AS HEIR OF LINDA ARCURE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA ARCURE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH ARCURE C.P. Sept 2022 No. 00149 \$406,226.63 Robertson, Anschutz, Crane & Partners, PLLC

2405-335

333 N Felton St 19139 34th Wd. 1,455 Sq Ft BRT #341246400 Improvements: Residential Property
ROSLYN MELTON C.P. Jan 2023 No. 00489 \$84,287.98 Robertson, Anschutz, Crane & Partners, PLLC

SHERIFF'S SALE

2405-336

7243 Mansfield Ave 19138 10th Wd. 1,299 Sq Ft BRT #102359700 Improvements: Residential Property
SARAH R. SMITH C.P. Apr 2023 No. 02117 \$151,497.64 Robertson, Anschutz, Crane & Partners, PLLC

2405-337

2616 N 22nd St 19132 16th Wd. 909 Sq Ft BRT #162219000 Improvements: Residential Property
KENNETH JEROME BROWN, SR., IN HIS CAPACITY AS HEIR OF PATRICIA I. BISHOP; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA I. BISHOP C.P. Jan 2022 No. 01921 \$52,491.54 Robertson, Anschutz, Crane & Partners, PLLC

2405-338

8816 Bradford St 19115 56th Wd. 4,352 Sq Ft BRT #562449900 Improvements: Residential Property
CLAUDIA HANSBERRY, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF BARBARA D. DEMPSEY A/K/A BARBARA DEMPSEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA D. DEMPSEY A/K/A BARBARA DEMPSEY C.P. Mar 2022 No. 01318 \$242,280.40 Robertson, Anschutz, Crane & Partners, PLLC

2405-339

617 Sigel St 19148 1st Wd. 697 Sq Ft BRT #012154600 Improvements: Residential Property
LORRAINE WAGNER, IN HER CAPACITY AS HEIR OF SCOTT WAGNER AKA SCOTT DENNIS WAGNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SCOTT WAGNER AKA SCOTT DENNIS WAGNER C.P. Aug 2023 No. 01826 \$96,095.71 Robertson, Anschutz, Crane & Partners, PLLC

2405-340

418 W Chelton Ave 19144 12th Wd. 2,638 Sq Ft BRT #881270195 Improvements: Residential Property
BUILDERS 2000 INC. C.P. Oct 2023 No. 01062 \$314,707.19 Stern & Eisenberg, PC

2405-341

6354 Theodore Street 19142 40th Wd. 840 Sq Ft BRT #402253300 Improvements: Residential Property
GEORGE J. MAYFIELD A/K/A GEORGE J. MAYFIELD JR. C.P. Apr 2023 No. 01542 \$55,466.73 Stern & Eisenberg, PC

2405-342

2840 Fanshawe St 19149 55th Wd. 1,576 Sq Ft BRT #551107200 Improvements: Residential Property
EDWARD DEWEES AND LINDA DEWEES C.P. Apr 2022 No. 00792 \$189,768.80 Stern & Eisenberg, PC

2405-343

6304 Wheeler St 19142 40th Wd. 975 Sq Ft BRT #402187600 Improvements: Residential Property
AARON BURNETT C.P. Apr 2023 No. 01755 \$103,953.39 Stern & Eisenberg, PC

2405-344

4711 Worth Street 19124 23rd Wd. 1,520 Sq Ft BRT #232405500 Improvements: Residential Property
UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ANGELINE DISILVESTRO C.P. Oct 2022 No. 02501 \$83,509.92 Manley Deas Kochalski LLC

SHERIFF'S SALE

2405-345

4135 I St 19124 33rd Wd. 1,170 Sq Ft BRT #332171500 Improvements: Residential Property
GRAZYNA SCHULLER C.P. Jan 2018 No. 02276 \$64,393.55 Stern & Eisenberg, PC

2405-346

5905 Houghton Street 19128 21st Wd. 1,492 Sq Ft BRT #213228411 Improvements: Residential Property
NENA MARIE CROSSAN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MICHAEL A. ADDUCI; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF MICHAEL A. ADDUCI C.P. Jul 2023 No. 00123 \$153,337.62 Manley Deas Kochalski LLC

2405-347

2247 E Cambria St 19134 25th Wd. 900 Sq Ft BRT #252109700 Improvements: Residential Property Subject To Mortgage
FAMILY HOUSING, LLC C.P. Sept 2023 No. 02934 \$120,194.36 Friedman Vartolo LLP

2405-348

1703 N Stillman St 19121 32nd Wd. 776 Sq Ft BRT #324089100 Improvements: Residential Property Subject To Mortgage
SFR PHILADELPHIA LLC C.P. Oct 2023 No. 01280 \$154,968.41 Friedman Vartolo LLP

2405-349

4334 1/2 Boone St 19128 21st Wd. 6,179 Sq Ft BRT #211264025 Improvements: Residential Property Subject To Mortgage
FRANCIS PILLER C.P. Apr 2023 No. 00189 \$179,705.95 Friedman Vartolo LLP

2405-350

2819 Cantrell St 19145 48th Wd. 588 Sq Ft BRT #482082800 Improvements: Residential Property Subject To Mortgage
SFR PHILADELPHIA LLC C.P. June 2023 No. 02188 \$111,731.42 Friedman Vartolo LLP

2405-351

2113 Mckean St 19145 48th Wd. 1,008 Sq Ft BRT #482052200 Improvements: Residential Property Subject To Mortgage
SFR PHILADELPHIA LLC C.P. June 2023 No. 01674 \$127,496.84 Friedman Vartolo LLP

2405-352

4601 Greene St 19144 12th Wd. 2,216 Sq Ft BRT #123146200 Improvements: Residential Property Subject To Mortgage
WEST CAPITAL GROUP LLC; LAWRENCE ANTHONY POWELL C.P. July 2022 No. 01432 \$393,779.43 Friedman Vartolo LLP

2405-353

629 E Courtland St 19120 42nd Wd. 800 Sq Ft BRT #421029800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR H. ISBERT, JR., DECEASED C.P. June 2022 No. 01470 \$74,508.52 LOGS Legal Group LLP

2405-354

358 W Hortter St 19119 22nd Wd. 2,800 Sq Ft BRT #223058358 Improvements: Residential Property
JAMAL ALI C.P. Sept 2022 No. 02250 \$177,304.03 LOGS Legal Group LLP

2405-355

815 Perkiomen St, Unit 13 19130 15th Wd. 638 Sq Ft BRT #151372026 Improvements: Residential Property
PHILIP G. WYSE C.P. Nov 2022 No. 02554 \$527,522.54 Law Office Of Gregory Javardian, LLC

2405-356

7502 E Tulpehocken St 19138 50th Wd.

SHERIFF'S SALE

1,500 Sq Ft BRT #501376100 Improvements: Residential Property
RAYMOND G. WILLIAMS C.P. May 2023 No. 00124 \$184,491.75 LOGS Legal Group LLP

2405-357

1751 N Lindenwood St 19131 52nd Wd. 750 Sq Ft BRT #521317900 Improvements: Residential Property
KEVIN COLEMAN C.P. Apr 2023 No. 02812 \$106,861.90 LOGS Legal Group LLP

2405-358

1909 E Pacific St 19134 45th Wd. 1,204 Sq Ft BRT #452171600 Improvements: Residential Property
MIGDALIA ORTIZ C.P. June 2022 No. 02702 \$47,272.83 LOGS Legal Group LLP

2405-359

15014 Theresa Drive 19116 58th Wd. 5,231 Sq Ft BRT #583165142 Improvements: Residential Property
ERIC BURKE C.P. Nov 2022 No. 00712 \$251,110.13 Manley Deas Kochalski LLC

2405-360

5704 N Marvine Street 19141 49th Wd. 1,262 Sq Ft BRT #493105400 Improvements: Residential Property
UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF JANE KEMLIN C.P. Apr 2023 No. 01339 \$80,728.74 Manley Deas Kochalski LLC

2405-361

4247 N Franklin St 19140 43rd Wd. 915 Sq Ft BRT #433327700 Improvements: Residential Property
UNKNOWN SURVIVING HEIRS OF DARNETTA L. BROWN THOMAS, DECEASED AND UNKNOWN SURVIVING HEIRS OF JAMES THOMAS, JR., A/K/A JAMES THOMAS, DECEASED C.P. Oct 2023 No. 02806 \$37,848.65 Hladik Onorato & Federman, LLP

2405-362

4475 E Allen St 19137 45th Wd. 1,117 Sq Ft BRT #453348100 Improvements: Residential Property
ERIN L. O'NEILLA/K/A ERIN O'NEILL C.P. Nov 2023 No. 01817 \$114,432.26 Hladik Onorato & Federman, LLP

2405-363

3129 Fairdale Rd 19154 66th Wd. 2,250 Sq Ft BRT #663025700 Improvements: Residential Property
JANINE FREEMAN AND MALCOLM YAMOAHA C.P. June 2023 No. 01759 \$177,093.45 Hladik Onorato & Federman, LLP

2405-364

8533 Lyons Pl 19153 40th Wd. 3,330 Sq Ft BRT #405160664 Improvements: Residential Property
CHERYL E. BURKETT A/K/A CHERYL SNIPES AND DARRYL A. BURKETT C.P. July 2023 No. 02828 \$159,928.90 Hladik Onorato & Federman, LLP

2405-365

110 Wentz St 19120 61st Wd. 1,808 Sq Ft BRT #612025000 Improvements: Residential Property
ORLANDO CEPEDA C.P. Nov 2023 No. 02227 \$111,449.85 Hladik Onorato & Federman, LLP

2405-366

6220 Callowhill St 19151 34th Wd. 1,264 Sq Ft BRT #341047000 Improvements: Residential Property
DARNELL RUSSELL INVESTMENTS LLC C.P. Oct 2022 No. 02317 \$138,482.44 Padgett Law Group

2405-367

226 Morris St 19148 1st Wd. 1,067 Sq Ft BRT #011114900 Improvements: Residential Property Subject To Mortgage
ARTHUR M. ROHR C.P. May 2023 No. 01223 \$252,117.43 Padgett Law Group

SHERIFF'S SALE

2405-368

1029 Magee Ave 19111 53rd Wd. 2,975 Sq Ft BRT #532003700 Improvements: Residential Property Subject To Mortgage
NATHANIEL CRICHLOW C.P. Sept 2022 No. 01282 \$258,993.36 Padgett Law Group

2405-369

4211 Fairdale Rd 19154 66th Wd. 1,296 Sq Ft BRT #662580300 Improvements: Residential Property Subject To Mortgage
TINA M. HARDING C.P. May 2023 No. 02697 \$148,943.02 Leopold & Associates, PLLC

2405-370

5333 Malcolm St 19143 51st Wd. 1,120 Sq Ft BRT #511096400 Improvements: Residential Property Subject To Mortgage
TERAFORM RENEWAL LLC C.P. Aug 2023 No. 02941 \$134,774.68 Leopold & Associates, PLLC

2405-371

4813 Leiper St 19124 23rd Wd. 1,108 Sq Ft BRT #234270800 Improvements: Residential Property
VLADIMIR LEKHT C.P. Nov 2023 No. 00415 \$75,780.22 Law Office Of Gregory Javardian, LLC

2405-372

38 N. Front Street, Unit #2f, Aka 38-44 N. Front Street, Unit #2f 19106 5th Wd. 1,100 Sq Ft BRT #888031726 Improvements: Residential Property
REGAN ECK C.P. Sept 2022 No. 02012 \$259,799.01 Parker Mccay P.A.

2405-373

3801 Lancaster Ave 19104 24th Wd. 1,318 Sq Ft BRT #871402175 Improvements: Residential Property Subject To Mortgage
KERMIT B. GOSNELL, M.D. AND WOMANS MEDICAL SOCIETY, INC A/K/A WOMANS MEDICAL SOCIETY A/K/A WOMAN'S MEDICAL SOCIETY C.P. Jan 2011 No. 02450 \$3,900,000.00 Kivitz & Kivitz, P.C.

2405-374

1614 Ritner Street 19145 26th Wd. 960 Sq St BRT #871534470 Improvements: Residential Property Subject To Mortgage
POTITO'S ITALIAN AMERICAN PASTRIES LLC; MATTHEW J BENIGNO; CHRISTINA M BENIGNO AND 8700 NEW JERSEY AVE LLC C.P. Aug 2023 No. 00645 \$382,630.81 Saldutti Law Group

2405-375

1330 N American St 19122 18th Wd. 99,996 Sq Ft BRT #881000467 Improvements: Residential Property
1300 AMERICAN ST., LLC C.P. Nov 2023 No. 02276 \$4,110,033.39 Archer & Greiner, P.C.

2405-376

115-117 N 3rd St 19106 5th Wd. 3,895 Sq Ft BRT #881007210 Improvements: Residential Property Subject To Mortgage
LCP NORTH THIRD, LLC C.P. Jul 2018 No. 02329 \$1,195,608.56 Lipsky & Brandt

2405-377

604 Alburger Ave 19115 63rd Wd. 840 Sq Ft BRT #632144400 Improvements: Residential Property
ADAM CHRISTIANSON A/K/A ADAM B. CHRISTIANSON C.P. Jul 2023 No. 02189 \$181,281.97 Powers Kim, LLC

2405-378

12127 Ranier Rd 19154 66th Wd. 1360 Sq Ft BRT #663268300 Improvements: Residential Property
DAVID N. MUNDY AND ALLISON L. PEDRICK C.P. Jul 2023 No. 01357 \$188,531.72 Powers Kim, LLC

2405-379

609 Hortter Place A/k/a 609 East Hortter Place 19119 22nd Wd. 5,664 Sq Ft BRT #221185700 Improvements: Residential Property

SHERIFF'S SALE

ROSA LEE BURROUGHS-HOGAN A/K/A ROSE BURROUGHS-HOGAN A/K/A ROSE BURROUGHS AND AUDREY HOGAN C.P. Jul 2023 No. 02898 \$51,135.46 Powers Kim, LLC

2405-380

8509 Kendrick Place 19111 63rd Wd. 2,841 Sq Ft BRT #632269600 Improvements: Residential Property Subject To Mortgage

KEVIN CLARK. C.P. Mar 2023 No. 01575 \$185,472.98 Barley Snyder

2405-381

846 S 58th Street 19143 3rd Wd. 1,216 Sq Ft BRT #033184400 Improvements: Residential Property Subject To Mortgage HOWARD M. SOLOMAN, ESQUIRE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ERIC L. POOLE, DECEASED C.P. May 2023 No. 00027 \$41,853.32 Barley Snyder

2405-382

5617 1/2 North Palethorp Street A/k/a 5617 1/2 Palethorp Street 19120 61st Wd. 1,655 Sq Ft BRT #612431300 Improvements: Residential Property Subject To Mortgage LISA M. WILLIAMS C.P. Aug 2012 No. 01729 \$75,432.81 Friedman Vartolo LLP

2405-383

3835 N 19th St 19140 13th Wd. 1372 Sq Ft BRT #131274600 Improvements: Residential Property

AYANA CONOVER SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED DONALD CONOVER JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, SAMUEL CONOVER JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, JAMES JEFFREY CONOVER II, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, PATRICIA DIGGS AKA PATRICIA CONOVER, SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, CALVIN JOHNSON SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, STANLEY JOHNSON II, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, THE UNKNOWN HEIRS OF FREDDIE L. JOHNSON DECEASED, WENDY MINOR AKA WENDY CONOVER, SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, JOSEPH SHEPARD SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, MARK SMITH JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHN-

SHERIFF'S SALE

SON, DECEASED, STEVEN SMITH SR., SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED AND ANGELA WILLIAMS AKA ANGELA SMITH, SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED C.P. Nov 2022 No. 02145 \$58,718.71 KML Law Group, P.C.

2405-384

2806 Rawle St 19149 55th Wd. 1152 Sq Ft BRT #551160700 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF MARIE T. WAMHOLD C.P. Oct 2019 No. 01293 \$39,400.63 McCabe, Weisberg & Conway, LLC

2405-385

2032 Federal Street 19146 36th Wd. 3,973 Sq Ft BRT #361043400 Improvements: Residential Property ANGELA D. MADISON AND TYRONE L. MADISON C.P. Jul 2012 No. 04352 \$61,029.01 Pincus Law Group, PLLC

2405-386

1315 S 18th St 19146 26th Wd. 1260 Sq Ft BRT #365247800 Improvements: Residential Property ALLISON LEWIS, EXECUTRIX OF THE ESTATE OF JOHN P. FRANKLIN C.P. Aug 2022 No. 01570 \$326,481.08 McCabe, Weisberg & Conway, LLC

2405-387

5229 Market St 19139 44th Wd. 9,327 Sq Ft BRT #882839800 Improvements: Residential Property Subject To Mortgage 5229 MARKET STREET, L.P., ANTHONY J. BRADLEY, JEFFREY SHEFSKY, SUSAN HAMMER AND SCOTT E. RITTER C.P. Jun 2022 No. 01040 \$371,096.48 Eisenberg, Gold & Agrawal, PC

2405-388

7323 Crabtree St 19136 64th Wd. 1,461 Sq Ft BRT #642011900 Improvements: Residential Property Subject To Mortgage JOHN T. FOGARTY. C.P. Jun 2023 No. 02643 \$168,720.81 Barley Snyder

2405-389

915 Shunk St 19148 39th Wd. 968 Sq Ft BRT #393354800 Improvements: Residential Property LUCIANO G. ORSINI C.P. Oct 2023 No. 00882 \$50,358.24 Manley Deas Kochalski LLC

2405-390

2812 W Susquehanna Ave 19121 32nd Wd. 1,977 Sq Ft BRT #323163500 Improvements: Residential Property MOOMOO 2 LLC C.P. Jul 2023 No. 01763 \$382,354.37 Weber Gallagher Simpson Stapleton Fries & Newby, LLP

SHERIFF'S SALE

2405-391

6006 N Water Street 19120 61st Wd. 1,224 Sq Ft BRT #612484500 Improvements: Residential Property HENRY W. JONES, JR. INDIVIDUALLY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HENRY W. JONES, JR. DECEASED, AND PATRICE E. JONES, SOLELY IN HER CAPACITY AS POSSIBLE HEIR OF HENRY W. JONES, JR., DECEASED C.P. Sept 2023 No. 03059 \$43,263.84 Weber Gallagher Simpson Stapleton Fries & Newby, LLP

2405-392

310 Robbins St 19111 35th Wd. 1,504 Sq Ft BRT #353016300 Improvements: Residential Property JAMES WALL AND AMBROSE WALL, DECEASED C.P. Oct 2018 No. 00974 \$103,975.16 The Law Office Of Gegory Javardian, LLC

2405-393

3718 N Bouvier St 19140 13th Wd. 1,182 Sq Ft BRT #131238400 Improvements: Residential Property DIONNE MORRIS C.P. Jun 2022 No. 00513 \$103,961.82 Manley Deas Kochalski LLC

2405-394

544 S Redfield St 19143 3rd Wd. 910 Sq Ft BRT #032208100 Improvements: Residential Property CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF LUCILLE GUNBY, DECEASED C.P. Nov 2023 No. 00452 \$48,107.44 The Law Office Of Gegory Javardian, LLC

2405-395

349 Wharton Street 19147 2nd Wd. 780 Sq Ft BRT #871038050 Improvements: Residential Property HNM, LLC C.P. May 2022 No. 00071 \$10,663.75 Orphanides & Toner, LLP

2405-396

2838 Jasper St 19134 25th Wd. 756 Sq Ft BRT #252535100 Improvements: Residential Property Subject To Mortgage CLHR 5 LLC C.P. Aug 2023 No. 00597 \$198,956.01 Friedman Vartolo LLP

2405-397

5320 W Stiles St 19131 44th Wd. 1,350 Sq Ft BRT #442102700 Improvements: Residential Property MARION D. PEGESE AND TREVA S. LANGFORD C.P. May 2023 No. 01025 \$45,125.61 Hladik Onorato & Federman, LLP

SHERIFF'S SALE

2405-398

2220 Sigel St 19145 48th Wd. 713 Sq Ft BRT #482025500 Improvements: Residential Property Subject To Mortgage NEUMAN INVESTING LLC C.P. Sept 2023 No. 00932 \$217,669.90 Orlans PX

2405-399

3821 Brown St 19104 24th Wd. 1,257 Sq Ft BRT #243119700 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA, LLC, C.P. Aug 2023 No. 03075 \$137,313.11 Friedman Vartolo LLP

2405-400

247 S 55th St 19139 60th Wd. 1,564 Sq Ft BRT #603166400 Improvements: Residential Property MICHAEL GILLIAM, C.P. Nov 2022 No. 02253 \$158,947.31 Albertelli Law

2405-401

1254 N 19th St 19121 47th Wd. 766 Sq Ft BRT #472090700 Improvements: Residential Property T-P CONTRACTOR LLC; PINE HOLDINGSII LLC; PINE HOLDINGS INC. C.P. Aug 2023 No. 00089 \$220,017.89 Mattioni Ltd

2405-402

1201-15 Fitzwater St, Unit 204 19147 2nd Wd. 608 Sq Ft BRT #888022424 Improvements: Residential Property Subject To Mortgage YAMAN TASDIVAR C.P. May 2023 No. 02471 \$57,920.49 First National Bank Of Pennsylvania

2405-403 A

4102 N 5th St 19140 43rd Wd. 1,120 Sq Ft BRT #871568470 Improvements: Residential Property PERSONAL CARE HOME C&G MEDICAL CLINIC, PLLC, A PENNSYLVANIA PROFESSIONAL LIMITED LIABILITY COMPANY C.P. Oct 2022 No. 00117 \$183,584.51 Stern & Eisenberg, PC

2405-403 B

4104 N 5th St 19140 43rd Wd. 1,120 Sq Ft BRT #871568480 Improvements: Residential Property PERSONAL CARE HOME C&G MEDICAL CLINIC, PLLC, A PENNSYLVANIA PROFESSIONAL LIMITED LIABILITY COMPANY C.P. Oct 2022 No. 00117 \$183,584.51 Stern & Eisenberg, PC

2405-404

1918 Brunner St 19140 13th Wd. 816 Sq Ft BRT #131328600 Improvements: Residential Property GWENDOLYN HIGGINS ANDERSON ADMINISTRATOR, PHILADELPHIA REGISTER OF WILLS FILE NUMBER W1661-2018 C.P. Sept 2020 No. 01883 \$59,866.65 KML Law Group, P.C.

SHERIFF'S SALE

2405-405

323 W Wingohocking St 19140 42nd Wd. 1,121 Sq Ft BRT #422003100 Improvements: Residential Property LUZ ROSARIO A/K/A LUZ E. ROSARIO; MARILYN DELVALLE C.P. May 2019 No. 09055 \$41,539.09 Robertson, Anschutz, Crane & Partners, PLLC

2405-406

2248 N 21st St 19132 16th Wd. 1600 Sq Ft BRT #162183500 Improvements: Residential Property Subject To Mortgage SMART INVESTMENTS KG LLC, C.P. Jun 2023 No. 00168 \$770,961.31 Friedman Vartolo LLP

2405-407

5420 Harlan St 19131 4th Wd. 945 Sq Ft BRT #041234000 Improvements: Residential Property Subject To Mortgage KIM A. TRAN; LUCY PROPERTIES LLC C.P. Nov 2022 No. 00944 \$119,013.98 Friedman Vartolo LLP

2405-408

436 S 55th St 19143 60th Wd. 1232 Sq Ft BRT #604203000 Improvements: Residential Property Subject To Mortgage JEAN TART-BLACK, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOHND. BLACK, DECEASED C.P. Apr 2023 No. 00180 \$38,770.11 Friedman Vartolo LLP

2405-409

6227 Washington Ave 19143 3rd Wd. 2,153 Sq Ft BRT #033112100 Improvements: Residential Property Subject To Mortgage A&P GOODS LLC C.P. Oct 2023 No. 02360 \$323,247.30 Friedman Vartolo LLP

2405-410

6321 N 21st St 19138 17th Wd. 2,400 Sq Ft BRT #172450300 Improvements: Residential Property Subject To Mortgage UNIVERSAL PRODUCTIONS LLC C.P. Apr 2023 No. 01397 \$261,544.41 Friedman Vartolo LLP

2405-411

4440 Vista St 19136 41st Wd. 1,078 Sq Ft BRT #412197200 Improvements: Residential Property GARY JANUS, JR. AND VICTORIA JANUS C.P. Feb 2018 No. 02082 \$159,828.91 Hill Wallack LLP

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at **215-557-2321** Email : **jmccullough@alm.com**