

The Legal Intelligencer

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LEGAL LISTINGS

COURT NOTICES

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 Tuesday, April 9, 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

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 Count

Court Notices continues on 13

I N S I D E

Common Pleas Court: 6 Civil Listings	9 U.S. Bankruptcy Court 3 Hearings
5 Municipal Court 5 Orphans' Court	9 U.S. Court of Appeals
12 Public Notices 14 Sheriff Sales	9 U.S. District Court 2 Hearing 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.

M.S. GOLDBERG
Chief Judge

M.S. GOLDBERG, CH. J.

Courtroom 17A

601 Market Street

Philadelphia, PA 19106

THURSDAY, APRIL 11, 2024

Arbitration Hearing

09:30 A.M.

23-cv-2102

TASSONE v. RHNINMI

TUESDAY, APRIL 16, 2024

Sentencing

10:00 A.M.

23-cr-0183

USA v. CASH

G.E.K. PRATTER, J.

Secretary/Civil Deputy: Susan Flaherty

Phone: (267) 299-7350

Courtroom/Criminal Deputy: Mike Coyle

Phone: (267) 299-7359

TUESDAY, APRIL 9, 2024

Motion Hearing

01:00 P.M.

23-cv-0991

ZUBER v. REPUBLIC FIRST BANCOR

Sentencing

02:00 P.M.

18-cr-0101

USA v. WILLIAMS

THURSDAY, APRIL 11, 2024

Final Pretrial Conference

01:00 P.M.

22-cv-1777

PIETY FOLEY v. DREXEL UNIVERSI

Motion Hearing

01:00 P.M.

22-cv-1777

PIETY FOLEY v. DREXEL UNIVERSI

MONDAY, APRIL 15, 2024

Jury Trial

10:00 A.M.

20-cr-0106

USA v. DAVIS

TUESDAY, APRIL 16, 2024

Arraignment

03:00 P.M.

23-cr-0333

USA v. SIZER

P.S. DIAMOND, J.

Courtroom 14-A

Secretary/Courtroom Deputy: Richard Thieme

Phone: (267) 299-7730

Criminal Courtroom Deputy: Lenora Kashner Wittje

Phone: (267) 299-7739r

TUESDAY, APRIL 9, 2024

Change of Plea Hearing

01:30 P.M.

23-cr-0255

USA v. CASTRO FRIAS

THURSDAY, APRIL 11, 2024

Pretrial Conference/Hearing

02:00 P.M.

23-cr-0410

USA v. INFANTE

23-cr-0410

USA v. AMONTE

Revocation Superv Rls-FinalHrg

11:00 A.M.

08-cr-0609

USA v. ALLEN

Status Conference/Hearing

01:30 P.M.

22-cr-0192

USA v. BATTISTA

MONDAY, APRIL 15, 2024

Revocation Superv Rls-FinalHrg

02:00 P.M.

15-cr-0490

USA v. SANTIAGO-PIZARRO

TUESDAY, APRIL 16, 2024

Change of Plea Hearing

01:30 P.M.

24-cr-0130

USA v. SUAREZ

Jury Trial

09:30 A.M.

23-cr-0410

USA v. INFANTE

23-cr-0410

USA v. AMONTE

Sentencing

11:00 A.M.

22-cr-0336

USA v. WOLO

Trial Date

09:30 A.M.

23-cv-0895

HOLLIS v. THE CITY OF PHILADEL

SANCHEZ, J.

Scheduling Courtroom Deputy: Nancy DeLisle

Phone: (267) 299-7789

ESR/Courtroom Deputy: Stacy Wertz

Phone: (267) 299-7781

TUESDAY, APRIL 9, 2024

Evidentiary Hearing

09:30 A.M.

22-cr-0073

USA v. NIXON

Sentencing

01:30 P.M.

20-cr-0381

USA v. JIMENEZ

WEDNESDAY, APRIL 10, 2024

Sentencing

11:00 A.M.

22-cr-0018

USA v. RAY

THURSDAY, APRIL 11, 2024

Telephone Conference

02:00 P.M.

22-cv-3437

ALICEA v. CITY OF PHILADELPHIA

MONDAY, APRIL 15, 2024

Jury Trial

09:00 A.M.

22-cr-0250

USA v. CHANDLER

22-cr-0250

USA v. HARTAGE

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 12, 2024

Sentencing

01:30 P.M.

21-cr-0265

USA v. BELL

10:00 A.M.

22-cr-0213

USA v. TSYMBALENKO

MONDAY, APRIL 15, 2024

Jury Selection

09:30 A.M.

21-cr-0065

USA v. DOUGHERTY

21-cr-0065

USA v. FIOCCA

G.A. MCHUGH, J.

Civil Deputy: Patricia Clark

Phone: 267-299-7301

Criminal Deputy: Christian Henry

Phone: 267-299-7307

TUESDAY, APRIL 16, 2024

Sentencing

02:30 P.M.

14-cr-0465

USA v. TIETOLMAN

BETLESTONE, J.

Courtroom 3B

Civil Deputy Aaris Wilson

(267) 299-7450,

Criminal Deputy Nelson Malave

(267) 299-7459

TUESDAY, APRIL 9, 2024

Trial Date

09:00 A.M.

23-cv-0096

GELZHISER v. CVS PHARMACY, INC

THURSDAY, APRIL 11, 2024

Conference

10:00 A.M.

16-cv-5932

UTESCH v. LANNETT COMPANY, INC

FRIDAY, APRIL 12, 2024

Arraignment

11:00 A.M.

24-cr-0079

USA v. DALLO

KEARNEY, J.

Deputy Clerk: Ulrike Hevener

(267) 299-7688

THURSDAY, APRIL 11, 2024

Trial Date

09:00 A.M.

23-cv-3187

BURGO v. BOULEVARD AUTOGROUP,

MONDAY, APRIL 15, 2024

Change of Plea Hearing

12:00 P.M.

23-cr-0307

USA v. HAYMAN

Pretrial Conference/Hearing

12:00 P.M.

23-cr-0307

USA v. HAYMAN

TUESDAY, APRIL 16, 2024

Plea Agreement Hearing

10:00 A.M.

24-cr-0065

USA v. MCELHONE

Status Conference/Hearing

02:00 P.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 9, 2024

Pretrial Conference/Hearing

10:00 A.M.

21-cr-0185

USA v. ROBERTS

THURSDAY, APRIL 11, 2024

Sentencing

10:00 A.M.

23-cr-0097

USA v. ROANE

MONDAY, APRIL 15, 2024

Jury Trial

09:30 A.M.

21-cr-0185

USA v. ROBERTS

TUESDAY, APRIL 16, 2024

Motion Hearing

01:00 P.M.

21-cv-5397

NATIONAL FIRE & MARINE INSURAN

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.

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.

TUESDAY, APRIL 9, 2024

Pretrial Conference/Hearing

08:45 A.M.

23-cv-4898

KIRK v. MEDARBOR, LLC

THURSDAY, APRIL 11, 2024

Pretrial Conference/Hearing

09:00 A.M.

24-cv-0046

CARR v. SOFIDEL AMERICA CORP

23-cv-4605

SMITH v. UNITED STATES OF AMER

J.D. WOLSON, J.

Civil Deputy: Jeannine Abed

Phone: (267) 299-7321

Criminal Deputy: Laura Buenzle

Phone: (267)299-7239

FRIDAY, APRIL 12, 2024

Plea Agreement Hearing

10:00 A.M.

23-cr-0371

USA v. HILL

MONDAY, APRIL 15, 2024

Jury Trial

09:30 A.M.

23-cr-0371

USA v. HILL

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 11, 2024

Sentencing

12:30 P.M.

21-cr-0243

USA v. ORTEGA-HERNANDEZ

MONDAY, APRIL 15, 2024

Jury Trial

09:30 A.M.

22-cr-0267

USA v. WOODS

TUESDAY, APRIL 16, 2024

Sentencing

12:30 P.M.

22-cr-0448

USA v. MITCHELL

K. S.. MARSTON, J.

Courtroom TBA

Courtroom Deputy/Criminal: Lara Karlson

phone: 267-299-7379

TUESDAY, APRIL 9, 2024

Motion Hearing

03:30 P.M.

23-cv-3943

PERONACE v. CITY OF PHILADELPH

Sentencing

01:00 P.M.

23-cr-0339

USA v. FERRIS

TUESDAY, APRIL 16, 2024

Motion Hearing

10:30 A.M.

23-cv-3990

The Legal Intelligencer

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DOE A.F. v. LYFT, INC. et al	
Pretrial Conference/Hearing	
23-cr-0506	10:30 A.M. USA v. ORTIZ
Trial Date	
22-cv-4760	09:30 A.M. GOLD et al v. STATE FARM FIRE
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 9, 2024 Sentencing	
23-cr-0344	09:30 A.M. USA v. BORRERO
WEDNESDAY, APRIL 10, 2024 Motion Hearing	
23-cv-5134	09:30 A.M. RUBENSTEIN v. COUNTY OF CHESTE
THURSDAY, APRIL 11, 2024 Sentencing	
23-cr-0026	01:30 P.M. USA v. MALDONADO
FRIDAY, APRIL 12, 2024 Jury Selection	
24-cr-0028	09:00 A.M. USA v. HATMAKER
24-cr-0064	USA v. GOODMAN
22-cv-2431	09:30 A.M. WESTPORT INSURANCE CORPORATION
SATURDAY, APRIL 13, 2024 Final Pretrial Conference	
23-cv-3602	09:30 A.M. FREYITZ v. TIMET
MONDAY, APRIL 15, 2024 Trial Date	
22-cv-2431	09:30 A.M. WESTPORT INSURANCE CORPORATION
PEREZ, J. COURTHROOM 3H Courtroom Deputy Danielle Hughes 267-299-7420	
WEDNESDAY, APRIL 10, 2024 Motion Hearing	
22-cv-3330	10:30 A.M. WILSON v. ABBOTT LABORATORIES
MONDAY, APRIL 15, 2024 Sentencing	
23-cr-0335	10:00 A.M. USA v. GIORDANO
TUESDAY, APRIL 16, 2024 Arraignment	
24-cr-0103	11:00 A.M. USA v. FRAME
Change of Plea Hearing	
24-cr-0103	11:00 A.M. USA v. FRAME
HODGE, J. Courtroom 7-A 7614 U.S. Courthouse 601 Market Street Philadelphia, PA 19106	
WEDNESDAY, APRIL 10, 2024 Status Conference/Hearing	
23-cr-0096	09:30 A.M. USA v. HERRERA
MONDAY, APRIL 15, 2024	

Motion Hearing	
23-cv-2004	11:00 A.M. DAVIS, JR. v. VALLEY FORGE MIL
TUESDAY, APRIL 16, 2024 Motion Hearing	
22-cv-1790	11:00 A.M. ALIVIA UCHITEL v. SOLID WASTE
MURPHY, J. Courtroom 3-B 3809 U.S. Courthouse 601 Market Street Philadelphia, PA 19106	
TUESDAY, APRIL 9, 2024 Motion Hearing	
22-cv-4650	10:00 A.M. CRANE v. MAYORKAS
WEDNESDAY, APRIL 10, 2024 Change of Plea Hearing	
23-cr-0516	11:30 A.M. USA v. KOLENDA
THURSDAY, APRIL 11, 2024 Pretrial Conference/Hearing	
23-cv-1842	10:00 A.M. HARVEY v. CITY OF PHILADELPHIA
FRIDAY, APRIL 12, 2024 Change of Plea Hearing	
23-cr-0414	02:00 P.M. USA v. STEPHENS
Motion Hearing	
23-cv-4180	10:00 A.M. SAHAY v. MEGABUS NORTHEAST LLC
Pretrial Conference/Hearing	
23-cv-4180	10:00 A.M. SAHAY v. MEGABUS NORTHEAST LLC
SCOTT, J. Courtroom 13-B 5614 U.S. Courthouse 601 Market Street Philadelphia, PA 19106	
THURSDAY, APRIL 11, 2024 Change of Plea Hearing	
23-cr-0441	09:30 A.M. USA v. CABRERA
MONDAY, APRIL 15, 2024 Scheduling Conference	
24-cr-0085	02:00 P.M. USA v. SINGLEY
24-cr-0085	USA v. RIGHI
TUESDAY, APRIL 16, 2024 Sentencing	
23-cr-0292	10:00 A.M. USA v. MONTERO-LOPEZ
H. BARTLE, III, S.J. Courtroom 16-A 16614 U.S. Courthouse 601 Market Street Philadelphia, PA 19106	
MONDAY, APRIL 15, 2024 Sentencing	
23-cr-0210	09:30 A.M. USA v. MORGAN
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	
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	
THURSDAY, APRIL 11, 2024 Motion Hearing	
22-cr-0381	01:00 P.M. USA v. ORTIZ
FRIDAY, APRIL 12, 2024 Status Conference/Hearing	
19-cv-4078	01:00 P.M. CINTRON v. CITY OF PHILADELPHI
C.M. RUFÉ, S.J. Scheduling/Deputy Clerk: Kristen Pepin Phone: (267) 299 -7490 Fax: (267) 299-5077 ESR/Courtroom Deputy: Erica Pratt Phone (267) 299-7499	
M. BAYLSON, S.J.	
WEDNESDAY, APRIL 10, 2024 Motion Hearing	
20-cv-6301	10:30 A.M. MILLER et al v. CITY OF PHILAD
MONDAY, APRIL 15, 2024 Motion Hearing	
24-cr-0014	10:00 A.M. USA v. BARGER
24-cr-0014	USA v. KANE
24-cr-0014	USA v. JOHNSON
TUESDAY, APRIL 16, 2024 Arbitration Hearing	
23-cv-4624	09:30 A.M. BRADLEY v. STATE FARM MUTUAL A
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 9, 2024 Motion Hearing	
23-cr-0219	09:30 A.M. USA v. PUGH
Show Cause Hearing	
12-cr-0512	10:30 A.M. USA v. RODRIGUEZ
TUESDAY, APRIL 16, 2024 Motion Hearing	
23-cr-0440	09:30 A.M. USA v. DEJESUS
Sentencing	
23-cr-0030	09:30 A.M. USA v. GARCIA-RAMIREZ
23-cr-0030	10:30 A.M. USA v. MORALES
23-cr-0340	USA v. MORALES
23-cr-0030	11:30 A.M. USA v. MORALES
J. H. SLOMSKY, S.J. Courtroom Deputy: Matt Higgins Courtroom Deputy: Matt Higgins Phone: 267-299-7349 Civil Deputy: Kelly Haggerty Phone: 267-299-7340	
WEDNESDAY, APRIL 10, 2024 Revocation Superv Rls-FinalHrg	
23-cr-0247	10:00 A.M. USA v. RIVERA-MERCADO

Settlement Conference	
22-cv-2352	10:00 A.M. TAYLOR et al v. STATE FARM FIR
THURSDAY, APRIL 11, 2024 Sentencing	
22-cr-0120	02:30 P.M. USA v. LOPEZ ORTEGA
MONDAY, APRIL 15, 2024 Jury Trial	
22-cr-0307	09:30 A.M. USA v. JONES
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	
S. W. 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	
FRIDAY, APRIL 12, 2024 Settlement Conference	
23-cv-4276	10:00 A.M. Tyler v. McCarthy et al
CARLOS, M.J. Courtroom A 504 West Hamilton Street Suite 4401 Allentown, PA 1811	
C.M. STRAW, M.J. Courtroom 3-G 3029 U.S. Courthouse 601 Market St. Philadelphia, PA 19106	
H.R. ARTEAGA, MJ COURTROOM 3H	
TUESDAY, APRIL 16, 2024 Arraignment	
24-cr-0099	01:30 P.M. USA v. CARBOZO CRUZ

COURT OF APPEALS
OPINIONS FILED

APRIL 04, 2024	
BY BIBAS, J. Robinson v. Secretary Pennsylvania Departm; 21-9001; Thus, under any standard of review, the Pennsylvania Supreme Court properly rejected Robinson's claim.	

DISTRICT COURT

MEMORANDA AND
ORDERS

APRIL 03, 2024	
BY McHUGH, J. United States of America v. Safehouse et al; 19-0519; For the reasons set forth above, the Government's motion to dismiss Safehouse's counterclaims must be granted, and this case will be dismissed.	
BY SCHMEHL, J. Shorter v. Sorber et al; 22-5089; For the fore- going reasons, the Court grants Defendants' Motions.	
Horsch v. Cantymagli et al; 24-1183; For the foregoing reasons, the Court will dismiss	

Horsch's Complaint because his claims are not plausible as pled.	
BY RUFÉ, J. Brown v. Campbell et al; 23-2771; For the foregoing reasons, Brown's Motions to Amend and Motion for Reconsideration will be denied.	
BY GOLDBERG, J. Naidu v. PNC Bank, National Association; 23-3179; Accordingly, I decline to dismiss this claim.	
BY SURRICK, J. Silverberg v. Dupont De Nemours Inc. et al; 24-0924; For the foregoing reasons, Plaintiff's Motion for Temporary Restraining Order and Preliminary Injunction will be denied.	
BY KEARNEY, J. USA v. Stanfa et al; 94-0127; We deny Mr. Martines compassionate release without preju- dice.	
BY LEESON, JR, J. Harbor Business Compliance Corporation v. Firstbase.Io, Inc.; 23-0802; For the reasons discussed herein, Harbor's Motion in Limine to Exclude the Opinions and Proposed Testimony of Steve Waldbusser on the topic of "use" is denied.	
CIVIL ACTIONS	
The defendant's name appears first, followed by the name of the plaintiff, the number, the nature of the suit and the name of plaintiff's attorney.	
APRIL 04, 2024	
Louisiana Healthcare Connections; ABC Companies 1-100; John Does 1-100--Abira Medical Laboratories LLC; 24-01408; Diversity; K.N. Scott.	
Louisiana Healthcare Connections; ABC Companies 1-100; John Does 1-100--Abira Medical Laboratories LLC; 24-01409; Diversity; K.S. Marston.	
JHL Landscaping--State Farm Fire and Casualty Co; 24-01410; Diversity; G.A. McHugh.	
SEI Elevators, LLC; Jason Trinks--Trustees of the National Elevator Industry Pension Fund; Trustees of the National Elevator Industry Health Benefit Plan; Trustees of the National Elevator Industry Educational Plan; 24-01413; Fed. Question; J.D. Wolson.	
Donna M. Fecondo; Joseph Silvestri & Son, Inc; Joseph Silvestri & Son, Inc. Profit Sharing Plan--Julie A. Su; 24-01414; Fed. Question; M.S. Goldberg.	
City of Philadelphia; John Doe; Philadelphia Police Officer Adam Trush--Sherri Pomroy; 24-01416; Fed. Question; K.N. Scott.	
Nationwide General Insurance Company-- NGA Phan; 24-01417; Diversity; K.B. Hodge.	
Ur M. Jaddou; Kathleen Bausman; Alejandro Mayorkas--Gui Hua Huang; 24-01418; U.S. Government Defendant; J.H. Slomsky.	
Bankroll Club LLC--Christopher Young; 24-01419; Fed. Question; J.R. Sanchez.	
Reger Rizzo & Darnall LLP--Anisa Abdullahi; 24-01420; Fed. Question; K.N. Scott.	
Experian Information Solutions, Inc; Affirm, Inc--Douglas Appleman; 24-01421; Fed. Question; K.S. Marston.	
South 17th Street Ownerco, LP; South 17th Street Leaseco, LLC; Accor Management US Inc--Robert J. Freed; 24-01423; Diversity; M.R. Perez.	
Universal Health Services, Inc; Fairmount Behavioral Health Systems--Dashona Hightower; 24-01425; Fed. Question.	
Fairmount Behavioral Health Systems; Universal Health Services, Inc-- Dashona Hightower; 24-01426; Fed. Question; N.I.Q. Alejandro.	
IS 245 North 15th Street LLC; IS BBFB LLC; Broad Street Healthcare Properties, LLC--Vicinity Energy Philadelphia, Inc; 24-01427; Fed. Question; M.M. Baylson.	
East Atlantic Shipping, LLC; Darius Smith-- Robert Collazo; 24-01428; Diversity.	
Shaun Jones; Performance Food Group Company; Core-Mark Midcontinent, Inc-- Earnest Cooper; 24-01429; Diversity.	
Actavis Holdco U.S., Inc; Actavis Elizabeth LLC; Actavis Pharma, Inc--American Airlines, Inc; Aramark Services, Inc; General Motors LLC; 24-01430; Fed. Question.	
Nurselect LLC--Landmark American Insurance Company; 24-01412; Fed. Question; J.M. Gallagher.	
Berks Area Regional Transportation Authority--Brahim Jouhari; 24-01415; Fed. Question; J.L. Schmehl.	
Kathy Barry Agency, LLC; Justin Marinkov; Kathy Barry--Patricia Scott; 24-01424; Fed. Question; J.M. Gallagher.	
BANKRUPTCY COURT	
PETITIONS FILED	
APRIL 04, 2024	
(READING)	
Chapter 7	
Shaniquah N Walker, 1066 Seneca St., Bethlehem, PA 18015 -- Robert W. Seitzer; United States Trustee; 24-11141; no summa- ries listed; L.E. Feldman, atty.; P.M. Mayer, B.J.	
Shayne A Cook, 1429 Dewey Ave, Northampton, PA 18067 -- Robert W. Seitzer; United States Trustee; 24-11144; no summaries listed; L.E. Feldman, atty.; P.M. Mayer, B.J.	
Christopher Urena, 1255 Forest Rd, Whitehall, PA 18052 -- Lynn E. Feldman; United States Trustee; 24-11147; no summa- ries listed; C. Laputka, atty.; P.M. Mayer, B.J.	
Kylee DeFrancesco, 252 N. Walnut Street, Suite 306, Bath, PA 18014 -- Lynn E. Feldman; United States Trustee; 24-11148; no summaries listed; M. Dewald, atty.; P.M. Mayer, B.J.	
Donald Bentzel, 422 Chelsea Drive, Lancaster, PA 17601 -- Lynn E. Feldman;	

United States Trustee; 24-11150; no summaries listed; M. Lazarus, atty.; P.M. Mayer, B.J.

Chapter 13
Gary Paul Toth, 3051 Keystone Street, Bethlehem, PA 18020 -- United States Trustee; 24-11137; no summaries listed; Z. Zawarski, atty.; P.M. Mayer, B.J.
Pamela Denise Jonjo, 628 West Berwick Street, Easton, PA 18042 -- United States Trustee; 24-11139; no summaries listed; V. Rubino, atty.; P.M. Mayer, B.J.
William D. Rosado, 1524 Bonnie Drive, Bethlehem, PA 18018 -- United States Trustee; 24-11149; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

APRIL 04, 2024
(PHILADELPHIA)

Chapter 7
Robert F Smith, Sr., 740 School Line Drive, King of Prussia, PA 19406 -- Robert W. Seitzer; United States Trustee; 24-11140; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J.
Jose Ramon Rabelo-Lozada, 202 Carly Lane, Malvern, PA 19355 -- Lynn E. Feldman; United States Trustee; 24-11143; no summaries listed; J.L. Quinn, atty.; P.M. Mayer, B.J.
Jacqueline M Whipple, 2826 N. 22nd Street, Philadelphia, PA 19132 -- Robert W. Seitzer; United States Trustee; 24-11146; no summaries listed; M.A. Siddons, atty.; A.M. Chan, B.J.
Lucy A Lang, 721 14th Ave, Prospect Park, PA 19076 -- Lynn E. Feldman; United States Trustee; 24-11151; no summaries listed; J.M. Cella, atty.; A.M. Chan, B.J.

Chapter 13
Penny C Miller, 977 Hickory Ridge Drive, Chalfont, PA 18914 -- Scott F. Waterman [Chapter 13]; United States Trustee; 24-11136; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J.
Natasha L Rodriguez, 8806 New Falls Road, Levittown, PA 19054 -- United States Trustee; 24-11142; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J.
Denise Allen, 7335 Rockwell Avenue, Philadelphia, PA 19111 -- United States Trustee; 24-11145; no summaries listed; P.H. Young, atty.; A.M. Chan, B.J.
Jessie M Strefeler, 66 Rocky Ridge Rd., Quakertown, PA 18951 -- United States Trustee; 24-11152; no summaries listed; A.G. Tuttle, atty.; A.M. Chan, B.J.

MASS TORT - ASBESTOS CASES

2024 ASBESTOS TRIAL LIST
APRIL 8, 2024

2805 SHEIN MESOTHELIOMA
1. 201201332 FRISCH
2. 220500172 DAVID
3. 220901990 SCULLION
4. 221000824 DAVID
5. 221002003 DAVID
6. 221201953 TOMCZYK
7. 230601125 TOMCZYK

2806 WEITZ MESOTHELIOMA
1. 220400912 KULP
2. 220501115 HUNT
3. 220501903 MIZE
4. 220502634 ATTALLA
5. 220700498 HELENBROOK
6. 220801549 DIAMOND
7. 221001573 PATEL
8. 221100445 RAYBIN
9. 210500508 BERNHARD
10. 220601165 PAOLILLO
11. 220801033 PERDICK

2807 BROOKMAN LUNG CANCER
1. 220502200 CARMAN
2. 220601634 JOHNSON
3. 220701823 GDONSKI
4. 220801786 ADELL
5. 221002286 KOWAL
6. 221102172 SHARKEY
7. 220402089 COLFELT

2808 HALPERN LUNG CANCER
1. 220300260 DVORAK
2. 220401790 DIFFENDERFER
3. 220500803 JONES
4. 220601583 FARLEY
5. 221000557 DVORAK
6. 221101886 DRAKE
7. 210700047 MATSEN

MAY 6, 2024

2809 NASS MESOTHELIOMA
1. 200400863 SULOFF
2. 201201616 HOLTZHAUSER
3. 220500604 DRUMMOND
4. 220501427 ANDREZZE
5. 220502309 MOORE
6. 221001943 GARRETT
7. 221200888 CALABRESE
8. 221202639 CARLISLE

2810 NEIROWITZ & WASSERBERG

MESOTHELIOMA
1. 220201280 FERNANDES
2. 220302742 WRIGHT

2811 MAUNE RAICHLE MESOTHELIOMA
1. 220801903 SEMIAN
2. 221200021 COOPER JR

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
3. 221202414 HUGUES

JUNE 3, 2024

2814 BROOKMAN MESOTHELIOMA
1. 220100102 PXCR-MARTIN
2. 220700701 OSSWALD
3. 221101399 PXCR-GABRIS
4. 220102071 PXCR-CALABRO
5. 220602528 SCHULTZ
6. 221100275 RANONIS

2815 WEITZ MESOTHELIOMA
1. 220501652 CLUNK
2. 220800294 PAVLICK
3. 221102188 DAVIDSON
4. 221202062 ROTTE

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. 220302052 ZYLAK
3. 220602698 JEFFERSON
4. 220700249 BABICKI
5. 220700466 MILNER
6. 220802592 COUGHLIN
7. 220900725 PERRUSLO
8. 221101647 DIMEGLIO
9. 221201818 MOORE
10. 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. 220502739 CARSON
11. 220800497 SMITH
12. 221001807 SMITH
13. 221101027 SMITH
14. 221202056 DULFER
15. 230503096 DULFER

2819 MAUNE RAICHLE
1. 220202466 KIRK
2. 220400007 MYRA
3. 220500009 MYLET
4. 220600174 RAPETTI
5. 220901249 HARRIS
6. 221101473 MYRA
7. 220300211 GOODWIN

2820 WEITZ LUNG CANCER
1. 220801093 BURLEY
2. 220801342 HAMILTON
3. 220802391 ZELLERS
4. 221100579 VANPELT
5. 221102008 HAYGOOD
6. 221102642 RYAN
7. 221200679 RUGGIERO
8. 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
6. 220402483
PXCR-GORCZYNSKI

2825 HALPERN NON-MALIGNANCY
1. 220500287 PETICCA
2. 220601912 DURHAM
3. 220701634 SCHAEFFER
4. 221201767 NICHLAS
5. 221202556 TURNER
6. 210501003 PIKE
7. 210802260
PXCR-FELDDHAUS

SEPTEMBER 9, 2024

2826 WEITZ MESOTHELIOMA
1. 210902481 BOWERS
2. 220201264 SENNECA
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. 220302529 HATCH

OCTOBER 15, 2024

2829 SHEIN MESOTHELIOMA
1. 200801701 TODD
2. 200900257 TODD
3. 211200382 MCLAUGHLIN
WILLIAMS
4. 211201817 PXCR-CONANT
5. 220901975 PXCR-COCHRAN
6. 221201444 GIARROCCO
7. 221202246 BANICKI

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

2831 WEITZ LUNG CANCER
1. 220501891 HAYES
2. 220502477 CICC
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

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. 211201875 FERREIRA
8. 220101313 BISSEN
9. 220101625 CASTILLO
10. 220201836 CARABIN
11. 220400576 PAPP
12. 220800150 LEPORE
13. 220800692 RICHMAN
14. 220802390 WALTER
15. 220801477 PDTR-BADIK
16. 220900769 MAZZA
17. 221102439 CONNOR

DECEMBER 9, 2024

2835 WEITZ LUNG CANCER
1. 221001859 WHITE
2. 221002198 DECARLO
3. 22101046
WHITEHEAD-WOODLEY
4. 221201164 SMITH
5. 221201612 GERHART
6. 221202511 HAKLAR
7. 221202603 COSIC
8. 221202699 WILSON
9. 221202705 SCOVIAK

COMMON PLEAS COURT CASE MANAGEMENT CONFERENCE LIST

MONDAY, APRIL 8, 2024
Room 505 PALUMBO, J.

Blue, Timothy (Def. Assoc.)
Bolger, Christopher (Def. Assoc.)
Carter, Marcus (Def. Assoc.)
Haynes, Bruce (Def. Assoc.)
Hill, Mustafa (Def. Assoc.)
Mieciecki, Michael (Def. Assoc.)
Williams, Horace (Def. Assoc.)
Williams, Laquan (Stein, Gerald A.)

Room 507 MCDERMOTT, J.
Batista-polanco, Alexander (Van Der Veen, Michael T.)
Brown, Tyrese (Def. Assoc.)
Butler-quinn, Trey (Coleman, Joseph L.)
Caple, Anthony (Def. Assoc.)
Foreman-barnes, Marquise (Kramer, Max Gerson)
Foxy, Nafiece (Def. Assoc.)
Goard, Zakee A. (Def. Assoc.)
Gonzalez, Carlian (Szanto, Jules Norris)
Gould, Vincent W. (Def. Assoc.)
Hayman, Shawn (Walker, John Robert)
Hopkins, Dashawn (Osei, Nana Yaw Adom)
Jackson, Derek (Coleman, Joseph L.)
Johnson, Daniel Rasheed R. (Public Defender, Philadelphia)
Jones, Ani (Link, Robert Patrick)
Keys, Leroy (Savino, Louis Theodore Jr.)
Lewis, Harold (Kenny, Thomas)
Martinez, Abel (Def. Assoc.)
Martinez-fernandez, Yobranny (Schultz, Joseph Todd)
McCray, James (Def. Assoc.)
Melendez, Joshua (Server, Gary Sanford)
Moody, Montez (Martino, Andre)
Pen, Junior (Def. Assoc.)
Pena-fernandez, Hendrick (Gamburg, Robert Marc)
Pone, Daria (Ringgold, Hamilton Jr.)
Ramos, Edwin (Def. Assoc.)
Rich, Louis (Walker, John Robert)
Rodriguez-lopez, Antony (Clemens, Thomas C.)
Smith, Jair (Maran, Mary Therese)
Smith, Sean (Mann, Jessica Consuela)
Smith, Sean I. (Shaw, Brianna Corine)
Sutton, Karim (Def. Assoc.)
Torres, Carlos J. (Steenсон, Derek Alan)
Wright, Amin (Def. Assoc.)
Wynn, Keith (Def. Assoc.)
Young, Gregory (Meehan, Edward C. Jr.)

Room 605 BROWN, J.
Alexander, Elijah (Def. Assoc.)
Davila, Nasir (Def. Assoc.)
Davis, El (Def. Assoc.)
Jones, Raziq E. (Def. Assoc.)
Lyons, Ericka (Def. Assoc.)
Smith, Bianca (Colan, Christian)
Smith, Yasir (Silver, Gary Scott)
Solomon-mitchell, Jalen (Def. Assoc.)

Room 607 EHRLICH, J.
Collazo, Eliezer J. (McDermott, Michael I.)
Heredia, Mehkial (Def. Assoc.)
Hill, Lamont J. (Lloyd, James Richard III)
Singletary-selby, Vanessa (Lloyd, James Richard III)

Room 701 RANSOM, J.
Hawkins-davenport, Devaghn (Def. Assoc.)

Room 702 HANGLEY, J.
Bardcliff, Jeremy (Def. Assoc.)
Clowney, Arthur (Def. Assoc.)
Clowney, Arthur L. (Def. Assoc.)
Demota, Shavonne (Johnson, Shaka Mzee)
Hayes, Shaheed (Link, Robert Patrick)
Hurditt, Jahleel (Clemens, Thomas C.)
Lovett, Isaac (Def. Assoc.)
Valentine, Sabir (Def. Assoc.)

Room 707 CAMPBELL, J.
Coriano, Adriano (Bahuriak, David Stephen Jr.)
Handy, Dwane (Steenсон, Derek Alan)

Matthews, Ebony
Parsons, Shawn (Def. Assoc.)
Ragin, Kareem (Def. Assoc.)
Ragin, Kareem F. (Def. Assoc.)
Roane, Mark (Def. Assoc.)
Room 801 GIBBS, J.
Dumas, Tyree (Abdul-Rahman, Qawi)
Gomez, Victor (Def. Assoc.)
Griffin, Kevin (McDermott, Michael I.)
Lamore, Robyn (Diamondstein, Michael Jay)
McLaughlin, Raheim (Brennan, William J.)
Merritt-samson, Jeremy (O'Connor, Lawrence J. Jr.)
Murphy, Ken (Birley, Kevin Thomas)
Palma, Dominick (Brennan, William J.)
Quarles, Shawn (Def. Assoc.)

Room 802
Davies, Melina (Def. Assoc.)
Tucker, Timothy J. (Gessner, Scott)
Room 804 SAWYER, J.
Bryant, Tyson K. (Def. Assoc.)
Dickinson, David (Def. Assoc.)
Garcia, Jordan (Def. Assoc.)
Goode, Darrell (Def. Assoc.)
Hassell, Christian (Public Defender, Philadelphia)
Hassell, Christian J. (Def. Assoc.)
Hollomon, John (Davis, William McFadden)
Jaikel, Smith (Def. Assoc.)
Leake, Jaquetta (Def. Assoc.)
Martinez, Selena (Def. Assoc.)
McKnight, William (Def. Assoc.)
Mendez, Julio (Stern, Douglas Nathaniel)
Muhammad, Aslem (Goldstein, Zak Taylor)
Muhammad, Elijah (Parkinson, Michael Patrick)
Nieves, Salvado (Def. Assoc.)
Perez, Neimer (Dimaio, Paul Michael)
Rodriguez, Juan (Def. Assoc.)
Santana, Jose E. (Def. Assoc.)
Simmons, Sean (Def. Assoc.)
Soto, Angel (Def. Assoc.)
Strouse, Christopher (Def. Assoc.)
Thompson, William (Turner, Alexandre Neuerburg)
Velacquez, Javier (Goldstein, Zak Taylor)
Williams, Andrea (Def. Assoc.)
Williams, Jamel Q. (Def. Assoc.)

Room 805 PALUMBO, J.
Arya, Sewa (Def. Assoc.)
Balboni, Catherine (Virelli, Francis Michael)
Curtis-white, Tyriek S. (Def. Assoc.)
Dessus, Yvon (Def. Assoc.)
Kane, Marlon (Def. Assoc.)
Overton, Norman (Def. Assoc.)
Palmarino, Deanna (Def. Assoc.)
Rogers, Dyeema (Cameron, Angelo Leroy)
Rose, Aquel (Def. Assoc.)
Simpson, Randolph (Def. Assoc.)
Speights, Keirra (Azzarano, Jeffrey)
Turner, Myles J. (Def. Assoc.)
Urrutia Villeda, Hector Alexander
Williams, Floyd
Williamson, Brad
Worn, Anthony (Def. Assoc.)

Room 901 SCHULTZ, J.
Anderson, Dujuan D. (Mann, Jessica Consuela)
Best, Jeffrey (Love, William Allan)
Murphy, Quadier (Def. Assoc.)
Murphy, Quadire (Def. Assoc.)

Room 902 WOELPPER, J. (OUT)
Butler, Roderick (Hagarty, Matthew Sherman)
Johnson, Terrance (Def. Assoc.)
Laws, Sylvester (Sobel, Jonathan J.)

Room 905 SHAFFER, J.
Hunter, Lavar (O'Hanlon, Stephen Thomas)
Hunter, Lavar T. (O'Hanlon, Stephen Thomas)
Johnson, Aquil (Alvarez, Daniel Anthony)
Murray, Mark A. (Pagano, Gregory Joseph)
Pagen, Angel (Def. Assoc.)
Scott, Contrell C. (Sciolla, Guy R. II)
Sutton, Willie J. (Def. Assoc.)
Thompson, Tamika (Def. Assoc.)
Troup, David M. (Sciolla, Guy R. II)
Trusedale, Travis (Alvarez, Daniel Anthony)
Warren, Aaron (Link, Robert Patrick)

Room 907 O'KEEFE, J.
Mitchell, Antwan K. (Dixon, Robert J.)

Room 908 BRANDEIS-ROMAN, J.
Carrión, Stephanie (Johnson, Shaka Mzee)
Henry, Siddeeq (Def. Assoc.)
Rister, Tarrell (Raynor, Earl Dubois Jr.)

Room 1001 DICLAUDIO, J.
Alexander, Reginald (Def. Assoc.)
Baxter, Arnel J. (Cooley, Craig Mitchell)
Colon, Rafael (Coleman, Joseph L.)
Davis, Terrance (Harris, Grace S.)
Echols, Leonard L. (Wiseman, Michael)
Gainey, Montrell (Wittels, Barnaby)
Hesden, Carlton (Sobel, Jonathan J.)
Hughes, Rick (Goldstein, Zak Taylor)
Lockhart, Michael (Amoriello, Gina A.)
McCain, John E. (Tinari, Eugene P.)
Mikell, William C. (Foster, Edward Joseph)
Ortiz, Rene (Harvey, Frances)
Preston, Warren (Pileggi, Michael)
Rhone, Joseph (Lin, Susan Mon-Yi)
Richardson, Robert (Foster, Edward Joseph)
Walton, Marcus M. (Igwe, Emeka)
Williams, Aleem (Wimmer, Lauren A.)

Room 1005 BRYANT-POWELL, J.
Bryant, Joseph (Def. Assoc.)
Carrington, Jahson (Meehan, Edward C. Jr.)
Carrington, Jahson P. (Meehan, Edward C. Jr.)
Castillo, David (Gessner, Michael M.)
Davis, Neal (Def. Assoc.)
Felder, Paul (Humble, Brian Francis)
Griffin, Alexander (Def. Assoc.)
Halbher, Francis (Def. Assoc.)
Hendrickson, Jason (Def. Assoc.)
Hill, Rafiq (Def. Assoc.)
Martez, Robert (Def. Assoc.)
Moore, Zackery F. (Def. Assoc.)
Pacheco, Ramon (Def. Assoc.)
Rivera, Jacob (Def. Assoc.)
Teo, Michael (Montroy, Andrew David)

Williams, Jakir (Shaw, Brianna Corine)

Room 1007 BRONSON, J.
Carbonell, Nathan (Dolfman, Douglas Lee)
Dillon, Gregory (Johnson, Shaka Mzee)

Room 1008 KYRIAKAKIS, J.

Alvarez, Kevin J. (Petrone, Anthony J.)
Aponte, Christina (Def. Assoc.)
Brown, Khaleef (Patton, Steven B.)
Camp, Gerald (Signan, Scott Philip)
Chamberlain, Mark (Def. Assoc.)
Chapman, Quadir (Def. Assoc.)
Diaz, Luis (Coleman, Joseph L.)
Diaz, Raymond (Def. Assoc.)
Fernandez, Francisco (Def. Assoc.)
Frusone, Sandro (Privitera, Dino)
Harvin, Michael M. (Def. Assoc.)
Howard, Tysheona (Def. Assoc.)
Isaac, Schaine (Auspitz, Charles)
Jacobs, Nykeith (Martino, Andre)
Kennedy, Joseph (Fuschino, Richard John Jr.)
Lassiter, Marcus (Silver, Gary Scott)
Maddox, Franklin (Def. Assoc.)
Pressley, Evyr S. (Def. Assoc.)
Sample, Anthony (Kramer, Max Gerson)
Thomas, Jahli I. (Johnson, Shaka Mzee)
Watson, Kennesha L. (Boyd, Matthew Christopher)
Williams, Iddin D. (Coleman, Joseph L.)
Williams, Jamil R.
Williams, Shawn (Def. Assoc.)

Room 1101 S. JOHNSON, J.

Aviles, Jesus (Def. Assoc.)
Barbera, Anthony J. (Gamburg, Robert Marc)
Calloway, Daquan (Steenсон, Derek Alan)
Crabbie, Christina (Def. Assoc.)
Dyches, Tauheed (Def. Assoc.)
Falu, Carlos (Def. Assoc.)
Harvey, Kareem (Meehan, Edward C. Jr.)
Kitt, Michael (Def. Assoc.)
Louis, Jean (Coleman, Joseph L.)
Marcus, Woodie (Boyd, Matthew Christopher)
Mcmenamin, Mckinley (Def. Assoc.)
Moore, Eugene (Def. Assoc.)
Moore, Terrence (Def. Assoc.)
Morris, Anthony (Def. Assoc.)
Naylor, Davis (Consadene, Jonathan D.)
Naylor, Davis I. (Consadene, Jonathan D.)
Orlando, Hector (Gamburg, Robert Marc)
Parmell, Laron (Goldstein, Zak Taylor)
Rosario, Jesus Antonio (Def. Assoc.)
Tony, Shiheem (Brown, Tobias Hamal)
Williams, Haseem (Gessner, Scott)

Room 1104 ARRAIGNMENTS

Acevedo-vera, Nathaniel (Petrone, Anthony J.)
Alvarad, Osvaldo (Server, Gary Sanford)
Beattie, Nichole (Def. Assoc.)
Benjamin, Derrick (Lloyd, James Richard III)
Bermudez, Evelyn N. (Kelly, Joseph Kevin)
Branch, Paul (Def. Assoc.)
Brown, Shane (Coleman, Joseph L.)
Burgess, Andre R. (Abdul-Rahman, Qawi)
Bush, Kevon (Def. Assoc.)
Clark, Joseph (Def. Assoc.)
Cromwell, William R. (Def. Assoc.)
Crosby, Roscoe (Def. Assoc.)
Drayton, Samad (Sanita, Amato T.)
Durham, Markevon (Server, Gary Sanford)
Figueroa, Omar (Def. Assoc.)
Foreman, Rahshon Q. (Fiore, Todd R.)
Gilbert, Khalil T. (Def. Assoc.)
Gonzalez, Alexis (Rivera, Edwin R.)
Gooden, Wilton (Def. Assoc.)
Hart, Antjuan (Def. Assoc.)
Hiciano, Zoilito (Chandler, David M.)
Holder, Keenan (Def. Assoc.)
Holmes, Jamal (Mandell, Lee)
Hopkins, Jason (Def. Assoc.)
Johnson, Xavier (Steenсон, Derek Alan)
Jones, Irell (Evarts, Christopher J.)
Lima, Eliezer (Piccarreto, Marisa Anne)
Long, William (Def. Assoc.)
McFadden, Darnell (Def. Assoc.)
Mnealy, Kenneth R. (Palividas, Pantellis)
Mcqueen, Garry (Def. Assoc.)
Mills, Edward (Johnson, Shaka Mzee)
Morales, Gazie (Def. Assoc.)
Nenad, Nikolic (Goldstein, Zak Taylor)
Olaore, Jahaad (Def. Assoc.)
Patterson, Kadeem K. (Johnson, Shaka Mzee)
Porter, Kanasha (Def. Assoc.)
Pullet, Anthony (Def. Assoc.)
Ramos, Isahia (Def. Assoc.)
Ray, Raquel (Def. Assoc.)
Richardson, Courtney (Def. Assoc.)
Rivera, Richard (Def. Assoc.)
Rolon, Jason P. (Def. Assoc.)
Roman, Daniel (Kramer, Max Gerson)
Schaal, Michael (Szanto, Jules Norris)
Sears, Charles (Def. Assoc.)
Sherrrod, Saladine (Kadish, Jason Christopher)
Sierra, John (Trimble, Robert Eugene)
Sisco, Tyleem (Def. Assoc.)
Steadley, Floyd (Def. Assoc.)
Street, Sharif (Chisholm, Donald II)
Thomas, Michael (Def. Assoc.)
Turner, Amir (Turner, Alexandre Neuerburg)
Washington, Imani E. (Def. Assoc.)
Wright, Christopher (Def. Assoc.)

MUNICIPAL COURT

CIVIL LISTINGS
MONDAY, APRIL 8, 2024

2--WASHINGTON, J. SMALL
CLAIMS
9:15 A.M.

1 Morgan-harris v. Raymours Furniture Co.
2 Shen v. Philadelphia Public Auto Inc.
8 Kilson v. The Home Depot Inc.
10 Upper Darby Pain Management v. Progressive Insurance Company
12 Upper Darby Pain Management v. Progressive Insurance Company

01:15 PM
1 Erie Insurance Exchange v. Morgan
2 Akers v. City Of Philadelphia
5 Senessie v. Jalloh
6 Abc Bail Bonds Inc. v. Weeks
8 Abc Bail Bonds Inc. v. Noble
10 Contreras v. Agee

11 Turner v. Raza

3--HOPE, J.
8:45 A.M.

1 Rose Norris Home Llc v. Tramel
2 Shior Capital Investments Llc v. Patrick
3 235 S. St. 235 South 15th Street Partners v. Reyes
4 East Tioga Lofts Llc v. Smithwick
5 Greene Countrie Ct Invest Lp v. Nance
6 Victor Gouveia v. Reynolds
7 Heritage Associates v. Gray
8 Waisbord v. Docabo
9 Yakobovich v. Porter
10 Board Of Directors Of City Trusts v. Meloni
11 Acg 1227 Peach St Llc v. Massey
12 Winchester Walk Acquisitions v. Schell
13 Domino Lane 2021 Llc v. Gaymon
15 Lincoln Green 2018 Llc v. White
16 Winchester Walk Acquisitions v. Fitzgerald
17 Winchester Walk Acquisitions v. Johnson
18 Knockwood Associates Lp v. Palomino
19 Oxford Gardens Llc v. Golden
20 Susquehanna Village Lp v. Marshall
21 1817 E York Street Llc v. Nguyen
22 Shady View Llc v. Frable
23 Moshe Zenwirth v. Cobb
24 Winchester Walk Acquisitions v. Patrick
25 Marsden Place Llc v. Daniels
26 Winchester Walk Acquisitions v. Vaughn
27 Engineered Asset Management Llc v. Allen
28 Grant Gardens 2023 Llc v. Germond
29 Franford Investor Llc v. Yearwood
30 Grant Gardens 2023 Llc v. Haska
31 Willow Court Apartments Llc v. Preston
32 Eastwick Joint Venture (icv) v. Colburn
33 Northeast Portfolio 2021 Llc v. Khasanov
34 K&m Bala Ptrs Lp v. Davis
35 Stateside Investment Management Ll v. Wilkins
36 South Philadelphia Community Outreach,inc v. Ionata
37 1260 Housing Development Corporation v. Baker
39 Franford Investor Llc v. Prather

9 A.M.
1 Dadi v. Frisby
2 Ortiz v. Gordon
3 Jackson Douglas Llp v. Martinez
12:45 P.M.

1 Cammarata v. Grimm
3 Giraldo v. Smith
4 John Lawall v. Andino
5 Drew Demarco v. Mateo
6 Irvine Owner Lp v. Tucker
7 Belmont Specialty Housing I, Lp v. Carr
8 Byard v. Wallace
9 James Victor v. Foster
10 Hadley Benjamin v. Bell
12 Gotham Tower, Lp v. Bey
13 Ariel Capital Pennsylvania Llc v. Wimberly
14 Markland v. Barclay
15 Gotham Tower, Lp v. Masciocchi
16 Goodman v. Johnson
17 Chen v. Ocampo
18 Gotham Tower, Lp v. Wohlbach
19 Gotham Tower, Lp v. Vicinus
20 Walheim Real Estate Investments Llc v. Costa
21 Oxford Apts Llc v. Spencer
22 Vargas v. Darnell Dakwan
23 Xi v. Wallace
24 Chan v. Petty
25 Cao v. Leon
26 John Coppola v. Rossi
27 Fc Drake Associates Lp v. Mai
28 Willow Court Apartments v. Lightly
29 Manish Chadha v. Dickert
30 Franford Investor Llc v. Graham
31 Franford Investor Llc v. Wingfield
32 Carnation Street Ventures Llc v. Baxter
33 Olney Brothers Lp v. Pirrone
34 Melkadze v. Figueroa

1 P.M.
1 Goldstein v. Fletcher
2 Mmt Philly Llc v. Faaruq
3 Mcnamara v. Boozer
4 St. Laurent 2020 Llc v. Manley
5 Adedoyin v. Cross

4--
9 A.M.
1 7165 Keystone Investments, Llc v. Hudson
1 P.M.

1 Philadelphia Housing Authority v. Henderson
2 Philadelphia Housing Authority v. Oney
3 Philadelphia Asset And Property Management Corpora v. Murph
4 Philadelphia Housing Authority v. Jackson
5 Philadelphia Housing Authority v. Bertha
6 Philadelphia Housing Authority v. Mccray
7 Philadelphia Housing Authority v. Walker Jr
8 Philadelphia Housing Authority v. Triplett
9 Philadelphia Housing Authority v. Henry
10 Philadelphia Housing Authority v. Becoate
11 Philadelphia Housing Authority v. Keaton
12 Philadelphia Housing Authority v. Moragne
13 Philadelphia Housing Authority v. Enckley
14 Philadelphia Housing Authority v. Stackhouse
15 Philadelphia Asset And Property Management Corpora v. Lorenzo
16 Philadelphia Housing Authority v. Withers
17 Philadelphia Housing Authority v. Lewis
18 Philadelphia Housing Authority v. Dees
19 Philadelphia Housing Authority v. Bernard
20 Philadelphia Housing Authority v. Jefferson
21 Philadelphia Housing Authority v. Dunbar
22 Philadelphia Housing Authority v. McCall
23 Philadelphia Housing Authority v. Gray
25 Philadelphia Housing Authority v. Clark
26 Philadelphia Housing Authority v. Overton

5--
10 A.M.

1 Capital One, N.a. v. Jones
3 Capital One, N.a. v. Polk
4 Capital One, N.a. v. Hatala
5 Capital One, N.a. v. Curlett
6 Capital One, N.a. v. Medina
7 Capital One, N.a. v. Khelashvili
8 Capital One, N.a. v. Santiago
9 Capital One, N.a. v. Heinze
10 Capital One, N.a. v. Belmont
11 Capital One, N.a. v. Williams
12 Capital One, N.a. v. Smith
14 Capital One, N.a. v. Thomas

15 Capital One, N.a. v. Dowling
16 Capital One, N.a. v. Pope
17 Capital One, N.a. v. Moses
18 Capital One, N.a. v. Richardson
19 Capital One, N.a. v. Simon
20 Capital One, N.a. v. Bell
21 Capital One, N.a. v. Duprey
23 Capital One, N.a. v. Johnson
24 Capital One, N.a. v. Lanausse
25 Capital One, N.a. v. Khusenov
26 Capital One, N.a. v. Roffman
27 Capital One, N.a. v. Bivens
28 Capital One, N.a. v. Coles
29 Capital One, N.a. v. Harris
30 Capital One, N.a. v. Rodriguez
31 Capital One, N.a. v. Blair
32 Capital One, N.a. v. Morrison
33 Capital One, N.a. v. Lemisch
34 Capital One, N.a. v. Carr
35 Capital One, N.a. v. Holland
36 Capital One, N.a. v. Bee
37 Capital One, N.a. v. Moore
38 Capital One, N.a. v. Wright
39 Capital One, N.a. v. Ferrer
40 Capital One, N.a. v. Baymuradov
41 Capital One, N.a. v. Hubbard
42 Capital One, N.a. v. Cooper
43 Capital One, N.a. v. Jones
44 Capital One, N.a. v. Courtney Crawford
45 Capital One, N.a. v. Wilkie
46 Capital One, N.a. v. Smith
47 Capital One, N.a. v. Hughes
48 Capital One, N.a. v. Estrada
49 Capital One, N.a. v. Corneh
50 Capital One, N.a. v. Infante

1 P.M.

1 Spring Oaks Capital Spv Llc v. Hubert
2 Capital One, N.a. v. Lin
3 Capital One, N.a. v. Perry
4 Capital One, N.a. v. Smuk
5 Capital One, N.a. v. Anderson
6 Capital One, N.a. v. Goodman
7 Capital One, N.a. v. Donahue
8 Capital One, N.a. v. Bruno
9 Capital One, N.a. v. Anderson
10 Capital One, N.a. v. Hester
11 Capital One, N.a. v. Owens
12 Capital One, N.a. v. Muhammad
13 Capital One, N.a. v. Wescott
14 Capital One, N.a. v. Wright
15 Capital One, N.a. v. Blackwood-palmer
16 Capital One, N.a. v. Long
17 Capital One, N.a. v. Pineda
18 Capital One, N.a. v. Refuse
19 Capital One, N.a. v. Weathers
20 Capital One, N.a. v. Rodriguez
21 Capital One, N.a. v. Purnell
23 Capital One, N.a. v. Escamilla
24 Capital One, N.a. v. Wilson
25 Capital One, N.a. v. Williams
26 Capital One, N.a. v. Evans
27 Capital One, N.a. v. Richardson
28 Capital One, N.a. v. Cochran
29 Capital One, N.a. v. Bates
30 Capital One, N.a. v. Coston
31 Capital One, N.a. v. Prescott
32 Capital One, N.a. v. Jordan
33 Capital One, N.a. v. Robinson
34 Capital One, N.a. v. Echevarria
35 Capital One, N.a. v. Neathery
36 Capital One, N.a. v. Alexander
37 Capital One, N.a. v. Curtis
38 Capital One, N.a. v. Devincents
39 Capital One, N.a. v. Solomon
40 Capital One, N.a. v. Strickland
41 Capital One, N.a. v. Hernandez Anaya
42 Capital One, N.a. v. Kneer
43 Capital One, N.a. v. Samad

6--LOSIER, J. SMALL
CLAIMS
9:15 A.M.

1 Pinto v. Wheels Up Towing & Recovery Llc
2 State Farm Mutual Automobile Insurance Company A/s v. Astuto
4 State Farm Mutual Automobile Insurance Company A/s v. Barnes-chambers
6 Ginyard v. Searles
7 Cook v. Goldsborough
8 State Farm Mutual Automobile Ins. Co. v. Mcfarland
9 Williams v. Palmer

01:15 PM

1 Allstate Fire And Casualty Insurance Company v. Mgmt Residential Llc
2 Abc Bail Bonds Inc. v. Singletary
4 Bahram v. Bizzell

2--WASHINGTON, J. SMALL
CLAIMS
9:15 A.M.

1 Arep 1600 Market Street Llc v. Schnader Harrison Segal & Lewis Llp
2 Atlantic Credit & Finance Inc. Assignee From Capit v. Blackwell
4 Stolee v. State Farm Fire & Casualty Company
7 Weisel v. North Broad Holdings, Llc
8 Credit Corp Solutions, Inc. v. Graham
9 Credit Corp Solutions, Inc. v. Anthony
10 Eget v. American Water Resources Llc
12 Perez v. Lawrence

01:15 PM
1 Credit Corp Solutions, Inc. v. Ibrahim
2 Credit Corp Solutions, Inc. v. Nicholson
3 Credit Corp Solutions, Inc. v. Fletcher
4 Credit Corp Solutions, Inc. v. Ackerman

3--HOPE, J.
8:45 A.M.

1 Richard Cabbage Jr v. Alexander
2 Gnr Merav 2, Llc v. Carvalho
3 Lillia Crippen Limited Partnership v. Silva
4 Eastwick Joint Venture (icv) v. Cole
6 Edgewood Apts Lp v. Betrand
7 Workforce Homes 3 Lp v. Thomas
8 Table Mbv Inc v. Richardson
9 530 King Llc v. Hamaday And All Occs
10 Lincoln Green 2018 Llc v. Gordon
11 Avondale Apts Lp v. Mayoli
12 Susquehanna Apts Lp v. Wilson
13 Jackson Rental Homes v. Garfield
14 Jackson Rental Homes v. Bryan
15 Heritage Associates v. Cordoba
16 Franford Investor Llc v. Maddox
17 Gras Capital & Realty Llc v. Levy

18 Roberto Clemente Homes, Lp v. Rivera
19 Roberto Clemente Homes, Lp v. Reed
20 Polyakov v. Epps
21 Keith Mchenry v. Hill
22 Cornerstone Reality Llc v. Palmer
23 Mahogany Investment Company Llc v. Brooks
24 Liberty Crossing 2012 Lp v. Silverman
25 Lotem Properties v. Martin
26 Nadlan Maniv Llc v. Selby
27 Jb Legacy Group Llc v. Askew
28 Empson v. Khairy
29 1608 Walnut Street Associates Lp v. Of Integrative Medicine Pc.
30 Gerardo Catalasan v. Dorsey
31 1438 S 21st Street Llc v. Walls
32 Susquehanna Village Lp v. Marshall
33 Henry On The Park Llc v. Williams
34 Henry On The Park Llc v. Nokomis-travis
35 Eastwick Joint Venture (icv) v. Sparrow
36 Eastwick Joint Venture v. Prosser
37 Francisville Association v. Lee
38 Keith Mchenry v. Hayward

9 A.M.
1 Grand Leiper Lp v. Baines
2 Smith v. Brown
3 Tcs Anika Homes Acquisitions 4 Llc v. Watkins
4 Larchwood Garden Apartments Llc v. Spann
5 Landreth Management Partners Lp v. Davis
12:45 P.M.

1 Lewis v. Marion
2 Flywheel Properties, Llc v. Adams
3 York House North Partnership v. Stith
4 2040 Market Street Associates Lp v. Logani
5 Gateway Enclave Lp v. Jackson
6 Sgys St. Ives Llc v. Lopez-rodriguez
7 Zheng v. Montanez
8 Lin v. Santos Gomez De Lantigua
9 Chen v. Reyes Gomez
10 Casa Investments Iii Llc v. Carter
11 Tan v. Chang
12 Madison v. Muse
13 Rigby Properties Llc v. Newsome
14 7500 Algon Ave Assoc Lp v. Pascal
15 Allegheny Apts Llc v. Halley
16 Park Bradford Apartments Lp v. Fluellen
17 Avondale Apts Lp v. Cottrell
18 Atrium Assoc v. Williams
19 Sandalwood Associates v. Patrick
20 Academia Suites Lp v. Ekpendu
21 Avondale Apts Lp v. Thompson
22 Avondale Apts Lp v. Seawright

1 P.M.
1 Mt. Airy Manor 2004 Lp v. Sr.
2 Henry On The Park Llc v. Delgoshaei
3 Lu v. Small
4 Carr v. Shoffner

4--
9 A.M.
1 City Of Phila.: Dept. Of L&i v. 1474 Prospect Street Llc
**5--
10 A.M.**

1 Discover Bank v. Cruz
2 Portfolio Recovery Associates, Llc v. Debleye
3 Cks Prime Investments, Llc v. Bailer
4 Cks Prime Investments, Llc v. Spratley
5 Cks Prime Investments, Llc v. Lenair
6 Cks Prime Investments, Llc v. Harris
7 Cks Prime Investments, Llc v. Anderson
8 Cks Prime Investments, Llc v. Belton
9 Cks Prime Investments, Llc v. Msitland Ii
10 Cks Prime Investments, Llc v. Malinski
11 Cks Prime Investments, Llc v. Tizer
12 Td Bank Usa, N.a. v. Rivera
13 Td Bank Usa, N.a. v. Stevens
14 Portfolio Recovery Associates Llc v. Lane
15 Lvnv Funding Llc v. Horan
16 Cks Prime Investments, Llc v. Lugo
17 Uhg I Llc v. Knight
18 Uhg I Llc v. Thach
19 Safe Haven Security Service Inc v. Robinson
20 Uhg I Llc v. Broome
21 Cks Prime Investments, Llc v. Jasmin
22 Uhg I Llc v. Patton
23 Safe Haven Security Service Inc v. Ortiz
24 Uhg I Llc v. Miranda
25 Unifund Ccr, Llc v. Llanos
26 Cks Prime Investments, Llc v. Hayman
27 Uhg I Llc v. Reed
28 Cks Prime Investments, Llc v. Jarvis
29 Uhg I Llc v. Jenkins
30 Safe Haven Security Service Inc v. Bell El
31 Safe Haven Security Service Inc v. Johnson
32 Uhg I Llc v. Kirk
33 Cks Prime Investments, Llc v. Hesterallen
34 Safe Haven Security Service Inc v. Mcdonald
35 Safe Haven Security Service Inc v. Whitefield
36 Safe Haven Security Service Inc v. Myers
37 Cks Prime Investments, Llc v. Newton
38 Uhg I Llc v. Jacobs
39 Uhg I Llc v. Green
41 Safe Haven Security Service Inc v. Chandler
42 Bcg Equities, Llc v. Benjamin
43 Cks Prime Investments, Llc v. Kemp
44 Safe Haven Security Service Inc v. Santana Cabrerra
45 Safe Haven Security Service Inc v. Spaulding
46 Uhg I Llc v. Lieu
47 Safe Haven Security Service Inc v. Harris
48 Safe Haven Security Service Inc v. White
49 Uhg I Llc v. Washington
50 Safe Haven Security Service Inc v. Kennedy
51 Safe Haven Security Service Inc v. Smith
52 Safe Haven Security Service Inc v. Jackson
53 Uhg I Llc v. Brunner

1 P.M.
1 Spring Oaks Capital Spv Llc v. Coleman
2 Portfolio Recovery Associates, Llc v. Colon
3 Spring Oaks Capital Spv Llc v. Richardson
4 Spring Oaks Capital Spv Llc v. Etienne
5 Spring Oaks Capital Spv Llc v. Sterling
6 Spring Oaks Capital Spv Llc v. Mitchell
7 Spring Oaks Capital Spv Llc v. Marshall
8 Spring Oaks Capital Spv Llc v. Upchurch
9 Spring Oaks Capital Spv Llc v. Presley
10 Spring Oaks Capital Spv Llc v. Diamond
12 Capital One , N.a. v. Pascal
13 Capital One , N.a. v. White
14 Capital One , N.a. v. Barabin
15 Capital One , N.a. v. Cotton
16 Capital One , N.a. v. Cone
17 Capital One , N.a. v. Sanders

18 Capital One , N.a. v. Willis
19 Capital One , N.a. v. Wilson
20 Capital One , N.a. v. Rosado
21 Capital One , N.a. v. Wrigly
22 Capital One , N.a. v. Johnson
23 Capital One , N.a. v. Nianghane
24 Capital One , N.a. v. Brown
25 Capital One , N.a. v. Santo Domingo
26 Capital One , N.a. v. Carney
27 Capital One , N.a. v. Cruz Torres
28 Capital One , N.a. v. Parker
29 Capital One , N.a. v. Lawson
30 Capital One , N.a. v. Ramos
31 Capital One , N.a. v. Carry

6--LOSIER, J. SMALL
CLAIMS
9:15 A.M.

1 Western Funding Incorporated v. Thompson
3 Portfolio Recovery Associates, Llc v. Palmer
5 Portfolio Recovery Associates, Llc v. Elshikh
6 Smith v. Cantero Lima

01:15 PM
1 Casa Farnese Inc v. Johnson
2 Reid v. Rodriguez
6 Abc Bail Bonds Inc. v. Gullett

2--WASHINGTON, J. SMALL
CLAIMS
9:15 A.M.

1 Willis v. Butler
2 Butler v. Willis
3 Absolute Resolutions Investments Llc v. Rogozinski
5 Wilson's Check Cashing v. Stewart
6 Wilson's Check Cashing v. Reed
7 Allen v. Stallings
8 Walton v. Stallings
9 Hunan Wok New Chinese Restaurant Inc., v. Cooper
10 Carrera v. Fastlane Holdings Llc
11 Safeco Insurance Co. Of Illinois v. Launika
12 Szabo v. 1530 Chestnut Street Tenant, L. P.
13 Justsay Sew Llc v. Gold Star Machine And Tool Co.
14 Gilliam v. Olivieri
15 Carter v. House Scouts Llc
16 Rosa v. Ross
17 Bradsher v. Harris
18 Chisholm v. Hopkins
19 Bradsher v. Harris
20 Crook v. Pratt Brothers Services Llc

01:15 PM
1 Abc Bail Bonds Inc. v. Brown
3 Borden v. Extra Space Storage
4 Salemi v. Best Choice Plumbing, Inc.
6 Abc Bail Bonds Inc. v. Williams
7 Abc Bail Bonds Inc. v. Torres
8 Abc Bail Bonds Inc. v. Williams
9 Abc Bail Bonds Inc. v. Johnson
10 Abc Bail Bonds Inc. v. Ayala
11 Vijayakumar v. Avail
12 In-home Care Incorporated v. Tabasso
13 Lee v. Pulley
15 Barksdale v. Littlepage
16 Johnson v. Kirkland
17 Rahimi v. Kelly
18 Ldr Construction Llc v. Berg

3--HOPE, J.
8:45 A.M.

1 171 E. Ontario St., Llc v. Parkerbaugh
2 John Coppola v. Dickerson
3 6300 Magnolia Llc v. Mckenzie
4 Neighborhood Restoration Lp Iv v. Morris And All Occs
5 Reverse Court 2015 Lp v. Abdullah
7 Chung v. Negron
9 Fleurimond v. Simpkins
10 Johnson v. Perrin
11 Aloha State Llc v. Green
12 Erlichman v. Hunter
14 Cottle v. Skinner
15 American Home Realty Cntr Inc v. Blue
16 Varickaplammootil v. Terry
17 Lior Yaakobi Investments Llc v. Diggs
18 Lerner v. Jordan-oliver
19 3415-15 Frankford Avenue Llc v. Jenkins-white
20 Yatsiv Holdings Llc v. Doe
21 John Coppola v. Lewis
22 Sturdavant v. Williams
23 Mchaya Llc v. Mathis
24 Jones v. Burnside-copper
25 Kroll v. Henderson
26 Polk v. Mgahee
27 Jiy Property Management Llc v. Mcelveen
28 Driza v. Dunmeyer
29 Gbs Properties Llc v. Wilson
30 Reid v. Williams

9 A.M.
1 Simons v. Snyder
2 Perlstein v. Patterson
3 Apio v. Grant

12:45 P.M.
1 262 Cliveden Llc v. Jones And All Occs
2 Eastwick Section 811 Housing Corp v. Williams
3 Philly Property 215 Llc v. Hyman
4 Crown Two Penn Center Associates Lp v. Firm
5 Gpx Ft Apartment Properties Lp v. Cotten
6 Revive Invest 2018 Llc v. Tucker-bennette
7 Yitz Moller v. Randolph
8 Pullman v. Shipley
9 North American Philly Llc v. Bautista
10 Cz Capital Llc v. Phillips
11 4233 Chestnut Llc v. Taylor
12 Haverford Portfolio Partners v. Cooper
13 Irvine Owner Lp v. Devero-curtis
14 Pagano v. Cortez
15 1271 Newkirk St. Llc v. Mcgeehan
16 Fw Holdings Llc v. Henderson
17 Adams Run Holding Company Llc v. Sistrunk
18 Lincoln Green 2018 Llc v. Jenkins
19 Adams Run Holding Company Llc v. Williams
20 John Coppola v. Conde
21 Marsden Place Llc v. Gordon
22 Franford Investor Llc v. Bell
23 Jack McDavid v. Wedul
24 Okh-ph Owner Llc v. Washington
25 Marsden Place Llc v. Gary

26 Nicholas D'emidio v. Trotman
28 Rsw Premier Holdings Llc v. Speakes
29 Williams v. Scott
30 Hutchinson v. J&j Real Estate Investments Llc

1 P.M.

1 Bell Town Properties Llc v. Bagner
2 Arch Vii-lih Walnut Associates, Llc v. Noble

4--

9 A.M.

2 City Of Phila.: Dept. Of L&i v. Mcfadden
3 City Of Phila.: Dept. Of L&i v. Coppola
4 City Of Phila.: Dept. Of L&i v. 1300 South 19th Street Investment Partners Llc
5 City Of Phila.: Dept. Of L&i v. Gaudenzia Inc
6 City Of Phila.: Dept. Of L&i v. Sophisticated Investments
7 City Of Phila.: Dept. Of L&i v. Jones
8 City Of Phila.: Dept. Of L&i v. Alexis Dieudonne
9 City Of Phila.: Dept. Of L&i v. Z Block Llc
10 City Of Phila.: Dept. Of L&i v. 14602 E 2nd Ave Llc
11 City Of Phila.: Dept. Of L&i v. Thaw
12 City Of Phila.: Dept. Of L&i v. Francis
14 City Of Phila.: Dept. Of L&i v. Rozenberg
15 City Of Phila.: Dept. Of L&i v. Evans Investors Llc
16 City Of Phila.: Dept. Of L&i v. Santana Irrevocable Trust
17 City Of Phila.: Dept. Of L&i v. Proflores 1 Investments Llc
18 City Of Phila.: Dept. Of L&i v. Amin
19 City Of Phila.: Dept. Of L&i v. Wang
20 City Of Phila.: Dept. Of L&i v. Khan
21 City Of Phila.: Dept. Of L&i v. Anguah
22 City Of Phila.: Dept. Of L&i v. Mckinney
23 City Of Phila.: Dept. Of L&i v. 1818won-tario Llc
25 City Of Phila.: Dept. Of L&i v. Smth

1 P.M.

1 City Of Phila.: Dept. Of L&i v. N 19th Llc
2 City Of Phila.: Dept. Of L&i v. 644 Elm St Llc
3 City Of Phila.: Dept. Of L&i v. Mansoor
4 City Of Phila.: Dept. Of L&i v. Yoeli Llc
5 City Of Phila.: Dept. Of L&i v. Apartments
6 City Of Phila.: Dept. Of L&i v. Llc
7 City Of Phila.: Dept. Of L&i v. Church Lane Portfolio Llc
8 City Of Phila.: Dept. Of L&i v. Matthew Jones
9 City Of Phila.: Dept. Of L&i v. Lp
10 City Of Phila.: Dept. Of L&i v. Dempsey
11 City Of Phila.: Dept. Of L&i v. Simpson
12 City Of Phila.: Dept. Of L&i v. Loyal Baptist Church
13 City Of Phila.: Dept. Of L&i v. Lopez
14 City Of Phila.: Dept. Of L&i v. Pp Factory Lts Llc
15 City Of Phila.: Dept. Of L&i v. Il Kim
16 City Of Phila.: Dept. Of L&i v. Pacific Holdings Llc
17 City Of Phila.: Dept. Of L&i v. Kimberg
18 City Of Phila.: Dept. Of L&i v. Baltimore Ave, Redevelopment Corp
19 City Of Phila.: Dept. Of L&i v. Maurer
20 City Of Phila.: Dept. Of L&i v. Philly Prime Llc
21 City Of Phila.: Dept. Of L&i v. White
22 City Of Phila.: Dept. Of L&i v. Yesha Ministries
23 City Of Phila.: Dept. Of L&i v. Lionel Dunbar
24 City Of Phila.: Dept. Of L&i v. Luis A Garced
25 City Of Phila.: Dept. Of L&i v. John O'kelly

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10 A.M.

1 Midland Credit Management, Inc. v. Mccrea
2 Lvnv Funding, Llc v. Maddox
3 Lvnv Funding, Llc v. Lockett
4 Nova Casualty Company v. Wellness Home Care
5 Nova Casualty Company v. 1225 Raw, Inc
6 Nova Casualty Company v. Well Ness Home Care
7 Lvnv Funding, Llc v. Shoemaker
8 Lvnv Funding, Llc v. Davis
10 Lvnv Funding, Llc v. Scott
11 Jdc Law, L.L.c. v. Chandler
12 Lvnv Funding, Llc v. Walmach
13 Lvnv Funding, Llc v. Toney
14 Lvnv Funding, Llc v. Martinez
15 Lvnv Funding, Llc v. Gee
16 Lvnv Funding, Llc v. Stanley
17 Lvnv Funding, Llc v. Mckinney
18 Lvnv Funding, Llc v. Brown
19 Lvnv Funding, Llc v. Pal
21 Lvnv Funding, Llc v. Ennin
24 Lvnv Funding, Llc v. Rose
25 Lvnv Funding, Llc v. Markey
26 Lvnv Funding, Llc v. Redman
27 Lvnv Funding, Llc v. Datsko
28 Lvnv Funding, Llc v. Striups
30 Lvnv Funding, Llc v. Williams
31 Midland Credit Management Inc. v. Cowen
32 Midland Credit Management Inc. v. Garcia Diaz Ii
33 Lvnv Funding Llc v. Brown

6--LOSIER, J. SMALL

CLAIMS

9:15 A.M.

1 Neighborhood Restorations Lp I v. Robinson And All Occs
2 Overbrook Tower Lp v. Davidson
3 Overbrook Tower Lp v. Foster
4 Poplar Ground Tenant Llc v. Iacovelli
5 L3c Alden Park Apartments Llc v. Riggs
6 L3c Alden Park Apartments Llc v. Sanders
7 Aspen Village Holdings Llc v. Rivers
8 400 Walnut Lane Llc v. Smith
9 6001-17 Llc v. Robinson
10 905 Cliveden Llc v. Adams
11 6300 Magnolia Llc v. Mcneal
12 Post Rittenhouse Hill Lp v. Troutt
13 The Manayunk Holdings Group Llc v. Jones
14 400 Walnut Lane Llc v. Cook
15 400 Walnut Lane Llc v. Jackson
16 The Manayunk Holdings Group Llc v. Petrosino
17 6100 Mccallum Llc v. Crenshaw

18 Noble Ua Llc v. Crouse
19 Prince v. Carroll
20 Can Hui Investment Llc v. Nunez
21 Hoang v. Coeun

01:15 PM

2 731 Maple Lane, Llc v. Williams
3 L3c Alden Park Apartments Llc v. Green
4 Aspen Village Holdings Llc v. Saleh
6 Terminal Property Owner Llc v. Williams
7 Walnut Portfolio 57 v. Dittmar
8 L3c Alden Park Apartments Llc v. Lawson
9 Epps v. Leggette

408--

9 A.M.

1 Baez v. Turner-jones
2 Leacock v. Gaffney
3 Diamond v. Disanto

600,--

9 A.M.

1 Burton v. Feurtado

11 A.M.

1 Cruz v. Rooney

2--WASHINGTON, J. SMALL CLAIMS 9:15 A.M.

1 Chen v. Santana
2 Hendricks v. Biggs
3 Discover Bank v. Rogers
4 Branch v. Murphy
5 Portfolio Recovery Associates, Llc v. Harris
6 Lvnv Funding Llc v. Torres
7 West Philadelphia Pain Management v. National General Insurance Company
9 Adderley v. Miles
12 Reid v. Williams
13 Tibaldi v. Saletime Philadelphia/jersey Shore
14 I Am Phresh Llc v. Billings
15 Yi v. The Nest At 1324 Llc
16 Philadelphia Gas Works v. J.f. Huebner And Son

01:15 PM

1 Abc Bail Bonds, Inc. v. Garland-harding
2 Abc Bail Bonds, Inc. v. Anderson
4 Crown Asset Management, Llc v. Haralambidis
5 Abc Bail Bonds Inc. v. Martinez
6 Abc Bail Bonds Inc. v. McLoughlin
7 Abc Bail Bonds Inc. v. Boykin
8 Abc Bail Bonds Inc. v. Wilson
9 Abc Bail Bonds Inc. v. Sillah
10 Abc Bail Bonds Inc. v. Hunt
11 Abc Bail Bonds Inc. v. Eldridge
12 Abc Bail Bonds Inc. v. Brown
13 Abc Bail Bonds Inc. v. Browne
14 Synchrony Bank v. Smart
15 Abc Bail Bonds Inc. v. Mangum
17 Abc Bail Bonds Inc. v. Torres

3--HOPE, J.

8:45 A.M.

1 Shkolnik v. Petlakh
3 John Coppola v. Tucker
4 Hilltop Crescent Lp v. Collins
5 City Block Acquisition V, Llc v. Rios
6 Scotts Mills Lp v. El
7 Germantown Acquisition Llc v. Hamilton
8 Julian K And Adrian C Prop Llc v. Harris
9 Ginark Investment And Management v. Golder
11 Mb City Units v. Johnson
13 Raymond Rosen Assoc. Lp v. Boyd
14 Ashley Court 2013 Lp v. Fayzullaev
16 Martoni 2014 Llc v. Harris
18 Helpful Home Buyers Inc v. Everett
19 Windsor Estates Apts Lp v. Fulton
20 Win Hlaing v. Claudio
21 Broadmoore 2004 Lp v. Collardo
22 Quaker Realty Llc v. Madison
23 The Dorado Venture v. Corley
24 Philadelphia Lotus 02a Llc v. Enoch
25 Philadelphia Lotus Llc v. Brown
26 Gnr Merav 02a Llc v. Wilson
27 115 East Huntingdon Limited Partnership v. Armstead
28 115 East Huntingdon Limited Partnership v. Hayes
29 Walker Court Holdings Llc v. McInain
30 115 East Huntingdon Limited Partnership v. Handy
31 Sheri Lynn Enterprises Inc v. Lopez
32 Monte Vista Ldha v. Klu
33 Noah Properties , Llc v. Wearing
34 Monte Vista Ldha v. Epps
35 Noah Properties Llc v. Adams
36 Wong v. Carr
37 Crittenden Realty Llc v. Woods
38 Algonquin Associates v. Conley
39 Algonquin Associates v. Gelashvili
40 Sheri Lynn Enterprises Inc v. Wiley
41 Drew Demarco v. Cox
42 Kotlyar v. Andrews
43 Philadelphia Lotus 02a Llc v. Jenkins
44 Philadelphia Lotus 7 Llc v. Jones
45 Goodhomes215 Llc v. Brooks
46 Shentag Llc v. Payne
48 Furmanskyy v. Shkolnik

9 A.M.

1 Girard Court Apartments Lp v. Lemar
2 Duval Arms Lp v. Buie
3 Rose Norris Home Llc v. Sanders
4 Wadsworth Manor Partners L P v. Amiker

12:45 P.M.

1 Fernrock Apartments 2 Lp v. Maloney
2 262 Cliveden Llc v. Jones And All Occs
3 1817 E York Street Llc v. Barnes
5 Brighton Court Lp v. Butler
6 Gro Marr Apartments v. Desouvre
7 Prestige Design On Oxford Llc v. King
8 Mazz Properties, Llc v. Patterson
9 Bromley Apartments v. Bob-goldman
10 Primero Enterprises v. Ausberry
11 Act Village At Temple Llc v. Barrios
12 Lp Broad Plaza v. Salmon
13 Yel, Llc v. Burns-brockington
14 Yitz Moller v. Charles
15 Osawa v. Robinson
16 Lennox Apartments Gem Llc v. Smith
17 Universal Point v. Opher
18 C Z Capital Llc v. Lockley
19 Heritage Associates v. Hines
21 Andover Court Apartments Lp v. James
22 Gateway Enclave Lp v. Mcdowell
23 Heritage Associates v. Pinedo

24 Bromley Apartments v. Dale
26 Eli Court Lp v. Taylor
27 Bromley Apartments v. Kanneh
28 Zbq Real Estate Investment Llc v. Caldonato
29 Rsw Premier Holdings Llc v. Hadi
30 88 Group Llc v. Jenkins
31 Cloisters Iii Housing Partnership Lp v. Childs
32 Jack Mcdavid v. Formosa
33 Shady View Llc v. Duran

1 P.M.

1 Gary Christensen v. Baxter
2 Liberty Crossing 2012 Lp v. Somsanith
3 The Salvation Army v. Rodgers
4 Wb Investments Llc v. Melendez
5 Brown v. Leavy

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9 A.M.

1 Legacy Preservation I Associates, Lp v. Cucuta
2 Lux 8 Investment, Llc v. Lowber

1 P.M.

1 Cahill Arms Llc v. Berry
2 Brandywine 1919 Ventures v. Living
3 242 W Harvey St Llc v. Shannon
4 Choe v. Miller-smith
5 2601 Poplar Oz Llc v. Reid
6 2601 Poplar Oz Llc v. Clarke
7 Tandon v. Jones
8 Smith v. Bowen

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10 A.M.

1 Philadelphia Federal Credit Union v. Sneidman
3 Philadelphia Federal Credit Union v. Miller
4 Philadelphia Federal Credit Union v. Graham
5 Philadelphia Federal Credit Union v. Henry
6 Philadelphia Federal Credit Union v. Byard
7 Philadelphia Federal Credit Union v. Moskowitz
9 Philadelphia Federal Credit Union v. Thomas
10 Philadelphia Federal Credit Union v. Green
11 Philadelphia Federal Credit Union v. Freeman
12 Philadelphia Federal Credit Union v. Russell
13 Philadelphia Federal Credit Union v. Edouard
15 Philadelphia Federal Credit Union v. Shoats
16 Philadelphia Federal Credit Union v. Ellis
17 Philadelphia Federal Credit Union v. Waldron
18 Philadelphia Federal Credit Union v. Wright
19 Philadelphia Federal Credit Union v. German
20 Philadelphia Federal Credit Union v. Broadhurst
21 Philadelphia Federal Credit Union v. Enoch
22 Philadelphia Federal Credit Union v. Wallace
23 Philadelphia Federal Credit Union v. Freeman
24 Philadelphia Federal Credit Union v. Conley
25 Philadelphia Federal Credit Union v. Davenport
27 Philadelphia Federal Credit Union v. Murphy
28 Philadelphia Federal Credit Union v. Thornton
29 Philadelphia Federal Credit Union v. Waheed
30 Philadelphia Federal Credit Union v. Simpson
31 Barclays Bank Delaware v. Bobrownicki
32 Lvnv Funding Llc v. Mel
33 Citizens Bank N.a. v. Koroma
34 Lvnv Funding Llc v. Kirby
35 Barclays Bank Delaware v. Murray
36 Barclays Bank Delaware v. Burd
37 Barclays Bank Delaware v. Scott
38 Barclays Bank Delaware v. Combs
39 Barclays Bank Delaware v. Phillips
40 Barclays Bank Delaware v. Williams
41 Barclays Bank Delaware v. Palmer
42 Barclays Bank Delaware v. Navarro
43 Barclays Bank Delaware v. Babin
45 Barclays Bank Delaware v. Azor
46 Barclays Bank Delaware v. Azor
48 Jpmorgan Chase Bank N.a. v. Riedmiller
49 Jpmorgan Chase Bank N.a. v. Mason
50 Barclays Bank Delaware v. Alexander
51 Jpmorgan Chase Bank N.a. v. Toepel
52 Jpmorgan Chase Bank N.a. v. Fleming-waters

1 P.M.

1 Midland Credit Management, Inc. v. Hackney
2 Penn Medicine, University Of Pennsylvania Health S v. Higgins
3 Penn Medicine, University Of Pennsylvania Health S v. Williams
4 Albert Einstein Medical Center v. Camacho
5 Penn Medicine, University Of Pennsylvania Health S v. Woon
6 Holy Redeemer Health System , Vna-pa v. Jacob
7 Penn Medicine, University Of Pennsylvania Health S v. Isaac
8 Penn Medicine, University Of Pennsylvania Health S v. Crawford
9 Penn Medicine, University Of Pennsylvania Health S v. Hodges
10 Penn Medicine, University Of Pennsylvania Health S v. Short
11 Penn Medicine, University Of Pennsylvania Health S v. Cooper
13 Philadelphia Hand To Shoulder Center v. Laud-hammond
14 Penn Medicine, University Of Pennsylvania Health S v. Nardone
15 Penn Medicine, University Of Pennsylvania Health S v. Nicholls
16 Penn Medicine, University Of Pennsylvania Health S v. Miller
17 Penn Medicine, University Of Pennsylvania Health S v. Abdus-salaam

6--LOSIER, J. SMALL CLAIMS 9:15 A.M.

1 Samuels And Son Seafood v. Marward
2 Lvnv Funding Llc v. Mason
3 Lvnv Funding Llc v. Teran
4 Lvnv Funding Llc v. Jones
5 Absolute Resolutions Investments, Llc v. Lebron
6 Lee v. Murphy

7 Lvnv Funding Llc v. Stroup
8 Lvnv Funding, Llc v. Davis
9 Philadelphia Spine Associates, Llc v. Geico
11 Absolute Resolutions Investments, Llc v. Abdullah
12 Absolute Resolutions Investments, Llc v. Petrivelli
13 State Farm Mutual Automobile Ins. Co. v. Hicklen
14 Pasquale J. Colavita, P.c. v. Joseph
15 State Farm Mutual Automobile Ins. Co. v. Martin
16 Cochran v. Home Depot
17 Delong v. Grylkin
18 Chestnut Street Chiropractic, Llc v. First Chicago Insurance Company
19 Burton Realty Co,inc v. Emma
20 Hersch v. Liberty Square

01:15 PM

1 Epstein v. Mecoy
2 Capital One , N.a. v. Lawrence
3 Portfolio Recovery Associates, Llc v. Moten
5 Abc Bail Bonds Inc. v. Moore
6 Abc Bail Bonds Inc. v. Steinmacher
7 Dc Portfolio Services, Llc v. Smith
8 Dc Portfolio Services, Llc v. Lee
9 Dc Portfolio Services, Llc v. Williams
10 Dc Portfolio Services, Llc v. Davis
12 Allstate Fire And Casualty Insurance Company v. Ben Transport Llc
14 Gonzalez v. Transunion
15 Gonzalez v. Experian
16 Gonzalez v. Equifax
17 Burden v. Wisely Corp
18 Jones v. Aaa Club Alliance

2--WASHINGTON, J. SMALL CLAIMS 9:15 A.M.

1 Richardson v. Campbell
2 Vim Investments Llc v. Cottle
3 Bailey v. Williams
4 Mcgettigan v. Maaco Auto Body Shop & Painting
6 Mckay v. Meizinger Construction Services Llc
7 Mckay v. Meizinger Construction Services Llc
8 Healthcare Recruitment Counselors, Llc v. Pima Orthopedic Physicians, Llc
9 Rose v. Total Appliance Solutions Inc
10 Advance Chiropractic Clinic, P.c. v. Geico Insurance
11 Northwest Medical & Rehab. Center, P.c. v. United Financial Casualty Co.
13 Smith v. Ashley Homestore Ltd
14 Pierce v. Pennsylvania Financial Responsibility Assigned Cl
15 Allan v. Sernoff
18 O'reilly v. Maze Group Development Inc

01:15 PM

1 Lvnv Funding Llc v. Sullivan
2 Kelly Hobbs Construction Llc v. Richmond
3 Abc Bail Bonds Inc. v. Montgomery
4 Omni Ins. A/s/o Lashonda Katrina Renee Joyner v. Lindsey
6 Cks Prime Investments Llc v. Burks
7 Abc Bail Bonds Inc. v. Butler
8 Abc Bail Bonds Inc. v. Burris
9 Abc Bail Bonds Inc. v. Rodriguez
10 Abc Bail Bonds Inc. v. Conway
11 Abc Bail Bonds Inc. v. Esteras
12 Clark v. American Freedom Insurance Company
13 Desimone v. Post Brothers Management Llc
14 Allstate Fire And Casualty Insurance Company v. Buol
15 Super Fence Co. v. Seider
16 Tariq v. Capital Auto Auction, Inc
17 Kwak v. Cardano
18 Baylor v. Neighborhood Restorations Lp Xii

3--HOPE, J. 8:45 A.M.

1 Delmar Morris Investments Llc v. Vasquez-hance
2 Chalmers v. Deputy
3 Jabs Investments Llc v. Mapp
4 Mt Carmel Gardens Inc v. Manier
5 Gelfund 2, Awbury Apartments, Lp v. Harrison
6 Mt Carmel Gardens Inc v. Gantt
7 Tr Jackson Lp v. Mccall
9 18th And Ridge Llc v. Owens
10 Lublin Corporation v. Bartow
11 Afar Real Estate, Inc v. Coulibaly
12 Marcon Holding v. Dennis
13 Heritage Associates v. Williford
14 Sandalwood Associates v. Rodriguez
15 Winchester Walk Acquisitions v. Reddy
16 Gelfund 2, Awbury Apartments, Lp v. Taylor
17 Heritage Associates v. Dawson
18 Willows Apartments Lp v. Todd
19 Danila Investments Llc v. King
20 Goldberg v. Ambroase
21 Chung v. Bottier
22 Mitchell v. Yoisnis
23 Revere Manor Llc v. Brooks
24 The King v. Reid
25 Lp Broad Plaza v. Trusty
26 Clyde Walker v. Morales
27 Robert J. Goodz Jr. v. Thomas
28 Wadsworth Manor Partners L P v. Rutherford
30 Chestnut Living Llc v. Truckley
31 Alon 3 Llc v. Rivera
32 Drew Demarco v. Eckert
33 Henry On The Park Llc v. Johnson
34 Crestwood Properties 2004 Lp v. Denis
35 Actionaids Inc. v. Davis
36 54th St Holdings Llc v. Clarke
37 Adams Run Holding Company Llc v. Horton
38 Ashley Court 2013 Lp v. Khodizdaev
39 Seychelles Pentionic v. Sorrentino
40 Melrose Park Manor v. Tennessee
41 York House North Partnership v. Daniels
43 Westmoreland Lofts v. Northan
44 Act Village At Temple Llc v. Dada
45 York House North Partnership v. Rozier
46 York House North Partnership v. Abdelrasoul
47 York House North Partnership v. Sesay
48 Beekman Place Investors Lp v. Ward
49 Gpx Ft Apartment Properties Lp v. Todd
50 Gpx Ft Apartment Properties Lp v. Brickley

9 A.M.

1 Oliver Realty Group, Llc v. Gindraw
2 Kogan Pittsburgh, Llc v. Stewart

3 Issa v. Ibrahim
4 Jones Lang Lasalle Income Property v. Ndili

9:15 A.M.

1 Octavia Hill Ass Inc. v. Watson

12:45 P.M.

1 262 Cliveden Llc v. Jones And All Occs
2 Delmar Morris Investments Llc v. Beard
3 Griscom Apartments Lp v. Morrison
4 Philadelphia Lotus 07 Llc v. Williams
5 Gainer Apartment Partners, Llc v. For
6 Transit Village Affordable Housing v. Wilson
7 Kelly v. Ruggiero
9 Franford Investor Llc v. Price
10 Kre Mreg City Ave Owner, Llc v. Farlow
11 Bizdev Experts Llc v. Harris
12 Greene Manor Investors v. Klein
13 Fairmount Apartments Investors Llc v. Butler
14 529 W Dauphin Llc v. Coleman
15 York House South Partnership v. Pazmino
16 Park Bradford Apartments Lp v. Riley
17 York House South Partnership v. Group Inc And All Other Occupant
18 York House North Partnership v. Simms
19 400 Walnut Lane Llc v. Phillips
20 262 Cliveden Llc v. Weathers
21 400 Walnut Lane Llc v. Epperson
22 Beekman Place Investors Lp v. Edmonds

1 P.M.

1 Magnolia Mews Apts Llc v. Williams
2 York House North Partnership v. Jones
3 Jonathan Rose Companies v. Scurry
4 Willows Apartments Lp v. Crawley

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9 A.M.

1 City Of Phila.: Dept. Of L&i v. Lyles
2 City Of Phila.: Dept. Of L&i v. Moyer
3 City Of Phila.: Dept. Of L&i v. Conyers

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10 A.M.

1 Spring Oaks Capital Spv Llc v. Porter
2 Spring Oaks Capital Spv Llc v. Marshall
3 Spring Oaks Capital Spv Llc v. Cohen
4 Cks Prime Investments, Llc v. Phillips
5 Cks Prime Investments, Llc v. Anderson
7 Cks Prime Investments, Llc v. Pressley
8 Cks Prime Investments, Llc v. Jackson
9 Cks Prime Investments, Llc v. Shelton
10 Cks Prime Investments, Llc v. Mosley
11 Cks Prime Investments, Llc v. Johnson
12 Cks Prime Investments, Llc v. Gatling
13 Cks Prime Investments, Llc v. Cox
14 Cks Prime Investments, Llc v. Corbin
15 Cks Prime Investments, Llc v. Jones
16 Cks Prime Investments, Llc v. Strickland
17 Cks Prime Investments, Llc v. Miller
18 Cks Prime Investments, Llc v. Robinson
19 Cks Prime Investments, Llc v. Bradshaw
20 Cks Prime Investments, Llc v. Pharo
22 Cks Prime Investments, Llc v. Wright
23 Cks Prime Investments, Llc v. Oleary
24 Cks Prime Investments, Llc v. Bestwick
25 Cks Prime Investments, Llc v. Agnes
26 Cks Prime Investments, Llc v. Saunders
27 Cks Prime Investments, Llc v. Mork
28 Cks Prime Investments, Llc v. Duarte
29 Cks Prime Investments, Llc v. Pacheco
30 Cks Prime Investments, Llc v. Ford
31 Cks Prime Investments, Llc v. Wilkens
32 Cks Prime Investments, Llc v. Brossman
33 Cks Prime Investments, Llc v. Haas
34 Cks Prime Investments, Llc v. Grimes
35 Cks Prime Investments, Llc v. Cowlay
36 Cks Prime Investments, Llc v. Francis
37 Cks Prime Investments, Llc v. Gans
40 Cks Prime Investments, Llc v. Randel
41 Cks Prime Investments, Llc v. Coyle
42 Cks Prime Investments, Llc v. Howard
43 Cks Prime Investments, Llc v. Novick
44 Cks Prime Investments, Llc v. May
45 Cks Prime Investments, Llc v. Figueroa
46 Cks Prime Investments, Llc v. Cannon
47 Cks Prime Investments, Llc v. Langston
48 Cks Prime Investments, Llc v. Berry
49 Cks Prime Investments, Llc v. Edwards
50 Cks Prime Investments, Llc v. Pagan Ii
51 Cks Prime Investments, Llc v. Bosier
52 Cks Prime Investments, Llc v. Velazquez

1 P.M.

1 Cks Prime Investments Llc v. Newkirk
2 Cks Prime Investments Llc v. Davishoward
4 Lvnv Funding Llc v. Biggins
5 Lvnv Funding Llc v. Speight
6 Lvnv Funding Llc v. Stanford
7 Lvnv Funding Llc v. Perez
8 Lvnv Funding Llc v. Diallo
9 Lvnv Funding Llc v. Luck
10 Lvnv Funding Llc v. Lopez
11 Lvnv Funding Llc v. Sledge
12 Lvnv Funding Llc v. Staples
13 Lvnv Funding Llc v. Johnson
14 Lvnv Funding Llc v. Baylock
15 Lvnv Funding Llc v. Brown
16 Lvnv Funding Llc v. Martinez
17 Lvnv Funding Llc v. Charles
18 Lvnv Funding Llc v. Hollinger
19 Lvnv Funding Llc v. Murphy
20 Montco-rooter, Llc/mtch Service Experts Corp v. Cooke

6--LOSIER, J. SMALL CLAIMS 9:15 A.M.

1 Pistachio Shells, Llc v. Williams
2 Octavia Hill Ass Inc. v. Watson
3 Colewick Property Group, Llc v. Olanrewju
4 J. Preston Ross Holdings, Llc v. Patterson
5 Adir Real Estate, Llc v. Finney
7 Ag Marie, Llc v. Lamb
8 L3c Alden Park Apartments Llc v. Davidson
9 L3c Alden Park Apartments Llc v. Wright
10 Ship Holdings, Llc v. Taylor
11 5610 Associates Llc v. Auguste
12 2202 N 10 Llc v. Northan
01:15 PM
1 Steven Depietro Llc v. Parson
2 Walnut Portfolio 57 Llc v. Marrero
3 Post Rittenhouse Hill Lp v. Fisher
4 Post Rittenhouse Hill Lp v. Moore
5 Post Rittenhouse Hill Lp v. Auritt
6 Post Rittenhouse Hill Lp v. Combs
7 Oh Bel Air Partners Lp v. Lafferty
9 Abc Bail Bonds Inc. v. Brown

**408--
9 A.M.**

1 Lurik v. Hamdan
2 Williams v. Grayson
3 Norman v. Oshinowo
4 Wright v. Decaro
5 Callis v. Purnell
6 Taylor v. Townsend
7 Taylor v. Townsend

**2--WASHINGTON, J. SMALL
CLAIMS
9:15 A.M.**

1 Granovsky v. Shabazz
2 Drexel University v. Lamothe
3 Police And Fire Federal Credit Union v. Steiner
4 Sosa v. Germosen Auto Group Inc
5 White v. Lewis
6 Rowe v. Paredes
7 Carrenard v. Paredes
8 Fnu v. McBride
9 Lafaliase v. Arruda Souza
11 Jones v. City Of Philadelphia

01:15 PM

1 Abc Bail Bonds, Inc. v. Blackman
2 Abc Bail Bonds Inc. v. Daughtry
3 Abc Bail Bonds Inc. v. Anderson
4 Portfolio Recovery Associates, Llc v. Hasnain
5 Preston v. Ngov
6 Progressive Garden State Insurance Company v. Gensel
7 Progressive Advanced Insurance Company v. Slappy
8 Progressive Speciality Insurance Company v. Andrews
9 Progressive Garden State Insurance Company v. Cox
10 Progressive Advanced Insurance Company v. Sackie
11 Allstate Insurance Company v. Geraldo
12 Progressive Advanced Insurance Company v. Oliphant
13 Progressive Advanced Insurance Company v. Adams
14 Midland Credit Management, Inc. v. Carlton
15 Progressive Speciality Insurance Company v. Turner
16 Allstate Fire And Casualty Insurance Company v. Concepcion Bennett
17 Abc Bail Bonds Inc. v. Britt
18 Abc Bail Bonds Inc. v. Bradshaw

**3--HOPE, J.
8:45 A.M.**

1 Tamarack Flats Llc v. Brooks
2 Lau v. Toole
3 Pomeranets v. Williams
4 Fyob Llc v. Felder
5 Madison Avenue A Llc v. Grimes
6 Belmont Iv Corp v. Hygrant
7 Legacy Preservation I Associates, Lp v. Stowbridge
8 York House South Partnership v. Holtz
9 Columbus Housing Development Corp v. Hodges
11 S.e Capital Investments, Llc v. Henry
12 Raz Holdings Llc v. Jackson
13 Eli Court Lp v. Mercer
14 Chancy Investments, Llc v. Johnson
15 Crawford v. Griggs
16 Colonial Gardens Apartments Llc v. Butler
17 Colonial Gardens Apartments Llc v. Smith
18 Kb Annex Owner Llc v. Hirsch
19 Mcshane v. Miller
20 Cedar Glen Investors Lp v. Sanchez
22 Northeast I - Keystone Associates, Lp v. Smith
23 Arch Vii-lih Walnut Associates, Ll v. Peacock
24 Northeast I - Keystone Associates, Lp v. Kamara
25 Heritage Associates v. Jackson
26 7165 Keystone Investments, Llc v. Hem-rodriiguez
27 Grand Leiper Lp v. Butler
28 Shuxian Zhang v. Taylor
29 Cb Carlton Arms Llc Rb Carlton Arms v. Myers-green
30 Heritage Associates v. Currie

9 A.M.

1 Fernrock Apartments Lp v. Bailey
2 Sgys St. Ives Llc v. Gibbs
3 Chen v. Cruz

12:45 P.M.

1 G13 Residences Llc v. Nealy
2 Eastwick Section 811 Housing Corp v. Williams
4 Singhal v. Oliphant
5 M&m Properties Holdings Llc v. Martinez
6 Wei v. Diaz Tarez
7 Dong v. Manson
8 Yue v. Zarama Zhirzhan
9 Timothy Deissler v. Boggi
10 Skyluck Horizon Realty Inc v. Regan
11 Skyluck Horizon Realty Inc v. Alfaro
12 Skyluck Horizon Realty Inc v. Colon
13 D Street Holdings Llc v. Franks
16 Marsden Place Llc v. Garvey
17 Tsz Cam Chan v. Roberts
18 The Commons At Point Breeze Lp v. Coates-jenkins
19 Eastwick Joint Venture v. Pierre
20 Eastwick Joint Venture v. Frisby
21 Eastwick Joint Venture v. Gulons
22 Eastwick Joint Venture v. Sidibe
23 Eastwick Joint Venture v. Dupont
25 Eastwick Joint Venture v. McClellan
26 Windsor Associates, Lp v. Maseko-purnell

1 P.M.

1 Vanish v. Williams

**4--
1 P.M.**

1 Philadelphia Housing Authority v. Young
2 Philadelphia Housing Authority v. Triplett
7 Philadelphia Housing Authority v. Jones
8 Philadelphia Housing Authority v. Robinson
9 Philadelphia Housing Authority v. Figueroa
10 Philadelphia Housing Authority v. Cooper
12 Philadelphia Housing Authority v. Taylor
13 Philadelphia Asset And Property Management Corpora v. Sutton
14 Philadelphia Housing Authority v. Yuen

5--

10 A.M.

1 Td Bank Usa Na v. Green
4 Discover Bank v. Wiggs
5 Discover Bank v. Sumpter King
6 Discover Bank v. Butler
7 Discover Bank v. Le
8 Discover Bank v. Mercado
9 Discover Bank v. Jacob
10 Discover Bank v. Montgomery
11 Discover Bank v. Turner
12 Discover Bank v. Graham
13 Discover Bank v. Dobbs
14 Discover Bank v. Irby
15 Discover Bank v. Rivera
16 Discover Bank v. Fonseca
17 Discover Bank v. Choudhury
18 Discover Bank v. Robinson
19 Discover Bank v. Mcquiggan
20 Discover Bank v. Yaqoob
21 Discover Bank v. Alvarez
22 Discover Bank v. Lockett
23 Discover Bank v. Bell
24 Discover Bank v. Maktha
25 Discover Bank v. Luong
26 Police And Fire Federal Credit Union v. Ellis
28 Police And Fire Federal Credit Union v. Brown

29 Police And Fire Federal Credit Union v. Morales
30 Discover Bank v. Coleman
32 Discover Bank v. Ngbichi
33 Discover Bank v. Hicks
34 Discover Bank v. Salim
35 Discover Bank v. Landers
36 Discover Bank v. Gardner
37 Police And Fire Federal Credit Union v. Myers
39 Police And Fire Federal Credit Union v. Myers
40 Police And Fire Federal Credit Union v. Ellis
41 Police And Fire Federal Credit Union v. Kirby
42 Police And Fire Federal Credit Union v. Schramm
43 Police And Fire Federal Credit Union v. Quarles
44 Police And Fire Federal Credit Union v. Ramos-ocasio
45 Police And Fire Federal Credit Union v. Cothran
46 Police And Fire Federal Credit Union v. Pasley
47 Police And Fire Federal Credit Union v. Burke
48 Police And Fire Federal Credit Union v. Burke
49 Police And Fire Federal Credit Union v. Lopez Delgado
50 Police And Fire Federal Credit Union v. Prophet
51 Police And Fire Federal Credit Union v. Jones
52 Police And Fire Federal Credit Union v. Ellis

1 P.M.

1 Midland Credit Management, Inc. v. Battle
2 Midland Credit Management, Inc. v. Tinsley
3 Campus Crest At Indiana, Llc v. Johnson
4 Westlake Services, Llc, v. Wallace
5 Lvnv Funding Llc v. Connor
6 Resurgent Receivables Llc v. Wadi
7 Palisades Collection, Llc v. Rubin
8 Westlake Services, Llc, v. Hooks
9 Lvnv Funding Llc v. Alexander
10 Resurgent Receivables Llc v. Brown

**6--WASHINGTON, J. SMALL
CLAIMS
01:15 PM**

1 Chairmonte v. Kelley
3 Progressive Advanced Insurance Company v. Robinson
4 Progressive Speciality Insurance Company v. Lee-washington
5 Progressive Speciality Insurance Company v. Tapper
6 Progressive Garden State Insurance Company v. Burgess
7 Progressive Advanced Insurance Company v. Jones
8 Progressive Garden State Insurance Company v. Wyche
9 Progressive Speciality Insurance Company v. Pugh
10 Progressive Speciality Insurance Company v. Holland-calvert
11 Progressive Speciality Insurance Company v. Perrier
12 Progressive Speciality Insurance Company v. Roberts
13 Progressive Advanced Insurance Company v. Noble-ramirez
14 Dc Portfolio Services, Llc v. Starling
15 Dc Portfolio Services, Llc v. Washington
16 Dc Portfolio Services, Llc v. Hancock
17 Dc Portfolio Services, Llc v. Evans

**2--WASHINGTON, J. SMALL
CLAIMS
9:15 A.M.**

2 Lvnv Funding, Llc v. Fisher
3 Coronel v. Zlatkovskiy
4 John v. Kaba
6 Gregg Wolfe v. Toner

01:15 PM

1 Progressive Speciality Insurance Company v. Thankappan
3 Midland Credit Management, Inc. v. Haynes

**3--HOPE, J.
8:45 A.M.**

1 Julian K And Adrian C Prop Llc v. Brown
2 L3c Alden Park Apartments Llc v. Doe
3 Jonathan Rose Companies v. Edwards
4 Gainer Apartment Partners, Llc v. Lee
5 Workforce Homes 3 Lp v. Thomas
6 Workforce Homes 3 Lp v. McCandless
7 Kiryat Greenbriar v. Cipperly
8 Gras Capital & Realty Llc v. Levy
12 Allegheny Apts Llc v. Gregory
13 Julian And Adrian Prop Llc v. Medley
14 Brighton Court Lp v. McBride
15 Fernrock Apartments 2 Lp v. Little
16 Chatham Apartments Assoc Lp v. Ezell
17 Joseph & Rose Deleo Living Trust v. Harrison

18 Norris Street Limited Part v. Diaz
20 Mt Airy Arms v. Jeannot
21 Aws Senior Affordable Housing v. Dove
22 Dmnh Investments Llc v. Hill
23 Kensington Family Assoc v. Sheppard
24 Regency House Assoc v. Brown
25 Wynne Senior Residences Lp v. Wirsz
26 Alleyne v. Benton
27 Floyd v. Nelson
28 Rogers v. Maxton
29 Gpx Ft Apartment Properties Lp v. Dawson
30 Pratt v. Scott
31 Drew Demarco v. Washington

9 A.M.

1 Lublin Corp v. Thomas
2 2236 W. Firth Llc v. Coaxum
3 Poiesz v. Reevey

**4--
9 A.M.**

1 City Of Phila.: Dept. Of L&i v. David A. Fineman

**5--
10 A.M.**

1 Td Bank Usa, N.a. v. Reid
2 Discover Bank v. King
3 Discover Bank v. Hall
4 Citizens Bank, N.a v. Gedeus
5 Sun Federal Credit Union v. Avery
6 Td Bank Usa, N.a. v. Murray
7 Td Bank Usa, N.a. v. Austin
8 Td Bank Usa, N.a. v. Singleton
9 Td Bank Usa, N.a. v. Veneziale
10 Td Bank Usa, N.a. v. Glace
11 Td Bank Usa, N.a. v. Sanderlin
12 Td Bank Usa, N.a. v. Bishop
13 Police And Fire Federal Credit Union v. Armand
14 Police And Fire Federal Credit Union v. Dow
15 Police And Fire Federal Credit Union v. Moore
16 Police And Fire Federal Credit Union v. Davis
17 Police And Fire Federal Credit Union v. Ventre
18 Police And Fire Federal Credit Union v. Lombardi
19 Police And Fire Federal Credit Union v. Lombardi
20 Td Bank, Na. v. Pflaumer
21 Td Bank, Na. v. Ramos
22 Td Bank, Na. v. Laws
23 Td Bank, Na. v. Newman
25 Police And Fire Federal Credit Union v. Jones
26 Td Bank, Na. v. Brown
28 Police And Fire Federal Credit Union v. Abdul-haqq
29 Police And Fire Federal Credit Union v. Richardson
30 Police And Fire Federal Credit Union v. Skinner
31 Police And Fire Federal Credit Union v. Skinner
32 Police And Fire Federal Credit Union v. Watson
33 Police And Fire Federal Credit Union v. Armand
34 Police And Fire Federal Credit Union v. Lare
35 Police And Fire Federal Credit Union v. Rios
36 Uhg I Llc v. Adler
37 Uhg I Llc v. Maldonado
38 Uhg I Llc v. Pinero
39 Police And Fire Federal Credit Union v. Donatelli

1 P.M.
1 Midland Credit Management, Inc. v. Briones
2 Discover Bank v. Phan
3 Police And Fire Federal Credit Union v. Alfaro
4 Police And Fire Federal Credit Union v. Alfaro
5 Police And Fire Federal Credit Union v. Morales

**6--LOSIER, J. SMALL
CLAIMS
9:15 A.M.**

1 Citibank, N.a. v. Reid
2 Peco Energy Company v. Coronel Guazha
3 Lvnv Funding, Llc v. Dambrosia
4 Lvnv Funding, Llc v. James
5 Discover Bank v. Mayer
6 Midland Credit Management, Inc. v. Tyler
7 Snyder v. Robinson
8 Ramos v. Anderson

**2--WASHINGTON, J. SMALL
CLAIMS
9:15 A.M.**

1 Lvnv Funding Llc v. Presley
2 Crown Asset Management, Llc v. Olormah
3 Absolute Resolutions Investments, Llc v. Brown
4 Absolute Resolutions Investments, Llc v. Rentas
5 Absolute Resolutions Investments, Llc v. Slaughter
6 Absolute Resolutions Investments, Llc v. Wynder
7 Absolute Resolutions Investments, Llc v. Smith
8 Lvnv Funding Llc v. Adams
10 Midland Credit Management, Inc. v. Green
11 Midland Credit Management, Inc. v. Demeo
12 Weathersbe v. Progressive Insurance Company
13 Keystone Rehab., P.c. v. Usaa General Indemnity Co.
15 Keystone Rehab., P.c. v. Esurance Property & Casualty Insurance Co.
16 Somerton Station Condominium Association C/o Onyx v. Cobb
17 Raymond v. Deavens
18 Gaddie v. Gaddie
19 Toles v. Alyasri
20 White v. Ddel Holdings Llc

01:15 PM

1 Police And Fire Federal Credit Union v. Berry
2 Police And Fire Federal Credit Union v. Berry
3 Lvnv Funding, Llc v. Sturgis
4 Td Bank Usa Na v. Mcgill

5 Lvnv Funding Llc v. Mccarty
6 Acosta v. Kyerematen
7 Midland Credit Management, Inc. v. Bah
8 Davis-acosta v. Kyerematen
9 Abc Bail Bonds Inc. v. Johnson
10 Abc Bail Bonds Inc. v. Williams
11 Abc Bail Bonds Inc. v. Presely
14 Petrone v. Sanders
15 Searles v. Gjl Construction Llc
16 Caughey v. Lare Law
17 Etemae v. Hussain
18 Cleary v. Brick Capital Llc

**3--HOPE, J.
8:45 A.M.**

1 Neighborhood Restoration Lp Vi v. Coumbassa
2 Eastwick Joint Venture v. Davis
3 Neighborhood Restorations Lp Xiii v. Fitts
4 Heritage Associates v. Pinedo
5 Cao v. Davis
6 Chester Lofts Llc v. Davis
7 3204 Hartville Llc v. Mccants
8 Poolside Ventures Inc v. Trader
9 Chau Builds Llc v. Wright
10 David v. Davis
11 Steamboat Sem Fund B, Llc v. Jones
12 220 Robbins Llc v. Santiago
13 A O 26 Llc v. Mofield
14 Rogers v. Rogers
15 Hewitt v. Maxwell
16 Victoria Justin v. Stowe
17 Boulevard Properties v. Stokes
19 Eastwick Joint Venture v. Barnes
20 Oxford Apts Llc v. Terry
21 Iss Investments Llc v. Rogers
22 Apex Properties Unlimited Five, Llc v. Jones
23 Wallingford 2007 Associates Lp v. Hameed
24 Ritner Street Equities Llc v. Thomas
25 Mandela Apartments Llc v. Smith
27 4750 North Broad, Llc v. Deshields
28 V2 Properties Entity 7 Llc v. Oneil
29 Rad Diversified Reit v. Dennis
31 Samuel Picard v. Northan
32 Pacd Holdings Llc v. Wilson
33 Pacd Holdings Llc v. Boone
34 Pacd Holdings Llc v. Ashford
35 Pacd Holdings Llc v. Jackson
36 Greene Manor Investors v. Gakou
37 Boulevard Properties v. Taylor
38 Fanelli Robert v. Forrester
39 Ashley Court 2013 Lp v. Moreno Munoz
40 Frg Realty Group Llc v. Mccoy
41 Michael Gordon v. Mitchell
42 Su San C Yi v. Gonzalez
43 1505 N 17th St Llc v. Noel
44 Entrustcama Fbo William Stewart v. Jefferson
45 Khan v. Ageed
46 Alan Leiberman v. Dunston
47 Ho v. Forman
48 Belmont Affordable Housing Vi Lp v. Mckie
49 Green Buy Llc v. Byrd
50 Greene Manor Investors v. Hunt
51 Lee & Lin Investment Llc v. Clowney
52 Bryan v. Burns
53 1206 Walnut Street Llc v. Brandstatter
54 Crittenden Realty Llc v. Charles
55 Vanloan Smith v. Qin

9 A.M.

2 Regency House Assoc v. Auguste
3 Rose Norris Home Llc v. Sanders
4 2224 N Franklin Llc v. Jones
5 Gateway Enclave Lp v. Zeilman

12:45 P.M.

1 Rsw Premier Holdings Llc v. Singleton
2 Philadelphia Lotus 09 Llc v. Fitch
3 Duval Arms Lp v. Jean
6 Julian And Adrian Prop Llc v. Harrison
7 Fernrock Apartments 2 Lp v. Davis
8 Tadeusz Samelko v. Lockhart
9 Neighborhood Restorations v. Woodlock
10 Neighborhood Restoration Limited Pa v. Donaldson
11 Neighborhood Restorations Lp Xi v. Edwards
12 Neighborhood Restorations Vii v. Davis
13 Gerard Mcclroy v. Cherubin
14 Master Street Housing Partnership Lp v. Wharton
16 Adelphia House v. Amenra
17 Lennox Apartments Gem Llc v. Mccain
18 Ap Canterbury Court Llc v. Rankin
19 Pelham Court Lp v. Jones
21 Lennox Apartments Gem Llc v. Evans
22 Your Philly Housing, 3 Llc v. Rayford
23 Academy Meadows Llc v. Smith
24 Fine Philly Rentals Llc v. Caesar
25 Your Philly Housing 4, Llc v. Boswell
26 Spak And Friends v. Thomas
27 Hard Money Pa Llc v. Garrett
28 Johnathan Ari v. Gabay
29 William Keffer v. Mills
30 Strother & Lawler Llc v. Uriarte
31 2301 Jfk Owner Lp v. Zhao
32 Delancey Holdings v. Pender
33 Ruben Alvarez v. Torres
34 Acg 5231 Reinhard Llc v. Barnes
35 Ryan Spak v. Roberts

1 P.M.

1 Walksi v. Agront
2 Llc v. Campbell
3 Neighborhood Restorations Lp Ix v. Walker
4 6300 Magnolia Llc v. Mckenzie
5 144 W Allens Llc v. Garruto
6 Terrace Avenue A Llc v. Duncan
7 1260 Housing Development Corp v. Lorenzano

**4--
9 A.M.**

1 City Of Phila.: Dept. Of L&i v. Louis And Lucas Investment Group Llc
2 City Of Phila.: Dept. Of L&i v. 701 Wayne Llc
3 City Of Phila.: Dept. Of L&i v. Diabira

**5--
10 A.M.**

1 Midland Credit Management, Inc. v. Marquez
2 Midland Credit Management, Inc. v. Johnson
3 Midland Credit Management, Inc. v. Pruett
4 Midland Credit Management, Inc. v. Cabrera
5 Midland Credit Management, Inc. v. Korlewala
6 Midland Credit Management, Inc. v. Thomas

7 Midland Credit Management, Inc. v. Washington
8 Midland Credit Management, Inc. v. London
9 Midland Credit Management, Inc. v. Watts
11 Midland Credit Management, Inc. v. Wagner
13 Midland Credit Management, Inc. v. Hooker
14 Midland Credit Management, Inc. v. Willis
15 Midland Credit Management, Inc. v. Nix
16 Midland Credit Management, Inc. v. Anderson
17 Midland Credit Management, Inc. v. Smith
18 Midland Credit Management, Inc. v. Jones
19 Midland Credit Management, Inc. v. Strickland-hastings
20 Midland Credit Management, Inc. v. Faulkner
21 Midland Credit Management, Inc. v. Whittaker
22 Midland Credit Management, Inc. v. Hughes
23 Midland Credit Management, Inc. v. Martinez
24 Midland Credit Management, Inc. v. Jacksonian
25 Midland Credit Management, Inc. v. Kenyatta
26 Midland Credit Management, Inc. v. Madjaric
27 Midland Credit Management, Inc. v. Ames
28 Midland Credit Management, Inc. v. Edmonds
29 Midland Credit Management, Inc. v. Clemmons
30 Midland Credit Management, Inc. v. Smith Brown
32 Midland Credit Management, Inc. v. Ledbetter
33 Midland Credit Management, Inc. v. Henderson
34 Midland Credit Management, Inc. v. Robinson
35 Midland Credit Management, Inc. v. Berry
37 Midland Credit Management, Inc. v. Allen
38 Midland Credit Management, Inc. v. Johnson
39 Midland Credit Management, Inc. v. Zinni
40 Midland Credit Management, Inc. v. Joyner
41 Midland Credit Management, Inc. v. Jones
42 Midland Credit Management, Inc. v. Jones
43 Midland Credit Management, Inc. v. Caraffa
44 Midland Credit Management, Inc. v. Gregor
46 Midland Credit Management, Inc. v. Watson
47 Midland Credit Management, Inc. v. Jackson
48 Midland Credit Management, Inc. v. Chandler
49 Midland Credit Management, Inc. v. Johnson
50 Midland Credit Management, Inc. v. Speights

1 P.M.

1 Westlake Services, Llc, v. Wells
2 Barclays Bank Delaware v. Latimer Vanderdys
3 Westlake Services, Llc, v. Wright
4 Ncb Management Services, v. Santos
5 Ncb Management Services, v. Begashaw
6 Ncb Management Services, v. Jones
7 Ncb Management Services, v. Coleman
8 Lvnv Funding Llc v. Luck
9 Lvnv Funding Llc v. Brown
10 Lvnv Funding Llc v. Charles
11 Westlake Services, Llc, v. Hooks
12 Barclays Bank Delaware v. Williams
13 Barclays Bank Delaware v. Williams
14 Lvnv Funding Llc v. Fortune
15 Lvnv Funding Llc v. Parker
16 Lvnv Funding Llc v. Fiorello
18 Midland Credit Management, Inc. v. Burton
19 Midland Credit Management, Inc. v. Stewart
20 Midland Credit Management, Inc. v. Payton
22 Midland Credit Management, Inc. v. Bradshaw
24 Midland Credit Management, Inc. v. Dicks
25 Midland Credit Management, Inc. v. Reyes
26 Midland Credit Management, Inc. v. Braxton
27 Midland Credit Management, Inc. v. Williams
28 Midland Credit Management, Inc. v. Ahmad
29 Midland Credit Management, Inc. v. Smith
30 Midland Credit Management, Inc. v. White
31 Midland Credit Management, Inc. v. Nesmith
32 Midland Credit Management, Inc. v. Fagan
33 Midland Credit Management, Inc. v. Gibson
34 Midland Credit Management, Inc. v. Warfield
35 Midland Credit Management, Inc. v. Daughtry
36 Midland Credit Management, Inc. v. Abdelrazek
37 Midland Credit Management, Inc. v. Overstreet-reynolds
38 Midland Credit Management, Inc. v. Thurmond
39 Midland Credit Management, Inc. v. Watson
40 Midland Credit Management, Inc. v. Watkins
41 Midland Credit Management, Inc. v. Allen
42 Midland Credit Management, Inc. v. Norman
43 Midland Credit Management, Inc. v. Mickens
44 Midland Credit Management, Inc. v. Vanskiver
45 Midland Credit Management, Inc. v. Hudson
46 Midland Credit Management, Inc. v. Williams
47 Midland Credit Management, Inc. v. Djordjevicova
48 Midland Credit Management, Inc. v. Navarro
49 Midland Credit Management, Inc. v. Butler
50 Midland Credit Management, Inc. v. Jenkins
51 Midland Credit Management, Inc. v. Fierro
52 Midland Credit Management, Inc. v. Laurito
53 Midland Credit Management, Inc. v. Francis
54 Midland Credit Management, Inc. v. Stone
56 Midland Credit Management, Inc. v. Matos
57 Midland Credit Management, Inc. v. Mercer
58 Midland Credit Management, Inc. v. Particionone
59 Midland Credit Management, Inc. v. Whidbee
60 Midland Credit Management, Inc. v. Randolph
61 Midland Credit Management, Inc. v. Williams
62 Midland Credit Management, Inc. v. Serge
63 Midland Credit Management, Inc. v. Kohlepp
64 Llc v. Briddell

6--LOSIER, J. SMALL

**CLAIMS
9:15 A.M.**

1 He v. Montgomery

01:15 PM

1 Zheng v. Camacho Sanchez
2 Leo Homes Inc v. Acosta Ruiz
3 Leo Homes Inc v. Torres
4 Bd Girard Realty Llc v. Ragsdale
5 Lawall v. Brooks

**600,--
9 A.M.**

1 Cortes v. Sanchez

**2--WASHINGTON, J. SMALL
CLAIMS
9:15 A.M.**

4 Midland Credit Management, Inc. v. Witherspoon
5 Midland Credit Management, Inc. v. Branch
6 Absolute Resolutions Investments, Llc v. Carroll
7 Absolute Resolutions Investments, Llc v. King
9 Midland Credit Management, Inc. v. Mcdowell
11 United Check Cashing v. School District Of Philadelphia
12 United Check Cashing v. United Pacel Service Inc
13 United Check Cashing v. Pnc Legal Department

01:15 PM

1 Lvnv Funding Llc v. Biggins
2 Progressive Speciality Insurance Company v. Harris
3 Midland Credit Management, Inc. v. Bullock
4 Credit Corp Solutions, Inc. v. Gryga
5 Credit Corp Solutions, Inc. v. Alvarez
6 Credit Corp Solutions, Inc. v. Jonns
7 Whitehurst v. Ross
8 Morie v. Cba Pilot West Ol Homes Llc

**3--HOPE, J.
8:45 A.M.**

1 Drew Demarco v. Gibson
2 Keith Mchenry v. Wragg
3 Komarovas v. Smith
4 Northeast Ii Ditman Associates, Lp v. Townes
5 Kre Mreg City Ave Owner, Llc v. Edmond
6 Adams Rsn Holding Company Llc v. Beltran
7 Yousif v. Hayden
8 Church Lane Llc v. Williams
9 Muraco Holdings Inc v. Tripple
10 Frankford Avenue Real Estate Llc v. Martinez & All Oecs
11 Ian Capital Philadelphia Llc v. Cdc & All Oecs
12 Nicetown Court Ii Housing Partners v. Giddings
13 Nicetown Court Ii Housing Partners v. Carroll
14 Nicetown Court Ii Housing Partners v. Bostic
15 Kre Mreg City Ave Owner, Llc v. Kemp
16 Mansion At Bala Lp v. Eady
17 Kre Mreg City Ave Owner, Llc v. Niedosik
18 Kre Mreg City Ave Owner, Llc v. Roberts
19 Eastwick Joint Venture (jcv) v. Sworh
20 Eastwick Joint Venture v. Aiken
21 Eastwick Joint Venture v. Larochenge
22 Eastwick Joint Venture v. Allen
23 Academy Meadows Llc v. Schmidt
24 Liberty Square Holdings v. Auritt
25 Rsw Premier Holdings Llc v. Muniz
26 Rsw Premier Holdings Llc v. Martinez
27 Rsw Premier Holdings Llc v. Tresilus
28 James F Campenella v. Quinn
30 Pelham Court Lp v. Maynard
31 Midtown Associates Partnership v. Klinedinst
32 Northeast H-ditman Associates, Lp v. Jefferson
33 West Poplar Associates v. Wright
34 Ridge Avenue Housing Lp v. Phillips
35 Rsw Premier Holdings Llc v. Brady
36 Ugrinovskaya v. Lungin
37 Greene Manor Investors v. Roberts
38 Rsw Premier Holdings Llc v. Jackson
39 322 On North Broad, Llc v. Cooper
40 William Mercer v. Hryckewycz
41 Woodbine Street Partners Llc v. Foster
42 Bellmore Street Holdings Llc v. Mangum
43 Joel Israel v. Postley
44 Beech Llc v. Moore
45 Rita Grace Llc v. Peyton
46 Eli Court Lp v. Brintley
47 Rsw Premier Holdings Llc v. Jones-blount
48 Bradford Ryan 96 Assoc v. Gomes
49 Barnes v. Jordan Jr
50 Gordon v. Williams Graham
51 Bell-monroe v. Royster
52 Onyiaorah v. Graham

9 A.M.

1 Gelfund 2, Awbury Apartments, Lp v. Taylor
2 Jackson v. Willoughby
3 Engineered Asset Management Llc v. Allen
4 Lincoln Green 2018 Llc v. Lassiter
5 Philadelphia Housing Authority v. Cherry
6 Jack Hawkins v. Bennett

12:45 P.M.

1 Knight v. Pedro
2 M & F Realty Llc v. Rogers
3 Nicholas Foschini v. Dahmoun
4 Daniel Mcnichol v. Smith
5 Eastwick Joint Venture v. Cunningham
6 Manayunk Owner Lp v. Purdie
7 Tcs Anika Homes Acquisitions Iii Llc v. Chandler
8 Keep Plugging Three Inc v. Diplacido
9 Oxford Gardens Llc v. Anderson
10 T & D Group Llc v. Younger
11 Northwest Owners Llc v. Bell
12 Lex Properties Llc v. Herbert
13 Wayne Avenue Associates v. Adams
14 R Investment Twenty One Lp v. Parekh
15 Mp Portfolio Holdings Llc v. King
16 Chre Us Core Partners Holdings Llc v. Haake
17 Fountain 2020 Llc v. Darden
18 Chv Investment Lp v. Lewis
19 Airy Ave Lp v. Fitzgerald
20 Neighborhood Preservation And Development Fund v. Taylor
21 322 On North Broad, Llc v. Karge
22 St. Laurent 2020 Llc v. Mickens
23 Stephen Parsons v. Minnick

25 Studio Xix Llc v. Smosny
26 West Poplar Associates v. Wright
27 Due Fratelli, Llc v. Vaughn
28 Lincoln Green 2018 Llc v. Betts
29 Yy&j Llc v. Hall
30 7500 Algon Ave Assoc Lp v. Riquelmy
31 Marco Messina v. Zuber
32 Mangual v. Maloy
33 Scott v. Archie
34 Fernrock Apartments 2 Lp v. Gillespie
35 Zellander v. Mcanally
36 Gladstone v. Becker

1 P.M.

1 Nu Trust v. Shorter
2 Nu Trust v. Shorter
3 East Tioga Lofts Llc v. Reed
4 Ansari v. Resto
5 731 Maple Lane, Llc v. Darnne
6 Frenkel v. Demetro

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1 P.M.

1 Philadelphia Housing Authority v. Thomas
2 Philadelphia Housing Authority v. Cherry
3 Philadelphia Housing Authority v. Hughes
4 Philadelphia Housing Authority v. Barnes
5 Philadelphia Housing Authority v. Mikell And All Occupants
6 Philadelphia Housing Authority v. Robinson
7 Philadelphia Housing Authority v. Hopkins
8 Philadelphia Housing Authority v. Polk
9 Philadelphia Housing Authority v. Harris
10 Philadelphia Housing Authority v. Mendez
11 Philadelphia Housing Authority v. Williams
12 Philadelphia Housing Authority v. Tilghman
13 Philadelphia Housing Authority v. Custis
14 Philadelphia Housing Authority v. Leach
15 Philadelphia Housing Authority v. Holland
16 Philadelphia Housing Authority v. Richards
17 Philadelphia Housing Authority v. Jones
18 Philadelphia Housing Authority v. Linton
19 Philadelphia Housing Authority v. Gray
20 Philadelphia Housing Authority v. Hendrick

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10 A.M.

1 Jpmorgan Chase Bank N.a. v. Dieujuste
2 Jpmorgan Chase Bank N.a. v. Moment
3 Forsythe Finance, Llc v. Gupton
4 Forsythe Finance, Llc v. Richardson
5 Forsythe Finance, Llc v. Shiver
6 Forsythe Finance, Llc v. Herbert
7 Forsythe Finance, Llc v. Lewis
8 Forsythe Finance, Llc v. Shields
9 Forsythe Finance, Llc v. Sisaber
10 Forsythe Finance, Llc v. Linstad
11 Forsythe Finance, Llc v. Pena
12 Forsythe Finance, Llc v. Myatt
13 Forsythe Finance, Llc v. Linton
14 Forsythe Finance, Llc v. In
15 Forsythe Finance, Llc v. Sierra Rivera
16 Bcg Equities, Llc v. Collins
17 Forsythe Finance, Llc v. Clarke
18 Forsythe Finance, Llc v. Banks-washington
19 Forsythe Finance, Llc v. Jones
20 Forsythe Finance, Llc v. Choub
21 Forsythe Finance, Llc v. Tate
22 Forsythe Finance, Llc v. Pena
23 Forsythe Finance, Llc v. Taylor
24 Forsythe Finance, Llc v. Crawley
25 Forsythe Finance, Llc v. Bao
26 Forsythe Finance, Llc v. Arrayo
27 Forsythe Finance, Llc v. Maccotter
28 Forsythe Finance, Llc v. James
29 Bcg Equities, Llc v. Parson
30 Forsythe Finance, Llc v. Sudler
31 Forsythe Finance, Llc v. Black
32 Forsythe Finance, Llc v. Allen
33 Forsythe Finance, Llc v. Freeman
35 Forsythe Finance, Llc v. Nelson
36 Forsythe Finance, Llc v. Sessay
37 Forsythe Finance, Llc v. Harrison
38 Forsythe Finance, Llc v. Smith
39 Forsythe Finance, Llc v. Stratton
40 Forsythe Finance, Llc v. Jimenez
41 Bcg Equities, Llc v. Eason
42 Forsythe Finance, Llc v. Mitchell
43 Forsythe Finance, Llc v. Georgiadou
44 Forsythe Finance, Llc v. Esquilin
45 Bcg Equities, Llc v. Melvin
46 Forsythe Finance, Llc v. Tucker
47 Forsythe Finance, Llc v. Clanton
48 Forsythe Finance, Llc v. Castro
49 Forsythe Finance, Llc v. Nunnally
50 Forsythe Finance, Llc v. English
51 Forsythe Finance, Llc v. Ballard
52 Forsythe Finance, Llc v. Stokes

1 P.M.

3 Capital One, N.a. v. Johnson
4 Capital One, N.a. v. Garcia
5 Capital One, N.a. v. Abusiam
6 Capital One, N.a. v. Anyadike
7 Capital One, N.a. v. Cocola
8 Capital One, N.a. v. Mccartland
9 Capital One, N.a. v. Miner
10 Capital One, N.a. v. Upchurch
11 Capital One, N.a. v. Smokes
12 Capital One, N.a. v. Mckenzie
13 Capital One, N.a. v. Gibson
14 Capital One, N.a. v. Blair
15 Capital One, N.a. v. Collet Rosa
16 Capital One, N.a. v. Goode
17 Capital One, N.a. v. Munsey
18 Capital One, N.a. v. Zhao
19 Capital One, N.a. v. Hernandez
20 Capital One, N.a. v. Judge
21 Capital One, N.a. v. Villanueva
22 Capital One, N.a. v. Diaz
23 Capital One, N.a. v. Paul
24 Midland Credit Management, Inc. v. Ford
25 Midland Credit Management, Inc. v. Wilson
26 Midland Credit Management, Inc. v. Smith
27 Midland Credit Management, Inc. v. Meadows
28 Midland Credit Management, Inc. v. Crawley
29 Midland Credit Management, Inc. v. Staten
30 Midland Credit Management, Inc. v. Sawyer
31 Midland Credit Management, Inc. v. Brown
32 Midland Credit Management, Inc. v. Claiborne
33 Midland Credit Management, Inc. v. Green
34 Midland Credit Management, Inc. v. Henley
35 Midland Credit Management, Inc. v. Jones
36 Midland Credit Management, Inc. v. West
37 Midland Credit Management, Inc. v. Williams

38 Midland Credit Management, Inc. v. Cruz
39 Midland Credit Management, Inc. v. Bing
40 Midland Credit Management, Inc. v. Smith
41 Midland Credit Management, Inc. v. Caid
42 Midland Credit Management, Inc. v. Brown
43 Midland Credit Management, Inc. v. Manning
44 Midland Credit Management, Inc. v. Alston
45 Midland Credit Management, Inc. v. Goyco
46 Midland Credit Management, Inc. v. Mitchell
47 Midland Credit Management, Inc. v. Figueroa
48 Midland Credit Management, Inc. v. Baker
49 Midland Credit Management, Inc. v. Davis
50 Midland Credit Management, Inc. v. Garner
51 Td Bank Usa, N.a., As Successor In Interest To Tar v. Crouch

6--LOSIER, J. SMALL

**CLAIMS
9:15 A.M.**

1 Discover Bank v. Hoang
2 Uhg I Llc v. Jung
9 Midland Credit Management, Inc. v. Snipe

01:15 PM

1 Abc Bail Bonds Inc. v. Gandy
2 Abc Bail Bonds Inc. v. Clanton
3 Abc Bail Bonds Inc. v. Clavon
4 Abc Bail Bonds Inc. v. Arroyo
5 Discover Bank v. Lozada
7 Sacko v. Cadet General Contrator Llc
8 Midland Credit Management, Inc. v. Figueroa

**600,--
11 A.M.**

1 Gomes v. Besharat

1 P.M.

1 Gomes v. Besharat

**2--WASHINGTON, J. SMALL
CLAIMS
9:15 A.M.**

1 Belmont Investment Holdings Inc. v. Lucas
1 Belmont Investment Holdings Inc. v. Lucas
2 University Plaza Assoc v. Blagmon
2 University Plaza Assoc v. Blagmon
3 Healthbridge Management v. Liberty Mutual Personal Insurance Company
3 Healthbridge Management v. Liberty Mutual Personal Insurance Company
11 Lvnv Funding Llc v. Amos
11 Lvnv Funding Llc v. Amos
12 Midland Credit Management, Inc. v. Jackson
12 Midland Credit Management, Inc. v. Jackson
13 Absolute Resolutions Investments, Llc v. Cobb
13 Absolute Resolutions Investments, Llc v. Cobb
14 Rivera v. George
14 Rivera v. George
15 Lvnv Funding Llc v. Grove
15 Lvnv Funding Llc v. Grove
16 Liberty Circle Homeowners Association v. Capriotti
16 Liberty Circle Homeowners Association v. Capriotti
17 Philadelphia Gas Works v. Rlc Contractors, Inc.
17 Philadelphia Gas Works v. Rlc Contractors, Inc.

01:15 PM

1 Progressive Advanced Insurance Company v. Daboh
1 Progressive Advanced Insurance Company v. Daboh
3 Credit Corp Solutions, Inc. v. Patterson
3 Credit Corp Solutions, Inc. v. Patterson
4 Synchrony Bank v. Ortiz
4 Synchrony Bank v. Ortiz
5 Credit Corp Solutions, Inc. v. Simmons
5 Credit Corp Solutions, Inc. v. Simmons

3--HOPE, J.

8:45 A.M.

1 2901 Welsh Road Associates v. Hashemi
1 2901 Welsh Road Associates v. Hashemi
2 Julian Krinsky v. Georges
2 Julian Krinsky v. Georges
3 Susquehanna Apts Lp v. Griffin
3 Susquehanna Apts Lp v. Griffin
4 Philadelphia Lotus 02a Llc v. Jenkins
4 Philadelphia Lotus 02a Llc v. Jenkins
5 Neighborhood Restorations Lp Xiii v. Medley
5 Neighborhood Restorations Lp Xiii v. Medley
7 Larchwood Garden Apartments Llc v. Crawford
7 Larchwood Garden Apartments Llc v. Crawford
8 Xiao v. Hines
8 Xiao v. Hines
9 Girard Court Apartments Lp v. Hall
9 Girard Court Apartments Lp v. Hall
10 Von Louhr Partnership, Ltd v. Carter
10 Von Louhr Partnership, Ltd v. Carter
11 Lakeland Homes Llc v. Watson
11 Lakeland Homes Llc v. Watson
12 Blessing Investments, Llc v. Johnson
12 Blessing Investments, Llc v. Johnson
13 Kinsman Corporation v. Seamon
13 Kinsman Corporation v. Seamon
14 Eastwick Joint Venture v. Faulk
14 Eastwick Joint Venture v. Faulk
15 Eastwick Joint Venture v. Lewis
17 Lotus Village Partner v. Watson
17 Lotus Village Partner v. Watson
18 Oxford Apt Partners Lp v. Jean
18 Oxford Apt Partners Lp v. Jean
19 Tcs Anika Homes Acquisitions Llc v. Abdullah
19 Tcs Anika Homes Acquisitions Llc v. Abdullah
20 Haddington Partners Iii, Lp v. Graham
20 Haddington Partners Iii, Lp v. Graham
21 Philadelphia Lotus 7 Llc v. Wells
21 Philadelphia Lotus 7 Llc v. Wells
22 Steamboat Scm Fund B Llc v. Navaro Torres
22 Steamboat Scm Fund B Llc v. Navaro Torres
23 Isabelle Real Estate Llc v. Mitchel
23 Isabelle Real Estate Llc v. Mitchel
24 Edgewood Apts Lp v. Smith
24 Edgewood Apts Lp v. Smith
25 Pinelake Management Associates Lp v. Blackshear
25 Pinelake Management Associates Lp v.

Blackshear
26 Larchwood Garden Apartments Llc v. Baines
26 Larchwood Garden Apartments Llc v. Baines
27 Post Goldtex Lp v. Mousa
27 Post Goldtex Lp v. Mousa
28 Post Goldtex Lp v. Willis
28 Post Goldtex Lp v. Willis
29 L3c Alden Park Apartments Llc v. Brown
29 L3c Alden Park Apartments Llc v. Brown
30 Chato Properties Llc v. Coxo
30 Chato Properties Llc v. Coxo
31 L3c Alden Park Apartments Llc v. Jenkins
31 L3c Alden Park Apartments Llc v. Jenkins
32 L3c Alden Park Apartments Llc v. Burton
32 L3c Alden Park Apartments Llc v. Burton
33 L3c Alden Park Apartments Llc v. Watson
33 L3c Alden Park Apartments Llc v. Watson
34 L3c Alden Park Apartments Llc v. James
34 L3c Alden Park Apartments Llc v. James
35 Nix Home Investors Lp v. Mcswiggan
35 Nix Home Investors Lp v. Mcswiggan
36 Kayrcharles Management Llc v. Levin
36 Kayrcharles Management Llc v. Levin
38 Nix Home Investors Lp v. Ross
38 Nix Home Investors Lp v. Ross
39 Mp Portfolio Holdings Llc v. Tukhtamurodovich
39 Mp Portfolio Holdings Llc v. Tukhtamurodovich
40 Mp Portfolio Holdings Llc v. Brown
40 Mp Portfolio Holdings Llc v. Brown
41 Mp Portfolio Holdings Llc v. Weiszer
41 Mp Portfolio Holdings Llc v. Weiszer
42 Atrium Assoc v. Sutton
42 Atrium Assoc v. Sutton
43 Atrium Assoc v. Bratsis
43 Atrium Assoc v. Bratsis
44 Eli Court Lp v. Cook
44 Eli Court Lp v. Cook
45 Magnolia Mews Apts Llc v. Eubanks
45 Magnolia Mews Apts Llc v. Eubanks
47 Help Pa Vi Lp v. Bollard
47 Help Pa Vi Lp v. Bollard
48 Mp Portfolio Holdings Llc v. Diviney
48 Mp Portfolio Holdings Llc v. Diviney
49 Pestell Real Estate Holdings Llc v. Robertson
49 Pestell Real Estate Holdings Llc v. Robertson
50 Wallace v. Lunsford
50 Wallace v. Lunsford

9 A.M.

1 Mmv Associates Limited Partnership v. Aye
1 Mmv Associates Limited Partnership v. Aye
2 Workforce Homes 3 Lp v. Ruffin
2 Workforce Homes 3 Lp v. Ruffin
3 Julian And Adrian Prop Llc v. English
3 Julian And Adrian Prop Llc v. English
4 Franklin Square Townes, Lp v. Boyette
4 Franklin Square Townes, Lp v. Boyette
5 Church Lane Portfolio Llc v. Tatem
5 Church Lane Portfolio Llc v. Tatem

12:45 P.M.

1 Workforce Homes 3 Lp v. Johnson
1 Workforce Homes 3 Lp v. Johnson
2 Neighborhood Restorations Lp Xii v. Palmer
2 Neighborhood Restorations Lp Xii v. Palmer
3 Zheng v. Tarricone
3 Zheng v. Tarricone
4 Terminal Property Owner Llc v. Kiesewetter
4 Terminal Property Owner Llc v. Kiesewetter
5 Jcsf Llc v. Campbell
5 Jcsf Llc v. Campbell
6 Smith v. Alfroukh
6 Smith v. Alfroukh
7 Ye v. Gracas De Souza
7 Ye v. Gracas De Souza
8 Zhang v. Peralta Tejada
8 Zhang v. Peralta Tejada
9 Liu v. Fernandez Martinez
9 Liu v. Fernandez Martinez
10 Northwood Llc v. Matthis
10 Northwood Llc v. Matthis
11 Kalam v. Yoluybeth
11 Kalam v. Yoluybeth
12 Poplar Ground Tenant Llc v. Collins
12 Poplar Ground Tenant Llc v. Collins
13 Poplar Ground Tenant Llc v. Wilson
13 Poplar Ground Tenant Llc v. Wilson
14 Poplar Ground Tenant Llc v. Gregorio
14 Poplar Ground Tenant Llc v. Gregorio
15 1710 Passyunk Llc v. Ocho Rios Restaurant Llc
15 1710 Passyunk Llc v. Ocho Rios Restaurant Llc
15 1710 Passyunk Llc v. Ocho Rios Restaurant Llc
16 Steamboat Scm Fund B Llc v. Harrison
16 Steamboat Scm Fund B Llc v. Harrison
17 5824-38 N 13th Street Owners Llc v. Thompson
17 5824-38 N 13th Street Owners Llc v. Thompson
18 Zheng v. Ebnou
18 Zheng v. Ebnou
19 Haggerty v. Downtown Philly Properties
19 Haggerty v. Downtown Philly Properties

1 P.M.

1 Avondale Apts Lp v. Louisius
1 Avondale Apts Lp v. Louisius
2 Keystone Housing Development v. Dickson
2 Keystone Housing Development v. Dickson
3 3801 Conshohocken Holdings Llc v. Chambliss
3 3801 Conshohocken Holdings Llc v. Chambliss
4 Holiday v. Ricks
4 Holiday v. Ricks

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9 A.M.

1 City Of Phila.: Dept. Of L&i v. Kings Highway Phase Ii & Associates
1 City Of Phila.: Dept. Of L&I v. Kings Highway Phase Ii & Associates
2 City Of Phila.: Dept. Of L&i v. Wack Jerome
2 City Of Phila.: Dept. Of L&I v. Wack Jerome
3 City Of Phila.: Dept. Of L&i v. 1801 Walnut Property Owner Llc
3 City Of Phila.: Dept. Of L&I v. 1801 Walnut Property Owner Llc
4 City Of Phila.: Dept. Of L&i v. Douglass
4 City Of Phila.: Dept. Of L&I v. Douglass
5 City Of Phila.: Dept. Of L&i v. Le
5 City Of Phila.: Dept. Of L&I v. Le
6 City Of Phila.: Dept. Of L&i v. Peter & Susanna Antipas
6 City Of Phila.: Dept. Of L&I v. Peter & Susanna Antipas

7 City Of Phila.: Dept. Of L&i v. 130 E Lancaster Llc
7 City Of Phila.: Dept. Of L&I v. 130 E Lancaster Llc
8 City Of Phila.: Dept. Of L&i v. 205 Broad Holdings Llc
8 City Of Phila.: Dept. Of L&I v. 205 Broad Holdings Llc
9 City Of Phila.: Dept. Of L&i v. J Jia Investment Llc
9 City Of Phila.: Dept. Of L&I v. J Jia Investment Llc
10 City Of Phila.: Dept. Of L&i v. Zheng
10 City Of Phila.: Dept. Of L&I v. Zheng

1 P.M.

1 City Of Phila.: Dept. Of L&i v. Broadnax
1 City Of Phila.: Dept. Of L&I v. Broadnax
2 City Of Phila.: Dept. Of L&i v. Yjc Llc
2 City Of Phila.: Dept. Of L&I v. Yjc Llc
3 City Of Phila.: Dept. Of L&i v. Li
3 City Of Phila.: Dept. Of L&I v. Li
4 City Of Phila.: Dept. Of L&i v. Lams Realty Corp
4 City Of Phila.: Dept. Of L&I v. Lams Realty Corp
5 City Of Phila.: Dept. Of L&i v. Greater Philadelphia Health
5 City Of Phila.: Dept. Of L&I v. Greater Philadelphia Health

5--

10 A.M.

1 Lvnv Funding, Llc v. Cooper
1 Lvnv Funding, Llc v. Cooper
2 Lvnv Funding, Llc v. Cooper
2 Lvnv Funding, Llc v. Cooper
3 Spring Oaks Capital Spv Llc v. Ellis
3 Spring Oaks Capital Spv Llc v. Ellis
4 Midland Credit Management, Inc. v. Lamar
4 Midland Credit Management, Inc. v. Lamar
5 Discover Bank v. Mao
5 Discover Bank v. Mao
6 Capital One , N.a. v. Borges
6 Capital One , N.a. v. Borges
7 Discover Bank v. Vales
7 Discover Bank v. Vales
8 Discover Bank v. Padgett
8 Discover Bank v. Padgett
9 Discover Bank v. Foat
9 Discover Bank v. Foat
10 Discover Bank v. Mancuso-alven
10 Discover Bank v. Mancuso-alven
11 Jpmorgan Chase Bank N.a. v. Dawson
11 Jpmorgan Chase Bank N.a. v. Dawson
12 Lvnv Funding Llc v. Francois
12 Lvnv Funding Llc v. Francois
13 Lvnv Funding Llc v. Ruiz
13 Lvnv Funding Llc v. Ruiz
14 Td Bank Usa, N.a. v. Russo
14 Td Bank Usa, N.a. v. Russo
15 Lvnv Funding Llc v. Chavis
15 Lvnv Funding Llc v. Chavis
16 Forsythe Finance, Llc v. Brooks
16 Forsythe Finance, Llc v. Brooks
17 Forsythe Finance, Llc v. Sprual
17 Forsythe Finance, Llc v. Sprual
18 Forsythe Finance, Llc v. Cooper
18 Forsythe Finance, Llc v. Cooper
19 Forsythe Finance, Llc v. Pritchett
19 Forsythe Finance, Llc v. Pritchett
20 Forsythe Finance, Llc v. Butler
20 Forsythe Finance, Llc v. Butler
21 Forsythe Finance, Llc v. Rogers
21 Forsythe Finance, Llc v. Rogers
22 Forsythe Finance, Llc v. Wright-sykes
22 Forsythe Finance, Llc v. Wright-sykes
23 Forsythe Finance, Llc v. Ealy
23 Forsythe Finance, Llc v. Ealy
24 Forsythe Finance, Llc v. Austin
24 Forsythe Finance, Llc v. Austin
25 Forsythe Finance, Llc v. Borden
25 Forsythe Finance, Llc v. Borden
26 Forsythe Finance, Llc v. Cordovi
26 Forsythe Finance, Llc v. Cordovi
27 Forsythe Finance, Llc v. Wadlington
27 Forsythe Finance, Llc v. Wadlington
28 Forsythe Finance, Llc v. Williams
28 Forsythe Finance, Llc v. Williams
29 Forsythe Finance, Llc v. Davis
29 Forsythe Finance, Llc v. Davis
30 Forsythe Finance, Llc v. Davis
30 Forsythe Finance, Llc v. Davis
31 Forsythe Finance, Llc v. Borden
31 Forsythe Finance, Llc v. Borden
32 Forsythe Finance, Llc v. Ellis
32 Forsythe Finance, Llc v. Ellis
33 Forsythe Finance, Llc v. Holmes
33 Forsythe Finance, Llc v. Holmes
34 Forsythe Finance, Llc v. Dinkins
34 Forsythe Finance, Llc v. Dinkins
35 Forsythe Finance, Llc v. Furqan
35 Forsythe Finance, Llc v. Furqan
36 Forsythe Finance, Llc v. Berry
36 Forsythe Finance, Llc v. Berry
37 Forsythe Finance, Llc v. Kennedy
37 Forsythe Finance, Llc v. Kennedy
38 Forsythe Finance, Llc v. Rivers
38 Forsythe Finance, Llc v. Rivers
39 Forsythe Finance, Llc v. Seeney
39 Forsythe Finance, Llc v. Seeney
40 Forsythe Finance, Llc v. Tilghman
40 Forsythe Finance, Llc v. Tilghman
41 Forsythe Finance, Llc v. Shaw
41 Forsythe Finance, Llc v. Shaw
42 Forsythe Finance, Llc v. Bernard
42 Forsythe Finance, Llc v. Bernard
43 Forsythe Finance, Llc v. Baxter
43 Forsythe Finance, Llc v. Baxter
44 Forsythe Finance, Llc v. Simmons
44 Forsythe Finance, Llc v. Simmons
45 Forsythe Finance, Llc v. Womack
45 Forsythe Finance, Llc v. Womack
46 Forsythe Finance, Llc v. Davis
46 Forsythe Finance, Llc v. Davis
47 Forsythe Finance, Llc v. Mckay
47 Forsythe Finance, Llc v. Mckay
48 Forsythe Finance, Llc v. Dantzler
48 Forsythe Finance, Llc v. Dantzler
49 Forsythe Finance, Llc v. Carter
49 Forsythe Finance, Llc v. Carter
50 Forsythe Finance, Llc v. Butts
50 Forsythe Finance, Llc v. Butts
51 Forsythe Finance, Llc v. Tate
51 Forsythe Finance, Llc v. Tate
52 Forsythe Finance, Llc v. Hurst
52 Forsythe Finance, Llc v. Hurst

53 Forsythe Finance, Llc v. Pettway
53 Forsythe Finance, Llc v. Pettway
54 Forsythe Finance, Llc v. Loftin
54 Forsythe Finance, Llc v. Loftin
55 Forsythe Finance, Llc v. Jones
55 Forsythe Finance, Llc v. Jones
56 Forsythe Finance, Llc v. Blakeney
56 Forsythe Finance, Llc v. Blakeney
57 Forsythe Finance, Llc v. White
57 Forsythe Finance, Llc v. White
58 Forsythe Finance, Llc v. Holland
58 Forsythe Finance, Llc v. Holland
59 Forsythe Finance, Llc v. Red
59 Forsythe Finance, Llc v. Red
60 Forsythe Finance, Llc v. Johnson
60 Forsythe Finance, Llc v. Johnson
61 Forsythe Finance, Llc v. Martin
61 Forsythe Finance, Llc v. Martin
62 Forsythe Finance, Llc v. Wharton
62 Forsythe Finance, Llc v. Wharton
63 Forsythe Finance, Llc v. Conquest
63 Forsythe Finance, Llc v. Conquest
64 Forsythe Finance, Llc v. Bennett
64 Forsythe Finance, Llc v. Bennett
65 A&m Merchandising, Inc v. Hobson
65 A&m Merchandising, Inc v. Hobson

1 P.M.

1 Synchrony Bank v. Hatter
1 Synchrony Bank v. Hatter
2 Td Bank Usa Na v. Rodriguez
2 Td Bank Usa Na v. Rodriguez
3 Credit Corp Solutions, Inc. v. Howard
3 Credit Corp Solutions, Inc. v. Howard
4 Td Bank Usa Na v. Davila
4 Td Bank Usa Na v. Davila
5 Synchrony Bank v. Dorsey
5 Synchrony Bank v. Dorsey
6 Td Bank Usa Na v. Rivera
6 Td Bank Usa Na v. Rivera
7 Synchrony Bank v. Thomas
7 Synchrony Bank v. Thomas
8 Synchrony Bank v. Davis
8 Synchrony Bank v. Davis
9 Synchrony Bank v. Gresham
9 Synchrony Bank v. Gresham
10 Synchrony Bank v. Sanders
10 Synchrony Bank v. Sanders
11 Td Bank Usa Na v. Allen
11 Td Bank Usa Na v. Allen
12 Synchrony Bank v. Stine
12 Synchrony Bank v. Stine
13 Toyota Motor Credit Corporation v. Vega
13 Toyota Motor Credit Corporation v. Vega
14 Td Bank Usa Na v. Warnock
14 Td Bank Usa Na v. Warnock
15 Credit Corp Solutions, Inc. v. Darrisaw
15 Credit Corp Solutions, Inc. v. Darrisaw
16 Synchrony Bank v. Ndiaye
16 Synchrony Bank v. Ndiaye
17 Td Bank Usa Na v. Ashman
17 Td Bank Usa Na v. Ashman
18 Td Bank Usa Na v. Perepelitsa
18 Td Bank Usa Na v. Perepelitsa
19 Td Bank Usa Na v. Mcquaid
19 Td Bank Usa Na v. Mcquaid
20 Synchrony Bank v. Schaber
20 Synchrony Bank v. Schaber
21 Td Bank Usa Na v. Floyd
21 Td Bank Usa Na v. Floyd
22 Lvnv Funding, Llc v. Thompson
22 Lvnv Funding, Llc v. Thompson
23 Lvnv Funding, Llc v. Macready
23 Lvnv Funding, Llc v. Macready
24 Synchrony Bank v. Drake
24 Synchrony Bank v. Drake
25 Td Bank Usa Na v. Morton
25 Td Bank Usa Na v. Morton
26 Credit Corp Solutions, Inc. v. Wested
26 Credit Corp Solutions, Inc. v. Wested
27 Td Bank Usa Na v. Branch
27 Td Bank Usa Na v. Branch
28 Credit Corp Solutions, Inc. v. Crager
28 Credit Corp Solutions, Inc. v. Crager
29 Synchrony Bank v. Stroter
29 Synchrony Bank v. Stroter
30 Td Bank Usa Na v. Best
30 Td Bank Usa Na v. Best
31 Synchrony Bank v. Forbes
31 Synchrony Bank v. Forbes
32 Lvnv Funding, Llc v. Jonassen
32 Lvnv Funding, Llc v. Jonassen
33 Lvnv Funding, Llc v. Adams
33 Lvnv Funding, Llc v. Adams
34 Td Bank Usa Na v. Carulli
34 Td Bank Usa Na v. Carulli
35 Lvnv Funding, Llc v. McDermott
35 Lvnv Funding, Llc v. McDermott
36 Lvnv Funding, Llc v. Toledo
36 Lvnv Funding, Llc v. Toledo
37 Lvnv Funding, Llc v. Abrams
37 Lvnv Funding, Llc v. Abrams
38 Lvnv Funding, Llc v. Smith
38 Lvnv Funding, Llc v. Smith
39 Synchrony Bank v. Simms
39 Synchrony Bank v. Simms
40 Synchrony Bank v. Cryor
40 Synchrony Bank v. Cryor
41 Midland Credit Management, Inc. v. Briscoe

41 Midland Credit Management, Inc. v. Briscoe
42 Midland Credit Management, Inc. v. Coccia
42 Midland Credit Management, Inc. v. Coccia
43 Midland Credit Management, Inc. v. Pinckney
43 Midland Credit Management, Inc. v. Pinckney
44 Midland Credit Management, Inc. v. Connors
44 Midland Credit Management, Inc. v. Connors
45 Midland Credit Management, Inc. v. Osbourne
45 Midland Credit Management, Inc. v. Osbourne
46 Midland Credit Management, Inc. v. Bennefield
46 Midland Credit Management, Inc. v. Bennefield

6--LOSIER, J. SMALL
CLAIMS
9:15 A.M.

1 Discover Bank v. Smalls
1 Discover Bank v. Smalls
2 Maxcare Chiropractic v. Safeco Insurance Company
2 Maxcare Chiropractic v. Safeco Insurance Company
3 Maxcare Chiropractic v. Safeco Insurance Company
3 Maxcare Chiropractic v. Safeco Insurance Company
4 Discover Bank v. Mowry
4 Discover Bank v. Mowry
5 Way v. Elite Auto House
5 Way v. Elite Auto House
6 Healthbridge Management v. Liberty Mutual Personal Insurance Company
6 Healthbridge Management v. Liberty Mutual Personal Insurance Company
10 Pennsylvania Turnpike Commission v. Lofton
10 Pennsylvania Turnpike Commission v. Lofton
11 Echo Systems Industries, Llc v. Patton
11 Echo Systems Industries, Llc v. Patton

01:15 PM

1 Police And Fire Federal Credit Union v. Garland
1 Police And Fire Federal Credit Union v. Garland
2 Td Bank Usa Na v. Edinger
2 Td Bank Usa Na v. Edinger
3 Teachers Federal Credit Union v. Calhoun
3 Teachers Federal Credit Union v. Calhoun
4 Lvnv Funding Llc v. Jenkins
4 Lvnv Funding Llc v. Jenkins

COURT OF APPEALS

OPINIONS FILED

APRIL 04, 2024

BY BIBAS, J.
Robinson v. Secretary Pennsylvania Departm; 21-9001; Thus, under any standard of review, the Pennsylvania Supreme Court properly rejected Robinson's claim.

DISTRICT COURT

MEMORANDA AND
ORDERS

APRIL 03, 2024

BY McHUGH, J.
United States of America v. Safehouse et al; 19-0519; For the reasons set forth above, the Government's motion to dismiss Safehouse's counterclaims must be granted, and this case will be dismissed.

BY SCHMEHL, J.
Shorter v. Sorber et al; 22-5089; For the foregoing reasons, the Court grants Defendants' Motions.
Horsch v. Cantymagli et al; 24-1183; For the foregoing reasons, the Court will dismiss Horsch's Complaint because his claims are not plausible as pled.

BY RUFÉ, J.
Brown v. Campbell et al; 23-2771; For the foregoing reasons, Brown's Motions to Amend and Motion for Reconsideration will be denied.

BY GOLDBERG, J.
Naidu v. PNC Bank, National Association; 23-3179; Accordingly, I decline to dismiss this claim.

BY SURRICK, J.
Silverberg v. Dupont De Nemours Inc. et al; 24-0924; For the foregoing reasons, Plaintiff's

Motion for Temporary Restraining order and Preliminary Injunction will be denied.

BY KEARNEY, J.
USA v. Stanfa et al; 94-0127; We deny Mr. Martines compassionate release without prejudice.

BY LEESON, JR, J.
Harbor Business Compliance Corporation v. Firstbase.io, Inc.; 23-0802; For the reasons discussed herein, Harbor's Motion in Limine to Exclude the Opinions and Proposed Testimony of Steve Waldbusser on the topic of "use" is denied.

CIVIL ACTIONS

The defendant's name appears first, followed by the name of the plaintiff, the number, the nature of the suit and the name of plaintiff's attorney.

APRIL 04, 2024

Louisiana Healthcare Connections; ABC Companies 1-100: John Does 1-100--Abira Medical Laboratories LLC; 24-01408; Diversity; K.N. Scott.
Louisiana Healthcare Connections; ABC Companies 1-100: John Does 1-100--Abira Medical Laboratories LLC; 24-01409; Diversity; K.S. Marston.

JHL Landscaping--State Farm Fire and Casualty Co; 24-01410; Diversity; G.A. McHugh.

SEI Elevators, LLC: Jason Trinks--Trustees of the National Elevator Industry Pension Fund; Trustees of the National Elevator Industry Health Benefit Plan; Trustees of the National Elevator Industry Educational Plan; 24-01413; Fed. Question; J.D. Wolson.

Donna M. Fecondo: Joseph Silvestri & Son, Inc; Joseph Silvestri & Son, Inc. Profit Sharing Plan--Julie A. Su; 24-01414; Fed. Question; M.S. Goldberg.

City of Philadelphia; John Doe: Philadelphia Police Officer Adam Trush--Sherri Pomroy; 24-01416; Fed. Question; K.N. Scott.

Nationwide General Insurance Company--NGA Phan; 24-01417; Diversity; K.B. Hodge.

Ur M. Jaddou: Kathleen Bausman: Alejandro Mayorkas--Gui Hua Huang; 24-01418; U.S. Government Defendant; J.H. Slomsky.

Bankroll Club LLC--Christopher Young; 24-01419; Fed. Question; J.R. Sanchez.

Reger Rizzo & Darnall LLP--Anisa Abdullahi; 24-01420; Fed. Question; K.N. Scott.

Experian Information Solutions, Inc: Affirm, Inc--Douglas Appelman; 24-01421; Fed. Question; K.S. Marston.

South 17th Street Ownerco, LP; South 17th Street Leaseco, LLC; Accor Management US Inc--Robert J. Freed; 24-01423; Diversity; M.R. Perez.

Universal Health Services, Inc; Fairmount Behavioral Health Systems--Dashona Hightower; 24-01425; Fed. Question.

Fairmount Behavioral Health Systems; Universal Health Services, Inc--Dashona Hightower; 24-01426; Fed. Question; N.I.Q. Alejandro.

IS 245 North 15th Street LLC; IS BBFB LLC; Broad Street Healthcare Properties, LLC--Vicinity Energy Philadelphia, Inc; 24-01427; Fed. Question; M.M. Baylson.

East Atlantic Shipping, LLC: Darius Smith--Robert Collazo; 24-01428; Diversity.

Shawn Jones: Performance Food Group Company; Core-Mark Midcontinent, Inc--Earnest Cooper; 24-01429; Diversity.

Actavis Holdco U.S., Inc; Actavis Elizabeth LLC; Actavis Pharma, Inc--American Airlines, Inc; Aramark Services, Inc; General Motors LLC; 24-01430; Fed. Question.

Nurselect LLC--Landmark American Insurance Company; 24-01412; Fed. Question; J.M. Gallagher.

Berks Area Regional Transportation Authority--Brahim Jouhari; 24-01415; Fed. Question; J.L. Schmehl.

Kathy Barry Agency, LLC: Justin Marinkov: Kathy Barry--Patricia Scott; 24-01424; Fed. Question; J.M. Gallagher.

BANKRUPTCY COURT

PETITIONS FILED

APRIL 04, 2024

(READING)

Chapter 7
Shaniquah N Walker, 1066 Seneca St., Bethlehem, PA 18015 -- Robert W. Seitzer; United States Trustee; 24-11141; no summaries listed; L.E. Feldman, atty.; P.M. Mayer, B.J.
Shayne A Cook, 1429 Dewey Ave, Northampton, PA 18067 -- Robert W.

Seitzer; United States Trustee; 24-11144; no summaries listed; L.E. Feldman, atty.; P.M. Mayer, B.J.

Christopher Urena, 1255 Forest Rd, Whitehall, PA 18052 -- Lynn E. Feldman; United States Trustee; 24-11147; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

Kylee Defrancesco, 252 N. Walnut Street, Suite 306, Bath, PA 18014 -- Lynn E. Feldman; United States Trustee; 24-11148; no summaries listed; M. Dewald, atty.; P.M. Mayer, B.J.

Donald Bentzel, 422 Chelsea Drive, Lancaster, PA 17601 -- Lynn E. Feldman; United States Trustee; 24-11150; no summaries listed; M. Lazarus, atty.; P.M. Mayer, B.J.

Chapter 13

Gary Paul Toth, 3051 Keystone Street, Bethlehem, PA 18020 -- United States Trustee; 24-11137; no summaries listed; Z. Zawarski, atty.; P.M. Mayer, B.J.

Pamela Denise Jonjo, 628 West Berwick Street, Easton, PA 18042 -- United States Trustee; 24-11139; no summaries listed; V. Rubino, atty.; P.M. Mayer, B.J.

William D. Rosado, 1524 Bonnie Drive, Bethlehem, PA 18018 -- United States Trustee; 24-11149; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

APRIL 04, 2024

(PHILADELPHIA)

Chapter 7

Robert F Smith, Sr., 740 School Line Drive, King of Prussia, PA 19406 -- Robert W. Seitzer; United States Trustee; 24-11143; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J.

Jose Ramon Rabelo-Lozada, 202 Carly Lane, Malvern, PA 19355 -- Lynn E. Feldman; United States Trustee; 24-11143; no summaries listed; J.L. Quinn, atty.; P.M. Mayer, B.J.

Jacqueline M Whipple, 2826 N. 22nd Street, Philadelphia, PA 19132 -- Robert W. Seitzer; United States Trustee; 24-11146; no summaries listed; M.A. Siddons, atty.; A.M. Chan, B.J.

Lucy A Lang, 721 14th Ave, Prospect Park, PA 19076 -- Lynn E. Feldman; United States Trustee; 24-11151; no summaries listed; J.M. Cella, atty.; A.M. Chan, B.J.

Chapter 13

Penny C Miller, 977 Hickory Ridge Drive, Chalfont, PA 18914 -- Scott F. Waterman [Chapter 13]; United States Trustee; 24-11136; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J.

Natasha L Rodriguez, 8806 New Falls Road, Levittown, PA 19054 -- United States Trustee; 24-11142; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J.

Denise Allen, 7335 Rockwell Avenue, Philadelphia, PA 19111 -- United States Trustee; 24-11145; no summaries listed; P.H. Young, atty.; A.M. Chan, B.J.

Jessie M Strefeler, 66 Rocky Ridge Rd., Quakertown, PA 18951 -- United States Trustee; 24-11152; no summaries listed; A.G. Tuttle, atty.; A.M. Chan, B.J.

ORPHANS' COURT
DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J.
FOR THE WEEK OF APRIL 8, 2024
MON., APRIL 1, 2024
10:00 A.M. ZOOM HEARING, 1440 AP
Ronald David Mayrant; Pro Se
11:00 A.M. ZOOM HEARING, 1258 DE
2023/234105
James Joseph; S. Miller
12:00 P.M. ZOOM HEARING, 1428 DE
2022/227380
Gloria Moore; T. Grady
2:00 P.M. ZOOM HEARING, 2021/225392
Jennie Congo; R. Sales
TUESDAY, APRIL 9, 2024
10:00 A.M. ZOOM HEARING, 1243 de

2018/234545

Tyrone C. Gandy; J. McDonald
2:00 P.M. ZOOM HEARING, 2108-
02131/23115460
D'Juan Hagans; K. Behrens
WEDNESDAY, APRIL 10, 2024
COURTROOM 414, 92 AP 2021/232065
Cheryl Browning; S. Wilson
1:00 P.M. ZOOM HEARING, 2023/234469
Eugenia McGinley; Y. Rogers

HEARINGS AND CONFERENCES

Before CARRAFIELLO, J.

FOR THE WEEK OF APRIL 8, 2024

No HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before SHEILA WOODS-SKIPPER, J.
FOR THE WEEK OF APRIL 8, 2024

MON., APRIL 8, 2024
11:00 A.M. ZOOM HEARING, 551Ic OF
2023 #231829

Estate of Betty Rodgers, IC, ACT; A. Mixon. D. Speyer; V. Snow; D. Jaskowiak; L. Ehrlich
TUE., APRIL 9, 2024
10 A.M. Zoom Hearing, 6401C of 2021
#212692

Estate of Cynthia Guzman, IC, ACT; C. Little Simcox; Y. Rogers; M. Davis
11 A.M. Zoom Hearing, 131ONP of 2023H
241113

COURTROOM 425, CH

In re: Community Council for MHMR, Inc., NP; R. H. Glanton; A. Silverstein; D. Dembe
WED., APRIL 10, 2024
COURTROOM 425, CH, 1369DE OF 2023
#234539

10:00 A.M. TRIAL: ESTATE OF EUGENE MCGRATH, DE; N. Hark; S. Miller
THU., APRIL 11, 2024
12:00 P.M. Zoom Hearing, 129AI of 2024
#240450

Estate of Kristen Snyder, AI, ACT; E. Jensen

HEARINGS AND CONFERENCES

Before STELLA TSAI, J.

FOR THE WEEK OF APRIL 8, 2024
MON., APRIL 8, 2024

10:00 A.M. ZOOM HEARING, 996AI-
2023/233155

Lynette Millhouse; F. Minnis
2:00 P.M. ZOOM HEARING, 1392DE-
2022/227276

Emma Roy; M. Isenberg
TUE., APRIL 9, 2024

COURTROOM 432, 247ST-2023/230783
2:00 P.M. HEARING

Daisey E. Warner; J. Pecora
WED., APRIL 10, 2024

10:00 ZOOM HEARING, 281AI-
2024/240946

Giovanni Mitchell; J. Malley
3:00 P.M. ZOOM HEARING, 315DE-
2022/234644

Doris McDowell; R. Bemby
THURS., APRIL 11, 2024

10:00 A.M. ZOOM HEARING,
92AI=2024/240354

Phillip Shannon; J. Peterson
2:00 P.M. ZOOM HEARING, 103AI-
2024/240364

Dorothy Dombrowski; S. Montresor
FRI., APRIL 12, 2024

COURTROOM 432, 1356DE-2021/223156
10:00 A.M. HEARING
Kevin Rankin; v.Canuso

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Court Notices

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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 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 (Pleas in Response to Citation), 408 (Not Guilty Pleas – Notice of Trial), 409 (Guilty Pleas), 411 (Procedures Following Filing of Citation – Issuance of Summons), 412 (Pleas in Response to Summons), 413 (Not Guilty Pleas – Notice of Trial), 414 (Guilty Pleas), 422 (Pleas 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

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IN THE SUPREME COURT OF PENNSYLVANIA

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

[[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.

Court Notices

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

Administrative Order

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 alldocumentary 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

The Legal Intelligencer

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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ESTATE NOTICES

ZUBYK, RUTH -- John Zubyk, Executor, c/o Daniel J. Tann, Esq., 100 South Broad Street, Suite 1355, Philadelphia, PA 19110; Daniel J. Tann, Attorney, 100 South Broad Street, Suite 1355, Philadelphia, PA 19110.
3-25-3*

NAME CHANGE

Court of Common Pleas for the County of Philadelphia, February Term, 2024, No. 002568. NOTICE IS HEREBY GIVEN that on March 6, 2024, the petition of **Marianda Joanil Rivera Howard and Harold Yieheim Edward Harris** was filed, praying for a decree to change their name to **Sarah Joanna Israel and Yachim Ben Israel**. The Court has fixed April 8, 2024, at 11:30 A.M. in Room No. 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.
4-8-1*

Court of Common Pleas for the County of Philadelphia, October Term, 2022, No. 002157. NOTICE IS HEREBY GIVEN that on March 6, 2024, the petition of **Kashirah Aaliyah Springs-Hunter** was filed, praying for a decree to change her name to **Kashirah Aaliyah Springs-Allen**. The Court has fixed April 8, 2024, at 11:30 A. M. in Room No. 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.
4-8-1*

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Sheriff’s Sale Notices for May 7, 2024

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>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.</p> <p>FIRST PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, May 7, 2024 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EDT Rochele Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>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”).</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets on-line 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.</p> <p>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”).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>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.</p> <p>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.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>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)</p> <p>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.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using anunregistered fictitious name and may, at the discretion of the Sheriff, require proof of identityof 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>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.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF’S SALE OF TUESDAY, MAY 7, 2024</p>	<p>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 Mat-tioni Ltd</p> <p>2405-301 2229 Cantrell St 19145 48th Wd. 658 Sq Ft BRT #482080400 Improvements: Resi-dential Property TAWAN DAVIS GUARANTOR FAM-ILY HOUSING LLC C.P. Dec 2021 No. 01726 \$218,113.43 KML Law Group, P.C.</p> <p>2405-302 5951 Belden St 19149 53rd Wd. 1,633 Sq Ft BRT #531302100 Improvements: Resi-dential 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.</p> <p>2405-303 3948 Dell St 19140 43rd Wd. 920 Sq Ft BRT #433180900 Improvements: Resi-dential 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.</p> <p>2405-304 2029 Widener Pl 19138 17th Wd. 887 Sq Ft BRT #171197600 Improvements: Resi-dential Property JESSICA MCCREARY C.P. Jun 2023 No. 02918 \$85,330.64 KML Law Group, P.C.</p> <p>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 ROSE-MARY CUSATO, DECEASED ROBYN MARIA CUSATO, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO , DECEASED JODY ANN LE-VONCHUCK, SOLELY IN HIS/HER CA-PACITY AS HEIR OF ROSEMARY CU-SATO, DECEASED THE UNKNOWN HEIRS OF ROSEMARY CUSATO C.P. Aug 2019 No. 01014 \$186,097.18 KML Law Group, P.C.</p> <p>2405-306 3103 S 13th St 19148 39th Wd. 1,614 Sq Ft BRT #395342700 Improvements: Resi-dential Property GENC MORINA C.P. Jul 2023 No. 01060 \$357,311.85 KML Law Group, P.C.</p> <p>2405-307 2539 S 62nd St 19142 40th Wd. 1096 Sq Ft BRT #402104100 Improvements: Resi-dential 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.</p> <p>2405-308 9842 Garvey Dr 19114 65th Wd. 1,812 Sq Ft BRT #652472200 Improvements: Resi-</p>	<p>dential Property DIANE HARTMAN AND DAVID F. HARTMAN C.P. Jan 2019 No. 00260 \$188,100.03 KML Law Group, P.C.</p> <p>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.</p> <p>2405-310 532 S Taney St 19146 30th Wd. 825 Sq Ft BRT #303104500 Improvements: Resi-dential Property ANTHONY J. COSTANZO AND KIM-BERLY A. KATCHEN A/K/A KIMBER-LY A. KATCHEN-COSTANZO C.P. Mar 2018 No. 03443 \$329,468.97 KML Law Group, P.C.</p> <p>2405-311 5826 Chew Ave 19138 59th Wd. 2,269 Sq Ft BRT #591202200 Improvements: Resi-dential Property JACQUELYN COLEMAN C.P. Jan 2022 No. 02323 \$117,633.06 KML Law Group, P.C.</p> <p>2405-312 5421 Kingssessing Ave 19143 51st Wd. 975 Sq Ft BRT #514148200 Improve-ments: Residential Property HEDY BRONZELL C.P. Oct 2022 No. 01912 \$148,853.29 KML Law Group, P.C.</p> <p>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.</p> <p>2405-314 8314 Strahle Pl 19111 63rd Wd. 2504 Sq Ft BRT #631411300 Improvements: Resi-dential Property REVELLA COLES C.P. Mar 2023 No. 02981 \$120,500.18 KML Law Group, P.C.</p> <p>2405-315 7507 Woodcrest Ave 19151 34th Wd. 1,627 Sq Ft BRT #343190900 Improve-ments: Residential Property NOEL WHITE C.P. Apr 2023 No. 02388 \$170,665.49 KML Law Group, P.C.</p> <p>2405-316 3426 Vaux St 19121 38th Wd. 1,559 Sq Ft BRT #382224900 Improvements: Resi-dential Property MARIA E. CRESPO AKA MARIA CRE-SPO C.P. Jan 2023 No. 00631 \$136,792.19 KML Law Group, P.C.</p> <p>2405-317 6713 N Sydenham St 19126 10th Wd. 1650 Sq Ft BRT #101021500 Improve-ments: Residential Property JAMELLA L. PATTERSON C.P. Dec 2021 No. 02012 \$170,144.44 KML Law Group, P.C.</p> <p>2405-318 1750 Brill St 19124 62nd Wd. 1140 Sq Ft BRT #622144400 Improvements: Resi-dential Property BRANDON MATTHEW BEDOYA AKA BRANDON M. BEDOYA C.P. Jun 2023 No. 01970 \$91,632.80 KML Law Group, P.C.</p> <p>2405-319 2402 N 18th St 19132 16th Wd. 1,909 Sq Ft BRT #162006900 Improvements: Resi-</p>	<p>dential Property STEVEN O. MARTIN C.P. Aug 2022 No. 02779 \$322,266.97 KML Law Group, P.C.</p> <p>2405-320 5070 F St 19124 23rd Wd. 1,226 Sq Ft BRT #233060300 Improvements: Resi-dential Property RAY WU LIU C.P. Dec 2022 No. 01382 \$49,944.00 KML Law Group, P.C.</p> <p>2405-321 920 East Sedgwick St 19150 50th Wd. 3598 Sq Ft BRT #502427000 Improve-ments: Residential Property NATHAN A. JAMES, ADMINISTRA-TOR OF THE ESTATE OF NANCY B. ROBY C.P. May 2019 No. 02098 \$357,001.39 McCabe, Weisberg & Con-way, LLC</p> <p>2405-322 519 East Courtland St 19120 42nd Wd. 834 Sq Ft BRT #421027700 Improve-ments: Residential Property YOLANDA CARABALLO C.P. Apr 2018 No. 02011 \$59,666.21 McCabe, Weisberg & Conway, LLC</p> <p>2405-323 1133 Mercy St 19148 39th Wd. 656 Sq Ft BRT #394023100 Improvements: Resi-dential Property DSK CONTINENTAL GROUP, LLC C.P. Aug 2023 No. 00622 \$298,077.64 Mc-Cabe, Weisberg & Conway, LLC</p> <p>2405-324 8643 Bayard St 19150 50th Wd. 1435 Sq Ft BRT #501220800 Improvements: Resi-dential Property ADRIANA T. MORRIS C.P. Dec 2022 No. 02247 \$109,968.65 McCabe, Weis-berg & Conway, LLC</p> <p>2405-325 5210 Overbrook Ave 19131 52nd Wd. 10,000 Sq Ft BRT #521205300 Improve-ments: Residential Property MWANNA M. SWANS AKA MWAN-NA SWANS C.P. Jan 2023 No. 00163 \$403,957.44 McCabe, Weisberg & Con-way, LLC</p> <p>2405-326 1016 W Duncannon Ave 19141 49th Wd. 2,125 Sq Ft BRT #492024200 Improve-ments: Residential Property MOHAMMED OMAR FARUQ C.P. Jan 2023 No. 02892 \$11,351.51 McCabe, Weisberg & Conway, LLC</p> <p>2405-327 1421 W York Street 19132 16th Wd. 1,115 Sq Ft BRT #161278900 Improve-ments: Residential Property ABI CAPITAL CORPORATION C.P. Mar 2023 No. 00962 \$360,373.42 McCabe, Weisberg & Conway, LLC</p> <p>2405-328 5841 Cobbs Creek Pkwy 19143 3rd Wd. 1664 Sq Ft BRT #033152400 Improve-ments: Residential Property Subject To Mortgage WILLIAM ERIC COVINGTON KNOWN SURVIVING HEIR OF ELIZA-BETH C. DANIELS, SHANITA OUTING KNOWN SURVIVING HEIR OF ELIZA-BETH C. DANIELS, EVELYN JACK-SON KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, AND UN-KNOWN SURVIVING HEIRS OF ELIZ-ABETH C. DANIELS C.P. Nov 2020 No. 00340 \$157,386.28 McCabe, Weisberg & Conway, LLC</p>

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<p>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 SADDIE 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, NYOMI A 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</p>	<p>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</p>	<p>2405-345 4135 I St 19124 33rd Wd. 1,170 Sq Ft BRT #332171500 Improvements: Residential Property GRAZYNA SCHULLER C.P. Jan 2018 No. 00276 \$64,393.55 Stern & Eisenberg, PC</p>	<p>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</p>	<p>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</p>
<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>
<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>
<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>
<p>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</p>	<p>2405-340 418 W Chelten 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</p>	<p>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</p>	<p>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</p>	<p>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.</p>
<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>	<p>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.</p>
<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>
	<p>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</p>	<p>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</p>	<p>2405-363 3129 Fairdale Rd 19154 66th Wd. 2,250 Sq Ft BRT #663025700 Improvements: Residential Property JANINE FREEMAN AND MALCOLM YAMOA H C.P. June 2023 No. 01759 \$177,093.45 Hladik Onorato & Federman, LLP</p>	<p>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.</p>
	<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>
	<p>2405-345 358 W Horttner 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</p>	<p>2405-354 815 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</p>	<p>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</p>	<p>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</p>
	<p>2405-346 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</p>	<p>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</p>	<p>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</p>	<p>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</p>
	<p>2405-347 7502 E Tulpehocken St 19138 50th Wd.</p>	<p>2405-356 7502 E Tulpehocken St 19138 50th Wd.</p>	<p>2405-367 226 Morris St 19148 1st Wd. 1,067 Sqft BRT #011114900 Improvements: Residential Property Subject To Mortgage ARTHUR M. ROHR C.P. May 2023 No. 01223 \$252,117.43 Padgett Law Group</p>	<p>2405-379 609 Horttner Place A/k/a 609 East Horttner Place 19119 22nd Wd. 5,664 Sq Ft BRT #221185700 Improvements: Residential Property</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>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 Kirn, LLC</p> <p>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</p> <p>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</p> <p>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</p> <p>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 SHEPHARD SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, MARK SMITH JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHN-</p>	<p>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 FRED-DIE L. JOHNSON, DECEASED C.P. Nov 2022 No. 02145 \$58,718.71 KML Law Group, P.C.</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p>	<p>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</p> <p>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 Office Of Gegory Javardian, LLC</p> <p>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</p> <p>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 Office Of Gegory Javardian, LLC</p> <p>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</p> <p>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</p> <p>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</p>	<p>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</p> <p>2405-399 3821 Brown St 19104 24th Wd. 1,257 Sq Ft BRT #243119700 Improvements: Residential Prpoerty Subject To Mortgage SFR PHILADELPHIA, LLC, C.P. Aug 2023 No. 03075 \$137,313.11 Friedman Vartolo LLP</p> <p>2405-400 247 S 55th St 19139 60th Wd. 1,564 Sq Ft BRT #603166400 Improvements: Residential Prpoerty MICHAEL GILLIAM, C.P. Nov 2022 No. 02253 \$158,947.31 Albertelli Law</p> <p>2405-401 1254 N 19th St 19121 47th Wd. 766 Sq Ft BRT #472090700 Improvements: Residential Prpoerty T-P CONTRACTOR LLC; PINE HOLDINGSII LLC;PINE HOLDINGS INC. C.P. Aug 2023 No. 00089 \$220,017.89 Mat-tioni Ltd</p> <p>2405-402 1201-15 Fitzwater St, Unit 204 19147 2nd Wd. 608 Sq Ft BRT #888022424 Improvements: Residential Prpoerty Subject To Mortgage YAMAN TASDIVAR C.P. May 2023 No. 02471 \$57,920.49 First National Bank Of Pennsylvania</p> <p>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</p> <p>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</p> <p>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.</p>	<p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p>

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