

The Legal Intelligencer

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LEGAL LISTINGS

COURT NOTICES

THE DISCIPLINARY BOARD OF THE SUPREME COURT OF PENNSYLVANIA [204 PA. CODE CHS 81 and 87]

Proposed Amendments to the Rules of Professional Conduct and Disciplinary Board Rules
and Procedures Relating to Lawyer Succession Planning

Notice of Proposed Rulemaking

Notice is hereby given that The Disciplinary Board of the Supreme Court of Pennsylvania (the “Board”) is considering recommending to the Supreme Court of Pennsylvania amendments to the Rules of Professional Conduct and Disciplinary Board Rules and Procedures to require that every active lawyer in private practice in Pennsylvania maintain a written succession plan.

EXPLANATORY REPORT

New Rule of Professional Conduct 1.20

Pennsylvania’s current Rules of Professional Conduct do not mandate that private practice lawyers maintain a succession plan¹, yet the Board recognizes that such planning is essential. The future is unpredictable and lawyers must strive to lessen the impact of unexpected interruption to their relationships with clients by proactively protecting the clients’ interests in the event of the attorney’s death, disability, or other unanticipated absence. A succession plan helps ensure a smooth transition of client files and ease chaos in times of crisis.

Proposed Rule of Professional Conduct (“RPC”) 1.20 governs lawyer succession planning. Subdivision (a) provides that every active lawyer in private practice in Pennsylvania have a written succession plan. This subdivision sets forth the minimum requirements of the plan, which should include: (1) the identity of the lawyer or law firm designated to carry out the plan; (2) the location of information necessary to access the designating lawyer’s pertinent records; and (3) information on the designating lawyer’s trust and operating accounts and corresponding records. Subdivision (b) requires that the designating lawyer notify the assisting lawyer and obtain that lawyer’s written consent to act as the assisting lawyer. The designating lawyer must also inform clients of the existence of the succession plan. Subdivision (c) addresses the liability of the assisting lawyer, and provides that the rule is not intended to create liability, but rather any such liability is determined by the terms of the agreement between the designating lawyer and the assisting lawyer.

The commentary following the rule text provides guidance to practitioners on implementing a succession plan tailored to the lawyer’s particular circumstances and offers examples to demonstrate that there can be flexibility in crafting the plan. As well, the commentary gives guidance to lawyers who practice in firm settings that include other Pennsylvania-admitted lawyers in good standing, that they may designate the firm as the successor, and reminds lawyers of the obligation to notify clients of the succession plan, preferably by including the information in the engagement or retainer agreement.

Disciplinary Board Rule § 87.7(b)

A revision to the Disciplinary Board Rules would permit Office of Disciplinary Counsel to ask respondent-attorneys about their compliance with new Rule 1.20 as part of the process of sending a DB-7 Letter (Request for Statement of Respondent’s Position) during ODC’s investigation of a matter, as well as request that the respondent-attorney produce the succession plan. This proposed rule change gives Disciplinary Counsel the opportunity to discuss the requirements of succession planning with a respondent-attorney and allow for an educational opportunity.

Interested persons are invited to submit written comments, suggestions or objections by mail, email or facsimile to the Executive Office, The Disciplinary Board of the Supreme Court of Pennsylvania, 601 Commonwealth Avenue, Suite 5600, PO Box 62625, Harrisburg, PA 17106-2625, facsimile number (717-231-3381), email address Dboard.comments@pacourts.us on or before May 1, 2024.

By The Disciplinary Board of the
Supreme Court of Pennsylvania

JESSE G. HEREDA
Executive Director

Annex A

PENNSYLVANIA RULES OF PROFESSIONAL CONDUCT

Rule 1.20 Lawyer Succession Planning

(a) Succession plan. Every active lawyer in private practice in Pennsylvania (the “designating lawyer”) must have a written succession plan, either alone or as part of a law firm plan, specifying the steps to be taken in the event of the designating lawyer’s extended incapacity from practicing law, or

the designating lawyer’s disability or death. At a minimum, the plan must include the following: (1) the identity of the lawyer or law firm designated to carry out the terms of the succession plan (the “assisting lawyer”); (2) the location of information necessary to access the designating lawyer’s current list of active clients, client files, and other client information including computer and other relevant passwords; and (3) information on the designating lawyer’s trust and operating accounts and corresponding records.

(b) Notice of plan. The designating lawyer must notify the assisting lawyer of, and the assisting lawyer must consent to, the designation as an assisting lawyer in a writing signed by the designating lawyer and the assisting lawyer, or by electronic communication acknowledged by both the designating lawyer and the assisting lawyer. Designating lawyers must also notify their clients of the existence of the succession plan.

(c) Liability of Assisting Lawyer. If the assisting lawyer forms an attorney-client relationship with the designating lawyer’s clients, the assisting lawyer will be subject to the existing rules and duties attendant to the attorney-client relationship. Otherwise, this rule is not intended to create liability between the assisting lawyer and the clients of the designating lawyer. Any liability between the designating and assisting lawyers shall be determined by the terms of the agreement between them.

Comment:

[1] When a lawyer is unexpectedly unable to practice for an extended period of time, the lawyer’s clients, staff, and practice are at risk of significant harm. By taking proactive steps to plan for an unexpected interruption in practice, including implementation of a succession plan, a designating lawyer can avert or mitigate such harm. The goal of succession planning is to protect the interests of the designating lawyer’s current clients by creating and implementing a succession plan to take effect when the designating lawyer is unable to practice law due to extended incapacity, or the lawyer’s disability or death. The incapacity of the designating lawyer may be temporary or permanent.

[2] The level of sophistication of a succession plan should be determined by each designating lawyer’s or law firm’s circumstance. For example, as part of the succession plan the designating lawyer can arrange for the assisting lawyer to take steps to promptly distribute the client matters, including any trust funds due to the clients, directly to the clients or to other lawyers chosen by the clients. Alternatively, the designating lawyer may draft the plan such that, with the clients’ consent, the assisting lawyer will assume responsibility for the interests of the designating lawyer’s clients, subject to the right of the clients to retain a different lawyer or law firm other than the assisting lawyer. Some designating lawyers may choose to designate more than one lawyer or a pool of lawyers as the assisting lawyer. These examples are not meant to be exhaustive or exclusive, but rather to suggest that there is great flexibility allowed by the rule in the crafting of the succession plan.

[3] If the designating lawyer is a member of a law firm that includes other Pennsylvania-admitted lawyers in good standing, the designating lawyer may designate the firm as the assisting lawyer.

[4] The designating lawyer must notify his or her clients of the existence of the lawyer’s succession plan. Preferably this should be done by including the information in the engagement or retainer agreement.

DISCIPLINARY BOARD RULES AND PROCEDURES

§ 87.7. Notification to respondent-attorney of complaint and duty to respond; duty to produce Pa.R.P.C. 1.15’s required records and effect of failure to produce.

(b) *Transmission of notice.* Except as provided in subsection (a) of this section, the district office shall prepare and forward to the respondent-attorney Form DB 7 (Request for Statement of Respondent’s Position), advising the respondent-attorney of:

(1) the nature of the grievance and if the investigation has not been initiated by the Office of Disciplinary Counsel pursuant to § 87.1(b) (relating to initiation of investigations), the name and address of the complainant; and

Court Notices continues on 8

I N S I D E

Common Pleas Court:
3 Civil Listings
5 Criminal Listings
5 Family Court
7 Municipal Court
7 Orphans’ Court

9 Public Notices
10 Sheriff’s Sale
7 U.S. Bankruptcy Court
7 U.S. Court of Appeals
7 U.S. District Court
2 Trial List

DISTRICT COURT

NOTICE

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

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

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

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

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

J. SANCHEZ
Chief Judge

SANCHEZ, CH.J.

Scheduling Courtroom Deputy: Nancy DeLisle
Phone: (267) 299-7789
ESR/Courtroom Deputy: Stacy Wertz
Phone: (267) 299-7781

TUESDAY, FEBRUARY 27, 2024

Revocation Superv Rls-FinalHrg

11:30 A.M.

11-cr-0032

USA v. SOLOMAN

WEDNESDAY, FEBRUARY 28, 2024

Pretrial Conference/Hearing

01:30 P.M.

22-cr-0340

USA v. WATTS

22-cr-0340

USA v. TYLER

22-cr-0340

USA v. SWINTON

Revocation Superv Rls-FinalHrg

09:30 A.M.

19-cr-0636

USA v. SCOTT-HARPER

Show Cause Hearing

02:00 P.M.

18-cv-4663

SU v. MOSLUOGLU, INC. et al

MONDAY, MARCH 4, 2024

Final Pretrial Conference

10:30 A.M.

23-cv-2944

STATE FARM FIRE & CASUALTY CO.

Jury Trial

09:00 A.M.

23-cr-0364

USA v. PRIDGEN

23-cr-0364

USA v. BIVENS

G.E.K. PRATTER, J.

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

MONDAY, FEBRUARY 26, 2024

Arraignment

03:00 P.M.

23-cr-0495

USA v. CASTLE

Sentencing

10:00 A.M.

18-cr-0101

USA v. DILLINGER

TUESDAY, FEBRUARY 27, 2024

Evidentiary Hearing

03:00 P.M.

22-cv-4539

JOHNSON v. OMNI PROPERTY SERVI

Revocation Superv Rls-FinalHrg

02:00 P.M.

15-cr-0471

USA v. WILLIAMS

Sentencing

10:00 A.M.

18-cr-0101

USA v. RIVERA

WEDNESDAY, FEBRUARY 28, 2024

Sentencing

10:00 A.M.

18-cr-0101

USA v. THOMPSON

THURSDAY, FEBRUARY 29, 2024

Status Conference/Hearing

03:00 P.M.

19-cv-1175

VALENTIN v. PHILADELPHIA COUNT

FRIDAY, MARCH 1, 2024

Pretrial Conference/Hearing

01:00 P.M.

23-cv-2988

AMOUZOU v. COUNTY OF DELAWARE

MONDAY, MARCH 4, 2024

Motion Hearing

02:00 P.M.

23-cv-2869

FREDERICK MUTUAL INSURANCE CO.

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

MONDAY, FEBRUARY 26, 2024

Revocation Superv Rls-FinalHrg

02:00 P.M.

15-cr-0490

USA v. SANTIAGO-PIZARRO

Sentencing

11:00 A.M.

22-cr-0233

USA v. BANGOURA

TUESDAY, FEBRUARY 27, 2024

Sentencing

02:00 P.M.

23-cr-0041

USA v. JOSEPH

WEDNESDAY, FEBRUARY 28, 2024

Sentencing

02:00 P.M.

22-cr-0428

USA v. WRIGHT

THURSDAY, FEBRUARY 29, 2024

Sentencing

02:00 P.M.

20-cr-0132

USA v. CARTHON

22-cr-0336

USA v. NYANUE

MONDAY, MARCH 4, 2024

Sentencing

02:00 P.M.

20-cr-0320

USA v. SALERNO

M.S. GOLDBERG, J.

TUESDAY, FEBRUARY 27, 2024

Jury Trial

09:00 A.M.

23-cr-0009

USA v. AUTRY

Plea Agreement Hearing

09:30 A.M.

23-cr-0009

USA v. AUTRY

WEDNESDAY, FEBRUARY 28, 2024

Sentencing

10:00 A.M.

23-cr-0044

USA v. FINCH

THURSDAY, FEBRUARY 29, 2024

Motion Hearing

10:00 A.M.

24-cv-0612

UNITED STATES OF AMERICA v. Di

MONDAY, MARCH 4, 2024

Evidentiary Hearing

10:00 A.M.

23-cr-0181

USA v. MILLER

23-cr-0181

USA v. RIGHTER

QUINONES ALEJANDRO, J.

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

TUESDAY, FEBRUARY 27, 2024

Change of Plea Hearing

11:30 A.M.

23-cr-0504

USA v. LOVE

Sentencing

10:30 A.M.

21-cr-0244

USA v. TORRES

WEDNESDAY, FEBRUARY 28, 2024

Motion Hearing

09:30 A.M.

20-cv-2370

Brian J. Lyngaas, D.D.S., P.L.

Sentencing

03:00 P.M.

21-cr-0244

USA v. JIMENEZ-BENITEZ

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.

WEDNESDAY, FEBRUARY 28, 2024

Motion Hearing

10:00 A.M.

23-cr-0016

USA v. SAVANI

23-cr-0016

USA v. SAVANI

23-cr-0016

USA v. SAVANI

23-cr-0016

USA v. PHILIP

23-cr-0016

USA v. DHYLLON

23-cr-0016

USA v. RADOMIAK

23-cr-0016

USA v. JULIAN

23-cr-0016

USA v. SAVANI

23-cr-0016

USA v. PARASANA

23-cr-0016

USA v. GOYANI

23-cr-0016

USA v. PATEL

23-cr-0016

USA v. MALPARTIDA

THURSDAY, FEBRUARY 29, 2024

Sentencing

10:00 A.M.

22-cr-0273

USA v. PERNA

MONDAY, MARCH 4, 2024

Change of Plea Hearing

11:00 A.M.

23-cr-0415

USA v. MARTINEZ MADERA

Sentencing

02:00 P.M.

19-cr-0064

USA v. FIOCCA

G.A. MCHUGH, J.

Civil Deputy: Patricia Clark
Phone: 267 299-7301
Criminal Deputy: Christian Henry
Phone: 267-299-7307

TUESDAY, FEBRUARY 27, 2024

Change of Plea Hearing

10:00 A.M.

22-cr-0099

USA v. BARRETT

Pretrial Conference/Hearing

04:00 P.M.

20-cr-0045

USA v. ISLAM

20-cr-0045

USA v. DAWAN

THURSDAY, FEBRUARY 29, 2024

Revocation Superv Rls-FinalHrg

04:00 P.M.

09-cr-0084

USA v. ROSE

MONDAY, MARCH 4, 2024

Jury Trial

09:30 A.M.

20-cr-0045

USA v. ISLAM

20-cr-0045

USA v. DAWAN

BEETLESTONE, J.

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

TUESDAY, FEBRUARY 27, 2024

Sentencing

10:00 A.M.

21-cr-0340

USA v. MARFISI

WEDNESDAY, FEBRUARY 28, 2024

Discovery Hearing

10:00 A.M.

23-cv-4488

NORTHERN et al v. GEO CORRECTI

Miscellaneous Hearing

10:00 A.M.

23-cv-4488

NORTHERN et al v. GEO CORRECTI

FRIDAY, MARCH 1, 2024

Final Pretrial Conference

04:30 P.M.

22-cv-2223

GLOUKHOVA v. CSL BEHRING LLC

MONDAY, MARCH 4, 2024

Trial Date

09:00 A.M.

22-cv-2223

GLOUKHOVA v. CSL BEHRING LLC

KEARNEY, J.

Deputy Clerk: Ulrike Hevener
(267) 299-7688

MONDAY, FEBRUARY 26, 2024

Motion Hearing

08:30 A.M.

22-cv-0331

PRESBURY v. CORRECT CARE SOLUT

Revocation Superv Rls-FinalHrg

09:30 A.M.

14-cr-0209

USA v. FOSTER

Status Conference/Hearing

02:30 P.M.

23-cr-0198

USA v. LAFORTE

23-cr-0198

USA v. MCELHONE

23-cr-0198

USA v. COMPLETE BUSINESS SOLUT

23-cr-0198

USA v. LAFORTE

The Legal Intelligencer

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23-cr-0198_____
USA v. BARLETA

THURSDAY, FEBRUARY 29, 2024

Revocation Superv Rls-FinalHrg

09:00 A.M.

20-cr-0272_____
USA v. JOHNSON

MONDAY, MARCH 4, 2024

Status Conference/Hearing

02:30 P.M.

23-cr-0037_____
USA v. CLOUDEN

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

MONDAY, FEBRUARY 26, 2024

Pretrial Conference/Hearing

02:00 P.M.

23-cr-0238_____
USA v. WILLIAMS

TUESDAY, FEBRUARY 27, 2024

Miscellaneous Hearing

10:00 A.M.

22-cv-1908_____
MCKEY v. TENANTREPORTS.COM, LL

FRIDAY, MARCH 1, 2024

Sentencing

10:00 A.M.

23-cr-0077_____
USA v. JOHNSON

MONDAY, MARCH 4, 2024

Jury Trial

09:30 A.M.

23-cr-0238_____
USA v. WILLIAMS

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.

MONDAY, FEBRUARY 26, 2024

Jury Selection

09:00 A.M.

22-cr-0033_____
USA v. BERGER

22-cr-0033_____
USA v. BERGER

TUESDAY, FEBRUARY 27, 2024

Arraignment

02:00 P.M.

24-cr-0008_____
USA v. SHULER

Settlement Conference

04:00 P.M.

23-cv-2336_____
NATIONWIDE MUTUAL INSURANCE CO

WEDNESDAY, FEBRUARY 28, 2024

Change of Plea Hearing

09:00 A.M.

22-cr-0033_____
USA v. BERGER

10:00 A.M.

22-cr-0033_____
USA v. BERGER

Pretrial Conference/Hearing

04:00 P.M.

19-cr-0151_____
USA v. LEANDRY-OCASIO

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, FEBRUARY 27, 2024

Pretrial Conference/Hearing

10:00 A.M.

23-cv-3781_____
DOWNEY v. PHENOM PEOPLE, INC.

MONDAY, MARCH 4, 2024

Change of Plea Hearing

02:00 P.M.

19-cr-0307_____
J.D. WOLSON, J.
Civil Deputy: Jeannine Abed
Phone: (267) 299-7321
Criminal Deputy: Laura Buenzle
Phone: (267)299-7239

MONDAY, FEBRUARY 26, 2024

Motion Hearing

03:00 P.M.

23-cv-3825_____
Bruhns v. Albanese

Plea Agreement Hearing

02:00 P.M.

20-cr-0173_____
USA v. FARRIS

MONDAY, MARCH 4, 2024

Jury Trial

09:30 A.M.

22-cr-0402_____
USA v. MCGUIRE

J.M. YOUNGE, J.
Courtroom A
Criminal Courtroom Deputy: Andrew Follmer
Phone: 267-299-7369
Civil Courtroom Deputy: Dedra Brannan
Phone: 267-299-7360

K. S.. MARSTON, J.
Courtroom TBA
Courtroom Deputy/Criminal: Lara Karlson
phone: 267-299-7379

WEDNESDAY, FEBRUARY 28, 2024

Sentencing

11:00 A.M.

23-cr-0334_____
USA v. SCOTT

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

THURSDAY, FEBRUARY 29, 2024

Pretrial Conference/Hearing

02:00 P.M.

23-cv-3407_____
VONNIEDA-LAGRASSA et al v. NAT

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

MONDAY, FEBRUARY 26, 2024

Motion Hearing

10:00 A.M.

21-cr-0309_____
USA v. KISH

10:30 A.M.

21-cr-0313_____
USA v. IRVELLO

11:00 A.M.

21-cr-0307_____
USA v. MARTINEZ

THURSDAY, FEBRUARY 29, 2024

Arbitration Hearing

09:30 A.M.

23-cv-0004_____
DOMINIAK v. PETSMART, INC.

HODGE, J.

MURPHY, J.

MONDAY, FEBRUARY 26, 2024

Jury Trial

09:00 A.M.

23-cr-0294_____
USA v. MCELROY

TUESDAY, FEBRUARY 27, 2024

Change of Plea Hearing

02:00 P.M.

23-cr-0294_____
USA v. MCELROY

Pretrial Conference/Hearing

12:00 P.M.

21-cr-0136_____
USA v. HASSAN

WEDNESDAY, FEBRUARY 28, 2024

Motion Hearing

10:00 A.M.

22-cv-4596_____
BRICKHOUSE v. SCHOOL DISTRICT

THURSDAY, FEBRUARY 29, 2024

Change of Plea Hearing

02:00 P.M.

22-cr-0415_____
USA v. JONES

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

H. BARTLE, III, S.J.

MONDAY, FEBRUARY 26, 2024

Motion Hearing

01:00 P.M.

05-cr-0530_____
USA v. SKEETERS

TUESDAY, FEBRUARY 27, 2024

Sentencing

09:30 A.M.

22-cr-0444_____
USA v. BROWN

WEDNESDAY, FEBRUARY 28, 2024

Motion Hearing

01:30 P.M.

24-mc-0006_____
Actavis, Inc. et al v. King Dr

MONDAY, MARCH 4, 2024

Conference

09:30 A.M.

24-cv-0144_____
ARDEX LABORATORIES, INC. et al

Motion Hearing

09:30 A.M.

24-cv-0144_____
ARDEX LABORATORIES, INC. et al

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

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

MONDAY, FEBRUARY 26, 2024

Motion Hearing

01:00 P.M.

19-cr-0709_____
USA v. SIPPEL

FRIDAY, MARCH 1, 2024

Sentencing

01:00 P.M.

20-cr-0072_____
USA v. BURGESS

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

WEDNESDAY, FEBRUARY 28, 2024

Change of Plea Hearing

11:00 A.M.

23-cr-0214_____
USA v. DELACRUZ

THURSDAY, FEBRUARY 29, 2024

Miscellaneous Hearing

01:30 P.M.

20-cv-3954_____
DONOVAN REALTY, LLC et al v. C

M. BAYLSON, S.J.

WEDNESDAY, FEBRUARY 28, 2024

Miscellaneous Hearing

02:00 P.M.

20-cv-2967_____
ABRAHAM v. THOMAS JEFFERSON UN

THURSDAY, FEBRUARY 29, 2024

Miscellaneous Hearing

03:00 P.M.

22-cv-0841_____
PAPARO v. BOROUGH OF YEADON et

Motion Hearing

02:00 P.M.

22-cv-1695_____
DONAHUE et al v. BOROUGH OF CO

MONDAY, MARCH 4, 2024

Trial Date

09:30 A.M.

16-cv-0573_____
RAZAK et al v. UBER TECHNOLOGI

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

TUESDAY, FEBRUARY 27, 2024

Motion Hearing

01:30 P.M.

21-cv-4608_____
HAVASSY v. Keller Williams Rea

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

MONDAY, FEBRUARY 26, 2024

Change of Plea Hearing

02:30 P.M.

23-cr-0395_____
USA v. LING DAI

Jury Trial

09:30 A.M.

23-cr-0395_____
USA v. LING DAI

WEDNESDAY, FEBRUARY 28, 2024

Telephone Conference

10:00 A.M.

23-cr-0404_____
USA v. MOSKAITIS

MONDAY, MARCH 4, 2024

Change of Plea Hearing

02:00 P.M.

22-cr-0341_____
USA v. RIVERS

Motion Hearing

02:00 P.M.

23-cr-0539_____
USA v. WARD

Preliminary Hearing

09:30 A.M.

23-cr-0539_____
USA v. WARD

Sentencing

10:00 A.M.

20-cr-0361_____
USA v. BEASLEY

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

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

L.A. SITARSKI, M.J.

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

R.A. LLORET, M.J.

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

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

WEDNESDAY, FEBRUARY 28, 2024

Settlement Conference

10:00 A.M.

23-cv-2487_____
RUELL v. MCDONOUGH

THURSDAY, FEBRUARY 29, 2024

Conference

03:00 P.M.

23-cv-1793_____
ASPER v. SELECTIVE INSURANCE C

Settlement Conference

10:00 A.M.

21-cv-2784_____
ROSE v. EAGLE EXPRESS LINES, I

FRIDAY, MARCH 1, 2024

Settlement Conference

10:00 A.M.

23-cv-3709_____
IVANOV v. INTEGRATED POWER SER

CARLOS, M.J.

STRAW, M.J.

ARTEAGA, MJ
COURTROOM 3H
Courtroom Deputy: Danielle Haugher
phone: 267-299-7420

MONDAY, MARCH 4, 2024

Change of Plea Hearing

02:00 A.M.

20-cr-0073_____
USA v. RAMOS

COMMON PLEAS COURT
CASE MANAGEMENT
CONFERENCE LIST

CASE MANAGEMENT PROGRAM ROOM 613 CITY HALL

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

MON., FEBRUARY 26, 2024

8 A.M.
0012308-1198A. Van Dyke; E. Robertson
Ellenbogen et al. v.Main Line Health Inc. et al.

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 CICCI
- 3. 220800452 JARVI
- 4. 220800576 MARSHALL
- 5. 220803089 PLAFCAN
- 6. 220900238 FERRARI
- 7. 220901796 KICHLINE
- 8. 221102725 MCCAULEY
- 9. 221201945 GALLAGHER

2832 NASS OTHER CANCER

- 1. 210700328 SHIMP
- 2. 220701190 KINLAW
- 3. 220802014 SMITH

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. 21201046
- WHITEHEAD-WOODLEY
- 4. 221201164 SMITH
- 5. 221201612 GERHART
- 6. 221202511 HAKLAR
- 7. 221202603 COSIC
- 8. 221202699 WILSON
- 9. 221202705 SCOVIAK

FAMILY COURT DIVISION

FEB. 26, 2024
ADMINISTRATION AND
MISCELLANEOUS
1501 ARCH ST.
MURPHY, A.J.

JUVENILE BRANCH
FAMILY COURT BUILDING
1501 ARCH ST.
Juvenile Justice Service Center
YSC MASTER

Courtroom--3E
JCHO SHULER, J. W,F 9:30 A.M.
JCHO SHULER, J. T,Th 12:30 P.M.

Courtroom--4A
JCHO CICCONE
Courtroom--4B
JCHO GIUSINI, J. EX W

Courtroom--4C
GREY, J.

Courtroom--4D
MCCABE, J.

Courtroom--4E
FERNANDES, J.

Courtroom--4G
IRVINE, J. TH,F

Courtroom--5A
BARISH, J.

Courtroom--5B
MCLAUGHLIN, J.

Courtroom--5C
CANTY, J.

Courtroom--5D
SABATINA, J.

Courtroom 5E
IRVINE, J. W ONLY
JCHO SHULER, J. T,Th 9:30

Courtroom--5F
FURLONG, J.

Courtroom--5G
JCHO STOKES T

Courtroom--6H
GORDON J.

JCHO CICCONE, J. T 1 PM
JCHO STOKES TH 1PM

JJSC JCHO SHULER M,F
12:30

JCHO STOKES T

JCHO GIUSINI, J. W

JCHO CICCONE, J. Th
DOMESTIC RELATIONS/
FAMILY COURT BUILDING

1501 ARCH ST.

Courtroom--3A
SANDHER, J.

Courtroom--3B
COHEN, J.

Courtroom--3C
JACKSON, J.

Courtroom--3D
PALMER, J. M,T,TH,F 4F W

Courtroom--3F
MALLIOS, J.

Courtroom--3G
LITWIN, J.

Courtroom--4F
KRISTIANNSON, J. M,T,TH,F
4G W

Courtroom--6A
Courtroom--6B
FANNING, J. M,W,F

Courtroom--6C
FORD, J.

Courtroom--6D
WAHL, J.

Courtroom--6E
PAPADEMETRIOU, J.

Courtroom--6F
SULMAN, J. OUT

Courtroom--6G
Courtroom--7B
CHEN, J.

CRIMINAL TRIAL DIVISION

MON., FEB. 26, 2024

Room 505
PALUMBO, J.

Adams, Michael (Def. Assoc.)
Andrews, Anthony (Marryshow, Michael P.)
Chapman, Penny (Lento, Joseph D.)
Cotto, Edwin (Def. Assoc.)
Davis, Shaun (Bozzelli, Lawrence J.)
Desyree, Torres (Def. Assoc.)
Gass, Shalina (Def. Assoc.)
Goldman, Che (Scott, Norman Orville)
Gonzalez, Angel (Maran, Mary Therese)
Graham, Dysheem (Defender, Public Philadelphia)
Hartsfield, Michael (Sigman, Scott Philip)
Lozada, Nelson (Alboun, Samuel)
Mallon, Kristen (Patrizio, Stephen P.)
Mcnamee, Albert (Coleman, Joseph L.)
Perez, Jorge D. (Def. Assoc.)
Phillips, Kameron (Dimaio, Paul Michael)
Pinto, Ango (Bowers, Peter C.)
Poland, Bryant Jeffrey J. (Def. Assoc.)
Pratt, John (Santaguida, Joseph C.)
Stergis, Delvin (Def. Assoc.)
Tisdall, Kenya (Def. Assoc.)
Torres, Jose M. (Def. Assoc.)
Williams, Juan (Sigman, Scott Philip)

Room 507
MCDERMOTT, J.

Allen, Jermaine (Yee, Adam Sequoyah)
Connor, Vern (Def. Assoc.)
Everett, Jameer (Def. Assoc.)
Gladden, Rakeem (O'Riordan, Daniel John)
Harris, Tazhae (Nenner, David Scott)
Hill, Leonard K. (Perri, Fortunato N. Jr.)
Jones, Malachi (Def. Assoc.)
Jones, Michael (Savino, Louis Theodore Jr.)
Jones, Richard (Bologna, Jason P.)
Marshall, Marcus (Hughes, Evan T. L.)
Morris, Javier (Fioravanti, Michelle A.)
Mosley, Gamara R. (Lin, Susan Mon-Yi)
Reese, Bruce (Igwe, Emeka)
Spencer, Shiheem (Def. Assoc.)
Whiting, Rodney (Walker, John Robert)
Wyatt, Tyalisha (Walker, John Robert)

Room 605
BROWN, J.

Auld, Anthony (Savino, Louis Theodore Jr.)
Ayres, Terri R. (Walsh, John M.)
Bennett, Tariq (Nenner, David Scott)
Bradley, Remari (Def. Assoc.)
Brown, Julius (Def. Assoc.)
Brown, Juwan M. (Def. Assoc.)
Buchana, Brandon (Def. Assoc.)
Buckholtz, Elvedoe (Def. Assoc.)
Byrd, Devon (Palividas, Pantellis)
Campbell, Robin (Def. Assoc.)
Cassell, Maurice (Def. Assoc.)
Choub, Vath (Def. Assoc.)
Coles, Aaron L. (Def. Assoc.)
Cornie, Kingsley (Def. Assoc.)
Dieng, Oumar (Def. Assoc.)
Ford, Daemir (Def. Assoc.)
Furse, Tyler (Def. Assoc.)
Gilding, Jevon
Gooden, Ronald (Def. Assoc.)
Gordon, Eric (Page, Shawn Kendricks Sr.)
Hannibal, Shaquille S. (Steenison, Derek Alan)
Harris-gunter, Nasir (Def. Assoc.)
Harvey, Patrick (Burke, Thomas F.)
Hatton, Kevin (Def. Assoc.)
Jackson, Anthony (Burke, Thomas F.)
Jackson, Corey (Def. Assoc.)
Jenkins, Khalid (Def. Assoc.)
Jernigan, Dominic (Def. Assoc.)
Johnson, Laura (Def. Assoc.)
Jones, Avery (Def. Assoc.)
Jones, Savaughn (Thompson, Lopez Tyrone)
Moment, Jamal (Azzarano, Jeffrey)
Munden, Brandon (Def. Assoc.)
Nana, Mohamed M. (Def. Assoc.)
Spring, Tynisha (Def. Assoc.)
Taylor, Dominique (Def. Assoc.)
Williams, Orien (Def. Assoc.)
Williams, Rykeem (Maran, Mary Therese)
Williams, Wilmot (Def. Assoc.)

Room 607
EHRlich, J.

Jones, Irell (Scarpello, Joshua E.)
Richardson, Andrew (Kelly, Joseph Kevin)

Room 701
WASHINGTON, J.

Brown, Majesty (Yee, Adam Sequoyah)
Clark, Raheem (Def. Assoc.)
Delcid, Jose (Def. Assoc.)
Gallagher, James (Server, Gary Sanford)
Golatt, Jamier (Def. Assoc.)
Hernandez, Juan (Szanto, Jules Norris)
Jackson, Kiera (Abdul Rahman, Qawi)
Johnson, Joshua (Tinari, Eugene P.)
Johnson, Joshua D. (Tinari, Eugene P.)
Joynes, Richard (Def. Assoc.)
Miles, William (Tinari, Eugene P.)
Nash, Sean (Def. Assoc.)
River-torres, Wilfredo (McDermott, Michael I.)
Rodriguez-guzman, Anthony (Savino, Louis Theodore Jr.)
Rosales-morente, Jose (Hurley, Eileen J.)
Toledo-gonzalez, Joseph (Savino, Louis Theodore Jr.)
Torres Latorre, Pedro A. (Kenny, Thomas)
Torres, Rafael (Def. Assoc.)

Room 702
HANGLEY, J.

Berry, Theophilus (Def. Assoc.)
Bey, Khalid (Def. Assoc.)
Bryan, Newton D. (Chisholm, Walter C.)
Canty, Aaron (Link, Robert Patrick)
Harris-bracey, Laquan (Yee, Adam Sequoyah)
Jefferson, Jahier (Def. Assoc.)
Jones, Troy (Def. Assoc.)
Lamar, Michael (Def. Assoc.)
Lone, Christopher (Def. Assoc.)
Sanchez, Angel (Def. Assoc.)
Summers, Malik D. (Palividas, Pantellis)

Twyman, Charles (Alva, Jeremy-Evan)
Zamora, Nelson (Capone, Joseph P)

Room 705
WILLIAMS, J.

Brown, Jamal (Fiore, Todd R.)
Collins, Kevin Alan (Def. Assoc.)
Dejesus, Hector (Duckett, Cowanis Lee Jr.)
Hanratty, Steven (Def. Assoc.)
Hunter, Damoin (Def. Assoc.)
Lyons, Marcus (Def. Assoc.)
Morales, Cepeda (Savino, Louis Theodore Jr.)
Pagen, Angel (Def. Assoc.)
Ravenell, Tracy (Def. Assoc.)
Riley, Alisha R. (Def. Assoc.)
Rivera-albino, Christian (Def. Assoc.)
Robinson, Omar (Def. Assoc.)
Rosario-lozada, Juan A. (Marsh, James T.)
Suber, Sephas (Def. Assoc.)
Tindell, Steven S. (Link, Robert Patrick)
Vides, Christopher (Def. Assoc.)
Williams, Jamil (Def. Assoc.)

Room 707
CAMPBELL, J.

Booker, Jamel (Tinari, Eugene P.)
Cooper, Tyheed (Walker, David Michael)
Rivera, Wesley (Def. Assoc.)
Stein, Michael (Meehan, Edward C. Jr.)

Room 801
GIBBS, J.

Berry, Kwmane T. (Slaven, Ryan Patrick)
Brown, Joel (Walker, Michael Anthony)
Clemente, Bryant (Def. Assoc.)
Coleman, Aaron (Boyd, Matthew Christopher)
Delgado, David (Fishman, Brian M.)
Funderburk, Aleem (Def. Assoc.)
Grandinetti, Jivapon (Def. Assoc.)
Jackson, Taejon (Def. Assoc.)
Johnson, Jaquan (Auspitz, Charles)
Le May, Michael (Boyd, Matthew Christopher)
Leslie, Kayla (Def. Assoc.)
Madera, Marisol (Kenny, Thomas)
Mcadams, Shaakir (Sobel, Jonathan J.)
Opher, Marshall W. (De Marco, Perry Paul)

Room 802
CLEMONS, J.

Crump, Mikal (Johnson, Shaka Mzee)
Pizarro, Samuel (Caudo, Michael Anthony)
Roberson, Christopher (Capek, Justin Charles)
Yates, Bonita (Def. Assoc.)

Room 804
SAWYER, J.

Aguayo, David (Capek, Justin Charles)
Barnes, Omar (Kadish, Jason Christopher)
Carriaron-flores, Ociris (Def. Assoc.)
Deardorff, Ricky L. (Def. Assoc.)
Gause, Naazeem (Def. Assoc.)
Harrell, Larry (Def. Assoc.)
Hepburn, Carter (Glanzberg, David Seth)
Hoover, Justine A. (Def. Assoc.)
Jones, Malik K. (Def. Assoc.)
Mitchell, Erik (Present, Eliot B.)
Morales, Luis (Montroy, Andrew David)
Perez, Billy (Def. Assoc.)
Pesce, Stephen (Def. Assoc.)
Richardson, Andre
Riley, Cornell (Def. Assoc.)
Rosado, Jose (Link, Robert Patrick)
Rosario Rivera, Matthew (Def. Assoc.)
Rosario-rivera, Matthew (Def. Assoc.)
Santiago, Dennis (Def. Assoc.)
Spurell, Aaliyah (McCrae, Kendra Ilene)
Tarpeh, Anthony (Def. Assoc.)
Taylor, James (Def. Assoc.)
Taylor, Terrell (Def. Assoc.)
Thomas, Jalen (Def. Assoc.)
Thomas, Jalen J. (Def. Assoc.)
Whitehead, Tayonna (Alboun, Samuel)

Room 805
PALUMBO, J.

Ali, Andrew
Bryant, Ryshon (Walker, David Michael)
Carroll, Kiyohn
Carter, Daryl (Def. Assoc.)
Delara, Ruben M.
Ishmael Holland, Darnell (Def. Assoc.)
Jackson, Jason (Burt, Susan F.)
Jackson, Victor
Keller, Jesse R. (Kelly, Joseph Kevin)
Keys, Leroy (Savino, Louis Theodore Jr.)
Lin, David (Fish, Illon Ross)
Masciocchi, Anthony T. (Def. Assoc.)
Nicholson, Larry
Pittman, Westley
Pressley, Jabriel
Roman, Saul (Def. Assoc.)
Rosa, Miguel (Perri, Fortunato N. Jr.)
Simmons, Christopher (Savino, Louis Theodore Jr.)
Soto, Nicholas (Def. Assoc.)
Stevens, Keith
Stevenson, Christina
Tummarello, Nicholas (Def. Assoc.)
Tursack, Kayln (Def. Assoc.)
Vasquez, Amber
Wilson, Kyree (Def. Assoc.)

Room 807
ANHALT, J.

Atkinson, Michael (Def. Assoc.)
Brooks, William J. (Foster, Edward Joseph)
Johnson, Johnny (Def. Assoc.)
Lewis, Laverne Q. (Lloyd, James Richard III)
Mcgee, Marquis (Def. Assoc.)
Pigford, Anthony (Fishman, Brian M.)
Ramsey, Hasan (Meehan, Edward C. Jr.)
Rowley, Justin (Def. Assoc.)
Weldon, James (Dolfman, Douglas Lee)
Woodson, Anthony (Yacoubian, George Setrag Jr.)

Room 808
KAMAU, J.

Amaro, Isiah (Def. Assoc.)
Andrews, Christopher (Def. Assoc.)
Bost, Frederick A. (Def. Assoc.)
Coleman-jackson, Dasir K. (Def. Assoc.)
Crespo, Carlos (Thomas, Melissa Diane)
Figueroacartegena, Steven (Silver, Gary Scott)
Grant, Joseph I. (Rivera, Edwin R.)

Haggerty, Jessica (Niznik, Michael Francis Jr.)
King, Timothy (Krinick, Jonathan)
Langford, Terrance (Signan, Scott Philip)
Perrin, Isaiah (McCrae, Kendra Ilene)
Phillips, Tykeem (Boyd, Matthew Christopher)
Soto, Nicolas (Def. Assoc.)
Sullivan, Brendan (Def. Assoc.)
Tevarous, Rodney G. (Kenny, Thomas)
Tindal, Dirrone (Def. Assoc.)
Williams, Shakimah (Def. Assoc.)

Room 902
WOELPPER, J.

Adams, Kevin (Public Defender, Philadelphia)
Andrepoint, Jessica (Coleman, Joseph L.)
Barlow, Alexandria (Def. Assoc.)
Brown, Jabari (Turner, Alexandre Neuerburg)
Bunch, David (Def. Assoc.)
Burgess, Calvin (Szanto, Jules Norris)
Cuevas-matos, Jonathan A. (Def. Assoc.)
Cuff, Brandon (Miller, Robert E. Hamilton)
Daniels, Kareem (Def. Assoc.)
Daniels, Kareem L. (Def. Assoc.)
Esquilin, Rafael (Fiore, Todd R.)
Graves, Anthony (Def. Assoc.)
Harris, Abdul (Def. Assoc.)
Hawkins-davenport, Devaghn (Def. Assoc.)
Holder, Antwine
Holmes, Tymaire (Def. Assoc.)
Mack, George (Narcisi, Laurence Anthony III)
Miller, Jerrell (McCrae, Kendra Ilene)
Stepmand, Rueben (Def. Assoc.)
Thomas, Brian (Coleman, Joseph L.)
Torres, Brian (Morris, Glen Richard)
Torres, Ramon (Def. Assoc.)
Whitaker, Kevin K. (Gamburg, Robert Marc)

Room 907
O'KEEFE, J.

Alexander, Kudir (Tarpey, Timothy J.)
Rannels, Chad (Petroni, Anthony J.)
Williams, Anthony R. (Yacoubian, George Setrag Jr.)

Room 908
BRANDEIS-roman, J.

Arnold, Kyle A. (Piccarreto, Marisa Anne)
Camacho, Anthony J. (Szanto, Jules Norris)
Hawkins, Shyheim (Def. Assoc.)
Hernandez, Benjamin (Hurley, Eileen J.)
Jones, Shamir (Def. Assoc.)
Rodriquez, Jesenna (Turner, Dennis Irvin)
Thomson, Derrick (Wittels, Barnaby)

Room 1001
DICLAUDIO, J.

Alvarez, Gerald (Def. Assoc.)
Alvarez, Gerald C. (Def. Assoc.)
Aviles, Jonathan (Russek, Tobi Ann)
Bailey, Shaheed (Def. Assoc.)
Bowen, John (Pileggi, Michael)
Brewington, Keith T. (Pileggi, Michael)
Brown, Darryl D. (Levin, Peter Alan)
Brown, Dwayne (Sturm, Cheryl J.)
Brown, Victor (Reynolds, Coley Obrien)
Canty, Mark (Wittels, Barnaby)
Coia, Dominic (O'Hanlon, Stephen Thomas)
Dockery, Ricky (Igwe, Emeka)
Gillard, Aleathea (Chisholm, Walter C.)
Goods, Quhhar (Def. Assoc.)
Jainlett, Kevin (Coleman, Thomas Francis)
Jones, Andrew (Schwartz, Michael Alyn)
Marra, Richard J. (Palmer, Alexander Nicholas)
Maxwell, Dawayne (Barrish, David W.)
Mcdonald, Maurice
Molina, Miguel (Kauffman, Earl G.)
Murphy, Craig (Zuckerman, David Lee)
Ortiz, Rene (Harvey, Frances)
Powell, Gregory (Lloyd, James Richard III)
Rice, Jose (Chisholm, Walter C.)
Rinick, William
Robinson, Kevin (Scarpello, Joshua E.)
Rodgers, Paul J. (Igwe, Emeka)
Rouse, Devin (Rashatwar, Rupalee)
Shaw, Pieattro (Chisholm, Walter C.)
Slaughter, Janayiah (Def. Assoc.)
Stevens, Joseph (Def. Assoc.)
Westbrook, George (Chisholm, Walter C.)
Williams, George
Williams, Russell (Mincey, Kevin V.)
Wyatt, Tielor E. (Maran, Mary Therese)

Room 1002
TAYLOR-SMITH, J.

Grimes, Tarik (Def. Assoc.)
Hall, Keisha (Def. Assoc.)
Harris, Kiachana M. (Coleman, Joseph L.)
Marks, Javon D. (Def. Assoc.)
Mitchell, Terrence (Silver, Gary Scott)
Rodriguez, Mildred (McDermott, Michael I.)
Simmons, Anthony (Fishman, Brian M.)
Solivan, Xavier (Def. Assoc.)
Stone, Mario (Def. Assoc.)
Walker, Ja'ki (Stretton, Samuel C.)
Williams, Andre (Coleman, Joseph L.)
Zwanze, Paul (Def. Assoc.)

Room 1005
BRYANT-POWELL, J.

Bonilla, Randy (Def. Assoc.)
Bonilla, Randy L. (Def. Assoc.)
Card, Lanszel (Mallis, Paul Jared)
Ellis, Najee (Def. Assoc.)
Jones, Khari R. (Def. Assoc.)
King, Marquise A. (Szanto, Jules Norris)
Maldonado, Hector (Def. Assoc.)
Mcneff, James (Def. Assoc.)
Mcqueen, Isaiah (Def. Assoc.)
Monetenez, Wilfredo (Cacciamani, Kathryn Coviello)
Muniz, Beverlee (Def. Assoc.)
Negron, Edgardo (Def. Assoc.)
Valotta, Mark (Def. Assoc.)

Room 1007
BRONSON, J.

Outen, Qawi Q. (Chisholm, Walter C.)
Simons, Zair (Kadish, Jason Christopher)

Room 1008
KYRIAKAKIS, J.

Adams, Byron (Szanto, Jules Norris)
Alvarado, Jonathan (Pagano, Gregory Joseph)
Astillero, Marquise (Diamondstein, Michael Jay)

Boglio, Jaime (Savino, Louis Theodore Jr.)
Candelario, Nelson (Savino, Louis Theodore Jr.)
Cunningham, Tyrin (Link, Robert Patrick)
Frierson, Warren B. (Consadene, Jonathan D.)
Gonzalez, Alexis (Def. Assoc.)
Gregario-lazaro, Jonatan (Def. Assoc.)
Hedrlington, Earl D. (Paraboschi, Ethan William)
Jacobs, Nykeith (Def. Assoc.)
Jeffrey, Jeannette (Def. Assoc.)
Lee, Lap (Def. Assoc.)
Macklin, Gary (Def. Assoc.)
Mcneal, Brian (Osei, Nana Yaw Adom)
Menefee, Brian (Kadish, Jason Christopher)
Norman, Jerry (Stretton, Samuel C.)
Quazzani, Amir (Gessner, Scott)
Seing, Suyngov (Brown, Jerome Michael)
Simmons, Curtis C. (Goldstein, Zak Taylor)
Smith, Anton L. (Def. Assoc.)
Torres, Viviani (Mann, Jessica Consuela)
Wade, Alex D. (Def. Assoc.)

Room 1101

S. JOHNSON, J.
Baker, Andrew G. (Szanto, Jules Norris)
Carrera, Fredy (Alva, Jeremy-Evan)
Crabbie, Christina (Def. Assoc.)
Diaz, Santos (Yee, Adam Sequoyah)
Gonzales, Alejandro (Def. Assoc.)
Howard, Timothy (Def. Assoc.)
Louis, Jean (Coleman, Joseph L.)
Molina-pena, Alexander (Def. Assoc.)
Ricketts, Terrell (Alva, Jeremy Evan)
Webb, Andre (Def. Assoc.)
Williams, William (Tarpey, Timothy J.)
Williams, William E. (Tarpey, Timothy J.)

Room 1102

COVINGTON, J.
Alsbrooks, Jablair (Def. Assoc.)
Alvin, Rhonda R. (Steenison, Derek Alan)

Room 1104

ARRAIGNMENTS
Bartie, Darrell (Dimαιο, Paul Michael)
Bowie, Mark E. (Def. Assoc.)
Brower, Marc K. (Sigman, Scott Philip)
Brown, Stephanie (Nero, Worrell D.)
Buchanan, Meriyah (Def. Assoc.)
Caceres, Jon A. (Def. Assoc.)
Escudero, Giovanni (Def. Assoc.)
Foye, Preston (Def. Assoc.)
Goodwin, Cordero (Def. Assoc.)
Gratz, Douglas (Def. Assoc.)
Hightower, Nalik (Def. Assoc.)
Hymn, Kareem (Cameron, Angelo Leroy)
Masci, Kristina (Geckle, Patrick G.)
Mcneal-hill, Dayihjan J. (Def. Assoc.)
Morales, Ruben (Def. Assoc.)
Mumin, Umar I. (Sedacca, Matthew Paul)
Nazario, Luis (Def. Assoc.)
Nwokocha, Audrea (Feinstein, Steven C.)
Patterson, Saedia (Altschuler, Jonathan R.)
Pearson, Jessica (Def. Assoc.)
Quito Toscano, Cesar A. (Def. Assoc.)
Ramosalejandro, Irvin (Def. Assoc.)
Rembert, Ashley N. (Def. Assoc.)
Rivera-torres, Angel (Def. Assoc.)
Rivers, Bernard (Def. Assoc.)
Robbins, Zahire (Def. Assoc.)
Rudd, Ariel (Def. Assoc.)
Sanders, Destiny (Walker, John Robert)
Sheppard, Kendall (Def. Assoc.)
Sibert, Lavon (Def. Assoc.)
Speights, Keirra (Azzarano, Jeffrey)
Thamard, Ralph (Def. Assoc.)
Thomas, Imani (Piccarreto, Marisa Anne)
Vy, Rozanna V. (Def. Assoc.)
Walker, Anthony (Geib, Ryan)
Wallace, Rochelle (Def. Assoc.)
Williams-brooks, Anthony (Def. Assoc.)
Williamson, Ivan (Def. Assoc.)

Room 1108

CIANFRANI, J.
Alberran, Eduardo (Def. Assoc.)
Cooper, Aquil G. (Osei, Nana Yaw Adom)
Dinuble, Salvatore (Peruto, A. Charles Jr.)
Duff, Michael (Def. Assoc.)
Edwards, Daishune (Def. Assoc.)
Hill, Eric (Stern, Douglas Nathaniel)
Holmes, Jonathan (Def. Assoc.)
Humphrey, Nasir (Duckett, Cowanis Lee Jr.)
Lopez, Joshua (Dimuzio, Christopher Brian)
Mitchell, Eric L. (Coleman, Joseph L.)
Patterson, David S. (Hughes, Evan T. L.)
Scarborough, John M. (Burrows, William Gordon)
Valentine, David (Cameron, Angelo Leroy)
Wan-you, Eletha M. (Def. Assoc.)

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Room 505

PALUMBO, J.
Brown, Lewis (Levin, Peter Alan)
Burns, Lisa (Def. Assoc.)
Cruz, Benjamin (Def. Assoc.)
Dickson, William (Def. Assoc.)
Drayton, Jayne (Def. Assoc.)
Drayton, Jayne T. (Zeiger, Brian J.)
Griffin, Kevin (Def. Assoc.)
Lowrie, Anthony (Def. Assoc.)
Paramore, Andrew (Def. Assoc.)
Parker, Richard (Levin, Peter Alan)
Price, Claude (Def. Assoc.)
Quinn, Francis (Davis, William McFadden)
Roman, Rafael (Def. Assoc.)
Sanders, Mark (Def. Assoc.)
Scruggs, Gregory (Def. Assoc.)
Shappard, Neil (Def. Assoc.)
Smith, Malik (Def. Assoc.)
Teet, Henry (Def. Assoc.)

Room 507

MCDERMOTT, J.
Baker, Ronny (Coleman, Joseph L.)
Brown, Rashine (Savino, Louis Theodore Jr.)
Burris, Mark (Szanto, Jules Norris)
Clark, Rahmal (Def. Assoc.)
Crumbs, John (Def. Assoc.)
Davis, Corry (Yacoubian, George Setrag Jr.)
Davis, Earl (Fish, Illon Ross)
Dearajou, Victor F. (Server, Gary Sanford)

Garcia-liriano, Randy (Wimmer, Lauren A.)
Gross, Austin M. (Marsh, James T.)
Hanton, Rashee (Savino, Louis Theodore Jr.)
Harmon, Hynesith (Link, Robert Patrick)
Henderson, Ronald (Steinberg, S. Philip)
Jackson, Derek (Coleman, Joseph L.)
Lindsey, Maurice (Birley, Kevin Thomas)
Massenburg, Hanif (Hamilton, Warren R.)
Mcmillan, Dasahn (Tinari, Eugene P.)
Millender, Lamar (Goldstein, Zak Taylor)
Mumin, Umar I. (Sedacca, Matthew Paul)
Parker, Brian (Def. Assoc.)
Purnell, Dymmer (Stein, Gerald A.)
Ribeiro-depaulo, Yure M. (Def. Assoc.)
Robinson, Natasha (Capek, Justin Charles)
Rodriguez, Cesear (Parkinson, Michael Patrick)
Rosario, Miguel (Chisholm, Walter C.)
Smith, Lee (Def. Assoc.)
Smith, Sean (Mann, Jessica Consuela)
Smith, Sean I. (Shaw, Brianna Corine)
Torres, Steven (Savino, Louis Theodore Jr.)
Tucker, Zamir (Turner, Alexandre Neuerburg)
Walke, Jahsir (Link, Robert Patrick)
Wilson, Dimitrius (Azzarano, Jeffrey)

Room 605

BROWN, J.
Almodovar, Alejandro (Savino, Louis Theodore Jr.)
Argro, John (Def. Assoc.)
Barbosa, Yariel (Marroletti, John A.)
Bell, Brittany (Mandell, Lee)
Bey-upchurch, Brahim A. (Def. Assoc.)
Bibbs, Byseam (Def. Assoc.)
Boyd, Syree (Def. Assoc.)
Britt, Donald (Def. Assoc.)
Brooks, Jahvonn (Def. Assoc.)
Brown, Marion (Def. Assoc.)
Cabam, Joniel (Def. Assoc.)
Camacho, Jan (Def. Assoc.)
Dollard, Michael (Def. Assoc.)
Franco, Mariela (Def. Assoc.)
Garcia, Jose (Def. Assoc.)
Gault, Amber (Def. Assoc.)
Gilliam, Kina (Def. Assoc.)
Hinton-briggs, Quron (Def. Assoc.)
Jackson, Marquis (Def. Assoc.)
Jordan, Saniyeah N. (Def. Assoc.)
Jose, Santiago (Def. Assoc.)
Jutirra, Ricardo (Def. Assoc.)
Laboy, Hector (Def. Assoc.)
Laboy, Ramon (Def. Assoc.)
Laracuent, Jordan (Def. Assoc.)
Locklear, Jon (Def. Assoc.)
Lopez, Hector Luis (Def. Assoc.)
Love, Matthew (Def. Assoc.)
Mansoor, Thompson (Def. Assoc.)
Martinez-velez, Angel (Def. Assoc.)
Mason, Eugene (Gessner, Scott)
Mccoy, Zion (Def. Assoc.)
Mccrea, Stacy W. (Def. Assoc.)
Mendez, Elijah (Def. Assoc.)
Moran, Jonathan (Def. Assoc.)
Moses, Timir (Def. Assoc.)
Myers, John (Def. Assoc.)
Nieves, Angel (Def. Assoc.)
Perez-diaz, Jose (Def. Assoc.)
Rivera, Jose (Alboum, Samuel)
Rodriguez, Alyssa (Duckett, Cowanis Lee Jr.)
Rosario, Jean (Def. Assoc.)
Ryder, Khalil (Def. Assoc.)
Sanchez, Justin (Link, Robert Patrick)
Santiago, Benjamin (Def. Assoc.)
Santini, Francisco (Def. Assoc.)
Sayles, Khaaliq (George, Henry Jr.)
Seijo, Ramon (Def. Assoc.)
Sharman, Jodi E. (Def. Assoc.)
Simmons, Nasaih (Def. Assoc.)
Sloan, Michael (Def. Assoc.)
Solivan, Azeeza (Def. Assoc.)
Stewart, Shareef (Def. Assoc.)
Stinson, Kristopher L. (Def. Assoc.)
Tindle-watson, Ahmadano (O'Donnell, Joseph H. Jr.)
Torres, Ricardo (Def. Assoc.)
Torres, Riorberto (Def. Assoc.)
Velazquez, Luz (Levin, Andrew Joseph)
Walker, Nacir (O'Riordan, Daniel John)
Weldon, Kareem (Def. Assoc.)
White, Aaron J. (Def. Assoc.)
Wilkins, Adisa (Def. Assoc.)
Williams, Brandon (Meenan, Conor Liam)
Wright, Tarrance (Def. Assoc.)

Room 607

EHRlich, J.
Shw, Bryan D. (Lang, Paul Gregory)
Wayne, Joseph (Def. Assoc.)
Wayne, Joseph C. (Tinari, Eugene P.)

Room 701

WASHINGTON, J.
Coward, William C. (Def. Assoc.)
Gary, Lisa (Def. Assoc.)
Gilmore, George (Boyd, Matthew Christopher)
Johnson, Jerome (Def. Assoc.)
Lee, Michael (McLaughlin, Brandi L.)
Lopez, Rasheed (Def. Assoc.)
Robinson, Quadira H. (Valvo, Joseph J.)
Sharp, Shaideera M. (Sigman, Scott Philip)
Talley, Andre (Sedacca, Matthew Paul)

Room 702

HANGLEY, J.
Fabich, Joseph (Lang, Paul Gregory)
Nash, Georgina (Boyd, Matthew Christopher)
Ortiz, Jose (Walker, John Robert)
Tucker, Ronald (Def. Assoc.)

Room 704

YU, J. EX M
Arancinvia, Francisco (Def. Assoc.)
Bailey, Dasir (Thomas, Melissa Diane)
Carson, Derick (Sigman, Scott Philip)
Curry, Aaron (Present, Eliot B.)
Echevarria, Israel (Savino, Louis Theodore Jr.)
Gass, Farid (Def. Assoc.)
Howard, Timothy (Def. Assoc.)
Howell, Samaiya (Def. Assoc.)
Jones, Damar (Def. Assoc.)
Laury, Markus (Mandell, Lee)
Pope, Tyreece (Def. Assoc.)
Robinson, Kyle (Def. Assoc.)
Rodriguez, Hector (Def. Assoc.)
Rodriguez, Joshua (Savino, Louis Theodore Jr.)
Scales, Ashmer (Def. Assoc.)

Scott, Sieria (Savino, Louis Theodore Jr.)
Sellers, Emmanuel (Def. Assoc.)
Smith, Calvin (Meehan, Edward C. Jr.)
Smith, Quinzell (Abdul-Rahman, Qawi)
Stewart, Marvin (Walker, David Michael)
Towe, Charles (Tinari, Eugene P.)
Valesquez, John (Def. Assoc.)
Windom, Raheem (Yee, Adam Sequoyah)

Room 705

WILLIAMS, J.
Cooper, George (Def. Assoc.)
Cuffy, Nathaniel (Bermudez, Donald)
Ferrer-rodriguez, Joseph (Def. Assoc.)
Jimenez, Hector (Def. Assoc.)
Ketter, Oscar A. (Dolfman, Douglas Lee)
Lugo, Alberto (Def. Assoc.)
Mccrae, Qunda (Def. Assoc.)
Muhammad, Kenyatta (Def. Assoc.)
Nelson, Dwight (Dixon, Robert J.)
Santiago, Eric (Def. Assoc.)
Stevens-reddy, Yasir (Osei, Nana Yaw Adom)
Stover, Naem (Mann, Jessica Consuela)
Tennant, David (Def. Assoc.)
Walton, Jonathan (Def. Assoc.)
Weiss, Kristen (Dolfman, Douglas Lee)
Williams, Charles (Stein, Gerald A.)

Room 707

CAMPBELL, J.
Dantzler, Lashawana (Chisholm, Donald II)

Room 801

GIBBS, J.
Guerrant, Marquez (Def. Assoc.)
Sutton, Lonnie (Keller, Robert Craig)
Tyler, Steven (Def. Assoc.)
Warden, Marvin (Coleman, Joseph L.)

Room 802

CLEMONS, J.
Law, Stephen (Def. Assoc.)

Room 804

SAWYER, J.
Allen, Isiah A. (Def. Assoc.)
Arizarry, Richard (Def. Assoc.)
Brockman, Sharif N. (Pagano, Gregory Joseph)
Charles, Maurice (Present, Eliot B.)
Chevalier, Khalief (Def. Assoc.)
Correa, Nicholas (Alboum, Samuel)
Elliott, Kevin (Def. Assoc.)
Felton, Salahuddin (Def. Assoc.)
Fletcher, Kevin (Def. Assoc.)
Giles, Ryshon (Thomas, Melissa Diane)
Grandy, Jonathan L. (Poster, Edward Joseph)
Gray, Omar (Link, Robert Patrick)
Hampton, Julius (Gessner, Scott)
Hayward, Quentin (Def. Assoc.)
Hill, Keenan (Maran, Mary Therese)
Jones, Justin (Def. Assoc.)
Jones, Maurice (Def. Assoc.)
Lopez, Jose (Def. Assoc.)
Maldonado, Luis (Def. Assoc.)
Maldonado, Luis W. (Def. Assoc.)
Miller, Joseph (Def. Assoc.)
Milton, Kazar (Def. Assoc.)
Newsome-andrews, Sinclair (Johnson, Shaka Mzee)
Paschall, Lamont (Def. Assoc.)
Thompson, William (Turner, Alexandre Neuerburg)
White, Kevin (Def. Assoc.)
Wilson-gordon, Shakir L. (Def. Assoc.)

Room 805

PALUMBO, J.
Ackridge, Kenyatta (Def. Assoc.)
Alequin, Justin
Alexander, Jihad
Anderson, Dionell
Anderson, Jamar J. (Disantis, John A.)
Bell, Brittany A. (Def. Assoc.)
Bentiez, Angel (Def. Assoc.)
Butts, Raheem (Humble, Brian Francis)
Campbell, Basil (Tinari, Eugene P.)
Carvell, Thomas (Def. Assoc.)
Charles, Donald (Johnson, Shaka Mzee)
Corbett, Tyree (Def. Assoc.)
Correa, Jose
Davis, Corey
Davis, Kyrell
Denofa, Russell
Diaz, Alicaniz
Edward, Murphy
Escudero, Giovanni
Escudero, Giovnni
Farrow, Eric
Freeman, Robert (Def. Assoc.)
Fuentes, Hiram
Giple, Jerry (Def. Assoc.)
Greene, Joshua (Savino, Louis Theodore Jr.)
Gwynn, Robert
Hall, Gareth O. (Def. Assoc.)
Hardy, Montrell (Def. Assoc.)
Henry, Devon
Hoggard, Shyheed
Hunter, Larry
Hutt, Mark
Jackson, Gabriel
Jackson, Mark
Jacobs, Steven
Jenkins, Ronald A. (El-Shabazz, Tariq Karim)
Johnson, Sharif
Juarez-ortiz, Martin (Def. Assoc.)
Kamara, Muhammad
Larosa, Peter J. (Def. Assoc.)
Lopez, Luis
Malik, Palmer
Mathis, Rickey (Def. Assoc.)
Mccant, Richard
Mcdaniels, Kevin (Def. Assoc.)
Miljevic, Peter A. (Def. Assoc.)
Miller, John (Server, Gary Sanford)
Mohammed Al Gumaci, Emad
Montalvo, Jayden
Owens, Deion
Pettit, Marcus (Abdul Rahman, Qawi)
Pitt, Divonne (Def. Assoc.)
Reese, Rasheed A. (Def. Assoc.)
Roberts, Terry
Rodriguez, Jose (Savino, Louis Theodore Jr.)
Showell, Marqus
Skinner, Latrice
Slater, Maurice
Smith, Marquan

Stevens, Harry (Def. Assoc.)
Taylor, Robert A. (Cacciamani, Kathryn Coviello)
Tellado, Danny
Thompson, Malik
Tolbert, Nicole (Def. Assoc.)
Vazquez, Joshua
Williams, Timothy (Def. Assoc.)
Williams-surzano, Mason (Colon, Christian)
Wilson, Zyree
Zbikowski, Erik

Room 807

ANHALT, J.
Blumberg, Eric (Kadish, Jason Christopher)
Blumberg, Eric S. (Kadish, Jason Christopher)
Hall, Markel (Alboum, Samuel)
Hodge, Samuel (Cohen, Elliot Marc)
Hodge-ray, Mon (Ehrlich, Irina G.)
Jordon, Kisha (Szanto, Jules Norris)
King, Wayne J.
Stokes, Tyree (Humble, Brian Francis)
Tyler, Khymeir (Narcisi, Laurence Anthony III)

Room 808

KAMAU, J.
Harley, Jaleel (Luff, Jonathon Lloyd Jr.)
Lawson, Franklin (Johnson, Carl Reginald)
Moore, Tonse (Def. Assoc.)
Soto, Nicolas (Def. Assoc.)
Watson, Watson (Thomas, Melissa Diane)

Room 901

SCHULTZ, J. OUT
Hernandez, Estefan (Def. Assoc.)

Room 902

WOELPPER, J.
Byrd, Rahiem (Def. Assoc.)
Carter, Rafeeq (Johnson, Shaka Mzee)
Drayton, Stephun (Burrows, William Gordon)
Gonzalez, Osiris (Palividas, Pantellis)
Graham, Allen (Parris, Jason Edward)
Harrison, Frank (Walsh, John M.)
Hodge, Jaquille (Def. Assoc.)
Hodge, Jaquille R. (Abdul-Rahman, Qawi)
Jackson, Marvail (Def. Assoc.)
Johnson, Michael D. (Def. Assoc.)
Muhammad, Fahiyh A. (Def. Assoc.)
Olivieri, Johnathan (Yee, Adam Sequoyah)
Pace, David (Def. Assoc.)
Page, Tito (Tinari, Eugene P.)
Reale, Nicholas (Def. Assoc.)
Sanchez, Eliezer (Def. Assoc.)
Sims, Jahllil (Walker, John Robert)
Taylor, Vincent (Def. Assoc.)
Worsley, Jabbar (Kenny, Thomas)

Room 905

SHAFFER, J. EX M,F
Hernandez, Angel (Slaven, Ryan Patrick)

Room 907

O'KEEFE, J.
Dejesus, Jose (Defenders, Assoc.)
Jones, Brian (McLaughlin, Brandi L.)
Rannels, Chad (Petrone, Anthony J.)

Room 908

BRANDEIS-ROMAN, J.
Artinian, Kevork M. (Gamburg, Robert Marc)
Harris, George (Def. Assoc.)
Hill, Jason (Alva, Jeremy Evan)
Rivera, Hector (Szanto, Jules Norris)
Simon, Shafeeq (Defenders, Assoc.)
Torres, Alexander (Azzarano, Jeffrey)
Vaquer, George R. (Coleman, Joseph L.)

Room 1001

DICLAUDIO, J.
Berry, Christophe R.
Bishop, Shawn (Mosser, Todd Michael)
Blackwell, Arnold L. (O'Hanlon, Stephen Thomas)
Bland, Malik (Dolfman, Douglas Lee)
Brown, Juwan (Fuschino, Richard John Jr.)
Buchanan, Justin (Mosser, Todd Michael)
Cousar, Bernard (McNally, Maura)
Dickson, David W. (McNigan, Jennifer Allison)
Gribble, William R. (Barrish, David W.)
Haines, Johnell (Pomerantz, Michael D.)
Hand, Marcus (Mozenter, Robert B.)
Harris, Kahyan (Azzarano, Jeffrey)
Henry, Akeem (Smith, Ronald Allan)
Hoyle, Kenneth D. (Lloyd, James Richard III)
Jackson, William (Brown, Jerome Michael)
Kersey, Evin (Schultz, Joseph Todd)
Kinard, Andre (Himebaugh, Teri B.)
Lacey, Andre (Mincarelli, Louis Anthony)
Le, Tam M. (Fisher, Anne Elizabeth)
Leaner, Eric L. (Dolfman, Douglas Lee)
Mattis, Trevor (Feinberg, Jonathan Howard)
Maurice, Corpew (Def. Assoc.)
Mccoy, Donald (Def. Assoc.)
Mcneil, Peter (Brown, Richard T. Jr.)
Nichols, Ronald (Mosser, Todd Michael)
Odom, Kahhim (Pileggi, Michael)
Palmer, Hanceef (Hughes, Evan T. L.)
Pollydore, George (Tinari, Eugene P.)
Porter, Ernest (Beer, Dean M.)
Quann-moment, Desmire (Def. Assoc.)
Redguard, Rasheen (Def. Assoc.)
Robinson, Roy (Mosser, Todd Michael)
Smallwood, August A. (Levin, Peter Alan)
Snipes, Delton (Def. Assoc.)
Steele, Herndon (Brown, Jerome Michael)
Stevenson, Eric (Feinstein, Steven C.)
Walls-archer, Selina (McLaughlin, Brandi L.)
White, Kenneth E. (Chisholm, Walter C.)

Room 1002

TAYLOR-SMITH, J.
Allen, Zamir (Savino, Louis Theodore Jr.)
Bradley, Lamar (Warren, Bruce K. Jr.)
Brooks, Jamil (Petrone, Anthony J.)
Clark, Laron (Def. Assoc.)
Crafter, Robert (Alboum, Samuel)
Davis, Basil A. (Coleman, Joseph L.)
Fairez, Andre (Montoya, William Christopher)
Fernandez, Kelvin (Def. Assoc.)
Gomez, Luis (Def. Assoc.)
Graham, Jamal (Def. Assoc.)
Green, Brandon D D. (Def. Assoc.)
Hudson-howard, Kareem (Coleman, Joseph L.)
Johnson, Shawn (Chisholm, Donald II)

Johnson, Treviva (Def. Assoc.)
Jones, Jamar (Tinari, Eugene P.)
Long, Jymir (Walsh, John M.)
Moncrief, Jason (Glanzberg, David Seth)
Ortiz, Nateirah (Def. Assoc.)
Perez-reyes, Luis F. (Shore, Richard A.)
Pratt, Quadeer (Tinari, Eugene P.)
Ransom, Jaleel (Def. Assoc.)
Rentas, Jovanni (Latour, Pierre III)
Smith, Aaron K. (Def. Assoc.)
Washington, Tamir (Yee, Adam Sequoyah)
Williams, Shafease (Def. Assoc.)

Room 1004

GAGNON I HEARINGS
Alton, Tyrone (Def. Assoc.)
Andrews, Karington (Def. Assoc.)
Andrews, Karington W. (Def. Assoc.)
Blackwell, Marvin (Def. Assoc.)
Blue, Timothy (Def. Assoc.)
Brown, Imir (Def. Assoc.)
Byrd, Marquise (Def. Assoc.)
Crump, Jerry (Scott, Norman Orville)
Drummond, Scott (Def. Assoc.)
Ford, Moriah (Def. Assoc.)
Frazier, Tysean (Def. Assoc.)
Gaun, Josh (Def. Assoc.)
Green, Brantley (Def. Assoc.)
Guzman, Emilio (Gamburg, Robert Marc)
Guzman, Emilo (Gamburg, Robert Marc)
Harrison, Gregory (Def. Assoc.)
Hilton, John (Def. Assoc.)
Jackson, Dasan (Diclaudio, Scott)
Jennings, Norman (Def. Assoc.)
Kirkland, Michael (Def. Assoc.)
Martinez, Danny (Def. Assoc.)
Mccoy, Teian (Def. Assoc.)
Moore, Desean (Snyder, Marni Jo)
Porter, Tyllil V. (Page, Shawn Kendricks Sr.)
Rodriguez, Chasity Marie (Nasuti, Carmen Charles III)
Rosario, Luis (Montoya, William Christopher)
Ruck, David (Def. Assoc.)
Sanders, Dollesha (Adams, Mark Wayne Franklin)
Satchell, Anthony (Def. Assoc.)
Sexton, Thomas J. (Def. Assoc.)
Shields, Earl (Def. Assoc.)
Sibert, Lavon (Mandell, Lee)
Slutter, Corey (Def. Assoc.)
Stenson, Shaquwill (Def. Assoc.)
Swinney, Jasyn (Coleman, Joseph L.)
Zarganakis, George (Def. Assoc.)

Room 1005

BRYANT-POWELL, J.
Abdul-kabir, Basil (Parkinson, Michael Patrick)
Anderson, Kyle (Def. Assoc.)
Beatty, David (Def. Assoc.)
Bekley, Robert (Alva, Jeremy-Evan)
Bell, Zamir (Def. Assoc.)
Bey-upchurch, Brahim (Def. Assoc.)
Brandon, Kiyah (Def. Assoc.)
Brock, Courtmi (Brint, Michael Lloyd)
Bundy, Khalil T. (Def. Assoc.)
Burrell, Achim (Def. Assoc.)
Clark, Jeremiah (Tarczewski, Sarah)
Clay, Jahmere (Link, Robert Patrick)
Colon, Amy L. (Def. Assoc.)
Dotson, Quamere (Def. Assoc.)
Dukes, Kevin (Def. Assoc.)
Ennett, Cynthia M. (Def. Assoc.)
Estopinales, Joshua M. (Def. Assoc.)
Fowler, Nawaz (De Marco, Perry Paul)
Frazier, Maleek (Def. Assoc.)
Gibson, Louis (Def. Assoc.)
Giddings, Calvin (Def. Assoc.)
Gonzalez, Roberto (Def. Assoc.)
Grasty, Michael (McLaughlin, Brandi L.)
Green, Jahmir A. (Def. Assoc.)
Green, Tariq H. (Def. Assoc.)
Green, Thomas (Def. Assoc.)
Hall, Mihal (Def. Assoc.)
Hicks, Lester (Def. Assoc.)
Jarmon, Rasheed (Nenner, David Scott)
Jenkins, Donte (Meehan, Edward C. Jr.)
Jones, Jamal (Tarpey, Timothy J.)
Jones, Marquise (Def. Assoc.)
Jordan, Brandon (Def. Assoc.)
Khalifah, Saulih (Edelin, Kenneth Carlton Jr.)
Kimp, Darius (Piccarreto, Marisa Anne)
Lane, Ebony (Bermudez, Donald)
Lee, Jin (Walker, David Michael)
Loney, Zackery (Def. Assoc.)
Marshall, Junior (Def. Assoc.)
Pinacle, Yasir (Walker, John Robert)
Pugh, Nahiem (Def. Assoc.)
Richards, Marlon (Def. Assoc.)
Rodriguez, Daniel (Kenny, Thomas)
Rogers, James (Def. Assoc.)
Roundtree, Jahllil J. (Tarpey, Timothy J.)
Saint-fort, Kimberly (Funt, James Adam)
Scannell, Marc (Def. Assoc.)
Slater, Willie (Kenny, Thomas)
Slaughter, Aaron D. (Def. Assoc.)
Smith, Miles (Walker, John Robert)
Stevens, Khalil K. (Def. Assoc.)
Story, Schad A. (Def. Assoc.)
Turner, Tyree (Keller, Robert Craig)
Walker, Anthony (Geib, Ryan)
Warren, Dynelle (Lloyd, James Richard III)
Williams, Andre (Walker, David Michael)
Williams, Shatima (Yacoubian, George Setrag Jr.)
Wright, Abdullah (Def. Assoc.)

Room 1008

KYRIAKAKIS, J.
Blackwell, Basharrah N. (Marsh, James T.)
Magwood, Theodore (Amoriello, Gina A.)

Room 1102

COVINGTON, J.
Martinez, Michael (Love, William Allan)
Williams, Christopher (Kadish, Jason Christopher)
Williams, Roderick (Amoriello, Gina A.)

Room 1104

ARRAIGNMENTS
Aziz, Nyseem (Piccarreto, Marisa Anne)
Barnes, Kwiese (Def. Assoc.)
Bland, Sadeek (Kadish, Jason Christopher)
Bruce, Tykeem (Silver, Gary Scott)
Bryant, Amin A. (Osei, Nana Yaw Adom)
Carter, Marlon (Def. Assoc.)

Castro, Nelson (Marsh, James T.)
Cooper, Kendra (Def. Assoc.)
Daniels, Wayne (Def. Assoc.)
Gathers, Kwanetta (Marsh, James T.)
Glover, David (Def. Assoc.)
Gonzalez, Jayden (Def. Assoc.)
Grant, Raheim (Def. Assoc.)
Holmes-leggett, Emajanae (Def. Assoc.)
Jenkins, Qumere B. (Def. Assoc.)
Johnson, Nyfik (Def. Assoc.)
Jones, Antonio (Levin, Andrew Joseph)
Jones, Lisa (Def. Assoc.)
Koebel, Lindsay (Def. Assoc.)
Ling, Kristin (Def. Assoc.)
Maple, George (Def. Assoc.)
Melton, Tymir (Hueston, Colin Richard)
Modelski, Michael (Def. Assoc.)
Nieves, Audelio (Turner, Alexandre Neuerburg)
Null, Nolan (Rassman, Mark David)
Ortiz-alicea, Rosa I. (Palividas, Pantellis)
Pendleton, Sifere (Def. Assoc.)
Rahmann-abdur, Ahmir (Capek, Justin Charles)
Robinson, Cameron (Steenson, Derek Alan)
Robles, Edwin (Def. Assoc.)
Santiago-rivera, Matthew (Def. Assoc.)
Scott, Simon (Def. Assoc.)
Stanford, Dominique (Def. Assoc.)
Taylor, Chae (Def. Assoc.)

Room 1108
CIANFRANI, J.
Beverly, Eric (Lloyd, James Richard III)
Chapman, Colt (Def. Assoc.)
Galindez, Javier Joel (Cameron, Angelo Leroy)
Hill, Michael T. (Snyder, Marni Jo)

MUNICIPAL COURT

CIVIL LISTINGS

MON., FEB. 26, 2024
2--TWARDY, J.
9:15 A.M.

- 1 Allstate Fire And Casualty Insurance Company v. Aguirre Construction Llc
- 2 Discover Bank v. Nicholson
- 3 Kurtanich v. Bernstein
- 4 Sievers v. Ocf Realty Llc

- 1:15 PM**
- 1 Abc Bail Bonds Inc. v. Martin
 - 2 Franklin Mint Federal Credit Union v. Walelinge
 - 3 Abc Bail Bonds Inc. v. Yates
 - 4 Abc Bail Bonds Inc. v. Landers
 - 5 Abc Bail Bonds Inc. v. Yates
 - 6 Abc Bail Bonds Inc. v. Reyes
 - 7 Abc Bail Bonds Inc. v. Thompkins
 - 8 Abc Bail Bonds Inc. v. Caison
 - 9 Abc Bail Bonds Inc. v. Thompson
 - 10 Abc Bail Bonds Inc. v. Adams
 - 11 Midland Credit Management, Inc. v. Short
 - 12 Khalil Edwards v. Dasilva
 - 13 All Reversible Llc v. Renew Ph Llc

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

- 1 Ferko v. Jackson
- 2 B & H Invest 3 Llc v. Thomas
- 3 Magnolia Mews Apts Llc v. Tucker
- 4 Komarovs v. Smith
- 5 Marcon Holdings Llc v. Hughes
- 6 Belmont Specialty Housing Ii, Lp v. Gilbert
- 7 Hossen v. Coulibaly
- 8 Thygarajan v. Young
- 9 Yousif v. Hayden
- 10 Overbrook Tower Lp v. Childs
- 11 Kupa v. Gaitters
- 12 Bh Lp Investments Llc v. Reid
- 13 Centennial Village Lp v. Ekpaji
- 14 Germantown Lofts Llc v. Flores
- 15 Thomas v. Washington
- 16 Miller v. Smith
- 17 Urena Rosales Properties Llc v. Cepero
- 18 Baldwin v. Douglas
- 19 Concepcion Neris Estate v. Santiago
- 20 Es Mascher v. Carter
- 21 Regency Townhomes 2014 Llc v. Horton
- 22 St Theresa Properties, Llc v. Cruz
- 23 Zhang's Family Partnership v. Pete
- 24 Ave Llc v. Wright
- 25 Le v. Uesf

9 A.M.

- 1 Fried v. Rattigan
- 2 Dolores Brand v. Harris

- 12:45 P.M.**
- 1 Parkside 2 Llc v. Porterfield
 - 2 John Coppola v. Dickerson
 - 3 Ashley Court 2013 Lp v. Bagirov
 - 4 6300 Magnolia Llc v. Mckenzie
 - 5 Philadelphia Lotus Llc v. Brown
 - 6 7600 Stenton Lp v. Rosario
 - 7 Skyluck Horizon Realty Inc v. Zamichieli
 - 8 Jiang v. Betancourt
 - 9 Joys Group Investment Llc v. Guzman Sarante
 - 10 Lipsky Properties I Llc v. Lucas
 - 11 Yue v. Moore
 - 12 Ostroff v. Thorpe
 - 13 Loretto 7828 v. Kane
 - 14 Dinh v. Torres
 - 15 Olah v. Clymer
 - 16 David Yarborough v. Yarborough
 - 17 Yu v. Frazer-tomoney
 - 18 Sharma v. Butler
 - 19 Adams Run Holding Company Llc v. Niblack
 - 20 Alan Leiberman v. Whitt
 - 21 Mattox v. Armstrong
 - 22 Mai v. Kallaur
 - 23 Blue River Capital Llc v. Johnson
 - 24 Chung v. Jackson
 - 25 Mbailou Fofana v. Lloyd
- 1 P.M.**
- 1 Guild House I Lp v. Martin
 - 2 Uni Penn Housing Partnership Ii v. Pickard
 - 3 John Tripodi v. Latham
 - 4 One Time Please, Llc v. Warner
 - 5 905 Cliveden Llc v. Hilton-mearls

4-TO BE ASSIGNED
9 A.M.

- 1 City Of Phila.: Dept. Of L&I v. Sharp
- 2 City Of Phila.: Dept. Of L&I v. Mojarad Abe
- 3 City Of Phila.: Dept. Of L&I v. Li
- 4 City Of Phila.: Dept. Of L&I v. Mymose
- 5 City Of Phila.: Dept. Of L&I v. Lin
- 6 City Of Phila.: Dept. Of L&I v. Puri Llc
- 7 City Of Phila.: Dept. Of L&I v. Mcfadden
- 8 City Of Phila.: Dept. Of L&I v. 1300 South 19th Street Investment Partners Llc
- 9 City Of Phila.: Dept. Of L&I v. Gaudenzia Inc
- 10 City Of Phila.: Dept. Of L&I v. Z Block Llc
- 11 City Of Phila.: Dept. Of L&I v. 14602 E 2nd Ave Llc
- 12 City Of Phila.: Dept. Of L&I v. Khan
- 13 City Of Phila.: Dept. Of L&I v. Depalma
- 14 City Of Phila.: Dept. Of L&I v. Henry On The Park Jv L
- 15 City Of Phila.: Dept. Of L&I v. Ghare
- 16 City Of Phila.: Dept. Of L&I v. St Ignatius Senior Housing
- 17 City Of Phila.: Dept. Of L&I v. Snow
- 18 City Of Phila.: Dept. Of L&I v. Inc
- 19 City Of Phila.: Dept. Of L&I v. Sprague Court Apt Llc
- 20 City Of Phila.: Dept. Of L&I v. Sherwin
- 21 City Of Phila.: Dept. Of L&I v. Llc
- 22 City Of Phila.: Dept. Of L&I v. Condo Association
- 23 City Of Phila.: Dept. Of L&I v. Sky C Llc
- 24 City Of Phila.: Dept. Of L&I v. (agent Brendon Gefri)
- 25 City Of Phila.: Dept. Of L&I v. The Ayer Condominium
- 26 City Of Phila.: Dept. Of L&I v. Llc
- 27 City Of Phila.: Dept. Of L&I v. Geneva Branch
- 28 City Of Phila.: Dept. Of L&I v. Llc
- 29 City Of Phila.: Dept. Of L&I v. Wynna D. Williams
- 30 City Of Phila.: Dept. Of L&I v. Hwang
- 31 City Of Phila.: Dept. Of L&I v. Talmadge
- 32 City Of Phila.: Dept. Of L&I v. Dubose
- 33 City Of Phila.: Dept. Of L&I v. Reshuan A. Carlton
- 34 City Of Phila.: Dept. Of L&I v. New York - Washington C M
- 35 City Of Phila.: Dept. Of L&I v. Russakoff
- 36 City Of Phila.: Dept. Of L&I v. Association
- 37 City Of Phila.: Dept. Of L&I v. Corinthian Square Complex
- 38 City Of Phila.: Dept. Of L&I v. Crawford
- 39 City Of Phila.: Dept. Of L&I v. Cannistraci
- 40 City Of Phila.: Dept. Of L&I v. Levy Investments Llc
- 41 City Of Phila.: Dept. Of L&I v. Sy
- 42 City Of Phila.: Dept. Of L&I v. Weaver
- 43 City Of Phila.: Dept. Of L&I v. Leimkuhler
- 44 City Of Phila.: Dept. Of L&I v. Phila Shipyard Dev Corp
- 45 City Of Phila.: Dept. Of L&I v. Rivera
- 46 City Of Phila.: Dept. Of L&I v. Clark

- 1 P.M.**
- 1 City Of Phila.: Dept. Of L&I v. Dunn
 - 2 City Of Phila.: Dept. Of L&I v. Lp
 - 3 City Of Phila.: Dept. Of L&I v. Pp Factory Lts Llc
 - 4 City Of Phila.: Dept. Of L&I v. White
 - 5 City Of Phila.: Dept. Of L&I v. 2800 Poplar Street Llc
 - 6 City Of Phila.: Dept. Of L&I v. Shingles
 - 7 City Of Phila.: Dept. Of L&I v. Phila Building Assoc
 - 8 City Of Phila.: Dept. Of L&I v. Moran Jr
 - 9 City Of Phila.: Dept. Of L&I v. Schlesinger
 - 10 City Of Phila.: Dept. Of L&I v. Lx2 Properties Llc
 - 11 City Of Phila.: Dept. Of L&I v. Watson
 - 12 City Of Phila.: Dept. Of L&I v. Comprehensive Estate Solutions Llc
 - 13 City Of Phila.: Dept. Of L&I v. Iza Invest Properties Llc
 - 14 City Of Phila.: Dept. Of L&I v. Muraco
 - 15 City Of Phila.: Dept. Of L&I v. Wall Jr
 - 16 City Of Phila.: Dept. Of L&I v. Shriners Hospital
 - 17 City Of Phila.: Dept. Of L&I v. Trustees Of The University Of Pennsylvania
 - 18 City Of Phila.: Dept. Of L&I v. South 19th Street Lp
 - 19 City Of Phila.: Dept. Of L&I v. Trustees Of The University Of Pennsylvania
 - 20 City Of Phila.: Dept. Of L&I v. Lets Get U Home Llc
 - 21 City Of Phila.: Dept. Of L&I v. Opportunities Tower I&ii Lp
 - 22 City Of Phila.: Dept. Of L&I v. Kingsessing Realty Llc
 - 23 City Of Phila.: Dept. Of L&I v. Santiago
 - 24 City Of Phila.: Dept. Of L&I v. Benton Gardens Associates
 - 25 City Of Phila.: Dept. Of L&I v. No 1 Seafood Market Llc
 - 26 City Of Phila.: Dept. Of L&I v. Alexandria Gardens Llc
 - 27 City Of Phila.: Dept. Of L&I v. Sfr3-060 Llc
 - 28 City Of Phila.: Dept. Of L&I v. Trustees Of The University Of Pennsylvania
 - 29 City Of Phila.: Dept. Of L&I v. Mosley Jr
 - 30 City Of Phila.: Dept. Of L&I v. Powell
 - 31 City Of Phila.: Dept. Of L&I v. 1199 Ludlow Street Lp
 - 32 City Of Phila.: Dept. Of L&I v. Trustees Of The University Of Pennsylvania
 - 33 City Of Phila.: Dept. Of L&I v. Alexandria Gardens Llc
 - 34 City Of Phila.: Dept. Of L&I v. Brynfield Apts Llc
 - 35 City Of Phila.: Dept. Of L&I v. Davis
 - 36 City Of Phila.: Dept. Of L&I v. Llc

5-TO BE ASSIGNED
10 A.M.

- 1 Navy Federal Credit Union v. James
- 2 Midland Credit Management, Inc. v. Hawkins
- 3 Navy Federal Credit Union v. Smith
- 4 Midland Credit Management, Inc. v. Glover
- 5 Midland Credit Management, Inc. v. Banto
- 6 Midland Credit Management, Inc. v. Neris
- 7 Midland Credit Management, Inc. v. Cole
- 8 Midland Credit Management, Inc. v. Cossom
- 9 Midland Credit Management, Inc. v. Campbell
- 10 Midland Credit Management, Inc. v. Rosado

- 11 Midland Credit Management, Inc. v. Cooper
- 12 Midland Credit Management, Inc. v. Holdenboyd
- 13 Midland Credit Management, Inc. v. Pollitt
- 14 Midland Credit Management, Inc. v. Hall
- 15 Midland Credit Management, Inc. v. Boone
- 16 Midland Credit Management, Inc. v. Murphy
- 17 Midland Credit Management, Inc. v. Pullum
- 18 Midland Credit Management, Inc. v. Woodton
- 19 Midland Credit Management, Inc. v. Spruill
- 20 Midland Credit Management, Inc. v. Zeng
- 21 Midland Credit Management, Inc. v. Lanier
- 22 Midland Credit Management, Inc. v. Leslie
- 23 Midland Credit Management, Inc. v. Harris
- 24 Midland Credit Management, Inc. v. Lopez
- 25 Midland Credit Management, Inc. v. Parker
- 26 Midland Credit Management, Inc. v. Cardozo
- 27 Midland Credit Management, Inc. v. Jones
- 28 Midland Credit Management, Inc. v. Rothschild
- 29 Midland Credit Management, Inc. v. Torres
- 30 Midland Credit Management, Inc. v. Burgos
- 31 Midland Credit Management, Inc. v. Frias
- 32 Midland Credit Management, Inc. v. Corbin
- 33 Midland Credit Management, Inc. v. Holliday
- 34 Midland Credit Management, Inc. v. Rescigno
- 35 Midland Credit Management, Inc. v. Haze
- 36 Midland Credit Management, Inc. v. Feehenderson
- 37 Midland Credit Management, Inc. v. La Paz De McBride
- 38 Midland Credit Management, Inc. v. Edwards
- 29 Midland Credit Management, Inc. v. Harrison
- 30 Midland Credit Management, Inc. v. Nelson
- 31 Midland Credit Management, Inc. v. Huff
- 32 Midland Credit Management, Inc. v. Staley
- 33 Midland Credit Management, Inc. v. Miree
- 34 Resurgent Receivables Llc v. Maria
- 35 Midland Credit Management, Inc. v. Boei
- 36 Midland Credit Management, Inc. v. Woodlyn
- 37 Midland Credit Management, Inc. v. Garcia
- 38 Midland Credit Management, Inc. v. Borum
- 39 Midland Credit Management, Inc. v. Teneqexhiu
- 40 Midland Credit Management, Inc. v. Parra
- 41 Midland Credit Management, Inc. v. Floyd
- 42 Midland Credit Management, Inc. v. Taylor

- 1 P.M.**
- 1 Midland Credit Management, Inc. v. Kearney
 - 2 Midland Credit Management, Inc. v. Lewis
 - 3 Midland Credit Management, Inc. v. Arnold
 - 4 Midland Credit Management, Inc. v. Velez
 - 5 Midland Credit Management, Inc. v. Toal Lerro
 - 6 Midland Credit Management, Inc. v. Dickson
 - 7 Midland Credit Management, Inc. v. Quiroli
 - 8 Midland Credit Management, Inc. v. Capehart
 - 9 Capital One , N.a. v. Wilson
 - 10 Capital One , N.a. v. Aazonobi
 - 11 Capital One , N.a. v. Howard
 - 12 Capital One , N.a. v. Walker
 - 13 Capital One , N.a. v. Hughes
 - 14 Capital One , N.a. v. Grobes
 - 15 Capital One , N.a. v. Stone
 - 16 Capital One , N.a. v. Pirolli
 - 17 Capital One , N.a. v. Smith
 - 18 Capital One , N.a. v. Millner
 - 19 Capital One , N.a. v. Fryer
 - 20 Capital One , N.a. v. Smith
 - 21 Capital One , N.a. v. Clark
 - 22 Capital One , N.a. v. Walker
 - 23 Capital One , N.a. v. Harrison
 - 24 Capital One , N.a. v. Hill
 - 25 Capital One , N.a. v. Kennedy
 - 26 Capital One , N.a. v. Harris
 - 27 Capital One , N.a. v. Wilson
 - 28 Capital One , N.a. v. Williams
 - 29 Capital One , N.a. v. Amaro
 - 30 Capital One , N.a. v. Gaines
 - 31 Capital One , N.a. v. Macklin
 - 32 Capital One , N.a. v. Kura
 - 33 Capital One , N.a. v. Miller
 - 34 Capital One , N.a. v. Ren
 - 35 Capital One , N.a. v. Acevedo
 - 36 Capital One , N.a. v. McIntosh
 - 37 Capital One , N.a. v. Thomas
 - 38 Spring Oaks Capital Spv Llc v. Wright
 - 39 Barclays Bank Delaware v. Omeara
 - 40 Barclays Bank Delaware v. Butler
 - 41 Barclays Bank Delaware v. Romero Sining
 - 42 Barclays Bank Delaware v. Potts
 - 43 Barclays Bank Delaware v. Ngo
 - 44 Lvnv Funding Llc v. Jenkins

6-THOMSON, J.
9:15 A.M.

- 1 S.e Capital Investments, Llc v. Henry
- 2 Frenkel v. Demetro
- 3 Trustees University Of Pa v. Myers
- 4 Park Preservation Limited Partnership v. Jackson

COURT OF APPEALS

OPINIONS FILED

FEBRUARY 21, 2024

BY PORTER, J.
Johnathon Mohr v. Trustees of the University of Pennsylvania; 23-1924; In short, Penn fails to show that it was acting under the federal government for purposes of 1442(a)(1).

NOT PRECEDENTIAL
OPINIONS FILED

FEBRUARY 21, 2024

PER CURIAM
Anthony Parker v. Lehigh County Court Domestic Relation; 23-2920; judgment of the district court affirmed.
Nonso Onyekwulufe v. Ur Jaddou; 23-1915; judgment of the district court affirmed.

DISTRICT COURT

MEMORANDA AND ORDERS

FEBRUARY 20, 2024

BY DIAMOND, J.
Gales v. Pennsylvania CVS Pharmacy LLC et al; 24-0123; I will decide the Parties' pending Motions after that discovery is completed.

BY SCHMEHL, J.
Chadwick v. Norfolk Southern Railway Company; 21-3991; Since Plaintiff has failed to establish a prima facie case of disability discrimination under the ADA, judgment is entered in favor of the Norfolk Southern and against the Plaintiff on Count one.

BY LEESON, JR, J.
BGSD, Inc. v. Spaze UP LLC; 23-4855; For the above noted reasons, the Court finds that it lacks personal jurisdiction over SPAZEUP and will deny BGSD's Motion.

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.

FEBRUARY 21, 2024

Commission: Megan J. Brennan: Louis DeJoy--Elaine Howell; 20-00694; Fed. Question; P.S. Diamond.
The Prudential Insurance Co of America--Kaitlin James; 24-00747; Fed. Question; C.F. Kenney.
Provident Life & Accident Insurance Company--David Tabby; 24-00748; Diversity; P.S. Diamond.
Suburbancommunity Hospital--Suburban General Nurses Association/Pennsylvania Association of Staff Nurses and Allied Professionals; 24-00749; Fed. Question.
Life Insurance Company of North America--Eric Saverling; 24-00750; Fed. Question; G.E.K. Pratter.
Suburban Community Hospital--Suburban General Nurses Association/Pennsylvania Association of Staff Nurses and Allied Professionals; 24-00751; Fed. Question.
Lowes Companies, Inc.; Lowe's Home Centers, LLC--Cary Weiss; 24-00752; Fed. Question.
Carlton Park Shipping Co Pte.Ltd; A.P. Moller-Maersk A/S--Sean Robinson; 24-00753; Diversity; J.D. Wolson.
Graysquare, Inc--Thinkdirect Marketing Group, Inc; 24-00754; Diversity; G.E.K. Pratter.
Resources for Human Development Inc--Michael Barnes; 24-00757; Fed. Question; A.B. Brody.

Kaiser Foundation Health Plan of The Mid-Atlantic States, Inc--Abira Medical Laboratories, LLC; 24-00759; Fed. Question.
United States Department of Homeland Security--Santosh Reddy Manney: Minaxiben Bheekhubhai Solanki: Pavan Kumar Pinagadi; 24-00760; U.S. Government Defendant.
USAA Casualty Insurance Company--Dennis Cronin; 24-00764; Fed. Question.
Marmaxx Operating Corp; TJX Companies, Inc--TJ Henderson; 24-00766; Diversity.
At&T Services, Inc.--David Lewis; 24-00767; Fed. Question.
James Hecht: Calcon Mutual Mortgage LLC d/b/a Onetrust Home Loans--Newrez, LLC; 24-00768; Fed. Question.
Complete Collection Service-South Florida LLC--Erik Feist; 24-00769; Fed. Question.
Complete Collection Service-South Florida, LLC--Erik Feist; 24-00770; Fed. Question.
Doctor William Cattell: Mrs. Shayne Goodman, RN; Mrs. Jesseca Lord--Shawn Elliott Morant, Sr; 24-00054; Fed. Question; J.D. Wolson.
Uncommon Grounds, Ltd--Uncommon Grounds Coffee & Tea, Inc; 24-00762; Fed. Question.

BANKRUPTCY COURT

PETITIONS FILED

FEBRUARY 21, 2024

(READING)

Chapter 7
Prudence Theresa Ferguson, 1104 E Cedar st., Allentown, PA 18109 -- Christine C. Shubert; United States Trustee; 24-10563; no summaries listed; L.E. Feldman, atty.; P.M. Mayer, B.J.
Frederick L. Fifield, 993 King Way, Breinigsville, PA 18031 -- Terry P. Dershaw; United States Trustee; 24-10569; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

Chapter 13
Christopher Alan Miller, 175 Green Street, Emmaus, PA 18049 -- United States Trustee; 24-10562; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

FEBRUARY 21, 2024
(PHILADELPHIA)

Chapter 7
Kenneth M Littlejohn, 4521 N. 18th Street, Philadelphia, PA 19140 -- Christine C. Shubert; United States Trustee; 24-10552; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J.
Joseph P Fay, 226 West Rittenhouse Sq, Apt 2803, Philadelphia, PA 19103 -- Christine C. Shubert; United States Trustee; 24-10553; no summaries listed; B.J. Sadek, atty.; M.D. Coleman, B.J.

Coleman, B.J.
Erik R. Carroll, 4607 Kingsessing Avenue, Philadelphia, PA 19143 -- Terry P. Dershaw; United States Trustee; 24-10556; no summaries listed; R.H. Holber, atty.; A.M. Chan, B.J.
Tricia L. Nyce, 107 Reliance Circle, Telford, PA 18969 -- Christine C. Shubert; United States Trustee; 24-10558; no summaries listed; T.L. Nyce, atty.; M.D. Coleman, B.J.
Renee J Lowe-Littlejohn, 204 W. Marshall Road, Lansdowne, PA 19050 -- Terry P. Dershaw; United States Trustee; 24-10560; no summaries listed; B.J. Sadek, atty.; M.D. Coleman, B.J.
Dennis E. Leigh, 1600 Church Road, Apt. A208, Wyncote, PA 19095 -- Christine C. Shubert; United States Trustee; 24-10565; no summaries listed; E.A. Camposano, atty.; P.M. Mayer, B.J.
Jada C. Roulac-Jones, 5512 N. Palethorpe Street, Philadelphia, PA 19120 -- Terry P. Dershaw; United States Trustee; 24-10566; no summaries listed; P.H. Young, atty.; A.M. Chan, B.J.
Patricia L Crawford, 427 Arbor Rd, Lansdowne, PA 19050 -- Christine C. Shubert; United States Trustee; 24-10567; no summaries listed; L.S. Rubin, atty.; M.D. Coleman, B.J.
Rose Mary DiGuardi, 2602 Anthony Drive, Pottstown, PA 19464 -- Terry P. Dershaw; United States Trustee; 24-10568; no summaries listed; J.L. Quinn, atty.; A.M. Chan, B.J.

Chapter 13

Briana Barnhart, 2821 Blair Mill Road, Willow Grove, PA 19090 -- United States Trustee; 24-10554; no summaries listed; M.S. Schwartz, atty.; A.M. Chan, B.J.
Efelda Mae Young, 1925 Humphrey Merry Way Apt A, Elkins Park, PA 19027 -- United States Trustee; 24-10555; no summaries listed; M.A. Cibik, atty.; A.M. Chan, B.J.
Kirsten Hanson Lewis, 227 Greenfield Avenue, Ardmore, PA 19003 -- United States Trustee; 24-10557; no summaries listed; A.J. Scarafone, Jr, atty.; P.M. Mayer, B.J.
James T. Harris, 3131 Knights Road, Unit 6, Apt. 4, Bensalem, PA 19020 -- United States Trustee; 24-10559; no summaries listed; P.H. Young, atty.; M.D. Coleman, B.J.
Diane C. DeKelb-Rittenhouse, 56 Roundwood Lane, Levittown, PA 19055 -- United States Trustee; 24-10561; no summaries listed; P.H. Young, atty.; P.M. Mayer, B.J.
Michael D Mitchell, 4060 Balwynne Park Road #2F, Philadelphia, PA 19131 -- United States Trustee; 24-10564; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J.
Ron B Cruz, 10951 Kirby Drive, Philadelphia, PA 19154 -- United States Trustee; 24-10570; no summaries listed; P.H. Young, atty.; M.D. Coleman, B.J.

ORPHANS' COURT
DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J.
FOR THE WEEK OF FEB. 26, 2024
FRI., MARCH 1, 2024
10 A.M. Zoom Hearing
Estate of Hemisha Patel, SN; A. Cohen; E. Schurr.
2 P.M. Zoom Hearing
Estate of Regina Evans, DE; J. Harris.

HEARINGS AND CONFERENCES

Before SHEILA WOODS-SKIPPER, J.
FOR THE WEEK OF FEB. 26, 2024
MON., FEB. 26, 2024
9 A.M. Zoom Hearing
Estate of Paul Auerbach, IC, ACT; H.M. Soloman; Y.M. Rodgers.
TUE., FEB. 27, 2024
10 A.M. Zoom Hearing
Estate of William M. Payne, AIP, ACT; M. Szymborski.
11 A.M. Zoom Hearing
Estate of Robert Hall, AIP, ACT; Y.M. Rogers.
WED., FEB. 28, 2024
COURTROOM 425, CH
11:30 P.M. Hearing
Estate of Alina Klinke, IC; B. Collier.
12:30 P.M. Hearing
Estate of David Nage, DE; J. Della Rocca; F.J. Chwastek.
THU., FEB. 29, 2024
10 A.M. Review Hearing
Estate of Sharon Shaboian, IC, ACT; M. Szymborski.
11 A.M. Review Hearing
Estate of Robert Hart, IC, ACT; G. Ferroni.
11:30 A.M. Zoom Hearing
Estate of Shivay Nair, MI, ACT; R. Minnich.

HEARINGS AND CONFERENCES

Before STELLA TSAL, J.
FOR THE WEEK OF FEB. 26, 2024
MON., FEB. 26, 2024
10 A.M. Zoom Hearing
Estate of Alphonso Cox, DE; A. Cameron.
11 A.M. Zoom Hearing
Estate of Kevin J. Rankin, DE; V. Canuso, Jr..
2 P.M. Zoom Hearing
Estate of Eileen Harris, IC; D. Nagel.
TUE., FEB. 27, 2024
10 A.M. Zoom Hearing
Estate of Josephine M. Phillips, DE; D. Jones Fowler.
WED., FEB. 28, 2024
COURTROOM 432
10 A.M. Hearing
Estate of Mary Murray, AP; D. Parish, Jr..
THU., FEB. 29, 2024
2 P.M. Zoom Hearing
Estate of Rosmary Conway, AI; J. Harris.
FRI., MARCH 1, 2024
COURTROOM 432
10 A.M. Hearing
Estate of Mary K. Howel, DE; E. Goldsmith, III.
James Titzer Law Clerk is out

Court Notices

continued from 1

(2) the requirement that the respondent-attorney respond to the allegations against the respondent-attorney by filing with the district office a statement of position. Unless a shorter time is fixed by the Chief Disciplinary Counsel in such notice, the respondent-attorney shall have 30 days from the date of such notice within which to file a statement of position in the district office.

The notice requirements of this subdivision (b) shall be applicable to any Form DB-7A (Supplemental Request for Statement of Respondent’s Position), in which case the notice shall advise the respondent-attorney of the requirement that the respondent-attorney respond to the supplemental allegations by filing with the district office a statement of position with respect thereto.

The Form DB-7 may inquire as to a respondent-attorney’s compliance with Rule of Professional Conduct 1.20 (relating to lawyer succession planning) and may request that the respondent-attorney produce the writing required by subdivision (a) of Rule 1.20.

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

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY

President Judge Administrative Order
No. 3 of 2024

In re: **Objections to Nomination Petitions – Primary Election, April 23, 2024**

ORDER

AND NOW, this 7th day of February, 2024, IT IS HEREBY ORDERED, ADJUDGED and DECREED that as required by 25 P.S. § 2937, any petition raising objections to Nomination Petitions of candidates for the April 23, 2024 Primary Election shall be filed, scheduled and disposed as follows:

(1) the *Petition to Set Aside Nomination Petition* (hereinafter “Petition”), substantially in the form set forth below, and Exhibits must be filed with the Office of Judicial Records (formerly the “Prothonotary”) no later than 5:00 PM on February 20, 2024. The Order to Show Cause and the Proposed Order will be generated by the Court’s case management system and the Petitioner need not file either document with the Petition.

(2) The Petition shall specify objections to individual signature lines in nomination petitions and these shall be set forth in an Excel or other similar spreadsheet format. Objector may use the downloadable spreadsheet provided on the Court’s website at: www.courts.phila.gov/forms. Spreadsheet columns shall include, for each challenged signature line: page number, line number,

county, and the reason or reasons for each challenge. The spreadsheet shall designate the grounds for challenge by codes, as follows:

NR = Not Registered
NRA = Not Registered at Address
NRDS = Not Registered on Date Signed
NRD = Not Registered Division
OC = Out of County
Ill = Illegible
LIO = Line Information Omitted
DUP = Duplicate
IHA = Line Information in Hand of Another
N/I = Nickname/Initial
PRI = Printed Signature
DCA = Defective Circulator Statement
SAC = Signed After Circulator’s Affidavit Dated
Other = Any ground for objection not listed above

(3) The Petition shall clearly state the number of signature lines challenged as well as the total number of completed signature lines on the face of the nomination petitions or papers. Any other challenges, e.g., to circulator affidavits, candidate affidavits, etc., must be clearly and separately stated in the Petition.

(4) The Office of Judicial Records will be open on February 20, 2024, from 8:30 AM to 5:00 PM. Petitions raising Objections to Nomination Petitions must be filed no later than 5:00 PM. The Petitions must be electronically filed at: <https://fjdefile.phila.gov/>. However, Petitioners who are unable to file their Petitions electronically may file in-person in Room 296 City Hall. The Office of Judicial Records shall close at precisely 5:00 P.M. on February 20, 2024. The Petition of any party of counsel who was in line at the Office of Judicial Records before 5:00 P.M. will be time-stamped as having been received at 5:00 PM and the Office of Judicial Records shall continue to process their Petitions which, consistent with prior practice, shall be deemed to have been timely filed even if processed after 5:00 P.M.

(5) Once the Petition has been filed with the Office of Judicial Records, an Order to Show Cause shall be issued scheduling a hearing date for February 23, 2024. The Order to Show Cause shall be in the format attached below.

(6) A copy of the Petition and Order to Show Cause must be served by the Petitioner on the Philadelphia County Board of Elections, Room 142 City Hall, Philadelphia, PA or on a representative of the Board of Elections stationed in 292, no later than February 20, 2024, by 5:00 PM.

(7) A copy of the Petition and Order to Show Cause must be served by the Petitioner on the Candidate no later than February 21, 2024, at 4:00 PM. Service may be accomplished by any of the below methods:

(i) personal service on the Candidate;
(ii) personal service on any adult person at the Candidate’s residence address as shown on the Candidate’s affidavit; or
(iii) by delivery by nationally recognized overnight service to the Candidate’s residence address shown as the Candidate’s affidavit provided that:
(A) delivery is attempted before February 22, 2024, at 4 P.M., and
(B) the package be sent with instructions to leave the Service Packet at said address if no one answers the door.

(8) The petitioner shall file before the hearing or bring to the hearing an Affidavit of Service indicating the date and time of service of the Petition and of the Order to Show Cause. The Affidavit of Service shall be in the format attached below;

(9) The Court may reschedule the hearing for good cause, including inability to serve the petition or Order to Show Cause. The hearing must be concluded and a final order issued no later than March 1, 2024. The final order shall be in the format attached below;

(10) The following judge is assigned to preside over Challenges to Nominating Petitions on Friday, February 23, 2024, and continue if necessary on Monday, February 26, and Tuesday, February 27, etc.

Honorable Abbe F. Fletman

An additional judge will be available if necessary. Hearings on Friday, February 23, 2024, will take place in Courtroom 630 City Hall, Pennsylvania with court reporter assigned to transcribe the proceedings. Sheriffs are to be provided during these sessions; and

(11) Copies of the forms referenced in this Order shall be available on the Court’s website at www.courts.phila.gov/forms.

This Administrative Order shall become effective immediately. The original Administrative Order shall be filed with the Office of Judicial Records in a docket maintained for Administrative Orders issued by the President Judge of the Court of Common Pleas, and copies shall be submitted to the Administrative Office of Pennsylvania Courts, and to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*. Copies of the Administrative Order will be provided to American Lawyer Media, *The Legal Intelligencer*, Jenkins Memorial Library and the Law Library for the First Judicial District, and shall be posted on the website of the First Judicial District of Pennsylvania: <http://courts.phila.gov>.

BY THE COURT:
/s/ Nina Wright Padilla

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

Sheriff’s Sale Notices for March 5, 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>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 5, 2024 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EST Rochelle 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 online registration process to participate in the auction (“Auction”). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit (“Deposit”) plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (“Auction Date”) and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.</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 unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</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 ejectment 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>2403-301 2708 East Indiana Avenue 19134 25th Wd. 1,127 Sq. Ft. BRT #251092400 Improvements: Residential Dwelling MARGARET WERYNSKI AND JOHN LEW-ISKI JR. C.P. Aug 2021 No. 02268 \$269,812.58 McCabe, Weisberg & Conway, LLC</p> <p>2403-302 2949 N. 9th Street 19133 37th Wd. 1,827 Sq. Ft. BRT #881147296 Improvements: Residential Dwelling 17TH ST. LLC C.P. Apr 2023 No. 200403 \$616,447.19 McCabe, Weisberg & Conway, LLC</p> <p>2403-303 2710 North 19th Street 19132 11th Wd. 838 Sq. Ft. BRT #111219700 Improvements: Residential Dwelling COLLIN BROWN, KNOWN SURVIVING HEIR OF CHARLES W. BROWN SR., COLLEEN P. BROWN, KNOWN SURVIVING HEIR OF CHARLES W. BROWN SR., AND UNKNOWN SURVIVING HEIRS OF CHARLES W. BROWN SR. C.P. Oct 2019 No. 01289 \$97,176.82 McCabe, Weisberg & Conway, LLC</p> <p>2403-304 2071 E Tioga Street 19134 45th Wd. 996 Sq. Ft. BRT #452114400 Improvements: Residential Dwelling MARION F. PATTERSON AND ANTONIA LIND MARIE LONG-DEJESUS C.P. Jan 2023 No. 03027 \$124,528.33 McCabe, Weisberg & Conway, LLC</p> <p>2403-305 5221 Church Road 19131 52nd Wd. 1,550 Sq. Ft. BRT #521213700 Improvements: Residential Dwelling RHONDA BURROUGHS-GRIFFINS, KNOWN SURVIVING HEIR OF MARIE BURROUGHS, UNKNOWN SURVIVING HEIRS OF MARIE BURROUGHS, AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. Sept 2022 No. 01663 \$200,455.21 McCabe, Weisberg & Conway, LLC</p> <p>2403-306 827 South Vogdes Street 19143 46th Wd. 1,028 Sq. Ft. BRT #463201900 Improvements: Residential Dwelling NUHOME INVESTMENT PROPERTIES, LLC, C.P. Jul 2023 No. 01849 \$146,093.03 Padgett Law Group</p> <p>2403-307 237 South Ithan Street 19139 60th Wd. 945 Sq. Ft. BRT #604222000 Improvements: Residential Dwelling MUHAMMAD Q. HOGUE C.P. Apr 2023 No. 02711 \$47,465.26 Padgett Law Group</p> <p>2403-308 5311 Market Street 19139 44th Wd. 1,200 Sq. Ft. BRT #871201450 Improvements: Residential Dwelling DURTY DEVILZ PROPERTY INVESTMENTS LLC, C.P. Apr 2023 No. 01656 \$249,870.67 Padgett Law Group</p> <p>2403-309 258 West Queen Ln 19144 12th Wd. 1,126 Sq. Ft. BRT #123119500 Improvements: Residential Dwelling Subject To Mortgage NUHOME INVESTMENT PROPERTIES, LLC, C.P. Sept 2023 No. 01011 \$127,684.49 Padgett Law Group</p> <p>2403-310 3148 North 6th Street Aka 3148 N 6th St 19133 37th Wd. 1073 Sq. Ft. BRT #372010800 Improvements: Residential Property EUGENE ROXBURY AKA EUGENE J. ROXBURY C.P. Jan 2023 No. 0715 \$99,595.55 KML Law Group, P.C.</p> <p>2403-311 1009 N 64th St 19151 34th Wd. 3327 Sq. Ft. BRT #344243300 Improvements: Residential Property THE UNKNOWN HEIRS OF JOSEPH L. BARR DECEASED C.P. Sept 2022 No. 02787 \$225,492.62 KML Law Group, P.C.</p>	<p>2403-312 5436 Ridgewood St 19143 51st Wd. 1013 Sq. Ft. BRT #513249200 Improvements: Residential Property RUSSELL TRAVERS JR C.P. Sept 2021 No. 02119 \$171,905.43 KML Law Group, P.C.</p> <p>2403-313 5707 Malvern Ave 19131 52nd Wd. 1886 Sq. Ft. BRT #522117900 Improvements: Residential Property UNKNOWN HEIRS OF THURKIEL E. EPPS C.P. Oct 2021 No. 00149 \$119,963.73 KML Law Group, P.C.</p> <p>2403-314 1907 S 29th St 19145 48th Wd. 1,450 Sq. Ft. BRT #482379300 Improvements: Residential Property VINCENT DIGREGORIO C.P. May 2023 No. 00087 \$121,035.72 KML Law Group, P.C.</p> <p>2403-315 3507 Nottingham Ln 19114 66th Wd. 1260 Sq. Ft. BRT #661238600 Improvements: Residential Property SHARYN JACKSON C.P. Jun 2022 No. 00501 \$239,669.89 Powers Kim, LLC</p> <p>2403-316 2713 N 11th St 19133 37th Wd. 1,260 Sq. Ft. BRT #372222700 Improvements: Residential Property JEWELYN P. WILLIAMS A/K/A JEWELYN WILLIAMS EARLE T. WILLIAMS C.P. May 2023 No. 01179 \$20,333.35 Powers Kim, LLC</p> <p>2403-317 312 E Eleanor St 19120 42nd Wd. 1,260 Sq. Ft. BRT #421097200 Improvements: Residential Property ANNA BUKRITSKY C.P. Oct 2022 No. 00586 \$75,472.92 Powers Kim, LLC</p> <p>2403-318 144 West Apsley St 19144 12th Wd. 8,250 Sq. Ft. BRT #123004010 Improvements: Residential Property TIMOTHY M. JOHNSON C.P. Apr 2023 No. 03060 \$228,167.76 KML Law Group, P.C.</p> <p>2403-319 4709 Disston St 19135 15th Wd. 2,160 Sq. Ft. BRT #412039900 Improvements: Residential Property DELORES PETERS AND HARRY F. PETERS C.P. Jun 2022 No. 02271 \$139,173.98 KML Law Group, P.C.</p> <p>2403-320 4709 Ashburner St 19136 65th Wd. 1,200 Sq. Ft. BRT #652042400 Improvements: Residential Property CHRISTIAN NEGRON C.P. Oct 2022 No. 00524 \$137,371.74 Hill Wallack LLP</p> <p>2403-321 3011 Redner St 19121 29th Wd. 846.98 Sq. Ft. BRT #292219900 Improvements: Residential Property DIAMANTE ESTATES LLC C.P. Apr 2023 No. 01290 \$274,326.53 Hill Wallack LLP</p> <p>2403-322 1430 N C0rlies St 19121 29th Wd. 926 Sq Fr BRT #292306210 Improvements: Residential Property PARKER ESTATES LLC C.P. Apr 2023 No. 01628 \$255,772.25 Hill Wallack LLP</p> <p>2403-323 5815 Akron St 19149 62nd Wd. 1,240 Sq. Ft. BRT #621440500 Improvements: Residential Property ALESIA BREWER C.P. Dec 2022 No. 02201 \$151,114.36 KML Law Group, P.C.</p> <p>2403-324 4946-48 W Stiles St 19131 44th Wd. 1400 Sq. Ft. BRT #442095505 Improvements: Residential Property EMPRESS TASHA ALISA TIPPETT BEY A/K/A TASHA UNDERWOOD C.P. Oct 2020 No. 00064 \$118,863.23 KML Law Group, P.C.</p> <p>2403-325 658 E Cornwall St 19134 33rd Wd. 743 Sq. Ft. BRT #331114600 Improvements: Residen-</p>	<p>tial Property THE UNKNOWN HEIRS OF SHIRLEY BUTLER AKA SHIRLEY G. BUTLER, DECEASED C.P. Jan 2022 No. 00987 \$57,003.33 KML Law Group, P.C.</p> <p>2403-326 5811 Chester Ave 19143 40th Wd. 1,911 Sq. Ft. BRT #401113700 Improvements: Residential Property PHYLLIS BUCHANAN A/K/A PHYLL BUCHANAN C.P. Dec 2022 No. 01653 \$154,675.10 Stern & Eisenberg, PC</p> <p>2403-327 5216 Montour Street 19124 35th Wd. 1,360 Sq. Ft. BRT #351363500 Improvements: Residential Property PHILIP TRIBBLE C.P. May 2023 No. 00467 \$120,409.77 KML Law Group, P.C.</p> <p>2403-328 912 Anchor St 19124 35th Wd. 938 Sq. Ft. BRT #351270300 Improvements: Residential Property JOSEPH ATKINSON AND KIMBERLY ATKINSON C.P. Apr 2023 No. 02069 \$83,835.21 KML Law Group, P.C.</p> <p>2403-329 3048 W Oxford St 19121 29th Wd. 1370 Sq. Ft. BRT #292226200 Improvements: Residential Property REHAB QUEEN LLC C.P. Apr 2023 No. 01630 \$318,669.61 Hill Wallack LLP</p> <p>2403-330 1433 N Corlies St 19121 29th Wd. 1591.52 Sq. Ft. BRT #292303000 Improvements: Residential Property PARKER ESTATES LLC C.P. May 2023 No. 01523 \$240,006.45 Hill Wallack LLP</p> <p>2403-331 1765 N 29th St 19121 32nd Wd. 1,629 Sq. Ft. BRT #324179800 Improvements: Residential Property DIAMANTE INVESTMENT GROUP LIMITED LIABILITY COMPANY C.P. June 2023 No. 01320 \$245,046.49 Hill Wallack LLP</p> <p>2403-332 3046 Redner St 19121 29th Wd. 1845.65 Sq. Ft. BRT #292219000 Improvements: Residential Property DIAMANTE ESTATES LLC C.P. May 2023 No. 02043 \$193,700.23 Hill Wallack LLP</p> <p>2403-333 1245 N Newkirk St 19121 29th Wd. 1118 Sq. Ft. BRT #292108701 Improvements: Residential Property TWELVE FORTY FIVE LLC C.P. May 2023 No. 01519 \$191,845.39 Hill Wallack LLP</p> <p>2403-334 3868 Alberta Pl 19154 66th Wd. 1796 Sq. Ft. BRT #662584800 Improvements: Residential Property DEBORAH CAMPBELL AKA DEBBIE CAMPBELL, SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED THE UNKNOWN HEIRS OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED LINDA WILHELM SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED C.P. Dec 2022 No. 02099 \$248,012.12 KML Law Group, P.C.</p> <p>2403-335 7450 Brockton Rd 19151 34th Wd. 1,434 Sq. Ft. BRT #343146338 Improvements: Residential Dwelling DENITA L. THOMAS C.P. Oct 2022 No. 00675 \$95,389.82 Hladik Onorato And Federman LLP</p> <p>2403-336 7259 Ridge Avenue 19128 21st Wd. 11,859 Sq. Ft. BRT #214137520 Improvements: Residential Dwelling CHERYL A. DOUGAR A/K/A CHERYL DOUGAR C.P. Mar 2021 No. 01812 \$150,100.46 Hladik Onorato And Federman LLP</p>

SHERIFF'S SALE
2403-337 3559 Sheffield Ave 19136 64th Wd. 1,600 Sq. Ft. BRT #642229400 Improvements: Residential Dwelling MINH CHUNG LAM C.P. Jul 2023 No. 029699 \$175,072.43 Hladik Onorato And Federman LLP
2403-338 3120 N Rosewood St 19132 11th Wd. 880 Sq. Ft. BRT #111144300 Improvements: Residential Dwelling MARVIN CAPPS AND THE UNITED STSTES OF AMERICA C.P. Jul 2023 No. 03123 \$126,592.08 Hladik Onorato And Federman LLP
2403-339 1637 N Corlies St 19121 32nd Wd. 1924 Sq. Ft. BRT #324193900 Improvements: Residential Dwelling SIXTEEN THIRTY SEVEN LLC C.P. May 2023 No. 01525 \$265,582.07 Hladik Onorato And Federman LLP
2403-340 2827 N 9th St 19133 37th Wd. 963 Sq. Ft. BRT #372137500 Improvements: Residential Dwelling ARMANDO HERNANDEZ C.P. Sept 2023 No. 00788 \$29,103.91 Hladik Onorato And Federman LLP
2403-341 1946 E Pike St 19124 45th Wd. 2,048 Sq. Ft. BRT #452217300 Improvements: Residential Dwelling RAFAEL RIVERA, AS SURVIVING HEIR OF ANIBAL RIVERA SERRANO, DECEASED, RAMON ROSA, AS SURVIVING HEIR OF ANIBAL RIVERA SERRANO, DECEASED AND UNKNOWN SURVIVING HEIRS OF ANIBAL RIVERA SERRANO, DECEASED C.P. Feb 2023 No. 02613 \$52,259.10 Hladik Onorato And Federman LLP
2403-342 5429 Valley St 19124 62nd Wd. 1,123 Sq. Ft. BRT #622333700 Improvements: Residential Property SPENCERETTE JONES C.P. Apr 2023 No. 02330 \$102,338.77 Brock & Scott, PLLC
2403-343 3574 Emerald St 19134 45th Wd. 1,072 Sq. Ft. BRT #452343600 Improvements: Residential Property ANNA BUKRITSKY C.P. Oct 2022 No. 01789 \$72,762.47 Brock & Scott, PLLC
2403-344 3222 Salmon Street 19134 45th Wd. 704 Sq St BRT #451178100 Improvements: Residential Property ADAM KUSZ C.P. Jun 2019 No. 05736 \$139,110.65 Logs Legal Group LLP
2403-345 154 W Godfrey Ave 19120 61st Wd. 1,200 Sq. Ft. BRT #611280300 Improvements: Residential Property MICHAEL JOHNSON AND CYNTHIA M. JOHNSON A/K/A CYNTHIA JOHNSON C.P. June 2017 No. 01164 \$158,300.44 Hill Wallack LLP
2403-346 1515 N 61st St 19151 34th Wd. 1,247 Sq. Ft. BRT #342242900 Improvements: Residential Property DIANE D. MYERS, AKA DIANE E. MYERS, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ELSIE D. MYERS; UNKOWN HEIRS, UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ELSIE D. MYERS C.P. Aug 2023 No. 01440 \$19,638.10 Manley Deas Kochalski LLC
2403-347 1912 S Chadwick St 19145 26th Wd. 588 Sq. Ft. BRT #481215700 Improvements: Residential Property THOMAS BUXTON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF PETER BUXTON; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF PETER BUXTON C.P. Aug 2023 No. 01443 \$86,539.48 Manley Deas Kochalski LLC
2403-348 5411 Vicaris St 19128 21st Wd. 1,617 Sq. Ft. BRT #213221130 Improvements: Residential Property ELLIS LESACK; BEATRIZ LESACK C.P. Mar 2022 No. 02482 \$93,513.98 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2403-349 5425 Rising Sun Ave 19120 42nd Wd. 6,250

SHERIFF'S SALE
Sq. Ft. BRT #421270800 Improvements: Residential Property YUNIOR ALEXANDER MOTA MORLA, IN HIS CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA; MARIANELLA ROJAS, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; ALVARO ROJAS, IN HIS CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA ; ARIANA ROJAS, IN HER CAPACITY AS HEIR OF NELLY OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; PAOLLA ALCANTARA , IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; PAOLLA ALCANTARA, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA C.P. Nov 2022 No. 01249 \$173,704.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2403-350 1425 N 29th St 19121 29th Wd. 1,024 Sq. Ft. BRT #292156100 Improvements: Residential Property JAMES E. SMITH C.P. Jan 2023 No. 00548 \$177,685.32 Stern & Eisenberg, PC
2403-351 5422 Larchwood Ave 19143 46th Wd. 1,056 Sq. Ft. BRT #463001300 Improvements: Residential Property THE UNKNOWN HEIRS OF PRISCILLA GOLPHIN, DECEASED C.P. Feb 2023 No. 01460 \$99,973.29 Stern & Eisenberg, PC
2403-352 257 S 16th St 19102 8th Wd. 3,872 Sq. Ft. BRT #881031500 Improvements: Commercial Property Subject To Mortgage USRE 257 LLC C.P. Sept 2023 No. 1940 \$12,455,556.90 Stradley Ronon Stevens & Young, LLP
2403-354 2220 Bonnaffon St 19142 40th Wd. 953 Sq. Ft. BRT #403059400 Improvements: Residential Property SHE DOES FLIPS LLC; SUNSARAE GARDNER C.P. Oct 2023 No. 00033 \$187,421.90 Larocca Hornik Rosen & Greenberg LLP
2403-355 537 East Sanger Street 19120 35th Wd. 1,109 Sq. Ft. BRT #351212800 Improvements: Residential Property SHERRI L. ASHFORD AS ADMINISTRATRIX OF THE ESTATE OF CRYSTAL LITTLE DECEASED C.P. Oct 2018 No. 03961 \$109,148.23 KML Law Group, P.C.
2403-356 624 Gerritt Street 19147 1st Wd. 718 Sq. Ft. BRT #012036500 Improvements: Residential Property RODRIGO A. RAMIREZ C.P. Apr 2023 No. 00886 \$197,534.12 KML Law Group, P.C.
2403-357 5438 N Fairhill St 19120 61st Wd. 2,525 Sq. Ft. BRT #612293600 Improvements: Residential Property JAMAR H. YOUNG AKA JAMAR YOUNG C.P. Mar 2020 No. 02767 \$63,348.09 KML Law Group, P.C.
2403-358 10211 Ambridge Pl 19114 66th Wd. 2,728 Sq. Ft. BRT #661047000 Improvements: Residential Property MARK GOWLAND AND JENNIFER LIS C.P. Jun 2019 No. 07211 \$79,379.64 KML Law Group, P.C.
2403-359 807 E Haines St 19138 59th Wd. 17,520 Sq. Ft. BRT #592013000 Improvements: Residential Property MARIE JEROME AND JOSEPH EDDY JEROME, ADMINISTRATOR OF THE ESTATE OF MARIE TERESA JEROME, DECEASED AS ADMINISTRATOR ON FEBRUARY 23, 2023, PHILADELPHIA REGISTER OF WILLS FILE NUMBER A0856-2023 C.P. Dec 2015 No. 00282 \$333,789.80 KML Law Group, P.C.

SHERIFF'S SALE
2403-360 1461 North 60th St Aka 1461 N 60th St 19151 34th Wd. 1,350 Sq. Ft. BRT #342192100 Improvements: Residential Property PATRICIA STANCIL C.P. Sept 2022 No. 021716 \$28,703.08 KML Law Group, P.C.
2403-361 4114 Princeton Ave 19135 55th Wd. 3,249 Sq. Ft. BRT #552200000 Improvements: Residential Property RAYMOND W. VITALI, JR AND JAMIE A. VITALI C.P. Jan 2020 No. 03852 \$138,424.28 McCabe, Weisberg & Conway, LLC
2403-362 31 N 58th St 19139 4th Wd. 1,160 Sq. Ft. BRT #042084700 Improvements: Residential Property JOSEPH JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, STEVEN JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, AND UNKNOWN SURVIVING HEIRS OF ELIZABETH BAKER C.P. Feb 2019 No. 00087 \$71,982.16 McCabe, Weisberg & Conway, LLC
2403-363 727 S 58th St 19143 46th Wd. 1,125 Sq. Ft. BRT #871217650 Improvements: Residential Property LASHAWN FARRAR C.P. Aug 2022 No. 03063 \$46,356.94 Richardson Law
2403-364 4650 Oakland St 19124 23rd Wd. 1,927 Sq. Ft. BRT #234229900 Improvements: Residential Property YOLANDA S. BROWNL EE C.P. Apr 2018 No. 01509 \$49,387.93 Manley Deas Kochalski LLC
2403-365 3317 Elliston Cir 19114 66th Wd. 2,030 Sq. Ft. BRT #661159500 Improvements: Residential Property KEVIN SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; MICHAEL SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; PAMELA SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; UNKOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DEBORAH M MCGUIRE C.P. Jul 2021 No. 00672 \$217,233.82 Manley Deas Kochalski LLC
2403-366 1719 S Mole St 19145 36th Wd. 616 Sq. Ft. BRT #365102800 Improvements: Residential Property GERTRUDE TAYLOR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DOROTHY BARR-SMITH; UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF DOROTHY BARR-SMITH C.P. Mar 2023 No. 01169 \$167,558.99 Manley Deas Kochalski LLC
2403-367 1817 Willington St 19121 32nd Wd. 1,036 Sq. Ft. BRT #321103700 Improvements: Residential Property Subject To Mortgage MARGARET DAVIS, AKA MARGARET CAULETTA DAVIS, AKA MARGARET C DAVIS C.P. Jun 2017 No. 00265 \$68,147.73 Manley Deas Kochalski LLC
2403-368 37 Wyneva St 19144 12th Wd. 1,702 Sq. Ft. BRT #123027100 Improvements: Residential Property RASHAAN THOMAS, AKA RASHAAN G. THOMAS; SADE THOMAS C.P. Sep 2018 No. 02431 \$156,250.06 Manley Deas Kochalski LLC
2403-369 157 Parker Ave 19128 21st Wd. 5,459 Sq. Ft. BRT #212335040 Improvements: Residential Property Subject To Mortgage Subject To Rent FARIBORZ FALLAHNEJAD C.P. Sept 2023 No. 03189 \$209,773.01 Brown McGarry Nimeroff LLC
2403-370 1359 E Price St 19138 59th Wd. 1,134 Sq. Ft. BRT #591100200 Improvements: Residential Property BLUEFACE ENTERPRISES LLC C.P. Oct 2023 No. 01068 \$289,008.34 Romano, Garubo & Argentieri
2403-371 8816 Ridge Ave Apt 14 19128 21st Wd. 1,988 Sq. Ft. BRT #212522832 Improvements: Residential Property Subject To Mortgage OTIS L.BARLOW AND YOULANDA Y. BARLOW C.P. Mar 2018 No. 01000 \$6,618.42

SHERIFF'S SALE
Gawthrop Greenwood, PC
2403-372 1982 Medary Avenue 19141 17th Wd. 1,455 Sq. Ft. BRT #171309500 Improvements: Residential Property HOWARD UPSEY C.P. Sept 2023 No. 01821 \$35,572.23 Kaplin Stewart Meloff Reiter & Stein, P.C.
2403-373 2415 S 20th St 19145 26th Wd. 920 Sq. Ft. BRT #262150300 Improvements: Residential Property LINDA HALL; UNKOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MILDRED CHAMBERS; RAE K SEMIDEY C.P. Jan 2020 No. 00581 \$196,255.28 Manley Deas Kochalski LLC
2403-374 5824 Trinity St 19143 40th Wd. 1,312 Sq. Ft. BRT #401106200 Improvements: Residential Property BEATRICE SMITH, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF WILLIAM WALTERS; UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF WILLIAM WALTERS C.P. Mar 2022 No. 00220 \$87,061.92 Manley Deas Kochalski LLC
2403-375 1508 N Myrtlewood St 19121 29th Wd. 778 Sq. Ft. BRT #292279100 Improvements: Residential Property SHAD REAL ESTATE LLC C.P. Mar 2023 No. 00511 \$257,093.59 Manley Deas Kochalski LLC
2403-376 2936 W Lehigh Ave 19132 28th Wd. 1,216 Sq. Ft. BRT #282378700 Improvements: Residential Property Subject To Rent LEVEL 4 HOLDINGS, LLC C.P. Jul 2023 No. 02292 \$123,278.05 Manley Deas Kochalski LLC
2403-377 16 N Salford Street 19139 4th Wd. 1,210 Sq. Ft. BRT #042124600 Improvements: Residential Property STANLEY OKORO C.P. Jan 2023 No. 01177 \$189,936.82 Mester & Schwartz, P.C.
2403-378 1318 Hale St 19111 53rd Wd. 1,140.63 Sq. Ft. BRT #531031100 Improvements: Residential Property JOSEPH MCCAUSLAND AND SABRINA ASCH C.P. Apr 2023 No. 02890 \$198,696.81 Hill Wallack LLP
2403-379 6222 N 10th St 19141 49th Wd. 1,440 Sq. Ft. BRT #492193100 Improvements: Residential Property PHYLLIS OLIVER C.P. Sept 2014 No. 02488 \$230,727.26 Hill Wallack LLP
2403-380 2427-35 W York St 19132 28th Wd. 44,903 Sq. Ft. BRT #884691100 Improvements: Residential Property Subject To Mortgage Subject To Rent WEST YORK HOLDING LLC AND CORNICHE CAPITAL, LLC AND DAVID EBRAHIMZADEH C.P. Jun 2023 No. 00016 \$6,225,629.93 Saldutti Law Group
2403-381 1521 N Franklin St Apt 4 19122 20th Wd. 2184 Sq. Ft. BRT #888200758 Improvements: Residential Property Subject To Mortgage DANIEL ROACH A/K/A DANIEL D ROACH C.P. Jan 2023 No. 02612 \$341,240.46 McCabe, Weisberg & Conway, LLC
2403-382 5922 Chestnut St 19139 46th Wd. 1,414 Sq. Ft. BRT #031028600 Improvements: Residential Property LUCILLE TRIBBLE C.P. Nov 2021 No. 00929 \$103,760.58 McCabe, Weisberg & Conway, LLC
2403-383 6349 Lawndale St 19111 35th Wd. 1,986 Sq. Ft. BRT #353283100 Improvements: Residential Property Subject To Mortgage GEORGE E. CULP III C.P. Feb 2021 No. 01183 \$160,848.39 Friedman Vartolo LLP
2403-384 2032 Wilder St 19146 36th Wd. 700 Sq. Ft. BRT #363037900 Improvements: Residential Property Subject To Mortgage GEORGE CLIFFORD BLACKMON C.P. Jan 2022 No. 02444 \$253,135.74 Friedman Vartolo LLP
2403-386 222 E Price St 19144 59th Wd. 6,262 Sq. Ft. BRT #591057500 Improvements: Residential

SHERIFF'S SALE
Property Subject To Mortgage 165 RENNER LLC A/K/A 265 RENNER LLC D/B/A 222 E. PRICE STREET LLC C.P. Feb 2023 No. 02781 \$451,288.55 Friedman Vartolo LLP
2403-387 224 Stearly St 19111 35th Wd. 1,212 Sq. Ft. BRT #352169300 Improvements: Residential Property DONIELLE A/K/A DANIELLE N. FLETCHER C.P. Dec 2022 No. 02149 \$122,709.45 Romano, Garubo & Argentieri
2403-388 7303 Malvern Ave 19151 34th Wd. 1,443 Sq. Ft. BRT #344088100 Improvements: Residential Property Subject To Mortgage SCOTT R. WINFREE AND MONIQUE L. WINFREE C.P. Apr 2022 No. 01634 \$48,435.31 The Law Office Of Gregory Javard-ian
2403-389 1402 S 54th St 19143 51st Wd. 1,580 Sq. Ft. BRT #514002100 Improvements: Residential Property MONIQUE KNOX C.P. Jun 2023 No. 00556 \$128,165.99 Larocca Hornik Rosen & Greenberg LLP
2403-390 2261 N Van Pelt St 19132 16th Wd. 1,120 Sq. Ft. BRT #162191100 Improvements: Residential Property JENEL S. ODOM C.P. Nov 2019 No. 00001 \$103,415.61 Stern & Eisenberg, PC
2403-391 3502 Grant Ave 19114 57th Wd. 2,897 Sq. Ft. BRT #572179000 Improvements: Residential Property KARA KOLIMAGA A/K/A KARA KANE; ANDREW J. KOLIMAGA C.P. Feb 2020 No. 02473 \$214,153.34 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2403-392 2954 Cedar St 19134 25th Wd. 1,200 Sq. Ft. BRT #251437800 Improvements: Residential Property UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN CHOMEN C.P. Nov 2019 No. 01003 \$49,131.29 Hladik Onorato And Federman LLP
2403-393 3871 Jasper St 19124 45th Wd. 1,225 Sq. Ft. BRT #452375400 Improvements: Residential Property Subject To Mortgage WALTER CARRASQUILLO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CHRISTINE F. CARRASQUILLO A/K/A CHRISTINA CARRASQUILLO, DECEASED, UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER UNKOWN HEIRS, SUCCESSORS, AND ASSIGNS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE F. CARRASQUILLO A/K/A CHRISTINA CARRASQUILLO, DECEASED C.P. May 2023 No. 03287 \$145,482.93 Barley Snyder LLP
2403-394 1818 S 31st St 19145 48th Wd. 2,913 Sq. Ft. BRT #482409200 Improvements: Residential Property PAUL LEWIS SOLELY IN HIS CAPACITY AS HEIR OF BARBARA ROBINSON, AND THE UNKNOWN HEIRS OF BARBARA ROBINSON DECEASED C.P. May 2023 No. 02876 \$100,561.72 KML Law Group, P.C.
2403-395 1539 S 19th St 19146 36th Wd. 1,040 Sq. Ft. BRT #363202600 Improvements: Residential Property MADELEINE WYKSTRA C.P. May 2023 No. 03236 \$193,561.02 KML Law Group, P.C.
2403-396 1616 W Louden St 19141 13th Wd. 1,120 Sq. Ft. BRT #132404000 Improvements: Residential Property SYDNEY GILLIAM C.P. Feb 2023 No. 01583 \$223,425.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2403-397 141 Benjamin Court, Unit G-141 A/k/a 141 Benjamin Court #141, 19114 57th Wd. 1,553 Sq. Ft. BRT #888570482 Improvements: Residential Property UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>NANCY POLIN A/K/A NANCY JOAN POLIN, DECEASED C.P. Nov 2021 No. 00467 \$272,496.84 Powers Kirn, LLC</p> <p>2403-398 7705 Cherokee St 19118 9th Wd. 13,431 Sq. Ft. BRT #092321500 Improvements: Residential Property</p> <p>RICHARD A. MARTIN JR. ADMINISTRATOR OF THE ESTATE OF ERNA T. MARTIN AND GREGORY MARTIN ADMINISTRATOR OF THE ESTATE OF ERNA T. MARTIN C.P. Jun 2019 No. 06257 \$474,379.57 McCabe, Weisberg & Conway, LLC</p> <p>2403-400 5357 N Sydenham St 19141 17th Wd. 1,680 Sq. Ft. BRT #172087400 Improvements: Resi-</p>	<p>dential Property JOHN PERRIN KNOWN SURVIVING HEIR OF CORNELL T. HALL, UNKNOWN SURVIVING HEIRS OF CORNELL T. HALL C.P. Sept 2019 No. 02003 \$94,200.93 McCabe, Weisberg & Conway, LLC</p> <p>2403-401 2227 N 21st St 19132 16th Wd. 1,182 Sq. Ft. BRT #162175800 Improvements: Residential Property Subject To Mortgage SMART INVESTMENTS KG, LLC C.P. Jul 2023 No. 01195 \$790,601.01 Friedman Vartolo LLP</p> <p>2403-402-A 1728 S Cleveland St 19145 36th Wd. 630 Sq. Ft. BRT #363186300 Improvements: Residen-</p>	<p>tial Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.</p> <p>2403-402-B 7162 Keystone St 19135 65th Wd. 1,800 Sq. Ft. BRT #651304500 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.</p> <p>2403-403-A 3549 Jasper St 19134 45th Wd. 855 Sq. Ft. BRT #452369000 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No.</p>	<p>02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.</p> <p>2403-403-B 1912 E Clearfield St 19134 25th Wd. 899 Sq. Ft. BRT #252227700 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.</p> <p>2403-404-A 3027 Agate St 19134 25th Wd. 758 Sq. Ft. BRT #252330000 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.</p>	<p>2403-404-B 3738 N Percy St 19140 43rd Wd. 720 Sq. Ft. BRT #432339500 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.</p> <p>2403-404-C 1632 E Hewson St 19125 18th Wd. 798 Sq. Ft. BRT #181222300 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.</p>

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