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The Office of the Federal Public Defender for the District of Maryland seeks a criminal defense lawyer with 3 years or more of legal experience for our Baltimore office. This is a temporary position (1 year and 1 day) and is subject to funding.

The Office of the Federal Public Defender operates under the authority of the Criminal Justice Act, 18 U.S.C., § 3006A, to provide representation to indigent defendants in federal criminal cases and related matters in the federal courts. Trial experience and outstanding legal research and writing skills preferred. Position available subject to funding. Salary commensurate with experience and qualifications.

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ESTATE NOTICES

NOTICE TO COUNSEL

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

ORPHANS' COURT OF PHILADELPHIA COUNTY

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

JOHNSON, RUTH -- Ruthie L. Gannon, Administratrix, c/o Paul D. Lux, Attorney-at-Law, 1731 Spring Garden Street Philadelphia, PA 19130.

12-4-3*

MAR, TADEO -- Manual Mar, Administrator, c/o Michael Wolinsky, Esquire, 1015 Chestnut Street, Suite 414, Philadelphia, PA 19107; Michael Wolinsky, Attorney, 1015 Chestnut Street, Suite 414, Philadelphia, PA 19107.

11-27-3*

MORTON, MARION A., (also known as MARIAN MORTON and MARINDA A. MORTON) -- Lisa Daniels, Administratrix, c/o Debra G. Speyer, Esquire, Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004; Debra G. Speyer, Attorney, Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004.

11-27-3*

COMPLAINTS

CIVIL ACTION
COURT OF COMMON PLEAS
PHILADELPHIA COUNTY, PA
CIVIL ACTION-LAW
NO. 180800078

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FANNIE MAE LATANE, DECEASED; et al, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FANNIE MAE LATANE, DECEASED Defendant(s), 3020 NORTH 25TH STREET, PHILADELPHIA, PA 19132

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, REVERSE MORTGAGE SOLUTIONS, INC., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PHILADELPHIA County, PA docketed to No. 180800078, seeking to foreclose the mortgage secured on your property located, 3020 NORTH 25TH STREET, PHILADELPHIA, PA 19132.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE

Lawyer Referral Service
Philadelphia Bar Association
One Reading Center
Philadelphia, PA 19107
215-238-1701

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

12-11-1*

IN THE COURT OF COMMON PLEAS OF
CAMBRIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
Docket No. 2018-223

THOMAS J. BALUH, Plaintiff

v.

ROSE MARIE LEONARD and PSFS CREDIT CORPORATION Formerly Known As HOMEMAKERS LOAN AND CONSUMER DISCOUNT COMPANY, Defendants

TO: PSFS CREDIT CORPORATION Formerly Known As HOMEMAKERS LOAN AND CONSUMER DISCOUNT COMPANY

TAKE NOTICE that on January 24, 2018, THOMAS J. BALUH, by his attorneys, Leventry, Haschak & Rodkey, LLC filed a Complaint in Quiet Title for the following real estate:

ALL that certain lot or piece lot or piece of ground situate, lying and being in the Borough of Westmont, County of Cambria and State of Pennsylvania, bounded and described as follows:

Control No.: 66-33714

Map No.: 66-051.-134.00

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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PA I.D. # 34980

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Johnstown, PA 15904

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COMPLAINTS

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. FRIEDA JEAN BOWMAN A/K/A FREIDA J. BOWMAN, in her capacity as Heir of MARGARET SARGENT A/K/A MARGIE BOWMAN A/K/A MARGARET LYDIA SARGENT, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD J. SARGENT A/K/A EDWARD SARGENT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET SARGENT A/K/A MARGIE BOWMAN A/K/A MARGARET LYDIA SARGENT, DECEASED HEIR OF EDWARD J. SARGENT A/K/A EDWARD SARGENT, Defendants

COURT OF COMMON PLEAS
CIVIL DIVISION
PHILADELPHIA COUNTY
No. 170601733
NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET SARGENT A/K/A MARGIE BOWMAN A/K/A MARGARET LYDIA SARGENT, DECEASED HEIR OF EDWARD J. SARGENT A/K/A EDWARD SARGENT and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD J. SARGENT A/K/A EDWARD SARGENT, DECEASED

You are hereby notified that on June 15, 2017, Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PHILADELPHIA County Pennsylvania, docketed to No. 170601733. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 4504 LORING STREET, PHILADELPHIA, PA 19136-4018 whereupon your property would be sold by the Sheriff of PHILADELPHIA County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

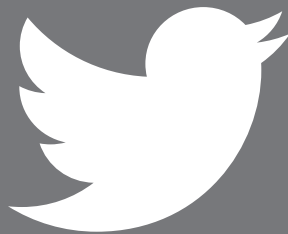
If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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SHERIFF'S SALE

9 A.M.
December 19, 2018

The City of Philadelphia FIRST DISTRICT PLAZA 3801 MARKET STREET

**Sale... Under provisions of Act of Assembly
May 16, 1923, P.L. 207 and the Amendments thereto,
and as required by the Act of March 15, 1956 – No. 388,
subject to the right of redemption as provided by law,
real estate as followed.**

| WRIT NO: | PREMISES: | FRONT: | WRIT NO: | PREMISES: | FRONT: | WRIT NO: | PREMISES: | FRONT: | | | |
|---|-----------------------------|----------------------|--------------------------------------|------------------------------|---|-------------------------------------|-----------------------------|--|-----|-------------------------------|-----------------|
| POSTPONED FROM FEBRUARY 22, 2017 | | | | | | | | | | | |
| 17 | 19 North 56th Street | Lot Irregular | 81 | 3811-13 Haverford Avenue | LOT IRREGULAR | 161 | 5141 North Sydenham Street | 15' 10" X 86' 10" | | | |
| 123 | 3107 North Patton Street | 15' x 69' | 122 | 3263 North Park Avenue | 15' X 100' | 162 | 5223 West Thompson Street | 16' x 100' | | | |
| POSTPONED FROM APRIL 19, 2017 | | | | | | | | | | | |
| 144 | 5061 Stenton Avenue | 15' x 85' | 149 | 5546 West Thompson Street | 15' X 91' | 173 | 2117 East Washington Lane | Lot Irregular | | | |
| 147 | 5016 West Stiles Street | Lot Irregular | POSTPONED FROM MARCH 21, 2018 | | | | | | 175 | 1340 West Westmoreland Street | 16' 3" X 92' 3" |
| POSTPONED FROM AUGUST 16, 2017 | | | | | | | | | | | |
| 167 | 1110 Union Street | 13' 6" x 39' 7-1/2" | 2 | 2615 North 06th Street | 17' 7" x 72' 6" | POSTPONED FROM JUNE 20, 2018 | | | | | |
| POSTPONED FROM SEPTEMBER 20, 2017 | | | | | | | | | | | |
| 16 | 3650 North 21st Street | 15' 6" X 96' | 24 | 1310 South 54th Street | 16' X 77' | 1 | 2032 South 03rd Street | LOT IRREGULAR | | | |
| 84 | 592 Geneva Avenue | 15' 4" X IRREG | 29 | 1400 Adams Avenue | 31' 8-1/2" x 90' | 8 | 2707 North 11th Street | 14' 2" X 65' | | | |
| POSTPONED FROM OCTOBER 18, 2017 | | | | | | | | | | | |
| 26 | 1729 North 33rd Street | 16' x 86' | 35 | 5032 Aspen Street | 15' x LOT IRREGULAR | 28 | 1643 North 56th Street | 16' 6-7/8" x 76' 2-3/4" | | | |
| 55 | 1412 South Clarion Street | 13' X 48' | 42 | 600 Burnham Road | 86' 5-1/8" X IRREG | 30 | 2050 South 59th Street | 15' 7" x 69' | | | |
| POSTPONED FROM NOVEMBER 15, 2017 | | | | | | | | | | | |
| 8 | 5610 North 12th Street | 20' x 84' 5/8" | 44 | 6545 North Camac Street | 57' 4-1/8" X IRREG | 33 | 1438 North 62nd Street | 15' 5" X 59' 6-1/2" | | | |
| 22 | 1824 South 58th Street | 16' X 79' | 51 | 2817 Chalmers Avenue | 15' X IRREG | 34 | 2409 South 62nd Street | 15' 1/8" X IRREG | | | |
| 79 | 3105 North Front Street | 16' X 100' | 75 | 5210 Gainor Road | 20' X 120' | 39 | 6525 Allman Street | 14' 2" x 66' | | | |
| 115 | 112 West Moreland Avenue | 95' x 241' 9" | 93 | 256 East Johnson Street | 16' 6" X 113' 10-3/4" | 40 | 3029 Arbor Street | 18' 8-5/8" X 35' | | | |
| 150 | 5007 Stenton Avenue | 78' X IRREG | 137 | 7401 Ruskin Road | LOT IRREGULAR | 48 | 4737 North Camac Street | 25' X 86' 6" | | | |
| 151 | 2714 Stevens Street | 16' 1" X 70' | 143 | 228 West Sheldon Street | 14' x 65' | 51 | 3534 North Carlisle Street | 13' 6" X 78' 8" | | | |
| 165 | 514 East Walnut Lane | 15' X 76' | 150 | 1946 North Stanley Street | 14' x 48' | 53 | 6378 Castor Avenue | 17' 7-1/2" X 91' 2-5/8" | | | |
| POSTPONED FROM DECEMBER 20, 2017 | | | | | | | | | | | |
| 3 | 2433 South 04th Street | 15' x 58' | POSTPONED FROM APRIL 18, 2018 | | | | | | 59 | 6913 Chelwynde Avenue | 16' X 65' |
| 67 | 3079 Collins Street | 13' 8" X 69' 1-1/2" | 9 | 1004 South 20th Street | 16' x 62' | 60 | 6035 Chestnut Street | 20' x 99' 6" | | | |
| 91 | 1611 West Girard Avenue | 20' X 100' | 15 | 938 North 30th Street | 14' X 57' | 63 | 3343 Coral Street | 14' x 32' 8" | | | |
| 118 | 1134 Marlyn Road | LOT IRREGULAR | 34 | 3237 North American Street | 14' 4" x 56' 10" | 66 | 1127 West Cumberland Street | 15' X 65' | | | |
| 155 | 1981 West Spencer Street | 15' X 88' | 38 | 23 North Ashmead Place | LOT IRREGULAR | 68 | 1946 Dennie Street | 15' x 108' | | | |
| POSTPONED FROM JANUARY 17, 2018 | | | | | | | | | | | |
| 37 | 1038 Arrott Street | 87' x 145' | 89 | 2116 Gillingham Street | 31.878' X IRREG | 69 | 5017 Ditman Street | 15' X 96' 6" | | | |
| 42 | 5605 Baynton Street | 17' 8" X 109' 7-1/8" | 95 | 525 North Hobart Street | 14' X 43' | 85 | 311-13 North Front Street | 24' 4" X 39' 8-1/2" Ap- pears to be a discrepancy with the legal description - property is two parcels with one BRT but legal description is showing dimensions for 313 only, may require additional research. Used Parcel Explorer | | | |
| 119 | 2419 South Millick Street | 15' x 65' | 121 | 1301 West Moyamensing Avenue | 75' 1-3/4" X 44' 8-5/8" X 60' 4-3/4" | 86 | 6401 Glenmore Avenue | 16' X 48' | | | |
| 159 | 111 West Upsal Street | LOT IRREGULAR | 131 | 3500 Old York Road | 16' 5-3/8" X 70' | 100 | 5926-32 Lansdowne Avenue | Lot Irregular | | | |
| 174 | 2123 North Woodstock Street | 14' X 60' | 164 | 5804 Vine Street | 15' X 72' | 110 | 5021-25 Market Street | 48' X 90' | | | |
| POSTPONED FROM FEBRUARY 21, 2018 | | | | | | | | | | | |
| 45 | 5334 Chancellor Street | 15' X 65' | POSTPONED FROM MAY 16, 2018 | | | | | | 112 | 2779 Martha Street | 18' X 54' |
| 53 | 6900 Cobbs Creek Parkway | LOT IRREGULAR | 6 | 2323 North 08th Street | 15' X IRREG | 113 | 5020 Master Street | 20' X 91' 9" | | | |
| 65 | 2144 Eastburn Avenue | LOT IRREGULAR | 12 | 6239 North 17th Street | 16' X 90' | 127 | 4155 Orchard Street | 15' 4" X 70' | | | |
| Conditions of Sheriff Sale for JUDICIAL TAX SALES | | | | | | | | | | | |
| <i>Effective: July 7, 2006</i> | | | | | | | | | | | |
| <ul style="list-style-type: none"> • Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price. • Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit. • The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale. • The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid. • The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly. • No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County. • The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine. • The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale. • All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale. • Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement. • Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) brtweb.phila.gov for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website philadox.phila.gov and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006 <p style="text-align: center;">NOTICE OF SCHEDULE OF DISTRIBUTION</p> <ul style="list-style-type: none"> • The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter. <p style="text-align: center;">LAND BANK SALE</p> <ul style="list-style-type: none"> • Notwithstanding the foregoing, if the Philadelphia Land Bank ("Land Bank") exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa. C.S.A. § 2117 (d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency. • Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq. • N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following. <p style="text-align: center;">EXPLANATION</p> <ul style="list-style-type: none"> • The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions. • The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ. • Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him. | | | | | | | | | | | |

Tax Sale continues on 17

Tax Sale continued from 17

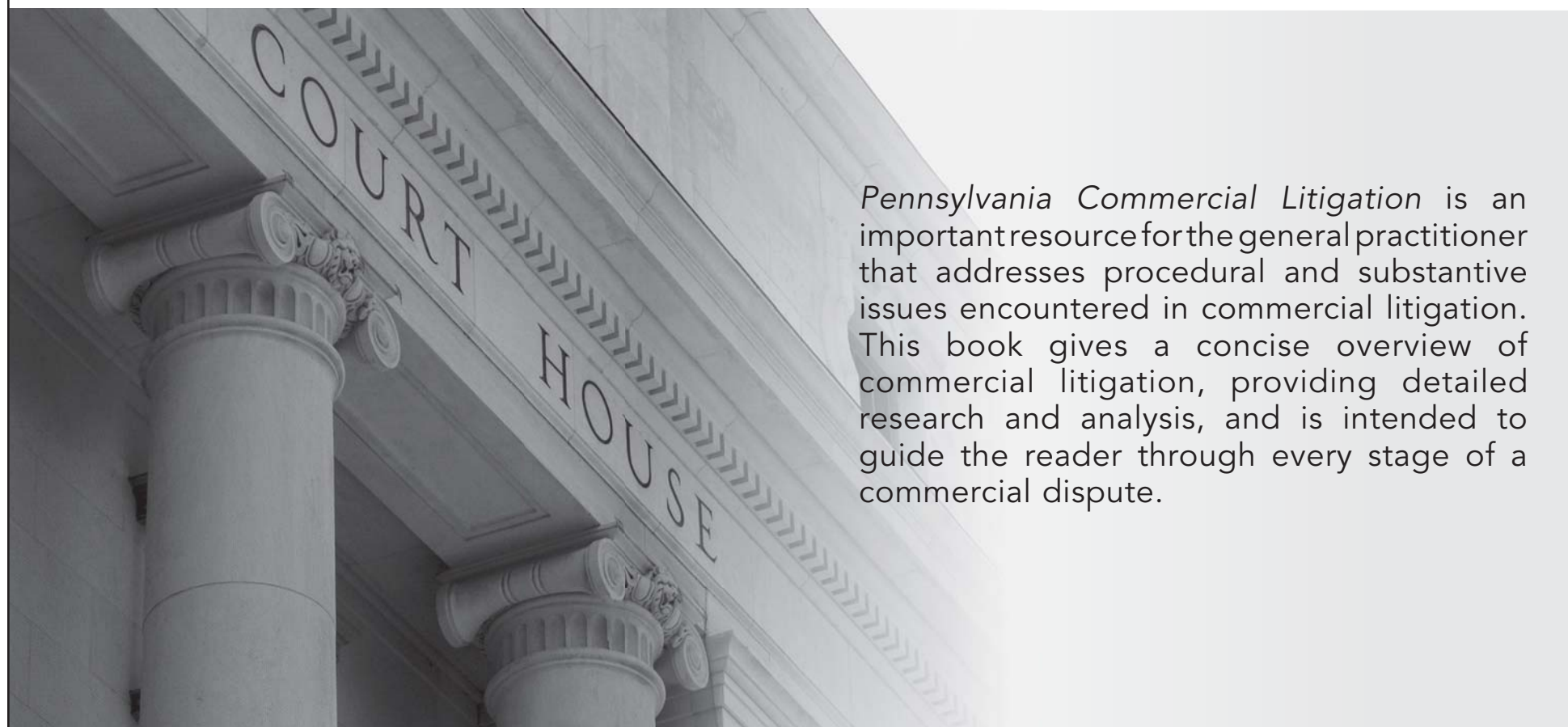
SHERIFF'S SALE9 A.M.
December 19, 2018**The City of Philadelphia
FIRST DISTRICT PLAZA
3801 MARKET STREET****Sale... Under provisions of Act of Assembly
May 16, 1923, P.L. 207 and the Amendments thereto,
and as required by the Act of March 15, 1956 – No. 388,
subject to the right of redemption as provided by law,
real estate as followed.**

| WRIT NO: | PREMISES: | FRONT: | WRIT NO: | PREMISES: | FRONT: | WRIT NO: | PREMISES: | FRONT: |
|----------|----------------------------|-------------------|----------|-----------------------------|---------------------|----------|------------------------------|----------------------|
| 123 | 2821 North Opal Street | 15' X 45' | 141 | 2916 Rorer Street | 17' 10" x 49' 10" | 159 | 2957 North Taney Street | 15' X 48' |
| 124 | 2535 North Orkney Street | 13' x 36' 6" | 142 | 2926 Rosehill Street | 14' X 42' | 160 | 741 East Thayer Street | 15' X 55' |
| 125 | 1930 North Patton Street | 14' 2" x 48' | 143 | 3132 North Rosewood Street | 15' X 58' 8" | 161 | 1839 West Tioga Street | LOT IRREGULAR |
| 126 | 2439 North Patton Street | LOT IRREGULAR | 144 | 2149-73 East Rush Street | 175' 9-7/8" X IRREG | 162 | 2101 West Tioga Street | 25' X 157' |
| 127 | 521 North Paxon Street | 14' 2" x 51' 6" | 145 | 646 West Russell Street | 14' X 57' | 163 | 1816 North Van Pelt Street | 16' 6" X 75' |
| 128 | 413 East Penn Street | 15' 10-1/2" X 80' | 146 | 129 South Salford Street | 16' X 62' 6" | 164 | 2239 North Van Pelt Street | 16' X 70' |
| 129 | 3915 North Percy Street | 16' X 45' | 147 | 1325 East Sedgley Avenue | 15' X 68' | 165 | 1214 West Venango Street | 14' x 42' 11-5/8" |
| 130 | 5439 Pine Street | 16' X 75' | 148 | 2730 West Seltzer Street | 14' X 46' | 166 | 505 East Walnut Lane | 25' x 100' |
| 131 | 1827 Point Breeze Avenue | 15' x 98' | 149 | 647 North Sickels Street | 14' X 44' | 167 | 6141 Walton Avenue | 12' 3-1/2" x 112' 6" |
| 132 | 301 Princeton Avenue | 25' 4" X IRREG | 150 | 20 Slocum Street | LOT IRREGULAR | 168 | 4808 North Warnock Street | 15' 5" X IRREG |
| 133 | 5917 Race Street | 15' X 70' | 151 | 3443 North Smedley Street | 20' X 75' 4" | 169 | 118 West Westmoreland Street | 15' X 61' |
| 134 | 3216 North Randolph Street | 14' X 50' | 152 | 1016 West Somerset Street | 16' 9-5/8" X 56' | 170 | 750 East Willard Street | 15' X 50' |
| 135 | 2439 South Reese Street | 14' X 46' | 153 | 5525 Sprague Street | 20' X 100' | 171 | 1526 South Wilton Street | 15" X 55" |
| 136 | 3031 North Reese Street | 14' X 64' | 154 | 5655 Sprague Street | LOT IRREGULAR | 172 | 16-22 East Wister Street | 73' 1-7/8" X IRREG |
| 137 | 6006 Reinhard Street | 16' x 60' | 155 | 5910 Spring Street | 15' x 64' | 173 | 5769 East Wister Street | 14' 9" X 65' 4-5/8" |
| 138 | 6030 Reinhard Street | 15' 6" X 60' | 156 | 949 North St Bernard Street | 15' X 54' 11-3/8" | 174 | 6022 East Wister Street | 16' X 71' |
| 139 | 5166 Reno Street | LOT IRREGULAR | 157 | 5018 Stenton Avenue | Lot Irregluar | 175 | 2714 West York Street | 15' 2-1/8" X 65' |
| 140 | 2740 North Ringgold Street | 14' 6" x 45' | 158 | 4759 Tampa Street | 15' X 75' 8" | | | |

The Legal Intelligencer

Pennsylvania Commercial Litigation Fourth Edition

Harry F. Kunselman - Strassburger McKenna Gutnick & Gefsky



Pennsylvania Commercial Litigation is an important resource for the general practitioner that addresses procedural and substantive issues encountered in commercial litigation. This book gives a concise overview of commercial litigation, providing detailed research and analysis, and is intended to guide the reader through every stage of a commercial dispute.

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Tax Collection Sale

**City of Philadelphia
TAX COLLECTION SALE**

Sale . . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

**Properties to be sold by JEWELL WILLIAMS Sheriff on
Tuesday, December 18, 2018 at First District Plaza, 3801 Market Street, at 9:00 AM (EST) (Prevailing Time)**

| Book | Writ | Address | Ward | Dimensions | Book | Writ | Address | Ward | Dimensions |
|------|------|---|----------|--------------------------|------|------|--|----------|-------------------------|
| 1812 | 2001 | 6143 Hazel Ave | 3rd wd. | IRREGULAR SIZE PROPERTY | 1812 | 2043 | 2327 N 20th St | 16th wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2002 | 2966 N 4th St | 19th wd. | Front: 15'x53'6" | 1812 | 2044 | 3218 N. Fairhill St a/k/a 3218 Fairhill St | 19th wd. | Front: 14'3"x45'10-1/2" |
| 1812 | 2003 | 3840 Olive St | 24th wd. | Front: 14'x65' | 1812 | 2045 | 4763 Griscom St | 23rd wd. | Front: 20'x74'10-7/8" |
| 1812 | 2004 | 1911 E Sterner St | 25th wd. | Front: 13'6"x26'2" | 1812 | 2046 | 1803 N Bucknell St | 32nd wd. | Front: 14'2"x46'6" |
| 1812 | 2005 | 2747 N Newkirk St | 28th wd. | Front: 15'x50'9" | 1812 | 2047 | 3027 N Darien St | 37th wd. | Front: 14'1"x40' |
| 1812 | 2006 | 2749 N Newkirk St | 28th wd. | Front: 15'x50'9" | 1812 | 2048 | 5827 Yocum St | 40th wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2007 | 2552 N Dover St | 28th wd. | Front: 14'x50' | 1812 | 2049 | 8514 Luther Pl f/k/a 8514 Lindbergh Blvd | 40th wd. | Front: 20'x100' |
| 1812 | 2008 | 2533 W Fletcher St a/k/a 2533 Fletcher St | 28th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2050 | 7028 Passyunk Ave a/k/a 7028 W. Passyunk Ave | 40th wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2009 | 2730 W Sterner St | 28th wd. | Front: 14'x45' | 1812 | 2051 | 132 E Fisher Ave | 42nd wd. | Front: 20'3"x112'6" |
| 1812 | 2010 | 2532 W Silver St | 28th wd. | Front: 14'4-1/2"x50' | 1812 | 2052 | 403 W Courtland St | 42nd wd. | Front: 16'4"x66' |
| 1812 | 2011 | 2339 N 32nd St | 28th wd. | Front: 14'x57' | 1812 | 2053 | 1337 W Toronto St | 43rd wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2012 | 1542 Fountain St | 32nd wd. | Front: 14'x58' | 1812 | 2054 | 3943 Dell St | 43rd wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2013 | 2135 N Marston St | 32nd wd. | Front: 14'x50' | 1812 | 2055 | 5443 Delancey St | 60th wd. | Front: 15'x52' |
| 1812 | 2014 | 16 N Dewey St | 34th wd. | Front: 15'x62' | 1812 | 2056 | 5413 Osage Ave | 60th wd. | Front: 15'x63' |
| 1812 | 2015 | 5848 Newtown Ave | 35th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2057 | 2236 N 3rd St | 19th wd. | Front: 16'x58'6" |
| 1812 | 2016 | 2203 N 8th St | 37th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2058 | 115 W Cumberland St | 19th wd. | Front: 12'x40' |
| 1812 | 2017 | 2611 N Darien St | 37th wd. | Front: 14'x40' | 1812 | 2059 | 220 W Huntingdon St | 19th wd. | Front: 13'x39' |
| 1812 | 2018 | 1246 W Firth St | 37th wd. | Front: 14'x54' | 1812 | 2060 | 5510 Baltimore Ave | 51st wd. | Front: 18'x100' |
| 1812 | 2019 | 1251 W Huntingdon St | 37th wd. | Front: 16'6"x68' | 1812 | 2061 | 616 N 42nd St | 6th wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2020 | 2856 N Darien St | 37th wd. | Front: 13'6"x40' | 1812 | 2062 | 1019 N 43rd St | 6th wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2021 | 515 E Indiana Ave | 7th wd. | Front: 14'8"x34' | 1812 | 2063 | 2046 N 3rd St | 18th wd. | Front: 15'x60' |
| 1812 | 2022 | 2825 N Water St | 7th wd. | Front: 13'1/2"x49'6" | 1812 | 2064 | 3827 Olive St | 24th wd. | Front: 14'x70' |
| 1812 | 2023 | 2929 Hurley St | 7th wd. | Front: 12'x40' | 1812 | 2065 | 2909-11 W Dauphin St | 28th wd. | Front: 36'x112'6" |
| 1812 | 2024 | 2231 Mutter St a/k/a 2231 N. Mutter St | 19th wd. | Front: 12'2-1/2"x40' | 1812 | 2066 | 2111 Bolton St | 29th wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2025 | 2235 Mutter St a/k/a 2235 N. Mutter St | 19th wd. | Front: 12'2-1/2"x40' | 1812 | 2067 | 2146 N Newkirk St | 32nd wd. | Front: 14'x48' |
| 1812 | 2026 | 2221 N 5th St | 19th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2068 | 835-837 E Ontario St a/k/a 837 E Ontario St | 33rd wd. | Front: 30'x75' |
| 1812 | 2027 | 2955 N Orkney St | 19th wd. | Front: 12'x40' | 1812 | 2069 | 1540 N Robinson St | 34th wd. | Front: 15'x98' |
| 1812 | 2028 | 3004 N American St | 19th wd. | Front: 13'5"x45' | 1812 | 2070 | 5354 Howland St | 35th wd. | Front: 15'x90' |
| 1812 | 2029 | 1826 N Marshall St | 20th wd. | Front: 13'11-5/8"x38'10" | 1812 | 2071 | 5431 Howland St | 35th wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2030 | 1365 S Melville St | 27th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2072 | 4963 N 2nd St | 42nd wd. | Front: 16'x65' |
| 1812 | 2031 | 1148 W Nevada St | 37th wd. | Front: 15'x34'6" | 1812 | 2073 | 1210 W Erie Ave | 43rd wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2032 | 3055 N Darien St | 37th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2074 | 4801 Fairmount Ave | 44th wd. | Front: 15'x88'6" |
| 1812 | 2033 | 2731 N Warnock St | 37th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2075 | 6000 N Hutchinson St | 49th wd. | Front: 40'x95'3-1/4" |
| 1812 | 2034 | 2042 S 71st St | 40th wd. | Front: 14'x47' | 1812 | 2076 | 5345 Irving St | 60th wd. | Front: 16'x20' |
| 1812 | 2035 | 1342 W Toronto St | 43rd wd. | Front: 15'x60' | 1812 | 2077 | 5511 Spruce St | 60th wd. | Front: 20'x92' |
| 1812 | 2036 | 700 W Atlantic St | 43rd wd. | Front: 15'4"x55' | 1812 | 2078 | 5646 Osage Ave | 60th wd. | Front: 15'x63'6" |
| 1812 | 2037 | 3859 N 13th St | 43rd wd. | Front: 16'x65' | 1812 | 2079 | 1960 Granite St | 62nd wd. | Front: 15'6-3/4"x78' |
| 1812 | 2038 | 403 W Clearfield St | 19th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2080 | 5804-06 N Penn St | 62nd wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2039 | 405 W Clearfield St | 19th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2081 | 2822 A St | 7th wd. | Front: 13'x49'6" |
| 1812 | 2040 | 1007 W Stella St | 37th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2082 | 2825 Kip St | 7th wd. | Front: 12'x41' |
| 1812 | 2041 | 3860 N Gratz St | 13th wd. | Front: 15'2"x82'10" | | | | | |
| 1812 | 2042 | 2449 N Gratz St | 16th wd. | Front: 14'1"x50' | | | | | |

Tax Sale continues on 20

Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

- Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.
- **Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.**
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.
- The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.
- The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.
- No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.
- The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
- All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale.
- **Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.**
- Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) brtweb.phila.gov for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website philadox.phila.gov and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

NOTICE OF SCHEDULE OF DISTRIBUTION

• The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND BANK SALE

- Notwithstanding the foregoing, if the Philadelphia Land Bank ("Land Bank") exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa. C.S.A. § 2117 (d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency.
- Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq.
- N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

- The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.
- The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941.223. means September Term, 1941.223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.
- Attention is called to the provisions of Act No. 104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com

Tax Sale continued from 19

Tax Collection Sale

City of Philadelphia TAX COLLECTION SALE

Sale . . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by **JEWELL WILLIAMS** Sheriff on
Tuesday, December 18, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

| Book | Writ | Address | Ward | Dimensions | Book | Writ | Address | Ward | Dimensions |
|------|------|---|----------|-------------------------|------|------|--|----------|--------------------------|
| 1812 | 2083 | 2944 Hurley St a/k/a 2944 N. Hurley St | 7th wd. | Front: 14'x44'6" | 1812 | 2096 | 1408 Lindley Ave a/k/a 1408 W. Lindley Ave | 17th wd. | IRREGULAR SIZE PROPERTY |
| 1812 | 2084 | 2121 N 21st St | 32nd wd. | Front: 16'x78'9" | 1812 | 2097 | 6321 Ogontz Ave | 17th wd. | Front: 22'8"x96' |
| 1812 | 2085 | 2518 Cecil B Moore Ave | 32nd wd. | Front: 14'6"x72' | 1812 | 2098 | 2523 N Patton St | 28th wd. | Front: 14'2"x50' |
| 1812 | 2086 | 1655 N 60th St | 34th wd. | Front: 15'x96'10-1/4" | 1812 | 2099 | 5805 Knox St | 59th wd. | Front: 14'x67' |
| 1812 | 2087 | 1418 S 15th St | 36th wd. | Front: 15'11"x68' | 1812 | 2100 | 5927 Lansdowne Ave | 87th wd. | Front: 15'x95' |
| 1812 | 2088 | 2830 N Taylor St | 38th wd. | Front: 14'4"x45'4-3/4" | 1812 | 2101 | 548 E Ashmead St | 12th wd. | Front: 15'x55' |
| 1812 | 2089 | 328 W Wellens Ave a/k/a 328 W. Wellens St | 42nd wd. | Front: 14'4"x64'6" | 1812 | 2102 | 3422 N 3rd St | 19th wd. | Front: 15'x70' |
| 1812 | 2090 | 647 W Schiller St | 43rd wd. | Front: 14'x57' | 1812 | 2103 | 219 W Wishart St | 19th wd. | Front: 14'3"x47' |
| 1812 | 2091 | 5408 W Thompson St | 4th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2104 | 1844 E Monmouth St | 25th wd. | Front: 14'8"x57'6" |
| 1812 | 2092 | 2659 Roberts Ave | 38th wd. | Front: 14'x61' | 1812 | 2105 | 2436 Seybert St | 29th wd. | Front: 14'x58'9-3/8" |
| 1812 | 2093 | 2035 W Ontario St | 11th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2106 | 3853 N Park Ave | 43rd wd. | Front: 15'8"x103'10-3/4" |
| 1812 | 2094 | 1540 W York St | 16th wd. | Front: 15'x68' | 1812 | 2107 | 5647 Rodman St | 46th wd. | Front: 15'x65' |
| 1812 | 2095 | 2329 N 21st St | 16th wd. | IRREGULAR SIZE PROPERTY | 1812 | 2108 | 521 S 57th St | 46th wd. | Front: 16'x67' |
| | | | | | 1812 | 2109 | 6618 N Fairhill St | 61st wd. | Front: 20'x97'6" |

Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

- Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.
- **Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.**
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.
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- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
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- **Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.**
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LAND BANK SALE

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- The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.
- The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court – indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.
- Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com



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LEGAL LISTINGS

COURT NOTICES

Court of Common Pleas
Delaware County, Pennsylvania
Orphans' Court Division
2019

December 3, 2019
 January 7, 2020

January 7, 2020
 February 10, 2020

***by 2:00 PM**
 Mary J. Walk, Esquire
 Register of Wills and Clerk of
 the Orphans' Court Division of
 the Court of Common Pleas of
 Delaware County, Pennsylvania

Last Day for Filing Accounts*

December 4, 2018
 January 8, 2019
 January 29, 2019
 February 26, 2019
 April 2, 2019
 April 30, 2019
 June 4, 2019
 August 6, 2019
 September 3, 2019
 October 1, 2019
 October 29, 2019

Audit Date

January 8, 2019
 February 4, 2019
 March 4, 2019
 April 1, 2019
 May 6, 2019
 June 3, 2019
 July 8, 2019
 September 9, 2019
 October 7, 2019
 November 4, 2019
 December 2, 2019

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 506
 :
 ORDER AMENDING RULES 150 AND : CRIMINAL PROCEDURAL
 522 AND REVISING THE COMMENT : RULES
 TO RULE 151 OF THE PENNSYLVANIA :
 RULES OF CRIMINAL PROCEDURE : DOCKET
 :
ORDER

PER CURIAM

AND NOW, this 7th day of December, 2018, upon the recommendation of the Criminal Procedural Rules Committee; the proposal having been published before adoption at 47 *Pa.B.* 1731 (March 25, 2017), and a *Final Report* to be published with this **ORDER**:

Court Notices continues on 35

COMING EVENTS

DECEMBER 11

PLI - Annual Disclosure Documents 2018: Current Developments & Best Practices

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 9:00 am to 5:00 pm; check-in at 8:30 am
 Cost: \$1,895 Standard
 11.5 substantive/1 ethics
 For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org Walk-ins welcome.

Microsoft Outlook for the Legal Professional

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 2:00 pm to 4:00 pm; check-in at 1:30 pm
 Cost: \$149 Standard; \$75 Attorneys licensed 5 years or less, judicial law clerks & paralegals
 2 substantive
 For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org Walk-ins welcome.

A Conversation With Tom Kline and Robert Mongeluzzi

Thomas R. Kline Institute of Trial Advocacy, 1200 Chestnut St.
 12:00 pm to 2:00 pm; check-in at 11:30 am
 Cost: \$249 Standard; \$125 Attorneys licensed 5 years or less, judicial law clerks & paralegals
 2 substantive
 For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org Walk-ins welcome.

NALS of Philadelphia

NALS of Philadelphia is hosting a Lunch-n-Learn on Tuesday, December 11, 2018, from 12:30 to 1:30 p.m. at the offices of Reed Smith, LLP, Three Logan Square, 18th & Arch Streets, 31st Floor. The topic is "The Opioid Epidemic" presented by William J. Brennan, Esquire. Mr. Brennan will educate us on how to identify a substance use disorder, resources available to those struggling with addition, and ways to engage active substance users. This is an open forum for questions and answers and is open to all legal support staff. Cost: Members/Free; Non-members/\$5 (which can be applied toward membership). Contact Jacquie Hannigan, PP, PLS (jhannigan@kcr-law.com or 215-772-2292) for more information and to make a reservation - space is limited. Attendees are provided with a CLE certificate.

NALS of Philadelphia (nalsofphiladelphia.org) is a nonprofit, nonpartisan, nonunion association of legal secretaries, legal assistants/paralegals, law office administrators, court clerks, and other legal professionals affiliated with NALS, Inc. (www.nals.org) and NALS of Pennsylvania (www.nalsofpa.org). NALS is dedicated to enhancing the competencies and contributions of members in the legal services industry through continuing legal education and increased professionalism.

DECEMBER 12

Trials of the Century III

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 8:30 am to 3:45 pm; check-in at 8:00 am
 Cost: \$299 Standard; \$150 Attorneys licensed 5 years or less, judicial law clerks & paralegals
 5 substantive/1 ethics
 For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org Walk-ins welcome.

PLI - New Developments in Securitization 2018

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 9:00 am to 5:00 pm; check-in at 8:30 am
 Cost: \$1,850 Standard
 6 substantive
 For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org Walk-ins welcome.

DECEMBER 13

Criminal Law Update 2018

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 12:00 pm to 4:15 pm; check-in at 11:30 am
 Cost: \$249 Standard; \$125 Attorneys licensed 5 years or less, judicial law clerks & paralegals
 3 substantive/1 ethics
 For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org Walk-ins welcome.

23 Mistakes Experienced Contract Drafters USUALLY Make

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010

9:00 am to 4:30 pm; check-in at 8:30 am
 Cost: \$299 Standard; \$150 Attorneys licensed 5 years or less, judicial law clerks & paralegals
 5 substantive/1 ethics
 For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org Walk-ins welcome.

DECEMBER 14

PowerPoint for Legal Professionals

The CLE Conference Center, Wanamaker Building, 10th Floor, Suite 1010
 1:00 pm to 3:00 pm; check-in at 12:30 pm
 Cost: \$149 Standard; \$75 Attorneys licensed 5 years or less, judicial law clerks & paralegals
 2 substantive
 For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org Walk-ins welcome.

Department Of Records

As of December 4, 2018, all instruments left for record to November 29, 2018, are ready for delivery.

| I N S I D E | | | |
|-------------|------------------------|----|-----------------------|
| 21 | Coming Events | 33 | Register of Wills |
| 25 | Common Pleas Court | 31 | Supreme Court |
| | 30 Civil Trial List | 31 | Superior Court |
| | 26 Criminal Trial List | 31 | U.S. Bankruptcy Court |
| | Commonwealth Court | | 31 Hearings |
| 22 | Federal Court | 31 | Court of Appeals |
| 33 | Orphans' Court | 31 | District Court |

MON., DECEMBER 17, 2018
On Trial
Criminal Jury Trial
 9:30 A.M.
 CR2018-000053- M. Rotella
 USA v.Ahr
 M. Much; S. Patrizio

MON., JANUARY 7, 2019
On Trial
Criminal Jury Trial
 9:30 A.M.
 CR2017-000588- M. Miller
 USA v.Nelson
 N. MacEoin

MON., FEBRUARY 11, 2019
On Trial
Civil Jury Trial
 9:00 A.M.
 2018-000168 M. KARDOS
 MARIELENA ZUNIGA v.ALEXANDER
 MAZZUCCA
 G. VOCI

Non-Jury Trial
 9:00 A.M.
 2017-001018 B. KRIER; B. WILLAIMS
 EDWARD C. HUGLER, SECY OF
 LABOR v.OSAKA JAPAN RESTAURANT,
 INC.
 Z. SILVERSTEIN; D. McCOMB

MON., MARCH 11, 2019
On Trial
Criminal Jury Trial
 9:30 A.M.
 CR2018-000228- P. Desouza
 USA v.Pickford
 N. Taylor-Smith

SAT., DECEMBER 10, 2018
On Trial
Criminal Jury Trial
 9:30 A.M.
 CR2018-000393- M. Miller
 USA v.Zambrana
 M. Wilson; N. Gorson

SAT., APRIL 29, 2019
On Trial
Criminal Jury Trial
 9:30 A.M.
 CR2018-000249- J. Jordan
 USA v.Hoover
 C. Cinquante; E. Hughes; L. Ortiz;
 T. Borum; L. Weaver; M. Maran; A.
 Flannery

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

TUE., JANUARY 22, 2019
Specially Listed
Criminal Jury Trial
 9:30 A.M.
 CR2016-517-01 T. ZALESKI
 USA v.KEVIN ARCHIE
 M. SHAPIRO

MON., JANUARY 28, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-1139 G. Donnelly
 MARTIN, et al v.Levylaw, LLC, et al
 K. Clemm

L.K. CARACAPPA, CH. M.J.
Courtroom 5A
 Deputy Clerk: Ian Broderick
 Phone: 267-299-7640

T. J. RUETER, M.J.
Courtroom 3C
 Deputy Clerk: Debbie Owens
 Phone 215-597-0048

FRI., FEBRUARY 15, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-3736 R. H. Ross III
 Omar Rodriguez Fuentes v.School District of
 the City of Philadelphia
 J. J. Coyle; R. M. Fedullo; R. M. Prosper

MON., JUNE 3, 2019
Non-Jury Trial
 10:00 A.M.
 2017-4364 M. J. Salmanson
 Albert L. Deutsch v.Nenner & Namerow,
 P.C.
 D. S. Nenner; J. S. Namerow; M. J. Junk

C. S. WELLS, M.J.
Courtroom 3F
 Deputy Clerk: Edward Andrews
 Phone: 215-597-7833

FRI., APRIL 5, 2019
On Trial
Civil Jury Trial
 10:00 A.M.
 2017-5266 R. H. Kaplan
 Mark Kelly v.Travelers Property Casualty
 J. H. Ring; P. B. Moring III; S. K. Powell

T.R. RICE, M.J.
 Deputy Clerk: Chavela Settles
 Phone: (267) 299-7660

Courtroom 5A
Criminal Duty Matters
MON., JAN. 14, 2019
 through
FRI., JAN. 18, 2019
 1:30 P.M.
Arraignments
THU., JAN. 17, 2019
 through
FRI., JAN. 18, 2019
 1:30 P.M.

TUE., DECEMBER 11, 2018
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-4258 F. N. DIMEO JR
 CATHERINE DUGAN v.WENDY
 J. A. BREYMEIER

MON., FEBRUARY 4, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-2547 M. G. RUBENSTEIN
 KIMBERLY SUZZAN v.REED SCHMIDT
 M. A. COGNETTI; H. L.
 MCREYNOLDS

TUE., FEBRUARY 19, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-3933 J. C. HAGGERTY; R. C.
 MANGOLD; H. A. TAYLOR
 LOUIS K. MYERS v.GEICO CASUALTY
 COMPANY
 J. A. HUDOCK JR

MON., MAY 13, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2016-6419 B. J. ZEIGER; C. J.
 KRUCKENBERG; J. T. STINSMAN
 MARIE NOISSETTE v.CITY OF
 PHILADELPHIA,
 M. MAGUIRE

MON., JUNE 10, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-3021 B. J. ZEIGER
 ALLEN WILLIAMS v.FOLCROFT
 BOROUGH
 S. MCDONOUGH

MON., JUNE 24, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-2431 A. BRODSKY; A. ERCOLI;
 C. G. SALESKI; K. M. RUFFING; M. M.
 GRAVES; N. M. CHAUDHRY
 DARBIANNE GOODWIN
 v.PENNRIDGE SCHOOL DISTRICT
 C. P. BOYLE; J. E. KANE; J. J.
 SANTARONE JR; K. M. HEISNER JR

MON., JULY 15, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-1790 C. R. BOOTH JR; S. C.
 WILSON JR
 JACQUELINE WHITE v.CHESTER
 HOUSING COMMUNITY CORP
 M. J. HANLON; A. B. WILL KENTZ

MON., JULY 22, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-3570 A. ERCOLI; C. G. SALESKI;
 K. M. RUFFING; M. C. DEE; M. M.
 GRAVES; N. M. CHAUDHRY; A. C.
 BRODSKY
 JANE DOE v.PENNRIDGE SCHOOL
 DISTRICT
 C. P. BOYLE; J. E. KANE; J. J.
 SANTARONE JR; K. M. HEISNER JR

MON., SEPT. 23, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2015-294 B. J. BOYLE; C. G. SALESKI;
 B. H. BENJET
 JAMAR B. PERRY v.TOM CORBETT
 C. BUSHMAN GREENHALL

D.R. STRAWBRIDGE, M.J.
Courtroom 3H
 Deputy Clerk: Jenna Gallelli
 Phone: (267) 299-7790

H.S. PERKIN, M.J.
Courtroom 4A
 504 Hamilton St.
 Room 4401
 Allentown, PA 18101-1514
 Deputy Clerk: Carlene Kohut
 Phone: (610) 434-3823
 4th Flr., Rm. 4000 when in Phila.

TUE., DECEMBER 11, 2018
On Trial
Civil Jury Trial
 9:30 A.M.
 2016-6620 K. C. Allen
 Kathy Keifer v.Lancaster County
 D. J. MacMain; N. J. Freiler; J. R.
 Ninosky

MON., JANUARY 7, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-1002 E. Snyder; R. P. Snyder
 Juan Perez v.Chen Real Estate, LLC
 M. S. Berger; L. E. Brody

MON., JANUARY 28, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-0475 C. E. Sorey II; E. P.
 Shaughnessy; J. R. Ferguson
 Dale Barlip v.Norfolk Southern Corporation
 M. Rowan; E. H. Kueny

MON., FEBRUARY 11, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-4384 D. J. DeLuca
 State Farm Fire & Casualty Company v.Bob
 Schmoyer Electric, LLC
 P. R. Kulp; P. D. Priore; S. J. Tredwell; J.
 A. Livingood Jr.; R. C. Smith; J. Gajer; A.
 F. Susko

MON., MARCH 4, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2016-5878 P. D. Lauer; J. E. Welsh
 Jennifer L. Fargione v.Edward Sweeney
 D. J. MacMain; J. R. Ninosky

WED., MARCH 27, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-1200 J. D. Hagelgans
 Douglas Felker v.State Farm Insurance
 Company
 J. P. Stengel

MON., JUNE 3, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2014-5554 R. E. Goldman
 Keith W. Anthony v.Richard Seltzer
 A. B. Adair; R. A. Jennings; J. M. Autry; F.
 J. Lavery Jr

MON., SEPT. 16, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-0945 J. D. Schaffer
 Gregory Lombardo, Sr. v.Reading Knights,
 Inc.,
 W. R. O Connor

TUE., NOVEMBER 12, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-0657 M. P. Malvey
 Maritza Orengo v.Speedway LLC
 M. T. Droogan Jr

E.T. HEY, M.J.
 Courtroom Deputy-Secretary: Lara L. Karlson
 (267) 299-7670

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

M. HEFFLEY, M.J.
 Deputy Clerk: Sharon Hall
 Phone: 267-299-7420

TUE., JANUARY 15, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-4381 D. M. Koller
 Nancy Hernandez v.Temple University
 Hospital
 K. P. Gaster

TUE., FEBRUARY 26, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-1404 R. N. Braker; M. A. Grubman
 James Braxton, Jr. v.AMC Loews Cherry Hill
 F. X. Simpson; R. J. Luongo

TUE., MARCH 19, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-178 C. R. Booth Jr.; N. N. Peckham
 Jr.
 Jamahl Hargust v.Congregation Beth
 Solomon
 A. M. Kirshenbaum; B. M. Teris

TUE., MARCH 26, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-2300 B. R. Krupnick
 Carl McKenzie v.Progressive Advanced
 Insurance Company
 D. J. Twilla; D. R. Friedman; K. P. Dapper

TUE., APRIL 2, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-904 W. C. Sipio
 Christina Adenike Gardiner v.City of
 Philadelphia
 C. H. Rider; L. A. Swiatek

TUE., APRIL 9, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-1247 N. Hoffman
 Craig Sumsy v.Nedzad Islamovic
 R. D. McMahon; M. G. Laver; K.
 Tenzinger

TUE., APRIL 30, 2019
On Trial
Non-Jury Trial
 9:30 A.M.
 2017-176 J. M. Farrell; P. T. Duffy
 Anthony Goldberg v.The United States of
 America
 R. Mentzinger Jr.; M. L. Hutchinson Jr.

TUE., MAY 14, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-4632 B. A. Swartz; B. M. Ferris
 Howard Gaul v.Donald Crawford
 A. R. Bunker

TUE., MAY 21, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-2622 C. Doyle; R. S. Swartz
 Najah Jordan v.Children
 K. G. Derewicz; P. J. Sopher

TUE., JUNE 4, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-3010 S. L. Gold; N. L. Vanguri
 Lillie Brown v.Allied University Security
 Services
 E. B. Turner; M. T. Dama; J. T. Pickell

TUE., JUNE 11, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-2135 S. M. Fulmer
 Robert Clemens v.Outback Steakhouse of
 Florida, LLC
 A. L. Sebia; F. K. Leary Jr.

TUE., JUNE 18, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-2127 D. S. Orlow

Brett Hayden v.Applied Medical Technology, Inc.
E. Keefe; J. M. Nollan III
TUE., JUNE 25, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-1993 **N. N. Peckham**
 Rossie Thomas v.Edens Transit, LLC
B. W. Waerig
TUE., JULY 9, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-3820 **V. Pedro**
 Amarjit S. Chawla v.Liberty Insurance Corporation
L. E. Kerns; P. A. Carlos
TUE., JULY 16, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-4728 **C. T. Fournaris**
 MAACO Franchisor SPV, LLC v.Bodyworks & Painting LTD, Inc.
B. M. Buterick
TUE., JULY 23, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-5416 **D. D. Langfitt; M. J. Garner**
 Gail Shipman v.Aquatherm L.P.
M. S. Toth; T. A. Kuzmick; J. M. Kvetan; J. R. Callan
TUE., AUGUST 13, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-2928 **D. M. Koller; S. R. Lavelle**
 Natalia Chang v.Nancy A. Berryhill
P. J. Koob
R.A. LLORET, M.J.
US Dist. Court
601 Market St.,
Phila., PA 19106
Chambers 4006
 Courtroom Deputy Sheila McCurry
 267-299-7410
Courtroom 5A
Criminal Duty Matters
TUE., DEC. 11, 2018
through
FRI., DEC. 14, 2018
1:30 P.M.
MON., FEBRUARY 4, 2019
On Trial
Civil Jury Trial
 9:00 A.M.
 2016-02768 **W.J. Brennan, IV; S. J. Mensing**
 VAN DE KAMP et al v.TRANSDERMAL SPECIALTIES, INC. et al
J. P. HART, M.J.
Courtroom 3D
 Chambers
 3006 U.S. Courthouse
 Philadelphia, Pa.
 Court Deputy: Deborah Stevenson
 Phone: 215-597-2733
FRI., MARCH 8, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-4732 **M. S. Scheffer**
 ABBY PERRY-HARTMAN v.THE PRUDENTIAL INSURANCE COMPANY OF AMERICA
R. H. Rome

FRI., APRIL 5, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2017-5388 **H. I. GOODMAN**
 DIANE M. SCHWEIZER v.CITY OF PHILADELPHIA
A. B. EPSTEIN; J. M. CHALAL
FRI., APRIL 19, 2019
On Trial
Civil Jury Trial
 9:30 A.M.
 2018-1623 **M. a. Weinberg**
 JEAN ALEXIS v.JBS SOUDERTON, INC.
A. M. Moland; F. M. Espanol
FRI., MAY 24, 2019
On Trial
Non-Jury Trial
 9:30 A.M.
 2017-4757 **J. P. Fritz**
 THOMAS J. MURPHY v.UNITED STATES OF AMERICA
E. D. Gill

**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

**TUE., DECEMBER 11, 2018
 9 A.M.**

0011806-2863 **B. A. Simon**
 Thomas-Croton v.Phila Property Development Inves
 0021807-0915 **R. H. Kaplan**
 Carroll v.Sutter et al.
H. Anderson
 0031807-2646 **M. J. Dougherty**
 State Farm Fire & Casualty Co. v.Mb Investment Gro
 0041808-2022 **M. I. Luber; S. J. Rosen**
 Kuruvilla v.Caraballo
M. Manara
 0051809-0779 **G. C. Randy**
 Zurich American Insurance Co. A/S/O Nj Turnpike Au v.Caraballo
 0061809-0780 **M. I. Simon**
 Aquino v.Allstate Property & Casualty Insurance C
A. A. Griffith; M. J. Poper
 0071809-0785 **H. Molitoris; K. C. Boylan**
 Valentin v.Gevorkyan
D. S. Bergstralh
 0081809-0790 **M. I. Simon**
 Bleyer v.Walker et al.
D. B. Carvell; G. N. Stewart
 0091809-0791 **M. I. Simon**
 Doakes v.Robbins
F. Milillo
 0101809-0804 **M. J. Soska**
 Hughes v.Springdale Properties, Llc
P. T. Kaczynski
 0111809-0805 **J. E. Fine**
 Christ v.Minnich et al.
D. O. Wilson
 0121809-0808 **J. D. Rutala**
 Liontas v.Marshalls Inc. et al.
10 A.M.
 0011701-1103 **B. R. Golub; P. T. Krenicky**
 Bethpage Federal Credit Union v.Kamara et al.

E. Gabay; L. Artom-Ginzburg
 0021703-1593 **B. R. Golub; P. T. Krenicky**
 Bethpage Federal Credit Union v.Mortazavi et al.
G. Schafkopf
 0031704-4000 **P. T. Krenicky**
 Bethpage Federal Credit Union v.Mortazavi et al.
G. Schafkopf
 0041709-3654 **B. R. Golub; P. T. Krenicky**
 Bethpage Federal Credit Union v.Pierre et al.
E. Gabay; L. Artom-Ginzburg
 0051712-1530 **B. R. Golub; P. T. Krenicky**
 Bethpage Federal Credit Union v.Pierre et al.
E. Gabay; L. Artom-Ginzburg
 0061807-1226 **N. V. Tinari**
 Nino V. Tinari & Assoc. v.M.S. Fox Real Estat
K. J. McCloskey
 0071809-0820 **P. C. Timoney**
 Thomas v.Simon Property Group Inc. et al.
C. S. Straggas
 0081809-0822 **J. P. Curry**
 Talley v.Nelson
Y. D. Cooper
 0091809-0842 **D. M. Sodano**
 Rashad v.Burgess
 0101809-0850 **J. Wheeler**
 Costo et al. v.State Farm Fire & Casualty Company E
C. P. Labletta; E. A. Sutton; V. E. Allen
 0111809-0865 **S. W. Bruccoleri**
 Ward v.Olmo et al.
E. L. Kates
 0121809-0866 **D. M. Sodano; J. T. Dimarco**
 Culbertson et al. v.The Wendy's Company et al.
C. C. McGuigan; P. J. Stapleton; P. F. Cardwell
 0131809-2942 **S. A. Wakefield**
 In Re: Appeal of School District of Philadelphia v.The Wendy's Company et al.
R. P. Wendolowski
 0141809-3016 **C. N. Richardson; D. Elias Kirk; J. G. Wilhelm; L. Zrillo**
 In Re: Appeal of School District of Philadelphia v.The Wendy's Company et al.
R. P. Wendolowski
 0151809-3022 **C. N. Richardson; L. Zrillo; S. A. Wakefield**
 In Re: Appeal of School District of Philadelphia v.The Wendy's Company et al.
R. P. Wendolowski
 0161809-3048 **C. N. Richardson; E. Marquez; S. A. Wakefield**
 In Re: Appeal of School District of Philadelphia v.The Wendy's Company et al.
R. P. Wendolowski
 0171809-3050 **E. Marquez; F. X. Crowley; M. S. Carter; P. F. Kelsen; S. A. Wakefield**
 In Re: Appeal of School District of Philadelphia v.The Wendy's Company et al.
R. P. Wendolowski
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 0011808-2544 **E. Tolan**
 Moore et al. v.Allstate et al.
K. J. Fox; K. H. Jones; M. J. Walthew
 0021809-0872 **J. Devirgilis**
 Loving v.Mei
F. Milillo
 0031809-0873 **I. M. Bryson; J. J. McEldrew**
 Ramseur v.Southeastern Pennsylvania Transportat
A. C. Lachowicz; D. J. McGravey; L. A. Kavulich
 0041809-0877 **C. J. Culleton**
 Cottman et al. v.1113 North Easton Road Operations
A. M. Golen; C. O. Magulick; I. W. Bushman
 0051809-0878 **M. A. Durkin**
 Chun et al. v.Truck Insurance Exchange
J. H. Cole; J. Philip

0061809-0911 **R. M. Cavalier; T. L. Mueller**
 Metropolitan Management Corp. v.Castrataro
T. Paschos; T. A. Lynam
 0071809-0918 **T. J. Joyce; T. A. Russeck**
 Lyndes v.Penn Central Corp. A/K/A American
A. E. Horton; D. L. Jones; D. A. Damico; J. A. Jackson; N. W. Temeles
 0081809-0946 **T. J. Joyce; T. A. Russeck**
 Riley v.National Railroad Passenger Corp.
A. Grose; A. J. Kornblau
 0091809-0948 **T. J. Joyce; T. A. Russeck**
 Walker v.Norfolk Southern Railway Company
D. A. Damico; J. A. Jackson; N. E. Bazy
 0101809-0949 **W. R. Maynard**
 Gns Properties, Llc v.Herman Henssler Locksmith,
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 0011808-0515 **S. Mayall**
 Safeco Ins. Co. of Ill. A/S/O Douglas And Kimberly v.Herman Henssler Locksmith,
G. R. Gremminger; J. D. Hill
 0021809-0953 **D. Klayman Weitz**
 Newsome v.Amtrust North America Inc.
 0031809-0957 **L. K. Hill**
 W et al. v.The Glen Mills Schools
J. McHale; P. Cilluffo
 0041809-0958 **J. R. Orourke**
 Tholey et al. v.Giant Food Stores Llc
M. T. Riley; M. S. Miller
 0051809-0960 **S. I. Leon**
 Lee-Akiyama v.City of Philadelphia
S. Kivell
 0061809-0962 **A. C. Davis; M. O. Pansini**
 Martin et al. v.Dutton's Mill Assoc., L.P. Inc.
J. A. Dougherty; K. R. McNulty
 0071809-1260 **M. A. Durkin**
 Frierson v.Erie Insurance Exchange
R. T. Horst
 0081809-1274 **J. J. Kofsky**
 Bloodsaw et al. v.James River Insurance Company
S. J. Tredwell
 0091809-1278 **C. J. Culleton**
 Whitehurst v.184 Bethlehem Pike Operations, Llc E
C. O. Magulick; W. E. Blick
 0101809-1280 **A. Ratner**
 Mansurov v.Rodenhausen
P. B. Hinton
 0111809-1294 **M. Kats; R. Anderson**
 Karimov et al. v.Rodenhausen et al.
P. B. Hinton
 0121809-1282 **S. L. Rovner**
 Tiano v.Peco Energy Company et al.
E. R. Devine; J. E. Salmon; S. F. Bernstein
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 0011808-1583 **M. R. Froehlich**
 Law et al. v.Daniels
J. Katz
 0021809-1284 **H. A. Dorian**
 Lam v.Lau et al.
J. G. Devlin
 0031809-1287 **M. I. Simon**
 Rosado v.Sivco et al.
S. V. Kemether
 0041809-1290 **J. J. Goldin; J. E. Frank**
 Bulli v.Juaquee
 0051809-1293 **M. L. Paul**
 McGarrity v.Erie Insurance Company
P. R. Kulp; S. J. Tredwell
 0061809-1295 **L. M. Flynn**
 Howard et al. v.Osbourne et al.
J. M. Borelli; W. H. Swayze
 0071809-1298 **S. A. Portner**
 Brocco v.Zisk
 0081809-1301 **J. B. Ladov**
 Fleetway Capital Corp. v.Rivera
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9 A.M.
 0011808-2855 **J. Wheeler**
 Kim v.Liberty Mutual Insurance

L. E. Kerns; P. A. Carlos
 0021809-1611 **M. I. Simon**
 Daisey v.Landis
C. N. Harrington; C. A. Egan
 0031809-1612 **M. I. Simon**
 Caine v.Ren
J. F. Lorusso; T. M. Schaer
 0041809-1617 _____
 Alderman v.Rivera
 0051809-1630 **J. E. Fine**
 Lewis v.State Farm Mutual Automobile Insurance Co.
K. C. Douglas
 0061809-1632 **J. M. Horn**
 Hasan et al. v.Toll Brothers Inc. et al.
C. S. Dangelo; J. R. Mullen; J. M. Ciriello; R. L. Deluca
 0071809-1634 **B. A. Swartz; B. M. Ferris**
 Wallace et al. v.Community Options Inc. et al.
J. H. McCarthy; L. L. Prince
 0081809-1650 **G. L. Yeisley; R. S. Safier; T. R. Kline**
 Williams et al. v.Livanova Deutschland, Gmbh et al.
D. A. Brockman; J. A. Bennardo; J. A. Young; J. T. Woy; S. J. Finley
 0091809-1673 **J. B. Mayers**
 Basciano et al. v.Quakertown Joint Venture et al.
B. A. Judge
 0101809-1692 **M. L. Barnabei; V. Doto**
 Boyer v.Alan Hostetler Insurance Agents & Brokers
P. J. Wolfe
 0111809-1700 **J. E. Murphy**
 Hoffman v.Oyr Realty Group Llc et al.
C. E. Williams; F. J. Deasey
 0121809-1701 **J. L. Russell; J. J. Feller; R. P. Chase**
 Ferguson v.Temple Univ. Hosp. et al.
J. A. Young; M. J. Ruggnetta; R. S. Margulies
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 0011802-2998 **M. Goodnow**
 James et al. v.Cottrell
 0021806-2639 _____
 Jordan v.Garner
 0031807-0335 **A. R. Braitman**
 Boyle v.Baird et al.
K. E. Beerer; M. R. Miller
 0041809-1706 **J. S. Zafran**
 Ginaldi v.Solnick et al.
C. Ackley; J. H. Cole; P. J. Furlong
 0051809-1711 **V. P. Wilson**
 Adeyemi v.Jenkins et al.
A. L. Perry; E. C. Good; J. H. Quinn
 0061809-1712 **W. R. Hamilton**
 Division 121 Unia-Acl et al. v.Duncan et al.
L. T. Thompson
 0071809-1715 **D. P. Thiruselvam; K. T. West**
 Beltran Suren v.Temple Univ. Hosp.
I. W. Bushman
 0081809-1718 **M. Breslin**
 Burnett v.Clark et al.
 0091809-1722 **J. D. Schaffer; M. A. Weinberg**
 Abdulkarimov et al. v.Valmyr et al.
 0101809-2034 **J. Debarberie; K. Bates; P. Wapner**
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R. F. Weinstein
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 0011804-5095 **M. C. Lambert**
 Green v.Unknown Occupants
 0021808-0505 _____
 McCauley v.Verner
 0031809-2036 **G. P. Heslin**
 Doeleh et al. v.Green
J. A. Schluth

0041809-2038J. P. Curry
Brockenborough v.Newland et al.

0051809-2039J. M. Rosenbaum
Walker v.Sunsine Children Inc. et al.
W. B. Shuey

0061809-2118R. P. Snyder
Kowalczyk v.Vista Outdoor Operations, Llc
et al.
C. S. Toomey; D. J. Kain; J. H. Fertel; M.
T. Riley; M. S. Miller; P. J. McDonnell

0071809-2119M. Kats; R. Anderson
Cezaire et al. v.Defeo et al.
D. T. Lewbart; K. R. McNulty

0081809-2123A. J. Agati
Carreras v.Marshalls Homegoods et al.
J. E. Campbell

0091809-2125J. P. Curry
Bryant v.Southeastern Pennsylvania
Transportation
N. M. Dalessandro

0101809-2130R. H. Bembrly
Est of Sharon Holland, Tyshee Wheeler &
Sharee Whe v.Southeastern Pennsylvania
Transportation

0111809-2133S. M. Fulmer; S. Schatz
Coleman v.Garrett
Y. Koelsch

0121809-2137R. Tarnowski
Price et al. v.Uber Technologies Inc. et al.
A. S. Kessler; B. I. Wilkoff; J. M. Mannion;
M. S. Baio

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0011808-1117J. L. Krik
Norris Street Partners, Llc v.Glenn

0021808-1119J. L. Krik
Norris Street Partners, Llc v.Glenn

0031808-1130M. S. Zullo
Td Bank, N.A. v.Nw Sign Industries Inc.

0041809-2139J. F. Hanahan
Chong et al. v.Thomas-Cottom
F. Milillo

0051809-2144K. R. Marciano; P. D.
MacAvoy
Morgan v.New Werner Holding Co. Inc.
et al.
M. J. Dunn

0061809-2147A. C. Davis; M. O. Pansini
Stern v.Liggett et al.
T. M. Martin Lostracco

0071809-2148C. P. Saltry
Carlton v.City Wide Roofing Inc.
T. Andrew

0081809-2152C. . Gentles
Cloak v.Delbridge

0091809-2156B. Tessler
Pitts v.Farrell
J. P. Bradley

0101809-2162_____
Booth v.Inglis House Corp.
J. W. McDonnell

3 P.M.

0011807-3464E. S. Shingles
Friedman et al. v.Schoel

0021809-2165K. M. Rodgers
Tellado v.Lam et al.
G. F. Mondjack

0031809-2166R. J. Weitzman
Mathew v.Franklin Street Developers, Llc

0041809-2167V. A. Pedicone
De Los Santos Paulino v.Holloman et al.
J. Auth

0051809-2168_____
Ngo v.Unknown Occupants
N. Kannah

0061809-2169J. M. Kunnel; T. W. Rouse
Deyanandan Sunanda v.Jones et al.
B. W. Smiley

0071809-2170M. D. Copoulos
Cp Lovely Home, Llc v.Occupants
J. Katz

0081809-2212A. L. Bugay
Kirk et al. v.Shimano North America
Holding Inc. E

0091809-2215J. I. Manus
Clifford v.Pete's Famous Pizza et al.
J. C. Rogers; T. F. Reilly

FAMILY COURT DIVISION

DEC. 11, 2018
ADMINISTRATION AND
MISCELLANEOUS
1501 ARCH ST.
MURPHY, A.J.

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

Courtroom--4D
Courtroom down

Courtroom--5F
LYNN, J.

Courtroom--4E
REBSTOCK, J.

Courtroom--4G
IRVINE, J. (ex M)

Courtroom down (M)

Courtroom--5A
FERNANDES, J.

Courtroom--6F
COOPERMAN, J.

Courtroom--5B
TERESHKO, J. (ex M)

OLSZEWSKI, J. (M)

Courtroom--5D
FURLONG, J.

Courtroom--4A
JCHO CICCONE (ex T,Th)

JCHO GIUSINI (T,Th)

JCHO CAMPBELL (F)

Courtroom--3E
JCHO WAHL

Courtroom--5E
IRVINE, J. (M)

OLSZEWSKI, J. (T,Th,F)

GORDON, J. (W)

Courtroom--5G
JCHO MACON
Courtroom--4B
JCHO GIUSINI (ex T,Th)

JCHO CICCONE (T,Th)

Courtroom--5C
CANTY, J.

Courtroom--4C
GREY, J.

Courtroom--6H
GORDON, J. (ex W)

Courtroom down (W)

JJSC JCHO SHULER (ex T,Th)

JCHO CAMPBELL (T,Th)

DOMESTIC RELATIONS/
FAMILY COURT BUILDING
1501 ARCH ST.

MURPHY, A.J.

Courtroom--3A
KRISTIANSOON, J.

Courtroom--3B
CIANFRANI, J.

Courtroom--3C
JACKSON, J.

Courtroom--3D
PECHKUROW, J. (ex F)

Courtroom--3F
MALLIOS, J.

Courtroom--3G
JOHNSON, J.

Courtroom--4D
LERNER, J. (ex F)

Courtroom--4F
CHEN, J.

Courtroom--6A
THOMPSON, J.

Courtroom--6C
FORD, J. (ex M)

Courtroom--6D
TSAI, J. (ex F)

Courtroom--6E
PAPADEMETRIOU, J.

FAMILY COURT TRIAL DIVISION

TUE., DEC. 11, 2018
TO BE ASSIGNED

Alston, James E Jr (Def. Assoc.)
Amaro, Kelli (Def. Assoc.)
Austin, Anthony (Def. Assoc.)
Banks, Pedro (Def. Assoc.)
Barber, Caleeb (Def. Assoc.)
Blake, Edward R. (Def. Assoc.)
Bond, Robert D M (Goldstein, Zak Taylor)
Britton, Brittany (Major, Rania Maria)
Britton, Brittany L. (Major, Rania Maria)
Brown, Khadijah
Brunelli, Leo D. (Medway, F. Michael)
Carleo, Rosemary (Def. Assoc.)
Cottman, Leetta L. (Hall, Clayton)
Dirico, Carla (Grasso, Michael Blaze)
Fickling, Rashad (Def. Assoc.)
Giles, William (Def. Assoc.)
Hannah, Keith (Def. Assoc.)
Hyman, Carlos (Def. Assoc.)
Johnson, Raheem (Def. Assoc.)
Kropilak, Michael (Def. Assoc.)
Lewis, Sierra (Def. Assoc.)
Morales-martinez, Carlos (Def. Assoc.)
Mullins, Deshawn (Def. Assoc.)
Murphy, Matthew (Cohen, Elliot Marc)
Oberholtzer, Daniel (Def. Assoc.)
Paige, Ryan (Def. Assoc.)
Pearson, Joel (Def. Assoc.)
Pereira-lopez, Joshua (Def. Assoc.)
Perez, Hector (Def. Assoc.)
Randolph, Akila (Smith, Edward Jon)
Riggins, Jamil (Def. Assoc.)
Roberts, Syreeta (Def. Assoc.)
Rolison, Randall (Def. Assoc.)
Saunders, Julius (Def. Assoc.)
Simmons, Erik C. (Def. Assoc.)
Sims, Jerome (Def. Assoc.)
Smith, Shadana (Def. Assoc.)
Stewart, Tyrone (Stein, Gerald A.)
Tally, Kareem (Dennis, Charles E.)
Turner, Shareese (Def. Assoc.)
Wood, Shawen (Def. Assoc.)
Woodward, Xavier (Def. Assoc.)
Yagham, Husein (Def. Assoc.)

TUE., DEC. 18, 2018
TO BE ASSIGNED

Amos, Michael (Def. Assoc.)
Bess, Rinkin (Def. Assoc.)
Bouknight, Tiara S. (Def. Assoc.)
Calderon, Michael (Def. Assoc.)
Carrubba, Anthony (Def. Assoc.)
Castaldi, Michael (Tinari, Nino V.)
Charlton, Harley (Def. Assoc.)
Churchwell, Christine (Def. Assoc.)
Clark, John J. (Def. Assoc.)
Clark, Lance (Def. Assoc.)
Cleveland, Derrick (Def. Assoc.)
Cuthbert, Sheldon R.
Dogan, Lorraine (Montroy, Andrew David)
Durant, Victoria (Cooper, Benjamin)
Ellington, Adrienne (Spade, Eric F.)
Ellington, Emyah (Wainstein, Arnold L.)
Ford, Kareem (Def. Assoc.)
Gholson, Ellissa (Def. Assoc.)
Gibson, Eddie E. (Def. Assoc.)
Green, Tahir (Def. Assoc.)
Hale, Rashad (Def. Assoc.)
Howell, Tyrece (Def. Assoc.)
Jarrett, Malik (Def. Assoc.)
Khalid, Jariq (Def. Assoc.)
Loonstyn, Ryan T. (Snyder, Marni Jo)
Maxton, Jibril (Def. Assoc.)
Mitchell, Terrell C. (Def. Assoc.)
Morrison, James Henry H (Def. Assoc.)
Muhammad, Sharyeff (Def. Assoc.)
Neal, Tracy (Def. Assoc.)
O'Brien, Frances (Def. Assoc.)
Reed, Shanea (Def. Assoc.)
Rochon, Georgio N. (Def. Assoc.)
Rutledge, Damien (Def. Assoc.)
Stauffer, Thomas (Def. Assoc.)
Thorn, Tyrek (El Shabazz, Tariq Karim)
Torres, Vincent (Def. Assoc.)
Tully, Grace (Def. Assoc.)
Twitty, Shannon (Def. Assoc.)
Williams, Ahkil (Inslee, Oliver Chrisman)

Williams, Lakeysa (Krinick, Jonathan)
Yarbrough, Shariff (Def. Assoc.)

CRIMINAL TRIAL DIVISION

TUE., DEC. 11, 2018

Room 200

TO BE ASSIGNED

Brown, William (Levin, Peter Alan)
Campbell, Otis V.
Masse, Lance (Gelman, Norris E.)
Masse, Lance E. (Gelman, Norris E.)

Room 501

HILL, J.

Ratliff, Theresa (Brunson, Theresa Diane)

Room 505

PALUMBO, J.

Aubrey, Johnathon (Def. Assoc.)
Bowens, Marcus (Lynch, Robert Thomas)
Carter, Marc (Meehan, Edward C. Jr.)
Davis, Kyle (Def. Assoc.)
Dejesus, Luis M. (Def. Assoc.)
Edwards, Malik (Def. Assoc.)
Edwards, Malik J. (Def. Assoc.)
Everett, Lance (Muench, Robert Walter)
Handy, Antoine (Def. Assoc.)
Pendleton, Sifere (Meehan, Edward C. Jr.)
Perez, Cristian (Def. Assoc.)
Perez, Rubin (Boyle, Erin Patricia)
Ramos, Bernardo (Def. Assoc.)
Riley, Freddy (Cornish, David Wesley)
Rivera, Wanda E. (Def. Assoc.)
Robles, Carlos (Def. Assoc.)

Room 507

MCDERMOTT, J.

Fields, Rahmil (Haviv, Kimberly A.)

Room 508

MAZZOLA, J.

Crawford, Kadeen (Mozenzer, Robert B.)
Crawford, Kadeen D. (Mozenzer, Robert B.)
Gillard, Raheem (Mischak, David B.)
Rogers, Jerron (Def. Assoc.)
White, James (Def. Assoc.)

Room 601

LANE, J.

Cruz, David (Montoya, William Christopher)
Morales, Johnathan (Birley, Kevin Thomas)
Purnell-green, Atiba (Gibbs, Charles Matthew)
Townsend, Nathan (Def. Assoc.)
Walker, Shaquor (Def. Assoc.)
Windom, Roy A. (Giuliani, Richard J.)

Room 602

MCCAFFERY, J.

Casiano, Jose (Steenerson, Derek Alan)
Jones, Damien L. (Nenner, David Scott)
Jones, Edmund (McDermott, Michael I.)
Lovett, Marvin (Def. Assoc.)
Marmolejos, Jose (Def. Assoc.)
Toro, Elvin (Tarpey, Timothy J.)

Room 604

SAWYER, J.

Austin, Terrell (Mincarelli, Louis Anthony)
Barone, Mino (Coleman, Joseph L.)
Brunson, Raheem (Def. Assoc.)
Bryant, Isaiah (Latour, Pierre III)
Castaing, Jessica (Kelly, Joseph Kevin)
Crespo-martinez, Raul (Def. Assoc.)
Davila, Tahjie (Def. Assoc.)
Jenkins, Anthony T. (Def. Assoc.)
Lee, Ronell (Elmore, Berto M.)
Marrero, Billy (Def. Assoc.)
Martinez, Eddie (Def. Assoc.)
McDonough, Dennis (McDermott, Michael I.)
Nelson, Vaughn (Def. Assoc.)
Nixon, Michael (Link, Robert Patrick)
Padilla, Alfonso (Montoya, William Christopher)
Reymaso, Harold (Def. Assoc.)
Rivera-rodriguez, Jose (Lloyd, James Richard III)
Rodriguez, Roberto (Auddino, Joseph)
Rodriguez, Shavel (Trimble, Robert Eugene)
Saba, Philip (Def. Assoc.)
Santaigo, Luis (Def. Assoc.)
Serrano, Francisco (Walker, David Michael)
Silver, George (Public Defender, Philadelphia)
Simmons, Derek (Walsh, John M.)
Smith, Duane (Stern, Douglas Nathaniel)
Smith, Duane C. (Def. Assoc.)

Smith, Samir (Def. Assoc.)
 Soto, Joshua (Kramer, Max Gerson)
 Starr, Lamont (Def. Assoc.)
 Taylor, Joshua (Ciancaglini, William Joseph)
 Tennant, Christian (Forbes, Lance Stuart)

**Room 605
 SHAFFER, J.**

Aracena, Jose (Def. Assoc.)
 Arroyo, Irma (Desipio, Richard L.)
 Barnes, Jerome (Def. Assoc.)
 Barnes, Quisean (Jarrett, Stephen Bruce)
 Bolorin, Jose (Def. Assoc.)
 Brinn, Shawn (Def. Assoc.)
 Chisolm, Rasheed (Def. Assoc.)
 Counts, Bobby (Def. Assoc.)
 Cruz, Elless (Def. Assoc.)
 Dickerson, Jabree (Def. Assoc.)
 Dilfalco, Joseph (Def. Assoc.)
 Dorsey, Daquan (Def. Assoc.)
 Falligan, Joseph (Def. Assoc.)
 Giovanni, Jacobo (Def. Assoc.)
 Glacken, Timothy (Def. Assoc.)
 Gonzalez-ocasio, Tiare (Def. Assoc.)
 Hartman, Kyhiem (Def. Assoc.)
 Hogan, Tinikah (Def. Assoc.)
 Holloway, Deveughin (Def. Assoc.)
 Hua, Luan (Def. Assoc.)
 Jiminez, Juan (Def. Assoc.)
 Jones, Anthony (Def. Assoc.)
 Jones, Brian (Def. Assoc.)
 Jones, Tyron (Def. Assoc.)
 Jordan-evans, Brandon (Def. Assoc.)
 Lewis, Martell (Def. Assoc.)
 Lopez, Benny (Def. Assoc.)

Luna, Christopher
 Maldonado, Brendon (Def. Assoc.)
 Martinez, Jalil (Nenner, David Scott)

Martinez, Jose (Def. Assoc.)
 Morales, Carlos D. (Def. Assoc.)
 Otero, David (Def. Assoc.)
 Paul, Justin (Def. Assoc.)
 Perez, Geraldo (Litwin, Leanne L.)
 Profit, Tairi (Def. Assoc.)
 Redner, Heather (Def. Assoc.)
 Rivera, Luis (Def. Assoc.)
 Rivera, Miguel (Def. Assoc.)
 Santiago, Johnny B. (O'Riordan, Daniel John)
 Sharpe, Elijah (Def. Assoc.)
 Spanier, Rashaun (Def. Assoc.)
 Stauffer, Steven (Def. Assoc.)
 Thoenbe, Michael (Def. Assoc.)
 Vancliff, Tyrek (Def. Assoc.)
 Vega, Andres (Def. Assoc.)
 Velez, Angel (Sobel, Jonathan J.)

**Room 608
 EHRLICH, J.**

Floyd, John Henry H (O'Connor, Lawrence J. Jr.)
 Jenkins, Aleem (Montroy, Andrew David)

**Room 701
 PEREZ, J.**

Ceno, Frarlan (Sagot, Allan Jeffrey)
 Davis, Naim (Burke, Thomas F.)
 Jennings, Naikei (Mehta, Demetra Papaefthimiou)
 Jordan, Dominic (Johnson, Shaka Mzee)
 Layton, John (Def. Assoc.)
 Lucas, Jr Kelly (Abdul-Rahman, Qawi)
 Okyne, Sammed K. (Walker, David Michael)
 Perry, Kenneth E. (Def. Assoc.)
 Robinson, Franchio Iii (Def. Assoc.)
 Thomas, Thomas (Def. Assoc.)
 Tunstall, Gregory O. (Szanto, Jules Norris)
 White, Khalil (Walker, David Michael)
 White, Rasheed (Hoof, Bobby)
 Young, Marquis (Def. Assoc.)

**Room 702
 MINEHART, J.**

Breeden, William L. (Mosser, Todd Michael)
 Bryant, Laquaille (Wiseman, Michael)
 Cassis, Emmanuel (Def. Assoc.)
 Devine, Keith (Himebaugh, Teri B.)
 Devine, Ryan (Mandell, Lee)
 Gibbs, James (Gray, Edward E.)
 Heyward, Dahmir (Maynard, Wayne R.)
 Hitch, Richard (Def. Assoc.)
 Johnson, Frank (Schober, Henry William)
 Jones, Shon (Savino, Louis)
 Lambadarios, James J. (O'Hanlon, Stephen Thomas)
 Martinez, Hector (Mungello, Mark D.)

Mclaughlin, John (Brown, Jerome Michael)
 Merke, Troy (Rudenstein, David Scott)
 Moore, Rodney (Walker, David Michael)
 Muhammad, Malik (McMahon, John J. Jr.)
 Peoples, Dominick (Himebaugh, Teri B.)
 Quinn, Joseph (Tarpey, Timothy J.)
 Savoy, Steven W. (McDonald, Shannon Katherine)
 Shamsid-deen, Anwar (Kauffman, Earl G.)
 Spellman, India (Lammendola, James Anthony)
 Tillman, William (Link, Robert Patrick)
 Washington, Darrell (O'Hanlon, Stephen Thomas)
 Watson, Herbert (Stretton, Samuel C.)
 Wiley, Errol
 Wilkerson, Yasmine (De Marco, Perry Paul)
 Wright, Antonio (O'Hanlon, Stephen Thomas)

**Room 705
 MEANS, J.**

Ashley, Mitchell (Def. Assoc.)
 Banks, Michael (Def. Assoc.)
 Barnes, Eric (Def. Assoc.)
 Barrera, Luis (Def. Assoc.)
 Barrera, Luis E. (Def. Assoc.)
 Bass, Wykeem (Def. Assoc.)
 Bennett, Josette (Def. Assoc.)
 Biedrzycki, Francis (Def. Assoc.)
 Boseman, Duane (Def. Assoc.)
 Branch, Andrew (Def. Assoc.)
 Buciwskas, Christopher (Liss, Steven Alan)
 Caballero, Hector (Def. Assoc.)
 Cabllero, Hector (Brandeis-Roman, Tracy)
 Castaing, Cubill Victor Manuel (Palividas, Pantellis)
 Castaing, Cubill,victor Manuel (Def. Assoc.)
 Coates, Jamel (Johnson, Carl Reginald)
 Cole, Jason (Def. Assoc.)

Crespo, Javier (Def. Assoc.)
 Dip, Sita (Def. Assoc.)
 Edwards, Rasheen (Def. Assoc.)
 Gandy, Charles L. (Auddino, Joseph)
 Geiger, Samir (Birley, Kevin Thomas)
 Gordon, Derrick (Fishman, Brian M.)
 Grant, Jerome (Def. Assoc.)
 Hurtt, Sharnese (Def. Assoc.)
 Jarrett, Malik (Def. Assoc.)
 Johnson, Larry (Def. Assoc.)
 Jones, Brandon T. (Def. Assoc.)
 Kinard, Gary (Montoya, William Christopher)
 Lawrence, Max Robert (Def. Assoc.)
 Lawrence, Max Robert R (Def. Assoc.)
 Lawrence, Max Robert R. (Def. Assoc.)
 Lewis, Karron (Mischak, David B.)
 Lopez, Jaimem (McGarrigle, Daniel Anthony)
 McGill, Darnell (Def. Assoc.)
 McMullin, Michael (Bojazi, Dolores)
 Mcneil, Matthew (Def. Assoc.)
 Moucon, Dyshon (Def. Assoc.)
 Moucon, Dyshon D. (Def. Assoc.)
 Pulley, John (Cacciamani, Kathryn Coviello)
 Roman, Carmelo (Def. Assoc.)
 Schurr, Renay M. (Def. Assoc.)
 Sheppard, Jacora (Def. Assoc.)
 Smalls, Fatim (Def. Assoc.)
 Smith, Brant (Def. Assoc.)
 Smith, Raheem (Nasuti, Carmen Charles III)
 Smith, Tyrone (Def. Assoc.)
 Smith, Tyrone R. (Maran, Mary Therese)
 Spencer, Matthew (Def. Assoc.)
 Todd, Randall (Def. Assoc.)
 Todd, Randell (Cacciamani, Kathryn Coviello)
 Verrechio, Jonathon (Cacciamani, Kathryn Coviello)

Vincent, Dexter (Def. Assoc.)
 Walker, Kenneth (Def. Assoc.)
 Watkins, Jared (Def. Assoc.)
 White, Coby L. (Hueston, Colin Richard)
 White, Timothy (Def. Assoc.)

**Room 707
 GEROFF, J.**

Atkerson, Calvin
 Hernandez, Virginia (Hurley, Eileen J.)
 Heyward, Daivon (Himebaugh, Teri B.)
 Maldonado, Angel (Rudenstein, David Scott)
 Richardson, Robert (Cooper, Benjamin)
 Sam, Thavirak (Epstein, Jules)
 Torres, Carlos (Huff, Michael N.)
 Walker, Timothy (Snyder, Marni Jo)

**Room 708
 STREET, J.**

Abey, Phillip (Def. Assoc.)
 Bonaparte, Kenneth J. (Def. Assoc.)

Calhoun, Latondra (Def. Assoc.)
 Graham, Jumah (Def. Assoc.)
 Jennings, James (Def. Assoc.)
 Reaves, Imir

**Room 801
 CLEMONS, J.**

Lebron, Jose (Savino, Louis)
 Pew, David (Def. Assoc.)
 Welsh, Keith J. (Latour, Pierre III)

**Room 802
 CAMPBELL, J.**

Hamilton, Rashon (Humble, Brian Francis)

**Room 804
 ROMAN, J.**

Baylor, Clayton (Gessner, Scott)
 Blocker, John (Def. Assoc.)
 Branch, Dontae (Present, Eliot B.)
 Butler, Tymere (Def. Assoc.)
 Curley, Michael (Def. Assoc.)
 Curtis, Quoron (Def. Assoc.)
 Deloatch, Lester (Def. Assoc.)
 Garrick, Kerium (Lloyd, James Richard III)
 Jones, Shawn (Cooper, Benjamin)
 Smith, Terry (Def. Assoc.)
 Williams, Sahmier (Def. Assoc.)

**Room 807
 ANHALT, J.**

Alicea, Michael (Def. Assoc.)
 Broussard, Devon (Johnson, Shaka Mzee)
 Gorodetsky, Dmitry (Crawford, Stewart C. Jr.)
 Hackley, Charles (Def. Assoc.)
 Huggins, Corey (Def. Assoc.)
 Johnson, James (Def. Assoc.)

**Room 808
 SCOTT, J.**

Brockington, Michael J. (Def. Assoc.)
 Mignott, Anthony A. (Diamondstein, Michael Jay)

**Room 901
 SCHULMAN, J.**

Hill, Jason (Def. Assoc.)

**Room 902
 WOELPPER, J.**

Brooks, Tiffany L. (Reilley, Robert Joseph Jr.)
 Coleman, Eddie (Fishman, Brian M.)
 Hall, Keenan (Def. Assoc.)
 Sims, Kareem (Def. Assoc.)
 Talucci, Joseph (Def. Assoc.)
 Taylor, Zenas (Desipio, Richard L.)

**Room 905
 DICLAUDIO, J.**

Alexander, Hanif (Mincarelli, Louis Anthony)
 Arroyo, Jose (Def. Assoc.)
 Bagyina, Imani (Def. Assoc.)
 Briggs, Tarik (Def. Assoc.)
 Cruz, Hector (Def. Assoc.)
 Curry, Sahir N. (Def. Assoc.)
 Holly, Denelle (Sciolla, Guy R. II)
 Kemish, Josue (Def. Assoc.)
 Khamphoumy, Thomas (Def. Assoc.)
 McIntyre, Bernard (Stein, Gerald A.)
 Ortiz, Christian Joel (Def. Assoc.)
 Ortiz, Christion (Def. Assoc.)
 Powell, George Monroe (Def. Assoc.)
 Quail, Qu'ran (Def. Assoc.)
 Roberto, Susana (Def. Assoc.)
 Shive, Marisa (Niznik, Michael Francis Jr.)
 Terry, George (Def. Assoc.)
 Terry, George A. (Def. Assoc.)
 Vaughn, Ayindee (Def. Assoc.)
 Xander, Phillip (Def. Assoc.)

**Room 907
 O'KEEFE, J.**

Berrios, Josua (Def. Assoc.)
 Nieves, Darryl E. (Perez, Mia Roberts)

**Room 908
 BRINKLEY, J.**

Beatty, Ronald (Parkinson, Michael Patrick)
 Bradley, Aaron (Cornish, David Wesley)
 Bradley, Ronnie (Def. Assoc.)
 Eddowes, Shane (Def. Assoc.)
 Epps, Davi (Goldstein, Zak Taylor)
 Lomax, Kevin (Def. Assoc.)
 Marshall, Dwight
 Oliver, Joseph (Def. Assoc.)
 Payne, Stephen (O'Hanlon, Stephen Thomas)
 Small, Kevin (Def. Assoc.)
 Spence, Morris

Tran, Anthony (Lacks, Stanton M.)
 Trinidad, Hector (Def. Assoc.)

**Room 1004
 V. JOHNSON, J.**

Blye, Derrick (Def. Assoc.)
 Bolden, Shyhiem (Burke, Thomas F.)
 Cooke, Tyreek (Nenner, David Scott)
 Disalvo, Lisa (Def. Assoc.)

**Room 1005
 COLEMAN, J.**

Acevedo, Jeremy (Tarpey, Timothy J.)
 Alexander, Leon (Def. Assoc.)
 Armstrong, Kenyon (Def. Assoc.)
 Axer, Piotr (Benz, Michael Tynan Jr.)
 Berganza, Jorge M. (Lammendola, James Anthony)
 Bizzell, Bernard (Def. Assoc.)
 Brady, Ana L. (Def. Assoc.)
 Brown, Ronald (Def. Assoc.)
 Burke, Ali (Def. Assoc.)
 Caballero, Jonathan (Def. Assoc.)
 Carmenatty, Jonathan (Def. Assoc.)
 Carney, Bahshar (Gessner, Scott)
 Carter, Mikel (Def. Assoc.)
 Cauthen, Kendrick (Def. Assoc.)
 Chandler, Monroe (Def. Assoc.)
 Coleman, Racell (Def. Assoc.)

Colon, Ismael (Henry, Todd Edward)
 Cook-riley, Sharif (Coard, Michael)
 Daniels, Michael (Nasuti, Carmen Charles III)
 Davenport, Lashanda (Def. Assoc.)
 Davis, Akil R. (Crichton, Troy Renaire)
 Dejesus, Juan (Def. Assoc.)
 Felix, Charles (Def. Assoc.)
 Goldstein, Ari (De Marco, Perry Paul)
 Graham, Dysheem (Defender, Public Philadelphia)

Hall, Dominic (Def. Assoc.)
 Hammond, John (Def. Assoc.)
 Hicks, Lafayette (Def. Assoc.)
 Hourn, Sieng (Madden, Robert Emmett)
 Hyseni, Dritan (Kaplan, David Michael)
 Jiggetts, Marquise (Def. Assoc.)
 Jones, Bruce S. (Def. Assoc.)
 Kinlaw, Breyana (Def. Assoc.)
 Kong, Wen (Sanita, Amato T.)
 Lawrence, Nicholas I. (Def. Assoc.)
 Logan, Evan (Van Der Veen, Michael T.)
 Luciano, Julio (Latour, Pierre III)
 Lugo, Samuel N. (Hark, Richard Quinton)
 Malinsky, Boris (Def. Assoc.)

Millet, Joel (Def. Assoc.)
 Nathaniel, James (Walker, Michael Anthony)
 Orr, Michael (Davis, William McFadden)
 Padilla, Luis (Everts, Christopher J.)
 Paulhill, Rasheed T. (Fuschino, Richard John Jr.)
 Payne, Eugene S. (Mallis, Paul Jared)
 Pearson, James (Def. Assoc.)
 Ramierz, Humberto R. (Ennis, David George)
 Redmond, Ryan C. (Funt, James Adam)
 Rolon, Arnaldo H. (Copoulos, Mark)
 Salas, Harvey (Def. Assoc.)
 Sanders, Leslie (Def. Assoc.)
 Serrano-rivera, Taina (Def. Assoc.)
 Sieber, Bryan (Desimone, Frank)
 Sims, John (Def. Assoc.)
 Skinner, Paul (Def. Assoc.)
 Trout, Robert (Def. Assoc.)
 Vaughn, Robert (Def. Assoc.)
 Waddell, Christina (Def. Assoc.)
 Wallace, Jonathan (Cohen, Elliot Marc)
 Waters, Sherman M. (Maynard, Wayne R.)
 Woodford, Kasir (Marsh, James T.)
 Wright, Keenen P. (Irwin, Darryl A.)

**Room 1008
 COVINGTON, J.**

Abreu, Edwin (Savino, Louis Theodore Jr.)
 Byrd, Derrick (Def. Assoc.)
 Carroll, Rodney (Def. Assoc.)
 Deeb, Marwan (Funt, James Adam)
 Doria, Anthony (Def. Assoc.)
 Geraghty, Christopher (De Marco, Perry Paul)
 Jesusdecastrosaloman, Rainiel (Savino, Louis Theodore Jr.)
 Milagros-acosta, Judil (Savino, Louis Theodore Jr.)

**Room 1102
 BRIGHT, J.**

Bond, Jajuan (Santee, David S.)
 Kunkle, Ashley A. (Franklin, Mark Alan)

**Room 1104
 ARRAIGNMENTS TC**

Aguirre, Emanuel (Def. Assoc.)
 Albert, John (Savino, Louis Theodore Jr.)
 Altomari, George (Def. Assoc.)
 Alvelo, William (Parkinson, Michael Patrick)
 Alvin, Rhonda (Stein, Gerald A.)
 Bermedez, Yan C. (Humble, Brian Francis)
 Brown, Shaun (Def. Assoc.)
 Burton, James (Cameron, Angelo Leroy)
 Carter, Kemp (Humble, Brian Francis)
 Clement, Shawn (Def. Assoc.)
 Cotton, Taunita C. (Goodman, Leon Dominic)
 Dejesus, Isaiah (Sanita, Amato T.)
 Derry, Steven (Def. Assoc.)
 Ezaro, Yan Carlo (Savino, Louis)
 Faulkner, Jamal (Def. Assoc.)
 Fitzpatrick, Aaron (Def. Assoc.)
 Garcia, Louis (Def. Assoc.)
 Goodlett, Lawrence (Sciolla, Guy R. II)
 Gordon, Bryan B. (Sobel, Jonathan J.)
 Graham, Locora M. (Def. Assoc.)
 Green, Brady (Def. Assoc.)
 Grindraw, Tamir (Def. Assoc.)
 Gulleddge, Garry (Stefanski, Anthony E.)
 Harris, Rasheem (Def. Assoc.)
 Harrison, Tyree (Johnson, Shaka Mzee)
 Hickenbottom, Nicholas (Dimasio, Paul Michael)

Hood, Kayla (Santee, David S.)
 Jackson, Clarence (Def. Assoc.)
 Jackson, Nadir D. (Tarpey, Timothy J.)
 Juaquee, Sylvester (Def. Assoc.)
 Kamara, Joseph (Turner, Dennis Irwin)
 Kemp, Shaqwill Howard H (Def. Assoc.)
 Lozada, Luis (De Marco, Perry Paul Jr.)
 Merrell, Bernard (McDermott, Michael I.)
 Michael, Christian B. (Def. Assoc.)
 Morales, Edgar (Dolfinan, Douglas Lee)
 Morrison, Christian (Def. Assoc.)
 Muhammad, Elijah (Kramer, Max Gerson)
 Nieves, Rafael (O'Connor, Lawrence J. Jr.)
 Outlaw, Rodney (Sciolla, Guy R. II)
 Parrish, Malik (Montoya, William Christopher)
 Rivera, Christopher (Def. Assoc.)
 Rivera, Vicente (Kramer, Max Gerson)
 Sanchez, Julio (Def. Assoc.)
 Smith, David J. (Def. Assoc.)
 Smith, Kimberly (Krinick, Jonathan)

Thomas, Gabriel (Def. Assoc.)
 Thomas, Stephen (Def. Assoc.)
 Towns, Antoine (Def. Assoc.)
 Turner, Sean (Nenner, David Scott)
 Wiles-lewis, Demetrius N. (Def. Assoc.)

**Room 1105
 LEWIS, J.**

Jenkins, Qadir J. (Def. Assoc.)
 Reynolds, Denis (Hughes, Evan T. L.)
 Taiwo, Obafemi S. (Montroy, Andrew David)
 White, Michael (Def. Assoc.)

**Room 1107
 DEFINO-NASTASI, J.**

Witherspoon, Jamall (Stefanski, Anthony E.)

**Room 1108
 TUCKER, S.J.**

Massey, Michael (Birley, Kevin Thomas)
 Peter, Ellen (Def. Assoc.)

**TUE., DEC. 18, 2018
 Room 504**

WOODS-SKIPPER, J.

Blackwell, Eric
 Clark, Richard (Def. Assoc.)
 Cusin, Dennis (Def. Assoc.)
 Gonzalez, Vincent (Def. Assoc.)
 Holmes, Bobby (Def. Assoc.)
 Holmes, Bobby L. (Def. Assoc.)
 Rowe, Rashid (Def. Assoc.)
 Snowden, Christian (Def. Assoc.)
 White, Gregory (Def. Assoc.)

**Room 505
 PALUMBO, J.**

Adams, Christophe (Rossman, Mariana)
 Blake, Keith (Def. Assoc.)
 Cartagena, Orlando (Def. Assoc.)
 Dykes, Aaron (Link, Robert Patrick)
 Ethridge, Anthony Dewey (Def. Assoc.)
 Frankenfield, Ralph E. (Def. Assoc.)
 Gomez, Elizabeth (Johnson, Carl Reginald)
 Gomez, Francisco (Def. Assoc.)
 Gutierrez, Johnny (Def. Assoc.)

4 Bass, Jordan (Def. Assn.)
 5 Bass, Jordan (Def. Assn.)
 6 Beckmann, Karl (Def. Assn.)
 7 Brookin, Rhonda (Def. Assn.)
 8 Brown, Murad (Altschuler, Jonathan R.)
 9 Byer, Isaiah (Dimaio, Paul Michael)
 10 Cruz, Christian (Bowers, Peter C.)
 11 Darrisaw, Kyree (Nenner, David Scott)
 12 Font, Emmanuel (Savino, Louis)
 13 Garrison, Nahkwel D. (Def. Assn.)
 14 Gimbel, Robert (Frumer, Marc J.)
 15 Hawkins, Michael (Def. Assn.)
 16 Hibib, Charlene D. (Def. Assn.)
 17 Hibib, Charlene D. (Def. Assn.)
 18 Hudicek, Joseph (Def. Assn.)
 19 Johnson, Jahad (Def. Assn.)
 20 Kniess, Jamie (Def. Assn.)
 21 Mallard, Darrell (Kadish, Jason Christopher)
 22 Mann, Eugene T. (Def. Assn.)
 23 Mccandless, Vincent (Adams, Mark Wayne Franklin)
 24 Mclaughlin, Janet (Frumer, Marc J.)
 25 Miller, Robert (Def. Assn.)
 26 Miller, Robert (Def. Assn.)
 27 Murray, Jacqueline Irene (Def. Assn.)
 28 Murray, Jacqueline Irene (Def. Assn.)
 29 Neafsey, Edward (Walsh, John M.)
 30 Neafsey, Sarianne (Gessner, Michael M.)
 31 Newman, Akeem (Def. Assn.)
 32 Ortiz, Jose (Johnson, Shaka Mzee)
 33 Parrilla, Carlos Jr. (Def. Assn.)
 34 Pratt, Shane (Glanzberg, David Seth)
 35 Quinn, Anthony (Def. Assn.)
 36 Ricigliano, Joseph J. (Def. Assn.)
 37 Rivera, Nelson (Sanita, Amato T.)
 38 Russell, Shawn (Meehan, Edward C. Jr.)
 39 Sherrill, Erica (Thomson, Andrew Justin)
 40 Sherrill, Jasmine (Def. Assn.)
 41 Torres, Yoelbi (Madden, Robert Emmett)
 42 Trinidad, Alexander (Def. Assn.)
 43 Trinidad, Alexander (Def. Assn.)
 44 Trinidad, Alexander (Def. Assn.)

Room 1006--BRADY, J.**9:30 A.M.**

1 Arroyo, Gerard (Def. Assn.)
 2 Bazemore, Jazmere (Def. Assn.)
 3 Colon, Brianna (Def. Assn.)
 4 Dennis-mofield, Rahmier (Def. Assn.)
 5 Diaz, Jose (Def. Assn.)
 6 Gavin, Benjamin (Auddino, Joseph)
 7 Guzman, Jose (Def. Assn.)
 8 Guzman, Jose (Def. Assn.)
 9 Johnson, Donnie (Def. Assn.)
 10 Lopez, Andrew (Def. Assn.)
 11 Martinez, Jalil (Def. Assn.)
 12 Moses, Markee (Def. Assn.)
 13 Overman, Devin (Def. Assn.)
 14 Overman, Devin (Def. Assn.)
 15 Overman, Devin (Def. Assn.)
 16 Pettis, Lori (Thomas, Melissa Diane)
 17 Rhodes, Jesse (Def. Assn.)
 18 Rhodes, Jesse (Def. Assn.)
 19 Rivera, Alfonso G. (Def. Assn.)
 20 Rogers, Deshawn (Def. Assn.)
 21 Rondon, Yolanda (Bowers, Peter C.)
 22 Sanchez, Julio (Def. Assn.)
 23 Smith, Rahul (Def. Assn.)
 24 Stockton, Qaadir (Def. Assn.)
 25 Stokes, Isaiah (Def. Assn.)
 26 Strough, Steven (Def. Assn.)
 27 Toledo, Daquone (Def. Assn.)
 28 Toledo, Daquone (Def. Assn.)
 29 Toledo, Daquone (Def. Assn.)
 30 Torres, Joey (Def. Assn.)
 31 Tran, John (Def. Assn.)
 32 Tran, John (Def. Assn.)
 33 Tran, John (Def. Assn.)
 34 Tucker, Lauren Amanda
 35 Tucker, Lauren Amanda
 36 Walker, Norma (Def. Assn.)
 37 West, Gianna (Capuano, Gina A.)
 38 Williams, Stephanie (Def. Assn.)
 39 Wroten, Vance (Def. Assn.)

CIVIL LISTINGS**TUE., DEC. 11, 2018****1-TO BE ASSIGNED****9 A.M.**

1 City Of Philadelphia Law Department, Water Revenue v. Holley
 2 City Of Philadelphia Law Department, Water Revenue v. Parker

10 A.M.

1 Com. of Pa. v. Pa Painting Services, Llc
 2 Com. of Pa. v. Right Price Management Llc
 3 Com. of Pa. v. Burke
 4 Com. of Pa. v. Enerdyne Consulting Services Llc
 5 Com. of Pa. v. Noble Medical Care
 6 Com. of Pa. v. Newell Rubbermaid Development Llc
 7 Com. of Pa. v. Olr America Inc
 8 Com. of Pa. v. Ocean Spray International Services Inc

1 P.M.

1 City Of Philadelphia, Law Department Tax Unit v. Alraian Food Market
 2 City Of Philadelphia, Law Department Tax Unit v. Sample Adrian W
 3 City Of Philadelphia, Law Department Tax Unit v. Hinton Anthony R
 4 City Of Philadelphia, Law Department Tax Unit v. Alraian Food Market

1:15 P.M.

1 City Of Philadelphia, Office Of Administrative Rev v. Allen
 2 City Of Philadelphia, Office Of Administrative Rev v. Garland
 3 City Of Philadelphia, Office Of Administrative Rev v. Leak

2:00 P.M.

1 City Of Philadelphia, Law Department Tax Unit v. Adams Katrice

2-GILBERT, J.**9:15 A.M.**

1 Aubry v. Burkhardt
 2 Vargas v. Alonso-herandez
 3 Td Bank Usa, N.a., As Successor In Interest To Tar v. Gallagher
 4 Synchrony Bank v. Lackey
 5 Gaetan v. Snyder
 6 State Farm Mutual Automobile Insurance Company A/s v. Konneh
 7 Kanyangarara v. Omni Insurance Company
 8 Murphy v. Ogle
 9 Hylton v. Justin
 10 Northeast Metal Traders, Inc. v. River Road Recycling Co.
 11 Accurate Trash Removal, Inc. v. 54 Food Market, Inc.
 12 Campbell v. Lord

11 A.M.

1 1080 Delaware Avenue Associates L.p. v. Mitchell & All Occupants
 2 Mullins v. Gordon

1:15 P.M.

1 Panjarla v. Cruz
 2 Cavalry Spv I, Llc, As Assignee Of Citibank, N.a. v. Washington
 3 State Farm Mutual Automobile Insurance Company v. Riley
 4 State Farm Mutual Automobile Insurance Company v. Alamiri
 5 Progressive Speciality Insurance Company v. Smith
 6 Progressive Speciality Insurance Company v. Jones
 7 Progressive Speciality Insurance Company v. Barrett
 8 Progressive Speciality Insurance Company v. Campbell
 9 Progressive Speciality Insurance Company v. Marshall
 10 Progressive Speciality Insurance Company v. Green
 11 Progressive Speciality Insurance Company v. Dahn
 12 Progressive Speciality Insurance Company v. Brooks
 13 Progressive Speciality Insurance Company v. Bailey

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

1 Philadelphia Lotus Llc v. Burkett
 2 Awbury Apt 2013 Lp v. Moore
 3 Lawndale Associates v. Jones
 4 Lawndale Associates v. Burgess Williams
 5 Rose Ellis Llc v. Passmore
 6 Northest Apartment Association Lp v. Holloway
 7 Summer Properties Lp v. Jr
 8 4100 Longshore Assoc v. Wood
 9 Beyerwood 95 Realty Assoc Lp v. Matskiv
 10 S S Global Enterprises v. Colon
 11 Grace Philly Llc v. Williams
 12 Ewen v. Kersey
 13 Guo v. Perez
 14 Dipentino v. Moebius
 15 Ramazan Hima v. Harris
 16 Rmdk Llc v. Huett
 17 Ramazan Hima v. Santiago
 18 Simon v. Hotchkins
 19 Brandywine Operating Partnership v. Davis
 20 Octavia Hill Assoc Inc v. Samuels
 21 Octavia Hill Assoc Inc v. Mack
 22 Tahiraj v. Sumner
 23 Belmont Affordable Housing Lp v. Kennel
 24 Belmont Affordable Housing Vi Lp v. Mckie
 25 New Life Affordable Housing Lp v. Johnson
 26 Cliveden Wayne Associates v. Sheffield
 27 Everett Court Associates v. Escribano Cotto
 28 Wong v. Hammond
 29 Sprague Court Apt Llc v. Moton
 30 Belmont Affordable Hsg Iv v. Muhammad
 31 Sprague Court Apt Llc v. White
 32 Barry Place 2002 Lp v. Santos
 33 Windsor Estates Apta Lp v. Brown
 34 Huang v. Nakhbandi
 35 Sprague Court Apt Llc v. Gould
 36 Sprague Court Apt Llc v. Speller
 37 Stenton Garden Apartments Ch Llc v. Canada
 38 Congress Hall 2004 Lp v. Ware
 39 Guo v. Aime
 40 McIntyre v. Preston
 41 Post 4701 Pine Street Lp v. Hall
 42 Post Rittenhouse Hill Lp v. Zheng
 43 Post Rittenhouse Hill Lp v. Alkhwari
 44 1010 North Hancock Partners Lp v. Huang
 45 Post Rittenhouse Hill Lp v. Cropper
 46 Post Rittenhouse Hill Lp v. Starver
 47 Post Rittenhouse Hill Lp v. Hammond
 48 Post Rittenhouse Hill Lp v. Figueroa
 49 Post Rittenhouse Hill Lp v. Ortiz
 50 Post Presidential Property Owner Llc v. Green
 51 Post Presidential Property Owner Llc v. Tate
 52 Post Presidential Property Owner Llc v. Kotanone
 53 Post Presidential Property Owner Llc v. Alaklobie
 54 Post Presidential Property Owner Llc v. Boucicaud
 55 Post Presidential Property Owner Llc v. Ishrat
 56 Post Presidential Property Owner Llc v. Johnson
 57 Post Presidential Property Owner Llc v. Green
 58 1050 North Hancock Partners Lp v. Smith
 59 Roberts v. Newman
 60 Post Presidential Property Owner Llc v. Abney
 61 Piazza Partners I Lp v. Matanovic
 62 Post Rittenhouse Hill Lp v. Bates
 63 Mason v. Franklin
 64 Frederick Holdings Llc v. Burnett
 65 Speller v. Johnson

12:45 P.M.

1 Neighborhood Restorations Vii v. Smith
 2 Neighborhood Restorations Viii v. Baker
 3 Neighborhood Restorations Vii v. Wallace
 4 Neighborhood Restorations Vii v. Richardson
 5 Cao And Son Llc v. Ruderman And All Occupants
 6 Neighborhood Restorations Lp V v. Mayfield
 7 Neighborhood Restorations Lp Ix v. Murphy
 8 Neighborhood Restorations Vii v. Robinson
 9 Neighborhood Restoration Lp Xiv v. Watts
 10 Neighborhood Restorations Vii v. Brown
 11 Neighborhood Restorations Lp Xii v. Thomas
 12 Neighborhood Restorations Lp Xiii v. Harrison

13 Neighborhood Restorations Lp X v. Fields
 14 Yakoby Investments Llc v. Anderson
 15 The Salvation Army v. Carter
 16 219 E Willow Grove Ave Lp v. Tiger
 17 Robert Deguio v. Dawkins
 18 Fortunato v. Fortunato
 19 Schatzberg v. & Sivitz Associates
 20 Jvh368 Properties Llc v. Vazquez Maldonado
 21 Murad Haj v. Walton
 22 Zhu v. Guioseppe
 23 Falconi v. Johnson
 24 John Coppola v. Reeves
 25 Khan v. Ramos Vega
 26 First Corsa Llc v. Watson

2:00 P.M.

1 Mehmet Tarhan v. Barge

4-TO BE ASSIGNED**9 A.M.**

1 City Of Phila.: Dept. Of L&I v. Guru Management Llc
 2 City Of Phila.: Dept. Of L&I v. Nunez
 3 City Of Phila.: Dept. Of L&I v. Zheng
 4 City Of Phila.: Dept. Of L&I v. Neely
 5 City Of Phila.: Dept. Of L&I v. King
 6 City Of Phila.: Dept. Of L&I v. Sharon Baptist Church Of Philadelphia Inc.
 7 City Of Phila.: Dept. Of L&I v. Wheeler
 8 City Of Phila.: Dept. Of L&I v. Philadelphia Lotus 02, Llc
 9 City Of Phila.: Dept. Of L&I v. Philly 6 Llc
 10 City Of Phila.: Dept. Of L&I v. Revo Capital Partners Llc
 11 City Of Phila.: Dept. Of L&I v. Ouyang
 12 City Of Phila.: Dept. Of L&I v. Watkins
 13 City Of Phila.: Dept. Of L&I v. Whetstone
 14 City Of Phila.: Dept. Of L&I v. Robinson
 15 City Of Phila.: Dept. Of L&I v. Chambers
 16 City Of Phila.: Dept. Of L&I v. Greer
 17 City Of Phila.: Dept. Of L&I v. Wells
 18 City Of Phila.: Dept. Of L&I v. Wells
 19 City Of Phila.: Dept. Of L&I v. Johnson
 20 City Of Phila.: Dept. Of L&I v. James
 21 City Of Phila.: Dept. Of L&I v. Us Holding Llc
 22 City Of Phila.: Dept. Of L&I v. King
 23 City Of Phila.: Dept. Of L&I v. Biz As Usual Llc
 24 City Of Phila.: Dept. Of L&I v. Williams
 25 City Of Phila.: Dept. Of L&I v. Avshalomov
 26 City Of Phila.: Dept. Of L&I v. Mekayel Company, Llc
 27 City Of Phila.: Dept. Of L&I v. Ford
 28 City Of Phila.: Dept. Of L&I v. Phillips
 29 City Of Phila.: Dept. Of L&I v. Cornish
 30 City Of Phila.: Dept. Of L&I v. Holden
 31 City Of Phila.: Dept. Of L&I v. Down The Street Partners, Lp
 32 City Of Phila.: Dept. Of L&I v. Quach
 33 City Of Phila.: Dept. Of L&I v. Bernal
 34 City Of Phila.: Dept. Of L&I v. Pregelj
 35 City Of Phila.: Dept. Of L&I v. Wells Fargo Bank National
 36 City Of Phila.: Dept. Of L&I v. F&j Homes Llc
 37 City Of Phila.: Dept. Of L&I v. Phila Housing Authority
 38 City Of Phila.: Dept. Of L&I v. Florio
 39 City Of Phila.: Dept. Of L&I v. Investreality Iii Llc
 40 City Of Phila.: Dept. Of L&I v. Green Tree Asset Management
 41 City Of Phila.: Dept. Of L&I v. Chimuco
 42 City Of Phila.: Dept. Of L&I v. Waisbord
 43 City Of Phila.: Dept. Of L&I v. Hast Investment Partners L.p.
 44 City Of Phila.: Dept. Of L&I v. Nick's Realty Llc
 45 City Of Phila.: Dept. Of L&I v. Nylander
 46 City Of Phila.: Dept. Of L&I v. A&m Management Llc
 47 City Of Phila.: Dept. Of L&I v. C & L Empire Enterprises
 48 City Of Phila.: Dept. Of L&I v. James

5-TO BE ASSIGNED**9:15 A.M.**

1 Cecil B Moore Village Assoc Lp v. Scott
 2 Jade Redevelopment Llc v. Fields
 3 2040 Market St Associates Lp v. Al-sulaiti
 4 Extended Stay America v. Davis
 5 Cecil B Moore Village Assoc Lp v. Mowbray
 6 Cecil B Moore Village Assoc Lp v. Johnson

7 Carmen Dandridge-spiva v. Brown
 8 Beyerwood 95 Realty Assoc Lp v. Ruzmatov
 9 1212 Ludlow Limited Partnership v. Cureton
 10 1212 Ludlow Limited Partnership v. Gaskins
 11 Rosenfeld v. Zenglin
 12 Campbell v. Altman
 13 Shao v. Petro
 14 Figueroa v. Turner
 15 Rpt Properties Llc v. Batista
 16 Levchenco v. Johnston
 17 Franklin v. William Frusco Plumbing
 18 Meder v. Huang
 19 Aziz v. S Class Auto Sales
 20 Shields v. Gagliano

1:15 P.M.

1 Lucky Race Street Realty Llc v. K-top Llc

6-SIELDS, J.**9:15 A.M.**

1 City Of Philadelphia, Office Of Administrative Rev v. Tukue
 2 City Of Philadelphia, Office Of Administrative Rev v. Liu
 3 City Of Philadelphia, Office Of Administrative Rev v. Liu
 4 Midland Funding, Llc v. Walton
 5 Midland Funding, Llc v. James
 6 Synchrony Bank v. Jackson
 7 Td Bank Usa Na v. Deplante
 8 O'broine v. Magee
 9 Precision Reporting, Inc. v. Murphy & Dengler
 10 Cronin Law Firm v. Pappas

11 A.M.

1 Curtis v. Bernadino
1:15 P.M.
 1 Allstate Insurance Company v. Delvalle
 2 Superior Office System Inc v. Law Office Of Conrard Benedetto
 3 Progressive Direct Insurance Company v. Tribble
 4 Allstate Insurance Company v. Williams
 5 Progressive Speciality Insurance Company v. Sowell
 6 Progressive Speciality Insurance Company v. Medina Gonzalez
 7 Progressive Advanced Insurance Company v. Mellor
 8 Progressive Advanced Insurance Company v. Robinson
 9 Michael J. Mcgrory Restoration Inc. v. Schaffer
 10 Ferguson Enterprises, Inc. v. Dipretoro
 11 Nationwide Mutual Insurance Company A/s/o Emmanuel v. Cruz
 12 Mei Jia Quan Usa Dental Lab, Inc. v. Christopher George Bereznek
 13 State Farm Mutual Automobile Insurance Company v. Dejesus
 14 Progressive Speciality Insurance Company v. Aponte
 15 Progressive Speciality Insurance Company v. Love
 16 Progressive Speciality Insurance Company v. Staten
 17 Progressive Speciality Insurance Company v. Boyd
 18 Progressive Speciality Insurance Company v. Bruckner
 19 Progressive Advanced Insurance Company v. White
 20 Progressive Advanced Insurance Company v. Taylor-collins
 21 Progressive Speciality Insurance Company v. Long
 22 Progressive Advanced Insurance Company v. Mattei
 23 Sloppy Seconds Restaurant & Deli v. Valtom, Llc

DISTRICT COURT**DISPOSITION OF CASES ON THE GENERAL TRIAL LIST**

Before **J. L. SCHMEHL, J.**
 Jeffrey Nein v. Tricam Industries, Inc.; verdict.

Before **G. A. MCHUGH, J.**

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IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Pennsylvania Rules of Criminal Procedure 150 and 522 are amended, and the *Comment* to Pennsylvania Rule of Criminal Procedure 151 is revised, in the attached form.

This **ORDER** shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective April 1, 2019.

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

RULE 150. BENCH WARRANTS.

(A) In a court case when a bench warrant is executed, the case is to proceed in accordance with the following procedures.

(1) When a defendant or witness is arrested pursuant to a bench warrant, he or she shall be taken without unnecessary delay for a hearing on the bench warrant. The hearing shall be conducted by the judicial officer who issued the bench warrant, or, another judicial officer designated by the president judge or by the president judge's designee to conduct bench warrant hearings.

(2) In the discretion of the judicial officer, the bench warrant hearing may be conducted using two-way simultaneous audio-visual communication.

(3) When the individual is arrested in the county of issuance, if the bench warrant hearing cannot be conducted promptly after the arrest, the defendant or witness shall be lodged in the county jail pending the hearing. The authority in charge of the county jail promptly shall notify the court that the individual is being held pursuant to the bench warrant.

(4) When the individual is arrested outside the county of issuance, the authority in charge of the county jail promptly shall notify the proper authorities in the county of issuance that the individual is being held pursuant to the bench warrant.

(5) The bench warrant hearing shall be conducted without unnecessary delay after the individual is lodged in the jail of the county of issuance on that bench warrant.

(a) When the bench warrant is issued by the supervising judge of a "multi-county" investigating grand jury, the individual shall be detained only until the supervising judge is available to conduct the bench warrant hearing.

(b) In all other cases, the individual shall not be detained without a bench warrant hearing on that bench warrant longer than 72 hours, or the close of the next business day if the 72 hours expires on a non-business day.

(6) At the conclusion of the bench warrant hearing following the disposition of the matter, the judicial officer immediately shall vacate the bench warrant.

(7) If a bench warrant hearing is not held within the time limits in paragraph (A)(5)(b), the bench warrant shall expire by operation of law.

(B) As used in this rule, "judicial officer" is limited to the magisterial district judge or common pleas court judge who issued the bench warrant, or the magisterial district judge or common pleas court judge designated by the president judge or by the president judge's designee to conduct bench warrant hearings, or in Philadelphia, trial commissioners **and Philadelphia Municipal Court judges**.

COMMENT: This rule addresses only the procedures to be followed after a bench warrant is executed, and does not apply to execution of bench warrants outside the Commonwealth, which are governed by the extradition procedures in 42 Pa.C.S. § 9101 *et seq.*, or to warrants issued in connection with probation or parole proceedings.

For the bench warrant procedures when a witness is under the age of 18 years, see Rule 151.

Paragraph (A)(2) permits the bench warrant hearing to be conducted using two-way simultaneous audio-visual communication, which is a form of advanced communication technology. *See* Rule 103. Utilizing this technology will aid the court in complying with this rule, and in ensuring individuals arrested on bench warrants are not detained unnecessarily.

Once a bench warrant is executed and the defendant is taken into custody, the bench warrant no longer is valid.

To ensure compliance with the prompt bench warrant hearing requirement, the president judge or the president judge's designee may designate only a magisterial district judge to cover for magisterial district judges or a common pleas court judge to cover for common pleas court judges. *See also* Rule 132 for the temporary assignment of magisterial district judges. In Philadelphia, the current practice of designating trial commissioners **and Philadelphia Municipal Court judges** to conduct bench warrant hearings is acknowledged in paragraph (B).

It is expected that the practices in some judicial districts of a common pleas court judge (1) indicating on a bench warrant the judge has issued that the bench warrant is a "judge only" bench warrant, or (2) who knows he or she will be unavailable asking another common pleas court judge to handle his or her cases during the common pleas court judge's absence, would continue.

Paragraph (A)(5)(a) recognizes the procedural and substantive differences between "multi-county" investigating grand jury proceedings and all other proceedings in the court of common pleas, including a county investigating grand jury, by eliminating the time limit for conducting the bench warrant hearing when the bench warrant is issued by the multi-county investigating

grand jury supervising judge. *See* Rules 240-244 and 42 Pa.C.S. § 4544. When the supervising judge issues a bench warrant, the bench warrant hearing must be conducted expeditiously when the supervising judge is available.

Paragraph (A)(6) requires the judicial officer to vacate the bench warrant at the conclusion of the bench warrant hearing. The current practice in some judicial districts of having the clerk of courts cancel the bench warrant upon receipt of a return of service is consistent with this paragraph, as long as the clerk of courts promptly provides notice of the return of service to the issuing judge.

It is incumbent upon the president judge or the president judge's designee to establish procedures for the monitoring of the time individuals are detained pending their bench warrant hearing.

For the procedures concerning violation of the conditions of bail, see Chapter 5 Part C.

As used in this rule, "court" includes magisterial district judge courts.

For the bench warrant procedures in summary cases, see Rules 430(B) and 431(C).

For procedures for the detention of witnesses, see Rule 522.

For the arrest warrants that initiate proceedings in court cases, see Chapter 5, Part B(3)(a), Rules 513, 514, 515, 516, 517, and 518. For the arrest warrants that initiate proceedings in summary cases, see Chapter 4, Part D(1), Rules 430(A) and 431(B).

NOTE: Adopted December 30, 2005, effective August 1, 2006; *Comment* revised October 24, 2013, effective January 1, 2014 [.] ; **amended December 7, 2018, effective April 1, 2019.**

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COMMITTEE EXPLANATORY REPORTS:

Final Report explaining new Rule 150 providing procedures for bench warrants published with the Court's Order at 36 Pa.B. 184, 2006 (January 14, 2006).

Final Report explaining the October 24, 2013 Comment revision adding a cross-reference to new Rule 151 published with the Court's Order at 43 Pa.B. 6654 (November 9, 2013).

Final Report explaining the December 7, 2018 amendment regarding procedures for the detention of witnesses pursuant to Rule 522 published with the Court's Order at 48 Pa.B. (, 2018).

RULE 151. BENCH WARRANT PROCEDURES WHEN WITNESS IS UNDER AGE OF 18 YEARS.

(A) In a court case when a bench warrant for a witness under the age of 18 years is executed, except as provided in this rule, the case is to proceed in accordance with the procedures in Rule 150.

(B) Upon execution of the warrant for a minor witness, the arresting officer immediately shall inform the proper judicial officer and a parent or guardian of the minor witness of the arrest of the minor witness.

(C) Execution of Bench Warrant in County of Issuance

(1) If the judicial officer who issued the bench warrant, or another judicial officer designated by the president judge or by the president judge's designee, is not available to conduct the bench warrant hearing without unnecessary delay, the minor witness shall be taken before the on-call judge of the court of common pleas.

(a) The on-call judge shall determine whether to release the witness or to detain the witness pending the bench warrant hearing. If the bench warrant specifically orders detention of the minor witness, the on-call judge shall not release the witness.

(b) If the on-call judge determines the witness must be detained, the witness shall be detained in a detention facility. The on-call judge shall notify the parent or guardian of the minor witness of the detention.

(2) The minor witness shall not be detained without a bench warrant hearing on that bench warrant longer than 24 hours, or the close of the next business day if the 24 hours expires on a non-business day.

(D) Execution of Bench Warrant Outside County of Issuance

(1) The minor witness shall be taken before a common pleas court judge of the county of arrest without unnecessary delay and in no case later than the end of the next business day.

(2) The judge shall identify the minor witness as the subject of the bench warrant, decide whether detention as a minor witness is necessary, and order that arrangements be made immediately to transport the minor witness to the county of issuance.

(3) If transportation cannot be arranged immediately, the minor witness shall be released unless the bench warrant specifically orders detention of the witness. In this case, the minor witness shall be detained in an out-of-county detention facility.

(4) If detention is ordered, the minor witness shall be brought to the county of issuance within 72 hours from the execution of the bench warrant.

(5) If the time requirements of this paragraph are not met, the minor witness shall be released.

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COMMENT: This rule was adopted in 2013 to establish the procedures when a witness subject to a bench warrant is under the age of 18. The procedures following the execution of a bench warrant set forth in Rule 150 apply to cases when the witness is under the age of 18, except as otherwise provided in this rule.

Paragraph (B) ensures that the judicial officer who issued the bench warrant is aware that the minor witness has been arrested, and that a parent or guardian of the arrested minor witness is notified of the arrest.

The procedures in paragraph (C) for cases in which the bench warrant is executed in the county of issuance, recognize the need, when the issuing judicial officer is unavailable, to conduct the bench warrant hearing, for the common pleas court judge who is on call to determine whether a minor witness may be released or must be detained. If the minor witness is detained, the bench warrant hearing must be held no later than the end of the next business day. If the bench warrant hearing is not conducted within this time period, the minor witness must be released.

The minor witness may not be detained in an adult facility pending a bench warrant hearing.

In cases in which the bench warrant is executed outside the county of issuance, the minor witness must be transported to the county of issuance within 72 hours of the execution of the bench warrant, and the bench warrant hearing must be conducted by the end of the next business day.

As used in this rule, “minor witness” means a witness who is under the age of 18 years, and “proper judicial officer” means the judicial officer who issued the bench warrant, or, another judicial officer designated by the president judge or by the president judge’s designee.

When a witness under the age of 18 years is to be detained pursuant to Rule 522, the procedures in this rule are applicable.

NOTE: Adopted October 24, 2013, effective January 1, 2014 [.] ; *Comment* revised December 7, 2018, effective April 1, 2019.

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COMMITTEE EXPLANATORY REPORTS:

Final Report explaining the October 24, 2013 adoption of new Rule 151 providing procedures for bench warrants when a witness is under the age of 18 published with the Court’s Order at 43 Pa.B. 6655 (November 9, 2013).

Final Report explaining the December 7, 2018 Comment revision regarding procedures for the detention of witnesses pursuant to Rule 522 published with the Court’s Order at 48 Pa.B. (, 2018).

RULE 522. DETENTION OF WITNESSES.

(A) After an accused has been arrested for any offense, upon application of the attorney for the Commonwealth or defense counsel, and subject to the provisions of this chapter, a court may set bail for any material witness named in the application. The application shall be supported by an affidavit setting forth adequate cause for the court to conclude that the witness will fail to appear when required if not held in custody or released on bail. Upon receipt of the application, the court may issue process to bring any named witnesses before it for the purpose of demanding bail.

(B) If the material witness is unable to satisfy the conditions of the bail bond after having been given immediate and reasonable opportunity to do so, the court shall commit the witness to jail, provided that at any time thereafter and prior to the term of court for which the witness is being held, the court shall release the witness when the witness satisfies the conditions of the bail bond.

(C) Upon application, a court may release a witness from custody with or without bond, or grant other appropriate relief.

(D) If process has been issued pursuant to paragraph (A) for a material witness who is under the age of 18 years, the procedures provided in Rule 151 shall apply.

COMMENT: This rule does not permit a witness to be detained prior to the arrest of the defendant, since an arrest might never take place and the witness could be held indefinitely.

“Conditions of the bail bond” as used in this rule include the conditions set forth in Rule 526(A) and the conditions of release defined in Rules 524, 527, and 528.

Pursuant to paragraph (C), a witness may be released on his or her own recognizance conditioned upon the witness’ written agreement to appear as required. See Rule 524.

This rule does not affect the compensation and expenses of witnesses under the Judicial Code, 42 Pa.C.S. § 5903, or the provisions of the Uniform Act to Secure the Attendance of Witnesses from Within or Without a State in Criminal Proceedings. See 42 Pa.C.S. §§ 5963(c) and 5964(b) relating to bail.

In cases in which bail is set for a material witness pursuant to this rule, the court should consider all the types of release permitted in Rule 524 and the conditions of nonmonetary release upon bail available under Rule 527. When a material witness is to be detained, the court should impose the least restrictive means of assuring that witness’ presence, including the use of release on the witness’ own recognizance or release upon other nonmonetary conditions, such as electronic monitoring, especially when the witness has limited financial means to post monetary bail.

NOTE: Former Rule 4017, previously Rule 4014, adopted November 22, 1965, effective June 1, 1966; renumbered Rule 4017 July 23, 1973, effective 60 days hence; *Comment* revised January 28, 1983, effective July 1, 1983; rescinded September 13, 1995, effective January 1, 1996, and replaced by present Rule 522. Present Rule 4017 adopted September 13, 1995, effective January 1, 1996. The January 1, 1996 effective dates extended to April 1, 1996; the April 1, 1996 effective date extended to July 1, 1996; renumbered Rule 522 and amended March 1, 2000, effective April 1, 2001; *Comment* revised April 28, 2006, effective August 1, 2006 [.] ; **amended December 7, 2018, effective April 1, 2019.**

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COMMITTEE EXPLANATORY REPORTS:

Final Report explaining the provisions of the new rule published with Court’s Order at 25 Pa.B. 4116 (September 30, 1995).

Final Report explaining the March 1, 2000 reorganization and renumbering of the rules published with the Court’s Order at 30 Pa.B. 1477 (March 18, 2000).

Final Report explaining the April 28, 2006 revision to the Comment concerning electronic monitoring published with the Court’s Order at 36 Pa.B. 2279 (May 13, 2006).

Final Report explaining the December 7, 2018 amendments concerning material witnesses under the age of 18 years published with the Court’s Order at 48 Pa.B. (, 2018).

FINAL REPORT¹

Amendment of Pa.Rs.Crim.P. 150 and 522 and Revision of the *Comment* to Pa.R.Crim.P. 151

MATERIAL WITNESS UNDER 18 TAKEN INTO CUSTODY

On December 7, 2018, effective April 1, 2019, upon the recommendation of the Criminal Procedural Rules Committee, the Court amended Rules 150 (Bench Warrants) and 522 (Detention of Witnesses) and revised the *Comment* to Rule 151 (Bench Warrant Procedures When Witness is under Age of 18 Years) to clarify that the bench warrant procedures in Rule 151 are applicable to the situation when a material witness who is under the age of 18 is to be taken into custody.

The Committee was posed with the question of what should be done when a material witness who is taken into custody pursuant to Rule 522 is under the age of 18. Rule 522 (Detention of Witnesses) provides procedures for restricting the liberty of a material witness when there is cause to believe the witness will not appear for trial. The rule provides that, upon application of the Commonwealth or defense counsel, a court may set bail for a witness who likely is not to appear to testify. Process may be issued to bring the witness before the court for purposes of demanding bail. Paragraph (B) of the rule provides that, if the witness cannot satisfy the conditions of bail, the witness may be committed to jail but must have the opportunity to post bail at any time.

Rule 151 (Bench Warrant Procedures When Witness is Under Age of 18 Years) was developed in 2013 to provide procedures for bench warrants issued to minor witnesses who failed to respond to a subpoena. This was based on Rule of Juvenile Court Procedure 140 (Bench Warrants for Failure to Appear at Hearings) and was intended to address the various issues that arise when a person under the age of 18 is taken into custody. Rule 151 includes required notice to the issuing authority and parents or guardians as well as procedures to ensure early judicial review for an under-18 witness who is being held. See 43 Pa.B. 6655 (November 9, 2013).

The Committee concluded that the same protections should apply for those under-18 determined to be reluctant material witnesses as is provided for under-18 witnesses who have failed to respond to subpoenas. Therefore, a new paragraph (D) has been added to Rule 522 that states that the Rule 151 procedures apply in these circumstances. A revision to the *Comment* to Rule 151 similarly states that the procedures in Rule 151 apply to an under-18 witness being detained pursuant to Rule 522. Additionally, a cross-reference to Rule 522 has been to the Rule 150 (Bench Warrants) *Comment*.

During the Committee’s discussion, it was noted that the practice in Philadelphia was for bench warrant hearings to be conducted by Philadelphia Municipal Court judges in addition to being held by Philadelphia trial commissioners. This has been clarified by an amendment to paragraph (B) of Rule 150 and by a revision to the *Comment*.

¹ The Committee’s *Final Reports* should not be confused with the official Committee *Comments* to the rules. Also, note that the Supreme Court does not adopt the Committee’s *Comments* or the contents of the Committee’s explanatory *Final Reports*.

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