

# The Legal Intelligencer

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PHILADELPHIA, MONDAY, MAY 13, 2024

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## LEGAL LISTINGS

## COURT NOTICES

### IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: PETITION TO ELIMINATE MAGISTERIAL DISTRICT COURT 32-1-31 PRIOR TO ORIGINAL SCHEDULED ELIMINATION DATE  
NO. 541 MAGISTERIAL RULES DOCKET

#### ORDER PER CURIAM

**AND NOW**, this 26th day of April, 2024, upon consideration of the Petition to Eliminate Magisterial District Court 32-1-31 Prior to the Original Scheduled Elimination Date, it is hereby ORDERED AND DECREED that Petition is granted. By Order dated February 3, 2023, Magisterial District Court 32-1-31 was scheduled for elimination effective January 3, 2028. Magisterial Districts 32-1-30 and 32-1-32, within Delaware County, were also to be realigned, effective January 3, 2028. Due to an early judicial vacancy, Magisterial District Court 32-1-31, within Delaware County, shall be eliminated effective September 3, 2024, and Magisterial Districts 32-1-30 and 32-1-32, within Delaware County, shall be realigned, effective September 3, 2024.

Said Magisterial Districts shall be as follows:  
Magisterial District 32-1-30  
Magisterial District Judge George B. Dawson

Effective 9/3/24:  
Eddystone Borough  
Rutledge Borough  
Ridley Township, Wards 1, 2, 3, 5, 6, 7, 8, 9  
Magisterial District 32-1-32

Magisterial District Judge Michael F. Culp  
Effective 9/3/24:  
Morton Borough  
Ridley Township, Ward 4

Springfield Township, Wards 1-1, 1-2, 2-1, 2-2, 2-3, 3, 4, 5, 7

### SUPREME COURT OF PENNSYLVANIA Minor Court Rules Committee

#### NOTICE OF PROPOSED RULEMAKING

#### Proposed Adoption of Pa.R.Civ.P.M.D.J. 210.1 and Amendment of Pa.R.Civ.P.M.D.J. 320

The Minor Court Rules Committee is considering proposing to the Supreme Court of Pennsylvania the adoption of Pa.R.Civ.P.M.D.J. 210.1 and the amendment of Pa.R.Civ.P.M.D.J. 320, pertaining to (1) prohibitions on ex parte communications and (2) stipulated judgments, respectively, for the reasons set forth in the accompanying Publication Report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the Pennsylvania Bulletin for comments, suggestions, or objections prior to submission to the Supreme Court.

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

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

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

Pamela S. Walker, Counsel  
Minor Court Rules Committee  
Supreme Court of Pennsylvania  
Pennsylvania Judicial Center  
PO Box 62635  
Harrisburg, PA 17106-2635

FAX: 717-231-9546 [minorrules@pacourts.us](mailto:minorrules@pacourts.us)

All communications in reference to the proposal should be received by June 18, 2024. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Minor Court Rules Committee,  
Honorable James R. Edgcomb  
Chair

– This is an entirely new rule –

#### Rule 201.1. Ex Parte Communication.

Unless otherwise authorized by law or state court rule, no person shall communicate with the magisterial district judge in any way regarding matters pending before the magisterial district judge unless all parties:

1. are present or have been copied if the communication is written or in electronic form;  
or  
2. have waived their presence or right to receive the communication.

(b) If the magisterial district judge receives any unauthorized ex parte communication, the magisterial district judge shall inform all parties of the communication and its content.

**Comment:** Generally, communications should include all parties. No unauthorized ex parte communications with the magisterial district judge are to occur. Authorized ex parte communications include those made in connection with proceedings for emergency protective orders, i.e., Pa.R.Civ.P.M.D.J. 1201 – 1211, which are ex parte proceedings. See Pa.R.Civ.P.M.D.J. 1207. Certain ex parte communications for scheduling, administrative, or emergency purposes that do not address substantive matters are permissible. See Rule 2.9(A)(1) of the Rules Governing Standards of Conduct of Magisterial District Judges.

Attorneys are bound by Rule 3.5 of the Rules of Professional Conduct. Magisterial district judges are bound by Rule 2.9 of the Rules Governing Standards of Conduct of Magisterial District Judges.

Attorneys and judges understand the impropriety of ex parte communications regarding matters pending before the magisterial district court but many participants are not attorneys or judges. This rule ensures that all parties receive the same information that is being presented to the magisterial district judge so that it may be challenged or supplemented.

#### Rule 320. Request to Withdraw Complaint; [Settlement] Settlements.

##### [A(1)](a) Withdrawal of Complaint.

**(1)** A plaintiff may withdraw [the] a complaint prior to [the] a commencement of [the] a hearing by filing a written notice of withdrawal with the magisterial district court. Upon receipt of such notice, the magisterial district court shall [note]:

- (i) **mark** the withdrawal of the complaint on the docket[.];  
(ii) cancel any scheduled hearing, [(except for a consolidated hearing on a cross-complaint pursuant to [Rule 315B],) **Pa.R.Civ.P.M.D.J. 315B**]; and  
(iii) notify the parties in writing that the complaint has been withdrawn.

**(2)**(2)A withdrawal of [the] a complaint filed prior to [the] a commencement of [the] a hearing shall be deemed to be without prejudice. The plaintiff may file a new complaint on the same cause of action upon payment of all applicable fees and costs.

##### [B(1)](b) Settlements.

##### Settlement Without Stipulated Judgment.

**[The] If the parties do not request the entry of a stipulated judgment pursuant to a settlement agreement, the parties** may file a written notice of settlement of the complaint with the magisterial district court at any time prior to the entry of judgment. Upon receipt of such notice, **the magisterial district judge shall:**

*Court Notices continues on 8*

### I N S I D E

|                      |                         |
|----------------------|-------------------------|
| Common Pleas Court   | 15 Public Notices       |
| 3 Civil Listings     | 4 Rules Returnable      |
| 5 Criminal Listings  | 7 U.S. Bankruptcy Court |
| 5 Family Court       | 7 U.S. Court of Appeals |
| 4 Mass Tort Asbestos | 7 U.S. District Court   |
| 6 Municipal Court    | 2 Trial List            |
| 7 Orphans' Court     |                         |

**DISTRICT COURT**

**NOTICE**

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

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

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

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

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

J. GOLDBERG  
Chief Judge

**TUESDAY, MAY 14, 2024**  
Arraignment

01:30 P.M.  
24-cr-0177 USA v. DEJESUS

**Detention Hearing**

01:30 P.M.  
24-cr-0177 USA v. DEJESUS

**GOLDBERG, CH.J.**

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

**TUESDAY, MAY 14, 2024**  
Revocation Superv Rls-FinalHrg

02:30 P.M.  
15-cr-0471 USA v. WILLIAMS

**WEDNESDAY, MAY 15, 2024**  
Status Conference/Hearing

02:00 P.M.  
21-cv-2764 GRIFFIN v. SECRETARY OF ARGICU

10:00 A.M.  
11-cv-4550 GIBSON v. WETZEL et al

**MONDAY, MAY 20, 2024**  
Jury Trial

09:30 A.M.  
23-cr-0181 USA v. RICHTER

**G.E.K. PRATTER, J.**

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

**TUESDAY, MAY 14, 2024**  
Jury Trial

10:00 A.M.  
22-cr-0164 USA v. ANTHONY

**WEDNESDAY, MAY 15, 2024**  
Motion Hearing

01:00 P.M.  
23-cv-0991 ZUBER v. REPUBLIC FIRST BANCOR

**P.S. DIAMOND, J.**

Courtroom 14-A  
Secretary/Courtroom Deputy: Richard Thieme  
Phone: (267) 299-7730  
Criminal Courtroom Deputy: Lenora Kashner  
Witfe  
Phone: (267) 299-7739

**TUESDAY, MAY 14, 2024**  
Status Conference/Hearing

01:30 P.M.  
23-cr-0255 USA v. BAEZ

**WEDNESDAY, MAY 15, 2024**  
Revocation Superv Rls-FinalHrg

11:00 A.M.  
08-cr-0609 USA v. ALLEN

**MONDAY, MAY 20, 2024**  
Change of Plea Hearing

11:00 A.M.  
24-cr-0130 USA v. SUAREZ

**TUESDAY, MAY 21, 2024**  
Change of Plea Hearing

01:30 P.M.  
22-cr-0387 USA v. GREEN

**Sentencing**

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

**M.S. GOLDBERG, J.**

**WEDNESDAY, MAY 15, 2024**  
Sentencing

09:30 A.M.  
23-cr-0267 USA v. ALSTON

**MONDAY, MAY 20, 2024**  
Jury Trial

09:00 A.M.  
23-cr-0225 USA v. ALAMOUTINIA

23-cr-0225 USA v. DAVISON

**Pretrial Conference/Hearing**

09:30 A.M.  
22-cr-0221 USA v. IZQUIERDO

**TUESDAY, MAY 21, 2024**  
Pretrial Conference/Hearing

09:30 A.M.  
21-cr-0326 USA v. CLARK

**QUINONES ALEJANDRO, J.**

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

**WEDNESDAY, MAY 15, 2024**  
Motion Hearing

10:00 A.M.  
19-cv-3128 VELAZQUEZ et al v. STATE FARM

**THURSDAY, MAY 16, 2024**  
Motion Hearing

10:00 A.M.  
19-cv-3128 VELAZQUEZ et al v. STATE FARM

**TUESDAY, MAY 21, 2024**  
Change of Plea Hearing

10:30 A.M.  
23-cr-0087 USA v. TARPLEY

11:30 A.M.  
23-cr-0257 USA v. DECKER

12:00 P.M.  
22-cr-0453 USA v. ALEXANDER

**SCHMEHL, J.**

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

**WEDNESDAY, MAY 15, 2024**  
Revocation Superv Rls-FinalHrg

02:00 P.M.  
16-cr-0425 USA v. PEREZ

**FRIDAY, MAY 17, 2024**  
Sentencing

01:30 P.M.  
19-cr-0064 USA v. MASSA

10:00 A.M.  
23-cr-0075 USA v. HALE

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

Civil Deputy: Patricia Clark

Phone: 267 299-7301  
Criminal Deputy: Christian Henry  
Phone: 267-299-7307

**THURSDAY, MAY 16, 2024**  
Arbitration Hearing

09:30 A.M.  
22-cv-3338 COLON et al v. WALMART, INC. e

**TUESDAY, MAY 21, 2024**  
Sentencing

03:00 P.M.  
21-cr-0144 USA v. ADAMS

**BEETLESTONE, J.**

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

**TUESDAY, MAY 14, 2024**  
Sentencing

10:00 A.M.  
23-cr-0373 USA v. COLEMAN

11:30 A.M.  
23-cr-0373 USA v. DANIEL

**MONDAY, MAY 20, 2024**  
Pretrial Conference/Hearing

11:00 A.M.  
24-cv-1042 MIMS v. GRAY et al

11:30 A.M.  
24-cv-1768 Alderfer v. TRAVELERS PERSONAL

**KEARNEY, J.**

Deputy Clerk: Ulrike Hevener  
Phone: (267) 299-7688

**TUESDAY, MAY 14, 2024**  
Motion Hearing

12:00 P.M.  
22-cr-0413 USA v. WEST

**WEDNESDAY, MAY 15, 2024**  
Sentencing

12:00 P.M.  
22-cr-0271 USA v. PEARSON

**Status Conference/Hearing**

11:15 A.M.  
18-cr-0576 USA v. COBB

**MONDAY, MAY 20, 2024**  
Revocation Superv Rls-FinalHrg

02:00 P.M.  
15-cr-0201 USA v. MITCHELL

**TUESDAY, MAY 21, 2024**  
Bench Trial

09:00 A.M.  
23-cv-2618 RIM BIO, INC. et al v. AVANTOR

**Motion Hearing**

11:30 A.M.  
23-cr-0280 USA v. GARRETT

**Status Conference/Hearing**

03:00 P.M.  
23-cr-0037 USA v. CLOUDEN

**PAPPERT, J.**

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

**TUESDAY, MAY 14, 2024**  
Competency Hearing

02:00 P.M.  
22-cr-0017 USA v. LONG

**THURSDAY, MAY 16, 2024**  
Motion Hearing

02:00 P.M.  
23-cv-1709 Foley v. DEFI STRATEGIES LLC e

**MONDAY, MAY 20, 2024**

**Final Pretrial Conference**

02:00 P.M.  
23-cv-3137 POLLOCK et al v. UNITED STATES

**TUESDAY, MAY 21, 2024**  
Arraignment

01:00 P.M.  
24-cr-0123 USA v. CATAQUET JR.

**J.F. LEESON, JR., J.**

Civil Deputy Clerk: Diane J. Abeles  
Phone: (610) 391-7020  
Criminal Deputy: Justin E. Wood  
Phone: (610) 776-6118  
Chambers of the Honorable Joseph F. Leeson, Jr.  
United States District Court  
Eastern District of PA.  
Edward N. Cahn U.S. Courthouse, Suite 3401  
504 W. Hamilton St.  
Allentown, PA 18101  
4th Flr., Rm. 4000 when in Phila.

**TUESDAY, MAY 14, 2024**  
Final Pretrial Conference

04:00 P.M.  
23-cv-3838 RIVAS v. NESTLE USA, INC.

**MONDAY, MAY 20, 2024**  
Sentencing

02:00 P.M.  
19-cr-0151 USA v. JIMENEZ-MENDEZ

**Trial Date**

09:00 A.M.  
23-cv-3838 RIVAS v. NESTLE USA, INC.

**C.F. KENNEY, J.**

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

**TUESDAY, MAY 14, 2024**  
Pretrial Conference/Hearing

09:00 A.M.  
23-cv-4883 SPRING v. WATERS et al

**Status Conference/Hearing**

10:00 A.M.  
23-cr-0412 USA v. TAHIR-LIGHTBOURNE

11:00 A.M.  
22-cr-0142 USA v. CAMARA

**WEDNESDAY, MAY 15, 2024**  
Pretrial Conference/Hearing

09:00 A.M.  
24-cv-0387 COLUMBRO v. MOUNT SAINT JOSEPH

**THURSDAY, MAY 16, 2024**  
Motion Hearing

02:30 P.M.  
23-cr-0269 USA v. VINCENT

**Status Conference/Hearing**

09:00 A.M.  
23-cv-4057 SU v. BLUE RIDGE HOME CARE INC

10:00 A.M.  
22-cr-0465 USA v. GRIFFIN

**TUESDAY, MAY 21, 2024**  
Arbitration Hearing

09:30 A.M.  
23-cv-3934 HUGHES v. LIBERTY MUTUAL PERSO

**J.D. WOLSON, J.**

Civil Deputy: Jeannine Abed  
Phone: (267) 299-7321  
Criminal Deputy: Laura Buenzle  
Phone: (267) 299-7239

**WEDNESDAY, MAY 15, 2024**  
Motion Hearing

02:00 P.M.  
04-cv-0168 BUSANET v. BEARD et al

**Telephone Conference**

11:00 A.M.

**The Legal Intelligencer**

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21-cv-1575  
TRECOT SYSTEMS GROUP, INC. v.  
**FRIDAY, MAY 17, 2024**  
**Revocation Superv Rls-FinalHrg**  
10:00 A.M.  
10-cr-0063  
USA v. JACKSON  
**MONDAY, MAY 20, 2024**  
**Sentencing**  
11:00 A.M.  
21-cr-0369  
USA v. JALI  
**J.M. YOUNGE, J.**  
**Courtroom A**  
Criminal Courtroom Deputy: Andrew Follmer  
Phone: 267-299-7369  
Civil Courtroom Deputy: Dedra Brannan  
Phone: 267-299-7360  
**TUESDAY, MAY 14, 2024**  
**Motion Hearing**  
10:00 A.M.  
23-cv-5039  
HASSON v. COMCAST CABLE  
COMMUN  
**WEDNESDAY, MAY 15, 2024**  
**Motion Hearing**  
10:00 A.M.  
22-cv-4699  
WESLEY et al v. PARKER et al  
**K. S. MARSTON, J.**  
**Courtroom TBA**  
Courtroom Deputy/Criminal: Lara Karlson  
phone: 267-299-7379  
**TUESDAY, MAY 14, 2024**  
**Jury Selection**  
09:30 A.M.  
22-cr-0294  
USA v. BURRELL  
**Jury Trial**  
09:30 A.M.  
22-cr-0294  
USA v. BURRELL  
**Motion Hearing**  
10:30 A.M.  
21-cv-4294  
EQUAL EMPLOYMENT  
OPPORTUNITY C  
**WEDNESDAY, MAY 15, 2024**  
**Sentencing**  
01:00 P.M.  
22-cr-0378  
USA v. KEGLER  
**Settlement Conference**  
02:00 P.M.  
23-cv-2288  
IN RE ONIX GROUP, LLC DATA BRE  
**Status Conference/Hearing**  
10:30 A.M.  
21-cv-4294  
EQUAL EMPLOYMENT  
OPPORTUNITY C  
**THURSDAY, MAY 16, 2024**  
**Pretrial Conference/Hearing**  
02:30 P.M.  
24-cv-0146  
TK ELEVATOR CORPORATION v. WES  
**J. M. GALLAGHER, J.**  
**Courtroom TBA**  
Courtroom Deputy/Criminal: Christine Stein  
phone: 610-391-7012  
Courtroom Deputy Civil: Brian Dixon  
phone: 610-434-3457  
**TUESDAY, MAY 14, 2024**  
**Evidentiary Hearing**  
01:30 P.M.  
23-cr-0505  
USA v. OTERO-LUGO  
**Sentencing**  
10:30 A.M.  
23-cr-0026  
USA v. JACKSON  
**WEDNESDAY, MAY 15, 2024**  
**Motion Hearing**  
09:30 A.M.  
24-cr-0028  
USA v. HATMAKER

**PEREZ, J.**  
**COURTHROOM 3H**  
**Courtroom Deputy Danielle**  
**Hughes**  
**267-299-7420**  
**THURSDAY, MAY 16, 2024**  
**Final Pretrial Conference**  
09:30 A.M.  
23-cv-0345  
D. et al v. Independence Blue  
**THURSDAY, MAY 16, 2024**  
**Final Pretrial Conference**  
10:30 A.M.  
23-cv-0249  
SOWELL v. TARGET CORPORATION  
**MONDAY, MAY 20, 2024**  
**Status Conference/Hearing**  
10:00 A.M.  
23-cv-4677  
WILLIAMS v. GREENE, TWEED & CO  
**HODGE, J.**  
**TUESDAY, MAY 14, 2024**  
**Sentencing**  
10:00 A.M.  
23-cr-0098  
USA v. UZOR  
**TUESDAY, MAY 21, 2024**  
**Arbitration Hearing**  
09:30 A.M.  
23-cv-3854  
LE v. SCHARF et al  
**MURPHY, J.**  
**WEDNESDAY, MAY 15, 2024**  
**Final Pretrial Conference**  
10:00 A.M.  
22-cv-2337  
BACCARI v. BACCARI et al  
**MONDAY, MAY 20, 2024**  
**Motion Hearing**  
02:00 P.M.  
22-cv-1676  
Desiderio v. BSD CARE AT RE LL  
**TUESDAY, MAY 21, 2024**  
**Motion Hearing**  
02:00 P.M.  
23-cv-3928  
ZANGARA v. NATIONAL BOARD OF M  
**SCOTT, J.**  
**Courtroom TBA**  
Courtroom Deputy: Sue Flaherty  
Phone: 267-299-7598  
**WEDNESDAY, MAY 15, 2024**  
**Status Conference/Hearing**  
11:00 A.M.  
22-cv-4723  
MOONEY v. FISHERS TUDOR HOUSE  
**H. BARTLE, III, S.J.**  
**THURSDAY, MAY 16, 2024**  
**Arbitration Hearing**  
09:30 A.M.  
23-cv-3732  
WILKINSON v. TARGET CORPORATIO  
**J. R. PADOVA, S.J.**  
**Courtroom 17B**  
Criminal Deputy Clerk: Michael Beck  
Phone: 267-299-7409  
Deputy Clerk Civil: Malissa Wolenski  
Phone: 267-299-7459  
**WEDNESDAY, MAY 15, 2024**  
**Sentencing**  
11:00 A.M.  
22-cr-0475  
USA v. PARKER  
**TUESDAY, MAY 21, 2024**  
**Show Cause Hearing**  
11:00 A.M.  
24-mc-0016  
SU v. INDEPENDENCE ADMINISTRAT  
**A. B. BRODY, S.J.**  
**Courtroom 7B**  
Scheduling/Deputy Clerk: Joseph Walton  
Phone: 215-597-3978  
ESR-Courtroom Deputy: Jim Scheidt  
Phone: 267-299-7439

**MONDAY, MAY 20, 2024**  
**Jury Selection**  
10:00 A.M.  
18-cv-4770  
BUTT v. PHILADELPHIA HOUSING A  
**Trial Date**  
10:00 A.M.  
18-cv-4770  
BUTT v. PHILADELPHIA HOUSING A  
**R. SURRICK, S.J.**  
Secretary Civil Deputy: Donna Donohue Marley  
Phone: 267-299-7630  
Criminal Deputy Clerk: Patrick Kelly  
Phone: 267-299-7639  
**WEDNESDAY, MAY 15, 2024**  
**Revocation Superv Rls-FinalHrg**  
01:00 P.M.  
09-cr-0056  
USA v. FORD  
09-cr-0414  
USA v. FORD  
**Sentencing**  
02:30 P.M.  
20-cr-0065  
USA v. KELLUM  
**THURSDAY, MAY 16, 2024**  
**Sentencing**  
01:00 P.M.  
16-cr-0218  
USA v. WOMACK  
**C.M. RUFÉ, S.J.**  
Scheduling/Deputy Clerk: Kristen Pepin  
Phone: (267) 299-7490  
Fax: (267) 299-5077  
ESR/Courtroom Deputy: Erica Pratt  
Phone (267) 299-7499  
**THURSDAY, MAY 16, 2024**  
**Sentencing**  
02:00 P.M.  
21-cr-0214  
USA v. LAWTON  
21-cr-0478  
USA v. LAWTON  
**TUESDAY, MAY 21, 2024**  
**Sentencing**  
10:30 A.M.  
21-cr-0188  
USA v. YOUNG  
**M. BAYLSON, S.J.**  
**WEDNESDAY, MAY 15, 2024**  
**Sentencing**  
03:00 P.M.  
23-cr-0161  
USA v. LADSON  
**THURSDAY, MAY 16, 2024**  
**Motion Hearing**  
03:30 P.M.  
23-cv-4238  
HARRIS v. THOMAS JEFFERSON UNI  
**T. J. SAVAGE, S.J.**  
**Courtroom 9A**  
Courtroom Deputy: Alex Eggert  
Phone: 267-299-7599  
Judicial Secretary: Joanne Tyer  
Phone 267-299-7480  
**TUESDAY, MAY 14, 2024**  
**Motion Hearing**  
09:30 A.M.  
23-cr-0020  
USA v. TUCKER  
23-cr-0385  
USA v. DURHAM  
**MONDAY, MAY 20, 2024**  
**Revocation Superv Rls-FinalHrg**  
11:00 A.M.  
12-cr-0025  
USA v. SANTIAGO  
**TUESDAY, MAY 21, 2024**  
**Motion Hearing**  
01:00 P.M.  
22-cv-3966  
MGMT RESIDENTIAL, LLC et al v.  
**Plea Agreement Hearing**  
11:00 A.M.  
24-cr-0159  
USA v. CRUZ GARCIA

**Show Cause Hearing**  
09:30 A.M.  
24-cv-0686  
BMO BANK N.A. v. STARWAY LOGIS  
**J. H. SLOMSKY, S.J.**  
**Courtroom Deputy: Matt**  
**Higgins**  
Courtroom Deputy: Matt Higgins  
Phone: 267-299-7349  
Civil Deputy: Kelly Haggerty  
Phone: 267-299-7340  
**TUESDAY, MAY 14, 2024**  
**Sentencing**  
10:00 A.M.  
21-cr-0247  
USA v. MITCHELL  
**THURSDAY, MAY 16, 2024**  
**Jury Trial**  
09:30 A.M.  
22-cr-0469  
USA v. LANIER  
**FRIDAY, MAY 17, 2024**  
**Motion Hearing**  
09:30 A.M.  
24-cv-1347  
SONI RESOURCES GROUP, LLC et a  
**TUESDAY, MAY 21, 2024**  
**Revocation Superv Rls-FinalHrg**  
10:30 A.M.  
23-cr-0247  
USA v. RIVERA-MERCADO  
**C. S. WELLS, M.J.**  
Deputy Clerk: Edward Andrews  
Phone: 215-597-7833  
**E. T. HEY, M.J.**  
Courtroom Deputy: Mia Harvey  
phone (267) 299-7670  
**FRIDAY, MAY 17, 2024**  
**Settlement Conference**  
09:30 A.M.  
23-cv-3040  
FIDANZA v. KAOLIN MUSHROOM FAR  
**L.A. SITARSKI, M.J.**  
Deputy Clerk: Regina M. Zarnowski  
Phone: 267-299-7810  
**R.A. LLORET, M.J.**  
**US Dist. Court**  
**601 Market St.,**  
**Phila., PA 19106**  
**Chambers 4006**  
Courtroom Deputy Sheila McCurry  
267-299-7410  
**REID, M.J.**  
**3042 US Courthouse**  
**601 Market Street**  
**Philadelphia, PA 19106**  
**Courtroom as assigned**  
Ian Broderick, Deputy Clerk  
(267) 299-7640  
Ian\_Broderick@paed.uscourts.gov  
**TUESDAY, MAY 14, 2024**  
**Arraignment**  
02:00 P.M.  
24-cr-0104  
USA v. MOORE, JR.  
**Settlement Conference**  
10:00 A.M.  
23-cv-3630  
COUNCIL v. THE UNITED STATES O  
**CARLOS, M.J.**  
**STRAW, M.J.**  
**TUESDAY, MAY 14, 2024**  
**Settlement Conference**  
10:00 A.M.  
23-cv-4381  
QUARRY VIEW CONSTRUCTION, LLC  
**WEDNESDAY, MAY 15, 2024**  
**Settlement Conference**  
10:00 A.M.  
23-cv-1684  
RAGO v. COUNTY OF DELAWARE  
GOV

**THURSDAY, MAY 16, 2024**  
**Settlement Conference**  
02:00 P.M.  
24-cv-0021  
In v. Birch  
**TUESDAY, MAY 21, 2024**  
**Settlement Conference**  
10:00 A.M.  
22-cv-3758  
KNAPP v. THOMPSON GROUP, INC.  
**ARTEAGA, MJ**  
**COURTHROOM 3H**  
**Courtroom Deputy**  
**TUESDAY, MAY 14, 2024**  
**Settlement Conference**  
10:00 A.M.  
23-cv-4019  
Moat v. Norristown State Hospi  
**MONDAY, MAY 20, 2024**  
**Settlement Conference**  
10:00 A.M.  
23-cv-3994  
PATTIUCCI v. NATIONAL RAILROAD  
**TUESDAY, MAY 21, 2024**  
**Settlement Conference**  
10:00 A.M.  
23-cv-0993  
KIRSCHNER et al v. STATE FARM  
**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@](mailto:CivilCaseManagement@courts.phila.gov)  
[courts.phila.gov](mailto:CivilCaseManagement@courts.phila.gov)  
**MON., MAY 13, 2024**  
**8 A.M.**  
0012312-1331A. M. Green  
Tillman v. Kindred Hosp.s East, Llc et al.  
C. C. Blair; W. J. Mundy  
0022312-1663A. P. Watto; I. T. Norris  
Johnson, Attorney-In-Fact For Virginia  
Graham v.1  
S. J. Wall  
0032402-1560D. T. Thistle  
Rivera v. North Phila Health System  
K. L. Tucci; P. C. Troy  
**9 A.M.**  
0012310-1996J. K. Haney  
Bmo Bank N.A. v. Eddw, Llc  
0022402-2736  
Montijo v. Rodriguez et al.  
0032402-2738M. I. Simon  
Walters v. Campbell et al.  
L. McAllister; P. C. Troy  
0042402-2740J. A. Zenstein  
Redante v. Amguard Insurance  
Company  
E. Fitzgerald; J. G. Grady  
0052402-2743A. M. Brigandii; T. A.  
Sprague  
Watkins v. Community Council For Mental  
Health And  
0062402-2751  
Mellerson v. 1892 Broadway Inc. et al.  
**9:30 A.M.**  
0012402-2724M. I. Simon  
Kithcart v. Dollar Tree Stores Inc. et al.  
F. C. Love; H. L. McReynolds  
0022402-2732M. I. Simon  
Vigo As P/N/G of A.J. v. Banks et al.  
C. J. Sulock; J. G. Stringham; L. M. Powell  
**1 P.M.**  
0012312-1873R. P. Cocco; W. C.  
Bensley  
Harvey v. Simmons Rockwell Ford of  
Hallstead et al.  
0022402-2776A. A. Nichols  
Ellis et al. v. Tarique et al.  
D. W. Birnbaum  
0032402-2778L. D. Rosenfeld  
Keita v. Kelly  
0042402-2782W. M. Whitman  
House Buyers of America Inc. v. Smith et al.  
0052402-2787M. Breslin  
Singleton v. Southeastern Pennsylvania  
Transporta  
L. S. Flocco  
0062402-2797  
John v. The Home Depot et al.

A. G. Guenther; C. J. Gilligan; J. G. Stringham  
 0072402-2816G. Prosmushkin  
 Jones et al. v.Southwest Leadership Academy et al.  
 K. C. Allen; R. Mulderrig  
 0082402-2818G. Prosmushkin  
 Tran v.Nguyen et al.  
 B. M. Palm; J. J. McGrath  
 0092402-2836J. E. Fine; J. C. Larosa  
 Patterson v.Bond  
 0102402-2841J. E. Fine  
 McRae v.Pettit et al.  
 M. I. Francesco

**10 A.M.**  
 0012311-0760O. Gabriel  
 Adelman v.McCaffrey  
 A. A. Napoli  
 0022311-1901J. R. Radmore; L. D. Rosenfeld  
 Franks et al. v.Fulton  
 H. B. Welch  
 0032312-0526L. B. Himmelstein  
 Allen v.Ashley-Rivers et al.  
 0042312-1681D. S. Berman  
 Kaya v.Ward  
 0052402-2908P. H. Kahn  
 Overton et al. v.Daniels  
 E. Diaz  
 0062402-2910B. M. Ruditys  
 Harris v.McGonigle  
 D. C. Moraglia  
 0072402-2915D. S. Jaffe  
 Jennifer Perry et al. v.Rydal Park of Philadelphia  
 A. A. Langella; A. Wilicki; D. L. Gordon

**10:30 A.M.**  
 0012402-3176L. D. Rosenfeld  
 Mirzazadeh v.Merritt  
 0022402-3180A. J. Thomson; J. S. Zafran  
 Page, Admr. of The Estate of Tymisha Page v.Krama  
 0032402-3181D. B. Kline; J. S. Zafran  
 Bennett v.McDonald's Corp.  
 M. A. Lockett

**11 A.M.**  
 0012312-1565J. C. Haggerty  
 Dougherty v.Essentia Insurance Company et al.  
 E. A. Sutton  
 0022401-2896P. Holloway  
 Hunt v.Brandywine Realty Trust D/B/A Brandywine O  
 R. J. Foster  
 0032402-0652B. A. Swartz; S. M. Natan  
 Harris v.Modivcare Inc. et al.  
 C. S. Vahey; I. T. Baxter; J. G. Devlin; L. A. Green; Q. E. Lawson; V. A. Johnson  
 0042402-1076M. A. Durkin  
 Park et al. v.Allstate Vehicle And Property Insuran

C. R. Stevens; R. A. Steiger  
 0052402-3107A. S. Brown; D. B. Pizzica  
 Gilligan v.Raiser, Llc D/B/A Uber Technologies, I  
 M. R. Aguilo-Seara  
 0062402-3130S. J. Greenfield  
 Turner v.Clark et al.  
 0072402-3134S. Fishman  
 Gould v.Safe Auto Insurance Company et al.  
 A. A. Griffith; D. V. Stauffer; K. M. Frascella  
 0082402-3135M. D. Copoulos  
 Next Level Investment Group v.Unknown Occupants  
 0092402-3140S. M. Sassaman  
 Asbury et al. v.Union Pacific Railroad Co.  
 A. W. Reinhart; A. E. Horton

**11:30 A.M.**  
 0012402-3221X. P. Hayden  
 Williams v.Dawkins et al.  
 B. Betzler; R. P. Lopez; S. J. Moore  
 0022402-3230J. M. Kunnel; J. M. Kunnel  
 Philip et al. v.Csaa General Insurance Company  
 A. L. Riemenschneider; J. P. Lindsey  
 0032402-3232J. M. Fein; K. D. Shire; M. J. Shavel  
 The Secretary of Veteran Affairs v.Occupants  
 Z. Perlick  
 0042402-3236M. I. Simon  
 Lewison v.Adams  
 0052402-3239M. I. Simon  
 Hissner v.Target Corp. et al.  
 S. Randazzo

**1:30 P.M.**  
 0012312-0441R. L. Foxworth  
 Vann v.Dorsey  
 0022401-2550J. B. Solomon  
 Bunyan v.Mt. Airy Arms Apartments et al.  
 P. J. Moran  
 0012310-0309B. M. Saul  
 Gordon v.Bosque et al.  
 C. L. Pitchford; L. A. Zikoski  
 0022401-1698R. M. Major  
 Hernandez et al. v.Wenrich et al.  
 0032402-2925L. K. Hill  
 Cain v.Metropolitan Roxborough et al.  
 J. G. Devlin  
 0042402-2930A. Kipperman  
 Espinal v.3037 Spring Mill Road Llc et al.  
 J. H. Ring  
 0052402-2931K. Riley; R. Tarnowski

Mulzet v.Aldi Inc.  
 B. P. Corcoran Esq; J. W. Burke  
 0062402-2936M. Sigal  
 Bredell v.Dorsey  
 J. G. Devlin  
 0072402-2937K. W. Kofsky  
 Kelly v.Southeastern Pennsylvania Transportation  
 M. P. Dumack; S. J. Ross-Hyman  
 0082402-2938L. B. Himmelstein  
 Bundy v.Pennsylvania Department of Transportation  
 J. R. Eyre; V. Konoval  
 0092402-2940C. Treglia  
 Rocket Mortgage, Llc v.D.S. Minor et al.  
 0102402-2942R. F. Perry  
 Fernandez v.Silver Roof Properties Llc et al.  
 B. A. Simon  
 0112402-2963D. B. Sherman; G. I. Spivack  
 Rucker v.Eastern Edge Realty Llc et al.  
 L. C. Miller

**2:30 P.M.**  
 0012312-0995R. A. Cohen; S. P. Kowalski  
 Ally Bank v.White, Jr.  
 0022401-1951J. N. Manis; M. C. Fallings  
 The Bank of New York Mellon Trust Company v.Jacks  
 3 P.M.  
 0012312-1903C. A. Falcone  
 King v.Ali  
 0022401-2045A. M. Kroupa  
 Henry v.Prieto  
 0032402-3246M. I. Simon  
 Smith v.Leninlopez Torres et al.  
 B. F. Datt; S. R. Engle  
 0042402-3247H. J. Brahin  
 Gibbs v.Pires Auto Repair Llc et al.  
 0052402-3248M. I. Simon  
 Brown v.Duppins et al.  
 J. E. Coleman; J. R. Riddell  
 0062402-3249M. I. Simon  
 Gilliam v.Patterson Transportation Service, Llc E  
 C. G. Tufts; E. Napierkowski; J. T. Larocco

**3 P.M.**  
 0072402-3250M. I. Simon  
 Brown v.Speedyz 1196 Inc. et al.  
 M. T. Riley; S. G. Keim  
 0082402-3251M. Gumbel  
 Moore et al. v.Shopper Publications Inc. et al.  
 0092402-3256J. S. Zafran; J. Grau  
 Gomez et al. v.Manley  
 D. C. Moraglia  
**THU., MAY 16, 2024**  
**8 A.M.**  
 0012312-2529R. M. Justice  
 Cruz v.Patient First Corp. et al.  
 C. C. Blair; W. J. Mundy  
 0022312-2655A. T. Neuwirth  
 Lewis v.Upmc Health Plan Inc.  
 0032312-2751G. J. Mullaney  
 Boggs v.Jefferson Frankford Hosp. et al.  
 D. L. Juliana  
 0042402-0693M. Harris  
 Ploeger v.Trustees of The Univ. of Pennsylv  
 0052402-0796C. J. Culleton  
 Maxwell et al. v.Caring Heart Rehabilitation And Nu  
 K. M. Buttery; M. Giannotti  
 0062402-0811B. S. Chacker  
 Materazzi et al. v.Speicher et al.  
 A. H. Foulkrod; E. Lauerman; L. McAllister; M. C. Hamilton; P. C. Troy; R. Brady; V. Foulkrod

**9 A.M.**  
 0012310-2587A. J. Pantano; J. L. Howell  
 Lewis v.Save-A-Lot  
 0022312-0396D. A. Yazinski; M. J. Pisanchyn  
 Deluca v.N&L Transportation Inc. et al.  
 J. J. Green; S. A. Ryan  
 0032402-3384M. I. Simon  
 Williams v.Hynson et al.  
 E. L. Kates

**9:30 A.M.**  
 0012303-1429W. R. Maynard  
 Frenchman Assoc. Llc v.Doe et al.  
 0022402-2009M. F. Romano  
 Wilmington Savings Fund Society, Fsb, D/B/A Christ v.Doe et al.  
 0032402-3376M. I. Simon  
 Brothers v.Pollard et al.  
 M. T. Pisano  
 0042402-3377M. I. Simon  
 Byers v.Palumbo et al.  
 J. P. Mirabile

**9:45 A.M.**  
 0012402-2182S. P. McClure Esq  
 Harris Case Tracker Inc. v.Cardiology Medical As  
 1 P.M.  
 0012402-0536M. R. Paglione  
 Chance v.Sanchez et al.  
 K. E. Monastra  
 0022402-2975D. Wechsler  
 Penn-Patriot Insurance Company v.Tom Rado, Llc  
 0032402-3388N. J. Renzi

Morton v.Yang et al.  
 B. M. Palm  
 0042402-3393M. I. Simon  
 Winbush v.Hertz Vehicles Llc et al.  
 A. L. Hennessey; A. J. Throckmorton; C. M. Gallagher; S. A. Scheuerle  
 0052402-3396M. I. Simon  
 Hines v.Southeastern Pennsylvania Transportation  
 K. Skalski  
 0062402-3400M. L. Paul  
 Barnes v.Diaz  
 L. B. Glynn  
 0072402-3404K. Gaynier  
 Charity v.Ferrera  
 W. S. Steiger  
 0082402-3405C. S. Froba  
 Killingsworth et al. v.Hudson et al.  
 0092402-3407K. Gaynier  
 Green et al. v.Green  
 C. J. Scott

**10 A.M.**  
 0012401-0378L. Solomon  
 Orfanelli v.Bongard et al.  
 L. B. Stevens; M. N. Hadgis  
 0022401-2922R. L. Foxworth  
 Copeland v.Copeland-Haywood  
 0032402-1249M. Breslin  
 Smith v.Ross And Ross Enterprises Inc. et al.  
 0042402-3450B. R. Krupnick  
 Lauf et al. v.Allstate Insurance Company  
 A. A. Griffith; K. M. Frascella

**10:15 A.M.**  
 0012402-2501S. I. Scuteri  
 Marlin Leasing Corp. v.McClendon  
 J. M. Gulash  
**10:30 A.M.**  
 0012311-0098  
 Shelton v.City of Philadelphia et al.  
 et al.  
 0022401-1755J. A. Lindheim; M. T. Vanderveen  
 Scott v.Eagen et al.

0032401-2355  
 Watts v.Bailey  
 0042402-2652J. D. Rutala  
 Seqqat v.Tompkins Community Bank  
 0052403-0117J. I. Zimmerman  
 Koschak v.Sgys St. IVes, Llc et al.  
 0062403-0121J. M. Kunnel; J. M. Kunnel  
 Mathew v.Hotung-Shea et al.

**10:45 A.M.**  
 0012402-2831J. E. Crawford  
 Angisanka Inc. v.Hatch  
**11 A.M.**  
 0012312-1014  
 Ali v.Poret et al.  
 0022402-2852B. M. Fleischer  
 Leaf Capital Funding, Llc v.Caliber Dental Techno  
 0032402-3503J. N. Leo  
 Parson v.Santiago

0042402-3507M. I. Simon  
 Wallace v.S & B Organic Cleaning Solutions Llc Et  
 D. F. Donnelly; G. J. Valentini; P. J. Moran  
 0052402-3508C. Mendez; L. D. Zawasky  
 Cascade Funding Mortgage Trust Hb7 v.Anthony Duns  
 0062402-3510J. E. Kivitz  
 Murphy, Administratrix Dbn of The Estate of Roscoe v.Anthony Duns  
 A. Nochumson; J. N. Klein; J. A. Hamilton; N. Klyashorny  
 0072402-3512J. E. Beasley Jr  
 Horn Williamson, Llc v.Kibler, Fowler & Cave, Llp

**11:15 A.M.**  
 0012402-2913P. J. Fanelli  
 Oxford Mills, Llc et al. v.Robinson  
**11:30 A.M.**  
 0012310-0892J. E. Fine; J. C. Larosa  
 Scott-Blake v.Tjx Companies  
 A. L. Boardman; J. F. Lynn  
 0022403-0156E. J. Gilson; J. M. Rosenbaum  
 Ortiz v.Salem Harbor Apartments et al.  
 E. B. Wilber; L. C. Miller  
 0032403-0165  
 Santiago v.Perez  
 0042403-0167J. Katz  
 Rowell v.All Unknown Occupants of 6412 Glenmore A  
 0012309-2117  
 Allen Gorman v.Department of Human Services  
 0022401-2508C. E. Rice  
 American Heritage Federal Credit Union

v.Corey &  
 0032403-0122D. Smirnov  
 Suslov v.Barret et al.  
**1:45 P.M.**  
 0012401-1083C. E. Ezold; D. R. Stambaugh  
 Pratico v.Giannopoulos

**2 P.M.**  
 0012312-1254  
 Cahill v.Thomas Jefferson Hosp.s et al.  
 0022312-1901W. R. Maynard  
 Paulson Services, Llc v.Doe et al.  
 0032401-1971  
 Montgomery III v.All Unknown Occupants  
 0042402-3452T. W. Harrity  
 Converse et al. v.Brown et al.  
 B. N. Gialloredo  
 0052402-3460J. G. Ferguson; M. Yee  
 Eastern, Llc v.Riverview Plaza et al.  
 0062402-3461J. D. Perlman  
 Perlman et al. v.Kahn et al.  
 0072402-3462M. S. Clair  
 James v.Dejesus  
 G. B. Evans  
 0082402-3463K. W. Kofsky  
 Carter v.Good Deal Self Storage, Llc. et al.  
 J. A. Livingood; K. L. Hutchings

**2:30 P.M.**  
 0012401-2626E. Dyer  
 Raphael et al. v.Ozias Ramirez et al.  
 0022403-0170J. E. Fine  
 Ellis v.Maras  
 P. V. Mayo Cohen; P. D. Priore  
**3 P.M.**  
 0012312-0431J. J. Marinaro  
 Sparks et al. v.Harr  
 B. E. Levy  
 0022403-0020K. W. Kofsky  
 Debnam v.Smith et al.  
 0032403-0027J. Katz  
 Rowell v.All Unknown Occupants of 6157 Glenmore A  
 0042403-0037K. L. Achkhanian; L. K. Hill  
 Diaz v.Del Frisco's of Philadelphia Inc. D/B/A De  
 A. S. Kessler; A. M. Fassano Esq; L. McDowell; R. L. Sanzo; T. H. Lipscomb  
 0052403-0073A. E. Grutzmacher  
 Thomas v.New China Bowl et al.

**RULES RETURNABLE**  
**MON., MAY 13, 2024**  
**10:30 A.M.**  
 0012308-0097 H. J. Levin  
 Masolle v.The Raymond Corp. et al.  
 W. J. Ricci  
 0022308-1834 E. C. Wilson; W. P. Murray III  
 Louis J. Cassello et al. v.Promedica Seniorcare of  
 A. R. Woolsey; E. B. Horst; J. V. Jonczyk; M. T. Corso; W. J. Mundy  
 0032308-2516 P. R. Bryant  
 Gosselin v.Ppr Contractors et al.  
 0042309-0598  
 Robinson v.Sugarhouse Hsp Gaming, Lp et al.  
 C. C. McGuigan; P. J. Stapleton  
 0052309-1459  
 Roth et al. v.Geisinger Health et al.  
 0062310-0498 B. Zeiger  
 Scott v.City of Philadelphia  
 I. Lu  
 0072310-2016  
 Schwartz et al. v.Teti et al.  
 0082310-2149 A. Minkoff; K. J. Keller  
 Osman et al. v.Lee et al.  
 A. K. Brice  
 0092310-2748 M. L. Jones  
 Archdiocese of Philadelphia et al. v.Domus Inc.  
 A. J. Connolly; C. E. Burgess  
 0102310-2872 R. L. Sachs; T. M. Blanco  
 MacDonald et al. v.York Hosp. et al.  
 F. W. Bode; G. M. Samms; K. H. Prex; S. Thompson; S. J. Mumford; T. Schwartz  
 0112311-0828 D. L. Lassiter  
 Felder v.Family First Home Care

0122311-0951 F. Malofiy  
 Manning et al. v.Esernio-Jenssen et al.  
 D. E. Rhynhart; L. E. Odonnell  
 0132311-0952 D. L. Sulvetta; J. Becker  
 Code Elevator Inc. v.241-243 Chestnut Street Con  
 0142311-1287 C. E. Haines  
 Hemphill et al. v.Grogan et al.  
 0152311-1780 A. J. Dougherty; A. Salomon Gnecco; P. J. Toner  
 Bratina v.4738 Llc et al.  
 0162311-1781 T. J. Bass

Freeman v.Centennial Healthcare, Llc  
 P. A. Callahan; S. V. Woepse  
 0172311-1876 W. P. Murray III  
 Estate of Gary L. Spicer, Deceased et al.  
 v.Bhp Ser  
 J. R. Stuckel; M. Giannotti; M. J. Hermanovich  
 0182311-1878 C. N. Leeds  
 Tamburro et al. v.Ch Operating, Llc et al.  
 J. R. Stuckel; M. Giannotti  
 0192311-1897 S. V. Bottiglieri  
 Murray v.Erie Insurance  
 R. C. Howard Jr

0202311-1966 J. M. Horn; L. B. Garber; L. V. Bernadel  
 Walsh et al. v.Blue Truck Enterprise, Llc et al.  
 0212311-2221 N. M. Hilkert  
 Carroll et al. v.Peters et al.  
 0222311-2470 A. P. Watto; I. T. Norris  
 Hain, Attorney-In-Fact For Stephanie A. Hain v.Ma  
 J. A. Doherty; M. J. Butler; P. M. Mintz; W. J. Mundy  
 0232311-2577 M. S. Rosenberg  
 Garner v.Allan Myers, L.P. et al.  
 E. R. Correia; J. R. Fowler  
 0242311-2743 G. A. Dileonardo  
 Lindo v.Tucker et al.

0252311-3018 P. R. Bryant  
 Pelullo et al. v.Reiss et al.  
 T. L. Kreiser  
 0262312-2351  
 Short v.Chase Bank, Na et al.  
 0272312-2402  
 Deloggio-Wool v.Kay Tabas Ophthalmology et al.  
 A. Marshall; C. M. Scheuerman  
 0282312-2488 T. E. Bosworth  
 Ballard v.5 Toucan Properties, Llc et al.  
 K. M. Maschke

**12:30 P.M.**  
 0012203-1012 L. Donnelly; T. R. Kline  
 Estate of Theodore Bethea, Deceased et al.  
 v.Fairvi  
 T. M. Savon

**2024 ASBESTOS TRIAL LIST**  
 JUNE 3, 2024

**2814 BROOKMAN MESOTHELIOMA**  
 1. 221100275 RANONIS  
**2815 WEITZ MESOTHELIOMA**  
 1. 220501652 CLUNK  
 2. 220800294 PAVLICK  
 3. 221102188 DAVIDSON  
 4. 221202062 ROTE  
**2816 WEITZ LUNG CANCER**  
 1. 220202463 ROSSOMANDO  
 2. 220602722 SCHMIDT  
 3. 220700267 GOMEZ  
 4. 220700687 FOSTER  
 5. 220700698 FROMM  
 6. 220702412 ALBRIGHT  
 7. 220900551 HARTLEY  
 8. 220901191 MCLAUGHLIN  
 9. 221000685 MCGARRY  
**2817 NASS LUNG CANCER**  
 1. 211201131 FLOWER  
 2. 220602698 JEFFERSON  
 3. 220900725 PERRUSO  
 4. 221101647 DIMEGLIO  
 5. 221201818 MOORE  
 6. 221201856 COX  
 JULY 15, 2024

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

**MASS TORT - ASBESTOS CASES**

- 13. 221202639 CARLISLE
- 14. 231101332 CARLISLE

2819 MAUNE RAICHLE

- 1. 220202466 KIRK
- 2. 220400007 MYRA
- 3. 220600174 RAPETTI
- 4. 220901249 HARRIS
- 5. 221101473 MYRA

2820 WEITZ LUNG CANCER

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

2821 NASS LUNG CANCER

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

AUGUST 12, 2024

2822 NACHAWATI LUNG CANCER

- 1. 211000733 LUKOWSKI
- 2. 211101948 SNOW
- 3. 220202445 PETERS
- 4. 220400326 NOBLES
- 5. 220800887 SNOW

2823 WEITZ OTHER CANCER

- 1. 220702190 GRAHAM
- 2. 220902887 WOJCIK

2824 WEITZ NON-MALIGNANCY

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

2825 HALPERN NON-MALIGNANCY

- 1. 220402483 PXCR-GORCZYNSKI
- 2. 220500287 PETICCA
- 3. 220601912 DURHAM
- 4. 220701634 SCHAEFFER
- 5. 221201767 NICHLAS
- 6. 221202556 TURNER
- 7. 210501003 PIKE
- 8. 210802260 PXCR-FELDHAUS
- 9. 221200021 PLF-COOPER JR

SEPTEMBER 9, 2024

2826 WEITZ MESOTHELIOMA

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

2827 HALPERN LUNG CANCER

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

2828 NASS NON-MALIGNANCY

- 1. 220400495 LEEMAN
- 2. 220401034 NIZZARDI
- 3. 220602662 EKES
- 4. 220902784 SMITH
- 5. 221001439 CAMPBELL
- 6. 221101822 KERSTING

- 7. 220302529 HATCH

OCTOBER 15, 2024

2829 SHEIN MESOTHELIOMA

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

2830 HALPERN MESOTHELIOMA

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

2831 WEITZ LUNG CANCER

- 1. 220501891 HAYES
- 2. 220502477 CICCICCI
- 3. 220800452 JARVI
- 4. 220800576 MARSHALL
- 5. 220803089 PLAFCAN
- 6. 220900238 FERRARI
- 7. 220901796 KICHLIN
- 8. 221102725 MCCAULEY
- 9. 221201945 GALLAGHER

2832 NASS OTHER CANCER

- 1. 210700328 SHIMP
- 2. 220701190 KINLAW
- 3. 220802014 SMITH
- 4. 221202414 HUGUES
- 5. 231102927 HUGUES

NOVEMBER 4, 2024

2833 BROOKMAN MESOTHELIOMA

- 1. 210901684 WOOD
- 2. 220200935 DICKINSON
- 3. 221001638 HAWKES
- 4. 221100310 WOOD
- 5. 221200951 FITZGERALD
- 6. 230100003 JAMES
- 7. 220100102 MARTIN
- 8. 220102071 CALABRO
- 9. 220302742 WRIGHT
- 10. 220502309 MOORE
- 11. 220700701 OSSWALD
- 12. 220900769 MAZZA
- 13. 221102439 CONNOR
- 14. 240202791 WRIGHT

2834 WEITZ MESOTHELIOMA

- 1. 211201875 FERREIRA
- 2. 220101313 BISSEN
- 3. 220101625 CASTILLO
- 4. 220201836 CARABIN
- 5. 220400576 PAPP
- 6. 220800150 LEPORE
- 7. 220800692 RICHMAN
- 8. 220802390 WALTER
- 9. 220300211 GOODWIN
- 10. 220500009 Mylet

DECEMBER 9, 2024

2835 WEITZ LUNG CANCER

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

2836 NASS LUNG CANCER

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

**FAMILY COURT DIVISION**

**MAY 13, 2024 ADMINISTRATION AND**

MISCELLANEOUS

1501 ARCH ST. MURPHY, A.J.

JUVENILE BRANCH FAMILY COURT BUILDING 1501 ARCH ST.

Juvenile Justice Service Center YSC MASTER

Courtroom-3G

JCHO SHULER M,T,F 9:30 A.M.

JCHO SHULER T,TH 12:30 P.M.

3E CASES HEARD IN 3G

Courtroom--4A

JCHO CICCONE

Courtroom--4B

JCHO GIUSINI

Courtroom--4C

GREY, J.

Courtroom--4D

MCCABE, J.

Courtroom--4E

FERNANDES, J.

Courtroom--4G

IRVINE, J. Out

KRISTIANSSON, J. (W)

Courtroom--5A

BARISH, J. Out

Courtroom--5B

MCLAUGHLIN, J.

Courtroom--5C

CANTY, J.

Courtroom--5D

SABATINA, J.

Courtroom 5E

JCHO SHULER, J. (T,TH Only)

Courtroom--5F

FURLONG, J. (M/F Only)

GORDON, J. (TH Only)(Closed

W/F)

Courtroom--5G

JCHO STOKES

Courtroom--6H

GORDON, J.

JCHO MCCULLOUGH

(T,TH)

JJSC JCHO MCCULLOUGH

DOMESTIC RELATIONS/

FAMILY COURT BUILDING

1501 ARCH ST.

Courtroom--3A

SANDHER, J. (M,F) 3F (TH)

Courtroom--3B

COHEN, J.

Courtroom--3C

JACKSON, J.

Courtroom--3D

PALMER, J. 4(F) W

Courtroom--3E

LITWIN, J. (M,F)

Courtroom--3F

MALLIOS, J. (Ex TH) 3E (TH)

Courtroom--4F

KRISTIANSSON, J. (Ex TH) 4(G)(W)

Courtroom--6A

LITWIN, J. (Ex M,F)

Courtroom--6B

FANNING, J. (Ex TH) 6G (TH)

Courtroom--6C

FORD, J. (Ex T) 6(G) (T)

Courtroom--6D

WAHL, J. Out

Courtroom--6E

PAPADEMETRIOU, J.

Courtroom--6F

SULMAN, J.

Courtroom--7B

CHEN, J. (Ex W)

**CRIMINAL TRIAL DIVISION**

MONDAY, MAY 13, 2024

Room 505--PALUMBO, J.

Clark, Tyreese (Simon, David Michael)  
Estoril, Florentina (Kadish, Jason Christopher)  
Fitzgerald, Mark (Def. Assoc.)  
Howard, Isaiah (Adams, Mark Wayne Franklin)  
Ing, Thim (Def. Assoc.)  
Martin, Nafece (Def. Assoc.)  
Meconko, Damon (Def. Assoc.)  
Paramore, Andrew (Def. Assoc.)  
Thomas, Diamante (Szanto, Jules Norris)  
Thomas, Thomeer (Abdul Rahman, Qawi)  
Townsend, Arley M. (Def. Assoc.)  
Vazquez, Eric (Earl, Douglas)  
Velez, Joel (Def. Assoc.)  
Walker, Anthony (Chisholm, Donald III)  
Walker, Carl D. (Tinari, Eugene P.)  
Wilford, Asha (Rivera, Edwin R.)  
Willis, Tyreek D. (Hagarty, Matthew Sherman)

Room 507--McDERMOTT, J.

Abraham, Jason (Sigman, Scott Philip)  
Adames, Johnny (Fioravanti, Michelle A.)  
Brown, Tyreese (Def. Assoc.)  
Castaneda-negron, Michael (Savino, Louis Theodore Jr.)  
Dennis, Kyree (Kauffman, Earl G.)  
Gonzales, Jiwandy (Def. Assoc.)  
Harris, Jayanna J. (Sellers, Robert Garrett)  
Henry, Shareef (Colon, Christian)  
Henry, Shareff (Smith, Ronald Allan)  
Ingram, Edwin (Goldstein, Zak Taylor)  
Johnson, Darrol L. (Levin, Andrew Joseph)  
Jones, Kartel (Def. Assoc.)  
Kiett, Michael (Giuliani, Richard J.)  
King, Umar Z. (Chisholm, Walter C.)  
Merrit, Jasmine M. (Mann, Jessica Consuela)  
Moody, Montez (Martino, Andre)  
Patterson, Quamir (Link, Robert Patrick)  
Pereira-matos, Luis (Pagano, Gregory Joseph)  
Rodriguez, Luigi (Klayman, David Howard)  
Santana, Joseph (Kenny, Thomas)  
Scott, Wayne (McKenna, Emily Dust)  
Simmons, Christopher (Savino, Louis Theodore Jr.)

Spratley, Kashif (Kadish, Jason Christopher)  
Thompson, Corey X. (Def. Assoc.)

Tucker, Makala B. (Def. Assoc.)  
Watson, Nasir (Meehan, Edward C. Jr.)  
Wells, Japheth (Foster, Edward Joseph)  
Xiang, Wang (Klayman, David Howard)  
Xiao, Qianqian (Henry, Todd Edward)  
Zheng, Libao (Bahuriak, David Stephen Jr.)

Room 605--TO BE ASSIGNED

Bolli, John A. (Def. Assoc.)  
Harris-gunter, Nasir (Def. Assoc.)  
Hill, Junius J. (Sobel, Jonathan J.)  
Hosseini-bami, Seyedamir (McMahon, John J. Jr.)

Jones, Eric (Def. Assoc.)

Lowery, Toshia (Davis, William McFadden)

Mccall-davis, Salim (Def. Assoc.)

Palmer, Keyohn (Def. Assoc.)

Proctor-swinton, Nyfece (Parkinson, Michael Patrick)

Stanley, Thomas (Def. Assoc.)

Williams, Jashua (Def. Assoc.)

Room 607--EHRlich, J.

Bishop, Tyrell

Britt, Jori (Wittels, Barnaby)

Falcon, Frederick R. (Clemens, Thomas C.)

Room 701--WASHINGTON, J.

Benton, Rydell (Def. Assoc.)

Biggs, Malcolm (Def. Assoc.)

Brown, Rahneesa (Def. Assoc.)

Caldwell, Meenu (Def. Assoc.)

Curtis, Quon (Def. Assoc.)

Days, Robert (Def. Assoc.)

Dixon, Tiffany M. (Sobel, Jonathan J.)

Fisher, Tony (Kadish, Jason Christopher)

Green, Christian (Def. Assoc.)

Hardy, Yasir (Def. Assoc.)

Harris, Jasmine (Def. Assoc.)

Lopez, Rasheed (Def. Assoc.)

Mitchell, Damir (Def. Assoc.)

Patterson, Keyshlyne (Goldstein, Zak Taylor)

Pena, Selena (O'Riordan, Daniel John)

Primerano, Santo D. (Piccarreto, Marisa Anne)

Ruff-kelly, Dajuan (Coleman, Danielle A.)

Ruff-kelly, Dajuan L. (Coleman, Danielle A.)

Sanford, Ajasha (Def. Assoc.)

Sexton, Thomas J. (Def. Assoc.)

Torres Latorre, Pedro A. (Kenny, Thomas)

Tucker, Richard (Def. Assoc.)

Williams, George E. (Goldstein, Zak Taylor)

Wisher, Donte (Def. Assoc.)

Woods, Syeed (Def. Assoc.)

Room 702--HANGLEY, J.

Chapman, Carlton E. (Def. Assoc.)

Dempsey, Nadir (Link, Robert Patrick)

Diaz, Jose (Def. Assoc.)

Dwight, Kevin (McCrae, Kendra Ilene)

Medina, Frank (Walker, John Robert)

Rifenburg, Summer L. (Turner, Alexandre Neuerburg)

Williams, Michael C. (Walker, John Robert)

Room 705--WILLIAMS, J.

Askew, Alex (Def. Assoc.)

Bernard, William (Def. Assoc.)

Brackenrig, James E. (Gelb, Jeremy C.)

Brown, Shawn (Def. Assoc.)

Green, Eric (Gessner, Michael M.)

Hill, Jaleal (Def. Assoc.)

Johnson, Stephanie (Def. Assoc.)

Livingston, Daequan Q. (Tinari, Nino V.)

Morris, Javier (Def. Assoc.)

Redd, Basil (Abdul-Rahman, Qawi)

Santiago, Eric (Def. Assoc.)

Smith, Shaquil (Parkinson, Michael Patrick)  
Whitaker, Roy (Def. Assoc.)  
Williams, Charles (Stein, Gerald A.)  
Williams, Jagger (Def. Assoc.)

Carlton, Omar (Def. Assoc.)  
 Dailey, Quadiar S. (Def. Assoc.)  
 Harris, William (Def. Assoc.)  
 Hart, Kevin (Def. Assoc.)  
 Joiner, Maurice (Def. Assoc.)  
 Randolph, Carl (Coleman, Joseph L.)  
 Rogers, Jalil D. (Def. Assoc.)  
 Roman, Braulio J. (Def. Assoc.)  
 Stevens-reddy, Yasir (Osei, Nana Yaw Adom)  
 Tillman, Elias (Duckett, Cowanis Lee Jr.)  
**Room 905--TO BE ASSIGNED**  
 Ridriquez, John (Brown, Richard T. Jr.)

**Room 1001-DiCLAUDIO, J.**  
 Adamson, Rakeem (Def. Assoc.)  
 Alvarez, Augusto (Def. Assoc.)  
 Baker, Ronny (Coleman, Joseph L.)  
 Barbosa, Felix (Def. Assoc.)  
 Baxter, Arnel J. (Cooley, Craig Mitchell)  
 Baynes, Khalil E. (Pagano, Gregory Joseph)  
 Blakeney, Herbert  
 Branham-collier, Raymir (Griffin, John J.)  
 Claiborne, Junius (Wimmer, Lauren A.)  
 Cruz, Luis (Barrish, David W.)  
 Deputy, William (Lloyd, James Richard III)  
 Devine, Ryan (Himebaugh, Teri B.)  
 Echols, Leonard L. (Wiseman, Michael)  
 Fernandez, Edwin (Bermudez, Donald)  
 Holladay, Robert (Kauffman, Earl G.)  
 Kennedy, Bernard (Amoriello, Gina A.)  
 Kennedy, Derrick (Def. Assoc.)  
 Laboy, Hector (Def. Assoc.)  
 Lewis, Melvin (Humble, Brian Francis)  
 Lopez, Alfredo (Turner, Dennis Irwin)  
 Mayer, Troy J. (Alva, Jeremy-Evan)  
 Mikell, William C. (Browning, Deon Basheer)  
 Morris, Derrick (Jalon, Andres)  
 Muhammad, Mujahid (Cioschi, Jonathan David)  
 Ortiz, Rafael (Def. Assoc.)  
 Quann-moment, Desmire (Def. Assoc.)  
 Richardson, Robert (Foster, Edward Joseph)  
 Robertson, Portie A. (Bozzelli, Lawrence J.)  
 Roscoe, Kyleone K. (O'Connor, Lawrence J. Jr.)  
 Thompson, Tamika (Def. Assoc.)  
 White-suggs, Kieseem (Def. Assoc.)  
 Woods, Carmen (Foster, Edward Joseph)

**Room 1002-TAYLOR-SMITH, J.**  
 Alade, Darren (Sigman, Scott Philip)  
 Brown, Keith (Chisholm, Donald II)  
 Hill, Tiffany (Stella, Gerald A.)  
 Kelly, Travon (Fish, Illon Ross)  
 Monroe, Niles (Def. Assoc.)  
 Smith, Kenneth (Kadish, Jason Christopher)

**Room 1005-TO BE ASSIGNED**  
 Arroyo, Martin (Sanita, Amato T.)  
 Barbosa, Yariel (Marroletti, John A.)  
 Braun, Derrick (Def. Assoc.)  
 Castillo, David (Def. Assoc.)  
 Contron, Nataley (Kadish, Jason Christopher)  
 Cooper, Braheem (Def. Assoc.)  
 Daughtry, James (Def. Assoc.)  
 Griffin, Alexander (Def. Assoc.)  
 Jacob, Donna (Walker, John Robert)  
 Mason, Marcus (Def. Assoc.)  
 Mendoza, Carlos (Def. Assoc.)  
 Negron, Edgardo (Def. Assoc.)  
 Porter, Cedric (Def. Assoc.)  
 Simpson, Mekhi (Def. Assoc.)  
 Stewart, Stanley (Def. Assoc.)  
 Velez, Osvaldo (Def. Assoc.)

**Room 1007-BRONSON, J.**  
 Outen, Qawi Q. (Chisholm, Walter C.)

**Room 1008-KYRIAKAKIS, J.**  
 Anderson, Vaughn (Def. Assoc.)  
 Berrios, Jorge (Greenblatt, Ronald)  
 Blake, Jaquil (Def. Assoc.)  
 Brown, Hakeem T. (Fiore, Todd R.)  
 Brown, Lawrence (Def. Assoc.)  
 Brown, Taleem (Def. Assoc.)  
 Bussie, Amara N. (Def. Assoc.)  
 Candelario, Nelson (Savino, Louis Theodore Jr.)  
 Chapman, Quadir (Def. Assoc.)  
 Conley, Danielle B. (Def. Assoc.)  
 Dearth, Dylan (Def. Assoc.)  
 Delacruz, Anthony (Def. Assoc.)  
 Desir, Jude (Seay, Geoffrey Vincent)  
 Fowler, Nawaz (Sigman, Scott Philip)  
 Green, Nathaniel (Sedacca, Matthew Paul)  
 Jackson, Kevin (Def. Assoc.)  
 Joyner, Dejuan M. (Slaven, Ryan Patrick)  
 Keith, Christopher (Raynor, Earl Dubois Jr.)  
 Kuestner, Edward (Savino, Louis Theodore Jr.)  
 Manlee, Ameen (Def. Assoc.)  
 Massiah, Shawn (Walker, John Robert)  
 Monroe, Shaquille (Def. Assoc.)  
 Palmer, Ahmed (Alboun, Samuel)  
 Peoples, Marcella (Sigman, Scott Philip)  
 Rivera, Jose M. (Def. Assoc.)  
 Sok, Alvin (Coleman, Joseph L.)  
 Thomas, Jason (Def. Assoc.)  
 Wade, Alex D. (Def. Assoc.)

**Room 1101-S. JOHNSON, J.**  
 Culler, Jaquan M. (Mann, Jessica Consuela)  
 Daniels, James (Maran, Mary Therese)  
 Jones, Malik (Def. Assoc.)  
 Keys, Kharee (Def. Assoc.)  
 Mendez, Annie (Def. Assoc.)  
 Moore, Anthony (Public Defender, Philadelphia)  
 Pickersgill, Andre (Szanto, Jules Norris)  
 Smith, Terrell (Osei, Nana Yaw Adom)

**Room 1102-COVINGTON, J.**  
 Garnett, Kyair L. (Dolfinan, Douglas Lee)  
 Gonzalez, Scott (Dolfinan, Douglas Lee)  
 Roberson, Haneef (Mandell, Lee)  
 Williams, Jahli (Kauffman, Earl G.)

**Room 1104-ARRAIGNMENTS**  
 Anderson, Chris M. (Def. Assoc.)  
 Arroyo, Rafael (Def. Assoc.)  
 Baldera, Escolastico (Goldstein, Zak Taylor)  
 Blash, Rachael N. (Def. Assoc.)  
 Butler, Enoch (Fioravanti, Michelle A.)  
 Dickerson, Mykale (Def. Assoc.)  
 Duffut-colon, Samantha (Azzarano, Jeffrey)  
 East, Naeem (Def. Assoc.)  
 Fluellen, Dominic (Def. Assoc.)  
 Gary, Josiah (Def. Assoc.)  
 Gateward, Natasha (Def. Assoc.)  
 Goldwire-sample, Diallo (Def. Assoc.)  
 Green, Benjamin (Def. Assoc.)  
 Growells, Cameron M. (Def. Assoc.)

Harrington, Quashawn (Def. Assoc.)  
 Hendrix, Jakira (Fioravanti, Michelle A.)  
 Hill, Stanford (Mallis, Paul Jared)  
 Hopkins, Steven (Def. Assoc.)  
 Jones, Christopher (Def. Assoc.)  
 Khamdavnov, Meroyiddin (Earl, Douglas)  
 Lindsey, Dwayne (Def. Assoc.)  
 Lopez, Kisyrá S. (Def. Assoc.)  
 Lynch, Shyphoece S. (Fioravanti, Michelle A.)  
 Miller, Daquan I. (Dolfinan, Douglas Lee)  
 Mobley, Peter (Nasuti, Carmen Charles III)  
 Murray, Dylshyn T. (Def. Assoc.)  
 Oakman-gilmore, Keith (Def. Assoc.)  
 Peele, Patrice (Def. Assoc.)  
 Pfeffer, Miles K. (Def. Assoc.)  
 Powell, Quadir (Def. Assoc.)  
 Robbins, Ronald (Def. Assoc.)  
 Rochester, Michael (Def. Assoc.)  
 Rosario, Juan (Def. Assoc.)  
 Stevens, Michael (Def. Assoc.)  
 Stokes, Tobias (Davis, William McFadden)  
 Torborh, Elkana (Def. Assoc.)  
 Wear, Tysean (Jones, Sarah Alexandra)  
 Williams, Caress (Burke, Thomas F.)

**Room 1108-CIANFRANI, J.**  
 Ford, Jamaal (Def. Assoc.)  
 Jackson, Mark (McCrae, Kendra Ilene)  
 Negron, Robert P. (Capek, Justin Charles)  
 Rivera, Joel (Def. Assoc.)  
 Rivera, Wanda (Link, Robert Patrick)  
 Spencer, Marquise (Def. Assoc.)  
 Williams, Eric (Def. Assoc.)

**CRIMINAL TRIAL DIVISION**

**TUESDAY, MAY 14, 2024**

**Room 505--PALUMBO, J.**  
 Brody, Den L. (Kenny, Thomas)  
 Brown, Julian (Def. Assoc.)  
 Brown, Lewis (Levin, Peter Alan)  
 Charriez, Carlos (Def. Assoc.)  
 Garvin, David (Def. Assoc.)  
 Gracia, Yvens (Roberts, Richard Sherwood Jr.)  
 Lomax-suters, Tahmir (Levin, Andrew Joseph)  
 McNary, T-micka (Narcisi, Laurence Anthony III)  
 Mendez, Jacob (Def. Assoc.)  
 Pettway, Terrance (Dimairo, Paul Michael)  
 Reese, Kendall (Def. Assoc.)  
 Rome, Antonio (Def. Assoc.)  
 Slutter, Corey (Def. Assoc.)  
 Smallwood, Karoon (Bermudez, Donald)  
 Solomon, Jerome (Parkinson, Michael Patrick)  
 Thomas, Tyiesha (Def. Assoc.)  
 Vasquez, Nelson (Def. Assoc.)  
 Williams, Frederick (Dolfinan, Douglas Lee)  
 Wilson, Monte (Def. Assoc.)

**Room 507--McDERMOTT, J.**  
 Alston, Nijay (Def. Assoc.)  
 Conyers, Tyrique (Def. Assoc.)  
 Cross, Rahmir (Def. Assoc.)  
 Dearajou, Victor F. (Server, Gary Sanford)  
 Graham, Mahki H. (Def. Assoc.)  
 James, Tásir (McKoy, Tamika T.)  
 Hawkins, Saheim (Johnson, Shaka Mzee)  
 Johnson, Lyndel (Mosser, Todd Michael)  
 Little, Brooks (Mosser, Todd Michael)  
 Paschall, Lamaz (Def. Assoc.)  
 Patterson, Khyheem (Def. Assoc.)  
 Pen, Junior (Def. Assoc.)  
 Rich, Louis (Walker, John Robert)  
 Souza, Danyel (Def. Assoc.)  
 Turner, Tamir (Mosser, Todd Michael)  
 Woolard, Jawad (Def. Assoc.)  
 Wright, Dontae (Def. Assoc.)

**Room 605--TO BE ASSIGNED**  
 Alexander, Jahli D. (Def. Assoc.)  
 Berrios, Nathan (Def. Assoc.)  
 Bolden, Wade (Def. Assoc.)  
 Conception, Kemish (Johnson, Shaka Mzee)  
 Fletcher, Shamone (Def. Assoc.)  
 Gonzalez, Antonio (Def. Assoc.)  
 Gonzalez, Leroy (Def. Assoc.)  
 Hall, William (Def. Assoc.)  
 Harrell, Larry (Def. Assoc.)  
 Kenny, John (Def. Assoc.)  
 Lopez, Jorge (Def. Assoc.)  
 Maddox, Gary (Def. Assoc.)  
 Mccoy, Teian (Def. Assoc.)  
 Ocasio, Jose (Def. Assoc.)  
 Pritt, Kyle (Def. Assoc.)  
 Rivera, Angel (Def. Assoc.)  
 Saez, Jose (Def. Assoc.)  
 Santana, Alvaro (Def. Assoc.)  
 Sayles, Khaaliq (Def. Assoc.)  
 Sweet, Tanisha (Def. Assoc.)  
 Young, Terrell (Def. Assoc.)

**Room 701--WASHINGTON, J.**  
 McGill, Eric L. (Meehan, Edward C. Jr.)  
 Soto, Damian (Savino, Louis Theodore Jr.)  
**Room 702--HANGLEY, J.**  
 Butts, Aeesha (Def. Assoc.)  
 Crabbe, Michael (Jones, Sarah Alexandra)  
 Dwight, Kevin (McCrae, Kendra Ilene)  
 Hodges, Ichywond (Lorusso, Vincent M.)  
 Meekins, Azuree (Def. Assoc.)  
 Smith, Marcellous (Duckett, Cowanis Lee Jr.)  
 Way, Quadie (Marsh, James T.)  
 Zamora, Nelson (Capone, Joseph P.)

**Room 705--WILLIAMS, J.**  
 Abrams, Michael (Martino, Andre)  
 Burgess, Hamid (Mann, Jessica Consuela)  
 Burton, Tristan J. (Yanks, Harvey A.)  
 Colville, Glenn (Def. Assoc.)  
 Dorsey, Joseph (Def. Assoc.)  
 Gilliam, Dashawn (Def. Assoc.)  
 James, Shakur M. (Johnson, Shaka Mzee)  
 Jones, Kenneth (Def. Assoc.)  
 Kidd, Vincent (Kenny, Thomas)  
 Lasalle, Elizabeth (Kenny, Thomas)  
 Mccallister, Khyshier (Def. Assoc.)  
 Mcfadden, Darnell (Def. Assoc.)  
 Porter, William (Boyd, Matthew Christopher)  
 Pryor, James (Def. Assoc.)  
 Rivera, Pierre (Def. Assoc.)  
 Sanchez, Joshua (Def. Assoc.)  
 Sell, Michael (Def. Assoc.)

**Room 707--CAMPBELL, J.**  
 Butler, Dominick (Meehan, Edward C. Jr.)  
 Hayward, Azim (Tarpey, Timothy J.)

Velezquez, Donaven (Yacoubian, George Setrag Jr.)  
**Room 708--LIGHTSEY, J.**  
 Arentzen, Gerald (Griffin, John J.)  
 Gonzalez, Roger (Narcisi, Laurence Anthony III)  
 Mason, Samuel (Bermudez, Donald)  
 Pulliam, Janaya (Mann, Jessica Consuela)  
 Purnell, Dymmer (Stein, Gerald A.)

**Room 804--SAWYER, J.**  
 Banks, Deovante (Def. Assoc.)  
 Brayton, Jahad (Page, Shawn Kendrick Sr.)  
 Brayton, Jahad T. (Savino, Louis Theodore Jr.)  
 Brewster, Rashon (Def. Assoc.)  
 Cardona, Marcus J. (Rodgers, Adam J.)  
 Davis, Dwayne J. (Narcisi, Laurence Anthony III)  
 Dejesus, Hector (Def. Assoc.)  
 Dillahunt, William (Def. Assoc.)  
 Freeman, Michael (Def. Assoc.)  
 Green, Daquan (Def. Assoc.)  
 Hollomon, John (Davis, William McFadden)  
 Johnson, Christian (Def. Assoc.)  
 Johnson, Wanya (Def. Assoc.)  
 Perrillet, Carmelo (Savino, Louis Theodore Jr.)  
 Powell, Shaheed D. (Def. Assoc.)  
 Rasheed, Mujahid (Abdul-Rahman, Qawi)  
 Roberson, Courtney (Kramer, Max Gerson)  
 Santiago, Jonathan (Bozzelli, Lawrence J.)  
 Saunders, Todd (Def. Assoc.)  
 Schmidt, Brennan (McCrae, Kendra Ilene)  
 Spurrill, Lexus (Fishman, Brian M.)  
 Tunnell, Kamal R. (Def. Assoc.)  
 Vereen, Kyeef (Def. Assoc.)

Warring, Rahmir (Desiderio, David Ernest)  
 Williams, Adrienne (Def. Assoc.)  
 Williams, Donovan (Kannah, Nixon Teah)  
 Williams, Geremiah (Privitera, Dino)

**Room 805--TO BE ASSIGNED**  
 Adams, Nysae  
 Adams, Quentin  
 Arguelles, Jose  
 Bellow, Quadec  
 Bryant, Lamont  
 Carrasquillo, David  
 Chisholm, Deangelo (Chisholm, Donald II)  
 Coleman, Baron  
 Coley, Ramere  
 Congleton, Antoine  
 Conquest, Karin  
 Cooper, Zakariyya  
 Council, Erick  
 Cruz, Miguel  
 Dajani, Lívio (McGuigan, Brendan Thomas)  
 Daster, Niguan  
 Dumpson, Zuriel  
 Edgar, Marquis  
 Felton, Salahuddin  
 Funari, Dino (Def. Assoc.)  
 Gholson, Ellis  
 Greene, Emmanuel  
 Guindo, Micah  
 Hamisi, Ismaili (Def. Assoc.)  
 Hightower, Joel  
 Jainlett, Vermerd  
 James, Tásir (McKoy, Tamika T.)  
 Jones, Darryl  
 Lampkin, Malik (Def. Assoc.)  
 Love, Dana (Alva, Jeremy Evan)  
 Nesbitt, Vincent L. (Cevallos, Daniel Louis)  
 Pitt, Mildred (Def. Assoc.)  
 Ramos, Ashley  
 Riley, Eric (Def. Assoc.)  
 Robinson, Nasir  
 Salahuddin, Felton  
 Smalls, Andre  
 Smith, Brian C. (Dimairo, Paul Michael)  
 Soto, Nicholas (Def. Assoc.)  
 Vaughn, Kemo  
 Webb, Murrell (Def. Assoc.)  
 Williams, Tykeem (Def. Assoc.)

**Room 808--KAMAU, J.**  
 Beltran, Angel L. (Johnson, Shaka Mzee)  
 Houser, Kaheem (Def. Assoc.)  
 Johnson, Ruth (George, Henry Jr.)  
 Kellam, Adam (Def. Assoc.)  
 Levans, Jeremy (Def. Assoc.)  
 Mays, Joseph (Def. Assoc.)  
 Mcnair, Amir (Def. Assoc.)  
 Pacheco, Eddie (Narcisi, Laurence Anthony III)  
 Reaves, Dakem (Def. Assoc.)  
 Singh, Parmanand (Def. Assoc.)  
 Tymes, Mark D. (Pagano, Gregory Joseph)  
 Velezquez, Jose (Def. Assoc.)

**Room 901--SCHULTZ, J.**  
 Bell, Nasir (Def. Assoc.)  
 Best, Sean (Alva, Jeremy Evan)  
 Cruz, Rafael (Sigman, Scott Philip)  
 Fowles, Dahmir (Coleman, Joseph L.)  
 Gonzalez, Jonathan D. (Maran, Mary Therese)  
 Styles, Hanif (Osei, Nana Yaw Adom)

**Room 902--WOELPPER, J.**  
 Blanding, Taj (Def. Assoc.)  
 Cooper, Nashae N. (Thomas, Melissa Diane)  
 Dunson, Shelley (Valvo, Joseph J.)  
 Falana, Randall (O'Donnell, Joseph H. Jr.)  
 Green, Naikir (Consadene, Jonathan D.)  
 Kemp, Christina M. (Goodman, Leon Dominic)  
 Sawyer, Josephus (Def. Assoc.)  
 Smith, Imani (Osei, Nana Yaw Adom)  
 Velez, Pedro (Humble, Brian Francis)  
 Walker, Jamal (Kramer, Max Gerson)

**Room 904--ROSS, J.**  
 Croxton, Eric L. (Def. Assoc.)  
 Ellerbe, Tyron (Bozzelli, Lawrence J.)  
 Goode, Jamil (Def. Assoc.)  
 Hollomon-gary, Nafeeah (Def. Assoc.)  
 Judson, Keyon (Def. Assoc.)  
 Lopez, Danny (Ringgold, Hamilton Jr.)  
 Manyeah, Josephine (Lloyd, James Richard III)  
 Mullin, Sean (Kelly, Joseph Kevin)  
 Noland, Spirit (Def. Assoc.)  
 Ramos-ortiz, Christian O. (Def. Assoc.)  
 Rivera, Joseph (Savino, Louis)  
 Sattarov, Sanjar (Alperovich, Lidia L.)  
 Shelby, Maurice (Mann, Jessica Consuela)  
 Tribble, Malik (Def. Assoc.)

**Room 905--TO BE ASSIGNED**  
 Alvelo, Athena (Yee, Adam Sequoyah)  
 Ballard, Eugene (Def. Assoc.)  
 Bell, Michael (Hurley, Eileen J.)  
 Butler, Nadia (Def. Assoc.)

Cantres, Francisco (Def. Assoc.)  
 Carter, Ginger (Def. Assoc.)  
 Casey, Kahlil (Def. Assoc.)  
 Chamberlain, Solon (Def. Assoc.)  
 Cornish, Terry (Def. Assoc.)  
 Domenech, Jose (De Marco, Perry Paul)  
 Dunaway, Mamlika (Slaven, Ryan Patrick)  
 Dunn, Nashona L. (Marsh, James T.)  
 Esposito, Phillip (Def. Assoc.)  
 Foster, Edward (Def. Assoc.)  
 Gales, Sean (Stein, Gerald A.)  
 Gardner, Donzell (Def. Assoc.)  
 Green, Anthony (Def. Assoc.)  
 Green, Carl (Sobel, Jonathan J.)  
 Guess, Kyle (Def. Assoc.)  
 Hammil, Kyree (Consadene, Jonathan D.)  
 Hicks, Nyseem (Def. Assoc.)  
 Hogue, Curtis (Brown, Tobias Hamal)  
 Johnson, Asa B. (Chisholm, Walter C.)  
 Jones, Christopher (Def. Assoc.)  
 Konce, Brandon (Boyd, Matthew Christopher)  
 Lennon, Tyree (Birley, Kevin Thomas)  
 Mack, Dante N. (Picarreto, Marisa Anne)  
 Maneely, Jamie (Szanto, Jules Norris)  
 Naeem, Shafan (Kenny, Thomas)  
 Newell, Fliette A. (Def. Assoc.)  
 Omeally, Zulhera (Def. Assoc.)  
 Pigford, Oscar (Def. Assoc.)  
 Pulizzi, Vito (Def. Assoc.)  
 Pusicz, Edward J. (Def. Assoc.)  
 Rangel, Catherine (Cacciamani, Kathryn Coviello)

Rawls, Jeffrey (Def. Assoc.)  
 Read, Joshua A. (Palividas, Pantellis)  
 Shanksjr, Irvin (Def. Assoc.)  
 Simmons, Malik L. (Def. Assoc.)  
 Taylor, James B. (Alva, Jeremy Evan)  
 Temaj, Fidencio (Martino, Andre)  
 Tillman, Artie (Def. Assoc.)  
 Tozo, Caine  
 Victoria, Diego (Savino, Louis Theodore Jr.)  
 Whitaker, Sonny (Def. Assoc.)  
 Wichard, Joseph (Def. Assoc.)  
 Zacarias, Emmanuel (Alva, Jeremy-Evan)  
 Zaidman, Gary (Def. Assoc.)

**Room 1001-DiCLAUDIO, J.**  
 Alexander, Reginald (Def. Assoc.)  
 Brengle, Alexander (McMahon, John J. Jr.)  
 Bryant, Laquaille (Flores, Claudia Beatriz)  
 Burton, Dante Lama (Himebaugh, Teri B.)  
 Camp, Jamal (Def. Assoc.)  
 Caufield, Ernest (Chisholm, Walter C.)  
 Cosme, William (Tarpey, Timothy J.)  
 Culmer, Cortez (O'Hanlon, Stephen Thomas)  
 Desmond, Abernathy Maurice (O'Connor, Lawrence J. Jr.)  
 Fouche, Robert (Pomerantz, Michael D.)  
 Fuller, Shacore (Def. Assoc.)  
 George, Reon (O'Hanlon, Stephen Thomas)  
 Gordon, Dashwan (Meehan, Edward C. Jr.)  
 Groomes, Carnell (Himebaugh, Teri B.)  
 Harris, Darryl (Pileggi, Michael)  
 Harris, Richard A. (Pileggi, Michael)  
 Harvin, Lauren (Mosser, Todd Michael)  
 Haynes, Michael (Cigainero, Margeaux Kelly)  
 Howard, John L. (O'Connor, Lawrence J. Jr.)  
 Jones, Barry (Sobel, Jonathan J.)  
 Lane, Bernard (Foster, Edward Joseph)  
 Leaner, Eric L. (Dolfinan, Douglas Lee)  
 Matthews, Jamir (Def. Assoc.)  
 Muhammad, Malik (McMahon, John J. Jr.)  
 Oliver-williams, Jordan (O'Hanlon, Stephen Thomas)  
 Robinson, Robert E.  
 Rosa, Miguel (Def. Assoc.)  
 Saez, Carlos (Def. Assoc.)  
 Santo, Lamonz (Steenso, Derek Alan)  
 Smith, Keith (Foster, Edward Joseph)  
 Stratton, Shane (Def. Assoc.)  
 Thomas, Derrick Y. (Pomerantz, Michael D.)  
 Vargas, Edwin (Def. Assoc.)  
 Wallace, Tyree (Wilcoxson, Christopher Cody)  
 Warren, Jawan (Def. Assoc.)

**Room 1002-TAYLOR-SMITH, J.**  
 Brockington, Jamel (Birley, Kevin Thomas)  
 Burton, Tristan (Def. Assoc.)  
 Chen, Yulong (Stefanski, Anthony E.)  
 Gary, Quameen (Def. Assoc.)  
 Lemay, Malcolm E. (Def. Assoc.)  
 Ren, Liang (Henry, Todd Edward)  
 Smith, Charles A. (Def. Assoc.)  
 Urena, Oliver (Def. Assoc.)  
 Watson-gary, Quameen (McLaughlin, William Ryan)

**Room 1004-GAGNON I HEARINGS**

Brock, James R. R.  
 Garrett, Russell (Def. Assoc.)  
 Manning, Steven (Cameron, Angelo Leroy)  
 Ortiz, Angel (Def. Assoc.)  
 Pearsall, Tyrone Q. (Bowers, Peter C.)  
 Pringle, Larry (Def. Assoc.)  
 Rodriguez, Victor (Pagano, Gregory Joseph)  
 Stephens, Marcellus (Def. Assoc.)  
 Stone-harrington, Tyler (Def. Assoc.)  
 Sydney, Gregory (Def. Assoc.)  
 Thomas, William (Def. Assoc.)

**Room 1005-BRYANT-POWELL, J.**

Ballo, Aziz O. (Petroni, Anthony J.)  
 Barriero, Isaiah (Def. Assoc.)  
 Betsill, Diamond (Silver, Gary Scott)  
 Bonaparte-hill, Kevin (Dolfinan, Douglas Lee)  
 Bullock, Kahreem (De Marco, Perry Paul)  
 Christian, Aaron (Keenheel, Mark S.)  
 Christmas, Kevin (Def. Assoc.)  
 Darby, David (Def. Assoc.)  
 Delacruz-reyes, Jesus (Def. Assoc.)  
 Ervine, Adam (Def. Assoc.)  
 Eubanks, Quadir A. (Dimairo, Paul Michael)  
 Fahy, David (Def. Assoc.)  
 Fort, Jarrett (Bahuriak, David Stephen Jr.)  
 Garland, Rudi V. (Def. Assoc.)  
 Gonzalez, Jayden (Def. Assoc.)  
 Goode, Jamal (Def. Assoc.)  
 Gorham, Na (Def. Assoc.)  
 Grasty, Markell (Boyd, Matthew Christopher)  
 Hall, Brock (Hughes, Evan T. L.)  
 Hawkins, Kadifee (Def. Assoc.)  
 Hicks, Lester (Def. Assoc.)  
 Hickson, Lavaughn (Davis, William McFadden)

Howard, Kaim (Def. Assoc.)  
 Hussey, Danny (Def. Assoc.)  
 Jackson, Eric (Def. Assoc.)  
 Jackson, Ronald (O'Connor, Lawrence J. Jr.)  
 Jacobs, Aamir D. (Dimairo, Paul Michael)  
 Johnson, Michael A. (Def. Assoc.)  
 Johnson, Nasir (Johnson, Shaka Mzee)  
 Jourden, Philippe (Colon, Christian)  
 Karima, Choise (DEFENDER ASSOCIATION)  
 Loney, Zackery (Dimairo, Paul Michael)  
 Louison, Troyston (Def. Assoc.)  
 Melvin-scott, Taion (Kenny, Thomas)  
 Merrill, Aaron (Def. Assoc.)  
 Mills, Matthias (Def. Assoc.)  
 Moragne, Taron (Def. Assoc.)  
 Muhammad, Karim S. (Alva, Jeremy Evan)  
 Newton, Shequan A. (Def. Assoc.)  
 Patterson, Shawn K. (Def. Assoc.)  
 Roundtree, Jahli J. (Tarpey, Timothy J.)  
 Sharpe, Ramona M. (Wimmer, Lauren A.)  
 Smith, Willie R. (Def. Assoc.)  
 Starks, Nybria S. (Def. Assoc.)  
 Stewart, Erica (Def. Assoc.)  
 Ward, Tahir (Tinar, Eugene P.)  
 Warren, Dynelle (McCrae, Kendra Ilene)  
 Weekley, Marquise (Def. Assoc.)  
 Wheeler, Jason (Def. Assoc.)  
 Wilson, Tamar (Def. Assoc.)  
 Winn, Marquan (Def. Assoc.)

**Room 1007-BRONSON, J.**  
 Rivera, Leonaldo (Diamondstein, Michael Jay)

**Room 1008-KYRIAKAKIS, J.**  
 Gliem, Dominic (Def. Assoc.)  
 Keith, Christopher (Raynor, Earl Dubois Jr.)  
 Maestreboman, Samantha (Def. Assoc.)  
 Manlee, Ameen (Def. Assoc.)  
 Thomas, Jason (Def. Assoc.)

**Room 1101-S. JOHNSON, J.**  
 Filberty, Brian (Boyd, Matthew Christopher)  
 Jennings, Michael K. (Def. Assoc.)  
 Maddox, Charles (Def. Assoc.)

**Room 1104-ARRAIGNMENTS**  
 Akes, Jaron (Osei, Nana Yaw Adom)  
 Al-jumua, Malik (Def. Assoc.)  
 Anderson, Dionell (Def. Assoc.)  
 Ayala, Hector A. (Johnson, Shaka Mzee)  
 Bailey, Saabir (Fishman, Brian M.)  
 Bashiruridin, Ahmad (Def. Assoc.)  
 Bonilla, Alexander (Parkinson, Michael Patrick)  
 Brown, Judi R. (Def. Assoc.)  
 Cephas, Devon (Def. Assoc.)  
 Deloatch, Sheryl (Def. Assoc.)  
 Devita, Jeffrey (Def. Assoc.)  
 Freeman, Tymir (Def. Assoc.)  
 Harris, Marcus (Def. Assoc.)  
 Jimenez, Juan (Def. Assoc.)  
 Jordan, Brian (Def. Assoc.)  
 Kennerly, Isiah (Def. Assoc.)  
 Lyles, Jessica (Def. Assoc.)  
 Magnetic, Mygod A. (Coleman, Joseph L.)  
 Marozzi, Michael (Fuschino, Richard John Jr.)  
 Martinez, Carlos (Def. Assoc.)  
 Martinez, Samuel (Def. Assoc.)  
 McBride, Dayuan A. (Def. Assoc.)  
 Naples, Natalie (Def. Assoc.)  
 Nesfeder, Brian (Alva, Jeremy-Evan)  
 Nobbien, Anthony (Def. Assoc.)  
 Pagano, Nicholas (Def. Assoc.)  
 Quito-toscano, Cesar (Def. Assoc.)  
 Ramos-ruiz, Hector (Def. Assoc.)  
 Richardson, Reshon (McDermott, Michael I.)  
 Rodriguez, Miguel (Def. Assoc.)  
 Sampson, Terrance (Def. Assoc.)  
 Santicteban, Ramon (Def. Assoc.)  
 Seldon, Nikiah (Stern, Douglas Nathaniel)  
 Sims, Daniel L. (Def. Assoc.)  
 Torres, Abiud (Def. Assoc.)  
 Towles, Eric (Def. Assoc.)  
 Turner, Shakira (Def. Assoc.)  
 Vasquez, Jonathan (Picarreto, Marisa Anne)  
 Vasquez, Rosa (Def. Assoc.)  
 Waller, Demetric R. (Chestnut, Vernon Zachary Jr.)  
 Wallington, Michael (Def. Assoc.)  
 Walls, Jibreel (Szanto, Jules Norris)  
 Wells, Hakim S. (Stein, Gerald A.)

**Room 1106-OPEN**  
 Thornton, Troy (Scarpello, Joshua E.)

**Room 1108-CIANFRANI, J.**  
 Clark, Shareef (Burke, Thomas F.)  
 Richards, Michael (Amoriello, Gina A.)

**MUNICIPAL COURT**

**CIVIL LISTINGS**

**MONDAY, MAY 13, 2024  
2—WASHINGTON, J.  
9:15 A.M.**

1 Parrish-Jenkins v. Jackson  
 2 CAPITAL ONE, N.A. v. OLIVENCIA  
 3 Tukes v. 531 W. Berks St Rentals LLC  
 4 NEW JERSEY MANUFACTURERS INSURANCE COMPANY A/S/O W. VINES  
 5 Williams v. Guckin  
 6 Mccoy v. Biffoni  
 7 Wunder v. The Home Depot Inc  
 8 TEMPLE v. THE PARREN  
 9 Scott v. The PA Kar Store, Inc

**01:15 PM**  
 1 ACTIVE REALTY CO PROFIT v. DAVIS  
 2 TALBERT v. KEY AUTO PHILLY SALES AND SERVICES INC  
 3 HOSSAN v. RODGER  
 4 LA ROSA DEL MONTE EXPRESS LLC v. VELLAZQUEZ  
 5 Ruggieri, Esquire v. Needle  
 6 HECKMANN v. RENZ  
 7 McCainLaw PC v. NEFF DRUGS LLC  
 8 Ascencio v. Green  
 9 SUNRAY DRUGS SPECIALTY v. MCCAINLAW PC

**3—DICICCO, J.  
8:45 A.M.**

1 NEIGHBORHOOD RESTORATION LP VI v. COUMBASSA

- 2 NEIGHBORHOOD RESTORATIONS LP XII v. WICKER
- 3 240 MOUNT PLEASANT LLC v. ROUSE
- 4 6300 MAGNOLIA LLC v. LOVE
- 5 NEIGHBORHOOD RESTORATIONS LP XIII v. FITTS
- 6 MARCANO v. MARTIN
- 7 LUBLIN WALSH PARTNERSHIP v. JONES
- 8 QUALITY REAL ESTATE INC v. FORTUNE
- 9 OLIVER v. Dolby
- 10 NEIGHBORHOOD RESTORATIONS LP 16 v. FORTSON
- 11 SEDGWICK REALTY LLC v. WILLIAMS
- 12 30-34 South Front Street Associates, LLC v. SCHANBACHER
- 13 6060 Crescentville Holdings LP v. Exime
- 14 PS HOMES 2 LP v. BRYANT
- 15 1220 North Broad Partners LLC v. Brown
- 16 Gallagher v. Marks
- 17 ROBERT COURT ASSOCIATES LP v. King
- 18 Eastwick Joint Venture v. Moore
- 19 CARR v. ANDERSON
- 22 L3C ALDEN PARK APARTMENTS LLC v. Williams
- 23 L3C ALDEN PARK APARTMENTS LLC v. Wright
- 24 OZ FUND 1 LLC v. JOHNSON
- 25 GLOVER v. WALKER
- 26 Benner v. Cristea
- 27 Post Rittenhouse Hill LP v. Presbot
- 28 Infinity Realty Group, LLC v. Lewis
- 29 3801 CONSHOCKEN HOLDINGS LLC v. Green
- 30 Centennial Village LP v. Hicks-Johnson
- 31 CMONEY REAL ESTATE COMPANY LLC v. Boseman
- 32 1501 BFP LLC v. Kelly
- 33 901 N 63RD STREET LLC v. Carter
- 34 LUU LLC v. Woods
- 35 SGYS St. Ives LLC v. McCrewe
- 36 SGYS St. Ives LLC v. Hudson
- 37 SGYS St. Ives LLC v. Jones
- 38 SGYS St. Ives LLC v. Cajuste
- 39 SGYS St. Ives LLC v. Jenkins
- 40 BELMONT INVESTMENT HOLDINGS INC. v. HARRIS
- 41 Shkedy v. Knight
- 42 SGYS St. Ives LLC v. Lecompte
- 43 SGYS St. Ives LLC v. Destefano
- 44 SGYS St. Ives LLC v. Urokov
- 45 SGYS St. Ives LLC v. Laramore
- 46 SGYS St. Ives LLC v. Edwards-Thomas

9 A.M.

- 1 NEIGHBORHOOD RESTORATIONS LP XIV v. MITCHELL
- 2 FLEURIMOND v. SIMPKINS
- 3 Hilltop Crescent LP v. Foster
- 4 731 Maple Lane, LLC v. Darne
- 5 Donnelly v. Taylor
- 6 NEIGHBORHOOD RESTORATIONS LP X v. STANFORD
- 7 Ginark investment and Management v. Goines

12:45 P.M.

- 1 Eastwick Joint Venture v. DAVIS
- 2 QUAKER REALTY LLC v. CARTWRIGHT
- 4 CM VENTURES 4 LLC v. MOSES-WOODS
- 5 Smith v. Conquest
- 6 Travis Lively v. MARTIN
- 7 HOLME CIRCLE APARTMENTS 2010 LP v. BOIMATOVA
- 8 Catherine Milner v. Bennett
- 9 30-34 South Front Street Associates, LLC v. SCHANBACHER
- 10 Jamison Road Associates v. McCleary
- 11 Correa v. Williams
- 12 KONG v. RODRIGUES OLIVEIRA
- 13 Aimco 3131 Walnut Street LLC v. Salih
- 14 ROBERT COURT ASSOCIATES LP v. King
- 15 7600 Stenton LP v. ANDERSON
- 16 Master Street Housing Partnership LP v. Fairfax
- 17 DMH INVESTMENTS FLIPS LLC v. BOGGS
- 18 DMH INVESTMENTS LLC v. BUTLER
- 19 DMH RENTALS LLC v. SHERREL
- 20 MEDINA v. OUTLAW
- 21 LA GIOCONDA REAL ESTATE v. Seeny
- 22 DFH REGENCY LLC v. Boseman
- 23 OCTAVIA HILL ASSOCIATES INC v. Sanders
- 24 OH CHELTEN PARTNERS LP v. Graham
- 25 200 NORTH 16TH STREET HOLDINGS LP v. Torriero
- 26 Octavia Hill Associates Inc v. Carr Timms
- 27 Jones v. Lee
- 29 1817 E York Street LLC v. Lewis
- 30 RSW PREMIER HOLDINGS LLC v. Pannulla
- 31 Overbrook Tower LP v. Arrington
- 32 AVENUE APARTMENTS LLC v. Hayward
- 33 BELL TOWN PROPERTIES LLC v. JOHNS AYERS
- 34 David Singer v. West
- 35 VS INVESTMENTS LLC v. DOVE
- 36 Lennox Apartments GEM LLC v. Jenkins
- 37 BOULEVARD PROPERTIES v. Tucker

1 P.M.

- 1 ZHU v. PALMER
- 2 John Coppola v. Harris
- 3 NEIGHBORHOOD RESTORATIONS LP IX v. WALKER
- 4 400 Walnut Lane LLC v. MCINTOSH
- 5 Assoc Park Towne Place v. Benedetto
- 6 EMERSON FLATS 2019 LLC v. DAVIS
- 7 TCS ANIKA HOMES ACQUISITIONS 4 LLC v. JOHNSON
- 8 WEST POPLAR ASSOCIATES v. WRIGHT

4—TO BE ASSIGNED 9 A.M.

- 1 City Of Phila.: Dept. Of L&I v. 3204 HARTVILLE LLC
- 2 City Of Phila.: Dept. Of L&I v. GONZALEZ DEJESUS

- 3 City Of Phila.: Dept. Of L&I v. WORKFORCE HOMES 3 LP
- 4 City Of Phila.: Dept. Of L&I v. Nguyen
- 5 City Of Phila.: Dept. Of L&I v. TEMPLE UNIVERSITY
- 6 City Of Phila.: Dept. Of L&I v. Mayfield Street LLC
- 7 City Of Phila.: Dept. Of L&I v. KOLLER
- 8 City Of Phila.: Dept. Of L&I v. HEID LOFTS LP
- 9 City Of Phila.: Dept. Of L&I v. 1650 ARCH PARTNERS LP
- 10 City Of Phila.: Dept. Of L&I v. Anderson
- 11 City Of Phila.: Dept. Of L&I v. Philadelphia Lotus 4 LLC
- 14 City Of Phila.: Dept. Of L&I v. Toliver
- 16 City Of Phila.: Dept. Of L&I v. PHILLY HOME RENTALS LLC
- 17 City Of Phila.: Dept. Of L&I v. LLC
- 18 City Of Phila.: Dept. Of L&I v. LIVELY
- 20 City Of Phila.: Dept. Of L&I v. WITNESSES
- 22 City Of Phila.: Dept. Of L&I v. Lockwood
- 23 City Of Phila.: Dept. Of L&I v. HICKS
- 24 City Of Phila.: Dept. Of L&I v. HEDGEROW APARTMENTS LLC
- 25 City Of Phila.: Dept. Of L&I v. BH LP INVESTMENTS LLC
- 26 City Of Phila.: Dept. Of L&I v. BRAUDE RICHARD
- 27 City Of Phila.: Dept. Of L&I v. LLC
- 29 City Of Phila.: Dept. Of L&I v. TRAN MY SANG
- 30 City Of Phila.: Dept. Of L&I v. AMA REAL ESTATE HOLDING L
- 32 City Of Phila.: Dept. Of L&I v. ALBUHER
- 33 City Of Phila.: Dept. Of L&I v. LLC
- 34 City Of Phila.: Dept. Of L&I v. QUINONEZ
- 35 City Of Phila.: Dept. Of L&I v. BRATHWAITE
- 36 City Of Phila.: Dept. Of L&I v. JPH REALTY ASSOCIATES L P
- 38 City Of Phila.: Dept. Of L&I v. Whitaker

1 P.M.

- 1 City Of Phila.: Dept. Of L&I v. STRADFORD
- 2 City Of Phila.: Dept. Of L&I v. BIG DAISY CORP
- 3 City Of Phila.: Dept. Of L&I v. SALUS UNIVERSITY
- 4 City Of Phila.: Dept. Of L&I v. APPLETREE HOUSING INC
- 5 City Of Phila.: Dept. Of L&I v. WALLINGFORD 2007 ASSOCIAT
- 8 City Of Phila.: Dept. Of L&I v. ODRICK
- 9 City Of Phila.: Dept. Of L&I v. CANELA-DUCKETT
- 10 City Of Phila.: Dept. Of L&I v. SANTANA IRREVOCABLE TRUST
- 11 City Of Phila.: Dept. Of L&I v. Cho
- 12 City Of Phila.: Dept. Of L&I v. SRENG
- 13 City Of Phila.: Dept. Of L&I v. MORALES
- 14 City Of Phila.: Dept. Of L&I v. Knorr 4912 19135 LP
- 18 City Of Phila.: Dept. Of L&I v. MEJIA MARIA T

5—TO BE ASSIGNED 10 A.M.

- 1 CAPITAL ONE, N.A. v. CLAIRE
- 2 MIDLAND CREDIT MANAGEMENT, INC. v. THOMAS
- 3 JEFFERSON CAPITAL SYSTEMS, LLC v. KENNEDY
- 4 MIDLAND CREDIT MANAGEMENT, INC. v. BEHARI
- 5 DISCOVER BANK v. MARAJ
- 6 DISCOVER BANK v. COLON
- 7 DISCOVER BANK v. MCCARTHY
- 8 Midland Credit Management, Inc. v. JULAL
- 9 Midland Credit Management, Inc. v. BROWN-CAIN
- 10 Midland Credit Management, Inc. v. SYRES
- 11 Midland Credit Management, Inc. v. PHILLIPS
- 12 Midland Credit Management, Inc. v. MALAVE
- 13 Midland Credit Management, Inc. v. LAWRENCE
- 14 Midland Credit Management, Inc. v. LASH
- 15 LVNV FUNDING LLC v. MOUZON
- 16 LVNV FUNDING LLC v. ALEXANDER
- 17 LVNV FUNDING LLC v. WASHINGTON
- 18 LVNV FUNDING LLC v. STOKES
- 19 LVNV FUNDING LLC v. BRISTOW
- 20 LVNV FUNDING LLC v. FRAZIER
- 21 LVNV FUNDING LLC v. HORSEY
- 22 LVNV FUNDING LLC v. DYSON
- 23 LVNV FUNDING LLC v. AMIN
- 24 The Restoration Group v. Wilson
- 25 Penn Federal Credit Union v. Glenn
- 26 The Restoration Group v. Coats Santos
- 27 LVNV Funding LLC v. FOSBENNER
- 28 LVNV Funding LLC v. MITCHELL
- 29 LVNV Funding LLC v. WHITE
- 30 LVNV Funding LLC v. ALLEN
- 31 LVNV Funding LLC v. RIOS
- 32 LVNV Funding LLC v. DOLAN
- 33 LVNV Funding LLC v. GRAVES
- 34 LVNV Funding LLC v. GRAVES
- 35 LVNV Funding LLC v. BELK
- 36 LVNV Funding LLC v. WHITE
- 37 LVNV Funding LLC v. RAWLINGS SR
- 38 LVNV Funding LLC v. MCKENZIE
- 39 LVNV Funding LLC v. BLAAK
- 40 LVNV FUNDING LLC v. BROCKINGTON
- 41 LVNV FUNDING LLC v. PALMER
- 42 LVNV FUNDING LLC v. BAKER
- 43 LVNV FUNDING LLC v. GO
- 44 LVNV FUNDING LLC v. BLUE
- 45 LVNV FUNDING LLC v. PALACIO
- 46 LVNV FUNDING LLC v. TORRES
- 47 LVNV FUNDING LLC v. BRIGHTMAN
- 48 LVNV FUNDING LLC v. PURVIS
- 49 LVNV FUNDING LLC v. OURO BAWINAY
- 50 LVNV FUNDING LLC v. WILLIAMS
- 51 LVNV FUNDING LLC v. OWENS-FRYE
- 52 LVNV FUNDING LLC v. BROWN
- 53 LVNV FUNDING LLC v. GOODEN
- 54 LVNV FUNDING LLC v. VANDYKE

1 P.M.

- 1 CITIBANK, N.A. v. DIERP
- 3 CREDIT CORP SOLUTIONS, INC. v.

- LIU
- 4 NJM INSURANCE COMPANY v. RUDD
- 5 Midland Credit Management, Inc. v. MENDEZ
- 6 Midland Credit Management, Inc. v. SMITH
- 7 Midland Credit Management, Inc. v. MEISCHKE
- 8 Midland Credit Management, Inc. v. FOSTER
- 9 Midland Credit Management, Inc. v. ROMAN
- 10 Midland Credit Management, Inc. v. HOUSTON
- 11 Midland Credit Management, Inc. v. BLENMAN
- 12 Midland Credit Management, Inc. v. MCTILLMAN
- 13 Midland Credit Management, Inc. v. ROSARIO
- 14 Midland Credit Management, Inc. v. SPENCER
- 15 Midland Credit Management, Inc. v. BANKS
- 16 Midland Credit Management, Inc. v. GONZALEZ
- 17 Midland Credit Management, Inc. v. REDDING
- 18 Midland Credit Management, Inc. v. MEDINA
- 19 Midland Credit Management, Inc. v. DAVIS
- 20 Midland Credit Management, Inc. v. BERRY
- 21 Midland Credit Management, Inc. v. SMITH
- 22 Midland Credit Management, Inc. v. MALDONADO

600,--TO BE ASSIGNED 9 A.M.

- 1 Smith v. Davis

COURT OF APPEALS

OPINIONS FILED

MAY 09, 2024

BY BIBAS, J.  
Camp Hill Borough Republican Association v. Borough of Camp Hill; 23-1746; It may restrict signs based on time, place, or manner regardless of their content. But without a much stronger showing, it may not treat some speech worse based on its content.

COURT OF APPEALS

NOT PRECEDENTIAL OPINIONS FILED

MAY 09, 2024

BY KRAUSE, J.  
USA v. Nicklaus Woodard; 23-1265; judgment of the district court affirmed.

BY SCIRICA, J.  
USA v. Rodrequis Council; 22-2728; judgment of the district court affirmed.

DISTRICT COURT

MEMORANDA AND ORDERS

MAY 08, 2024

BY BRODY, J.  
USA v. Ransome; 04-0014; I will therefore grant Ransome's motion vacate his sentence, and schedule a resentencing hearing.

BY PADOVA, J.  
Deyoung v. Bush; 14-0127; For the foregoing reasons, we deny Petitioner's Rule 60(b) Motion.

BY RUFÉ, J.  
Strong v. City of Philadelphia et al; 21-4652; For the reasons stated above, the partial Motion to Dismiss will be granted.

BY BARTLE, J.  
Apogee Wausau Group, Inc. v. PMC Property Group, Inc.; 22-3690; Wausau's motion for summary judgment will be granted in part and denied in part. PMC's motion for partial summary judgment will be denied.

BY SANCHEZ, J.  
Carson v. City of Philadelphia et al; 23-2661; Therefore, the motion to dismiss will be denied as to the claims against ADA Desiderio.

BY LEESON, JR, J.  
USA v. Flores; 17-0412; The Court must also deny Flores's Motion for Appointment of Counsel. There is no basis for the issuance of a certificate of appealability.

CIVIL ACTIONS

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

MAY 09, 2024

Police Officer Shawn Wills: P/O Thomas Strain; P/O Lt. Hoyt--Mark Woods; 16-04379; Fed. Question; G.A. McHugh.

Andrew Saul--Edward J. Krystopowicz; 21-01673; U.S. Government Defendant; E.T. Hey.

Daniel Oprea: Mary Rose Oprea: Upper Southampton Township--Sherry Ann Goold: Bradford E. Wilson; 23-03527; Fed. Question; K.N. Scott.

Progressive Specialty Insurance Company--Ramaire Parker; 24-01954; Diversity; K.S. Marston.

CVS Pharmacy, Inc.; Pennsylvania CVS Pharmacy, LLC--Paul Parnell; 24-01960; Diversity; A.B. Brody.

Lincoln National Life Insurance Company--Eric Hahn; 24-01964; Fed. Question; H.

Bartle, III.

Lincoln National Life Insurance Co--Michael Hanks; 24-01967; Fed. Question; M.M. Baylson.

Wyncote Wellness, LLC; Dominique Conner--Julie A. Su; 24-01975; Fed. Question; T.J. Savage.

Lincoln National Life Insurance Co--Michael Hanks; 24-01967; Fed. Question; M.M. Baylson.

Lincoln National Life Insurance Co--Nicholas Martino; 24-01976; Fed. Question; W. Beetlestone.

Sierra Health & Life Insurance Company, Inc.--Abira Medical Laboratories, LLC; 24-01979; Diversity; J.R. Padova.

Navistar, Inc.; John Does 1-5--Todd Pinckney; 24-01980; Diversity; R.B. Surrick.

Independent Balancing Company--International Association of Sheet Metal, Air, Rail & Transportation Workers, Sheet Metal Workers Local 19; 24-01981; Fed. Question; P.S. Diamond.

Custom Contract Elevator Solutions, LLC; Destiny Shelley; Brian Shelley--Trustees of the National Elevator Industry Pension Fund; Trustees of the National Elevator Industry Health Benefit Fund; Trustees of the National Elevator Industry Educational Program; 24-01982; Fed. Question; J.M. Young.

Home Depot U.S.A., Inc.--Colleen Mullahy; 24-01984; Diversity; G.A. McHugh.

Horizon Services (PA) LLC; Horizon Services, LLC--Patrick Lonon; 24-01985; Fed. Question; T.J. Savage.

Lincoln National Life Insurance Co--Chudney Thompson; 24-01986; Fed. Question; A.B. Brody.

Davonna Troup: State Farm Mutual Automobile Insurance Company--Stacey Webster; 24-01989; Diversity; J.R. Padova.

Kyle Covin: ADT, LLC; ADT, Inc.--Joshua Vazquez; 24-01990; Diversity; G.A. McHugh.

DD's Discounts #5335; Rose Castillo: UH US Penrose 2021 LLC--Vernon Timbers; 24-01991; Diversity; K.S. Marston.

Main Line Wine Company, LLC--Turks Head Cafe, LLC; 24-01992; Fed. Question; W. Beetlestone.

Pacific Cycle, Inc.; Wal-Mart Stores East L.P.; East Coast Assemblers, Inc.--Anthony Malone; 24-01994; Diversity.

CTP Funding Corporation--Petros Kapotas; Persefoni Kapotas; 24-01995; Diversity.

Novo Nordisk A/S; Novo Nordisk North America Operations A/S; Novo Nordisk US Holdings Inc.--Annika Evans-Panton; 24-01996; Diversity; G.E.K. Pratter.

Home Health Advantage Inc.--Sharon Muhammad; 24-01998; Fed. Question.

Walmart Inc.--Jacqueline Ramos; Edwin Johnson; 24-00026; Local Question.

Progressive Advanced Insurance Company--Jeff G Lopes; 24-01959; Diversity; J.M. Gallagher.

Pacific Cycle, Inc.; Wal-Mart Stores East L.P.; East Coast Assemblers, Inc.--Traci Fake; 24-01983; Diversity; J.L. Schmehl.

Nicholas Mark Taylor, 4124 Portsmouth Court, Bensalem, PA 19020 -- United States Trustee; 24-11590; no summaries listed; N.M. Taylor, atty.; A.M. Chan, B.J.

Bradly Koehler, 226 Aubrey Drive, Quakertown, PA 18951 -- United States Trustee; 24-11592; no summaries listed; Z. Perlick, atty.; A.M. Chan, B.J.

Sharon N. Arrington, ACP 109, PO Box 2465, Harrisburg, PA 17105 -- United States Trustee; 24-11593; no summaries listed; D.M. Offen, atty.; A.M. Chan, B.J.

Cozette McAvoy, 6465 Greenhill Rd, Lumberville, PA 18933 -- United States Trustee; 24-11597; no summaries listed; C. Laputka, atty.; A.M. Chan, B.J.

LaShay Y. Hill-Alibey, PO Box 65332, Philadelphia, PA 19155 -- United States Trustee; 24-11598; no summaries listed; D.M. Offen, atty.; A.M. Chan, B.J.

ADVERSARY ACTIONS

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

MAY 09, 2024

(READING)

Chapter 7  
Lynn Feldman, Plaintiff, 2310 Walbert Avenue, Ste. 103, Allentown, PA 18104 -- Saucon Valley Country Club, Defendant; 24-00075; 13 Recovery of money/property - 548 fraudulent transfer; L.J. Kotler, atty.; P.M. Mayer, B.J.

Chapter 7  
Lynn Feldman, Plaintiff, 2310 Walbert Avenue, Ste. 103, Allentown, PA 18104 -- Capital Blue Cross, Defendant; 24-00076; 13 Recovery of money/property - 548 fraudulent transfer; L.J. Kotler, atty.; P.M. Mayer, B.J.

ORPHANS' COURT DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J.  
FOR THE WEEK OF MAY 13, 2024

10:00 A.M. zoom Hearing  
Leslie Young, 580 DE 2011/225575; Pro Se.

11:00 A.M. Zoom Hearing  
Vera Gazak, 488 DE 2015/212906/212893; M. Wenke.

1:00 P.M. Zoom Hearing  
Jose Gonzalez Ruiz, 1252 IC 2021/217295; J. Goldstein.

TUES., May 14, 2024

10:00 A.M. ZOOM Hearing  
Lee Liani Roman, 169AI2008/233391/240952; S. Gremminger.

2:00 P.M. ZOOM Hearing  
Daniel Kuo, 688 DE 2023/233266; N. DiMarco.

WED., MAY 15, 2024

10:00 A.M. Zoom Hearing  
Seth Antrom, 58 SN 2017/173694; A. Gorman, D. McAndrews.

THURS., MAY 16, 2024

10:00 A.M. HEARING  
COURTROOM 414, CH  
Lester Krasno, 1120 IV 2022, 234021/224572/224458; J. Higgins, W. Paige, et al.

10:00 A.M. Hearing  
COURTROOM 414, CH  
Lester Krasno, 1076 IV 2019/224575; J. Higgins, W. Paige.

1:00 P.M. Zoom Hearing  
Frederick Francois, 757 IC 2023/232439; E.N. Pile.

2:00 P.M. Zoom Hearing  
Eliza Stevens, 383 AI 2024/241304; E. Bialas.

3:00 P.M. Zoom Hearing  
Delia Villafane, 372 AI 2024/241244; Y. Rogers.

FRI., MAY 17, 2024

10:00 A.M. ZOOM HEARING  
D'Juan Sharee Hagans, 1306 DE 2023/234316; K. Behrens.

10:00 A.M. ZOOM HEARING  
Anna Nicole, 1458 IC 2014/233272; D. Speyer.

11:00 A.M. ZOOM HEARING  
Otelia Brown, 733 DE 2020/214701/230261; M. Coughlin, R. Foxworth.

2:00 P.M. ZOOM HEARING  
Chester Hampton, 1154 DE 2020/204817; A. Kinchloe.

HEARINGS AND CONFERENCES

Before CARRAFIELLO, J.  
FOR THE WEEK OF MAY 13, 2024  
NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before SHEILA WOODS-SKIPPER, J.  
FOR THE WEEK OF MAY 13, 2024

MON., May 13, 2024  
NO HEARINGS SCHEDULED

TUES., May 14, 2024

10:30 A.M. Estate of Robert Gardner, AI, ACT, (ZOOM)  
410AI of 2024 #241394; A. Eisemann.

HEARINGS AND CONFERENCES

Before STELLA TSAI, J.  
FOR THE WEEK OF MAY 13, 2024

MON., MAY 13, 2024

10:00 A.M. ZOOM Hearing  
Joseph Engles Krips, 327AI-2024/241245; Y. Rogers, D. Nagel.

11:30 A.M. ZOOM HEARING  
Nina Surschchevsckaya, 295AI-2024/241009; A. Barron, I. Ehrlich.

TUES., MAY 14, 2024  
NO HEARINGS SCHEDULED

WED., MAY 15, 2024  
COURTROOM 432

10:00 A.M. Hearing  
Geraldine Heckmanski, 1411IC-2022/233251; C. Scattergood, S. Feldman.

2:00 P.M. ZOOM HEARING  
Willis Nicholson, 477AI-2024/241663; M. Berenato, J. Stutman.

HEARINGS AND CONFERENCES

Chapter 7  
Victoria E. Nelson, 3232 Henry Ave. Apt. 106-1, Philadelphia, PA 19129 -- Robert H. Holber; United States Trustee; 24-11596; no summaries listed; S. Tall, atty.; A.M. Chan, B.J.

Chapter 13  
Widza C. Bryant, 2208 Garfield Street, Croydon, PA 19021 -- United States Trustee; 24-11584; no summaries listed; P.H. Young, atty.; A.M. Chan, B.J.

John M. Osinski, 350 N. York Road, D-9, Hatboro, PA 19040 -- United States Trustee; 24-11585; no summaries listed; P.H. Young, atty.; P.M. Mayer, B.J.

James A. Neville, Jr, 311 Donna Drive, Plymouth Meeting, PA 19462 -- United States Trustee; 24-11586; no summaries listed; D.J. Parrish, atty.; P.M. Mayer, B.J.

Vincent M Wendowski, 1030 Chestnut Street, Trainer, PA 19061 -- United States Trustee; 24-11587; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J.

Pamela Locke, 448 Wallace Avenue, Bensalem, PA 19020 -- United States Trustee; 24-11589; no summaries listed; D. Williford, atty.; A.M. Chan, B.J.

# Court Notices

*continued from 1*

**(A)** [the magisterial district court shall note the case settled on the docket,] **mark the settlement of the case on the docket;**

**(B)** cancel any scheduled hearing [(), except for a consolidated hearing on a cross-complaint pursuant to **[Rule 315B),] Pa.R.Civ.P.M.D.J. 315B;** and

**(C)** notify the parties in writing that the complaint has been marked settled.

**[(2)](ii)**[Where the parties have filed a notice of settlement with the magisterial district court] **If the magisterial district court has previously marked the civil action as settled pursuant to subdivision (b)(1)(i)** and a subsequent breach of the settlement agreement occurs, a party may file a new complaint citing breach of the settlement agreement as the cause of action.

**(2) Settlement with Stipulated Judgment.**

**(i) The parties may file a written notice of a stipulated judgment as part of a settlement agreement at any time prior to the entry of judgment.**

**(ii) The notice shall be made on a form promulgated by the State Court Administrator that shall include:**

**(A) the amount of the stipulated judgment, which shall include fees and interest, but not court costs;**

**(B) a notice to the defendant;**

**(I) to review the settlement agreement to ensure familiarity with and acceptance of its terms;**

**(II) that a judgment will be entered against the defendant on the docket of the magisterial district court; and**

**(III) the plaintiff shall have the right to request execution of the judgment if the defendant fails to make payments as agreed; and**

**(C) the signatures of the parties.**

**(iii) Upon receipt of a notice compliant with the requirements of subdivision (b)(2)(ii), the magisterial district court shall:**

**(A) mark the entry of the stipulated judgment on the docket;**

**(B) cancel any scheduled hearing, except for a consolidated hearing on a cross-complaint pursuant to Pa.R.Civ.P.M.D.J. 315B; and**

**(C) notify the parties in writing that the complaint has been marked settled.**

**[C(1)](c) Cross-complaints.**

**(1) [The] A** withdrawal or settlement of the plaintiff's complaint **pursuant to subdivision (a) or (b)** shall not affect the right of the defendant to proceed with a cross-complaint filed pursuant to **[Rule 315A] Pa.R.Civ.P.M.D.J. 315A, unless it includes the cross-complaint.**

(2) The defendant may file a written notice of withdrawal of the cross-complaint in the manner set forth in **[subdivision A] subdivision (a).**

(3) The parties may file a written notice of settlement **or stipulated judgment** of the cross-complaint in the manner set forth in **[subdivision B] subdivision (b).**

**[Note:] Comment:** A complaint filed pursuant to **[subparagraph A(2) or B(2)] subdivision (a)(2) or (b)(1)(ii) [shall not be treated as] is not** a "reinstatement" of the underlying action[,] and is subject to all prescribed fees and costs for filing and service of a complaint. Compare with **[Rule 314E] Pa.R.Civ.P.M.D.J. 314E**, which provides for reinstatement of the complaint under the limited circumstance of failure to make timely service.

This rule also applies to the withdrawal or settlement of a cross-complaint. Moreover, a cross-complaint will survive the withdrawal or settlement of the corresponding complaint **if it is not included in a notice filed pursuant to this rule.**

**For purposes of this rule, "stipulated judgment" means a judgment that is entered by the magisterial district court without a hearing and at the request of and with the agreement of the parties. See Pa.R.Civ.P.M.D.J. 210.1 prohibiting unauthorized ex parte communication with the magisterial district judge.**

**[Prior Rule 320, addressing continuances, was rescinded by Order of December 16, 2004, effective July 1, 2005, and its provisions were added to Rule 209.] The provisions of prior Pa.R.Civ.P.M.D.J. 320, pertaining to continuances, were relocated to Pa.R.Civ.P.M.D.J. 209, effective July 1, 2005.**

SUPREME COURT OF PENNSYLVANIA  
Minor Court Rules Committee

PUBLICATION REPORT

Proposed Adoption of Pa.R.Civ.P.M.D.J. 210.1 and  
Amendment of Pa.R.Civ.P.M.D.J. 320

The Minor Court Rules Committee ("Committee") is considering proposing to the Supreme Court of Pennsylvania the adoption of Pa.R.Civ.P.M.D.J. 210.1 and the amendment of Pa.R.Civ.P.M.D.J. 320, pertaining to prohibitions on ex parte communications and stipulated judgments, respectively.

While discussing a separate matter, the Committee became aware of instances in magisterial district courts of creditor-plaintiffs submitting ex parte requests to the court to mark civil complaints settled and requesting entry of a judgment in favor of the plaintiff. While a joint request for entry of judgment is not inherently problematic, the Committee perceived the potential for malfeasance if the filing does not reflect notice to or consent to the agreement by the defendant. The Committee thought it beneficial to examine methods to: (1) develop a procedure for the parties in a civil action to advise the magisterial district court of a settlement agreement that includes the entry of a judgment in favor of the plaintiff, i.e., a stipulated judgment; and (2) establish an explicit prohibition on unauthorized ex parte communications with the court by the parties or their representatives.

## Ex Parte Communications

The Committee first examined ex parte communications in magisterial district courts. The Court has defined "ex parte" as:

On one side only; by or for one party; done for, in behalf of, or on the application of, one party only. A judicial proceeding, order, injunction, etc., is said to be ex parte when it is taken or granted at the insistence and for the benefit of one party only, and without notice to, or contestation by any person adversely interested.

Commonwealth v. Carpenter, 725 A.2d 154, 168 (Pa. 1999) (quoting Black's Law Dictionary, 517 (5th Ed. 1979)).

Magisterial district judges and attorneys are bound by codes of conduct that prohibit unauthorized ex parte communication. See Rule 2.9 of the Rules Governing Standards of Conduct of Magisterial District Judges and Rule 3.5 of the Rules of

Professional Conduct, respectively. In contrast, there is no similar obligation for parties in the Rules of Civil Procedure Governing Actions and Proceedings Before Magisterial District Judges. Thus, while magisterial district judges and attorneys have guidance relating to ex parte communications, the same cannot be said for a litigant who is not lawtrained.

The Committee looked to existing Rules of Juvenile Court Procedure, which has prohibitions on ex parte communications by the parties. See Pa.R.J.C.P. 136 and 1136 (pertaining to delinquency and dependency proceedings, respectively). The Committee used these rules as the basis for developing proposed Pa.R.Civ.P.M.D.J. 210.1.

While ex parte communications are generally prohibited by proposed Pa.R.Civ.P.M.D.J. 210.1, certain ex parte communications are authorized and permitted. Notably, proceedings for emergency protective relief are filed and heard on an ex parte basis. "As soon as possible after the filing of the petition, the hearing officer shall hold an ex parte hearing thereon." Pa.R.Civ.P.M.D.J. 1207 (pertaining to hearings for emergency protective relief). Moreover, Rule 2.9(A)(1) of the Rules Governing Standards of Conduct of Magisterial District Judges identifies types of authorized ex parte communications under certain circumstances, e.g., scheduling, administrative, or emergency purposes. These exceptions to the general rule against ex parte communications are included in the Comment to proposed Pa.R.Civ.P.M.D.J. 210.1.

## Stipulated Judgments

The Committee considers the phrase "stipulated judgment" to mean a consensual judgment that is entered without a hearing by the magisterial district court at the request of the parties. Because the Committee was informed that ex parte requests for stipulated judgments are being filed with magisterial district courts, it agreed to consider developing a procedure to ensure a defendant is an informed and active participant to a request to enter a stipulated judgment.

The Committee proposes dividing Pa.R.Civ.P.M.D.J. 320(B), pertaining to settlements, into two subdivisions. Subdivision (b)(1) reflects current subdivision (B), regarding a request to mark a civil action settled without the entry of a stipulated judgment. This provision could be used when the parties reach an out of court settlement that does not include the entry of a judgment by the court.

Proposed subdivision (b)(2) includes new provisions relating to a stipulated judgment and emphasizes participation of the parties. Proposed subdivision (b)(2)(ii) provides for a new statewide form to request entry of a stipulated judgment by the magisterial district court. The amount of the judgment will be entered on the form. The amount of the judgment should not include court costs insofar as those are determined by Pa.R.Civ.P.M.D.J. 206B and are the responsibility of the unsuccessful party. The judgment issued by the magisterial district court will reflect these costs.

The form will also contain a notice to the defendant: (1) to review the settlement agreement to ensure familiarity with and acceptance of its terms; (2) that judgment will be entered against the defendant on the docket of the magisterial district court; and (3) failure to make payments as agreed upon will give the plaintiff the right to request execution of the judgment. Finally, the form will require the signatures of the parties, reflecting that the request is being made jointly. Proposed Pa.R.Civ.P.M.D.J. 320(b)(2)(ii)(C). The Comment to proposed Pa.R.Civ.P.M.D.J. 320 was amended to include a cross-reference to proposed Pa.R.Civ.P.M.D.J. 210.1, prohibiting unauthorized ex parte communication with the magisterial district judge.

Relative to proposed Pa.R.Civ.P.M.D.J. 320(b)(2)(ii)(B)(I), advising the defendant to review the terms of a settlement agreement, it was not the Committee's intent to require judicial approval of the terms of these agreements. The primary risk in such arrangements is that the plaintiff may execute upon a judgment prematurely or the levy may be excessive in relation to prior payments on the judgment. Should that occur, the defendant could file an objection to the levy pursuant to Pa.R.Civ.P.M.D.J. 413, which can be the subject of a request for reconsideration at the court of common pleas. The Committee was satisfied with this remedy for a premature request or excessive levy.

The Committee did consider an alternative approach to entry of a stipulated judgment.



# Court Notices

continued from 8

The alternative scheme would have the magisterial district court keep the hearing date on the schedule to allow either party to contest the stipulation prior to its entry. Then, if either party appeared at the scheduled hearing time to object to the stipulation, the magisterial district judge would continue the hearing to a later date. In contrast, if no one appeared at the scheduled hearing time, then the magisterial district court would enter the judgment. Ultimately, the Committee did not favor this approach, finding it would complicate the process, disrupt scheduling, and create the potential for intentional delays.

The Committee also observed that the parties will have to act diligently within the allotted time between the filing of the complaint and the date scheduled for the civil hearing. Parties inclined to negotiate a settlement including a stipulated judgment will have limited time, unless a continuance is sought, to negotiate the agreement, execute it, and file the request with the magisterial district court. However, parties who have reached a mutually satisfactory outcome should be incentivized to proceed as directed in proposed Pa.R.Civ.P.M.D.J. 320.

Finally, the Committee recommended Pa.R.Civ.P.M.D.J. 320 to the Court in 2014 to address the misuse of reinstatement of civil complaints, currently limited to circumstances of failure to make timely service. See Pa.R.Civ.P.M.D.J. 304E(1). There is no counterpart to Pa.R.Civ.P.M.D.J. 304E(1) in the rules governing landlord-tenant actions because service can be accomplished by posting, thus, timely service is not an issue in landlord-tenant actions. The Committee specifically invites comments on whether the landlord-tenant rules would benefit from the addition of a withdrawal and settlement rule.

\*\*\*\*\*

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

## IN THE SUPREME COURT OF PENNSYLVANIA

### IN RE:

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

**NO. 983**  
SUPREME COURT RULES DOCKET

### ORDER

### PER CURIAM

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

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

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

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

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

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

**Rule 201. Bar of the Commonwealth of Pennsylvania**  
\* \* \*

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

\* \* \*

**Rule 202. Admission to the Bar**

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

**Rule 203. Admission by Bar Examination**

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

\* \* \*

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

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

\* \* \*

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

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

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

\* \* \*

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

**Rule 206. Admission by Bar Examination Score Transfer**

(a) **Score Requirements.**

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

\* \* \*

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

**Rule 213. Hearings Before the Board**

\* \* \*

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

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

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

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

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

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

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

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

\* \* \*

(c) **Limitations**

\* \* \*

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

**Rule 341. Licensing of Foreign Legal Consultants.**

(a) **Required qualifications. . . .**

\* \* \*

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



FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
PHILADELPHIA COURT OF COMMON- PLEAS

ORPHANS' COURT DIVISION  
NOTICE TO THE BAR

THE PASSAGE BY THE LEGISLATURE OF ACT 61 IN DECEMBER 2023 AMENDED TITLE 20 OF THE PA CONSOLIDATED STATUTE TO ESTABLISH A RIGHT TO COUNSEL IN ALL GUARDIANSHIP PROCEEDINGS AMONG OTHER THINGS.

THE ACT REQUIRES MANDATORY APPOINTMENT OF COUNSEL IN ALL GUARDIANSHIP MATTERS EFFECTIVE JUNE 11, 2024. YOU MAY ACCESS ACT 61 AT <https://www.legis.state.pa.us/cfdocs/legis/LI/uconsCheck.cfm?txtType=HTML&yr=2023&sessInd=0&smthLwInd=0&act=0061>.

TO COMPLY, IT IS NECESSARY FOR THE COURT TO EXPAND THE LIST OF COURT APPOINTMENT COUNSEL HANDLING GUARDIANSHIP MATTERS.

AN INFORMATION SESSION VIA ZOOM WILL BE HELD ON MAY 14, 2024 AT 8:30 A.M. AND REPEATED AT 4 P.M. TO PROVIDE MORE INFORMATION ABOUT QUALIFICATIONS, PROCEDURES, FEES, AND PROCESS. PLEASE JOIN THIS ZOOM MEETING AT:

<https://zoom.us/j/99166710775?pwd=TytkMTdhRmFUNWhXNTdjJdDNmNWxZ>

QT09

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Meeting ID: 991 6671 0775  
Passcode: 7403598536

Dial by your location:  
• +1 267 831 0333 US (Philadelphia)

Meeting ID: 991 6671 0775  
Passcode: 7403598536

**ALL INTERESTED COUNSEL SEEKING CONSIDERATION TO BE INCLUDED ON THE ORPHANS' COURT APPOINTMENT LIST FOR GUARDIANSHIP MATTERS SHOULD SUBMIT A COMPLETED APPLICATION. PLEASE COMPLETE THE APPLICATION AT <https://www.courts.phila.gov/pdf/orphans/Court-Appointed-Counsel-Application.pdf>.**

DATE: May 1, 2024

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

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

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

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

**Daniel A. Durst, Chief Counsel**

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

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

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

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

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

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

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

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

**Rule 1601. Permanency Hearing Notice.**

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

- (1) all parties;
  - (2) the attorney for the county agency;
  - (3) the child's attorney;
  - (4) the guardian's attorney;
  - (5) the parents, child's foster parent, preadoptive parent, [or] relative providing care for the child, or a potential kinship care resource;
  - (6) the court appointed special advocate, if assigned;
  - (7) the educational decision maker, if applicable; and
- [B.](b) (8) any other persons as directed by the court.

If a party intends to request a goal change from reunification, then either the notice shall state this purpose or the party shall give separate notice of the intended goal change in accordance with [paragraph (A)] subdivision (a).

**Comment: Regarding subdivision (a)(5), see 42 Pa.C.S. § 6302 for the definition of "potential kinship care resource." Once a potential kinship care resource has addressed the court as to the individual's qualifications, the court is to decide whether the potential kinship**

**care resource may receive notice of, or participate in, future hearings. See Pa.R.J.C.P. 1608(d)(1)(xviii). If the court decides that the potential kinship care resource is not to receive notice of future hearings, notice to that individual pursuant to subdivision (a)(5) is no longer required.**

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

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

**Committee Explanatory Reports:**

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

**Rule 1608. Permanency Hearing.**

(d) Court's Findings.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Daniel A. Durst, Chief Counsel**

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

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

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

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

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

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

During the course of rulemaking, the Pennsylvania Juvenile Justice Task Force was formed. Released in June of 2021, the Task Force's Report and Recommendation included proposals changing the expungement eligibility criteria and making the juvenile probation office responsible

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for initiating the expungement process. Responsive legislation was introduced as Senate Bill 170, Regular Session 2023–2024, to amend the Juvenile Act. Consequently, the Committee paused further rulemaking.

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

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

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

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

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

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

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

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

- (1) the juvenile or the juvenile’s attorney of record in the instant proceeding;
  - (2) the attorney for the Commonwealth;
  - (3) the State Sexual Offenders Assessment Board;
  - (4) the Juvenile Court Judges’ Commission; or
- [B.](b)

(5) any other person, agency, or department by order of court.

(1) Juvenile Probation Information.

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

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

Contents of Order. The order shall:

[C.](c)

(1) specify who shall be permitted to inspect the file, information, or any portion thereof;

(2) specify who shall be permitted to copy the file or information;

(3) state that the file or information received shall not be disseminated to any person, agency, or department not listed in the court order; and

(4) state that dissemination of any file or information received is a violation of the court order.

Disseminating.

[D.](d)

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

(e)

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

person,

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

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

(1) a list of recipients to whom the juvenile probation office has disseminated the juvenile’s record;

(2) the identification of the records disseminated; and

(3) any other information reasonably necessary to expunge the juvenile’s record.

**Comment:** Documents contained in the juvenile probation files are not a part of the official court record unless the juvenile probation office officially files the documents in the official court record. Those documents placed in the official court record are governed by Rule 160 and 42 Pa.C.S. § 6307.

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

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

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

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

**Committee Explanatory Reports:**

**Final Report explaining the provisions of Rule 161 published with the Court’s Order at 42 Pa.B. 3203 (June 9, 2012). Final Report explaining the amendments to Rule**

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

**Rule 170. Motion to Expunge or Destroy Records.**

[A.](a)

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

(1) if a written allegation is not approved for prosecution;

(2) if the petition is dismissed by the court;

(3) in consent decree and informal adjustment cases:

[(a)](i) when six months have elapsed since the final discharge of the juvenile from supervision; and

[(b)](ii) if no proceeding seeking adjudication or conviction is pending;

(4) **[when]** if a juvenile has been discharged from court supervision pursuant to Rule 631:

[(a)](i) five years have elapsed;

[(b)](ii) the juvenile has not been convicted or adjudicated delinquent for a felony or misdemeanor;

[(c)](iii) no court proceeding is pending seeking such conviction or adjudication; and

[(d)](iv) the delinquent act is not an act precluded from expungement pursuant to 18

Pa.C.S. § 9123(a.1); or

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

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

(1) the name of the juvenile;

(2) the date of birth of the juvenile, if known;

(3) the juvenile’s case docket number, if any;

(4) the allegations or offenses to which the order pertains;

(5) the law enforcement agency that initiated the allegations;

(6) the reference number of the police report or written allegation to be expunged or destroyed, including the juvenile offense tracking number (JOTN), if available;

(7) the date of arrest;

(8) the disposition of the written allegation or petition;

(9) the reasons and statutory authority for expunging or destroying the documents, fingerprints, or photographs; and

(10) the identification of records to be expunged or destroyed; and

(11) the **[agencies] recordkeepers** upon which certified copies of the court order shall be served.

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

**[D.](d) Answer.**

(1) The attorney for the Commonwealth, and any other person upon whom the motion was served, may file an answer to the motion.

(2) If objections to the motion are not made within [thirty] 30 days of the filing of the motion, they shall be deemed waived.

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

(1) the type of offense;

(2) the individual’s age, history of employment, history of academic or vocational training, delinquent or criminal activity, and drug or alcohol issues;

(3) adverse consequences that the individual may suffer if the records are not expunged; and

(4) whether retention of the record is required for purposes of public safety.

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

(1) A motion to expunge or destroy records shall be filed in the county in which the adjudication of delinquency was entered.

(2) A motion regarding the records of a juvenile whose disposition did not involve an adjudication of delinquency shall be filed in the county in which the disposition occurred.

(3) The court entering an order to expunge or destroy records shall direct the order to any other court possessing records pertaining to the case.

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

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

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

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

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

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

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

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

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5) financial audits.

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

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

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

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

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

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

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

#### Committee Explanatory Reports:

**Final Report explaining the provisions of Rule 170 published with the Court's Order at 35 Pa.B. 2214 (April 16, 2005). Final Report explaining the amendments to Rule 170 published with the Court's Order at 44 Pa.B. 5447 (August 16, 2014). Final Report explaining the amendments to Rule 170 published with the Court's Order at 49 Pa.B. 1142 (March 16, 2019).]**

#### Rule 172. Order to Expunge or Destroy.

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

(1) all items contained in Rule [170(B)] 170(b);

(2) a directive specifically identifying which items shall be expunged or destroyed, including all law enforcement records, juvenile probation files, official court records, other juvenile records, fingerprints, photographs, and any other information pertaining to the arrest;

(3) a directive that the keeper of the juvenile records shall expunge or destroy such items;

(4) a directive that each [agency, department, or office] recordkeeper [upon request] shall notify the court or its designee, within 30 days of service of the order and in writing, of the action taken in response to the order to expunge or destroy;

(5) a directive to a school building principal or his or her designee to destroy information received from the court pursuant to Rule 163 and to comply with the notice requirement of subdivision (a)(4);

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

(7) the date of the court order.

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

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

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

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

**[Official Note: Rule 172 adopted April 1, 2005, effective October 1, 2005. Amended December 24, 2009, effective immediately. Amended July 28, 2014, effective September 29, 2014. Amended March 1, 2019, effective July 1, 2019.]**

#### Committee Explanatory Reports:

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

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

No. 5 of 2024

President Judge Administrative Order

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

### ORDER

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

#### I. PETITIONS TO WITHDRAW.

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

#### II. CENTRAL ELECTION COURT - COURTROOM - STOUT CENTER

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

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

act as a committing magistrate for any violation of the election laws;  
settle summarily controversies that may arise with respect to the conduct of the election;  
issue process, if necessary, to enforce and secure compliance with the election laws;  
decide such other matters pertaining to the election as may be necessary to carry out the intent of the Election Code; and

when an individual is seeking a judicial order to vote, inform the individual of the provisional ballot process set forth in 25 P.S. § 3050. Section 3050 provides, inter alia

- an individual who claims to be properly registered and eligible to vote at the election district but whose name does not appear on the district register and whose registration cannot be determined by the inspectors of election, or the county election board shall be permitted to cast a provisional ballot.

- Prior to voting the provisional ballot, the elector shall be required to execute an affidavit which must be signed by the voter, the Judge of Election and minority inspector.

- After the provisional ballot has been cast, the individual shall place it in a secrecy envelope. The individual shall place the secrecy envelope in the provisional ballot envelope and shall place his signature on the front of the provisional ballot envelope.

#### III. THE FOLLOWING JUDGES ARE ASSIGNED:

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

#### STANDBY ASSIGNMENTS

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

#### ELECTION BOARD PETITIONS

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

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

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

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

#### BY THE COURT:

/s/ Nina Wright Padilla

Nina Wright Padilla, President Judge  
Court of Common Pleas

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

No. 4 of 2024

President Judge General Court Regulation

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

### ORDER

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

# Court Notices

continued from 12

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

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

**BY THE COURT:**  
**HONORABLE NINA WRIGHT-PADILLA**  
President Judge, Court of Common Pleas

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

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

## PROPOSED PHILADELPHIA CIVIL RULE \*4003.8. PRE-COMPLAINT DISCOVERY

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

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

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

## SUPREME COURT OF PENNSYLVANIA CRIMINAL PROCEDURAL RULES COMMITTEE

### NOTICE OF PROPOSED RULEMAKING

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

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

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

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

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

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

**Pennsylvania Judicial Center  
PO Box 62635  
Harrisburg, PA 17106-2635  
FAX: (717) 231-9521 [criminalrules@pacourts.us](mailto:criminalrules@pacourts.us)**

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

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

## IN THE SUPREME COURT OF PENNSYLVANIA

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

## ORDER

### PER CURIAM

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

**IT IS ORDERED** pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 8.4 of the Rules of Professional Conduct is amended in the attached form.

**This ORDER** shall be processed in accordance with Pa.R.J.A. No. 103(b) and shall be effective in 30 days.

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

## PENNSYLVANIA RULES OF PROFESSIONAL CONDUCT

### Rule 8.4 Misconduct

It is professional misconduct for a lawyer to:

\*\*\*

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

\*\*\*

#### Comment:

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

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

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

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

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

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

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

# Court Notices

*continued from 13*

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

**Administrative Order**

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

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

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

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

**A.D.**

**MARY J. WALK, ESQUIRE, DIRECTOR OFFICE  
OFFICE OF JUDICIAL SUPPORT**

**BY THE COURT:**

**Linda D. Carteraso  
President Judge**

**Rule 5103 Custody of Exhibits. General Provisions.**

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

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

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

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

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

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

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

(i) retain or take custody of all documentary exhibits, photographs, and photographs of non-documentary exhibits accepted or rejected during the court proceedings.

(ii) formally designate all documentary exhibits, photographs, and photographs of non-documentary exhibits with the Office of Judicial Support Public Access System within five (5) business days of the conclusion of the court proceedings; and

(iii) secure and maintain all other non-documentary exhibits as directed by the Court or agreed to by the parties.

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

(2) Civil Arbitration Proceedings.

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

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

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

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

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

(4) Domestic Relations Proceedings before a Judge.

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

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

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

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

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

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

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

(6) Proceedings before Orphans' Court.

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

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

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

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

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

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

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

**Rule 5104 Custody of Exhibits. Special Provisions.**

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

**Index of Exhibits**

Exhibit Number/Description/Title Proponent Admitted Rejected

Sealed by Court

Confidential Information Sheet (If required)

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

*(c) Documentary Exhibits: Generally*

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

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

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

*(d) Non-documentary Exhibits: Generally*

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

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

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

**Rule 5105 Confidentiality. Exhibits Under Seal.**

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

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

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

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

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

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

# PUBLIC NOTICES

The Legal Intelligencer

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@alm.com

An ALM Product

## 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)

**ADAMS-ALLEN, ALISE** – Courtney Devereaux, Administratrix, c/o David M. D'Orlando, Esq., 53 S. Main St., Yardley, PA 19067; David M. D'Orlando, Atty., The D'Orlando Firm, PLLC, 53 S. Main St., Yardley, PA 19067.

4-29-3

**ALLAN, DOLORES G.** -- Lynne A. Fudala Allan, Administratrix, 8 Kelinger Road, Churchville, PA 18966.

4-29-3\*

**BARHAM, MAVIS LOUISE** – Jennifer Louise Wilson, Executrix, 95 Tollers Ln. Coulsdon, Surrey CR5 1BG England; Steven M. Zelinger, Atty., Steven M. Zelinger, LLC, 1650 Market St., Ste. 3600, Phila., PA 19103.

5-6-3

**BERNSTEIN, ELLEN SUE** – Steven J. Tenebaum, Administrator, c/o Moira B. Rosenberger, Esq., One Summit St., Philadelphia, PA 19118; Moira B. Rosenberger, Atty., Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118.

4-29-3

**BRANDER, DAVID JOSEPH** – Jessica Susanne Wilson, Administratrix, c/o Joan D. Gallagher, Esq., 1600 Market St., Ste. 1320, Philadelphia, PA 19103-4104; Joan D. Gallagher, Atty., Gallagher Law, P.C., 1600 Market St., Ste. 1320, Philadelphia, PA 19103-4104.

4-29-3

**BURKE, JOSEPH A., JR.** – Monika Burke, Administratrix, c/o Neal G. Wiley, Esq., 1880 JFK Blvd., Ste. 1740, Phila., PA 19103; Neal G. Wiley, Atty., Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Phila., PA 19103.

5-6-3

**CASTALDI, MICHAEL M.** -- William D. Clarke, Administrator, c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 57 S. Main Street, Suite 205, P.O. Box 338, Yardley, PA 19067; Robin S. Holmes, Atty., Law Office of Robin S. Holmes, 57 S. Main Street, Suite 205, P.O. Box 338, Yardley, PA 19067.

5-6-3\*

**COALE, JOAN L. (a/k/a JOAN LEVY COALE)** – Stephanie T. McDowell, Executrix, c/o Moira B. Rosenberger, Esq., One Summit St., Philadelphia, PA 19118; Moira B. Rosenberger, Atty., Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118.

4-29-3

**DELLA ROCCA, LINDA A. (a/k/a LINDA A. DELLA ROCCO)** – Nancy J. Curtis, Administratrix, c/o John Della Rocca, Esq., 1500 JFK Blvd., Ste. 520, Philadelphia, PA 19102; John Della Rocca, Atty., 1500 JFK Blvd., Ste. 520, Philadelphia, PA 19102.

4-29-3

**DeLLAVeLLA, RAYMOND T.** -- Karen Masino, 3704 S. Hereford Lane, Philadelphia, PA 19114 and Matthew McColgan, 350 Green Ridge Road, Langhorne, PA 19047, Co-Executors; Richard W. Stevens, Atty., 794 Penlynn Pike, Suite 100, Blue Bell, PA 19422-1669.

4-29-3\*

**DIAZ, MANUELA** – Dalila Fortune, Administratrix, c/o William B. Cooper, III, Esq., P.O. Box 673, Exton, PA 19341-0673; William B. Cooper, III, Atty., Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673.

5-6-3

**FAULHABER, JACQUELINE LOUISE (a/k/a JACQUELINE L. FAULHABER)** – Gerald Robert Faulhaber, Executor, c/o David B. Pudlin, Esq., One Logan Square, 27th Fl., Phila., PA 19103-6933; David B. Pudlin, Atty., Hangley Aronchick Segal Pudlin & Schiller, One Logan Square, 27th Fl., Phila., PA 19103-6933.

5-6-3

**FINNEGAN, THOMAS F.** -- Jessica Fisher Greene and Jodie Fisher Porter, Administratrices, c/o Jessica F. Greene, Esquire, 54 East Main Street, Mechanicsburg, PA 17055; Jessica F. Greene, Attorney, Walters & Galloway, PLLC, 54 East Main Street, Mechanicsburg, PA 17055.

5-6-3\*

**FLYNN, JAMES DAVID (a/k/a JAMES D. FLYNN, JAMES FLYNN)** – Karen Ruth Iannuzzi, Executrix, c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020; Harry Metka, Atty., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

5-6-3

**FOLEY, JUDY MATHE (a/k/a JUDITH MATHE FOLEY)** – Lisa Anne Ernst, Executrix, c/o William C. Hussey, II, Esq., Three Logan Square, 1717 Arch St., 5th Fl., Phila., PA 19103; William C. Hussey, II, Atty., Kleinbard LLC, Three Logan Square, 1717 Arch St., 5th Fl., Phila., PA 19103.

5-6-3

**GIRALDI, GERALD F. (a/k/a GERALD GIRALDI, JR.)** – Anthony Giraldi, Administrator, 2421 S. Warnock St., Phila., PA 19148; Nicholas J. Starinieri, Atty., DeFino Law Associates, P.C., 2541 S. Broad St., Phila., PA 19148.

5-6-3

**HOYER, MATTHEW V.** -- Ashley E. Hoyer and Cheryl A. Hoyer, Co-Administrators, c/o Sara Clipp, Esquire, 1150 Berkshire Blvd., Suite 240, Wyomissing, PA 19610; Sara Haines Clipp, Atty., 1150 Berkshire Blvd., Suite 240, Wyomissing, PA 19610.

4-29-3\*

**JACOBS, SHIRLEY C. (a/k/a SHIRLEY MAE JACOBS)** – Sandra J. Michie, Executrix, 2214 W. Cheltenham Ave., Philadelphia, PA 19138; Bridget M. Weidenburner, Atty., McVan & Weidenburner, 162 S. Easton Rd., Glenside, PA 19038.

4-29-3

**LESKIN, IRMA MAE** – Robert Morris, Administrator, c/o Robert H. Bembry, III, Esq., P.O. Box 27372, Phila., PA 19118; Robert H. Bembry, III, Atty., Law Offices of Robert H. Bembry, III, P.O. Box 27372, Phila., PA 19118.

5-6-3

**McCOVICK, DOROTHY** – Mary Louise Matteo, Executrix, c/o Ian W. Peltzman, Esq., 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002; Ian W. Peltzman, Atty., Law Office of Andrew B. Peltzman, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002.

4-29-3

**McGUIRE, MARIE** – Diane M. Mallee, Executrix, c/o Jocelin A. Price, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901; Jocelin A. Price, Atty., Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

5-6-3

**MEALEY, JOSEPH** – Gary B. Freedman, Executor, 7909 Bustleton Ave., Phila., PA 19152; Gary B. Freedman, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Phila., PA 19152.

5-6-3

**MESSINA, MARGAUX M.** – Charles Leuzzi, Administrator, c/o Vito F. Canuso, Jr., Esq., The Bellevue, 200 S. Broad St., Ste. 550, Phila., PA 19102; Vito F. Canuso, Jr., Atty., The Bellevue, 200 S. Broad St., Ste. 550, Phila., PA 19102.

5-6-3

**MIELOCH, MARY (a/k/a MARY A. MIELOCH, MARY D. MIELOCH)** – Walter Girard Mieloch, 12 Club Ln., Reading, PA 19607 and Stephen J. Mieloch, 1420 Locust St., Apt. 30L, Phila., PA 19102, Executors; Robert C. Gerhard, III, Atty., Gerhard & Gerhard, P.C., 815 Greenwood Ave., Ste. 8, Jenkintown, PA 19046.

5-6-3

**MOORE, BENJAMIN A., SR.** – Jacqueline Moore, Executrix, c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038; Daniella A. Horn, Atty., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

5-6-3

**NARDY, ANTHONY J., SR. (a/k/a ANTHONY J. NARDI, ANTHONY J. NARDY)** – Antoinette Delia, Executrix, 2822 S. Warnock St., Philadelphia, PA 19148; Nicholas J. Starinieri, Atty., DeFino Law Assoc., P.C., 2541 S. Broad St., Philadelphia, PA 19148.

4-29-3

**NASEEF, JOSEPH A., JR.** – Michelle DiBruno, Administratrix, c/o Anthony B. Quinn, Esq., P.O. Box 59149, Philadelphia, PA 19102-9149; Anthony B. Quinn, Atty., Quinn Law Office, P.O. Box 59149, Philadelphia, PA 19102-9149.

4-29-3

**O'CONNOR, ANN** – Patricia A. McCarthy, Executrix, c/o Paige Zirrih, Esq., 1 Roberts Ave., Glenside, PA 19038; Paige Zirrih, Atty., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

5-6-3

**OUSLEY, EDGAR** – Yvette Ousley-Frazier, Executrix, c/o Ruth Ann DiDonato, Esq., 1845 Walnut St., 24th Fl., Philadelphia, PA 19103; Ruth Ann DiDonato, Atty., Willig, Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103.

4-29-3

**REED, JAMES J.** – Linda A. Reed, Executrix, 1605 Sagemore Dr., Marlton, NJ 08053; Rachel Shaffer Gersie, Atty., Fendrick Morgan, 1950 Route 70 East, Ste. 200, Cherry Hill, NJ 08003.

5-6-3

**REGAN, PATRICIA** -- Kathleen Albertson, Executor, 252 Concord Road, Schwenksville, PA 19473; Whitney P. O'Reilly, Atty., Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl. 32, Philadelphia, PA 19103.

5-6-3\*

**RUTECKI, MARY T.** – Christine Rhoades, Executrix, c/o Dennis R. Primavera, Esq., 3200 Magee Ave., Philadelphia, PA 19149; Dennis R. Primavera, Atty., 3200 Magee Ave., Philadelphia, PA 19149.

4-29-3

**SCOTT, JOSEPH ALISON (a/k/a JOSEPH A. SCOTT, III)** – Joseph Scott, IV, Executor, c/o Josh Sarner, Esq., 1835 Market St., Ste. 1215, Phila., PA 19103; Josh Sarner, Atty., Sarner & Associates, P.C., 1835 Market St., Ste. 1215, Phila., PA 19103.

5-6-3

**SNEAD, DIANA** – Alicia Snead, Administratrix, c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038; Daniella A. Horn, Atty., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

5-6-3

**STACY, JR., LEON HENRY** -- Christopher Lee Stacy and Edward Michael Andrews, Jr., Co-Executors, c/o 1581 Main Street, Suite 200, Warrington, PA 18976; Thomas E. Shea, Atty., 1581 Main Street, Suite 200, Warrington, PA 18976.

5-6-3\*

**STALLINGS, FRANCES E.** – Marianna F. Schenk, Executrix, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004; Marianna F. Schenk, Atty., Bala Law Group, LLC, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004.

5-6-3

**SUTTON, RICKY EARL (a/k/a RICKY E. SUTTON)** – Charles A. J. Halpin, III, Administrator, The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110.

5-6-3

**WHEELOCK, SCOTT FREDRICK** – Lee Wilkinson, Executrix, c/o Vito F. Canuso, Jr., Esq., The Bellevue, 200 S. Broad St., Ste. 550, Philadelphia, PA 19102; Vito F. Canuso, Jr., Atty., The Bellevue, 200 S. Broad St., Ste. 550, Philadelphia, PA 19102.

4-29-3

**WILLIAMS, FLORENCE G.** – Edith L. Catlett, Executrix, c/o Dana Bookbinder, Esq., 8000 Sagemore Dr., Ste. 8303, Marlton, NJ 08053; Dana Bookbinder, Atty., Bookbinder Law, LLC, 8000 Sagemore Dr., Ste. 8303, Marlton, NJ 08053.

5-6-3

**WINDRIM, ALLEN E., III** – Adrienne Reyes, Administratrix, 1702 Liverpool Ave., Egg Harbor City, NJ 08215.

5-6-3

## CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 22, 2024, by **WE Administrators, Inc.**, a foreign corporation formed under the laws of the US territory of Puerto Rico, where its principal office is located at 1400 Avenida de Diego, Ste 230A, Carolina, PR 00987; for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The character and nature of the business is: Third Party Administrator. The proposed registered office in Pennsylvania is: Corporation Service Company 2595 Interstate Drive, Suite 103 Harrisburg, Pennsylvania 17110

5-13-1\*

# PUBLIC NOTICES

The Legal Intelligencer

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

An ALM. Product

## CITY COUNCIL

### City of Philadelphia Public Hearing Notice

The **Committee on Law and Government** of the Council of the City of Philadelphia will hold a Public Hearing on **Monday, May 20, 2024**, at **10:00 AM**, in **Room 400, City Hall**, to hear testimony on the following items:

**240004** An Ordinance amending Title 11 (“Streets”) and Title 21 (“Miscellaneous”) of The Philadelphia Code to amend requirements concerning publication of notices in newspapers, all under certain terms and conditions.

**240005** An Ordinance providing for the submission to the qualified electors of the City of Philadelphia of an amendment to The Philadelphia Home Rule Charter to create the Office of Homeless Services Ombudsperson as set forth in a Resolution approved by Council; fixing the date of a special election for such purpose; prescribing the form of ballot question to be voted on; and, authorizing the appropriate officers to publish notice and to make arrangements for the special election.

**240030** Resolution proposing an amendment to The Philadelphia Home Rule Charter providing for the creation of the Office of the Homeless Services Ombudsperson, and providing for the submission of the amendment to the electors of Philadelphia.

**240061** An Ordinance providing for the submission to the qualified electors of the City of Philadelphia of the proposal set forth in a Resolution approved by Council proposing an amendment to the Philadelphia Home Rule Charter further providing for mandatory annual appropriations for the Housing Trust Fund; and authorizing and directing the appropriate officers to publish notice and to make arrangements for the special election.

**240068** Resolution proposing an amendment to the Philadelphia Home Rule Charter further providing for mandatory annual appropriations for the Housing Trust Fund; and providing for the submission of the proposed amendment to the electors of Philadelphia.

Immediately following the public hearing, a meeting of the Committee on Law and Government, open to the public, will be held to consider the action to be taken on the above listed items.

Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall.

5-13-1\*

### City of Philadelphia Public Hearing Notice

The **Committee on Public Health and Human Services** of the Council of the City of Philadelphia will hold a Public Hearing on **Tuesday, May 21, 2024**, at **2:00 PM**, in **Room 400, City Hall**, to hear testimony on the following items:

**240197** Resolution authorizing the Committee on Public Health and Human Services to conduct hearings concerning the rapidly evolving and worsening crisis of overdose deaths and their impact on neighborhoods, particularly in Black communities across Philadelphia.

Immediately following the public hearing, a meeting of the Committee on Public Health and Human Services, open to the public, will be held to consider the action to be taken on the above listed items.

Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall.

5-13-1\*

## FICTITIOUS NAMES

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 22, 2024, an application for the conduct of a business in Philadelphia County, Pennsylvania, under the assumed or fictitious name, style or designation of **Anthony Santhon Wright Jr.** with the principal place of business at 1500 Chestnut St., Suite 2 #2333, Philadelphia, PA 19102. The name and address of the person owning or interested in said business are: Anthony Santhon Wright Jr., 1500 Chestnut St., Suite 2 #2333, Philadelphia, PA 19102.

5-13-1\*



# Sheriff's Sale Notices for June 4, 2024

## SHERIFF'S SALE

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

### FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, June 4, 2024 at:

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

### PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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

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

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

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

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

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

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

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

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

## SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,

ROCHELLE BILAL, Sheriff  
City and County of Philadelphia  
[www.OfficeofPhiladelphiaSheriff.com](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, JUNE 4, 2024

## SHERIFF'S SALE

### 2406-301

**6506 Hegerman St 19135** 41st Wd. 1,313 Sq. Ft. BRT #411367800 Improvements: Residential Property

JERRY ARMSTRONG JR C.P. Nov 2022 No. 01322 \$43,151.32 KML Law Group, P.C.

### 2406-302

**462 E Cosgrove St 19144** 59th Wd. 1,094 Sq. Ft. BRT #592049100 Improvements: Residential Property  
SHAKITA GREEN SOLELY IN HER CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED, THE UNKNOWN HEIRS OF EFFIE L. GREEN DECEASED, DARIAN PRIOLEAU SOLELY IN HIS CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED, LAJUANE PRIOLEAU SOLELY IN HER CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED, SHANA PRIOLEAU SOLELY IN HER CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED NAIRDA WASHINGTON SOLELY IN HER CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED C.P. June 2022 No. 02381 \$83,881.31 KML Law Group, P.C.

### 2406-303

**629 W Johnson St 19144** 21st Wd. 1,290 Sq. Ft. BRT #213102100 Improvements: Residential Property  
STANLEY A. ZAWISLAK C.P. Feb 2023 No. 00044 \$192,355.41 KML Law Group, P.C.

### 2406-304

**10211 Ambridge Pl 19114** 66th Wd. 2,728 Sq. Ft. BRT #661047000 Improvements: Residential Property  
MARK GOWLAND & JENNIFER LIS C.P. Jun 2019 No. 07211 \$79,379.64 KML Law Group, P.C.

### 2406-305

**1217 S 46th St 19143** 27th Wd. 2,860 Sq. Ft. BRT #272162000 Improvements: Residential Property  
LISA MARIE FRANCIS-RICHBURG, SOLELY IN HER CAPACITY AS HEIR OF RAYMOND FRANCIS, DECEASED, TISA FRANCIS, SOLELY IN HER CAPACITY AS HEIR OF RAYMOND FRANCIS, DECEASED, AND THE UNKNOWN HEIRS OF RAYMOND FRANCIS, DECEASED, AND THE UNKNOWN HEIRS OF RAYMOND FRANCIS, DECEASED C.P. Dec 2019 No. 00184 \$320,360.92 KML Law Group, P.C.

### 2406-306

**3720 Clarendon Ave 19114** 66th Wd. 1,739 Sq. Ft. BRT #661262900 Improvements: Residential Property  
BARBARA BLANDFORD & KRISTIE PAYNE C.P. Jan 2023 No. 01349 \$322,730.80 KML Law Group, P.C.

### 2406-307

**4037 Balwynne Park Rd 19131** 52nd Wd. 2,240 Sq. Ft. BRT #521403900 Improvements: Residential Property  
SAMANTHA INGRAM AND ANDRE Z. INGRAM AKA ANDRE INGRAM C.P. Aug 2023 No. 01828 \$158,944.18 KML Law Group, P.C.

### 2406-308

**5417 W Thompson St 19131** 4th Wd. 2,300 Sq. Ft. BRT #041219400 Improvements: Residential Property  
ROSEMARY M. POOLE C.P. Feb 2022 No. 00271 \$77,300.13 KML Law Group, P.C.

### 2406-309

**3204 Atmore Rd 19154** 66th Wd. 2,680 Sq. Ft. BRT #663109600 Improvements:

## SHERIFF'S SALE

Residential Property  
TRACY E. BLAKE C.P. Mar 2022 No. 01821 \$167,033.78 KML Law Group, P.C.

### 2406-310

**5634 N Sydenham St 19141** 17th Wd. 1,504 Sq. Ft. BRT #172104300 Improvements: Residential Property  
TYNEK BUTLER, SOLELY IN HIS CAPACITY AS HEIR OF LATANYA JACKSON, DECEASED, KENDRA JACKSON, SUMMER JACKSON, THE UNKNOWN HEIRS OF LATANYA JACKSON C.P. May 2022 No. 01017 \$198,924.14 KML Law Group, P.C.

### 2406-311

**4425-27 1/2 N Lawrence St 19140** 7th Wd. 4,830 Sq. Ft. BRT #072158900 Improvements: Residential Property  
IDELFONSO RODRIGUEZ JR. A/K/A IDELFONSO RODRIGUEZ C.P. Aug 2016 No. 01446 \$96,966.38 KML Law Group, P.C.

### 2406-312

**1921 E Cambria St 19134** 25th Wd. 1283 Sq. Ft. BRT #252100200 Improvements: Residential Property  
YVONNE KIRKLAND C.P. Jan 2022 No. 02352 \$50,494.76 KML Law Group, P.C.

### 2406-313

**1012 Daly St 19148** 39th Wd. 728 Sq. Ft. BRT #394080110 Improvements: Residential Property  
MY A. PHUN C.P. Jun 2022 No. 01015 \$148,326.16 KML Law Group, P.C.

### 2406-314

**238 S 56th St 19139** 60th Wd. 1,320 Sq. Ft. BRT #604214500 Improvements: Residential Property  
RALPH LEVER HATWOOD C.P. May 2022 No. 00283 \$90,507.42 KML Law Group, P.C.

### 2406-315

**1940 S Ithan St 19143** 51st Wd. 953 Sq. Ft. BRT #514229600 Improvements: Residential Property  
KENNETH WARNER C.P. Oct 2022 No. 01893 \$79,328.33 KML Law Group, P.C.

### 2406-316

**6139 Master St 19151** 34th Wd. 735 Sq. Ft. BRT #342030900 Improvements: Residential Property  
MURTH MARIE WILLIAMS, AS ADMINISTRATRIX OF THE ESTATE OF WINSTON WILLIAMS JR, DECEASED C.P. Oct 2022 No. 02610 \$50,544.75 KML Law Group, P.C.

### 2406-317

**1225 E Johnson St 19138** 22nd Wd. 3,263 Sq. Ft. BRT #221018700 Improvements: Residential Property Subject To Mortgage  
CHATYRA LAKINYA DICKERSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIRESS OF THE ESTATE OF LARRY MANIGO C.P. Feb 2023 No. 02115 \$268,991.48 Brock & Scott PLLC

### 2406-318

**5021 W Girard Ave 19131** 44th Wd. 1,220 Sq. Ft. BRT #442086800 Improvements: Residential Property Subject To Mortgage  
LAURA JENKINS A/K/A LAURA B. JENKINS, IN HER CAPACITY AS ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF ELIZA E. JOHNSON A/K/A ELIZA JOHNSON-JENKINS A/K/A ELIZA JENKINS A/K/A ELIZA JOHNSON JENKINS; ETTA P. JENKINS, IN HER CAPACITY AS DEVISEE

## SHERIFF'S SALE

OF THE ESTATE OF ELIZA E. JOHNSON A/K/A ELIZA JOHNSON-JENKINS A/K/A ELIZA JENKINS A/K/A ELIZA JOHNSON JENKINS; THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA C.P. July 2018 No. 00834 \$50,511.93 Brock & Scott PLLC

### 2406-319

**161 W Grange Ave 19120** 61st Wd. 1,374 Sq. Ft. BRT #612073800 Improvements: Residential Property Subject To Mortgage  
VANESSA D. AVENT C.P. Aug 2022 No. 02251 \$38,091.37 Brock & Scott PLLC

### 2406-320

**5121 Locust St 19139** 60th Wd. 1,785 Sq. Ft. BRT #602075500 Improvements: Residential Property  
DEIDRE PECK, AS HEIRESS TO THE ESTATE OF CHRISTINE PECK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE PECK, DECEASED C.P. May 2023 No. 01498 \$134,282.87 Brock & Scott PLLC

### 2406-321

**3219 Mount Vernon St 19104** 24th Wd. 1,306 Sq. Ft. BRT #242068010 Improvements: Residential Property Subject To Mortgage  
YIZHOU JIANG C.P. July 2023 No. 02703 \$192,664.36 Brock & Scott PLLC

### 2406-322

**1123 Grant Ave 19115** 63rd Wd. 6,015 Sq. Ft. BRT #632118100 Improvements: Residential Property  
DAVID LEE STALLER, HEIR TO THE ESTATE OF IRVING STALLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGN, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST UNDER OR FROM IRVING STERLING, DECEASED C.P. July 2023 No. 03091 \$248,835.59 Brock & Scott PLLC

### 2406-323

**6727 Large St 19149** 54th Wd. 2350 Sq. Ft. BRT #542240100 Improvements: Residential Property  
UNKNOWN HEIRS OF TYRONE BUSH, DECEASED C.P. Nov 2022 No. 01445 \$153,349.39 KML Law Group, P.C.

### 2406-324

**6212 W Stiles St 19151** 34th Wd. 1,566 Sq. Ft. BRT #341066300 Improvements: Residential Property  
LILLIAN BROADDUS SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, PAULETTE COLEMAN SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, SHELLY EDMUNDS SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, TONYA EDMUNDS SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, WILLIAM EDMUNDS, III SOLELY IN HIS CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, NATALIE EDMUNDS-GUNTER SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS

| SHERIFF'S SALE   | SHERIFF'S SALE   | SHERIFF'S SALE  | SHERIFF'S SALE  | SHERIFF'S SALE   |
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| DECEASED, YAZMEN GUNTER, SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS, DECEASED, THE UNKNOWN HEIRS OF LILLIAN E. EDMUNDS DECEASED AND THE UNKNOWN HEIRS OF WILLIAM H. EDMUNDS DECEASED C.P. Jun 2019 No. 06525 \$80,579.54 KML Law Group, P.C.   | 2,629 Sq. Ft. BRT #541303500 Improvements: Residential Property<br>EMMAIVETTE VASQUEZ C.P. Apr 2018 No. 02498 \$112,903.84 Logs Legal Group LLP  | 02526 \$251,792.51 Pincus Law Group, PLLC   | <b>2406-359</b><br><b>1645 N Newkirk St 19121</b> 32nd Wd. 790 Sq. Ft. BRT #324152301 Improvements: Residential Property Subject To Mortgage ARMYNAVYFLIPS LIMITED LIABILITY COMPANY C.P. Nov 2023 No. 02232 \$283,596.68 Friedman Vartolo LLP  | ments: Residential Property<br>JOHN E. SANFORD C.P. Apr 2016 No. 01372 \$118,222.99 McCabe, Weisberg & Conway, LLC   |
| <b>2406-325</b><br><b>3132 Tilton St 19134</b> 25th Wd. 618 Sq. Ft. BRT #251215700 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. Jul 2023 No. 00110 \$142,096.69 Friedman Vartolo LLP   | <b>2406-336</b><br><b>2936 Tulip St 19134</b> 25th Wd. 946 Sq. Ft. BRT #252367600 Improvements: Residential Property<br>JAMES W. JORDAN C.P. Jan 2023 No. 02071 \$165,673.81 Logs Legal Group LLP  | <b>2406-347</b><br><b>858 Medway Rd 19115</b> 58th Wd. 5,778 Sq. Ft. BRT #581160801 Improvements: Residential Property<br>EFTHIMIA MALTEZOS A/K/A EFFIE MALTEZOS C.P. Jan 2017 No. 03782 \$196,474.32 Pincus Law Group, PLLC                    | <b>2406-360</b><br><b>6146 Delancey St 19143</b> 3rd Wd. 960 Sq. Ft. BRT #032027500 Improvements: Residential Property Subject To Mortgage GARDEN PROPERTIES, LLC C.P. Sept 2023 No. 01688 \$118,802.82 Friedman Vartolo LLP  | <b>2406-370</b><br><b>2804 W Girard Ave 19130</b> 29th Wd. 3,084 Sq. Ft. BRT #871400245 Improvements: Residential Property<br>ROUND-UP, S-LLC & KIRK WHITFIELD & LEUTELIA SAMPSON-WHITFIELD AND BULLNOSE CONSTRUCTION & CONSULTANTS, INC. C.P. Aug 2023 No. 00605 \$682,763.01 Romano Garubo & Argentieri  |
| <b>2406-326</b><br><b>1555 N Edgewood St 19151</b> 34th Wd. 991 Sq. Ft. BRT #342223000 Improvements: Residential Property Subject To Mortgage RUSSELL ENTERPRISES C.P. Mar 2023 No. 01436 \$149,241.35 Friedman Vartolo LLP  | <b>2406-337</b><br><b>421 W Godfrey Ave 19120</b> 61st Wd. 1,305 Sq. Ft. BRT #611296100 Improvements: Residential Property<br>LEANDER ROBINSON, SR. AND FELICIA ROBINSON C.P. Feb 2023 No. 02680 \$196,466.11 Logs Legal Group LLP   | <b>2406-348</b><br><b>5153 Fairhill Street, Aka 5153 North Fairhill Street 19120</b> 49th Wd. 1,650 Sq. Ft. BRT #492095400 Improvements: Residential Property<br>CHANNA COBS C.P. Jan 2020 No. 03325 \$82,128.87 Manley Deas Kochalski LLC      | <b>2406-361</b><br><b>3529 N 19th St 19140</b> 11th Wd. 1,874 Sq. Ft. BRT #112270300 Improvements: Residential Property Subject To Mortgage LX2 PROPERTIES LLC; MICHAEL LYLES C.P. Sept 2022 No. 01551 \$576,819.23 Friedman Vartolo LLP  | <b>2406-371</b><br><b>1330 66th Ave 19126</b> 49th Wd. 2538 Sq. Ft. BRT #493065400 Improvements: Residential Property<br>THERESA DREHER-LILLISTON AND HILTON LILLISTON C.P. Oct 2019 No. 03069 \$253,799.72 Romano Garubo & Argentieri   |
| <b>2406-327</b><br><b>531 N 63rd St 19151</b> 34th Wd. 1650 Sq. Ft. BRT #341274300 Improvements: Residential Property Subject To Mortgage MOOMOO2 LLC C.P. Jan 2023 No. 02632 \$592,140.74 Friedman Vartolo LLP  | <b>2406-338</b><br><b>1234 S 19th St 19146</b> 36th Wd. 1,104 Sq. Ft. BRT #361173300 Improvements: Residential Property<br>ANITA B. GASKIN, ADMINISTRATRIX OF THE ESTATE OF MINA FIELDS, DECEASED C.P. Apr 2023 No. 02817 \$229,072.61 Logs Legal Group LLP  | <b>2406-349</b><br><b>1422 S 21st St 19146</b> 36th Wd. 923 Sq. Ft. BRT #363270600 Improvements: Residential Property<br>THE VILMA-RAYMON GROUP, LLC; SIMONE BURRELL C.P. May 2023 No. 01635 \$197,206.91 Larocca Hornik Rosen & Greenberg LLP  | <b>2406-362</b><br><b>5131 Harlan St 19131</b> 44th Wd. 1,354 Sq. Ft. BRT #442174000 Improvements: Residential Property Subject To Mortgage ADDIE K. BRICE; DARNELL RUSSELL MANAGEMENT LLC C.P. Oct 2022 No. 01366 \$224,340.63 Friedman Vartolo LLP  | <b>2406-372</b><br><b>5711 Wyndale Ave 19131</b> 52nd Wd. 2,089 Sq. Ft. BRT #522135700 Improvements: Residential Property Subject To Mortgage SAMUEL BAILEY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF SAMUEL O'NEAL, AKA SAMUEL L. O'NEAL, AKA SAMUEL ONEAL; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF SAMUEL O'NEAL, AKA SAMUEL L. O'NEAL, AKA SAMUEL ONEAL C.P. Jan 2023 No. 02877 \$78,225.51 Manley Deas Kochalski LLC |
| <b>2406-329</b><br><b>1700 N Dover St 19121</b> 32nd Wd. 866 Sq. Ft. BRT #871543130 Improvements: Residential Property Subject To Mortgage GATSBY ENTERTAINMENT LLC C.P. Oct 2023 No. 01117 \$705,077.46 Friedman Vartolo LLP  | <b>2406-340</b><br><b>11919 Waldemire Dr 19154</b> 66th Wd. 1,755 Sq. Ft. BRT #662134700 Improvements: Residential Property<br>JENNIFER KRALLE STANTON, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF ETHEL KRALLE; JAMES KRALLE, JR., IN HIS CAPACITY AS HEIR OF ETHEL KRALLE; MATTHEW KRALLE, IN HIS CAPACITY AS HEIR OF ETHEL KRALLE; MICHAEL KRALLE, IN HIS CAPACITY AS HEIR OF ETHEL KRALLE; R.K., A MINOR IN HIS CAPACITY AS HEIR OF ETHEL KRALLE; A.K., A MINOR IN HIS CAPACITY AS HEIR OF ETHEL KRALLE C.P. Dec 2019 No. 00006 \$280,252.33 Robert, Anschutz, Schmeid, Crane & Partners | <b>2406-350</b><br><b>1808 W Susquehanna Ave 19121</b> 87th Wd. 2,466 Sq. Ft. BRT #871541880 Improvements: Residential Property<br>SHARP INTEGRAL SHOP LLC AND ROBERT MCCLENDON C.P. Nov 2023 No. 01976 \$325,853.26 Romano Garubo & Argentieri | <b>2406-363</b><br><b>1645 Wynsam St 19138</b> 10th Wd. 1,880 Sq. Ft. BRT #102196100 Improvements: Residential Property<br>ALAN R. THOMAS; KHALILAH THOMAS-PITTMAN; DEREK PITTMAN C.P. Jun 2023 No. 02596 \$93,836.61 Robert, Anschutz, Schmeid, Crane & Partners   | <b>2406-373</b><br><b>1802 Arthur St 19152</b> 56th Wd. 2,574 Sq. Ft. BRT #562052900 Improvements: Residential Property<br>CYNTHIA JOY HAUPTMANN C.P. Aug 2023 No. 02073 \$124,196.26 Hill Wallack LLP   |
| <b>2406-330</b><br><b>5558 Blakemore St 19138</b> 12th Wd. 774 Sq. Ft. BRT #122277200 Improvements: Residential Property Subject To Mortgage ANDRE CHRISTIE C.P. Dec 2023 No. 00864 \$130,433.92 Friedman Vartolo LLP  | <b>2406-341</b><br><b>322 S 56th St 19143</b> 60th Wd. 1,233 Sq. Ft. BRT #604217900 Improvements: Residential Property<br>RANCHO LLC C.P. May 2023 No. 03227 \$223,364.10 Hladik, Onorato & Federman, LLP  | <b>2406-351</b><br><b>5004 N 10th St 19141</b> 49th Wd. 1,680 Sq. Ft. BRT #491357000 Improvements: Residential Property<br>SHIRLEY WHITE AKA SHIRLEY AL-EXANDER WHITE C.P. Oct 2022 No. 00591 \$29,427.43 Parker Mccay P.A.                     | <b>2406-364</b><br><b>3318 Gurley Rd 19154</b> 66th Wd. 2,000 Sq. Ft. BRT #663115700 Improvements: Residential Property<br>MEGAN JABLONSKI, IN HER CAPACITY AS HEIR OF MARY ANN SABARA F/K/A MARY ANN SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SABARA F/K/A MARY ANN SMITH C.P. Mar 2022 No. 01302 \$217,807.81 Robert, Anschutz, Schmeid, Crane & Partners | <b>2406-374</b><br><b>652 E Wensley St 19134</b> 33rd Wd. 756 Sq. Ft. BRT #331130200 Improvements: Residential Property<br>JOSE MATINEZ, HEIR OF THE ESTATE OF IVETTE COLON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IVETTE COLON, DECEASED C.P. Feb 2022 No. 01951 \$32,267.67 Hill Wallack LLP  |
| <b>2406-331</b><br><b>5747 North Beechwood St 19138</b> 17th Wd. 868 Sq. Ft. BRT #172495100 Improvements: Residential Property<br>MARITA V. MARTIN AND ANGELA V. LUNDY C.P. Mar 2020 No. 00330 \$105,511.05 Logs Legal Group LLP   | <b>2406-342</b><br><b>325 W Ashdale St 19120</b> 42nd Wd. 1,008 Sq. Ft. BRT #422183600 Improvements: Residential Property<br>TIARA LEWIS C.P. Jun 2023 No. 02888 \$141,396.61 Hladik, Onorato & Federman, LLP  | <b>2406-352</b><br><b>7606 Algon Ave 19111</b> 56th Wd. 3,789 Sq. Ft. BRT #561122800 Improvements: Residential Property Subject To Mortgage SAJEDUL ISLAM C.P. Apr 2022 No. 00040 \$193,680.89 Vittti Law Group, Inc.                           | <b>2406-365</b><br><b>4355 Salmon St 19137</b> 45th Wd. 2,235 Sq. Ft. BRT #453280100 Improvements: Residential Property<br>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DON A. SHERMAN A/K/A DON ANDREW SHERMAN C.P. Nov 2022 No. 00368 \$83,143.68 Robert, Anschutz, Schmeid, Crane & Partners   | <b>2406-375</b><br><b>6726 Ditman St 19135</b> 41st Wd. 2250 Sq. Ft. BRT #412347600 Improvements: Residential Property Subject To Mortgage LAWRENCE WILLIAM POWELL, JR. AND JACQUELINE POWELL C.P. July 2023 No. 00335 \$120,852.52 Hill Wallack LLP   |
| <b>2406-332</b><br><b>5229 Jefferson St 19131</b> 52nd Wd. 1,232 Sq. Ft. BRT #521031800 Improvements: Residential Property<br>JOSEPH BUTTS, ADMINISTRATOR OF THE ESTATE OF ELLA L. BUTTS, DECEASED C.P. Jun 2023 No. 00460 \$102,920.80 Logs Legal Group LLP   | <b>2406-343</b><br><b>5436 Whitby Avenue 19143</b> 51st Wd. 1,223 Sq. Ft. BRT #513155900 Improvements: Residential Property<br>FRESBINDO ESPANA ROMERO, PHILIP MENAGED AND LEGANCY REAL ESTATE DEVELOPMENT LLC C.P. Nov 2023 No. 01593 \$115,338.68 Hladik, Onorato & Federman, LLP  | <b>2406-353</b><br><b>1236 Hale St 19111</b> 53rd Wd. 1,800 Sq. Ft. BRT #531030000 Improvements: Residential Property<br>PIERROT A. WIDEMAN C.P. Aug 2023 No. 02079 \$141,293.79 Powers Kim, LLC  | <b>2406-366</b><br><b>7703 Jason Pl 19153</b> 40th Wd. 1,800 Sq. Ft. BRT #405851800 Improvements: Residential Property<br>AUDREY M WHITAKER C.P. Dec 2022 No. 01845 \$110,660.53 Robert, Anschutz, Schmeid, Crane & Partners  | <b>2406-376</b><br><b>3502 Dows Rd 19154</b> 66th Wd. 1614 Sq. Ft. BRT #662288600 Improvements: Residential Property<br>RONALD M. BOESENHOFER III AKA RONALD BOESENHOFER III AKA RONALD BOESENHOFER C.P. Sep 2023 No. 01503 \$201,174.11 KML Law Group, P.C.   |
| <b>2406-333</b><br><b>6713 Paschall Ave 19142</b> 40th Wd. 1,156 Sq. Ft. BRT #403164700 Improvements: Residential Property<br>FREDA SEVILLE C.P. Aug 2023 No. 02547 \$34,394.87 Robert, Anschutz, Schmeid, Crane & Partners  | <b>2406-344</b><br><b>2253 Disston St 19149</b> 54th Wd. 1,490 Sq. Ft. BRT #542075100 Improvements: Residential Property<br>KIMBERLY A. GLASER C.P. Jan 2023 No. 00700 \$105,974.88 Hladik, Onorato & Federman, LLP  | <b>2406-354</b><br><b>1618 W Toronto St 19132</b> 11th Wd. 798 Sq. Ft. BRT #111094000 Improvements: Residential Property<br>RUSSELL L. WILLIAMS AND 1618 WEST TORONTO LLC C.P. Jun 2023 No. 00714 \$71,703.57 Eisenbery, Gold & Agrawal, P.C.   | <b>2406-367</b><br><b>220 N Paxon St 19139</b> 44th Wd. 1,152 Sq. Ft. BRT #441118600 Improvements: Residential Property<br>NAKARIE CARTER C.P. Sept 2023 No. 01033 \$132,185.45 McCabe, Weisberg & Conway, LLC  | <b>2406-377</b><br><b>3421 Ella St 19134</b> 7th Wd. 1,050 Sq. Ft. BRT #073078600 Improvements: Residential Property<br>EZEQUIEL RODRIGUEZ C.P. Mar 2023 No. 03120 \$14,268.67 Manley Deas Kochalski LLC   |
| <b>2406-334</b><br><b>225 Zeralda St 19144</b> 13th Wd. 1,152 Sq. Ft. BRT #133024600 Improvements: Residential Property<br>MARGARITE WILLIAMS, IN HER CAPACITY AS HEIR OF POLLY CARMICHAEL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER POLLY CARMICHAEL C.P. Jan 2022 No. 01981 \$280,090.55 Robert, Anschutz, Schmeid, Crane & Partners | <b>2406-345</b><br><b>4213 N 7th St 19140</b> 43rd Wd. 1,305 Sq. Ft. BRT #433302900 Improvements: Residential Property<br>BERNARD V. JONES; MARIAN THOMAS C.P. Feb 2023 No. 01256 \$60,699.22 Manley Deas Kochalski LLC  | <b>2406-355</b><br><b>3021 Diamond St 19121</b> 32nd Wd. 1,485 Sq. Ft. BRT #323129501 Improvements: Residential Property<br>MATRIARCH 097013 LLC C.P. Oct 2023 No. 01934 \$308,293.57 Weber Gallaher Simpson Stapleton Fires & Newby, LLP       | <b>2406-368</b><br><b>1101 W Nevada St 19133</b> 37th Wd. 1,889 Sq. Ft. BRT #871552090 Improvements: Residential Property<br>DENIECE YOUNG C.P. Jan 2022 No. 01648 \$62,000.00 McCabe, Weisberg & Conway, LLC   | <b>2406-378</b><br><b>19 W Rockland St 19144</b> 12th Wd. 1,507 Sq. Ft. BRT #123036700 Improvements: Residential Property<br>JOVONNA A. WELLS C.P. Aug 2022 No. 00640 \$154,864.02 Manley Deas Kochalski LLC   |
| <b>2406-335</b><br><b>5914 E Roosevelt Blvd 19149</b> 54th Wd.   | <b>2406-346</b><br><b>933 E Gorgas Ln 19150</b> 50th Wd. 2,599 Sq. Ft. BRT #502418900 Improvements: Residential Property<br>GERALDINE DODD C.P. Dec 2014 No.   | <b>2406-357</b><br><b>827 N Newkirk St 19130</b> 15th Wd. 644 Sq. Ft. BRT #151328100 Improvements: Residential Property<br>JOHN J. DRUM C.P. Jan 2022 No. 00861 \$323,959.53 Pincus Law Group, PLLC   | <b>2406-369</b><br><b>5917 N Hutchinson St 19141</b> 49th Wd. 1,088 Sq. Ft. BRT #492155800 Improve-   |  |

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| <b>2406-379</b><br><b>2618 S Jessup St 19148</b> 39th Wd. 708 Sq. Ft. BRT #394200200 Improvements: Residential Property<br>EMILIA MARTINO C.P. Sep 2023 No. 00182 \$30,361.91 Manley Deas Kochalski LLC  | WRIGHT C.P. Aug 2023 No. 03353 \$14,310.92 Hladik, Onorato & Federman, LLP  | JEANETTE OKULA, DECEASED AND MARGIE KRAUS, AS KNOWN HEIR TO JEANETTE OKULA, DECEASED AND PENNY K. NICHOLLS, AS KNOWN HEIR TO JEANETTE OKULA, DECEASED AND THE UNKNOWN HEIRS OF JEANETTE OKULA, DECEASED AND THOMAS J ARTHUR C.P. May 2023 No. 01559 \$99,052.10 Stern & Eisenberg, PC  | <b>2406-408</b><br><b>1708 Kennedy St 19124</b> 62nd Wd. 2,152 Sq. Ft. BRT #622156530 Improvements: Residential Property<br>CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH GOLOFF A/K/A JOSEPH MORRIS GOLOFF, DECEASED C.P. Dec 2023 No. 03140 \$12,951.55 Law Office Of Gregory Javardian, LLC  | CORETRUST PARTNERS, LLC C.P. Jan 2024 No. 03059 \$78,521,392.94 Duane Morris LLP   |
| <b>2406-380</b><br><b>6105 Harley Ave 19142</b> 40th Wd. 1133 Sq. Ft. BRT #402285800 Improvements: Residential Property<br>ROBERT F. GARBER C.P. Jun 2022 No. 01814 \$50,444.76 KML Law Group, P.C.  | <b>2406-391</b><br><b>2542 W York St 19132</b> 28th Wd. 728 Sq. Ft. BRT #281243300 Improvements: Residential Property<br>MANUEL MORALES RIVERA AND NHS INVESTMENTS, LLC C.P. Nov 2023 No. 00157 \$131,922.69 Hladik, Onorato & Federman, LLP                                | <b>2406-402</b><br><b>1208 W Rockland St 19141</b> 49th Wd. 2,264 Sq. Ft. BRT #491117700 Improvements: Residential Property Subject To Mortgage<br>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MANAWAR ALAM, AKA MANAWAR ALAM, SR, DECEASED C.P. Aug 2023 No. 01558 \$93,064.68 Brock & Scott PLLC   | <b>2406-409</b><br><b>2109 Melvin St 19131</b> 52nd Wd. 1,293 Sq. Ft. BRT #522246500 Improvements: Residential Property Subject To Mortgage Subject To Rent<br>MILEHI, LLC C.P. July 2023 No. 00388 \$206,492.13 Hourigan, Kluger & Quinn, PC  | <b>2406-418 B</b><br><b>4411 South Broad St 19112</b> 39th Wd. 337832 Sq. Ft. BRT #885612920 Improvements: Commercial Property Subject To Mortgage Subject To Rent<br>KIM FIVE CRESCENT DRIVE LLC C/O CORETRUST PARTNERS, LLC C.P. Jan 2024 No. 03059 \$78,521,392.94 Duane Morris LLP   |
| <b>2406-381</b><br><b>7499 Briar Rd 19138</b> 50th Wd. 1504 Sq. Ft. BRT #501345100 Improvements: Residential Property<br>CONSUELLA TENNESSEE C.P. Jan 2022 No. 01919 \$166,529.96 KML Law Group, P.C.  | <b>2406-392</b><br><b>1934 74th Ave 19138</b> 10th Wd. 1,138 Sq. Ft. BRT #101386400 Improvements: Residential Property<br>ETHEL O. BOYD A/K/A ETHEL WHITE LOWERY BOYD C.P. Jan 2016 No. 00941 \$109,246.40 Hladik, Onorato & Federman, LLP                                  | <b>2406-403</b><br><b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage<br>GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock & Scott PLLC  | <b>2406-410</b><br><b>1307 N 6th St Apt 1 19122</b> 18th Wd. 2,159 Sq. Ft. BRT #888180970 Improvements: Residential Property<br>JONATHAN GLOVER C.P. May 2023 No. 02774 \$280,632.09 Robertson, Anschutz,schneid, Crane & Partners, PLLC   | <b>2406-419</b><br><b>8029 Lindbergh Blvd 19153</b> 40th Wd. 1,290 Sq. Ft. BRT #405844700 Improvements: Residential Property<br>FREDERICK FAIRFAX, JR., ADMINISTRATOR OF THE ESTATE OF FRED LONNIE FAIRFAX, DECEASED C.P. Dec 2021 No. 01718 \$174,345.97 Logs Legal Group LLP   |
| <b>2406-382</b><br><b>3111 Windish St 19152</b> 64th Wd. 1270 Sq. Ft. BRT #641198500 Improvements: Residential Property<br>DANIELLE HEIM AND STEPHEN C. HEIM C.P. Sep 2023 No. 00780 \$216,809.14 KML Law Group, P.C.  | <b>2406-393</b><br><b>159 N 55th St 19139</b> 4th Wd. 1,096 Sq. Ft. BRT #041160100 Improvements: Residential Property<br>LEWIS MUNDEN, JR. C.P. Mar 2022 No. 01856 \$118,594.52 Hladik, Onorato & Federman, LLP   | <b>2406-404</b><br><b>3914 N 13th St 19140</b> 43rd Wd. 1,350 Sq. Ft. BRT #433174100 Improvements: Residential Property<br>THOMAS HENRY WALKE, IN HIS CAPACITY AS KNOWN HEIR OF MARY WALK A/K/A MARY LOUISE WALKE, DECEASED; JAMES H. WALKE, JR., IN HIS CAPACITY AS KNOWN HEIR OF MARY WALK A/K/A MARY LOUISE WALKE, DECEASED; TYRONE A WALKE, IN HIS CAPACITY AS KNOWN HEIR OF MARY WALK A/K/A MARY LOUISE WALKE, DECEASED AND UNKNOWN HEIRS OF MARY WALK A/K/A MARY LOUISE WALKE, DECEASED C.P. Feb 2020 No. 03598 \$53,419.09 Pincus Law Group, PLLC | <b>2406-411</b><br><b>2550 N Gratz St 19132</b> 16th Wd. 672 Sq. Ft. BRT #162068500 Improvements: Commercial Property Subject To Mortgage<br>2323 NORTH LLC C.P. Dec 2023 No. 02460 \$96,715.85 Mccarter & English, LLP  | <b>2406-420</b><br><b>475 Howell St 19120</b> 35th Wd. 2,813 Sq. Ft. BRT #352135300 Improvements: Residential Property<br>DELENA BURRY, KNOWN HEIR OF DANNETTE D. BURRY, DECEASED DORYANN BURRY, KNOWN HEIR OF DANNETTE D. BURRY, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANNETTE D. BURRY, DECEASED C.P. Apr 2023 No. 00636 \$123,390.93 Logs Legal Group LLP |
| <b>2406-383</b><br><b>969 N Randolph St 19123</b> 5th Wd. 1,260 Sq. Ft. BRT #057145500 Improvements: Residential Property<br>UTA M. FELLECHNER C.P. Dec 2022 No. 00688 \$236,800.49 Stern & Eisenberg, PC  | <b>2406-394</b><br><b>3640 Newberry Rd 19154</b> 66th Wd. 2500 Sq. Ft. BRT #662525900 Improvements: Residential Property<br>GINA SFORZA AND SEAN F. O'NEILL C.P. Jan 2022 No. 00745 \$264,947.17 Hladik, Onorato & Federman, LLP  | <b>2406-405</b><br><b>4518 Sheffield Ave 19136</b> 65th Wd. 1,377 Sq. Ft. BRT #651134800 Improvements: Residential Property<br>DAWN MARIE PROUD, KNOWN HEIR OF LORRAINE R. SOMENSKY, DECEASED; FRANI KAY MCGINTY, KNOWN HEIR OF LORRAINE R. SOMENSKY, DECEASED UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LORRAINE R. SOMENSKY, DECEASED C.P. Nov 2021 No. 01357 \$117,641.24 Pincus Law Group, PLLC   | <b>2406-412</b><br><b>2644 Agate St 19125</b> 31st Wd. 742 Sq. Ft. BRT #312000700 Improvements: Residential Property<br>LINAN CORP. C.P. Oct 2023 No. 01318 \$137,340.00 Joseph P. Kerrigan, Esq.  | <b>2406-421</b><br><b>6155 Walnut Street 19139</b> 3rd Wd. 1,200 Sq. Ft. BRT #031062000 Improvements: Residential Property<br>JST HOLDINGS LLC ABDUL HASHEM C.P. Jan 2024 No. 00337 \$105,201.67 Duane Morris LLP  |
| <b>2406-384</b><br><b>2111 S 6th St 19148</b> 39th Wd. 1,230 Sq. Ft. BRT #392331100 Improvements: Residential Property<br>CYNTHIA DENIESE STEVENS-ANDING, AS ADMINISTRATOR TO THE ESTATE OF VINIE D. STEVENS A/K/A VINIE STEVENS, ROBERT STEVENS, VINIE D. STEVENS A/K/A VINIE STEVENS C.P. Oct 2022 No. 02642 \$49,115.75 Stern & Eisenberg, PC | <b>2406-395</b><br><b>448 E Pleasant St 19119</b> 22nd Wd. 1,600 Sq. Ft. BRT #222068800 Improvements: Residential Property<br>VIDAL RAMOND BELCHER, EXECUTOR OF THE ESTATE OF DEBRA Y. BELCHER, DECEASED C.P. Feb 2023 No. 01285 \$5,121.48 Hladik, Onorato & Federman, LLP | <b>2406-406</b><br><b>1310 South 6th St 19147</b> 1st Wd. 800 Sq. Ft. BRT #021057200 Improvements: Residential Property<br>LYNN ELAINE DELVECCHIO, KNOWN HEIRS OF ANYTHONY CIANFRANI, DECEASED MARIA E. ROBERTS KNOWN HEIRS OF ANTHONY CIANFRANI, DECEASED UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER ANTHONY CIANFRANI, DECEASED C.P. Aug 2022 No. 01952 \$581,541.61 Pincus Law Group, PLLC  | <b>2406-413</b><br><b>1419 S Hanson St 19143</b> 27th Wd. 700 Sq. Ft. BRT #273042100 Improvements: Residential Property Subject To Mortgage<br>DURTY DEVILZ PROPERTY INVESTMENTS LLC C.P. Apr 2023 No. 01655 \$128,690.92 Padgett Law Group  | <b>2406-422</b><br><b>24 Collom St Aka 24 East Collom St 19144</b> 12th Wd. 915 Sq. Ft. BRT #121060800 Improvements: Residential Property Subject To Rent<br>OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC  |
| <b>2406-385</b><br><b>4651 Benson St 19136</b> 65th Wd. 1,436 Sq. Ft. BRT #652057400 Improvements: Residential Property<br>THE UNKNOWN HEIRS OF CAROLYN TILDON A/K/A CAROLINE J. TILDON, DECEASED C.P. Aug 2022 No. 02175 \$82,359.64 Stern & Eisenberg, PC  | <b>2406-396</b><br><b>3539 Churchill Ln 19114</b> 66th Wd. 2,827 Sq. Ft. BRT #661176200 Improvements: Residential Property<br>FRANK SACKOSKY AND IRENE SACKOSKY C.P. Jul 2023 No. 02826 \$55,768.65 Hladik, Onorato & Federman, LLP   | <b>2406-407</b><br><b>2126 S 8th St 19148</b> 39th Wd. 1,808 Sq. Ft. BRT #393254500 Improvements: Residential Property<br>MICHAEL SHOEMAKER AND WILIAM R. TOUGHILL C.P. Mar 2023 No. 02503 \$153,732.52 Stern & Eisenberg, PC  | <b>2406-414</b><br><b>823 E. Madison St 19134</b> 33rd Wd. 713 Sq. Ft. BRT #331074300 Improvements: Residential Property<br>BECKFORD INVESTMENTS, LLC C.P. Oct 2023 No. 01061 \$112,667.31 Kaplin, Stewart, Meloff, Reiter And Stein, P.C.   | <b>2406-422-A</b><br><b>653 E Wishart St 19134</b> 33rd Wd. 700 Sq. Ft. BRT #331030100 Improvements: Residential Property Subject To Rent<br>OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC  |
| <b>2406-386</b><br><b>5403 N 12th St 19141</b> 49th Wd. 2,116 Sq. Ft. BRT #493117100 Improvements: Residential Property<br>SHARONN THOMAS C.P. Apr 2023 No. 00194 \$100,311.88 Stern & Eisenberg, PC   | <b>2406-397</b><br><b>7923 Anita Dr 19111</b> 56th Wd. 3,633 Sq. Ft. BRT #561101500 Improvements: Residential Property<br>DAVID DELGADO C.P. Feb 2017 No. 08175 \$194,214.35 Hladik, Onorato & Federman, LLP  | <b>2406-408</b><br><b>6126 Vandike St 19135</b> 41st Wd. 1,056 Sq. Ft. BRT #411331100 Improvements: Residential Property<br>DEBORAH J. NICHOLLS-ELDRED, AS KNOWN HEIR TO JEANETTE OKULA, DECEASED AND JOSEPH D. NICHOLLS, AS KNOWN HEIR TO   | <b>2406-415</b><br><b>6649 Guyer Ave 19142</b> 40th Wd. 1,107 Sq. Ft. BRT #406310900 Improvements: Residential Property<br>BLUE DIAMONDZ LLC C.P. Feb 2023 No. 02700 \$149,558.68 Weber Gallaher Simpson Stapleton Fires & Newby, LLP  | <b>2406-422-B</b><br><b>623 E Wishart St 19134</b> 33rd Wd. 700 Sq. Ft. BRT #331028600 Improvements: Residential Property Subject To Rent<br>OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski LLC  |
| <b>2406-387</b><br><b>4729 N Camac St 19141</b> 49th Wd. 1,347 Sq. Ft. BRT #491473400 Improvements: Residential Property<br>NADEZHADA LEVIYEVA A/K/A NADEZHDA LEVIYEVA C.P. Feb 2023 No. 02540 \$86,383.65 Stern & Eisenberg, PC   | <b>2406-398</b><br><b>9330 Academy Rd 19114</b> 57th Wd. 8,460 Sq. Ft. BRT #572336900 Improvements: Residential Property<br>ROOSEVELT R. RIMORIN AND SALVACION M. RIMORIN C.P. July 2022 No. 00025 \$200,486.32 Stern & Eisenberg, PC                                       | <b>2406-409</b><br><b>2126 S 8th St 19148</b> 39th Wd. 1,808 Sq. Ft. BRT #393254500 Improvements: Residential Property<br>MICHAEL SHOEMAKER AND WILIAM R. TOUGHILL C.P. Mar 2023 No. 02503 \$153,732.52 Stern & Eisenberg, PC  | <b>2406-416</b><br><b>2333 S 71st St 19142</b> 40th Wd. 800 Sq. Ft. BRT #406164100 Improvements: Residential Property<br>MARKEEMA Y. SMALLS C.P. Mar 2023 No. 02971 \$166,001.53 Logs Legal Group LLP  | <b>2406-423-A</b><br><b>623 E Wishart St 19134</b> 33rd Wd. 700 Sq. Ft. BRT #331028600 Improvements: Residential Property Subject To Rent<br>OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski LLC  |
| <b>2406-388</b><br><b>3333 Vista St 19136</b> 64th Wd. 1,702 Sq. Ft. BRT #642161300 Improvements: Residential Property<br>GLENN STEINER, HEATHER A. STEINER A/K/A HEATHER STEINER C.P. Dec 2022 No. 02487 \$48,993.24 Stern & Eisenberg, PC  | <b>2406-399</b><br><b>11035 Knights Rd 19154</b> 66th Wd. 12,650 Sq. Ft. BRT #662218830 Improvements: Residential Property<br>EDWARD C TOMASZEWSKI, JR C.P. Jan 2018 No. 04890 \$232,623.62 Stern & Eisenberg, PC   | <b>2406-410</b><br><b>1310 South 6th St 19147</b> 1st Wd. 800 Sq. Ft. BRT #021057200 Improvements: Residential Property<br>LYNN ELAINE DELVECCHIO, KNOWN HEIRS OF ANYTHONY CIANFRANI, DECEASED MARIA E. ROBERTS KNOWN HEIRS OF ANTHONY CIANFRANI, DECEASED UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER ANTHONY CIANFRANI, DECEASED C.P. Aug 2022 No. 01952 \$581,541.61 Pincus Law Group, PLLC  | <b>2406-417</b><br><b>2218 Bainbride St 19146</b> 30th Wd. 1,343 Sq. Ft. BRT #302029700 Improvements: Residential Property<br>FAITH BANKS, KNOWN HEIR OF FRANCES MCBRIDE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCES MCBRIDE, DECEASED C.P. Nov 2022 No. 01108 \$403,949.98 Logs Legal Group LLP | <b>2406-423-B</b><br><b>2424 N Gratz St 19132</b> 16th Wd. 725 Sq. Ft. BRT #162064100 Improvements: Residential Property Subject To Rent<br>OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski LLC   |
| <b>2406-389</b><br><b>7831 Venus Pl 19153</b> 40th Wd. 1,621 Sq. Ft. BRT #405882100 Improvements: Residential Property<br>GERTRUDE LILLEY, JOHN LILLEY C.P. Mar 2023 No. 03237 \$180,078.31 Stern & Eisenberg, PC  | <b>2406-401</b><br><b>6126 Vandike St 19135</b> 41st Wd. 1,056 Sq. Ft. BRT #411331100 Improvements: Residential Property<br>DEBORAH J. NICHOLLS-ELDRED, AS KNOWN HEIR TO JEANETTE OKULA, DECEASED AND JOSEPH D. NICHOLLS, AS KNOWN HEIR TO                                  | <b>2406-411</b><br><b>5 Crescent Drive 19112</b> 39th Wd. 236,800 Sq. Ft. BRT #883812500 Improvements: Commercial Property Subject To Mortgage Subject To Rent<br>KIM FIVE CRESCENT DRIVE LLC C/O  | <b>2406-418 A</b><br><b>5 Crescent Drive 19112</b> 39th Wd. 236,800 Sq. Ft. BRT #883812500 Improvements: Commercial Property Subject To Mortgage Subject To Rent<br>KIM FIVE CRESCENT DRIVE LLC C/O  | <b>2406-423-C</b><br><b>3436 Hartville St 19134</b> 7th Wd. 696 Sq. Ft. BRT #073180600 Improvements: Residential Property Subject To Rent<br>OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski LLC  |

| SHERIFF'S SALE  | SHERIFF'S SALE  | SHERIFF'S SALE  | SHERIFF'S SALE   | SHERIFF'S SALE   |
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| <p><b>2406-424-A</b><br/> <b>2825 N Newkirk St 19132</b> 38th Wd. 1056 Sq. Ft. BRT #381264300 Improvements: Residential Property Subject To Rent<br/> OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski LLC</p> <p><b>2406-424-B</b><br/> <b>844 E Westmoreland St 19134</b> 33rd Wd. 811 Sq. Ft. BRT #331099800 Improvements: Residential Property Subject To Rent<br/> OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski LLC</p> <p><b>2406-424-C</b><br/> <b>2932 Mascher St Aka 2932 North Mascher St 19133</b> 7th Wd. 679 Sq. Ft. BRT #071111300 Improvements: Residential Property Subject To Rent<br/> OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski LLC</p> <p><b>2406-425-A</b><br/> <b>2429 W Oakdale St 19132</b> 28th Wd. 852 Sq. Ft. BRT #281350000 Improvements: Residential Property Subject To Rent<br/> OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC</p> <p><b>2406-425-B</b><br/> <b>1741 W Ontario St 19140</b> 11th Wd. 1230 Sq. Ft. BRT #112061000 Improvements: Residential Property Subject To Rent<br/> OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC</p> <p><b>2406-426-A</b><br/> <b>2830 Rosehill St 19134</b> 7th Wd. 1125 Sq. Ft. BRT #071413000 Improvements: Residential Property Subject To Rent<br/> OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,289,113.45 Manley Deas Kochalski LLC</p> <p><b>2406-426-B</b><br/> <b>2443 N Douglas St 19132</b> 28th Wd. 713 Sq. Ft. BRT #282217500 Improvements: Residential Property Subject To Rent</p> | <p>OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,289,113.45 Manley Deas Kochalski LLC</p> <p><b>2406-427</b><br/> <b>750 E Madison St 19134</b> 33rd Wd. 750 Sq. Ft. BRT #331066000 Improvements: Residential Property Subject To Rent<br/> OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski LLC</p> <p><b>2406-428-A</b><br/> <b>901 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393282900 Improvements: Residential Property Subject To Mortgage<br/> LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p> <p><b>2406-428-B</b><br/> <b>903 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393283000 Improvements: Residential Property Subject To Mortgage<br/> LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p> <p><b>2406-428-C</b><br/> <b>905 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393283100 Improvements: Residential Property Subject To Mortgage<br/> LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p> <p><b>2406-429-A</b><br/> <b>907 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393283200 Improvements: Residential Property Subject To Mortgage<br/> LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p> <p><b>2406-429-B</b><br/> <b>909 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393284000 Improvements: Residential Property Subject To Mortgage<br/> LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p> | <p><b>2406-429-C</b><br/> <b>911 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393285400 Improvements: Residential Property Subject To Mortgage<br/> LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p> <p><b>2406-430-A</b><br/> <b>355 Gilham St 19111</b> 35th Wd. 2500 Sq. Ft. BRT #353090190 Improvements: Residential Property Subject To Rent<br/> MOHAMMAD AMIR CHUGHATAI AND FARZANNA A. CHUGHATAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p> <p><b>2406-430-B</b><br/> <b>1232 Greeby St 19111</b> 53rd Wd. 1122 Sq. Ft. BRT #531139000 Improvements: Residential Property Subject To Rent<br/> MOHAMMAD AMIR CHUGHATAI AND FARZANNA A. CHUGHATAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p> <p><b>2406-431-A</b><br/> <b>6340 Martins Mills Rd 19111</b> 35th Wd. 2545 Sq. Ft. BRT #353297500 Improvements: Residential Property Subject To Rent<br/> MOHAMMAD AMIR CHUGHATAI AND FARZANNA A. CHUGHATAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p> <p><b>2406-431-B</b><br/> <b>6327 Martins Mills Rd 19111</b> 35th Wd. 3004 Sq. Ft. BRT #353302900 Improvements: Residential Property Subject To Rent<br/> MOHAMMAD AMIR CHUGHATAI AND FARZANNA A. CHUGHATAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p> <p><b>2406-431-C</b><br/> <b>1326 Greeby St 19111</b> 53rd Wd. 1272 Sq. Ft. BRT #531141900 Improvements: Residential Property Subject To Rent<br/> MOHAMMAD AMIR CHUGHATAI AND FARZANNA A. CHUGHATAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p> | <p><b>2406-432-A</b><br/> <b>588 E Godfrey Ave 19120</b> 35th Wd. 1242 Sq. Ft. BRT #351094800 Improvements: Residential Property Subject To Rent<br/> MOHAMMAD AMIR CHUGHATAI AND FARZANNA A. CHUGHATAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p> <p><b>2406-432-B</b><br/> <b>2239 Brighton St 19149</b> 54th Wd. 1796 Sq. Ft. BRT #542102600 Improvements: Residential Property Subject To Rent<br/> MOHAMMAD AMIR CHUGHATAI AND FARZANNA A. CHUGHATAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p> <p><b>2406-432-C</b><br/> <b>7127 Montague St 19135</b> 41st Wd. 1241 Sq. Ft. BRT #412261900 Improvements: Residential Property Subject To Rent<br/> MOHAMMAD AMIR CHUGHATAI AND FARZANNA A. CHUGHATAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p> <p><b>2406-433</b><br/> <b>5951 Kemble Avenue 19138</b> 17th Wd. 1,688 Sq. Ft. BRT #172324001 Improvements: Residential Property<br/> PROPERTY CARE BUSINESS LLC C.P. Jan 2023 No. 00222 \$138,117.76 Weber Gallaher Simpson Stapleton Fires &amp; Newby, LLP</p> <p><b>2406-434</b><br/> <b>2510 N Bouvier Street 19132</b> 16th Wd. 1,042 Sq. Ft. BRT #161238200 Improvements: Residential Property<br/> BOUVIER INVESTMENTS LLC C.P. Oct 2023 No. 01303 \$200,913.18 Weber Gallaher Simpson Stapleton Fires &amp; Newby, LLP</p> <p><b>2406-435</b><br/> <b>4910 Reno Street 19139</b> 44th Wd. 1,012 Sq. Ft. BRT #441292900 Improvements: Residential Property Subject To Mortgage<br/> WYNNS ENTERPRISES LLC C.P. Feb 2024 No. 02183 \$185,250.00 Weir Greenblatt Pierce LLP</p> | <p><b>2406-436</b><br/> <b>2127 S 3rd St 19148</b> 39th Wd. 1,059 Sq. Ft. BRT #391343000 Improvements: Residential Property<br/> MICHAEL ASTER, IN HIS CAPACITY AS HEIR OF PATRICIA ASTER; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER PATRICIA ASTER C.P. Jan 2022 No. 02164 \$206,764.87 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p> <p><b>2406-437</b><br/> <b>614 N Pallas St 19151</b> 6th Wd. 1,029 Sq. Ft. BRT #061291800 Improvements: Residential Property<br/> WANDA L. TUCK, IN HER CAPACITY AS HEIR OF WILLIAM M. CRAWLEY; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER WILLIAM M. CRAWLEY C.P. Nov 2021 No. 00678 \$125,515.49 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p> <p><b>2406-438</b><br/> <b>2424 E Somerset St 19134</b> 25th Wd. 1,440 Sq. Ft. BRT #251002800 Improvements: Residential Property<br/> JUDITH C. SWALLOW C.P. Sep 2021 No. 02407 \$219,044.55 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p> <p><b>2406-439</b><br/> <b>3723 Clarendon Ave A/k/a 3723 Clarendon Ave 19114</b> 66th Wd. 1,760 Sq. Ft. BRT #661264800 Improvements: Residential Property<br/> BRANDY VIOLET GRUBER C.P. May 2023 No. 03047 \$196,701.54 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p> |

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