J O U R N A L STATES O L D E S T L A W IN THE UNITED 1 8 4 3 - 2 0 2 4

PHILADELPHIA, MONDAY, MAY 20, 2024

VOL 269 • NO. 98

An **ALM** Publication

Gi

OURT N O

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE:

FINANCIAL INSTITUTIONS APPROVED AS DEPOSITORIES FOR FIDUCIARY ACCOUNTS NO. 244

DISCIPLINARY RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 7th day of May, 2024, it is hereby Ordered that the financial institutions named on the attached list are approved as depositories for fiduciary accounts in accordance with Pa.R.D.E. 221.

FINANCIAL INSTITUTIONS APPROVED AS DEPOSITORIES OF TRUST **ACCOUNTS OF ATTORNEYS**

Bank Code <u>A.</u>

595 Abacus Federal Savings Bank

ACNB Bank

Allegent Community Federal Credit Union

375 Altoona First Savings Bank

376 Ambler Savings Bank

532 AMERICAN BANK (PA)

615 Americhoice Federal Credit Union

116 AMERISERV FINANCIAL

Andover Bank (The)

377Apollo Trust Company

Bank Code <u>B.</u>

558 Bancorp Bank (The)

485 Bank of America, NA

662 BANK OF BIRD-IN-HAND

415 Bank of Landisburg (The) 596Bank of Princeton (The)

664 BankUnited, NA

501 BELCO Community Credit Union

673BENCHMARK FEDERAL CREDIT UNION

652 Berkshire Bank **BHCU**

5 BNY Mellon, NA

Brentwood Bank

495 Brown Brothers Harriman Trust Co., NA

Bank Code

654 CACL Federal Credit Union

618 Capital Bank, NA 675CENTRE 1ST BANK, A DIVISION OF OLD DOMINION NATIONAL **BANK**

394 CFS BANK

623 Chemung Canal Trust Company

599 Citibank, NA

238 Citizens & Northern Bank

561 Citizens Bank, NA

206 Citizens Savings Bank

576 Clarion County Community Bank

591 Clearview Federal Credit Union

23 CNB Bank

223 Commercial Bank & Trust of PA

21 Community Bank (PA)

371 Community Bank, NA (NY)

132 Community State Bank of Orbisonia

380 County Savings Bank

536 Customers Bank

Bank Code <u>D.</u>

339 Dime Bank (The) 27 Dollar Bank, FSB

Bank Code <u>E.</u>

500 Elderton State Bank

567 Embassy Bank for the Lehigh Valley

541Enterprise Bank

28 Ephrata National Bank

601 Esquire Bank, NA

340 ESSA Bank & Trust

Bank Code <u>F.</u>

629 1st Colonial Community Bank

158 1st Summit Bank

31 F & M Trust Company – Chambersburg

Farmers National Bank of Canfield 658

34 Fidelity Deposit & Discount Bank (The)

583 Fifth Third Bank

661 First American Trust, FSB

643 First Bank

174 First Citizens Community Bank

539 First Commonwealth Bank

674 First Commonwealth Federal Credit Union

504 First Federal S & L Association of Greene County

525 First Heritage Federal Credit Union 42 First Keystone Community Bank

51 First National Bank & Trust Company of Newtown (The)

48 First National Bank of Pennsylvania

426 First Northern Bank & Trust Company

604 First Priority Bank, a division of Mid Penn Bank

592 FIRST RESOURCE BANK

657 First United Bank & Trust

408 First United National Bank

151 Firstrust Savings Bank 416 Fleetwood Bank

175 FNCB Bank

647 FORBRIGHT BANK

291 Fox Chase Bank

241 Franklin Mint Federal Credit Union

639 Freedom Credit Union

58 Fulton Bank, NA

Bank Code <u>G.</u>

499 Gratz Bank (The)

498 Greenville Savings Bank

Bank Code Η.

244 Hamlin Bank & Trust Company 362 Harleysville Savings Bank

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5 Family Court 5 Mass Tort Asbestos

7 Municipal Court 8 Orphans' Court

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2 Trial List

COURT OF APPEALS

CASES LISTED FOR DISPOSITION

MON. MAY 20, 2024

William Webb, Jr. v. Department of Justice et al. (SUBMIT); 22-3268. Steven Checchia v. Solo Funds Inc (SUBMIT);

USA v. Robert Brown (SUBMIT); 23-2296. Trenton Public School District Board of Education v. Foundation Academy Charter (SUBMIT); 23-2924.

CASES LISTED FOR DISPOSITION THE ALBERT BRANSON MARIS COURTROOM 19th Flr.

MON., May 20, 2024 9:30 A.M.

Quintez Talley v. Pushkalai Pillai et al (ARGUE); 20-1013. Eric Lunsford v. Administrator New Jersey State et al. (ARGUE); 21-2134. Jaeola Amos v. Attorney Gneral United States of America (ARGUE); 22-2095.

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 com-

mence trial less than 24 hours after completing trial of another case

J. GOLDBERG Chief Judge

GOLDBERG, CH.J. Scheduling Courtroom Deputy: Nancy DeLisle Phone: (267) 299-7789

ESR/Courtroom Deputy: Stacy Wertz Phone: (267) 299-7781

TUESDAY, MAY 28, 2024 Revocation Superv Rls-FinalHrg

03:30 P.M. 22-cr-0322

USA v. COSOM

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

TUESDAY, MAY 28, 2024 Jury Selection

10:00 A.M

19-cr-0518 USA v. MAKAROVA

Jury Trial

10:00 A.M.

19-cr-0518 USA v. ANAND

19-cr-0518

USA v. KUNDI

19-cr-0518_

USA v. MALIK P.S. DIAMOND, J.

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

TUESDAY, MAY 21, 2024 Change of Plea Hearing

01:30 P.M. 22-cr-0387

USA v. GREEN

WEDNESDAY, MAY 22, 2024 Sentencing

01:30 P.M.

23-cr-0079 USA v. DAWES

THURSDAY, MAY 23, 2024 Sentencing

01:30 P.M. 22-cr-0336

USA v. WOLO

M.S. GOLDBERG, J.

TUESDAY, MAY 21, 2024 Change of Plea Hearing

10:30 A.M.

USA v. TYLER

Pretrial Conference/Hearing

09:30 A.M.

USA v. CLARK

THURSDAY, MAY 23, 2024 Change of Plea Hearing

09:30 A.M. 23-cr-0251

USA v. FULTON

Discovery Hearing

11:30 A.M.

22-cr-0073 USA v. NIXON

QUINONES ALEJANDRO, J.

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

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

WEDNESDAY, MAY 22, 2024 **Bond Hearing**

02:00 P.M.

USA v. MAZZCCUA

Status Conference/Hearing

01:30 P.M.

24-cr-0027 USA v. SANCHEZ

> 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 22, 2024 Sentencing

02:00 P.M.

23-cr-0415 USA v. MARTINEZ MADERA

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

TUESDAY, MAY 21, 2024 Sentencing

03:00 P.M.

USA v. ADAMS

WEDNESDAY, MAY 22, 2024 **Motion Hearing**

02:00 P.M. 23-cr-0519 USA v. GINDRAW

Revocation Superv Rls-FinalHrg

03:00 P.M.

USA v. ROSE

THURSDAY, MAY 23, 2024 Motion Hearing

02:00 P.M. 23-cr-0509_

USA v. FINDLEY

23-cr-0509

USA v. DICKERSON

10:00 A.M.

24-cr-0106 USA v. FIELDS

TUESDAY, MAY 28, 2024 Jury Trial

09:30 A.M.

24-cr-0106 USA v. FIELDS

BEETLESTONE, J.

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

TUESDAY, MAY 28, 2024 Trial Date

09:00 A.M.

ROSE v. EAGLE EXPRESS LINES, I

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

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 (267) 299-7530 Criminal Deputy Jeff Lucini (267) 299-7537

TUESDAY, MAY 21, 2024 Arraignment

01:00 P.M.

USA v. CATAQUET JR.

Settlement Conference

Foley v. DEFI STRATEGIES LLC e

WEDNESDAY, MAY 22, 2024 Sentencing

10:00 A.M. 23-cr-0086_ USA v. BARRON

THURSDAY, MAY 23, 2024 Final Pretrial Conference

10:00 A.M.

Rahman v. Leone

Sentencing

11:00 A.M. 23-cr-0022 USA v. MURPHY

J.F. LEESON, JR., J.
Civil Duputy Clerk: Diane J. Abeles
(610) 391-7020
Criminal Deputy: Justin F. Wood
(610) 776-6118
Chambers of the Honorable Joseph F. Leeson, Jr..
United States District Court
Eastern District of PA.
Edward N. Calp. U.S. Courtbouse. Suite 3401

504 W. Hamilton St. Allentown, PA 18101 4th Flr., Rm. 4000 when in Phila.

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

TUESDAY, MAY 21, 2024

Arbitration Hearing

09:30 A.M.

23-cv-3934 HUGHES v. LIBERTY MUTUAL PERSO

THURSDAY, MAY 23, 2024 Sentencing

09:00 A.M. 23-cr-0233

USA v. BUTLER

Status Conference/Hearing

10:30 A.M. 22-cr-0142

USA v. CAMARA

FRIDAY, MAY 24, 2024 Status Conference/Hearing

09:30 A.M.

24-cv-2098 Simeone Foundation v. Ferrari

TUESDAY, MAY 28, 2024 Jury Trial

08:30 A.M.

22-cr-0430_ USA v. VENTURA-AMPARO

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

Criminal Deputy: Laura Buenzle Phone: (267)299-7239

J.M. YOUNGE, J.

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

THURSDAY, MAY 23, 2024 Sentencing

12:30 P.M. 23-cr-0211

USA v. PAYANO K. S.. MARSTON, J.

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

TUESDAY, MAY 28, 2024 Jury Trial

09:30 A.M. 24-cr-0118_ USA v. ORIJI

Motion Hearing

02:00 P.M.

24-cr-0087 USA v. WILLIAMS-SURZANO

Status Conference/Hearing

03:30 P.M. USA v. BAILEY

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

WEDNESDAY, MAY 22, 2024 Change of Plea Hearing

09:30 A.M. 22-cr-0476

USA v. DAVIDSON **THURSDAY, MAY 23, 2024**

Discovery Hearing 02:00 P.M.

MARSHALL et al v. PRESTAMOS CD

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

HODGE, J.

MURPHY, J.

TUESDAY, MAY 21, 2024 **Motion Hearing**

02:00 P.M.

The Legal Intelligencer

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WEDNESDAY, MAY 22, 2024 Status Conference/Hearing

02:00 P.M.

23-cr-0153 USA v. MOUSSA

THURSDAY, MAY 23, 2024 Jury Selection

09:00 A.M.

22-cv-2337 BACCARI v. BACCARI et al

Trial Date

09:00 A.M. 22-cv-2337

BACCARI v. BACCARI et al

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

TUESDAY, MAY 28, 2024 Scheduling Conference

01:00 P.M. 24-cr-0166_

USA v. VERROS

H. BARTLE, III, S.J.

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

TUESDAY, MAY 21, 2024 Show Cause Hearing

11:00 A.M.

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

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

TUESDAY, MAY 21, 2024 Sentencing

01:00 P.M. 16-cr-0218_

USA v. WOMACK

WEDNESDAY, MAY 22, 2024 Revocation Superv Rls-FinalHrg

01:00 P.M.

09-cr-0056 USA v. FORD

09-cr-0414_ USA v. FORD

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

TUESDAY, MAY 21, 2024 Sentencing

10:30 A.M. 21-cr-0188

USA v. YOUNG

M. BAYLSON, S.J.

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 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

10:00 A.M.

20-cv-1350 HARRIS v. THE CITY OF PHILADEL

> **TUESDAY, MAY 28, 2024** Sentencing

> > 09:30 A.M.

22-cr-0445_ USA v. STONE

> 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 21, 2024 Revocation Superv Rls-FinalHrg

10:30 A.M. 23-cr-0247

USA v. RIVERA-MERCADO

WEDNESDAY, MAY 22, 2024 Change of Plea Hearing

10:30 A.M.

22-cr-0189 USA v. BALL-VAUGHN

Pretrial Conference/Hearing

04:00 P.M.

23-cv-3831 NASH v. H&K GROUP, INC. et al

THURSDAY, MAY 23, 2024 Motion Hearing

10:00 A.M. 23-cv-4882

TAYLOR v. GURAL

Sentencing 02:30 P.M.

22-cr-0132_

USA v. CODY III

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

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

L.A. SITARSKI, M.J.

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

R.A. LLORET, M.J.

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

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

TUESDAY, MAY 28, 2024 Evidentiary Hearing

02:00 P.M.

19-cv-4615_ JACOBS v. CITY OF PHILADELPHIA

Settlement Conference

10:00 A.M.

NAJERA v. TRANS UNION, LLC et

CARLOS, M.J.

STRAW, M.J.

TUESDAY, MAY 21, 2024 Settlement Conference

10:00 A.M.

22-cv-3758 KNAPP v. THOMPSON GROUP, INC.

THURSDAY, MAY 23, 2024 Settlement Conference

10:00 A.M.

23-cv-2060 WHITE v. THE DEVEREUX FOUNDATI

Telephone Conference

02:00 P.M. 24-cv-1210 USAA CASUALTY INSURANCE

> ARTEAGA, MJ **COURTROOM 3H Courtroom Deputy**

COMPAN

TUESDAY, MAY 21, 2024 Settlement Conference

10:00 A.M. 23-cv-0993

KIRSCHNER et al v. STATE FARM **THURSDAY, MAY 23, 2024**

> **Settlement Conference** 10:00 A.M.

23-cv-3593 WENKE et al v. PROGRESSIVE INS

Common Pleas
Case Management Conference List CASE MANAGEMENT

PROGRAM ROOM 613 CITY HALL

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

MON., MAY 20, 2024

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A. F. Beck; A. A. Cronk; C. Berdzik
0022311-2288E. C. Wilson; W. P.
Murray III

Jackson et al. v.Rosemont Care, Llc et al.
C. C. Blair; W. J. Mundy
0032401-0370C. J. Culleton
Bright v.800 West Miner Street Operations Llc et al.

S. J. Wall 0042402-1104A. A. Gregorio
Potts et al. v.Penn Medicine et al. A. Naughton; A. L. Chamberlain; E. A.

Williams; P. J. Faben; R. S. Margulies; T. R. Nankerville 0052402-1117 J. L. Lang; L. E. Bendesky; R. W. Zimmerman

Stahle v.Astec Inc. et al.
A. S. Johnston; B. M. Howton; C. L.
Cleveland; I. T. Baxter; V. A. Johnson
0062402-1204J. G. Deangelo

J.K. et al. v.Lehigh Valley Hosp.- Hazleton et al G. S. Nesbitt; H. M. Morales; L. B.

Shannon; P. J. Cosgrove

9 A.M. 0012312-1672J. M. Horn; L. McElhatten; R. Lockman Stephens et al. v.Paiz Construction, Llc et al.

M. Yanoff
0022403-0352J. S. Zafran; R. M. Kenny

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0032403-0353T. B. Oconnell
Meridian Equipment Finance Llc v.Sw

Optiks Corp. E **004**2403-0355**M. D. Copoulos** Jane Brayden Homes, Llc v.Unknown Occupants

0052403-0361J. D. Nagle Milas v.Slusarski et al. A. Chakraborty; M. R. Abbott

9:30 A.M. 0012208-0467R. J. Garnick White v Patton et al.

J. Auth **002**2302-0937**K. S. Saffren** Newman et al. v.Fuentes C. Z. Economides

1 P.M. 0012401-0007J. A. Mattiacci Sterner v.Geico Advantage Insurance

Company et al. N. D. Maxymuik 0022402-0210D. L. Henderson Brown v.Torres et al. B. Hatfield; J. Thomas; L. A. Zikoski 306-2123J. N. Leo Seaneouthay v.Hill

R. S. Stickley 0042402-0270M. R. Strauss

Hill v.Seaneouthay et al J. W. McDonnell; S. A. Lytle 0052402-0745L. R. Schwartz Douglas v.Mazer et al.

0062403-0364**K. T. Saunders** Chotto Matte (Philadelphia) Llc v.Mfg? Sansom Ow

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Gomez v.Rossi et al.
C. R. Stevens; G. S. Peterson; N. M. Cordero; R. A. Steiger 0082403-0369M. S. Mednick

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J. C. Rogers; T. D. Giamanco 0112403-0373W. C. Bensley Lockhart v.Shafqat et al.

J. S. Coatsworth **012**2403-0383**J. Tebay** Keys v.Butcher & Singer

0132403-0384R. W. Williams; T. C. Capital One Auto Finance v.Curet

10 A.M. Sosa v.Baez Laro et al.

M. I. McDermott 0022309-2643

Ituah v.All Unknown Occupants **003**2311-1640**G. P. Lentz; M. L.** Minsky

Laf Medical Services Spv II, Llc v.Advanced Ortho C. P. Fleming; G. E. Hogan; R. J. Perr 0042403-0581C. C. Nasuti

Beauchamp et al. v.Newbrander et al.

F. D. MacKin 0052403-0584J. E. Fine

Houck v.Wal-Mart Stores East,Lp et al. J. Yom; P. J. McDonnell 0062403-0586R. W. Johnson Jordan v.Calderone et al.

A. A. Griffith; J. R. Oprysko; J. A. Hyman 0072403-0653E. J. Gilson Black et al. v.Solomon et al. J. P. Connor; R. E. Lavoie 0082403-0673Z. M. Ford

Pritzker Law Group Llc v.Nm Vihaan

Development, L

10:30 A.M. 0012403-0182B. Simmons Park v.Emmanuel Church

J. J. McGrath 0022403-0190_ Pirolli v.Warrington Township Police et al. S. M. Gresh

0032403-0197**R. Disandro** Payne et al. v.Merritt et al O. R. Walls 0042403-0199J. E. Fine Chandler v.Star Medical Transport Service

J. G. Devlin

11 A.M. 0012402-2610J. E. Fine; M. W. White Chestnut v.Pmig Dpnj, Llc et al.

A. J. Keenan 0022403-0801C. P. Montgomery Sfr3-030 Llc v.Stewart et al.

0032403-0810A. E. Gotthold; J. P. McAvoy; K. J. Fleisher
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Barnett v.City of Philadelphia et al. et al. et al.

M. C. Thurmond; R. D. Townsend
0052403-0816B. C. Hoffman
Lawrence v.Ridge Gas & Mini Mart Llc

D. M. Fleming Averell 0062403-0822R. M. Anderson Carter Realty Group, Llc v.Stays et al.

0072403-0831R. S. Miller Imgrund et al. v.Voyeur Night Club et al. D. P. Heim; J. A. Oconnell; J. R. Evans; M. L. Minsky; R. R. Corkery 0082403-0832J. J. Kofsky

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0052403-1088H. G. Ford Ollie Genesis Llc v.All Unknown Occupants

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0052403-0690E. B. Marks; G. Zindel; N. A. Bezar

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- 220601041 ECKENROTH
- 220601788 EUCLIDE 220700005 ECKENROTH
- 220900488 ECKENROTH
- 220900887 STARKEY 6.
- 220901220 EUCLIDE
- 221000920 EUCLIDE
- 221202639 CARLISLE
- 10. 231101332 CARLISLE

2819 MAUNE RAICHLE

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

2820 WEITZ LUNG CANCER

220801342 HAMILTON

- 1 2. 220802391 ZELLERS
- 3. 221100579 VANPELT
- 221102008 HAYGOOD
- 221102642 RYAN
- 221200679 RUGGIERO 221200762 MCDONALD

2821 NASS LUNG CANCER

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

AUGUST 12, 2024

2822 NACHAWATI LUNG CANCER

- 211000733 LUKOWSKI 1.
- 211101948 SNOW
- 220202445 PETERS 220400326 NOBLES
- 220800887 SNOW

2823 WEITZ OTHER CANCER

- 1. 220702190 GRAHAM
- 220902887 WOJCIK

2824 WEITZ NON-MALIGNANCY

- 220400553 POTTS
- 220600038 KOZAK
- 220801616 ROMANOVICH SR
- 220802446 SEBASTIAN 4.
- 221002470 ARMSTEAD

2825 HALPERN NON-MALIGNANCY

- 220402483 PXCR-GORCZYNSKI
- 220500287 PETICCA
- 3. 220601912 DURHAM
- 4. 220701634 SCHAEFFER
- 221201767 NICHLAS
- 221202556 TURNER
- 210501003 PIKE 210802260 PXCR-FELDHAUS
- 221200021 PLF-COOPER JR

SEPTEMBER 9, 2024

2826 WEITZ MESOTHELIOMA

- 210902481 BOWERS
- 220201264 RICHER 220301628 ALEXATOS 3.
- 4. 220400549 IRVIN
- 220502761 MCDONALD
- 220600226 ZLOTNICK 6. 220800837 HARRISON
- 221001548 HOFFMAN
- 221202483 DICKSON

2827 HALPERN LUNG CANCER

- 220301785 JENKINS
- 220302511 VITKOSKY 2.
- 220302707 BUBIER 220400419 DEVINNEY
- 220500528 TEES
- 6. 220601708 BEERS
- 220700547 LAVIGNE
- 220701298 TEES
- 221001684 HANNA
- 10. 221202208 WILK

2828 NASS NON-MALIGNANCY

- 220400495 LEEMAN
- 220401034 NIZZARDI
- 3. 220602662 EKES 220902784 SMITH
- 221001439 CAMPBELL 5.
- 221101822 KERSTING 6. 220302529 HATCH

OCTOBER 15, 2024 2829 SHEIN MESOTHELIOMA

- 221202056 DULFER 1. 230503096 DULFER
- 200801701 TODD 3. 200900257 TODD
- 4. 211200382 MCLAUGHLIN WILLIAMS
- 6. 211201817 PXCR-CONANT 220901975 PXCR-COCHRAN

- 8. 221201444 GIARROCCO
- 9. 221101399 GABRIS

- 2830 HALPERN MESOTHELIOMA
- 220500535 -THOMPSON 220502564 IWASYK
- 221201669 DEPIETRO
- 221202109 STAM

2831 WEITZ LUNG CANCER

- 220501891 HAYES
- 220502477 CICCI
- 3. 220800452 JARVI
- 220800576 MARSHALL 4. 220803089 PLAFCAN
- 6. 220900238 FERRARI
- 220901796 KICHLINE 7.
- 8. 221102725 MCCAULEY 221201945 GALLAGHER

2832 NASS OTHER CANCER

- 210700328 SHIMP
- 220701190 KINLAW
- 3. 220802014 SMITH 221202414 HUGUES

231102927 HUGUES

NOVEMBER 4, 2024

2833 BROOKMAN

- MESOTHELIOMA 210901684 WOOD
- 220200935 DICKINSON
- 3. 221001638 HAWKES 4. 221100310 WOOD
- 221200951 FITZGERALD
- 6. 230100003 JAMES 220100102 MARTIN
- 220102071 CALABRO
- 220302742 WRIGHT 10. 220502309 MOORE
- 220700701 OSSWALD
- 12. 220900769 MAZZA 13. 221102439 CONNOR

240202791 WRIGHT

- 2834 WEITZ MESOTHELIOMA 211201875 FERREIRA
- 220101313 BISSEN
- 3. 220101625 CASTILLO 220201836 CARABIN
- $220400576\ P\!APP$ 6. 220800150 LEPORE
- 220800692 RICHMAN
- 220802390 WALTER 220300211 GOODWIN

220500009 MYLET **DECEMBER 9, 2024**

2835 WEITZ LUNG CANCER

10.

9.

- 221001859 WHITE 221002198 DECARLO
- 3. 21201046 WHITEHEAD-WOODLEY 4. 221201164 SMITH
- 221201612 GERHART 6. 221202511 HAKLAR
- 221202603 COSIC 221202699 WILSON

221202705 SCOVIAK

- 2836 NASS LUNG CANCER
- 220302052 ZYLAK 220700466 MILNER

220802592 COUGHLIN

FAMILY COURT

DIVISION

MAY 20, 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 12:30 P.M. JCHO STOKES TH 12:30 P.M. **3E CASES HEARD IN 3G** Courtroom--4A

JCHO CICCONE M, F @ 12:30 Courtroom--4B JCHO GIUSINI M, T, W, TH (W 12:30 start time)

Courtroom--4C GREY, J.

Courtroom--4D MCCABE, J. (Out)

Courtroom--4E

FERNANDES, J.

Courtroom--4G IRVINE, J. (Ex W)

Courtroom--5A BARISH, J.

Courtroom--5B MCLAUGHLIN, J.

Courtroom--5C CANTY, J. (Out) Courtroom--5D

SABATINA, J. Courtroom 5E JCHO SHULER, J. (T @9:30)

> IRVINE, J. (W) Courtroom--5F

FURLONG, J. (Ex M) Courtroom--5G

JCHO STOKES (Ex F) Courtroom--6H GORDON, J. (Out)

JCHO MCCULLOUGH (T,TH 1PM) JJSC JCHO MCCULLOUGH DOMESTIC RELATIONS/

FAMILY COURT BUILDING

1501 ARCH ST. Courtroom--3A SANDHER, J. (TH) 3F (M,W,F)

> KRISTIANSSON, J. (M,T,TH,F)

Courtroom--3B COHEN, J. Courtroom--3C

JACKSON, J.

Courtroom--3D PALMER, J. 4(F)

KRISTIANSSON, J. (W)

Courtroom--3E FANNING, J. (M) SANDHER, J. (T)

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

Courtroom--3F MALLIOS, J. (Out) Courtroom--6A

LITWIN, J. (M,T,W)

Courtroom--6B FANNING, J. (T Only) Courtroom--6C

FORD, J. (M,F) 6(G)(T,TH)

Courtroom--6D WAHL, J. (M,W,F)(3F)(T,TH)Courtroom--6E PAPADEMETRIOU, J. (W)4(F)

> SULMAN, J. Courtroom--7B

> > CHEN, J.

(M,T,TH,F)

Courtroom--6F

Blackshear, Lewis F. (McGuigan, Brendan Thomas) Burns, Lisa (Gessner, Scott) Colon, Isaac (Def. Assoc.) Hinds, Brian (Def. Assoc.) Holland, Leonard L. (Def. Assoc.) Holland, Leonard L. (Def. Assoc.)
Jumper, Dontel (Def. Assoc.)
Lyles, Brock P. (Wolfe, J. Matthew)
Mcfarland, Andrew (Def. Assoc.)
Mcneil, Zahmir (Def. Assoc.)
Moore, Desean (Snyder, Marni Jo)
Patterson, Saedia H. (Def. Assoc.)
Rodriguez, Nelido D (Sciolla, Guy R. II)
Rosario-ortiz, Berenid (Def. Assoc.)
Santora, Nicholas (Def. Assoc.)
Sharrock, Donald (Def. Assoc.) Sharrock, Donald (Def. Assoc.) Sharrock, Donald D. (Def. Assoc.)

Summer, Kevin (Def. Assoc.) Sutton, Abdon (Def. Assoc.) Room 507--McDERMOTT, J. Luismarcelo, Jose M. (Stein, Gerald A. Oliver, Montrell (Sanghvi, Nilam Ajit)

Ross, Myzeh (Dolfman, Douglas Lee) Weary, Janet (Schultz, Joseph Todd) Wiggins, Deandre (Lloyd, James Richard III) Room 605--TO BE ASSIGNED Boeden, Nathan (Def. Assoc.) Brooks, Brandon (Def. Assoc.) Burton, Tamika (Def. Assoc.) Harrison, Tyler (Def. Assoc.) Hauser, Jerome (Altschuler, Jonathan R.) Johnson, Raymond (Def. Assoc.) Jones, Duane D. (Azzarano, Jeffrey)
Lewis, Darrell (Davis, William McFadden)
Little, Davire (Schultz, Joseph Todd)
McCrea, Stacy W. (Def. Assoc.)
Mcdougal, Nora (Def. Assoc.)
Parker, Demetrius (Def. Assoc.)

Room 701--WASHINGTON, J. Bocahica, Edwin (Bowers, Peter C.)

Bocahica, Edwin (Bowers, Peter C.)
Boone, Anthony (Def. Assoc.)
Hill, Quran (Def. Assoc.)
Johnson, Muhjahaldin (Def. Assoc.)
Kane, Naeem (Def. Assoc.)
Muhammad, Fahiym (Def. Assoc.)
Patterson, Charles (O'Donnell, Joseph H. Jr.)

Pictors Payman (Def. Assoc.)

Fatterson, Charles (O Donnell, Joseph H. Jr.) Rivera, Roman (Def. Assoc.) Sanders, Dorthy (McMahon, John J. Jr.) Walker, Tyrell (Def. Assoc.) Walton, Elyadagahah (McMahon, John J. Jr.) Whitehead, Mikel (Def. Assoc.)

Room 702--HANGLEY, J.
Blakney, Aaron (Def. Assoc.)
Brown, Dwight D. (Def. Assoc.)
Holmes, Charles E. (Def. Assoc.)
Jackson, Lakeshia R. (Savino, Louis)
Lomax, Belton (Reynolds, Coley Obrien)
Lyde, Charles (Def. Assoc.)
Overman, Devin (Def. Assoc.)
Overman, Devin (Def. Assoc.) Richardson, Brandon A. (Boyd, Matthew Christopher) Rodriguez, Ariel L. (Def. Assoc.)

Wallace, Kevin (Def. Assoc.) Room 705--WILLIAMS, J.

Crooks, Diana (Def. Assoc.) Flood, Adrian (Pagano, Gregory Joseph) Miller, Theodore (Def. Assoc.) Mulvehill, April (Def. Assoc.) Santiago, Benjamin (Def. Assoc.) Slocum, Carnell (Def. Assoc.) Smith, Evan R. (Chisholm, Donald II) Wass, James T. (Def. Assoc.) Wilson, Christopher (Def. Assoc.)

Room 707--CAMPBELL, J.

Room 707--CAMPBELL, J.
Andre, Mason (Def. Assoc.)
Baylor, Christopher (McDermott, Michael I.)
Brown, Teddy (Def. Assoc.)
Chambers, Tariq (Szanto, Jules Norris)
Clausell, Demetrius (Steinberg, S. Philip)
Curtis, Terrence (Kadish, Jason Christopher)
Gaye, Elliott (Def. Assoc.)
Mason, Andre D. (Def. Assoc.)
Moore, Khalif T. (Feinman, Mark)
Muhammad, Abdullateef (Stretton, Samuel C.)
Natalini, Robert (Rivera, Edwin R.)
Palmer, Anthony (McMahon, John J. Jr.)
Parsons, Shawn (Def. Assoc.)
Petit, Michael (Def. Assoc.)
Pledger, Dyquill (Dolfman, Douglas Lee)
Saunders, Ivion C. (Def. Assoc.)
Room 708--LIGHTSEY, J.

Room 708--LIGHTSEY, J.

Brown, Domeel (Mischak, David B.)
Brown, Julian A. (Def. Assoc.)
Carter, Tyfeek (Johnson, Shaka Mzee)
Davis, Tashi (Def. Assoc.)
Faulcon, Charles (Dimaio, Paul Michael) Gainey, Antione (Def. Assoc.) Laws, Erik (McKenna, Emily Dust) Rodriguez, Juan (Slaven, Ryan Patrick) Smith, Mark (Def. Assoc.)

Wood, Shaheed B. (Def. Assoc.) Room 805--PALUMBO, J. Almonte, Severino (Savino, Louis Theodore Jr.) Burton, Rodell (Def. Assoc.)

Burton, Rondell (McKinney, Patricia A.) Castro, Luis D. (Def. Assoc.) Crawford, Eric (Def. Assoc.) Little, Lisa (Fishman, Brian M.) Matvok, Erica M. (Def. Assoc.) Mcqueen, Quanika M. Montano, Melvin (Link, Robert Patrick) Palmer Aikeem Faimer, Ankeen Rodriguez, Rafael Thomas, Joshua D. (Link, Robert Patrick) Valdez, Angel (Giuliani, Richard J.) Walden, Matthew White, Asad (Def. Assoc.)

CRIMINAL TRIAL DIVISION

MONDAY, MAY 20, 2024 Room 502--TO BE ASSIGNED

Room 505--PALUMBO, J.

Anderson, Derrick (Smoker, Philip Andrew) Badin, Konstantin (Kotik, Michael)

Foggy, Thomas (Dixon, Robert J.) Foggy, Thomas C. (Dixon, Robert J.) Guy, Donald M. (Igwe, Emeka)

Room 807--TO BE ASSIGNED

Fauntleroy, Rafeeah (Chisholm, Walter C.) Martin, Mark (Amoriello, Gina A.) Nelson, Bartholomew (Foster, Edward Joseph) Person, Najere (Giuliani, Richard J.) Peterson, Tracy (Nenner, David Scott)
Sargent, Charles N. (O'Hanlon, Stephen Thomas)

Wartman, Isaah (Def. Assoc.)

Room 808--KAMAU, J.

Batista, Jeffery (Def. Assoc.) Brown, Kalief (Def. Assoc.) Diaz, Rolando (Def. Assoc.) Diaz, Kolando (Der. Assoc.)
Domanski, Emil (Cook, John Everett)
Gallashaw, Jermaine (Johnson, Shaka Mzee)
Hinton, Dante (Def. Assoc.)
Medina, Gilberto (Savino, Louis Theodore Jr.)
Mejia-paulino, Fabrisio (Savino, Louis

Mejia-paulino, Fabrisio (Savino, Louis Theodore Jr.) Phillips, Edgar (Def. Assoc.) Phillips, Tykeem (Boyd, Matthew Christopher) Prillips, Tykeem (Boyd, Matthew Christopher)
Ray, Ravonnia (Def. Assoc.)
Sherril, Malique A. (Savino, Louis Theodore Jr.)
Stueben, Robert (Alston, Andrew Robert)
Sullivan, Brendan (Def. Assoc.)
Waymon, Dyshai (Def. Assoc.)

Room 901--TO BE ASSIGNED

Room 901--10 BE ASSIGI Bartlett, Howard (Def. Assoc.) Cephas, Brandon (Sigman, Scott Philip) Clark, Denera (Steinberg, S. Philip) Hill, Tyrala (Fiore, Todd R.) Jones, Ikie H. (Def. Assoc.) Luckey, Anthony (Def. Assoc.) Smith, Joseph (Yee, Adam Sequoyah) Thomas, Diamante (Szanto, Jules Norris) Wiggins, Rafiq (Def. Assoc.

Room 902--WOELPPER, J. Burris, Mark (Szanto, Jules Norris)
Hanton, Rashee (Savino, Louis Theodore Jr.)
Jimenez, Melody (Def. Assoc.)
Kuilan, Andy (Dolfman, Douglas Lee)
Louison, Troyston (Def. Assoc.)
Miles, Chad (Def. Assoc.)

Nines, Chald (Def. Assoc.)
Misseri, Antonyio (Sopin, Craig A.)
Ramirez, Delvis (Bowers, Peter C.)
Shedrick, Alonzo (Def. Assoc.)
Sims, Eric (Love, William Allan)
Taylor, Zayona (Savino, Louis)
Watson, Timiyah (Def. Assoc.) Young, Gregory (Meehan, Edward C. Jr.)

Room 904--ROSS, J.

Abdul, Namir (Def. Assoc.) Dill, Edwin (Def. Assoc.) El, Quadhir (Def. Assoc.) El, Quadinir (Def. Assoc.)
Ellis, Craig (Def. Assoc.)
Garvin, Malik (Def. Assoc.)
Jones, Dominique D. (Kenny, Thomas)
Macey, Tysheed (Def. Assoc.)
Ortiz, Amalia (Def. Assoc.)
Robinson, Jahaad (Szanto, Jules Norris) Shaw, James H. (Def. Assoc.)

Room 905--SHAFFER, J. Jackson, Christophe W. (Levin, Peter Ala

Room 1001-DiCLAUDIO, J.

Carpenter, Wesley (Wimmer, Lauren A Dawson, Lonnie (Mischak, David B.) Devine, Keith (Marrone, Joseph Michael Jr.)
Pitzpatrick, Aaron (Mosser, Todd Michael)
Griffin-holt, Naizier O. (Montoya, William Christopher)

Christopher) Johnson, Kaream (O'Riordan, Daniel John) Rogers, William (Sturm, Cheryl J.) Stewart, Anthony R. (Long, Lloyd Everett III) Wright, Timothy J. (Lloyd, James Richard III)

Room 1002-TAYLOR-SMITH,

Abella-rivera, Peter (Def. Assoc.)
Best, Marquan (Meenan, Conor Liam)
Bundy, Cook (Gamburg, Robert Marc)
Campbell, Gerald (Silver, Gary Scott)
Carter, Aaron (Def. Assoc.)
Contreras Carreon, Jesus (Gamburg, Robert
Marc) Marc)

Marc)
Custis, Latif (Def. Assoc.)
Deloach, Askim (Def. Assoc.)
Ellison, Jamiere (Tinari, Nino V.)
Ellison, Jamiere T. (Johnson, Shaka Mzee)
Glover, Shamar (Def. Assoc.)
Harris, Carlos D. (Def. Assoc.)
Hoskins, Rashawn L. (Humble, Brian Francis)
Johnson, Rahai (Martino, Andre)
Kola Renis (Kellv Ioseph Kevin) Johnson, Karlar (Varumo, Andre)
Joseph Kevin)
Lewis, Kiel (Def. Assoc.)
Little, Kelcey (Chisholm, Walter C.)
Little, Kelcey J. (Chisholm, Walter C.)
Muhammad, Lugman (Markey, Shawn P.)
Purdie, Yousef (Def. Assoc.)
Rivers, Varier (Carek, Justin Charles) rurdie, Yousef (Def. Assoc.)
Rivera, Xavier (Capek, Justin Charles)
Rodgers, James (Montoya, William Christopher)
Rodriguez, Nelson (Def. Assoc.)
Strong, Dylan (Pagano, Gregory Joseph)
Thomas, Prince N. (Def. Assoc.)
Thomas, Rahmir (Kramer, Max Gerson)
Toro, William (Def. Assoc.)

Room 1004-GAGNON I HEARINGS

Antonio, Olmo (Def. Assoc.) Chavous, John (Wolf, Bruce) Cowan, Asia C. (Def. Assoc.) Figueroa, Pedro (Bryn, Elayne) Frye, Chadwick (Def. Assoc.) Gonzalez, Jaziel (Steenson, Derek Alan) (Chisholm, Walter C.) Haas, Phillip (Def. Assoc.) Holmes, Maurice (Def. Assoc.) Jones, Kevin (Sanifa, Amato T.) Jones, Selassi (Dolfman, Douglas Lee) Keller, Suzann (McCrae, Kendra Ilene) Maldonado-perez, Jared (Def. Assoc.) Martinez, Albitt (Meehan, Edward C. Jr.) Morales-rodriguez, Adalberto (Cameron, Angelo Leroy)

Northern, Demetrius (Def. Assoc.) Robinson, Leroy (Def. Assoc.) Schussler, Ryan (Def. Assoc.) Sklodowski, Sean (Def. Assoc.) Thomas, Tyree (Def. Assoc.) Williamson, Nicholas (Def. Assoc.) Wong, Steven (Levin, Peter Alan)

Room 1005-BRYANT-

POWELL, J.

Gaskins, Andre (Def. Assoc Room 1007-BRONSON, J.

Evans, Halim (Goldstein, Zak Taylor) Ferrer, Carlos (Kurian, Varghese Madathi) Kelly, James H. (Sanghvi, Nilam Ajit) King, Jamel (Alva, Jeremy-Evan) Watts, Tracy E. (Igwe, Emeka)

Room 1008-KYRIAKAKIS, J. Brown, Joseph (Goldstein, Zak Taylor) Camp, Gerald (Sigman, Scott Philip) Coles, Khaliff (Def. Assoc.) Dorman, Terrell (Def. Assoc.) Frye-boyd, Jonathan (Def. Assoc.) Gadson, Jerome (Sanita, Amato T.) Jenkins, Jovan (Snyder, Marni Jo) Jones, Philip (Def. Assoc.) Jones, Fining (Oct. Assoc.) Kennedy, Joseph (Fuschino, Richard John Jr.) Kidd, Virgo A. (Def. Assoc.) Lawerence, Marquan (Def. Assoc.) Lewis, Jeffrey (Snyder, Marni Jo) London, Jamir (Dolfman, Douglas Lee) Mallory, Judah (Elmore, Berto M.) Mc Griff, Matutina (Def. Assoc.) Mcdaniels, Ronnie (Scarpello, Joshua E.) Mitchell, Shaquan (Chotiner, L. Kenneth) Moore, Lonnie D. (Def. Assoc.)

Moore, Lonnie D. (Def. Assoc.)
Muhammad, Jaffar A. (Def. Assoc.)
Patterson, Millennia (DEFENDER
ASSOCIATION)
Pressley, Evyr S. (Def. Assoc.)
Robinson, Taijah (Def. Assoc.)
Robinson, Taijah Q. (Def. Assoc.)
Salaam, Samir (Niznik, Michael Francis Jr.)
Smith-petty, John Kailk (Def. Assoc.)
Stone, Berwin T. (Sigman, Scott Philip)
Thomas, Tiarra (Kelly, Joseph Kevin)
Whittington, Dominicke (Link, Robert Patrick)
Williams, Kevin (Page, Shawn Kendricks Sr.)
Williams, Sultan Clark (Szanto, Jules Norris)
Woodson, Lexus (Def. Assoc.)
Room 1101-S. JOHNSON, L

Room 1101-S. JOHNSON, J. Ballard, Nathan (Slaven, Ryan Patrick) Cobb, Milton (Marsh, James T.)

Greene, Jerome (Def. Assoc.) Johnson, James (Def. Assoc.) Rutledge, Damien (Def. Assoc.)

Room 1102-COVINGTON, J. Bates, Tyhir (Pagano, Gregory Joseph) Churchill, Howard (Def. Assoc.) Coker, Zyen (Alvarez, Daniel Anthony) Gonzalez, Jason (Silver, Gary Scott) Hairston, Dennell (Page, Tashawna Quamira) Montieth, Jayson M. (Alva, Jeremy-Evan) Robinson, Demaris (Def. Assoc.)

Room 1104-ARRAIGNMENTS Ambrosano, Edward (Cohen, Abigail Beth) Arroyo, Rafael (Def. Assoc.) Bennett, Gregory (Def. Assoc.) Brisbon, Kasim (Def. Assoc.) Driston, Kasim (Def. Assoc.)
Camp, Jamal (Def. Assoc.)
Carlton, Tamika L. (Def. Assoc.)
Davis, Brittany (Def. Assoc.)
Davis, Edward (Def. Assoc.)
Fox, Jabbar (Def. Assoc.)
Gadsden, Lateef (Goldstein, Zak Taylor) Gaustien, Lateer (Goldstein, Zak Taylor)
Hall, David (Def. Assoc.)
Harrigan, Vance (Cameron, Angelo Leroy)
Johnson, Terrell (Def. Assoc.)
King, Donnie E. (Def. Assoc.)
Mayfield, Keith (Def. Assoc.) Mendez, Luismancia (Def. Assoc.) Mumin, Khalif (Def. Assoc.) Negron, Michael (Yee, Adam Sequoyah) Paroline, Christian (Def. Assoc.) Riles, Jason (Def. Assoc.) Rivera, Anthony (Present, Eliot B.)
Rowser, Thaj (Public Defender Office)
Strand, Alex (Def. Assoc.)
Tart, Lance (Def. Assoc.)
Ten Phat Total Assoc.) Tran, Phat T. (Def. Assoc.) Washington, James (Jones, Sarah Alexandra) Williams, Veinna (Def. Assoc.) Witherspoon, Marcus (Szanto, Jules Norris) Zlatkovskiy, Vyacheslav (Shnayder, Stanislav)

Room 1108-CIANFRANI, J. Battle, Dolores R. (Def. Assoc.)
Diaz, Naitan (DEFENDER ASSOCIATION)

Diaz, Isalain (Def: Assoc.)
Lanier, Bayron (Def. Assoc.)
Lockman, Tumir (Def. Assoc.)
Lockman, Tumir (Def. Assoc.)
Millner, Mitchell Q. (Coleman, Joseph L.) White, Cephus (Def. Assoc.)

CRIMINAL TRIAL DIVISION

TUESDAY, MAY 21, 2024 Room 502--COYLE, J.

Diaz. Taniesha (Cameron, Angelo Lero Falu, Joel (Def. Assoc.) Jackson, Donte Johnson, Emanuel (Love, William Allan) Johnson, Rasheed (Mosser, Todd Michael) Jones, Chiheam (Cameron, Angelo Leroy) Martin, Shawn (Cameron, Angelo Leroy) Mccary, Cameron C. (Coleman, Thomas

Francis) Mclean, William (Clemens, Thomas C.) Parker, Robert (O'Donnell, Joseph H. Jr.)
Prince, Daniel (Sigman, Scott Philip) Reichert, Richard Reyes, Angel

Robinson, Willie Lee L (Love, William Allan) Savage, Jonathan (Love, William Allan) Sierra, Milton (Sigman, Scott Philip) Torres, Steven (Cameron, Angelo Leroy)

Room 505--PALUMBO, J. Adams, Talib I. (Abdul-Rahman, Qawi) Brown, Rahneesha (Def. Assoc.) Brown, Rahneesha (Det. Assoc.)
Fletcher, Shamone (Def. Assoc.)
Gonzalez, Roger (Def. Assoc.)
Green, John (Def. Assoc.)
Holly, Quinyad (Def. Assoc.)
Kane, Stephanie (McLaughlin, William Ryan)
Klause, Daniel (Def. Assoc.) Leon, Alex (Def. Assoc.) Lopez, Rasheed (Def. Assoc.) Rivers, Marcus (Def. Assoc.) Rivers, Marcus A. (Def. Assoc.) Smith, Malik (Def. Assoc.)

Thomas, Thomeer (Abdul Rahman, Qawi) Thomas, Tiana (Steinberg, S. Philip) West, Kadeem (Def. Assoc.) Wichard, Joseph (Def. Assoc.)

Room 507--McDERMOTT, J.

Room 507--McDERMOTT, J.
Akines, Azhar (Def. Assoc.)
Banks-strong, Zahbre K. (Amoriello, Gina A.)
Bellinger, Carter (Silver, Gary Scott)
Boone, Asir K. (Savino, Louis)
Dawson, Naseem (Walker, David Michael)
Gibson, Al Muslim A (Def. Assoc.)
Gonzalez, Santiago (Def. Assoc.)
Hill, Leonard K. (Perri, Fortunato N. Jr.)
Horsey, Cornell (Silver, Gary Scott)
Khoury, Nadin (Boyd, Matthew Christopher)
Pen, Junior (Def. Assoc.)
Pone, Daria (Ringgold, Hamilton Jr.)
Smith, Jair (Maran, Mary Therese)
Smith-davis, Michael (Def. Assoc.)
Sutton, Karim (Def. Assoc.) Sutton, Karim (Def. Assoc.) Thompson, Vincent (Def. Assoc.) Walke, Jahsir (Link, Robert Patrick) Wright, Amin (Def. Assoc.)

Room 605--TO BE ASSIGNED

Allen, Derrick (Def. Assoc.) Allison, Shamar (Def. Assoc.) Andrews, Karington (Def. Assoc.) Andrews, Karington (Def. Assoc.)
Andrews, Khaje (Def. Assoc.)
Brogdon, Nasir (Def. Assoc.)
Bullock, Christina (Def. Assoc.)
Camacho, Wilbert (Def. Assoc.)
Carter, Amir (Piccarreto, Marisa Anne)
Christian, Quamere (Def. Assoc.)
Cook, Shakir (Def. Assoc.)
Cooper, Margaret (Def. Assoc.)
Custalow, Anthony (Def. Assoc.)
Custalow, Anthony (Def. Assoc.)
Diaz, Damani (Def. Assoc.)

Dougherty, Raheem Duncan, William (Def. Assoc.) Gales, Tykuan (Narcisi, Laurence Anthony III) Gantt, Marc (Def. Assoc.) Gantt, Marc (Def. Assoc.)
Gault, Amber (Def. Assoc.)
Geronimo, Felix (Def. Assoc.)
Hale, Hasen (Def. Assoc.)
Hamilton, Kareem (Piccarreto, Marisa Anne)
Hayman, Hakeem (Def. Assoc.)
Hernandez, Chantal (O'Donnell, Joseph H. Jr.)
Jordan, Marquis T.
Kelly, Ryann (Def. Assoc.)
Kimbely, John (Def. Assoc.)

Kimbely, John (Def. Assoc.) Locke, Ronald (O'Connor, Lawrence J. Jr.) Lopez, Zernaida (Def. Assoc.) Menealy, Kenneth R. (Def. Assoc.) Morales, Joshua (Def. Assoc.) Morgan, Ricardo (Def. Assoc.) Morris, Jason (Def. Assoc.) Moss, Michael (Def. Assoc.)

Moss, Michael (Def. Assoc.)
Newsome, Azzure I. (Def. Assoc.)
Perez, Alejandro (Def. Assoc.)
Perez, Damaris (Def. Assoc.)
Pizzarro, Vicente (Def. Assoc.)
Quinones, Jorge (Piccarreto, Marisa Anne)
Redmon, Dayshawn (Def. Assoc.)
Rodriguez, Antwon D. (Silver, Gary Scott)
Rodriguez, Marisol (Def. Assoc.)
Rojas, Emily (Def. Assoc.)
Ross. Christopher (Def. Assoc.)

Rojas, Emily (Def. Assoc.)
Ross, Christopher (Def. Assoc.)
Santana, Anthony (Def. Assoc.)
Santiago, Hector (Def. Assoc.)
Seals, Markese (Def. Assoc.)
Seals, Zimir (O'Riordan, Daniel John)
Sharpness, Joseph (Def. Assoc.)
Slocum, Musawwir (Mandell, Lee)
Soto, Alvin (Def. Assoc.)
Tallie, Eric C. (Def. Assoc.)
Tarres Mayk (Def. Assoc.) Torres, Mark (Def. Assoc.)
Twymon, Ikeem (Def. Assoc.)
Washington, Shane (Def. Assoc.)

Weiss, Tiyon (Def. Assoc.) Room 701--WASHINGTON, J. Keith, Hassan (Maran, Mary Theres

Room 702--HANGLEY, J. Acosta, Nahsir (Def. Assoc.) Flanders, Eric (Def. Assoc.) Mercado, Alex M. (Def. Assoc.)

Room 704--YU, J. Blackwell, Tiyon (Def. Assoc.) Blackwell, Tiyon (Def. Assoc.)
Cintron, Luis (Def. Assoc.)
Cruz, Jason (Def. Assoc.)
Daughtry, Troy (Bozzelli, Lawrence J.)
Davis, David (Def. Assoc.)
Diaczuk, Courtney (Sobel, Jonathan J.)
Gaines, Anthony (Ringgold, Hamilton Jr.)
Hamilton, Zayere (Def. Assoc.)
Howard, Xavier (Def. Assoc.)
Howard, Xavier (Def. Assoc.)
Jones, Eric (Burrows, William Gordon)
Mincy, Eugene (Fiore, Todd R.)
Powell, Shaheed (Mann, Jessica Consuela)
Reeves, Raekwon (Def. Assoc.)
Robinson, Talik (Alva, Jeremy-Evan) Reeves, Rackwon (Def. Assoc.) Robinson, Talik (Alva, Jeremy-Evan) Rodriguez-cartagena, Jose (Def. Assoc.) Smith, Quinzell (Abdul-Rahman, Qawi) Spivey, James (Def. Assoc.) Tyler, Donald (Def. Assoc.)

Wells, Japheth (Foster, Edward Joseph) Williams, Nazier (Def. Assoc.) Room 705--WILLIAMS, J. Broadnax, Nasir T. (Kramer, Max Gerson) Broadus, Antonio (Def. Assoc.) Broadus, Antonio (Def. Assoc.)
Collazos, Alexander (Capek, Justin Charles)
Cooper, George (Def. Assoc.)
Epps, Tony (Def. Assoc.)
Lally, Chrystal (Def. Assoc.)
Mckenna, Jeffrey (Def. Assoc.)
Miranda, Richard (Def. Assoc.) Morales, Cepeda (Savino, Louis Theodore Jr.) Rodriguez-ortiz, Alvin (Def. Assoc.) Sanford, Khadir (Stein, Gerald A.)

Singleton, Jaylen (Def. Assoc.) Woodward, Jeffrey (Yee, Adam Sequoyah) Room 708--LIGHTSEY, J. Ali, Salmaan I. (Def. Assoc.) Barnhill-thomas, Kyieem (Meehan, Edward C.

Jr.)
Davila, Brian (Def. Assoc.) Laviua, Brian (LPet. Assoc.)
Erwin, Antonio (Sigman, Scott Philip)
Grimes, Antwan (Marsh, James T.)
Harvey, Abrah (Peruto, A. Charles Jr.)
Ortiz, Jonathan (McDermott, Michael I.)
Pryor, Jermaine (Kenny, Thomas)
Sampson, Andrew (Kenny, Thomas) Smith, Keon (Kauffman, Earl G.)

Room 801--GIBBS, J. Golon-white, Rafi R. (Petrone, Anthony J.) Green, Brady (Ringgold, Hamilton Jr.) Henry, Tyron D. (Humble, Brian Francis) Le May, Michael (Boyd, Matthew Christopher)

Room 804--SAWYER, J.

Amaker, Demar (Def. Assoc.)
Anderson, Rafiq (Petrone, Anthony J.)
Brown, Kevin (Def. Assoc.)
Brown, Stanley (McCrae, Kendra Ilene)
Brown, Tyreid (Def. Assoc.) Carter, Wesley (Colon, Christian)
Coy, Roni (Tarpey, Timothy J.)
Craig, Jaquon (Def. Assoc.)
Figueroa, Jose (Def. Assoc.)
Harris, Hope (Def. Assoc.)
Harris, Hope A. (Def. Assoc.)
Herbert, Casey R. (Def. Assoc.)
Hell, Augusta M. (Def. Assoc.)
Kennedy, Maurice (Osei, Nana Yaw Adom)
Mason, Eugene (Gessner, Scott)
Modesto, Ramiro (Kenny, Thomas)
Morgan, Timothy (Def. Assoc.)
Porter, Quadir (Def. Assoc.)
Ouinde. Jorge (Jalon, Andres) Carter, Wesley (Colon, Christian) Quinde, Jorge (Jalon, Andres) Santiago, Kevin (Def. Assoc.) Wilkins, Clarence (Goldstein, Zak Taylor) Wilkins, Shahied (Def. Assoc.) Williams, Jakeem (Boyd, Matthew Christopher) Williams, Legend (Def. Assoc.)

Room 805--SAWYER, J.

\$314.00 Usd Ades, Jose
Adderly-hayes, Marcus (Humble, Brian Francis)
Allen, Marcus
Brook, Rafiq Brown, Nain Chester, Karl Copeland, Barry Darren, Ford Doe, Tungi Doherty, Ashley Downing, Maurice Dublin, Ronald Harper, Lawrence Jean-charles, Nirva (Def. Assoc.) Jenkins, Frank (Def. Assoc.) Johnson, Amir (Chisholm, Walter C.) Kav. Kahssian Kay, Kahssian Keith, Sameer (Def. Assoc.) Mathis, Rickey (Johnson, Shaka Mzee) Mendez, Uribe (Perri, Fortunato N. Jr.) Mezon, Elias Montano, Melvin (Link, Robert Patrick)

Morrison, Gregory Odom, Robert (Scott, John J.) Odom, Robert A. (Def. Assoc.) Parker, Demetrius Perez, Alexander Pergolese, Joseph (Def. Assoc.) Porter, Tynire (Osei, Nana Yaw Adom) Roberts, Jeremiah Ross, Jeremiah Russell, Kareem Samake, Amadou Smith, Alfred Smith, Donovan Soto, Theodore (Def. Assoc.) Speller, Daniel

Springer, Tyrone M. (Def. Assoc.) Stinnett, Rahsan (Def. Assoc.) Torres-colon, Walberto Williams, Floyd Worrell, Charles

Room 807--TO BE ASSIGNED Mcandrews, Devon (Capone, Joseph P.)

Room 808--KAMAU, J.
Diaz, Rolando (Def. Assoc.)
Ditullio, James W. (Warren, Bruce K. Jr.)
Gallashaw, Jermaine (Johnson, Shaka Mzee)
Harvey, Dangelo (Mischak, David B.)
Hinton, Dante (Def. Assoc.)

Room 901--TO BE ASSIGNED

Chavis, Marquis (Rivera, Edwin R.) Diaz, Cyrus (Dimaio, Paul Michael) Finch, Charles (Pileggi, Michael) Smith, Joseph (Yee, Adam Sequoyah) Wilson, Rashiem (Fiore, Todd R.) Room 902--WOELPPER, J.

Room 902--WOELPPER,
Bentley, William (Def. Assoc.)
Butler, Corey (Kadish, Jason Christopher)
Dorsey, Clarence (Def. Assoc.)
Hayes, Ernest (Def. Assoc.)
Laws, Sylvester (Sobel, Jonathan J.)
Mojica, Eric (Savino, Louis Theodore Jr.)
O Keefe, David (Def. Assoc.)
Perez, Jeifry (Savino, Louis Theodore Jr.)
Volley, Rasheed (Def. Assoc.)

Room 904--ROSS, J.
Burton, Durrell (Def. Assoc.)
Carter, Rashon (Def. Assoc.)
Fowler, Nawaz (De Marco, Perry Paul)
Grier, Shamira (Def. Assoc.)
James, Carl (Def. Assoc.)
Keith, Basir (Def. Assoc.) Retul, Basil (Def. Assoc.)
Lee, James (Lorusso, Vincent M.)
Marks, Ronnell (Dolfman, Douglas Lee)
Slocum, Carnell (Def. Assoc.)
Stokes, Marquise (Silver, Gary Scott)
Stokes, Zaire (Def. Assoc.) Williams, Jamir (Def. Assoc.) Williams, Shawn (Def. Assoc.)

Room 905--SHAFFER, J. Allen, Ian (Jones, Sarah Alexandra) Bocahica, Edwin (Bowers, Peter C.)

Byard, Thomas (Def. Assoc.) Byard, Thomas (Det. Assoc.)
Chisholm, Don (Def. Assoc.)
Coleman, Durmel L. (Yee, Adam Sequoyah)
Cutiss, Greg (Yee, Adam Sequoyah)
Davenport, Tyrone (Defino, Michael A.)
Davis, Terrance (Def. Assoc.) El. Frank (Def. Assoc.) Fisher, Eric (Def. Assoc.)
Fisher, Richard T. (Desiderio, David Ernest) Gonzalez, Richard (Def. Assoc.) Gonzalez, Kichard (Def. Assoc.) Hada, Ali (Kellis, Steven Ernest) Hernandez, Alan (Weiss, William Alfred) Hill-hicks, Bernard (Slaven, Ryan Patrick) Hopkins, Nirobi A. (Szanto, Jules Norris) Jaminson, Randy (Def. Assoc.)

Lawrence, Rasheed (Sanita, Amato T.) Lucena, Anibel (Def. Assoc.) Lucena, Anibel (Def. Assoc.)
Mack, Jameel (Davis, William McFadden)
Maldonado, Jose (Def. Assoc.)
Marozzi, John (Jones, Steven Michael)
Martin, Khalif (Def. Assoc.)
Mendez, Annie (Def. Assoc.)
Mendez, Annie (Def. Assoc.)
Mobley, James (Def. Assoc.)
Mordan, Marlon (Boyd, Matthew Christopher)
Navarro, Luis (Def. Assoc.)
Parker, Kenneth D. (Glassman, David Jay)
Parnell-bullock, James (Link, Robert Patrick)
Quinones-mendez, Jose (Def. Assoc.)
Ramsey, Darius (Silver, Gary Scott)
Ramsey, Shaniqua (Altschuler, Jonathan R.)
Richberg, Jacob (Def. Assoc.)
Robbins, Steve (Def. Assoc.)
Robberts, Ashley (Levin, Andrew Joseph)
Rudd, Ariel (Osei, Nana Yaw Adom)
Schmidt, Phillip (Earl, Douglas) Rudd, Ariel (Osei, Nana Yaw Adom)
Schmidt, Phillip (Earl, Douglas)
Spatola, Nicholas (Def. Assoc.)
Stephens, Anthony (Boyd, Matthew Christopher)
Stevens, Anthony (Def. Assoc.)
Sweede, Erik (Peruto, A. Charles Jr.)
Valdez, Alexander (Def. Assoc.)
Webster, Douglas (Def. Assoc.)
White, Ali (Major, Rania Maria)
Wiggins Anthony (Def. Assoc.) Wiggins, Anthony (Def. Assoc.) Wynder, Marquise (Def. Assoc.)

Johnson, Shanese (Def. Assoc.)

Room 908-BRANDEIS-ROMAN, J.

Young, Vanessa Y. (Gibbs, Charles Matthew)

ROMAN, J.

Andrade, Daniel (Szanto, Jules Norris)
Burly, Naim (Narcisi, Laurence Anthony III)
Dawkins, Samaj (Def. Assoc.)
Dickerson, Amir H. (Szanto, Jules Norris)
Ditri, Raymond (Burrows, William Gordon)
Melendez, Jose (Turner, Alexandre Neuerburg)
Thomas, Juwahn (Wittels, Barnaby)
Wilson, Paul (Def. Assoc.)

Room 1001-DiCLAUDIO, J.

Room 1001-DicLAUDIO, J.
Bees, Bobby (Becker, Ryan Christopher)
Bennett, Vernon (Latour, Pierre III)
Berry, Victor (Brown, Jerome Michael)
Bridgeford, Anthony (Lloyd, James Richard III)
Brown, Ahmean A. (Foster, Edward Joseph)
Butler, Darryl (Gelb, Jeremy C.)
Coleman, Troy (Pomerantz, Michael D.)
Davis, Ervin (Mosser, Todd Michael)
Deans, Richard (Def. Assoc.)
Dennis, Rosalie (Himebaugh, Teri B.)
Faulcon Terrell (Chisholm Walter C.) Dennis, Rosaite (Himebaugh, 1eri B.)
Faulcon, Ferrell (Chisholm, Walter C.)
Frazier, Devine (Zeiger, Brian J.)
Henry, Akeem (Smith, Ronald Allan)
Holloway, Tyrone (Marrone, Joseph Michael Jr.)
Hoyle, Kenneth D. (Lloyd, James Richard III) Kersey, Evin (Schultz, Joseph Todd)
Levenberg, Frank (Levin, Peter Alan)
Little, Michael (Marroletti, John A.)
Mallory, James (Def. Assoc.)
Mattis, Trevor (Feinberg, Jonathan Howard) Mattis, Irevor (Feinberg, Jonanan Froward)
Myers, Rayti Alan (Capuano, Gina A.)
Nichols, Ronald (Mosser, Todd Michael)
Odom, Kahhim (Pileggi, Michael)
Pollydore, George (Tinari, Eugene P.)
Richardson, Jamaar (Bunting, Kelly Dobbs)
Richardson, James A. (Osborne, Jenny)
Steele Herndon (Royun Jerome Michael) Steele, Herndon (Brown, Jerome Michael) Stevenson, Eric (Feinstein, Steven C.) Taylor, Shelby (Def. Assoc.) Walker, Shawn T. (Balachan

Walker, Shawn T. (Balachan Gopalakrishnan) White, Kenneth E. (Chisholm, Walter C.) Wilson, Jew K. (Lloyd, James Richard III) (Balachandran,

Room 1002-TAYLOR-SMITH,

Dunning, Michael (Def. Assoc.) Faulk, Reginald (Def. Assoc.) Faulk, Reginald T. (Def. Assoc.) Santiago, Richard (Capek, Justin Charles) Williams, Shafease (Trimble, Robert Eugene)

Room 1004-GAGNON I **HEARINGS** Barton, Ronnie Lee (Def. Assoc.) Barton, Ronnie Lee L (Def. Assoc.)

Barton, Ronnie Lee L (Def. Assoc.)
Cahall, James (Def. Assoc.)
Cahall, James M. (Def. Assoc.)
Cope, John (McCrae, Kendra Ilene)
Fergerson, Omar (Def. Assoc.)
Fernandez, Nathalie (Def. Assoc.)
Fleming, Demetrius (De Ritis, Joseph Edward)
Foday, John M. (Def. Assoc.)
Haynesworth, Joshua (Def. Assoc.)
Hill, Bruce (Yacoubian, George Setrag Jr.)
Lewis, Ouincy (Def. Assoc.) Hill, Bruce (Yacoubian, George Setrag Jr.)
Lewis, Quincy (Def. Assoc.)
Lewis, Quincy (Def. Assoc.)
Lewis, William (Yacoubian, George Setrag Jr.)
May, Jason (Def. Assoc.)
Mendez, Jose (Def. Assoc.)
Mencer, Tayron (Def. Assoc.)
Ocasio, Rafael (PUBLIC DEFENDER)
Pacheco, Ramon (Def. Assoc.)
Paige-betterson, Christopher J. (Boyd, Matthew Christopher)
Piere, Hanoc (Mattson, Michael Joseph)
Rivera, Roberto (Def. Assoc.)
Salmon, Alexis (Diamondstein, Michael Jay)
Sanford, Rashad (Def. Assoc.)
Santiago, Octavie (Burke, Thomas F.)
Shaeff, Brian (Def. Assoc.)

Shaeff, Brian (Def. Assoc.) Spagna, Andrew (Def. Assoc.) Stephens, Marcellus (Def. Assoc.)
Torpey, Keith (Def. Assoc.)
Williams, Virgil B B. (Johnson, Shaka Mzee) Wright, Shaquan (Szanto, Jules Norris)

Room 1005-BRYANT-POWELL, J.

Alburg, Nasim (Def. Assoc.) Alston, Blake (Def. Assoc.) Artis, Frank (Def. Assoc.)
Bailey, Saabir (Fishman, Brian M.)
Betsill, Diamond (Silver, Gary Scott) Bordan, Alleem (Def. Assoc.) Carter, Zamir (Def. Assoc.) Castro, Thomas (Snyder, Marni Jo) Castro, I nomas (Snyder, Marini Jo Curry, Jemeire (Def. Assoc.) Davis, Jerry (Def. Assoc.) Delacruz-reyes, Jesus (Def. Assoc.) Denofa, Russell (Def. Assoc.) Dibella, Alexis (Def. Assoc.)

Glover, Zaair (Def. Assoc.) Glover, Zaair (Def. Assoc.)
Hanford, Kyre (Savino, Louis Theodore Jr.)
Harvey, Tyrim (Hueston, Colin Richard)
Henry, Kyeis (Fishman, Brian M.)
Hicks, Lester (Def. Assoc.)
Hopkins, Joseph (Def. Assoc.)
Hughes, Richard (Def. Assoc.)
James Tyre (Colon Christian) riugnes, Richard (Def. Assoc.)
James, Tyree (Colon, Christian)
Jenkins, Qumere B. (Def. Assoc.)
Kennedy, Shayla A. (Molineux, Stephen Dean)
Khalif, Cobil (Cameron, Angelo Leroy)
Knox-schenck, Nafiysh (Link, Robert Patrick)
Lawrence, Lamond (Def. Assoc.)
Luzunaris-sanchez Lusi (Savino Louis) Knox-schenck, Nathysh (Link, Kobert Patrick)
Lawrence, Lamond (Def. Assoc.)
Luzunaris-sanchez, Luis (Savino, Louis)
Lyles, Nafi (Walker, David Michael)
Mattox, Sirdarious (Levin, Andrew Joseph)
Mcafee, Bilil M. (Savino, Louis Theodore Jr.)
Mellen, Brownell (Def. Assoc.)
Ortiz, Jayden (Def. Assoc.)
Ortiz, Jayden (Def. Assoc.)
Parker, Samuel (Def. Assoc.)
Parker, Samuel (Def. Assoc.)
Parker, Samuel (Def. Assoc.)
Parker, Samuel (Def. Assoc.)
Roynolds, Thomas (Mann, Jessica Consuela)
Rogers, James (Def. Assoc.)
Ross, Kiam (Thomas, Melissa Diane)
Roundtree, Jahlil J. (Tarpey, Timothy J.)
Rudd, Abdur (Altschuler, Jonathan R.)
Sagardia, Josue (Kenny, Thomas)
Smith, Tashod (Def. Assoc.)
Stevens, Khalil K. (Def. Assoc.)
Taylor, Asiyah N. (Def. Assoc.)
Thompson, Brandon (Def. Assoc.)
Walker, Rashid (O'Riordan, Daniel John)
Williams, Ahmad (Def. Assoc.)
Williams, Nakye (McCrae, Kendra Ilene)
Room 1007-BRONSON, J. Room 1007-BRONSON, J.

Clark, Shakur (Fishman, Brian M.)

Room 1008-KYRIAKAKIS, J. Blanding, Khasan (Goodman, Leon Dominic) Mcdaniels, Ronnie (Scarpello, Joshua E.) Mcknight, Omar (O'Riordan, Daniel John) Stewart, Franklin A. Thomas, Tiarra (Kelly, Joseph Kevin)

Room 1101-S. JOHNSON, J.

Berry, Andre (Link, Robert Patrick)
Berry, Rashan (Coleman, Joseph L.)
Brooks, Tramayne K. (Scarpello, Joshua E.)
Brown, Joseph (Savino, Louis Theodore Jr.)
Bullock, Dadequan (Public Defender,
Philodelphio)

Brown, Joseph (Savino, Louis Theodore Jr.)
Bullock, Daequan (Public Defender,
Philadelphia)
Clark, Don J. (Meehan, Edward C. Jr.)
Clinkscales, Duane (Coleman, Joseph L.)
Dong, Yvonne (Coleman, Joseph L.)
Dutcher, Kevin (Bozzelli, Lawrence J.)
Gholson, Ellis (Def. Assoc.)
Giddens, Jacob (Goldstein, Zak Taylor)
Hargrove, Muhammad (Boyd, Matthew
Christopher)
Harley, Juvelle (O'Connor, Lawrence J.)
Hogue, Gregory (Def. Assoc.)

Hogue, Gregory (Def. Assoc.)
Holly, Marcus K. (Coleman, Joseph L.)
Johnson, Bruce (Boyd, Matthew Christopher)
Lawrence, Ajaah (O'Donnell, Joseph H. Jr.)
Lesay, Melvin A. (Wu, Andrew)
Phillips, Valensia (Def. Assoc.) Ramirez, Edgar J. (Morris, Glen Richard) Rodriguez-castillo, Rafni (Savino, Louis Theodore Jr.)

Rosario, Jesus Antonio (Def. Assoc.) Sephes-walker, Jahsir (Abdul-Rahman, Qawi) Veckins, Paul (Ward, Annemarie Elizabeth)

Room 1102-COVINGTON, J. Ford, Willie (Duckett, Cowanis Lee Jr.) **Room 1104-ARRAIGNMENTS**

Ford, Willie (Duckett, Cowanis Lee Jr.)

Room 1104-ARRAIGNMENTS
Abdulmughmi, Abdula (Chandler, David M.)
Alghati, Eissa (Chandler, David M.)
Alhumaidi, Mohammed (Chandler, David M.)
Atkins, Shaniqua R. (Def. Assoc.)
Badani, Ayab (Chandler, David M.)
Banks, Jeffrey (Parkinson, Michael Patrick)
Banks, Quron (Def. Assoc.)
Banks, Rasheed (Dolfman, Douglas Lee)
Boyer, Darren (Def. Assoc.)
Braxton, Tori (Kenny, Thomas)
Broaddus, Robert J. (Altschuler, Jonathan R.)
Brown, Christopher (Def. Assoc.)
Burns, Lisa (Def. Assoc.)
Campbell, Alishia (Diamondstein, Michael Jay)
Carter, Bryon (Abdul Rahman, Qawi)
Edwards, Bryheem K. (Fiore, Todd R.)
Fred, Ethan (Def. Assoc.)
Gross, Joseph (Mischak, David B.)
Guzman, Teofilo (Def. Assoc.)
Holmes, Richard (Page, Shawn Kendricks Sr.)
Huggard, William (Zawrotny, Edward M.)
James, Tajon (McDermott, Michael I.)
Jones, Ronique S. (Def. Assoc.)
Macias, Joceline (Marroletti, John A.)
Marcilio, Joshua (Def. Assoc.)
Mickens, Ishaag (Jones, Sarah Alexandra)
Nathaniel, Jonathan P. (Def. Assoc.)
Nesbitt, Brandon (Mann, Jessica Consuela)
Reina, Reina (Def. Assoc.) Nathaniel, Jonathan P. (Def. Assoc.)
Nesbitt, Brandon (Mann, Jessica Consuela)
Reina, Reina (Def. Assoc.)
Riggs, Michael (Def. Assoc.)
Rodriguez-perez, Angel (Narcisi, Laurence Anthony III)
Ross, Bedford (Kelly, Joseph Kevin)
Shawell, Jahaad (Def. Assoc.)
Taylor, Teyrell D. (Goldstein, Zak Taylor)
Thomas, Shawn (Link, Robert Patrick)
Vega, Krystal (Def. Assoc.)

Room 1108-CIANFRANI, J. Browne, Isaiah (Dolfman, Douglas Lee Smith, Corey (Def. Assoc.)

MUNICIPAL COURT

CIVIL LISTINGS

MONDAY, MAY 20, 2024 2—THOMSON, J.

- 9:15 A.M.

 1 Assurance Restoration LLC v. White
 2 Maxcare Chiropractic v. Safeco Insurance
- Company
 6 Progressive Advanced Ins. Co. v. Nabiev
 9 Wilmer v. Comcast Cable

10 WILMER v. APPLE INC

11 Philadelphia Gas Works v. Petrongolo Contractors Inc. 13 Dutton Road Veternarian Clinic AKA/DBA: C/O David v. LoDuca AKA/DBA: Shawn

O1:15 PM

PROGRESSIVE GARDEN STATE
INSURANCE COMPANY v. GENSEL
PROGRESSIVE SPECIALITY
INSURANCE COMPANY v. LEEWASHINGTON
PROGRESSIVE SPECIALITY
INSURANCE COMPANY AND PROGRESSIVE SPECIALITY

3 PROGRESSIVE SPECIALITY
INSURANCE COMPANY v. ANDREWS
4 PROGRESSIVE ADVANCED
INSURANCE COMPANY v. SACKIE
5 PROGRESSIVE SPECIALITY
INSURANCE COMPANY v. PUGH
6 PROGRESSIVE ADVANCED
INSURANCE COMPANY v. ADAMS
7 Ghofrani v. Cross Properties, LLC
8 Leon Lainez v. McGlade
2 VORCEY CIRDAY I.

3—YORGEY-GIRDY, J.

8:45 A.M.

1 J A PROPERTIES LLC v. MCCREA

2 Connection Training Services v. Weaver

3 2100 TIOGA APARTMENTS LP v. WRIGHT

4 Roberto Clemente Homes, LP v. CARSON 5 Roberto Clemente Homes, LP v. Carson 6 PHILADELPHIA LOTUS 02A LLC v.

Jenkins 7 THE LOFTS AT 2601 LP v. HUGHES 8 EASTWICK JOINT VENTURE v. LEWIS 9 LOTUS VILLAGE PARTNER v. WATSON 10 EASTWICK JOINT VENTURE v. CLARK

CLARK
11 500 E. UPSAL 2014 LP v. DORELUS
12 ASHLEY COURT 2013 LP v. Iheoma
13 SUCCESS ESTATES, LLC
ALEXANDER
14 Downing Ledgen LLC v. Cryv.

14 Downing Jackson LLC v. Cruz
15 V2 PROPERTIES ENTITY 7 LLC v.

15 VZ FROFENTIES LAVITA
ONEIL
19 Stelmach v. Giddings
20 KEITH MCHENRY v. BYNUM
21 NIX HOME INVESTORS LP v.
MCSWIGGAN

MCSWIGGAN
22 NIX HOME INVESTORS LP v. ROSS
23 Nanette A. Hionas v. Dougherty
24 KEITH MCHENRY v. BROWN
25 FERNHILL PARK HOLDINGS LLC

v. Lloyd
26 6172 Ridge Holdings, LLC v. BIDUS
27 Michasel Carosella v. NGUYEN
28 Regent Terrace Housing Partnership v.
Taylor

29 BH Homes LLC v. Robinson 31 D & T Properties, Inc. v. Collins 32 Dhan Thomas v. Keim

33 Babnew v. Albert 34 Spolizino v. Rivera 35 WILLOW CREEK MANOR CORP. v.

Wingate
36 JIANYONG WU v. LOPEZ
37 BROADMOORE 2004 LP v. Wah

38 Alvin Properties LLC v. Sesay 39 PHILADELPHIA LOTUS 4 LLC v. HAMM

40 ST REGIS INVESTORS v. NELSON

42 Adiela LLC v. Rohena 43 KEITH MCHENRY v. SEWELL

44 4931 Penn Street LLC v. Goodman
45 DUFFIELD VETERANS VILLAGE LLC
v. MOORE
46 SI Holdings III LLC v. Havnes
47 WINDSOR ESTATES APTS LP v.
WILLIAMS
48 PHILLADEI PHIA LOTUS 4 LLC v.

48 PHILADELPHIA LOTUS 4 LLC v.

STEVENS
49 Philadelphia Lotus 09 LLC v. ADAMS
50 PHILADELPHIA LOTUS 4 LLC v.

MARABLE 51 NJB PROPERTIES LLC v. GROSS

52 Master Street Housing Partnership LP v.

Shepard
53 LINCOLN GREEN 2018 LLC v. JAMES

54 7600 Stenton LP v. Alexander 54 7600 Stenton LP v. Alexander 55 MANOR ASSOCIATES v. Muhammad 56 Philadelphia Lotus 8 LLC v. MILES 57 RV MANSION APARTMENTS LLC v.

WATTERS 58 PHILADELPHIA LOTUS 11A LLC v. MATTHEWS

9 A.M.
1 B & Z Real Estate Holdings, LLC v. Bass
2 WESTMISTER APARTMENTS, L.P. v. FREEMAN FREEMAN
3 GRAND LEIPER LP v. BUTLER
4 BARING ESTATES LLC v. LAWRENCE
5 Rental Property Enterprises LLC v. Waiters
6 WESTMORELAND LOFTS v. ROSE
7 Vlandstor, Bodsic 7 Khandate v. Boykin

12:45 P.M.
1 EDWARD WELSH III v. WILLIAMS
3 RUSH REALTY CO INC v. TINDLEY
4 WALKER COURT HOLDINGS LLC v.

Flanigan

5 LARCHWOOD GARDEN APARTMENTS
LLC v. MAYNARD

6 3226 Powleton LLC v. GARCIA

7 WESTMONT VILLAGE LP v. FRYE

8 LARCHWOOD GARDEN APARTMENTS
LLC v. DESSE

LLC v. REESE
9 Spak and Friends LLC v. Savage
10 EASTWICK JOINT VENTURE v.

Roundtree
11 PIBO 02 LLC v. Geathers
12 KING GODFREY LP v. Mack
13 RALPH T ALLEN JR v. WEST
14 DOMINICK Z CHIANCONE v. MILLER
15 NICETOWN COURT II HOUSING
PARTNERS v. White

16 3416 ASSOCIATES LP v. BUTLER 17 L & Qi INC v. Ramos

17 Let Qi INC V. Ranios
18 Abdoun v. Ivory
19 Hackenberg v. Murphy
20 Hilltop Crescent LP v. Benbow
23 Post Rittenhouse Hill LP v. Guerrier
24 MANDELA APARTMENTS LLC v.
HIGHTOWER
25 Lengus Apartments GEM LLC v. Butler

25 Lennox Apartments GEM LLC v. Butler 26 WILLOW COURT APARTMENTS v. Bowens

27 ONE TIME PLEASE, LLC v. GARCIA-

HERNANDEZ 28 MS RIESLING LLC v. MACK

28 MS RIESLING LLC v. MACK
29 PHILLY SFR I LLC v. SMITH
30 WAZ GROUP LLC v. MOORE
31 LOWERY v. FOWLKES
32 LOWERY v. BARNES
33 KEEN PROPERTY DEVELOPMENT

34 OZ FUND 1 LLC v. RICHARDSON 35 WILLOW COURT APARTMENTS v.

36 Briggman Housing And Development v.

Gray 37 PCF Properties LLC v. Patton

1 P.M.
1 H & O LLC v. Bobb
2 FERNHILL PARK HOLDINGS LLC v.
BALLARD
3 MONTES

BALLARD
3 MONTGOMERY v. SANSBURY
4 OH CHELTEN PARTNERS LP v. Williams
5 3801 CONSHOHOCKEN HOLDINGS
LL.C. v. Musumba
6 OESTREICHER v. Bailey

4—TO BE ASSIGNED

9 A.M.

1 BD GIRARD REALTY LLC v. CHUDLEY
2 BD GIRARD REALTY LLC v. VETTER
3 Level 4 Holdings LLC v. McCall
4 Smeresky v. Schwarz

4 Smeresky v. Schwarz 5 510 Broad JV LLC v. Mohamed 7 65th & Woodland Pharmacy, INC v. Meharuzzaman

1 P.M.

1 Millennium Development LLC v. Briddell 2 N Fifth Realty Corp. v. Amor 3 Shi v. Gerarado 4 Giral v. Mateo Montalvo 5 Lim v. Rayford 6 VAGANOV v. WEISSINGER

7 LLC v. Alexandre

5—TO BE ASSIGNED

10 A.M.

1 MIDLAND CREDIT MANAGEMENT,

INC. v. DAVIS

2 DISCOVER BANK v. HALL

3 Midland Credit Management, Inc. v. MCBRIDE Midland Credit Management, Inc. v. GRANT

5 JPMorgan Chase Bank N.A. v. Phomma 6 JPMorgan Chase Bank N.A. v. Garcia 7 Absolute Resolutions Investments LLC v. Iohnson

8 Absolute Resolutions Investments LLC v. Rowan 9 Absolute Resolutions Investments LLC v.

Paulino 10 Absolute Resolutions Investments LLC v.

Shaifer 11 Absolute Resolutions Investments LLC v.

12 Absolute Resolutions Investments LLC v.

12 Absolute Resolutions Investments LLC v. Brown
13 JPMorgan Chase Bank N.A. v. Green
15 JPMorgan Chase Bank N.A. v. Snyder
16 JPMorgan Chase Bank N.A. v. Chacko
17 JPMorgan Chase Bank N.A. v. Coates
18 Absolute Resolutions Investments LLC v. Barge

Barge 19 JPMorgan Chase Bank N.A. v. Gross 20 Absolute Resolutions Investments LLC v.

19 JPMorgan Chase Bank N.A. v. Gross
20 Absolute Resolutions Investments LLC v. Stembridge
21 JPMorgan Chase Bank N.A. v. Shelley
22 JPMorgan Chase Bank N.A. v. Shelley
23 JPMorgan Chase Bank N.A. v. Cyriacus
24 Jefferson Capital Systems LLC v. Camacho
25 JPMorgan Chase Bank N.A. v. Nungesser
26 JPMorgan Chase Bank N.A. v. Brown
27 Absolute Resolutions Investments LLC v. Hannibal
28 LVNV FUNDING LLC v. JOHNSON
29 LVNV FUNDING LLC v. JOHNSON
30 LVNV FUNDING LLC v. JACKSON
30 LVNV FUNDING LLC v. JOHNSON
31 LVNV FUNDING LLC v. FLEMING
33 LVNV FUNDING LLC v. FLEMING
33 LVNV FUNDING LLC v. FLEMING
34 LVNV FUNDING LLC v. FLEMING
35 LVNV FUNDING LLC v. FLIPCHYK
36 LVNV FUNDING LLC v. FULIPCHYK
36 LVNV FUNDING LLC v. RODRIGUEZ
40 LVNV FUNDING LLC v. RODRIGUEZ
40 LVNV FUNDING LLC v. CRAY
41 LVNV FUNDING LLC v. CLARK
41 LVNV FUNDING LLC v. CLARK
41 LVNV FUNDING LLC v. CLARK
41 LVNV FUNDING LLC v. CUMMISKEY
45 LVNV FUNDING LLC v. CUMMISKEY
46 LVNV FUNDING LLC v. CUMMISKEY
47 LVNV FUNDING LLC v. CUMMISKEY
48 LVNV FUNDING LLC v. CUMMISKEY
49 LVNV FUNDING LLC v. CROPAL
40 LVNV FUNDING LLC v. CUMMISKEY
41 LVNV FUNDING LLC v. CUMMISKEY
42 LVNV FUNDING LLC v. CUMMISKEY
43 LVNV FUNDING LLC v. CUMMISKEY
44 LVNV FUNDING LLC v. CUMMISKEY
45 LVNV FUNDING LLC v. CORSOM
44 LVNV FUNDING LLC v. CUMMISKEY
45 LVNV FUNDING LLC v. CUMMISKEY
46 LVNV FUNDING LLC v. CORSOM
47 LVNV FUNDING LLC v. CORSOM
48 LVNV FUNDING LLC v. CORSOM
49 LVNV FUNDING LLC v. CORSOM
40 LVNV FUNDING LLC v. CORSOM
41 LVNV FUNDING LLC v. CORSOM
42 LVNV FUNDING LLC v. CORSOM
43 LVNV FUNDING LLC v. CORSOM
44 LVNV FUNDING LLC v. CORSOM
45 LVNV FUNDING LLC v. CORSOM
46 LVNV FUNDING LLC v. CORSOM

1 P.M.
1 TD Bank USA, N.A., as successor in interest to Tar v. SULIMIN
2 Synchrony Bank v. KACZOR
3 Synchrony Bank v. GOODWIN

4 Midland Credit Management, Inc. v. BLAIS 5 Midland Credit Management, Inc. v. MIDDLETON 6 Midland Credit Management, Inc. v. GREEN 7 Midland Credit Management, Inc. v. NOVACK

8 Midland Credit Management, Inc. v. CALLANDS

6—LAMBERT, J.

9:15 A.M.
2 Barclays Bank Delaware v. WILSON Maxcare Chiropractic v. Safeco Insurance Company

4 Safeco Insurance Co. of Illinois v. Launika 10 LVNV FUNDING LLC v. GROSS 11 RESURGENT RECEIVABLES LLC v. ABSOLUTE RESOLUTIONS

INVESTMENTS, LLC v. BANKS
13 Clearfield Chiropractic v. Agency Insurance

Company
14 Clearfield Chiropractic v. Agency Insurance

Company 16 HERBAS v. MORAN

01:15 PM

3 CREDIT CORP SOLUTIONS, INC. v. MANNING 4 LVNV FUNDING, LLC v. JOHN

5 LVNV FUNDING, LLC v. ROBERTS 6 LVNV FUNDING, LLC v. SOTOLUCCA Synchrony Bank v. CHAMBERLAIN

/ Synchrony Bank v. CHAMBERLAIN
10 DUCKETT v. TATE
13 Hisson v. A.G.A.S. MFG Inc.
14 BOBBIT v. BRITH SHOLOM HOUSE
15 Willig, Williams & Davidson v. Small
17 Henry v. Nick Jr's Auto Sales
18 GACHAI v. NUGENT

600,--TO BE ASSIGNED 11 A.M. 1 Moore v. Davis

COURT OF APPEALS

OPINIONS FILED

MAY 16, 2024

BY SMITH, J. Gerald Forsythe, individually and on behalf of all v. Teva Pharmaceutical Industries Ltd; 23-8050; For all of the foregoing reasons, we will deny the Petition.

BY SCIRICA, J.
USA v. Abdur Islam; 23-2306; We will affirm the
District Court's order as to Islam and dismiss
Dawan's appeal as moot.

BY FISHER, J.
Robert Mator v. Wesco Distribution Inc;
22-2552; For all these reasons, we will vacate and remand for further proceedings.

COURT OF APPEALS

NOT PRECEDENTIAL **OPINIONS FILED**

MAY 16, 2024

PER CURIAM

In re: Bryant Lee; 23-2454; judgment of the district court affirmed.

Anuradha Dhingra v. SAP America Inc; 23-1569; judgment of the district court affirmed. affirmed.

DISTRICT COURT

MEMORANDA AND **ORDERS**

MAY 15, 2024

BY BAYLSON, J.

Cartee-Haring v. Central Bucks School
District; 20-1995; The Court will require all
parties to engage in a mediation to consider
a settlement of all claims, as a trial of this case
would likely take several weeks or more.

Marinello v. Central Bucks School District;
21-2587; The Court will require all parties to
engage in a mediation to consider a settlement
of all claims, as a trial of this case would likely
take several weeks or more.

BY PRATTER, J. Huang v. Bai Wei LLC; 22-3618; For the fore-going reasons, the Court denies Mr. Huang's motion for conditional collective certification

with prejudice Katz et al v. Deluca et al; 23-1188; The Court dismisses this case for lack of subject matter jurisdiction.

jurisdiction.

Gorrio v. Correctional Officer Shorter et al;
23-4807; Mr. Gorrio's dismissed claims will
be dismissed with prejudice because the court
concludes that further attempts amendment

BY YOUNGE, J.
Rushdie-Ahmed v. Trustees of the University
of Pennsylvania et al, 22-5030; For the
foregoing reasons, Defendants' Motion for
Summary Judgment is Denied.

BY WOLSON, J.
King v. Auto Max Corporation et al; 23-2350;
As a result, summary judgment is inappropriate, and this case will proceed to trial.

BY SANCHEZ, J.
Freeman v. Williams et al; 23-2655; Because
Defendants have not been properly served,
Freeman's motion for a default judgment must be denied, as valid service is a prerequisite for a

BY BARTLE, J. Suber v. Methodist Services; 23-4334; For that reason, defendant's motion to dismiss will be granted as to plaintiff's claim of retaliation.

BY BEETLESTONE, J.
Abira Medical Laboratories, LLC v. Kaiser
Foundation Health Plan of the Mid-Atlantic
States, Inc.; 24-0759; For these reasons,
Kaiser's Motion will be granted in part and
denied in port. denied in part.

BY GOLDBERG, J.
Williams v. Russell et al; 20-3511; For the foregoing reasons, I will grant summary judgment on the excessive force claim against Defendant Dean, the failure to protect claim against Defendants Henning and Woodard, and all claims against Defendants McFadden and Miller

BY GALLAGHER, J.

USA v. Taylor; 22-0326; Based on the forgo-ing reasons, Defendant's Motion to Suppress his Post-Arrest, VideoRecorded Statement is DENIED. The Court finds Defendant's statements voluntary and finds the delay in federal presentment inapplicable to this case, as Defendant was detained on state charges while interviewed and Defendant failed to show collusion between the state and federal government for the purpose of violating his right to prompt presentment.

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 16, 2024
Accutech Mechanical Services--State Farm
Fire and Casualty Company; 24-02090;
Diversity; T.J. Savage.
Remington Lodging & Hospitality, LLC-Vendetta McLean; 24-02091; Fed. Question;
M.R. Parger

Vendetta McLean; 27-02071, Tea. M.R. Perez.

Schulz Sign Company--Sheet Metal Workers Health & Welfare Fund of Local no. 19; Sheet Metal Workers Annuity Fund of Local No. 19; Sheet Metal Workers Joint Apprenticeship Fund of Philadelphia and Vicinity; 24-02093; Fed. Question; M.A. Kearnev.

Kearney. AAA Insurance--David Aria; 24-02096;

Diversity; G.J. Pappert.

Wells Fargo Bank, National Association—
Patronetta Brown; 24-02097; Fed. Question; K.B. Hodge.

Ferrari North America, Inc.; Ferrari

Ferrari North America, Inc.; Ferrari SpA: Luigi Chinetti, Jr.-Simeone Foundation; 24-02098; Diversity; C.F. Kenney.
Progressive Advanced Insurance Company: Kristen Olsen--Lauren Fitzgerald; 24-02099; Diversity; R.B. Surrick. Remington Lodging & Hospitality, LLC--Vendetta McLean; 24-02091; Fed. Question; M.R. Perez.
UBS Financial Services, Inc.--Lois Delspechio Janke; 24-02100; Fed. Question; N.I.Q. Alejandro.
Desiree Golden; 24-02104; Diversity.
SIS International Trade, LLC: Sagi Gelman: Shir Gal--Scudder Realty LLC; 24-02105; Diversity; C.M. Rufe.
The Philadelphia Inquirer, PBC--Desiree Golden; 24-02106; Diversity; K.S. Marston.

The Philadelphia Inquirer, PBC--Desiree Golden; 24-02106; Diversity; K.S. Marston. City of Philadelphia--Tri-State Delivery, Inc.; 24-02107; Fed. Question; K.S. Marston. Rite Way Freight Ltd--Freightgate, Inc.; 24-02108; Diversity; A.B. Brody.
Freedom Life Insurance Company of America Registered as Ushealth Group Inc.--Abira Medical Laboratories LLC d/b/a Genesis Diagnostics; 24-02110; Diversity.
Altisource Solutions Inc; TD Bank; Propservia LLC--Shenitra Jackson; 24-02112; Diversity. Cellco Partnership (dba Verizon Wireless); Bell Atlantic Mobile Systems, LLC; GTE Wireless, LLC--Alina Murmanovna Khimmat; 24-02113; Fed. Question.

Question.

21st Century Cyber Charter School; Andrea Fox: Matthew Flannery--Loree M. Marchese; 24-02114; Fed. Question.

BANKRUPTCY COURT

PETITIONS FILED MAY 16, 2024

(READING)

Chapter 7
Nathan P. Wenrich, 340 N. 3rd Street, Columbia, PA 17512 -- Gary F. Seitz; United States Trustee; 24-11667; no summaries listed; T.W. Fleckenstein, atty; P.M. Mayer, B.J. Kelly L Snyder, 3527 Apricot Drive, Walnutport, PA 18088 -- Gary F. Seitz; United States Trustee; 24-11675; no summaries listed; L.E. Feldman, atty; P.M. Mayer, B.J. LouAnn DeStio, 3080 Aster Ln, Lititz, PA 17543 -- Lynn E. Feldman; United States Trustee; 24-11676; no summaries listed; L. Monje, atty; P.M. Mayer, B.J. Diane M. Saul, 2208 Woodmont Circle, Macungie, PA 18062 -- Robert H. Holber; United States Trustee; 24-11677; no summaries listed; J.M. Hyams, atty; P.M. Mayer, B.J. Brandon Lee Schantz, 4101 Sandspring Rd, Apt D3, Schnecksville, PA 18078 -- Gary F. Seitz; United States Trustee; 24-11683; no summaries listed; C. Laputka, atty; P.M. Mayer, B.J. Mayer, B.J.

Chapter 13
Krista M. Ragusa, 302 Delaware Avenue, Wind Gap, PA 18091 -- United States Trustee; 24-11672; no summaries listed; D.S. Gellert, atty; P.M. Mayer, B.J.
Rashell Hooper, 317 W. Applegate Avenue, Pen Argyl, PA 18072 -- United States Trustee; 24-11692; no summaries listed; P.J. Best, atty.; P.M. Mayer, B.J.

MAY 16, 2024

(PHILADELPHIA)

Diane Brown, 8318 Pickering Avenue, Apartment IC, Philadelphia, PA 19150 --Lynn E. Feldman; United States Trustee; 24-11679; no summaries listed; S. Newman, atty.; A.M. Chan, B.J.

arty, A.M. Chan, B.J. Srittany L. Keys, 6231 Cottage Street, Philadelphia, PA 19135 -- Gary F. Seitz; United States Trustee; 24-11680; no summaries listed; J. Krinick, atty.; A.M. Chan, B.J.

Chapter 11
RBSF Construction Company, 3 East Spring
Oak Circle, Media, PA 19063 -- United
States Trustee; 24-11678; no summaries listed; P.R. Stewart, atty.; P.M. Mayer, B.J.

Chapter 13

Michael B Borkowski, 502 Scott Lane, Wallingford, PA 19086 -- United States Trustee; 24-11666; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J. Kevin P O'Brien, 2535 S. Percy Street, Philadelphia, PA 19148 -- United States Trustee; 24-11668; no summaries listed; B.J.

326DE-

Sadek, atty.; P.M. Mayer, B.J. Eleanor Denise Fineran, 246 Icedale Road, Honey Brook, PA 19344 -- United States

Eleanor Denise Fineran, 246 Icedale Road, Honey Brook, PA 19344 -- United States Trustee; 24-11669; no summaries listed; J.L. Quinn, atty; A.M. Chan, B.J. Kevin Renfroe, 4930 Reno Street, Philadelphia, PA 19139 -- Kenneth E. West; United States Trustee; 24-11670; no summaries listed; Z. Perlick, atty; A.M. Chan, B.J. Michael P. Klemaszewski, 640 Blanca Court, West Grove, PA 19390 -- Kenneth E. West; United States Trustee; 24-11671; no summaries listed; B.H. Mendelsohn, atty; A.M. Chan, B.J. Emmaivette Vasquez, 5914 Roosevelt Boulevard, Philadelphia, PA 19149 -- United States Trustee; 24-11673; no summaries listed; Z. Perlick, atty; P.M. Mayer, B.J. Garwee K.M. Tutu, 1224 Whitby Avenue, Lansdowne, PA 19050 -- United States Trustee; 24-11674; no summaries listed; Z. Perlick, atty; A.M. Chan, B.J. Robert Joseph Kearney, 611 Quill Court, Oxford, PA 19363 -- United States Trustee; 24-11681; no summaries listed; R.J. Kearney, atty; A.M. Chan, B.J. Jona Harvey, PO Box 1512101 E. Baltimore Pike, Media, PA 19063 -- United States Trustee; 24-11682; no summaries listed; Z. Perlick, atty; A.M. Chan, B.J. Julie Ann Cassel, 1133 Farmhouse Lane, Quakertown, PA 18951 -- United States Trustee; 24-11684; no summaries listed; B.J. Sadek, atty; A.M. Mayer, B.J. Hortense C. Tippett, 346 Congress Avenue, Lansdowne, PA 19050 -- United States Trustee; 24-11685; no summaries listed; M.A. Cibik, atty; A.M. Chan, B.J.

Trustee; 24-11686; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J. Michael B Fulton, 16 Christine Circle, Coatesville, PA 19320 -- United States

Road, Perkasie, PA 18944 -- United States

Coatesville, PA 19520 -- United States Trustee; 24-11687; no summaries listed; J.L. Quinn, atty; P.M. Mayer, B.J. Quiniqua S Branch, 7124 Clover Lane, Upper Darby, PA 19082 -- United States Trustee; 24-11688; no summaries listed; B.J. Sadek, atty;

24-11688; no summaries listed; B.J. Sadek, atty.;
A.M. Chan, B.J.
Joseph A. Picard, Jr., 1802 Butler Pike,
Conshohocken, PA 19428 -- United States
Trustee; 24-11689; no summaries listed; D.B.
Spitofsky, atty.; A.M. Chan, B.J.
Raymond Fox, Jr., 2711 Carrell Lane, Willow
Grove, PA 19090 -- United States Trustee;
24-11600 per propries listed D.P. Spitofely

Grove, PA 1909 -- United States Trustee; 24-11690; no summaries listed; D.B. Spitofsky, atty.; A.M. Chan, B.J. oyce Jones, 5813 Haverford Ave, Philadelphia, PA 19131 -- United States Trustee; 24-11691; no summaries listed; M. Lee, atty.; DM More P.I. P.M. Mayer, B.J

ORPHANS' COURT DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J. FOR THE WEEK OF MAY 20, 2024 MON., MAY 20, 2024 3:00 P.M. zoom Hearing Kathleen Mellor, 1225 AI 2023/233994; E.

TUES., May 21, 2024 10:00 A.M. Hearing Lee Liani Roman, 169AI 2008/233391/240952;

COURTROOM 414. CH Lee Virgil Jones, 970 DE 2020/204171/23316 4/232777/224483; E. Hayes. 1:00 P.M. ZOOM Hearing Grady Henderson, 604 DE 2022/222483; J.

Massuk. 2:00 P.M. Hearing COURTROOM 414, CH Linda Calhoun, 652 IC 2022/233640; E. Pile. WED., MAY 22, 2024 10:00 A.M. Hearing COURTROOM 414, CH George Pultrone, 1780 DE 2005/203842/217

George Pultrone, 1780 DE 2005/203842/217 019/221608/220137; R. Costigan. 12:00 P.M. ZOOM Hearin

12:00 P.M. ZOOM Hearing John McKee, 654 ST 1902/241252; R. Hall. 1:00 P.M. Hearing COURTROOM 414, CH Rhea Needle, 322 DE 2019/214932; C. Schultz. 3:00 P.M. Hearing COURTROOM 414, CH Russell Dotson, 536 DE 2020/241280; F. Campese.

THURS, MAY 23, 2024 10:00 A.M. ZOOM HEARING Brunetta Goodman, 1255 DE 2023/234098; C. Attig. 11:30 A.M. ZOOM Hearing Brenda Murphy, 112 IC 2014/241649/241676;

C. Attig. 2:00 P.M. ZOOM Hearing Cheryl Browning, 92 AP 2021/232065; D.

FRI., MAY 24, 2024

11:3 A.M. ZOOM HEARING Hilda Santiago, 395 AI 2024/241332; A. Fleischer.

HEARINGS AND CONFERENCES

Before CARRAFIELLO, I. FOR THE WEEK OF MAY 20, 2024 NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before SHEILA WOODS-SKIPPER, J. FOR THE WEEK OF MAY 20, 2024 MON., May 20, 2024 10:00 A.M. Estate of Lee Williams, AI, ACT, (ZOOM) (ZOOM) 285AI of 2024 #240953; E. Bazzell, I. Ehrlich. 11:00 A.M. Estate of Reginald Silva, AI, ACT, (ZOOM) 327AI of 2024 #245053; J. D'Amore, I. Ehrlich.

TUES., May 21, 2024 12:00 P.M. Estate of Talieb Ellerson, MI, ACT, (ZOOM) 87MI of 2024 #240347; K. Behrens, S.

87MI of 2024 #240347; K. Behrens, S. Gremminger.
WEDS., May 22, 2024
11:00 A.M. In Re: St. Michael's Orthodox Christian Church, NP
Courtroom 425, CH
720NP of 2023; L. Rhode, A. Rauch, III, et al.
1:00 P.M. Human Remains at 235 N. 4th
Street, Philadelphia, PD
Courtroom 425, CH
537PD of 2023; K. Wolfe, P. Fingerhut.
THURS., May 23, 2024
10:30 A.M. Estate of Leonides Robles, IC,
ACT (ZOOM)

1428IC of 2023 #234716; A. Fleischer, Y. Rodgers. 11:00 A.M. Estate of Victoria M. Dibella, IC, 11:00 A.M. Estate of Victoria M. Dibelia, IC, ACT (ZOOM) 15921C of 2023 #237296; A. Eisemann. 11:30 A.M. Estate of Geneva Grant, IC, ACT (ZOOM) 6IC of 2024 #240127; D. Parrish. FRI., May 24, 2024 NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before STELLA TSAI, J. FOR THE WEEK OF MAY 20, 2024 NON., MAY 20, 2024
NO HEARINGS SCHEDULED
TUES., MAY 21, 2024
10:00 A.M. ZOOM Hearing
Madeline Arrington, 858DE-2023/232806, M. Savage, Jr. 11:00 A.M. ZOOM Hearing Ernestine Gregory, 815DE-2023/232641; J. WED., MAY 22, 2024 NO HEARINGS SCHEDULED THURS., May 23, 2024 NO HEARINGS SCHEDULED FRI., May 24, 2024 10:00 A.M. ZOOM Hearing Ivy Elizabeth Jacques-Mam, 2024/241096; T. Holman.

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by Stephen I. Glover

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ÁLM.

continued from 1

636 Hatboro Federal Savings

463 Haverford Trust Company (The)

606 Hometown Bank of Pennsylvania

68 Honesdale National Bank (The)

605 Huntington National Bank (The)

608 Hyperion Bank

Bank Code <u>I.</u>

669 Industrial Bank

365 InFirst Bank

668Inspire FCU

557 Investment Savings Bank

526 Iron Workers Savings Bank

Bank Code

Jersey Shore State Bank

127 Jim Thorpe Neighborhood Bank

488 Jonestown Bank & Trust Company

Journey Bank

JPMorgan Chase Bank, NA

72 JUNIATA VALLEY BANK (THE)

Bank Code <u>K.</u>

651 KeyBank NA

414 Kish Bank

Bank Code L.

78 Luzerne Bank

Bank Code

361 M & T Bank

510 Marion Center Bank

387Marquette Savings Bank

367 Mauch Chunk Trust Company

511MCS (Mifflin County Savings) Bank

641Members 1st Federal Credit Union

555Mercer County State Bank

192Merchants Bank of Bangor

671Merchants Bank of Indiana

610Meridian Bank

294Mid Penn Bank

276 MIFFLINBURG BANK & TRUST COMPANY

457Milton Savings Bank

Bank Code

National Bank of Malvern 168 NBT Bank, NA

347 Neffs National Bank (The)

434 NEW TRIPOLI BANK

15 NexTier Bank, NA

666 Northern Trust Co.

439 Northumberland National Bank (The)

93 Northwest Bank

Bank Code

653 OceanFirst Bank

489 OMEGA Federal Credit Union

94 Orrstown Bank

Bank Code

598 PARKE BANK

584 Parkview Community Federal Credit Union

40 Penn Community Bank

540 PennCrest Bank

419 Pennian Bank

447 Peoples Security Bank & Trust Company

99 PeoplesBank, a Codorus Valley Company

556 Philadelphia Federal Credit Union

448 Phoenixville Federal Bank & Trust

665 Pinnacle Bank

79 PNC Bank, NA

449 Port Richmond Savings

667 Premier Bank

354 Presence Bank

451 Progressive-Home Federal Savings & Loan Association

637 Provident Bank

491 PS Bank

Bank Code

107 ONB Bank

560 Quaint Oak Bank

Bank Code

452 Reliance Savings Bank

Bank Code <u>S</u>.

153 S & T Bank

316 Santander Bank, NA

460 Second Federal S & L Association of Philadelphia

646 Service 1^{St} Federal Credit Union

458 Sharon Bank

462 Slovenian Savings & Loan Association of Franklin-Conemaugh

486 SOMERSET TRUST COMPANY

633 SSB Bank

122 Susquehanna Community Bank

Bank Code T.

638 3Hill Credit Union

143 TD Bank, NA

656 TIOGA FRANKLIN SAVINGS BANK

182 Tompkins Community Bank

660 Top Tier FCU

577 Traditions Bank

609 Tristate Capital Bank

672 Truist Bank

640 TruMark Financial Credit Union

467 Turbotville National Bank (The)

Bank Code <u>U</u>.

483 UNB Bank

481 Union Building and Loan Savings Bank

634 United Bank, Inc.

472 United Bank of Philadelphia

475 United Savings Bank 600 Unity Bank

232 Univest Bank & Trust Co.

Bank Code

611 Victory Bank (The)

Bank Code

119 Washington Financial Bank 121 Wayne Bank

631 WELLS FARGO BANK, NA

553 WesBanco Bank, Inc.

494 West View Savings Bank 473 Westmoreland Federal S & L Association

476 William Penn Bank

272 Woodlands Bank

573Woori America Bank

WSFS (Wilmington Savings Fund Society), FSB

Bank Code <u>X</u>.

Bank Code <u>Y</u>.

Bank Code <u>Z</u>.

PLATINUM LEADER BANKS

The HIGHLIGHTED ELIGIBLE INSTITUTIONS are Platinum Leader Banks – Institutions that go above and beyond eligibility requirements to foster the IOLTA Program. These Institutions pay a net yield at the higher of 1% or 75 percent of the Federal Funds Target Rate on all PA IOLTA accounts. They are committed to ensuring the success of the IOLTA Program and increased funding for legal aid.

IOLTA EXEMPTION

Exemptions are not automatic. If you believe you qualify, you must apply by sending a written request to the IOLTA Board's executive director: 601 Commonwealth Avenue, Suite 2400, P.O. Box 62445, Harrisburg, PA 17106-2445. If you have questions concerning IOLTA or exemptions from IOLTA, please visit their website at www.paiolta.org or call the IOLTA Board at (717) 238-2001 or (888) PAIOLTA.

April 2024

FINANCIAL INSTITUTIONS WHO HAVE FILED AGREEMENTS TO BE APPROVED AS A DEPOSITORY OF TRUST ACCOUNTS AND TO PROVIDE DISHONORED CHECK REPORTS IN ACCORDANCE WITH RULE 221, Pa.R.D.E.

New

Name Change

81 Mars Bank – Change to 15 NexTier Bank, NA 182 Tompkins Vist Bank – Change to 182 Tompkins Community Bank 220 Republic First Bank d/b/a Republic Bank – Change to 58 Fulton Bank, NA

Platinum Leader Change

596 Bank of Princeton (The) - Remove

Correction

Removal

continued from 9

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

Harrisburg, PA 17106-2635 FAX: 717-231-9546 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] $\underline{\mathbf{a}}$ complaint filed prior to [the] a commencement of [the] $\underline{\mathbf{a}}$ 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:

- (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.

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(1) [The] A withdrawal or settlement of the plaintiff's complaint pursuant to subdivision | parte communications are included in the Comment to proposed Pa.R.Civ.P.M.D.J. 210.1. (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 crosscomplaint 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.,

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. 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:

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 scheduling, administrative, or emergency purposes. These exceptions to the general rule against ex Pennsylvania that Rules 105, 201, 202, 203, 205, 206, 213, 303, 304, and 341 of the Pennsylvania Bar

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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

 $([B]\underline{b})$ 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 \dots

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

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)] <u>subdivision (b)</u> 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 | office (JPO) disseminating records, including those in the manner of "service inquiries" to prospecpublished 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 developmentallyappropriate 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 "ageappropriate 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 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

tive 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

- (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:

- (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,
- (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

[Official Note: Rule 161 adopted May 21, 2012, effective August 1, 2012. Amended

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:

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[(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, finger-prints, 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.

[É.](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)] <u>subdivision (b)(6)</u>, 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)]** <u>subdivision (b)(9)</u>, 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)]** <u>subdivision (a)</u> applies.

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

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

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

The reasons for maintaining information pursuant to Rule 173 do not qualify as good only.

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)] <u>subdivision (a)(2)</u>, 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)] <u>subdivision (a)(4)</u>, an agency, department, <u>school</u>, or office [may be requested] <u>is required</u> to produce evidence of compliance with the court order to expunge <u>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.</u>

Pursuant to [paragraph (A)(5)] <u>subdivision (a)(5)</u>, 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] <u>Pa.R.J.C.P. 163</u>. [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:

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.

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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:

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

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

ELECTION BOARD PETITIONS

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

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

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

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

BY THE COURT:

/s/ Nina Wright Padilla

Nina Wright Padilla, President Judge Court of Common Pleas

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

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

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

As required by Pa.R.J.A. 103(d), the local rule which follows this Order was submitted to the Supreme Court of Pennsylvania Civil Procedural Rules Committee for review, and written notification has been received from the Rules Committee certifying that the local rule is not

inconsistent with any general rule of the Supreme Court. This Order and the attached local rule shall be filed with the Office of Judicial Records (formerly the Prothonotary, Clerk of Courts and Clerk of Quarter Sessions) in a docket maintained for Administrative Orders issued by the First Judicial District of Pennsylvania. As required by Pa.R.J.A. 103(d)(5)(ii), two certified copies of this Administrative Order and the attached local rule, as well as one copy of the Administrative Order and local rule shall be distributed to the Legislative Reference Bureau on a computer diskette for publication in the Pennsylvania Bulletin. As required by Pa.R.J.A. 103(d)(6) one certified copy of this Administrative Order and local rule shall be filed with the Administrative Office of Pennsylvania Courts, shall be published on the website of the First Judicial District at http://courts.phila.gov, and shall be incorporated in the compiled set of local rules no later than 30 days following publication in the Pennsylvania Bulletin. Copies of the Administrative Order and local rules shall also be published in The Legal Intelligencer and will be submitted to American Lawyer Media, Jenkins Memorial Law Library, and the Law Library for the First Judicial District.

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

Philadelphia Countthe 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 Phila.Civ.R. *208.3(a)(4), the local rule which governs discovery motions. This ensures uniformity in that requests for pre-complaint discovery, motions for protective orders and other pre-judgment discovery motions are assigned to discovery court.

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

SUPREME COURT OF PENNSYLVANIA CRIMINAL PROCEDURAL RULES COMMITTEE

NOTICE OF PROPOSED RULEMAKING

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

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

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

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

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

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

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

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

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

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

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IN THE SUPREME COURT OF PENNSYLVANIA

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

DISCIPLINARY RULES DOCKET

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

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

Administrative Order

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

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

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

CERTIFIED A TRUE AND CORRECT
COPY FROM THE RECORD
THIS 22 DAY OF March 2024
A.D.
MARY J. WALK, ESQUIRE, DIRECTOR OFFICE
OFFICE OF JUDICIAL SUPPORT
BY THE COURT:
Linda D. Carteraso
President Judge

Rule 5103 Custody of Exhibits. General Provisions.

(A) Court Proceedings before Common Pleas Court.

- (1) A "custodian" will either be a member of court staff, e.g., court reporter, Judicial Support Information Officer, Office of Judicial Support (hereinafter "OJS"), Court Information Officer, District Attorney Evidence Custodian, Domestic Relations Court Unit, the Register of Wills/Orphans' Court, or the proponent of the exhibit. See Pa.R.J.A. 5101(a)(2) (definition of custodian). When the proponent is designated as the custodian, the proponent will fulfill all the responsibilities of a custodian in accordance with Pa.R.J.A. 5102.
- (2) A local court security committee shall make recommendations to the President Judge on protocols, policies, and procedures that should be implemented to protect the public, court personnel, and court facilities in the event of an emergency as deemed necessary. *See* Pa.R.J.A. 1954 (Court Security).
- (3) The appropriate entity, as designated below, shall be the custodian of all documentary exhibits and photographs of non-documentary exhibits accepted or rejected during and after court proceedings.
 - (B) Custody of Documents before and after Common Pleas Court Proceedings.
 - (1) Civil and Criminal Proceedings before the Court of Common Pleas.
- (a) Unless directed otherwise herein, the Judicial Support Information Officer onbehalf 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) busi-
- ness days of the conclusion of the court proceedings; and
 (iii) secure and maintain all other non-documentary exhibits as directed by the Court or agreed to by the parties.
- (b) Unless directed otherwise herein, OJS shall be designated as the custodian of all documentary exhibits and photographs of non-documentary exhibits after court proceedings have concluded.
 - (2) Civil Arbitration Proceedings.
- (a) In Civil Arbitration proceedings, neither OJS nor the arbitrators are required to retain any exhibits. The documentary and non-documentary exhibits shall not be a matter of record.
 - (3) Juvenile Criminal Matters before a Hearing Officer or Judge.
- (a) If an exhibit is admitted into evidence, the Hearing Officer or Judge, in conjunction with the Juvenile Court Information Officer, shall file the documents in an envelope marked with the appropriate case ID. The envelope shall be placed in the Juvenile Court file.
- (b) The Hearing Officer or Judge, in conjunction with the Juvenile Court Information Officer, shall retain all documentary exhibits, photographs, and photographs of non-documentary exhibits accepted or rejected during the court proceedings, such shall be a matter of record.
- (c) The Juvenile Court Information Office shall act as the custodian of alldocumentary and non-documentary exhibits unless otherwise directed herein.
 - (4) Domestic Relations Proceedings before a Judge.
- (a) During Domestic Relations proceedings before a Judge, the Domestic Relations Court Unit shall be the custodian of the documentary exhibits, and such shall be a matter of record
- (b) In Domestic Relations proceedings before a Judge, the Domestic Relations Court Unit shall retain all documentary exhibits, photographs, and photographs of non-documentary exhibits accepted or rejected during the court proceedings unless otherwise directed herein.
- (c) In Domestic Relations proceedings before a Judge, the Domestic Relations Court Unit, shall prepare the Index of Exhibits and file the Index of Exhibits within the
- (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.

continued from 16

(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 $8-1/2 \times 11$ 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 $8-1/2 \times 11$ inches. Items larger than $8-1/2 \times 11$ may be used for illustration-during the court proceedings.

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

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

(d) Non-documentary Exhibits: Generally

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

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

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

Rule 5105 Confidentiality. Exhibits Under Seal.

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

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

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

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

(2) in Criminal and Juvenile Court proceedings until the later of the expiration of any applicable retention schedule, law, rule, regulation or policy, or as otherwise directed by the Court. *Effective Date:* This Rule shall be effective April 1, 2024.



PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

The Legal Intelligencer

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)

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

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*

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.

ORPHANS' COURT DIVISION COURT OF COMMON PLEAS AUDIT LIST

To Legatees, Next of Kin, Creditors, all persons concerned:

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

On Monday, June 3, 2024, at the time indicated at the head of each list.

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

> Monday, June 3, 2024 Woods-Skipper, A.J. (called at 9:30 A.M.)

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-

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

5-6-

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

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

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

AUDII LI

AUDIT LIST ADMINISTRATIONS 3, NORTH

1. CHEW, DORIS J. – Ronald J. Harper and Samuel Ben-Samuel, Co-Administrators. HARPER (Deferred)

POWER OF ATTORNEY

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

Monday, June 3, 2024 CARRAFIELLO, J. (Called at 10:00 A.M.)

TRUSTS

1. NORTHWOOD CEMETERY COMPANY (Combined Endowment Fund) – The Northwood Cemetery Company, Trustee. MITCHELL

2. NORTHWOOD CEMETERY COMPANY (Company Care Fund) – The Northwood Cemetery Company, Trustee. MITCHELL

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

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

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.

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

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-

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-

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.

AUDIT LIST

3. NORTHWOOD CEMETERY

COMPANY (Individual Endowment Fund) – The Northwood Cemetery Company, Trustee. MITCHELL

4. NORTHWOOD CEMETERY
COMPANY (Maintenance Fund) – The
Northwood Cemetery Company, Trustee.
MITCHELL

Monday, June 3, 2024 TSAI. J. (Called at 10:00 A.M.)

DECEDENT'S

1. **ADAMS, JEANNIE** – Ralph Nicholos, Executor. **BERNICK**

2. PALMER, DERRICK WIL-LIAM-Steven M. Zelinger, Esq. and Robert H. Bembry III, Esq., Administrators. ZELINGER TRUSTS

1. MCKEAN, THOMAS – Wells Fargo Bank, N.A., Trustee. SILVERSTEIN

> Monday, June 3, 2024 DJERASSI, J. (Called at 10:00 A.M.) DECEDENT'S

1. **GANDY, TYRONE C.** – Tyler B. Gandy, Executor. **LEVINE**

ADMINISTRATIONS

1. **NAYLOR, KEVIN** – Natalie Naylor, Administratrix. **PAUL**

SETTLEMENT TRUSTS

1. **JENNINGS, ALLISON** – PNC Bank N.A., Trustee. **ANASTASIA**

2. JENNINGS, CAMERON PATRICIA – PNC Bank, N.A., Trustee. ANASTASIA

COMPLAINTS

Court of Common Pleas of Philadelphia County, No 240201205 NOTICE is hereby given that on Feb. 9, 2024, a complaint was filed to quiet title to 3717 N. Sydenham St., Phila, PA 19140 against Susan Nash, AKA Susan Stinson. All parties must appear to defend within 30 days of this notice or risk entry of default.

5-20-1*

ESTATE NOTICES

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

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

COURT OF COMMON PLEAS

- PHILA. COUNTY - TRIAL
DIV. - CIVIL - April '24/NO.
28174 - NOTICE IS HEREBY
GIVEN THAT on 4/30/24 the Pericipal of HAVLEY CARVS.

NAME CHANGE

GIVEN THAT on 4/30/24 the Petition of HAYLEY CARYS MUELLER was filed in the abovenamed Court praying for a Decree to change Petitioner's name to RIAN CARYS MUELLER. A hearing is fixed for 6/12/24 at 12:00 P.M., Courtroom 691, City Hall, Phila., PA as the time and place for the hearing on the petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted. LINDA F. BERMAN, Atty. for Petitioner, 630 Freedom Business Dr., 3rd Fl., King of Prussia, PA 19406, 610. 205.2950

5-20-1

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.

SECOND 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
- 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.
- 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^{St}) 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^{th} 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.
- 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 anunregistered 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 bythe 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

SHERIFF'S SALE OF TUESDAY, JUNE 4, 2024

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 CA-PACITY 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 PRI-OLEAU SOLELY IN HER CAPACITY AS HEIR OF EFFIE L. GREEN, DE-CEASED, SHANA PRIOLEAU SOLELY IN HER CAPACITY AS HEIR OF EF-FIE L. GREEN, DECEASED NAIRDA WASHINGTON SOLELY IN HER CA-PACITY 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 PI 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 UNKOWN 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 & KRIS-TIE 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,

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 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** S**t 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 AD-MINISTRATRIX 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 BLLC.

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 LIL-LIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, PAULETTE COLEMAN SOLELY IN HER CAPACI-TY AS HEIR OF BOTH LILLIAN E. ED-MUNDS 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 LIL-LIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, WILLIAM EDMUNDS, III SOLELY IN HIS CAPAC-ITY AS HEIR OF BOTH LILLIAN E. ED-MUNDS AND WILLIAM H. EDMUNDS DECEASED, NATALIE EDMUNDS-GUNTER SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. ED-MUNDS AND WILLIAM H. EDMUNDS

SHERIFF'S SALE

02526 \$251,792.51 Pincus Law Group,

2406-347

858 Medway Rd 19115 58th Wd. 5,778

Sq. Ft. BRT #581160801 Improvements:

EFTHIMIA MALTEZOS A/K/A EFFIE

PLLC

Residential Property

dential Property

SHERIFF'S SALE

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.

2406-325

3132 Tilton St 19134 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

2406-326

1555 N Edgewood St 19151 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

2406-327

531 N 63rd St 19151 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

2406-328

5701 N Lambert Street 19138 17th Wd. 960 Sq. Ft. BRT #172411300 Improvements: Residential Property ERIC E. ROBINSON C.P. Apr 2022 No.

00356 \$140,405.31 Logs Legal Group LLP

2406-329

1700 N Dover St 19121 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

2406-330

5558 Blakemore St 19138 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

2406-331

5747 North Beechwood St 19138 17th Wd. 868 Sq. Ft. BRT #172495100 Improvements: Residential Property MARITA V. MARTIN AND ANGELA V. LUNDY C.P. Mar 2020 No. 00330 \$105,511.05 Logs Legal Group LLP

2406-332

5229 Jefferson St 19131 52nd Wd. 1,232 Sq. Ft. BRT #521031800 Improvements: Residential Property

JOSEPH BUTTS, ADMINISTRATOR OF THE ESTATE OF ELLA L. BUTTS, DECEASED C.P. Jun 2023 No. 00460 \$102,920.80 Logs Legal Group LLP

2406-333

6713 Paschall Ave 19142 40th Wd. 1,156 Sq. Ft. BRT #403164700 Improvements: Residential Property

FREDA SEVILLE C.P. Aug 2023 No. 02547 \$34,394.87 Robert, Anschutz, Schmeid, Crane & Partners

2406-334

225 Zeralda St 19144 13th Wd. 1,152 Sq. Ft BRT #133024600 Improvements: Resi dential Property

MARGARITE WILLIAMS, IN HER CA-PACITY AS HEIR OF POLLY CARMI-CHAEL; UNKNOWN HEIRS, SUCCES-SORS, 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

2406-335

5914 E Roosevelt Blvd **19149** 54th Wd.

2,629 Sq. Ft. BRT #541303500 Improvements: Residential Property

SHERIFF'S SALE

EMMAIVETTE VASQUEZ C.P. Apr 2018 No. 02498 \$112,903.84 Logs Legal Group LLP

2406-336

2936 Tulip St 19134 25th Wd. 946 Sq. Ft. BRT #252367600 Improvements: Residential Property

JAMES W. JORDAN C.P. Jan 2023 No. 02071 \$165,673.81 Logs Legal Group

2406-337

421 W Godfrey Ave 19120 61st Wd. 1,305 Sq. Ft. BRT #611296100 Improvements: Residential Property

LEANDER ROBINSON, SR. AND FELI-CIA ROBINSON C.P. Feb 2023 No. 02680 \$196,466.11 Logs Legal Group LLP

2406-338

1234 S 19th St 19146 36th Wd. 1,104 Sq. Ft. BRT #361173300 Improvements: Residential Property

ANITA B. GAŠKIN, ADMINISTRATRIX OF THE ESTATE OF MINA FIELDS, DECEASED C.P. Apr 2023 No. 02817 \$229,072.61 Logs Legal Group LLP

2406-340

11919 Waldemire Dr 19154 66th Wd. 1,755 Sq. Ft. BRT #662134700 Improvements: Residential Property

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 KRAL-LE: MATTHEW KRALLE, IN HIS CA-PACITY AS HEIR OF ETHEL KRALLE; MICHAEL KRALLE, IN HIS CAPACI-TY 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 ETH-EL KRALLE C.P. Dec 2019 No. 00006 \$280,252.33 Robert, Anschutz, Schmeid. Crane & Partners

2406-341

322 S 56th St 19143 60th Wd. 1,233 Sq. Ft. BRT #604217900 Improvements: Residential Property

RANCHO LLC C.P. May 2023 No. 03227 \$223,364.10 Hladik, Onorato & Federman, LLP

2406-342

325 W Ashdale St 19120 42nd Wd. 1,008 Sq. Ft. BRT #422183600 Improvements: Residential Property

TIARA LEWIS C.P. Jun 2023 No. 02888 \$141,396.61 Hladik, Onorato & Federman, LLP

2406-343

5436 Whitby Avenue 19143 51st Wd. 1,223 Sq. Ft. BRT #513155900 Improvements: Residential Property

FRESBINDO ESPANA ROMERO, PHIL-IP MENAGED AND LEGANCY REAL ESTATE DEVELOPMENT LLC C.P. Nov 2023 No. 01593 \$115,338.68 Hladik, Onorato & Federman, LLP

2406-344

2253 Disston St 19149 54th Wd. 1,490 Sq. Ft. BRT #542075100 Improvements: Residential Property

KIMBERLY A. GLASER C.P. Jan 2023 No. 00700 \$105,974.88 Hladik, Onorato & Federman, LLP

2406-345

4213 N 7th St 19140 43rd Wd. 1,305 Sq. Ft. BRT #433302900 Improvements: Residential Property

BERNARD V. JONES: MARIAN THOM-AS C.P. Feb 2023 No. 01256 \$60,699.22 Manley Deas Kochalski LLC

2406-346

933 E Gorgas Ln 19150 50th Wd. 2,599 Sq. Ft. BRT #502418900 Improvements: Residential Property GERALDINE DODD C.P. Dec 2014 No. MALTEZOS C.P. Jan 2017 No. 03782 \$196,474.32 Pincus Law Group, PLLC 2406-348

5153 Fairhill Street, Aka 5153 North Fairhill Street 19120 49th Wd. 1,650 Sq. Ft. BRT #492095400 Improvements: Resi-

CHANNA COBS C.P. Jan 2020 No. 03325 \$82,128.87 Manley Deas Kochalski LLC

2406-349

1422 S 21st St 19146 36th Wd. 923 Sq. Ft. BRT #363270600 Improvements: Residential Property

THE VILMA-RAYMON GROUP, LLC; SIMONE BURRELL C.P. May 2023 No. 01635 \$197,206.91 Larocca Hornik Rosen & Greenberg LLP

2406-350

1808 W Susquehanna Ave 19121 87th Wd. 2,466 Sq. Ft. BRT #871541880 Improvements: Residential Property SHARP INTEGRAL SHOP LLC AND ROBERT MCCLENDON C.P. Nov 2023 No. 01976 \$325,853.26 Romano Garubo & Argentieri

2406-351

5004 N 10th St 19141 49th Wd. 1,680 Sq. Ft. BRT #491357000 Improvements: Residential Property

SHIRLEY WHITE AKA SHIRLEY AL-EXANDER WHITE C.P. Oct 2022 No. 00591 \$29,427.43 Parker Mccay P.A.

2406-352

7606 Algon Ave 19111 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 Vitti Law Group, Inc.

2406-353

1236 Hale St 19111 53rd Wd. 1,800 Sq. Ft. BRT #531030000 Improvements: Residential Property

PIERROT A. WIDEMAN C.P. Aug 2023 No. 02079 \$141,293.79 Powers Kirn, LLC

2406-354

1618 W Toronto St 19132 11th Wd. 798 Sq. Ft. BRT #111094000 Improvements: Residential Property

RUSSELL L. WILLIAMS AND 1618 WEST TORONTO LLC C.P. Jun 2023 No. 00714 \$71,703.57 Eisenbery, Gold & Agrawal, P.C.

2406-355

3021 Diamond St 19121 32nd Wd. 1,485 Sq. Ft. BRT #323129501 Improvements: Residential Property

MATRIARCH 097013 LLC C.P. Oct 2023 No. 01934 \$308,293.57 Weber Gallaher Simpson Stapleton Fires & Newby, LLP

2406-356

111 W Grange Ave 19120 61st Wd. 1,547 Sq. Ft. BRT #612076300 Improvements: Residential Property

DUY TUNG QUAN; MEI LIANG QUAN C.P. Sept 2018 No. 01383 \$110,096.08 Manley Deas Kochalski LLC

2406-357

827 N Newkirk St 19130 15th Wd. 644 Sq. Ft. BRT #151328100 Improvements: Residential Property

JOHN J. DRUM C.P. Jan 2022 No. 00861 \$323,959.53 Pincus Law Group, PLLC

2406-358

6049 Delancey Street 19143 3rd Wd. 992 Sq. Ft. BRT #032014000 Improvements: Residential Property Subject To Mortgage GARDEN PROPERTIES LLC C.P. Oct 2023 No. 02019 \$114,686.39 Friedman Vartolo LLP

2406-359

SHERIFF'S SALE

1645 N Newkirk St 19121 32nd Wd. 790 Sq. Ft. BRT #324152301 Improvements: Residential Property Subject To Mortgage ARMYNAVYFLIPS LIMITED LIABIL-ITY COMPANY C.P. Nov 2023 No. 02232 \$283,596.68 Friedman Vartolo LLP

2406-360

6146 Delancey St 19143 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

2406-361

3529 N 19th St 19140 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

2406-362

5131 Harlan St 19131 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

2406-363

1645 Wynsam St 19138 10th Wd. 1,880 Sq. Ft. BRT #102196100 Improvements: Residential Property

ALAN R. THOMAS; KHALILAH THOMAS-PITTMAN; DEREK PITT-MAN C.P. Jun 2023 No. 02596 \$93,836.61 Robert, Anschutz, Schmeid, Crane & Part-

2406-364

3318 Gurley Rd 19154 66th Wd. 2,000 Sq. Ft. BRT #663115700 Improvements: Residential Property

MEGAN JABLONSKI, IN HER CAPAC-ITY AS HEIR OF MARY ANN SABARA F/K/A MARY ANN SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSO-CIATIONS 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

2406-365

4355 Salmon St 19137 45th Wd. 2,235 Sq. Ft. BRT #453280100 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIM-ING 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

2406-366

7703 Jason Pl 19153 40th Wd. 1,800 Sq. Ft. BRT #405851800 Improvements: Residential Property

AUDREY M WHITAKER C.P. Dec 2022 No. 01845 \$110,660.53 Robert, Anschutz, Schmeid, Crane & Partners

2406-367

220 N Paxon St 19139 44th Wd. 1,152 Sq. Ft. BRT #441118600 Improvements: Residential Property

01033 \$132.185.45 McCabe, Weisberg & Conway, LLC

2406-368

1101 W Nevada St 19133 37th Wd. 1,889 Sq. Ft. BRT #871552090 Improvements: Residential Property

DENIECE YOUNG C.P. Jan 2022 No. 01648 \$62,000.00 McCabe, Weisberg & Conway, LLC

2406-369

5917 N Hutchinson St 19141 49th Wd. 1,088 Sq. Ft. BRT #492155800 Improvements: Residential Property

JOHN E. SANFORD C.P. Apr 2016 No. 01372 \$118,222.99 McCabe, Weisberg & Conway, LLC

SHERIFF'S SALE

2406-370

2804 W Girard Ave 19130 29th Wd. 3,084 Sq. Ft. BRT #871400245 Improvements: Residential Property

ROUND-UP, S-LLC & KIRK WHIT-FIELD & LEUTELIA SAMPSON-WHIT-FIELD AND BULLNOSE CONSTRUC-TION & CONSULTANTS, INC. C.P. Aug 2023 No. 00605 \$682,763.01 Romano Garubo & Argentieri

2406-371

1330 66th Ave 19126 49th Wd. 2538 Sq. Ft. BRT #493065400 Improvements: Residential Property

THERESA DREHER-LILLISTON AND HILTON LILLISTON C.P. Oct 2019 No. 03069 \$253,799.72 Romano Garubo & Argentieri

2406-372

5711 Wyndale Ave 19131 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

2406-373

1802 Arthur St 19152 56th Wd. 2,574 Sq. Ft. BRT #562052900 Improvements: Residential Property

CYNTHIA JOY HAUPTMANN C.P. Aug 2023 No. 02073 \$124,196.26 Hill Wallack LLP

2406-374

652 E Wensley St 19134 33rd Wd. 756 Sq. Ft. BRT #331130200 Improvements: Residential Property

JOSE MATINEZ, HEIR OF THE ESTATE OF IVETTE COLON, DE-CEASED; UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS, AND ALL PER-SONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTER-EST FROM OR UNDER IVETTE CO-LON, DECEASED C.P. Feb 2022 No. 01951 \$32,267.67 Hill Wallack LLP

2406-375

6726 Ditman St 19135 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

2406-376

3502 Dows Rd 19154 66th Wd. 1614 Sq. Ft. BRT #662288600 Improvements: Residential Property

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.

2406-377

NAKARIE CARTER C.P. Sept 2023 No. 3421 Ella St 19134 7th Wd. 1,050 Sq. Ft. BRT #073078600 Improvements: Residential Property EZEQUIEL RODRIGUEZ C.P. Mar 2023

No. 03120 \$14,268.67 Manley Deas Ko-

2406-378

chalski LLC

19 W Rockland St 19144 12th Wd. 1,507 Sq. Ft. BRT #123036700 Improvements: Residential Property

JOVONNA A. WELLS C.P. Aug 2022 No. 00640 \$154,864.02 Manley Deas Kochal-

SHERIFF'S SALE

SHERIFF'S SALE

SHERIFF'S SALE

SHERIFF'S SALE

2406-379

2618 S Jessup St 19148 39th Wd. 708 Sq. Ft. BRT #394200200 Improvements: Residential Property

EMILIA MARTINO C.P. Sep 2023 No. 00182 \$30,361.91 Manley Deas Kochalski LLC

2406-380

6105 Harley Ave 19142 40th Wd. 1133 Sq. Ft. BRT #402285800 Improvements: Residential Property

ROBERT F. GARBER C.P. Jun 2022 No. 01814 \$50,444.76 KML Law Group, P.C.

2406-381

7499 Briar Rd 19138 50th Wd. 1504 Sq. Ft. BRT #501345100 Improvements: Residential Property

CONSUELLA TENNESSEE C.P. Jan 2022 No. 01919 \$166,529.96 KML Law Group, P.C.

2406-382

3111 Windish St 19152 64th Wd. 1270 Sq. Ft. BRT #641198500 Improvements: Residential Property

DANIELLE HEIM AND STEPHEN C. HEIM C.P. Sep 2023 No. 00780 \$216,809.14 KML Law Group, P.C.

2406-383

969 N Randolph St 19123 5th Wd. 1,260 Sq. Ft. BRT #057145500 Improvements: Residential Property

UTA M. FELLECHNER C.P. Dec 2022 No. 00688 \$236,800.49 Stern & Eisenberg, PC

2406-384

2111 S 6th St 19148 39th Wd. 1,230 Sq. Ft. BRT #392331100 Improvements: Residential Property

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

2406-385

4651 Benson St 19136 65th Wd. 1,436 Sq. Ft. BRT #652057400 Improvements: Residential Property

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

2406-386

5403 N **12th** St **19141** 49th Wd. 2,116 Sq. Ft. BRT #493117100 Improvements: Residential Property

SHARONN THOMAS C.P. Apr 2023 No. 00194 \$100,311.88 Stern & Eisenberg, PC

2406-387

4729 N Camac St 19141 49th Wd. 1,347 Sq. Ft. BRT #491473400 Improvements: Residential Property

NADEZHADA LEVIYEVA A/K/A NADEZHDA LEVIYEVA C.P. Feb 2023 No. 02540 \$86,383.65 Stern & Eisenberg, PC

2406-388

3333 Vista St 19136 64th Wd. 1,702 Sq. Ft. BRT #642161300 Improvements: Residential Property

GLENN STEINER, HEATHER A. STEINER A/K/A HEATHER STEINER C.P. Dec 2022 No. 02487 \$48,993.24 Stern & Eisenberg, PC

2406-389

7831 Venus PI 19153 40th Wd. 1,621 Sq. Ft. BRT #405882100 Improvements: Residential Property

GERTRUDE LILLEY, JOHN LILLEY C.P. Mar 2023 No. 03237 \$180,078.31 Stern & Eisenberg, PC

2406-390

3236 Fontaine Ave A/k/a 3236 Fontain St 19153 32nd Wd. 953 Sq. Ft. BRT #323107200 Improvements: Residential Property

DONALD WRIGHT AND LAUREEN

WRIGHT C.P. Aug 2023 No. 03353 \$14,310.92 Hladik, Onorato & Federman,

2406-391

2542 W York St 19132 28th Wd. 728 Sq. Ft. BRT #281243300 Improvements: Residential Property

MANUEL MORALES RIVERA AND NHS INVESTMENTS, LLC C.P. Nov 2023 No. 00157 \$131,922.69 Hladik, Onorato & Federman, LLP

2406-392

1934 74th Ave 19138 10th Wd. 1,138 Sq. Ft. BRT #101386400 Improvements: Residential Property

ETHEL O. BOYD A/K/A ETHEL WHITE LOWERY BOYD C.P. Jan 2016 No. 00941 \$109,246.40 Hladik, Onorato & Federman, LLP

2406-393

159 N **55th St 19139** 4th Wd. 1,096 Sq. Ft. BRT #041160100 Improvements: Residential Property

LEWIS MUNDEN, JR. C.P. Mar 2022 No. 01856 \$118,594.52 Hladik, Onorato & Federman, LLP

2406-394

3640 Newberry Rd 19154 66th Wd. 2500 Sq. Ft. BRT #662525900 Improvements: Residential Property

GINA SFORZA AND SEAN F. O'NEILL C.P. Jan 2022 No. 00745 \$264,947.17 Hladik, Onorato & Federman, LLP

2406-395

448 E **Pleasant St 19119** 22nd Wd. 1,600 Sq. Ft. BRT #222068800 Improvements: Residential Property

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

2406-396

3539 Churchill Ln 19114 66th Wd. 2,827 Sq. Ft. BRT #661176200 Improvements: Residential Property

FRANK SACKOSKY AND IRENE SACKOSKY C.P. Jul 2023 No. 02826 \$55,768.65 Hladik, Onorato & Federman, L.P.

2406-397

7923 Anita Dr 19111 56th Wd. 3,633 Sq. Ft. BRT #561101500 Improvements: Residential Property

DAVID DELGADO C.P. Feb 2017 No. 08175 \$194,214.35 Hladik, Onorato & Federman, LLP

2406-398

9330 Academy Rd 19114 57th Wd. 8,460 Sq. Ft. BRT #572336900 Improvements: Residential Property

ROOSEVELT R. RIMORIN AND SAL-VACION M. RIMORIN C.P. July 2022 No. 00025 \$200,486.32 Stern & Eisenberg, PC

2406-399 Dd 191546

11035 Knights Rd 19154 66th Wd. 12,650 Sq. Ft. BRT #662218830 Improvements: Residential Property

EDWARD C TOMASZEWSKI, JR C.P. Jan 2018 No. 04890 \$232,623.62 Stern & Eisenberg, PC

2406-400

2126 S 8th St 19148 39th Wd. 1,808 Sq. Ft. BRT #393254500 Improvements: Residential Property

MICHAEL SHOEMAKER AND WIL-LIAM R. TOUGHILL C.P. Mar 2023 No. 02503 \$153,732.52 Stern & Eisenberg, PC

2406-401

6126 Vandike St 19135 41st Wd. 1,056 Sq. Ft. BRT #411331100 Improvements: Residential Property

DEBORAH J. NICHOLLS-ELDRED, AS KNOWN HEIR TO JEANETTE OKULA, DECEASED AND JOSEPH D. NICHOLLS, AS KNOWN HEIR TO 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

2406-402

1208 W Rockland St 19141 49th Wd. 2,264 Sq. Ft. BRT #491117700 Improvements: Residential Property Subject To

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

2406-403

5904 N 7th St 19120 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage 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 INTERST 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

2406-405

3914 N **13th St 19140** 43rd Wd. 1,350 Sq. Ft. BRT #433174100 Improvements: Residential Property

THOMAS HENRY WALKE, IN HIS CA-PACITY 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 LOU-ISE WALKE, DECEASED; LAVELLE R. WALKE, IN HER CAPACITY AS KNOWN HEIR OF MARY WALK A/K/A MARY LOUISE WALKE, DECEASED; TYRONE A WALKE, IN HIS CAPAC-ITY AS KNOWN HEIR OF MARY WALK A/K/A MARY LOUISE WALKE. DECEASED & 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

2406-406

4518 Sheffield Ave 19136 65th Wd. 1,377 Sq. Ft. BRT #651134800 Improvements:

Residential Property
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

2406-407

1310 South 6th St 19147 1st Wd. 800 Sq. Ft. BRT #021057200 Improvements: Residential Property

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

2406-408

SHERIFF'S SALE

1708 Kennedy St 19124 62nd Wd. 2,152 Sq. Ft. BRT #622156530 Improvements: Residential Property

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

2406-409

2109 Melvin St 19131 52nd Wd. 1,293 Sq. Ft. BRT #522246500 Improvements: Residential Property Subject To Mortgage Subject To Rent

MILEHI, LLC C.P. July 2023 No. 00388 \$206,492.13 Hourigan, Kluger & Quinn, PC

2406-410

1307 N **6th** St Apt 1 **19122** 18th Wd. 2,159 Sq. Ft. BRT #888180970 Improvements: Residential Property

JONATHAN GLOVER C.P. May 2023 No. 02774 \$280,632.09 Robertson, Anschutz,schneid, Crane & Partners, PLLC

2406-411

2550 N Gratz St 19132 16th Wd. 672 Sq. Ft. BRT #162068500 Improvements: Commercial Property Subject To Mortgage

2323 NORTH LLC C.P. Dec 2023 No. 02460 \$96,715.85 Mccarter & English,

2406-412

2644 Agate St 19125 31st Wd. 742 Sq. Ft. BRT #312000700 Improvements: Residential Property

LINAN CORP. C.P. Oct 2023 No. 01318 \$137,340.00 Joseph P. Kerrigan, Esq.

2406-413

Sq. Ft. BRT #273042100 Improvements: Residential Property Subject To Mortgage DURTY DEVILZ PROPERTY INVESTMENTS LLC C.P. Apr 2023 No. 01655 \$128,690.92 Padgett Law Group

2406-414

823 E. Madison St 19134 33rd Wd. 713 Sq. Ft. BRT #331074300 Improvements: Residential Property

BECKFORD INVESTMENTS, LLC C.P. Oct 2023 No. 01061 \$112,667.31 Kaplin, Stewart, Meloff, Reiter And Stein, P.C.

2406-415

6649 Guyer Ave 19142 40th Wd. 1,107 Sq. Ft. BRT #406310900 Improvements: Residential Property

BLUE DIAMONDZ LLC C.P. Feb 2023 No. 02700 \$149,558.68 Weber Gallaher Simpson Stapleton Fires & Newby, LLP

2406-416

2333 S 71st St 19142 40th Wd. 800 Sq. Ft. BRT #406164100 Improvements: Residential Property

MARKEEMA Y. SMALLS C.P. Mar 2023 No. 02971 \$166,001.53 Logs Legal Group LLP

2406-417

2218 Bainbride St 19146 30th Wd. 1,343 Sq. Ft. BRT #302029700 Improvements: Residential Property

FAITH BANKS, KNOWN HEIR OF FRANCES MCBRIDE, DECEASED AND UNKNOWN HEIRS, SUC-CESORS, ASSIGNS AND ALL PER-SONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTER-EST FROM OR UNDER FRANCES MC-BRIDE, DECEASED C.P. Nov 2022 No. 01108 \$403,949.98 Logs Legal Group LLP

2406-418 A

5 Cresent Drive 19112 39th Wd. 236,800 Sq. Ft. BRT #883812500 Improvements: Commercial Property Subject To Mortgage Subject To Rent KIM FIVE CRESCENT DRIVE LLC C/O

CORETRUST PARTNERS, LLC C.P. Jan 2024 No. 03059 \$78,521,392.94 Duane Morris LLP

2406-418 B

4411 South Broad St 19112 39th Wd. 337832 Sq. Ft. BRT #885612920 Improvements: Commercial Property Subject To Mortgage Subject To Rent

KIM FIVE CRESCENT DRIVE LLC C/O CORETRUST PARTNERS, LLC C.P. Jan 2024 No. 03059 \$78,521,392.94 Duane Morris LLP

2406-419

8029 Lindbergh Blvd 19153 40th Wd. 1,290 Sq. Ft. BRT #405844700 Improvements: Residential Property

FREDERICK FAIRFAX, JR., ADMINISTATOR OF THE ESTATE OF FRED LONNIE FAIRFAX, DECEASED C.P. Dec 2021 No. 01718 \$174,345.97 Logs Legal Group LLP

2406-420

475 Howell St 19120 35th Wd. 2,813 Sq. Ft. BRT #352135300 Improvements: Residential Property

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

2406-421

6155 Walnut Street 19139 3rd Wd. 1,200 Sq. Ft. BRT #031062000 Improvements: Residential Property

JST HOLDINGS LLC ABDUL HASHEM C.P. Jan 2024 No. 00337 \$105,201.67 Duane Morris LLP

2406-422-A

24 Collom St Aka 24 East Collom St 19144 12th Wd. 915 Sq. Ft. BRT #121060800 Improvements: Residential Property Subject To Rent

OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC

2406-422-B

2406-422-B 653 E Wishart St 19134 33rd Wd. 700 Sq. Ft. BRT #331030100 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01641

2407 422 6

\$1,321,145.89 Manley Deas Kochalski

2406-422-C 2924 W Clementine St 19132 38th Wd. 490 Sq. Ft. BRT #381330300 Improvements: Residential Property Subject To

OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC

2406-423-A

623 E Wishart St 19134 33rd Wd. 700 Sq. Ft. BRT #331028600 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski LLC

2406-423-В

2424 N Gratz St 19132 16th Wd. 725 Sq. Ft. BRT #162064100 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski

2406-423-C

3436 Hartville St 19134 7th Wd. 696 Sq. Ft. BRT #073180600 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski

SHERIFF'S SALE

2406-424-A 2825 N Newkirk St 19132 38th Wd. 1056 Sq. Ft. BRT #381264300 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski

2406-424-B

844 E Westmoreland St 19134 33rd Wd. 811 Sq. Ft. BRT #331099800 Improvements: Residential Property Subject To

OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski

2406-424-C

2932 Mascher St Aka 2932 North Mascher St 19133 7th Wd. 679 Sq. Ft. BRT #071111300 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski

2406-425-A

LLC

2429 W Oakdale St 19132 28th Wd. 852 Sq. Ft. BRT #281350000 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski

2406-425-B

1741 W Ontario St 19140 11th Wd. 1230 Sq. Ft. BRT #112061000 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski

2406-426-A

2830 Rosehill St 19134 7th Wd. 1125 Sq. Ft. BRT #071413000 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,289,113.45 Manley Deas Kochalski LLC

2406-426-B

2443 N Douglas St 19132 28th Wd. 713 Sq. Ft. BRT #282217500 Improvements: Residential Property Subject To Rent

SHERIFF'S SALE

OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,289,113.45 Manley Deas Kochalski

2406-427

750 E Madison St 19134 33rd Wd. 750 Sq. Ft. BRT #331066000 Improvements: Residential Property Subject To Rent OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski

2406-428-A

901 Emily St 19148 30th Wd. 726 Sq. Ft. BRT #393282900 Improvements: Residential Property Subject To Mortgage LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman & Spitzer P.A.

2406-428-B

903 Emily St 19148 30th Wd. 726 Sq. Ft. BRT #393283000 Improvements: Residential Property Subject To Mortgage LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman & Spitzer P.A.

2406-428-C

905 Emily St 19148 30th Wd. 726 Sq. Ft. BRT #393283100 Improvements: Residential Property Subject To Mortgage LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman & Spitzer P.A.

2406-429-A

907 Emily St 19148 30th Wd. 726 Sq. Ft. BRT #393283200 Improvements: Residential Property Subject To Mortgage LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman & Spitzer P.A.

2406-429-B

909 Emily St 19148 30th Wd. 726 Sq. Ft. BRT #393284000 Improvements: Residential Property Subject To Mortgage LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman & Spitzer P.A.

SHERIFF'S SALE

MONDAY, MAY 20, 2024

2406-429-C

911 Emily St 19148 30th Wd. 726 Sq. Ft. BRT #393285400 Improvements: Residential Property Subject To Mortgage LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman & Spitzer P.A.

2406-430-A

 $355\ Gilham\ St\ 19111\ 35th\ Wd.\ 2500\ Sq.$ Ft. BRT #353090190 Improvements: Residential Property Subject To Rent MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.

2406-430-B

1232 Greeby St 19111 53rd Wd. 1122 Sq. Ft. BRT #531139000 Improvements: Residential Property Subject To Rent MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.

2406-431-A

6340 Martins Mills Rd 19111 35th Wd. 2545 Sq. Ft. BRT #353297500 Improvements: Residential Property Subject To

MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.

2406-431-B

6327 Martins Mills Rd 19111 35th Wd. 3004 Sq. Ft. BRT #353302900 Improvements: Residential Property Subject To

MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.

2406-431-C

1326 Greeby St 19111 53rd Wd. 1272 Sq. Ft. BRT #531141900 Improvements: Residential Property Subject To Rent MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038,95 Friedman.

Schuman, P.C.

2406-432-A

SHERIFF'S SALE

588 E Godfrey Ave 19120 35th Wd. 1242 Sq. Ft. BRT #351094800 Improvements: Residential Property Subject To Rent MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.

2406-432-B

2239 Brighton St 19149 54th Wd. 1796 Sq. Ft. BRT #542102600 Improvements: Residential Property Subject To Rent MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. Mav 2021 No. 01845 \$3.831.038.95 Friedman. Schuman, P.C.

2406-432-C

7127 Montague St 19135 41st Wd. 1241 Sq. Ft. BRT #412261900 Improvements: Residential Property Subject To Rent MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.

2406-433

5951 Kemble Avenue 19138 17th Wd. 1,688 Sq. Ft. BRT #172324001 Improvements: Residential Property PROPERTY CARE BUSINESS LLC C.P.

Jan 2023 No. 00222 \$138,117.76 Weber Gallaher Simpson Stapleton Fires & Newby, LLP

2406-434

2510 N Bouvier Street 19132 16th Wd. 1,042 Sq. Ft. BRT #161238200 Improvements: Residential Property

BOUVIER INVESTMENTS LLC C.P. Oct 2023 No. 01303 \$200,913.18 Weber Gallaher Simpson Stapleton Fires & Newby, LLP

2406-435

4910 Reno Street 19139 44th Wd. 1,012 Sq. Ft. BRT #441292900 Improvements: Residential Property Subject To Mortgage WYNNS ENTERPRISES LLC C.P. Feb 2024 No. 02183 \$185,250.00 Weir Greenblatt Pierce LLP

2406-436

SHERIFF'S SALE

2127 S 3rd St 19148 39th Wd. 1,059 Sq. Ft. BRT #391343000 Improvements: Residential Property

MICHAEL ASTER, IN HIS CAPAC-ITY AS HEIR OF PATRICIA ASTER; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS. FIRMS OR ASSOCIATIONS CLAIM-ING RIGHT, TITLE AND INTEREST FROM OR UNDER PATRICIA ASTER C.P. Jan 2022 No. 02164 \$206,764.87 Robertson, Anschutz, schneid, Crane & Partners, PLLC

2406-437

614 N Pallas St 19151 6th Wd. 1.029 Sq. Ft. BRT #061291800 Improvements: Residential Property

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 & Partners, PLLC

2406-438

2424 E Somerset St 19134 25th Wd. 1,440 Sq. Ft. BRT #251002800 Improvements: Residential Property

JUDITH C. SWALLOW C.P. Sep 2021 No. 02407 \$219.044.55 Robertson, Anschutz, schneid, Crane & Partners, PLLC

2406-439

3723 Clarendon Ave A/k/a 3723 Claredon Ave 19114 66th Wd. 1,760 Sq. Ft. BRT #661264800 Improvements: Residential Property

BRANDY VIOLET GRUBER C.P. May 2023 No. 03047 \$196,701.54 Robertson, Anschutz, schneid, Crane & Partners,

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