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LEGAL LISTINGS

COURT NOTICES

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE:
ORDER AMENDING RULE
1033 OF THE PENNSYLVANIA RULES OF CIVIL PROCEDURE
NO. 756
CIVIL PROCEDURAL RULES
DOCKET
ORDER

PER CURIAM

AND NOW, this 6th day of September, 2024, upon the recommendation of the Civil Procedural Rules Committee; the proposal having been published for public comment at 52 Pa.B. 5118 (August 20, 2022):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 1033 of the Pennsylvania Rules of Civil Procedure is amended in the attached form.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective January 1, 2025.

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

Rule 1033. Amendment.

(a) General Rule. A party, either by filed consent of the adverse party or by leave of court, may at any time change the form of action, add a person as a party, correct the name of a party, or otherwise amend the pleading. The amended pleading may aver transactions or occurrences which have happened before or after the filing of the original pleading, even though they give rise to a new cause of action or defense. An amendment may be made to conform the pleading to the evidence offered or admitted.

(b) Relation Back. An amendment correcting the name of a party against whom a claim has been asserted in the original pleading relates back to the date of the commencement of the action if, within 90 days after the period provided by law for commencing the action, the party received notice of the institution of the action such that it will not be prejudiced in maintaining a defense on the merits and the party knew or should have known that the action would have been brought against the party but for a mistake concerning the identity of the proper party.

(c) John Doe Defendants. An amendment substituting the actual name of a defendant for a Doe designation as provided in Rule 2005 relates back to the date of the commencement of the action if, within the time provided by Rule 401 for service, the defendant named by the amendment has received actual or constructive notice of the commencement of the action such that it will not be prejudiced in maintaining a defense on the merits and the defendant knew or should have known that the action would have been brought against it but for lack of knowledge of the defendant's actual name.

(d) Highlighting of Amendments.

- (1) A party filing a motion to amend a pleading shall attach:**
- (i) a clean copy of the proposed amended pleading; and**
 - (ii) a comparison copy of the proposed amended pleading identifying the changes by striking through the material to be deleted and underlining the material to be added.**
- (2) If there is a discrepancy between the clean copy and the comparison copy of the proposed amended pleading, the clean copy shall be the controlling document.**

Historical Commentary

The following commentary is historical in nature and represents statements of the Committee at the time of rulemaking:

Explanatory Comment—2013

Rule 1033 has been amended to specifically state that an amendment may add a person as a party. It is the practice of litigants and trial courts to refer to Rule 1033 when a party seeks to amend a pleading to add another party. The purpose of this amendment is to eliminate any uncertainty as to whether a motion to amend a pleading to add an additional party is governed by Rule 1033. There is no conflict between this proposed amendment and Rule 2232(c) because the latter addresses the question of when a court may order the joinder of any additional person.

Subdivision (b) of Rule 2232 addressing the joinder of an additional party is being rescinded. The provision is unnecessary because if a party has been misjoined or no claim for relief is asserted, a dismissal should be sought through the rules governing preliminary objections, judgment on the pleadings, and summary judgment. If a plaintiff wants to drop a defendant, he or she should use the rules governing the discontinuance of an action.

Explanatory Comment—2017

Currently, the Rules of Civil Procedure do not expressly permit an amendment correcting the name of a party against whom a claim is asserted to relate back without a showing of concealment when the statute of limitations has expired and the effect of that correction operates to add another party. However, case law has interpreted the Rules to permit such an amendment within the statute of limitations. Rule 1033 has been amended to expressly permit amendments correcting the name of the party against whom a claim is asserted to relate back to the date of the commencement of the action if within ninety days after the period provided by law for commencing the action, the party to be brought in by the amendment has received notice of the commencement of the action such that it will not be prejudiced in obtaining a defense on the merits, and the party knew or should have known that the action would have been brought against the party but for a mistake concerning the identity of the proper party.

Consider the following example: Harry Roberts, who resides at 949 Alcoma Street, Pittsburgh, PA, was the driver of an automobile which struck the plaintiff when he was crossing the intersection at Grant and Forbes Street, Pittsburgh, PA, at approximately 11:00 a.m. on October 11, 2013. The plaintiff's complaint, filed on October 2, 2015, mistakenly identifies the driver as Henry Rosen. He is the only named defendant in the complaint.

On October 7, 2015, the Sheriff made service by serving Mary Roberts at 949 Alcoma Street, Pittsburgh, PA. She is described in the Sheriff's Return as the wife of the defendant. On January 2, 2016, the complaint is amended to correct "Henry Rosen" to "Harry Roberts."

The amendment of Rule 1033 expressly permits the plaintiff to amend the complaint to correct the name of the defendant to Harry Roberts, because it is clear from the body of the complaint that the plaintiff was suing the driver of the automobile which struck the plaintiff and service of the complaint furnished sufficient notice to Harry Roberts that a lawsuit has been initiated against him for actions he is liable for even though the defendant is identified on the complaint as Henry Rosen. This is consistent with existing case law and codifies current practice.

The Federal Rules of Civil Procedure and a majority of states have rules of procedure governing the relation back of amendments, which are similar to this amendment. The interests of justice are served by a rule of civil procedure permitting a party to correct a complaint that provides an incorrect name of a party when there is no prejudice to the party brought in by the amendment.

The amendment of Rule 1033 does not alter the concealment doctrine and the discovery rule. The amendment is intended to cover situations in which neither the concealment doctrine nor the discovery rule apply.

SUPREME COURT OF PENNSYLVANIA CIVIL PROCEDURAL RULES COMMITTEE

ADOPTION REPORT Amendment of Pa.R.Civ.P. 1033

On September 6, 2024, the Supreme Court of Pennsylvania amended to Pennsylvania Rule of Civil Procedure 1033 relating to the amendment of pleadings. The Civil Procedural Rules Committee has prepared this Adoption Report describing the rulemaking process. An Adoption Report should not be confused with Comments to the rules. See Pa.R.J.A. 103, cmt. The statements contained herein are those of the Committee, not the Court.

The Committee received a request to consider amending Pa.R.Civ.P. 1033 to require the attachment of the proposed amended pleading to a motion to amend. The requester suggested such

Court Notices continues on 8

I N S I D E

Common Pleas Court:	11 Public Notices
3 Civil Listings	7 U.S. Bankruptcy Court
4 Criminal Listings	6 U.S. Court of Appeals
4 Family Court	2 Hearing List
4 Mass Tort Asbestos	6 U.S. District Court
6 Municipal Court	2 Trial List
7 Orphans' Court	

COURT OF APPEALS

CASES LISTED FOR DISPOSITION

FOR THE WEEK OF SEPTEMBER 16, 2024
 MON., SEPT. 16, 2024
 USA v. Davee Ward (SUBMIT); 22-1281.
 Eran Rubinstein et al v. Bank of America NA et al (SUBMIT); 23-2410.
 USA v. Tanya Stanger (SUBMIT); 23-2814.
 USA v. Bryce Stanger (SUBMIT); 23-2817.
 Wayne Johnson v. May et al (SUBMIT); 23-3230.
THE ALBERT BRANSON MARIS COURTROOM
 19th Flr.
 TUES., SEPT. 17, 2024
 1:00 P.M.
 Jean-Paul Weg LLC et al v. Director of the New Jersey Division of Alcoholic et (SUBMIT); 23-2922.

CASES LISTED FOR DISPOSITION

TUES., SEPT. 17, 2024
 USA v. Antoine Wiggins (Submit); 22-2831.
 USA v. Craig Levin (Submit); 23-1911.
 Charles Jaramillo et al v. City of Coatesville et al (Submit); 23-2700.
 Conocophillips Petrozuata BV et al v. Bolivarian Republic of Venezuela (Submit); 24-1071.
 Conocophillips Petrozuata BV et al v. Bolivarian Republic of Venezuela (Submit); 24-1096.
 Benjamin Collins v. Attorney General United States of America (Submit); 24-1155.
THE ALBERT BRANSON MARIS COURTROOM
 19th Flr
 WED., SEPT. 18, 2024
 9:30 A.M.
 NLRB v. Starbucks Corp (SUBMIT); 23-1590, 23-1591, 23-1953.
 Starbucks Corp v. NLRB (SUBMIT); 23-2241.
THE ALBERT BRANSON MARIS COURTROOM
 19th Flr
 THURS., SEPT. 19, 2024
 9:30 A.M.
 USA v. James Perrin (SUBMIT); 22-2196, 22-2368.
 USA v. Joseph Cammarata (SUBMIT); 23-2110.
 Miller Plastic Products Inc v. NLRB (SUBMIT); 23-2689, 23-2857.

CASES LISTED FOR DISPOSITION

THURS., SEPT. 19, 2024
 Joseph Todaro, Sr. v. Superintendent Houtzdale SCI et al (SUBMIT); 22-1227.
 USA v. Edwin Williams (SUBMIT); 23-1494.
 Kenneth Moses v. United States Steel Corp (SUBMIT); 23-2605.
 USA v. Gerald Shuma, Jr. (SUBMIT); 24-1382.

CASES LISTED FOR DISPOSITION

FRI., SEPT. 20, 2024
 USA v. Russell Teter (SUBMIT); 23-2671.
 Kevin Minehan v. Eric McDowell et al (SUBMIT); 23-2737.
 Kevin Minehan v. Eric McDowell et al (SUBMIT); 24-1040.
 Twin City Fire Insurance Co v. Glenn O. Hawbaker Inc et al (SUBMIT); 24-1102.

DISTRICT COURT

NOTICE

1. Counsel shall promptly notify the deputy clerk to each judge before whom he/she has a case listed upon becoming attached for trial in another court. To be accorded recognition, a busy slip, using the designated form, MUST be filed in Room 2609 before 1 p.m. on the day after counsel becomes attached.
 2. Cases in the trial pools do not necessarily appear in the order in which they will be called. Counsel should therefore be ready to begin trial upon receiving telephone call notice, subject to the following:
 (a) Counsel whose cases are in the pools will be given 48 hours' notice, if feasible, but not less than 24 hours notice to ready for trial with witnesses.
 (b) It is counsel's responsibility to check with each judge's deputy clerk on the status and movement of criminal and civil cases in that judge's pool.
 (c) Counsel will not be required to commence trial less than 24 hours after completing trial of another case.

J. GOLDBERG
 Chief Judge

M.S. GOLDBERG, CH. J.
 Courtroom 17A

WEDNESDAY, SEPT. 18, 2024
 Sentencing

03:00 P.M.
 23-cr-0381
 USA v. BARKSDALE

TUESDAY, SEPT. 24, 2024
 Arbitration Hearing

09:30 A.M.
 24-cv-1543
 HALL v. STATE FARM MUTUAL AUTO

Scheduling Conference

02:00 P.M.
 20-cv-3511
 WILLIAMS v. RUSSELL et al

P.S. DIAMOND, J.
 Courtroom 14-A
 Secretary/Courtroom Deputy: Richard Thieme
 Phone: (267) 299-7730
 Criminal Courtroom Deputy: Lenora Kashner Wittje
 Phone: (267) 299-7739r

TUESDAY, SEPT. 17, 2024
 Trial Date

09:30 A.M.
 22-cv-1379
 STEWART v. WADE et al

THURSDAY, SEPT. 19, 2024
 Change of Plea Hearing

02:00 P.M.
 23-cr-0255
 USA v. CORREA DEL ORBE

Competency Hearing

11:00 A.M.
 21-cr-0277
 USA v. DANGERFIELD-HILL

Pretrial Conference/Hearing

01:30 P.M.
 24-cr-0116
 USA v. MATOS VARGAS

24-cr-0116
 USA v. BASSET

TUESDAY, SEPT. 24, 2024
 Jury Trial

09:30 A.M.
 24-cr-0116
 USA v. MATOS VARGAS

24-cr-0116
 USA v. BASSET

Sentencing

01:30 P.M.
 24-cr-0026
 USA v. MURILLO-GARCIA

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

TUESDAY, SEPT. 17, 2024
 Arbitration Hearing

09:30 A.M.
 24-cv-1066
 SWAIN v. SOUTH STATE, INC.

Attorney Appointment Hearing

10:00 A.M.
 20-cr-0417
 USA v. SEARS

THURSDAY, SEPT. 19, 2024
 Revocation Superv Rls-FinalHrg

10:00 A.M.
 10-cr-0340
 USA v. BAER

Sentencing

02:00 P.M.
 19-cr-0116
 USA v. GARRETT

MONDAY, SEPT. 23, 2024
 Jury Trial

09:00 A.M.
 23-cr-0453
 USA v. REYES-GUTIERREZ

TUESDAY, SEPT. 24, 2024
 Change of Plea Hearing

11:30 A.M.
 22-cr-0340
 USA v. SWINTON

Sentencing

02:00 P.M.
 23-cr-0065
 USA v. BOWIE

09:30 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

WEDNESDAY, SEPT. 18, 2024
 Change of Plea Hearing

03:30 P.M.
 22-cr-0352
 USA v. TORRES

22-cr-0352
 USA v. ARIAS-MORONTA

Motion Hearing

10:00 A.M.
 24-cv-2576
 RIVERTOWN TCI, L.P. v. OPTYMYZ

Revocation Superv Rls-FinalHrg

01:30 P.M.
 20-cr-0379
 USA v. BLACKWELL

Sentencing

11:30 A.M.
 23-cr-0504
 USA v. LOVE

MONDAY, SEPT. 23, 2024
 Sentencing

10:00 A.M.
 23-cr-0087
 USA v. TARPLEY

TUESDAY, SEPT. 24, 2024
 Arbitration Hearing

09:30 A.M.
 24-cv-2063
 DIGREGORIO et al v. NEW JERSEY

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.

THURSDAY, SEPT. 19, 2024
 Motion Hearing

10:00 A.M.
 22-cv-4461
 SAHIR v. GROW MECHANIC SHOP, L

MONDAY, SEPT. 23, 2024
 Jury Selection

09:30 A.M.
 20-cr-0433
 USA v. RAMOS-VAZQUEZ

Revocation Superv Rls-FinalHrg

10:00 A.M.
 17-cr-0423
 USA v. FLYNN

TUESDAY, SEPT. 24, 2024
 Motion Hearing

10:00 A.M.
 24-cv-1368
 WHISLER et al v. O'CONNOR et a

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

TUESDAY, SEPT. 17, 2024
 Motion Hearing

03:00 P.M.
 24-cr-0264
 USA v. DOUGHERTY

TUESDAY, SEPT. 24, 2024
 Arbitration Hearing

09:30 A.M.
 23-cv-3638
 FREEMAN et al v. NEW JERSEY MA

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

WEDNESDAY, SEPT. 18, 2024
 Revocation Superv Rls-FinalHrg

10:00 A.M.
 20-cr-0205

USA v. RILEY

THURSDAY, SEPT. 19, 2024
 Change of Plea Hearing

10:00 A.M.
 24-cr-0135
 USA v. JIMENEZ

MONDAY, SEPT. 23, 2024
 Trial Date

09:00 A.M.
 22-cv-1777
 PIETY FOLEY v. DREXEL UNIVERSI

TUESDAY, SEPT. 24, 2024
 Miscellaneous Hearing

10:00 A.M.
 21-cv-2177
 ZAFTR INC. v. LAWRENCE et al

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

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

WEDNESDAY, SEPT. 18, 2024
 Pretrial Conference/Hearing

10:00 A.M.
 24-cr-0140
 USA v. GORDILLO

THURSDAY, SEPT. 19, 2024
 Motion Hearing

01:00 P.M.
 23-cv-5157
 BUCCA-LEE v. CITY OF PHILADELP

MONDAY, SEPT. 23, 2024
 Change of Plea Hearing

11:00 A.M.
 24-cr-0140
 USA v. GORDILLO

Motion Hearing

02:00 P.M.
 24-cv-0368
 MILLER v. THOMAS JEFFERSON HOS

TUESDAY, SEPT. 24, 2024
 Jury Trial

09:30 A.M.
 24-cr-0140
 USA v. GORDILLO

Motion Hearing

10:30 A.M.
 24-cv-1864
 DEHORATIUS, M.D. v. BRYN MAWR

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

MONDAY, SEPT. 23, 2024
 Settlement Conference

04:00 P.M.
 24-cv-0990
 MOZEKO v. KELE INC.

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

TUESDAY, SEPT. 17, 2024
 Sentencing

02:00 P.M.
 19-cr-0307

WEDNESDAY, SEPT. 18, 2024
 Motion Hearing

10:00 A.M.
 24-cv-4261
 DIGITAL GOLD PARTNERS, LLC v.

Pretrial Conference/Hearing

09:00 A.M.
 24-cv-2846

The Legal Intelligencer

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HALLINAN v. SOUTHEASTERN PENNS
THURSDAY, SEPT. 19, 2024
Motion Hearing
 10:30 A.M.
 24-cv-4370
 Global City Regional Center, L

Pretrial Conference/Hearing
 09:00 A.M.
 23-cv-4744
 SALHI v. SHORTTE et al

09:30 A.M.
 24-cv-2489
 Mwaya v. MAYORKAS et al

10:00 A.M.
 24-cv-2563
 DOE v. KAUFMAN DOLOWICH LLP

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

TUESDAY, SEPT. 17, 2024
Arbitration Hearing
 09:30 A.M.
 24-cv-0836
 BAKER v. ALLIED UNIVERAL SECUR

WEDNESDAY, SEPT. 18, 2024
Motion Hearing
 10:00 A.M.
 24-cv-2707
 AKERS v. KUBOTA MANUFACTURING

THURSDAY, SEPT. 19, 2024
Arbitration Hearing
 09:30 A.M.
 24-cv-1254
 CURLEY v. ROOT INSURANCE CO.

24-cv-1550
 MATHIS v. MILLER'S ALE HOUSE

TUESDAY, SEPT. 24, 2024
Motion Hearing
 02:00 P.M.
 24-cr-0051
 USA v. WALKER

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, SEPT. 19, 2024
Sentencing
 12:30 P.M.
 21-cr-0243
 USA v. VEGA-HERNANDEZ

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

TUESDAY, SEPT. 17, 2024
Status Conference/Hearing
 01:30 P.M.
 24-cv-4049
 NADIE v. UNITED STATES POSTAL

WEDNESDAY, SEPT. 18, 2024
Pretrial Conference/Hearing
 01:30 P.M.
 24-cv-2107
 TRI-STATE DELIVERY, INC. v. CI

Sentencing
 02:00 P.M.
 22-cr-0164
 USA v. ANTHONY

THURSDAY, SEPT. 19, 2024
Bond Hearing
 02:00 P.M.
 24-cr-0246
 USA v. CARROLL

Miscellaneous Hearing
 10:00 A.M.
 24-cv-4626
 TZE GLOBAL DIS TICARET A.S. v.

Motion Hearing
 03:30 P.M.
 24-cr-0246
 USA v. CARROLL

MONDAY, SEPT. 23, 2024
Sentencing
 03:30 P.M.
 22-cr-0294
 USA v. BURRELL

11:00 A.M.
 22-cr-0129
 USA v. DE LOS SANTOS MIESES

TUESDAY, SEPT. 24, 2024
Change of Plea Hearing
 10:00 A.M.
 23-cr-0339
 USA v. MAHABEE

Sentencing
 02:00 P.M.
 22-cr-0129
 USA v. DIAZ

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

TUESDAY, SEPT. 17, 2024
Pretrial Conference/Hearing
 02:30 P.M.
 24-cv-1334
 HAULER v. ENCOMPASS HEALTH REH

Revocation Superv Rls-FinalHrg
 01:30 P.M.
 21-cr-0296
 USA v. WOODS

WEDNESDAY, SEPT. 18, 2024
Final Pretrial Conference
 09:30 A.M.
 23-cv-2732
 Atkins v. City of Reading et a

Motion Hearing
 01:30 P.M.
 22-cv-4299
 MEEHAN v. ROADMASTER DRIVERS S

THURSDAY, SEPT. 19, 2024
Pretrial Conference/Hearing
 01:30 P.M.
 24-cr-0012
 USA v. PORTALATIN

TUESDAY, SEPT. 24, 2024
Sentencing
 09:30 A.M.
 22-cr-0476
 USA v. DAVIDSON

PEREZ, J.
COURTROOM 10B
 Courtroom Deputy: Mia Harvey
 267-299-7589

THURSDAY, SEPT. 19, 2024
Jury Selection
 09:30 A.M.
 23-cv-1926
 MARTIN v. AMERICAN SELECT INSU

MONDAY, SEPT. 23, 2024
Jury Trial
 09:30 A.M.
 23-cv-1926
 MARTIN v. AMERICAN SELECT INSU

HODGE, J.
Courtroom 15A
 Courtroom Deputy: Leesa Ciamaichelo 267-299-7559

TUESDAY, SEPT. 17, 2024
Arbitration Hearing
 09:30 A.M.
 24-cv-0013
 KOLB v. BLABER

TUESDAY, SEPT. 24, 2024
Pretrial Conference/Hearing
 01:00 P.M.
 24-cr-0133
 USA v. WILLIAMS

MURPHY, J.
Courtroom 3B
 Courtroom Deputy: Kerry Christy 267-299-7510

TUESDAY, SEPT. 17, 2024
Final Pretrial Conference
 10:00 A.M.
 22-cv-3763

ALVARADO v. CITY OF PHILADELPH
WEDNESDAY, SEPT. 18, 2024
Motion Hearing
 12:00 P.M.
 23-cr-0470
 USA v. PEREZ

MONDAY, SEPT. 23, 2024
Jury Selection
 09:00 A.M.
 22-cv-3763
 ALVARADO v. CITY OF PHILADELPH

Trial Date
 09:00 A.M.
 22-cv-3763
 ALVARADO v. CITY OF PHILADELPH

TUESDAY, SEPT. 24, 2024
Revocation Superv Rls-FinalHrg
 12:00 P.M.
 14-cr-0043
 USA v. AQUILANTE

Trial Date
 09:00 A.M.
 22-cv-3763
 ALVARADO v. CITY OF PHILADELPH

SCOTT, J.
Courtroom 13B
 Courtroom Deputy: Susan Flaherty
 Phone: 267-299-7598

TUESDAY, SEPT. 17, 2024
Arraignment
 09:30 A.M.
 24-cr-0251
 USA v. YOUNGER

WEDNESDAY, SEPT. 18, 2024
Pretrial Conference/Hearing
 10:00 A.M.
 24-cr-0037
 USA v. TURNER

Revocation Superv Rls-FinalHrg
 10:00 A.M.
 23-cr-0362
 USA v. SILKS

TUESDAY, SEPT. 24, 2024
Miscellaneous Hearing
 10:00 A.M.
 23-cv-2508
 CARRINGTON v. GREATER LOVE INT

H. BARTLE, III, S.J.
TUESDAY, SEPT. 17, 2024
Motion Hearing
 01:30 P.M.
 19-cv-3565
 KING DRUG COMPANY OF FLORENCE,

MONDAY, SEPT. 23, 2024
Sentencing
 01:30 P.M.
 23-cr-0393
 USA v. MCLEMORE

TUESDAY, SEPT. 24, 2024
Sentencing
 09:30 A.M.
 23-cr-0003
 USA v. WEST

Status Conference/Hearing
 01:30 P.M.
 24-cv-3356
 BIANUCCI v. RITE AID CORPORATI

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

A. B. BRODY, S.J.
Courtroom 7B
 Scheduling/Deputy Clerk: Joseph Walton
 Phone: 215-597-3978

ESR-Courtroom Deputy: Jim Scheidt
 Phone: 267-299-7439

TUESDAY, SEPT. 17, 2024
Sentencing
 10:30 A.M.

94-cr-0196
 USA v. WILLIAMS
TUESDAY, SEPT. 24, 2024
Pretrial Conference/Hearing
 01:00 P.M.
 24-cv-2474
 BROWN v. TRANS UNION, LLC

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

WEDNESDAY, SEPT. 18, 2024
Sentencing
 01:00 P.M.
 04-cr-0192
 USA v. HUMBERT

MONDAY, SEPT. 23, 2024
Trial Date
 09:30 A.M.
 18-cv-0855
 KAISINGER et al v. WALMART STO

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

M. BAYLSON, S.J.
WEDNESDAY, SEPT. 18, 2024
Bench Trial
 09:30 A.M.
 21-cv-3966
 COCKERILL et al v. CORTEVA, IN

FRIDAY, SEPT. 20, 2024
Motion Hearing
 11:45 A.M.
 24-cv-2492
 NORMAN v. CARE PAVILION OPERAT

MONDAY, SEPT. 23, 2024
Jury Trial
 09:30 A.M.
 23-cr-0422
 USA v. LAWSON

TUESDAY, SEPT. 24, 2024
Revocation Superv Rls-FinalHrg
 03:00 P.M.
 13-cr-0517
 USA v. CERAOLO

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

TUESDAY, SEPT. 17, 2024
Motion Hearing
 01:00 P.M.
 23-cv-2629
 COUSINS et al v. SIKORSKY AIRC

Plea Agreement Hearing
 02:00 P.M.
 24-cr-0084
 USA v. GABRIEL

WEDNESDAY, SEPT. 18, 2024
Revocation Superv Rls-FinalHrg
 02:00 P.M.
 21-cr-0444
 USA v. HARRELL

Status Conference/Hearing
 01:00 P.M.
 21-cr-0444
 USA v. HARRELL

THURSDAY, SEPT. 19, 2024
Jury Trial
 09:00 A.M.
 23-cr-0440
 USA v. DEJESUS

Trial Date
 09:00 A.M.
 23-cv-4118
 Anderson et al v. BOROUGH OF B

TUESDAY, SEPT. 24, 2024
Motion Hearing
 01:00 P.M.

23-cv-4135
 KATZ et al v. PANERA BREAD COM
Show Cause Hearing
 09:30 A.M.
 12-cr-0512
 USA v. RODRIGUEZ

10:00 A.M.
 24-cv-0877
 SERVICE EMPLOYEES INTERNATIONAL

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, SEPT. 24, 2024
Change of Plea Hearing
 02:30 P.M.
 22-cr-0307
 USA v. JONES

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

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

MONDAY, SEPT. 23, 2024
Jury Selection
 09:30 A.M.
 23-cv-4114
 NELSON v. MCGARRY

Jury Trial
 09:30 A.M.
 23-cv-4114
 NELSON v. MCGARRY

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

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

THURSDAY, SEPT. 19, 2024
Settlement Conference
 10:00 A.M.
 24-cv-1237
 CARISTO v. PENNSYLVANIA CVS PH

FRIDAY, SEPT. 20, 2024
Settlement Conference
 10:00 A.M.
 23-cv-1255
 ONE RIVERSIDE CONDOMINIUM ASSO

CARLOS, M.J.

STRAW, M.J.

WEDNESDAY, SEPT. 18, 2024
Settlement Conference
 10:00 A.M.
 22-cv-3413
 Bailey v. SPEEDWAY LLC et al

ARTEAGA, MJ
COURTROOM 3H
 Courtroom Deputy

TUESDAY, SEPT. 24, 2024
Settlement Conference
 10:00 A.M.
 23-cv-4457
 FAIRBURN v. SOUTHEASTERN PENNS

COMMON PLEAS COURT
CASE MANAGEMENT
CONFERENCE LIST

CASE MANAGEMENT
PROGRAM

ROOM 613 CITY HALL

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

MON., SEPTEMBER 16, 2024

8 A.M. 0012402-3106L. Donnelly; S. Specter The Estate of Edward Lawrence Scott, Sr. et al. v.P K. E. Minehan 0022404-0271 Boone, Jr. v.Penn Presbyterian Medical Ctr. et al. 0032405-0624 Hilton et al. v.Jefferson Univ. Hosp. et al. 0042405-0757F. A. Rothermel McDonald v.Penn Presbyterian Hosp. et al. C. L. Cardene; J. M. Doyle; K. C. Koob; M. A. Mantell; M. T. Corso; N. M. Brennan 0052406-0248D. A. Segal; M. S. Kardon Warfel et al. v.Legend Senior Living, Llc et al. L. T. Weber 0062406-0275J. E. Foerstner Tucker v.Trustees of The Univ. of Pennsylvan E. S. Pentz; S. L. Conway 9 A.M. 0012406-0837E. Kanevsky Kantemirova et al. v.Martinez-Flores V. Stolyar 0022406-0842A. R. Duffy; M. H. Dehon; M. A. Budner Romero et al. v.Rudi Construction Inc. et al. 0032406-0844M. J. Soska Cretin v.The Giant Company, Llc et al. E. C. Johnson; L. Falcone 0042406-0845T. A. Russeck Mapp v.Jasper V. Stolyar 0052406-0847B. R. Wilson; C. E. Ramsey; D. Urevick-Ackelsberg Reese et al. v.Columbus Property Management & Devel S. Vilardi 0062406-0848N. J. Renzi Sneh et al. v.First Transit Inc. et al. B. Casey; L. E. McGovern; M. R. Puzio 9:30 A.M. 0012403-2534A. J. Sciolla Torres et al. v.Aion Management, Llc et al. E. R. Correia; J. R. Fowler 0022405-0943S. B. Ayres Hill v.Molloy et al. A. J. Kramer 0032406-0732A. Vanwagner Chapman v.Germantown Owner Llc et al. G. J. Valentini; M. C. Wilson; M. J. Boccella; R. F. McGrath 0042406-0733D. C. Linn; J. A. Comerford Rothmiller v.Solid Waste Services Inc. et al. A. C. Goldstein; R. W. Stanko 1 P.M. 0012206-0675J. R. Radmore; J. L. Messa Jr; T. N. Sweeney Campitelli v.Plymouth Rock Assurance Corp. A. Delconte; J. H. Cole; J. Acquaviva Esq 0022405-3534J. L. Solnick; M. Berkowitz Nam v.Kherchaoui et al. M. D. Dankanich; R. J. Foster 0032406-0851C. Bowen; M. W. Fidanza; M. E. Tashman Wilmington Savings Fund Society, Fsb v.Valuehealt J. W. Kettering; R. J. Parks 0042406-0852N. J. Renzi Bowman v.Aabri et al. C. A. Harley; J. D. Branderbit 0052406-0856M. Gumbel Bulgarino v.Gibson M. D. Copoulos 0062406-0859T. R. Dikec New York Life Insurance Company v.Dao et al. M. B. Dubin 0072406-0861G. G. Rassias McIntyre et al. v.Webster M. L. Razzano 0082406-0862J. A. Lindheim; M. T. Vanderveen Messina et al. v.Taylor et al. 0092406-0864A. S. Gilberg Fadel et al. v.Monzon et al. J. M. Curry; K. L. Worley 0102406-0866A. S. Getson; S. T. Haileab Murphy et al. v.Gorsen et al. D. M. Mase; J. R. Fowler; S. A. Garson; S. Kivell 0112406-0871J. S. Zafran; S. J. Devine Lipscomb v.City of Philadelphia - Risk Management B. N. Gialloredo 10 A.M. 0012403-1813T. M. Sailer Devalerio v.Munoz et al. 0022404-2779H. F. McHugh Kerd Assoc. v.Rahn et al. 0032405-2469F. R. Musitief Abuali v.Hudson et al. G. F. Lipskij; G. R. Schragner; P. J. McDonnell

0042405-3411B. S. Tabakin Angelucci v.Eimer S. M. Russ Esq 0052406-0991A. M. Kroupa Snyder v.Wang E. L. Kates 0062406-0992I. Shehu; T. B. Jacobs Tanka v.Accanjo et al. B. C. Evangelist 0072406-0996A. M. Kroupa Leary v.Unitrin Safeguard Insurance Company R. S. Stickley 10:30 A.M. 0012406-0736L. D. Rosenfeld; S. M. Spinelli Stewart v.Lungrin G. B. Evans 0022406-0742A. B. Gorodetzer Nicolai et al. v.Ntp Marble Inc. et al. R. K. Paglione 0032406-0744M. Breslin Davis et al. v.Elliot 0042406-0746B. A. Swartz; M. J. McElvenny Lekpeyee et al. v.Kaelin K. M. Krenicky 0052406-0749A. A. Gregorio Administrator of The Estate of Latoya Handy-Hunter v.Kaelin J. D. Palmer 11 A.M. 0012404-2387L. A. Fox Thomas v.Zamora B. V. Arner 0022406-1136J. S. Zafran; J. A. Fendler; R. J. Garnick Jones v.Colston et al. J. R. Sereda 0032406-1140I. Schafer Mincey v.Hindson et al. 0042406-1144J. Z. Swist Fountain v.Target Corp. et al. J. F. McGreevey; S. Randazzo 0052406-1178G. Schafkopf; L. A. DiJiacomo; M. B. Weisberg Viscuse et al. v.Pmc Property Group Inc. et al. A. J. Spaulding; O. J. Issertell 0062406-1186J. A. Zenstein Abrams et al. v.Erie Insurance Company D. L. Petrilli 0072406-1190J. Katz Ad 1702, Llc v.All Unknown Occupants of 4241 Mant 0082406-1192K. L. Baritz Ji v.All Unknown Occupants 11:30 A.M. 0012406-0787T. J. Gibbons Krebs v.Giant Food Stores, Llc et al. L. Falcone 0022406-0801P. K. Ort; S. J. Kupersmith Srea Property Management, Llc v.Robinson et al. 0032406-0802P. K. Ort; S. J. Kupersmith Srea Property Management, Llc v.Corley et al. 0042406-0803P. K. Ort; S. J. Kupersmith Srea Property Management, Llc v.Quartlebaum et al. 0052406-0809M. J. Pajak Milec v.Xhelilaj et al. 1:30 P.M. 0012406-0750M. F. Greenfield Lipkin et al. v.Lm General Insurance Company J. L. Gilman 0022406-0758S. C. Feinstein Miller et al. v.Barnes K. V. Bauerle 2 P.M. 0012402-2970D. P. Broyan; D. R. Reavey 1425 Horsham Snf Operations Llc v.Boiman et al. 0022406-0997J. V. Calcagno Scenic & Girard Llc C/O Real Estate Management Adv v.Boiman et al. 0032406-1004J. E. Fine Aponte v.Fernandez 0042406-1010J. V. Calcagno Scenic & Girard Llc C/O Real Estate Management Adv v.Fernandez 0052406-1012J. V. Calcagno Scenic & Girard Llc C/O Real Estate Management Adv v.Fernandez 0062406-1015J. L. Wertz; M. M. Bradford; N. M. Francese Tidemark Federal Credit Union v.Richardson 0072406-1017D. B. Kline; J. S. Zafran Colon v.Koscielniak et al. 0082406-1026A. G. Kornblau Ihim v.Temple Univ. Hosp. Inc. M. J. Fortunato; R. L. Carp 0092406-1030D. A. Pomo; J. A. Latour Forsythe v.Doe et al. J. G. Devlin

2:30 P.M. 0012406-0814A. Shotland Gillin et al. v.Young et al. J. R. Andrzejewski; J. H. Quinn; L. S. Klein 0022406-0815G. J. Martillotti Linko v.Yum Brands Inc. et al. 3 P.M. 0012406-1200D. N. Stern King v.Lyft Inc. et al. J. R. Andrzejewski; J. H. Quinn 0022406-1202C. A. Bradley Jacobs et al. v.Radcliffe et al. 0032406-1208J. M. Bieber Alamo v.City of Philadelphia et al. N. M. Cordero 0042406-1209J. J. Branigan Ransome et al. v.Palmer D. Juna 0052406-1213B. A. Rice; R. J. Hunigman Jones et al. v.Str8 From Us, Llc et al. T. Chasan 0062406-1215A. J. Schneider Crawford v.Cain K. E. Monastra 0072406-1220G. B. Baldino Attwood v.Parks et al.

THU., SEPTEMBER 19, 2024

8 A.M. 0012404-0317D. A. Berlin; G. Schafkopf; M. B. Weisberg Hebel v.Thomas Jefferson Univ. Hosp.s, C. M. Bohmueller; H. J. Hulit 9 A.M. 0012403-3004M. I. Simon Wheeler et al. v.Kamara R. A. Steiger; T. M. Arechabala Rabinovich Hemingway et al. v.Rustin et al. J. Harris; K. D. Little 9:30 A.M. 0012406-1484S. I. Scuteri Marlin Business Corp. v.Heroes Restoration M. P. Forbes 9:45 A.M. 0012406-1513D. Wechsler Pierer New Mobility North America Inc. v.Bell's 1 P.M. 0012405-1566A. B. Gorodetzer Rhoades v.Fogo De Chao Churrascaria (King of Pru 0022406-1436S. R. Esrig Pipkin v.Nicholson L. Mazzitelli 0032406-1442 Moore v.Edge 0042406-1444A. J. Baratta; B. A. McCurdy; D. A. Segal; M. S. Kardon Buzek v.Yeadon Propco Llc et al. M. R. Shindell; M. J. Ryan 10 A.M. 0012404-2425C. Tufano Boyer v.Ltb Limited Partnership et al. E. C. Johnson 0022405-0120E. M. Segal Certainteed Llc v.Auxin Solar Inc. 0032405-3554D. Muklewicz Garvin v.Tate et al. 10:30 A.M. 0012406-1488M. I. Simon Davis v.Moore et al. 0022406-1800D. S. Plon; P. J. Troy 2100 Washington Llc v.Phila Animal Specialty & Em P. C. Campbell 10:45 A.M. 0012406-1851G. A. Babore Dillon v.British Restoration Corp. et al. 11 A.M. 0012406-1459D. F. Ashton; J. D. Rubinstein Montalvo v.Casmos Cafe Inc. et al. J. F. Kratt; W. E. Remphrey Jr 0022406-1475M. F. Greenfield Holloway v.Southeastern Pennsylvania Transportati W. G. Brown 0032406-1476M. I. Simon Parker v.Collins Family Markets Inc. et al. E. A. Chalik 11:30 A.M. 0012405-2306 Davis v.Phila Police et al. 0022406-1489B. A. Swartz Williams v.Philadelphia High School For Girls et al. 0032406-2302J. D. Perlman; M. E. Neminski American Eagle Express Inc. v.Gamble et al. B. J. Slipakoff 1:15 P.M. 0012406-2929A. Nochumson; J. A. Hamilton; N. Klyashorny Ftr 2 Llc v.Gallo Contractors Inc. et al. 1:30 P.M.

0012406-2974J. P. Rardin Burris Philadelphia Inc. v.1801 North 5th Llc Et J. B. Silverstein 1:45 P.M. 0012406-3233J. P. Rudloff; V. L. Morrison Na Development, Llc v.Jc Excavation Services, Llc 2 P.M. 0012405-0436B. A. Swartz; D. Peretz Riddick v.Boyd 0022405-1229M. Kuldiner Kumari v.Longstreath et al. J. K. Kelly 0032406-1448K. Dossantos Padilla v.Soffian 0042406-1449M. I. Simon Robinson v.The Giant Company Llc et al. L. Falcone 0052406-1455M. I. Simon Hall v.Steveline et al. C. Ackley 0062406-1456M. I. Simon Epps v.Industrial Highway Properties, Llc et al. C. J. Jones; C. J. Tellner; E. Garcia; E. M. Goldsmith 2:30 P.M. 0012406-1490E. A. Pearce Humes v.Coughlin et al. J. Auth; S. K. Mintzer 0022406-1492P. C. Lamb Self v.Hernandez et al. 3 P.M. 0012406-1478M. I. Simon Alexander P/N/G K.M. v.Smallwood et al. A. R. Benedict; J. R. Andrzejewski; M. Buchowiec 0022406-1480M. I. Simon Hardin v.Johnson Street Holdings Llc et al. C. B. Maslowski; J. J. Muldowney; R. F. Ostriak 0032406-1482T. C. Levy Washington v.Jones et al. J. C. Schwartz; S. Bayer 0042406-1483R. S. Miller; S. T. Brechier Geller v.Parc Rittenhouse Condominium Association J. M. Field 0052406-1486M. J. Dougherty Rock Creek Capital Llc v.Gorum 0062406-1487G. M. Beers Nazarova v.Truck Insurance Exchange A. S. Gershman; B. M. Searls; H. P. Mehta MASS TORT ASBESTOS CASE 2024 ASBESTOS TRIAL LIST 15-OCT-24 2829 SHEIN MESOTHELIOMA 1. 200801701 TODD 2. 200900257 TODD 3. 211201817 PXCR-CONANT 4. 220901975 PXCR-COCHRAN 5. 221201444 GIARROCCO 6. 221101399 GABRIS 2830 HALPERN MESOTHELIOMA 1. 220500535 -THOMPSON 2. 220502564 IWASYK 3. 221202109 STAM 2831 WEITZ LUNG CANCER 1. 220501891 HAYES 2. 220502477 CICCIC 3. 220800452 JARVI 4. 220800576 MARSHALL 5. 220803089 PLAFCAN 6. 220900238 FERRARI 7. 220901796 KICHLINE 8. 221102725 MCCAULEY 2832 NASS OTHER CANCER 1. 210700328 SHIMP 2. 220802014 SMITH 3. 221202414 HUGUES 4. 231102927 HUGUES 4-NOV-24 2833 BROOKMAN MESOTHELIOMA 1. 210901684 WOOD 2. 220200935 DICKINSON 3. 221001638 HAWKES 4. 221100310 WOOD 5. 221200951 FITZGERALD 6. 220100102 MARTIN 7. 220102071 CALABRO 8. 220302742 WRIGHT 9. 220502309 MOORE 10. 220900769 MAZZA 11. 221102439 CONNOR 12. 240202791 WRIGHT

2834 WEITZ MESOTHELIOMA 1. 220101313 BISSEN 2. 220101625 CASTILLO 3. 220201836 CARABIN 4. 220400576 PAPP 5. 220800150 LEPORE 6. 220800692 RICHMAN 7. 220802390 WALTER 8. 220300211 GOODWIN 9. 220500009 MYLET 9-DEC-24 2835 WEITZ LUNG CANCER 1. 221001859 WHITE 2. 221002198 DECARLO 3. 21201046 WHITEHEAD-WOODLEY 4. 221201164 SMITH 5. 221201612 GERHART 6. 220700466 MILNER 7. 221202603 COSIC 8. 221202699 WILSON 9. 221202705 SCOVIAK 2836 NASS LUNG CANCER 1. 221200021 COOPER JR 2. 220302052 ZYLAK 3. 220700466 MILNER 4. 220700547 LAVIGNE 5. 220802592 COUGHLIN FAMILY COURT DIVISION SEPTEMBER 16, 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,W,F 9:30 A.M.) (T,TH 12:30 P.M.) 3E CASES HEARD IN 3G Courtroom--4A JCHO CICCONE Courtroom--4B JCHO GIUSINI Courtroom--4C GREY, J. (Courtroom Down) Courtroom--4D MCCABE, J. (TH,F Only) Courtroom--4E FERNANDES, J. (Ex F) Courtroom--4G IRVINE, J (M,TH) KRISTIANSSON, J (W) Courtroom--5A BARISH, J (Out) Courtroom--5B MCLAUGHLIN, J. Courtroom--5C CANTY, J. (Courtroom Down) Courtroom--5D SABATINA, J. (Ex F) Courtroom--5E JCHO SHULER (T,TH 9:30 A.M.) IRVINE, J (W) Courtroom--5F GORDON, J. (T,W,F) Courtroom--5G JCHO STOKES Courtroom--6H GORDON, J (TH) JCHO MCCULLOUGH T,TH 1 P.M. DOMESTIC RELATIONS/ FAMILY COURT BUILDING 1501 ARCH ST.

**Courtroom--3A
SANDHER, J. (Out)****JOHNSON, J (T)****Courtroom--3B
COHEN, J. (M,T,W)****Courtroom--3C
JACKSON, J. (M,T)****Courtroom--3D
PALMER, J. (Ex F)****Courtroom--3E
DISTRICT ATTORNEY
(T,W,TH)****Courtroom--3F
MALLIOS, J. (M,T,W) 3E(M)****Courtroom--4F
KRISTIANSOON, J.****Courtroom--6A
LITWIN, J. (Ex T)****Courtroom--6B
JOHNSON, J. (M)****Courtroom--6C
FORD, J. (M,W) 6G(T,TH)****Courtroom--6D
WAHL, J. (M,T)****Courtroom--6E
PAPADEMETRIOU, J. (T,TH)
3F(M) 4F(W)****Courtroom--6F
SULMAN, J. (Ex F)****Courtroom--7B
CHEN, J. (Ex T)****CRIMINAL TRIAL DIVISION****MONDAY, SEPTEMBER 16,
2024****Room 505--PALUMBO, J.**

Arroyo, Eddie (Levin, Peter Alan)
Atkins, David (Capuano, Gina A.)
Carter, Christopher (Def. Assoc.)
Carter, Christopher D. (Def. Assoc.)
Dandridge, Rafiq (Davis, William McFadden)
Dixon, Aaron (Def. Assoc.)
Foreman, Darryl (Humble, Brian Francis)
Graham, Donshik (Def. Assoc.)
Graham, Donshik A. (Def. Assoc.)
Hargrove, William (Link, Robert Patrick)
Holmes, Isiah (Johnson, Shaka Mzee)
Long, Eric (Def. Assoc.)
Lowery, Hanson (Coleman, Joseph L.)
Mccoy, Derrick (Def. Assoc.)
Rivera, Jacob (Def. Assoc.)
Robinson, Ronald (Schultz, Joseph Todd)
Sims, Corvette (Def. Assoc.)
Smith, Cherell (Raynor, Earl Dubois Jr.)
Vaquer, George (Def. Assoc.)
Vaughn, Robert (Def. Assoc.)
Williams, Shawn (Altschuler, Jonathan R.)
Williams, Steven (Def. Assoc.)
Walker, Jason (Def. Assoc.)
Wroten, Vance F. (Capek, Justin Charles)

Room 507--McDERMOTT, J.

Badget, Earl (Martino, Andre)
Butler, James E. (Def. Assoc.)
Christmas, Delmontro (Alva, Jeremy-Evan)
Cuff, Ronald (Def. Assoc.)
Davis, Svealr (Goodman, Leon Dominic)
Dickens, Khalil (Szanto, Jules Norris)
Duncan, Tariq (Def. Assoc.)
Gadsden, Lateef J. (Sanita, Amato T.)
James, Arnett (Def. Assoc.)
Jones, Naim T. (McKenna, Emily Dust)
Mack, Dwight (Def. Assoc.)
Medina, Joselito (Def. Assoc.)
Melton, Tymir (Fioravanti, Michelle A.)
Nelson, Tyleek (Osei, Nana Yaw Adom)
Ridriguez, John (Brown, Richard T. Jr.)
Santaella, Daniel (Def. Assoc.)
Scott, Wayne (Stern, Douglas Nathaniel)
Smith, Durrell (Def. Assoc.)
Smith, Kassem J. (Def. Assoc.)
Tilghman, Phillip (Def. Assoc.)
Williams, Tahjir (Kenny, Thomas)
Wright, Amin (Def. Assoc.)

Room 605--BROWN, J.

Arrams, Michael (Savino, Louis Theodore Jr.)
Avery, Jamal E. (Def. Assoc.)
Bagner, Lachae N. (Def. Assoc.)
Binuyo, Atiku (Cameron, Angelo Leroy)
Black, Raeesah (Def. Assoc.)
Butts-mcintosh, Saafir (Def. Assoc.)
Carter, Taa (Def. Assoc.)
Cochran, Dionjana (Colon, Christian)
Custis, Wahikee (Def. Assoc.)
Cuthbert, Timothy (Def. Assoc.)
Cuthbert, Timothy J. (Def. Assoc.)
Davis, Jermeire (Major Trunfio, Rania Maria)
Dixon, Lulu (Def. Assoc.)
Douglas, Kashief A. (Burrows, William Gordon)
Eubanks, Raymond (Def. Assoc.)
Fray, Dylano (Burrows, William Gordon)
Harvey, Dangelo (Major, Rania Maria)
Harvey, Karim K. (Hueston, Colin Richard)
Hayward, Christopher (Def. Assoc.)

Heyward, Dahmir (Def. Assoc.)
Hosseini-bami, Seyedamir (McMahon, John J. Jr.)

Jimison, Nichelle R. (Def. Assoc.)
Jones, Tyrek (Piccarreto, Marisa Anne)
Lown, Christopher S. (Def. Assoc.)
Matthews, Levi (Def. Assoc.)
Mcgirt, Jihad T.
Mcglynn, Adam (Def. Assoc.)
Mcneil, Zahmir (Def. Assoc.)
Mcneil, Damon A. (Def. Assoc.)
Norton, Tahvir (Def. Assoc.)
Oconnor, Kenneth I. (Jones, Sarah Alexandra)
Oglesby-hicks, Kahbir (George, Henry Jr.)
Owens, James
Pressley, Quahien D. (Def. Assoc.)
Rashed, Moses (Altschuler, Jonathan R.)
Shaw, Ryan (Def. Assoc.)
Smith, Bennett (Def. Assoc.)
Tuggles, Quasimm (Def. Assoc.)
Vicente, Norman D. (Def. Assoc.)
Ware, Rymeek (Sciolla, Guy R. II)
Williams, Tiheem (Petrona, Anthony J.)
Wilson-camp, Sonneef (Def. Assoc.)
Wimberly, Kendell (Def. Assoc.)
Wright, Diana (Def. Assoc.)
Zaccaria, Steven (Def. Assoc.)

Room 607--EHRlich, J.

Byrd, Ronald (Gynn, John Derek)
Collazo, Eliezer J. (McDermott, Michael I.)

Room 701--WASHINGTON, J.

Allen, Kncoise (Alboun, Samuel)
Amaro, Karrie (Def. Assoc.)
Baldwin, Charles W. (Stein, Gerald A.)
Buckner, Jess (Def. Assoc.)
Clark, Raheem (Def. Assoc.)
Cortez, Haleem (Def. Assoc.)
Creighton, Antoine (Shaw, Brianna Corine)
Dotson, Akea M. (Steenon, Derek Alan)
Echevarria, Marcos (Coleman, Joseph L.)
Friskk, Tyree (Def. Assoc.)
Gillis, Amir (Dolfman, Douglas Lee)
Glenn, Marquis (Coleman, Joseph L.)
Harris, Jasmine (Def. Assoc.)
Jenkins, Joseph (Mann, Jessica Consuela)
Johnson, Cherrelle (Def. Assoc.)
Joubert, Toby H. (Def. Assoc.)
Justino, Ed (Def. Assoc.)
Leon, Liza (Smoker, Philip Andrew)
Mahoney, Nysir (Def. Assoc.)
Marson, Matthew (Def. Assoc.)
Murray, Michael P. (Keller, Robert Craig)
Myers, Cire (Dimasio, Paul Michael)
Reyes, Angie (Def. Assoc.)
Sturgis, Demetrius (Major, Rania Maria)
Tribble, Malik (Def. Assoc.)
Williams, George E. (Goldstein, Zak Taylor)

Room 702--HANGLEY, J.

Barry, Bennett (Def. Assoc.)
Berry, Theophilus (Def. Assoc.)
Clowney, Arthur (Def. Assoc.)
Clowney, Arthur L. (Def. Assoc.)
Espinal, Paulino (Savino, Louis Theodore Jr.)
Henry, Shareff (Smith, Ronald Allan)
Krivonosov, Maxim (Shnayder, Stanislav)
Placencia, Kalajis (Klayman, David Howard)
Smith, Alexis (Coleman, Joseph L.)
Stergis, Delvin (Raynor, Earl Dubois Jr.)
Wallace, Miza (Walker, Michael Anthony)

Room 704--YU, J.

Cooper, Hakime (Def. Assoc.)
Cowans, Aaronae (Yee, Adam Sequoyah)
Dekeyser, Tyreek (Goldstein, Zak Taylor)
Dennis, William Terrill T. (Def. Assoc.)
Gonzalez, Rafael (Scarpello, Joshua E.)
Green, Kevin (Def. Assoc.)
Haye, Shaquille (Dixon, Robert J.)
Johnson, Elijah (Def. Assoc.)
Johnson, Kenneth (Savino, Louis)
Kelly, Travis (Mann, Jessica Consuela)
Lawrence, Andrai . (Abdul-Rahman, Qawi)
Murray, Scott (Def. Assoc.)
Radcliffe, Imean A. (Def. Assoc.)
Scott, Siera (Savino, Louis Theodore Jr.)
Sproul, Richardo (Coleman, Joseph L.)
Tucker, Carl (Def. Assoc.)
Williams, Ivan (Def. Assoc.)

Room 705--WILLIAMS, J.

Armstrong, Paul (Yee, Adam Sequoyah)
Gonzales, Heric (Def. Assoc.)
Hawthorne, Amon (Def. Assoc.)
Lally, Chrystal (Def. Assoc.)
Nieves, Angel (Def. Assoc.)
Nieves, Audelio (Turner, Alexandre Neuerburg)
Peterson, Geonna (Glanzberg, David Seth)
Purnell, Leroy L. (Def. Assoc.)
Rivera, Pierre (Tarpey, Timothy J.)
Stanton, Muhammad (Def. Assoc.)
Stewart, Jennifer (Def. Assoc.)
White, Yuma (Def. Assoc.)

Room 707--CAMPBELL, J.

Brown, Rasheen J. (McDermott, Michael I.)

Room 708--LIGHTSEY, J.

Ambrosano, Edward (Cohen, Abigail Beth)
Gillmore, Marshall (Def. Assoc.)
Henriquez, Eddy (Tarpey, Timothy J.)
Jones, Diane (Yee, Adam Sequoyah)
Laws-dicks, Lyceifa (Birley, Kevin Thomas)
Mennig, Shawn (Def. Assoc.)
Muhamaad, Haamza (Piccarreto, Marisa Anne)
Smith, Andre (Coleman, Joseph L.)
Williams, Arron (Johnson, Shaka Mzee)

Room 801--GIBBS, J.

Brunson, Ernest (Dimasio, Paul Michael)
Deloatche, Ryan (Hughes, Evan T. L.)
Ellison, Jamiere (Johnson, Shaka Mzee)
Hines, Tiffany (Def. Assoc.)
Melendez, Miguel (Szanto, Jules Norris)
Smith, Terrence (Def. Assoc.)
Stachowiak, John F. (Brennan, William J.)
Walker, Brian (Def. Assoc.)

Room 802--CLEMONS, J.

Daiz, Hopolito (Stretton, Samuel C.)
Verducci, Joseph (Funt, James Adam)

Room 804--SAWYER, J.

Amaker, Demar (Def. Assoc.)
Boyer, Justin (Def. Assoc.)
Buchana, Brandon
Camcho, Ralfeal (Def. Assoc.)
Hall, Anthony (Goodman, Leon Dominic)
Jones, Ani (Def. Assoc.)

Khalil, Muamar (Def. Assoc.)
Khalil, Muamar R. (Def. Assoc.)
Kramer, Ashley (Def. Assoc.)
Kramer, Ashley M S (Def. Assoc.)
Lugo, Alberto (Def. Assoc.)
Mccarthy, Patrick (Def. Assoc.)
Mcmillan, Mekhi (Def. Assoc.)
Mercado-torres, Daniel (Def. Assoc.)
Morales, Robert (Def. Assoc.)
Pagan, Eliana (Def. Assoc.)
Rosado, Jose (Def. Assoc.)
Ross, Kwartend (Def. Assoc.)
Stokes, Zaire (Def. Assoc.)
Téllado, Danny (Sciolla, Guy R. II)
Warring, Rahmir (Desiderio, David Ernest)
Wells, Marcus W. (Def. Assoc.)
Yanovitsky, Michael (Gelb, Jeremy C.)

Room 805--EISENHOWER, J.

Brown, Morris (Jackson, Anthony E.)
Brown, Tyejun (Def. Assoc.)
Burch, Tahir (Def. Assoc.)
Cahill, Amanda (Def. Assoc.)
Cartagena, Shantelly L. (Def. Assoc.)
Colzie, Julius (Def. Assoc.)
Cousin, Latif (Def. Assoc.)
Crனர், Kaitlyn (Def. Assoc.)
Davis, Andrew L. (Def. Assoc.)
Fields, Xavier (Def. Assoc.)
Gerena, Johnathan (Def. Assoc.)
Hawkins, Dessalon (Def. Assoc.)
Hawkins, Jamil
Henderson, Naemah (Def. Assoc.)
Heyburn, Naklee
Lattimore, Lamont (Def. Assoc.)
Lattimore, Lamont J. (Def. Assoc.)
Lloyd, Marcial (Charamella, Philip A.)
Lowrie, Keith (Def. Assoc.)
Maldonado, Joshua (Martino, Andre)
Mocha, Josh (Def. Assoc.)
Sanchez-herandez, Alan (Savino, Louis Theodore Jr.)
Scott, Harris (Def. Assoc.)
Scott, Joseph
Thomas, Damien D. (Def. Assoc.)
Toro, Jose (Def. Assoc.)

Room 807--ANHALT, J.

Gainer, Daron (Gibbs, Charles Matthew)
Smith, Richie E. (O'Connor, Lawrence J. Jr.)

Room 808--KAMAU, J.

Archer, Dwight (Pagano, Gregory Joseph)
Bain, Kelvin (Goodman, Leon Dominic)
Blackwell, Marvin (Walker, David Michael)
Divn-sadig, Suhayg (Duckett, Cowanis Lee Jr.)
Glinton, Gervin (Def. Assoc.)
Graham, Perry L. (Silver, Gary Scott)
Kellam, Perry (McKenna, Emily Dust)
Kennedy, Salim (Def. Assoc.)

Room 902--WOELPPER, J.

Gonzalez, Osiris (Palividas, Pantellis)
Jones, Eric P. (Burrows, William Gordon)
Lausell, Jennifer (Reynolds, Coley Obrien)
O Keefe, David (Def. Assoc.)
Oliveras, Luis Benito (Dolfman, Douglas Lee)
Samajae, Muhammed M. (Def. Assoc.)
Tolbert, Kyon (Szanto, Jules Norris)
Torres, Steven (Savino, Louis Theodore Jr.)
Woods, Robert (Def. Assoc.)
Woods, Vernon (Def. Assoc.)
Zagami, David L. (Def. Assoc.)

Room 904--ROSS, J.

Badie, Jabari D. (Def. Assoc.)
Carr, David (Def. Assoc.)
Dailey, Quadiar S. (Def. Assoc.)
Goodman, Tauheed (Abdul-Rahman, Qawi)
Hasty, Crystal (Def. Assoc.)
Norris, Nasier (Foster, Edward Joseph)
Palmer, Nasir (Def. Assoc.)
Reid, Amir (Savino, Louis Theodore Jr.)
Smith, Kieane (Shuttleworth, Brad Victor)
Tillery, Jermaine (Abdul-Rahman, Qawi)

Room 905--TO BE ASSIGNED

Boyd, Samir (Levin, Peter Alan)
Collins, Norman H. (Levin, Peter Alan)
Davenport, David H. (Def. Assoc.)
Gourley, Alexa (Cameron, Angelo Leroy)
Mapp, Aaron (Fishman, Brian M.)
Marced, Eric
Morales, Mason (Def. Assoc.)
Murphy, Jarmone (Greenblatt, Ronald)
Sydnor-armstead, Tareem (Gibbs, Charles Matthew)
Troup, David M. (Sciolla, Guy R. II)
Vega, Luis
Vega, Luis M.
Woodard, Christian (Meehan, Edward C. Jr.)
Woods, Willis J. (Fish, Ilon Ross)
Zongolowicz, Daniel (Kelly, Joseph Kevin)

**Room 908-BRANDEIS-
ROMAN, J.**

Campagna, Lizmarie (Piccarreto, Marisa Anne)
Henry, Gavin (Williford, Donald)
Macauley, Joseph (Dolfman, Douglas Lee)
Williams, Jada (Szanto, Jules Norris)

Room 1001-DiCLAUDIO, J.

Johnson, Kareem (Gonzales, Michael Hugh)

**Room 1002-TAYLOR-SMITH,
J.**

Burdette, Lewis S. (Meenan, Conor Liam)
Delgado, Ashley (Nasuti, Carmen Charles III)
Gonzalez, Heric (Def. Assoc.)
Kimble, Kimbra (Turner, Alexandre Neuerburg)
Norris, William (Def. Assoc.)
Ramos, Fernando (Capek, Justin Charles)
Salters, Myron (Yee, Adam Sequoyah)
Vaca, Isaac (Alva, Jeremy-Evan)
Williams, Richard (Def. Assoc.)

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

Cosme-santiago, Jan (Colon, Christian)
Dallas, Donte (Def. Assoc.)
Davis, Yazid (Def. Assoc.)
Garcia Santana, Jose (Def. Assoc.)
Garcia-santana, Jose (Alboun, Samuel)
Green, Donterrio (Shaw, Brianna Corine)
Griffin, Alexander (Def. Assoc.)
Halbherr, Francis (Def. Assoc.)
Hopkins, Joseph (Def. Assoc.)
Jimenez, Juan (Def. Assoc.)
Lewis, Alado (Def. Assoc.)
Lewis, Alado (Def. Assoc.)
Mcguireii, Robert (Bermudez, Donald)
Monetenez, Wilfredo (Cacciamani, Kathryn Coviello)
Spohn, Andrew C. (Def. Assoc.)
Torres, Eric (Bermudez, Donald)
Trader, Makiy (Def. Assoc.)
Vargas, Jose (Def. Assoc.)
Waddell, Marcus (Def. Assoc.)
Duplessis, Ricardo (Davis, William McFadden)
Harris, Tyreese (Def. Assoc.)
Mann, Kellen (Johnson, Shaka Mzee)
Adams-hall, Artquan (Def. Assoc.)
Banks, Michael (Def. Assoc.)
Berry, Qhadafi (Walsh, John M.)
Bryant, Evans (Def. Assoc.)
Cannady, Brandon (Def. Assoc.)
Corbitt, Stephen (Def. Assoc.)
Davis, Kevin (Def. Assoc.)
Jennings, Michael K. (Def. Assoc.)
Kelly, Nichet (Def. Assoc.)
Kitt, Michael (Def. Assoc.)
Martin, Zahir (Def. Assoc.)
Mondelaro, Joell (De Marco, Perry Paul Jr.)
Moore, Anthony (Public Defender, Philadelphia)
Moore, Lee (Colon, Christian)
Rosario, Eric (Savino, Louis Theodore Jr.)
Watson, Nibri (Boyd, Matthew Christopher)
Whitest, Daniel (Coleman, Joseph L.)
Bates, Tyhir (Pagano, Gregory Joseph)
Brantley, Khailllah Z. (Def. Assoc.)
Aponte, Joshua (Chisholm, Walter C.)
Bundy, Casterial (Stern, Douglas Nathaniel)
Johnson, Jahquill (Lloyd, James Richard III)
Wells, Carl (Levin, Peter Alan)
Barnes, Everett (Sigman, Scott Philip)
Petter, Faith (Kadish, Jason Christopher)
Ramirez, Pablo A. (Coleman, Joseph L.)
Szymank, Tyler (Def. Assoc.)
Walker, Burton (Def. Assoc.)
Williamson, Brad (Peruto, A. Charles Jr.)

CRIMINAL TRIAL DIVISION**TUESDAY, SEPTEMBER 17,
2024****Room 505--PALUMBO, J.**

Arroyo, Eddie (Levin, Peter Alan)
Atkins, David (Capuano, Gina A.)
Carter, Christopher (Def. Assoc.)
Carter, Christopher D. (Def. Assoc.)
Dandridge, Rafiq (Davis, William McFadden)
Dixon, Aaron (Def. Assoc.)
Foreman, Darryl (Humble, Brian Francis)
Graham, Donshik (Def. Assoc.)
Graham, Donshik A. (Def. Assoc.)
Hargrove, William (Link, Robert Patrick)
Holmes, Isiah (Johnson, Shaka Mzee)
Long, Eric (Def. Assoc.)
Lowery, Hanson (Coleman, Joseph L.)
Mccoy, Derrick (Def. Assoc.)
Rivera, Jacob (Def. Assoc.)
Robinson, Ronald (Schultz, Joseph Todd)
Sims, Corvette (Def. Assoc.)
Smith, Cherell (Raynor, Earl Dubois Jr.)
Vaquer, George (Def. Assoc.)
Vaughn, Robert (Def. Assoc.)
Williams, Shawn (Altschuler, Jonathan R.)
Williams, Steven (Def. Assoc.)
Walker, Jason (Def. Assoc.)
Wroten, Vance F. (Capek, Justin Charles)

Room 507--McDERMOTT, J.

Badget, Earl (Martino, Andre)
Butler, James E. (Def. Assoc.)
Christmas, Delmontro (Alva, Jeremy-Evan)
Cuff, Ronald (Def. Assoc.)
Davis, Svealr (Goodman, Leon Dominic)
Dickens, Khalil (Szanto, Jules Norris)
Duncan, Tariq (Def. Assoc.)
Gadsden, Lateef J. (Sanita, Amato T.)
James, Arnett (Def. Assoc.)
Jones, Naim T. (McKenna, Emily Dust)
Mack, Dwight (Def. Assoc.)
Medina, Joselito (Def. Assoc.)
Melton, Tymir (Fioravanti, Michelle A.)
Nelson, Tyleek (Osei, Nana Yaw Adom)
Ridriguez, John (Brown, Richard T. Jr.)
Santaella, Daniel (Def. Assoc.)
Scott, Wayne (Stern, Douglas Nathaniel)
Smith, Durrell (Def. Assoc.)
Smith, Kassem J. (Def. Assoc.)
Tilghman, Phillip (Def. Assoc.)
Williams, Tahjir (Kenny, Thomas)
Wright, Amin (Def. Assoc.)

Room 605--BROWN, J.

Arrams, Michael (Savino, Louis Theodore Jr.)
Avery, Jamal E. (Def. Assoc.)
Bagner, Lachae N. (Def. Assoc.)
Binuyo, Atiku (Cameron, Angelo Leroy)
Black, Raeesah (Def. Assoc.)
Butts-mcintosh, Saafir (Def. Assoc.)
Carter, Taa (Def. Assoc.)
Cochran, Dionjana (Colon, Christian)
Custis, Wahikee (Def. Assoc.)
Cuthbert, Timothy (Def. Assoc.)
Cuthbert, Timothy J. (Def. Assoc.)
Davis, Jermeire (Major Trunfio, Rania Maria)
Dixon, Lulu (Def. Assoc.)
Douglas, Kashief A. (Burrows, William Gordon)
Eubanks, Raymond (Def. Assoc.)
Fray, Dylano (Burrows, William Gordon)
Harvey, Dangelo (Major, Rania Maria)
Harvey, Karim K. (Hueston, Colin Richard)
Hayward, Christopher (Def. Assoc.)
Heyward, Dahmir (Def. Assoc.)
Hosseini-bami, Seyedamir (McMahon, John J. Jr.)
Jimison, Nichelle R. (Def. Assoc.)
Jones, Tyrek (Piccarreto, Marisa Anne)
Lown, Christopher S. (Def. Assoc.)

Matthews, Levi (Def. Assoc.)
Mcgirt, Jihad T.
Mcglynn, Adam (Def. Assoc.)
Mcneil, Zahmir (Def. Assoc.)
Mcneil, Damon A. (Def. Assoc.)
Norton, Tahvir (Def. Assoc.)
Oconnor, Kenneth I. (Jones, Sarah Alexandra)
Oglesby-hicks, Kahbir (George, Henry Jr.)
Owens, James
Pressley, Quahien D. (Def. Assoc.)
Rashed, Moses (Altschuler, Jonathan R.)
Shaw, Ryan (Def. Assoc.)
Smith, Bennett (Def. Assoc.)
Tuggles, Quasimm (Def. Assoc.)
Vicente, Norman D. (Def. Assoc.)
Ware, Rymeek (Sciolla, Guy R. II)
Williams, Tiheem (Petrona, Anthony J.)
Wilson-camp, Sonneef (Def. Assoc.)
Wimberly, Kendell (Def. Assoc.)
Wright, Diana (Def. Assoc.)
Zaccaria, Steven (Def. Assoc.)

Room 607--EHRlich, J.

Byrd, Ronald (Gynn, John Derek)
Collazo, Eliezer J. (McDermott, Michael I.)

Room 701

Allen, Kncoise (Alboun, Samuel)
Amaro, Karrie (Def. Assoc.)
Baldwin, Charles W. (Stein, Gerald A.)
Buckner, Jess (Def. Assoc.)
Clark, Raheem (Def. Assoc.)
Cortez, Haleem (Def. Assoc.)
Creighton, Antoine (Shaw, Brianna Corine)
Dotson, Akea M. (Steenon, Derek Alan)
Echevarria, Marcos (Coleman, Joseph L.)
Friskk, Tyree (Def. Assoc.)
Gillis, Amir (Dolfman, Douglas Lee)
Glenn, Marquis (Coleman, Joseph L.)
Harris, Jasmine (Def. Assoc.)
Jenkins, Joseph (Mann, Jessica Consuela)
Johnson, Cherrelle (Def. Assoc.)
Joubert, Toby H. (Def. Assoc.)
Justino, Ed (Def. Assoc.)
Leon, Liza (Smoker, Philip Andrew)
Mahoney, Nysir (Def. Assoc.)
Marson, Matthew (Def. Assoc.)
Murray, Michael P. (Keller, Robert Craig)
Myers, Cire (Dimasio, Paul Michael)
Reyes, Angie (Def. Assoc.)
Sturgis, Demetrius (Major, Rania Maria)
Tribble, Malik (Def. Assoc.)
Williams, George E. (Goldstein, Zak Taylor)

Room 702--HANGLEY, J.

Barry, Bennett (Def. Assoc.)
Berry, Theophilus (Def. Assoc.)
Clowney, Arthur (Def. Assoc.)
Clowney, Arthur L. (Def. Assoc.)
Espinal, Paulino (Savino, Louis Theodore Jr.)
Henry, Shareff (Smith, Ronald Allan)
Krivonosov, Maxim (Shnayder, Stanislav)
Placencia, Kalajis (Klayman, David Howard)
Smith, Alexis (Coleman, Joseph L.)
Stergis, Delvin (Raynor, Earl Dubois Jr.)
Wallace, Miza (Walker, Michael Anthony)

Room 704--YU, J.

Cooper, Hakime (Def. Assoc.)
Cowans, Aaronae (Yee, Adam Sequoyah)
Dekeyser, Tyreek (Goldstein, Zak Taylor)
Dennis, William Terrill T. (Def. Assoc.)
Gonzalez, Rafael (Scarpello, Joshua E.)
Green, Kevin (Def. Assoc.)
Haye, Shaquille (Dixon, Robert J.)
Johnson, Elijah (Def. Assoc.)
Johnson, Kenneth (Savino, Louis)
Kelly, Travis (Mann, Jessica Consuela)
Lawrence, Andrai . (Abdul-Rahman, Qawi)
Murray, Scott (Def. Assoc.)
Radcliffe, Imean A. (Def. Assoc.)
Scott, Siera (Savino, Louis Theodore Jr.)
Sproul, Richardo (Coleman, Joseph L.)
Tucker, Carl (Def. Assoc.)
Williams, Ivan (Def. Assoc.)

Room 705--WILLIAMS, J.

Armstrong, Paul (Yee, Adam Sequoyah)
Gonzales, Heric (Def. Assoc.)
Hawthorne, Amon (Def. Assoc.)
Lally, Chrystal (Def. Assoc.)
Nieves, Angel (Def. Assoc.)
Nieves, Audelio (Turner, Alexandre Neuerburg)
Peterson, Geonna (Glanzberg, David Seth)
Purnell, Leroy L. (Def. Assoc.)
Rivera, Pierre (Tarpey, Timothy J.)
Stanton, Muhammad (Def. Assoc.)
Stewart, Jennifer (Def. Assoc.)
White, Yuma (Def. Assoc.)

Room 707--CAMPBELL, J.

Brown, Rasheen J. (McDermott, Michael I.)

Room 708

Ambrosano, Edward (Cohen, Abigail Beth)
Gillmore, Marshall (Def. Assoc.)
Henriquez, Eddy (Tarpey, Timothy J.)
Jones, Diane (Yee, Adam Sequoyah)
Laws-dicks, Lyceifa (Birley, Kevin Thomas)
Mennig, Shawn (Def. Assoc.)
Muhamaad, Haamza (Piccarreto, Marisa Anne)
Smith, Andre (Coleman, Joseph L.)
Williams, Arron (Johnson, Shaka Mzee)

Room 801--GIBBS, J.

Brunson, Ernest (Dimasio, Paul Michael)
Deloatche, Ryan (Hughes, Evan T. L.)
Ellison, Jamiere (Johnson, Shaka Mzee)
Hines, Tiffany (Def. Assoc.)
Melendez, Miguel (Szanto, Jules Norris)
Smith, Terrence (Def. Assoc.)
Stachowiak, John F. (Brennan, William J.)
Walker, Brian (Def. Assoc.)

Room 802--CLEMONS, J.

Daiz, Hopolito (Stretton, Samuel C.)
Verducci, Joseph (Funt, James Adam)

Room 804--SAWYER, J.

Amaker, Demar (Def. Assoc.)
Boyer, Justin (Def. Assoc.)
Buchana, Brandon
Camcho, Ralfeal (Def. Assoc.)
Hall, Anthony (Goodman, Leon Dominic)
Jones, Ani (Def. Assoc.)
Khalil, Muamar (Def. Assoc.)
Khalil, Muamar R. (Def. Assoc.)
Kramer, Ashley (Def. Assoc.)
Kramer, Ashley M S (Def. Assoc.)
Lugo, Alberto (Def. Assoc.)
Mccarthy, Patrick (Def. Assoc.)

Mcmillan, Mekhi (Def. Assoc.)
 Mercado-torres, Daniel (Def. Assoc.)
 Morales, Robert (Def. Assoc.)
 Pagan, Eliana (Def. Assoc.)
 Rosado, Jose (Def. Assoc.)
 Ross, Kwartend (Def. Assoc.)
 Stokes, Zaire (Def. Assoc.)
 Tellado, Danny (Sciolla, Guy R. II)
 Warring, Rahmir (Desiderio, David Ernest)
 Wells, Marcus W. (Def. Assoc.)
 Yanovitsky, Michael (Gelb, Jeremy C.)

Room 805--EISENHOWER, J.

Brown, Morris (Jackson, Anthony E.)
 Brown, Tyejun (Def. Assoc.)
 Burch, Tahir (Def. Assoc.)
 Cahill, Amanda (Def. Assoc.)
 Cartagena, Shantelly L. (Def. Assoc.)
 Colzie, Julius (Def. Assoc.)
 Cousin, Latif (Def. Assoc.)
 Craner, Kaitlyn (Def. Assoc.)
 Davis, Andrew L. (Def. Assoc.)
 Fields, Xavier (Def. Assoc.)
 Gerena, Johnathan (Def. Assoc.)
 Hawkins, Dessalou (Def. Assoc.)
 Hawkins, Jamil
 Henderson, Naemah (Def. Assoc.)
 Heyburn, Naklee
 Lattimore, Lamont (Def. Assoc.)
 Lattimore, Lamont J. (Def. Assoc.)
 Lloyd, Marcial (Charamella, Philip A.)
 Lowrie, Keith (Def. Assoc.)
 Maldonado, Joshua (Martino, Andre)
 Mocha, Josh (Def. Assoc.)
 Sanchez-herandez, Alan (Savino, Louis Theodore Jr.)
 Scott, Harris (Def. Assoc.)
 Scott, Joseph
 Thomas, Damien D. (Def. Assoc.)
 Toro, Jose (Def. Assoc.)

Room 807--ANHALT, J.

Gainer, Daron (Gibbs, Charles Matthew)
 Smith, Richie E. (O'Connor, Lawrence J. Jr.)

Room 808--KAMAU, J.

Archer, Dwight (Pagano, Gregory Joseph)
 Bain, Kelvin (Goodman, Leon Dominic)
 Blackwell, Marvin (Walker, David Michael)
 Divn-sadig, Suhay (Duckett, Cowanis Lee Jr.)
 Ginton, Gervin (Def. Assoc.)
 Graham, Perry L. (Silver, Gary Scott)
 Kellam, Perry (McKenna, Emily Dust)
 Kennedy, Salim (Def. Assoc.)

Room 902--WOELPPER, J.

Gonzalez, Osiris (Palividas, Pantellis)
 Jones, Eric P. (Burrows, William Gordon)
 Lausell, Jennifer (Reynolds, Coley Obrien)
 O Keefe, David (Def. Assoc.)
 Oliveras, Luis Benito (Dolfman, Douglas Lee)
 Samajae, Muhammad M. (Def. Assoc.)
 Tolbert, Kyon (Szanto, Jules Norris)
 Torres, Steven (Savino, Louis Theodore Jr.)
 Woods, Robert (Def. Assoc.)
 Woods, Vernon (Def. Assoc.)
 Zagami, David L. (Def. Assoc.)

Room 904--ROSS, J.

Badie, Jabari D. (Def. Assoc.)
 Carr, David (Def. Assoc.)
 Dailey, Quadiar S. (Def. Assoc.)
 Goodman, Tauheed (Abdul-Rahman, Qawi)
 Hasty, Crystal (Def. Assoc.)
 Norris, Nasier (Foster, Edward Joseph)
 Palmer, Nasir (Def. Assoc.)
 Reid, Amir (Savino, Louis Theodore Jr.)
 Smith, Kieane (Shuttleworth, Brad Victor)
 Tillery, Jermaine (Abdul-Rahman, Qawi)

Room 905--SHAFFER, J.

Boyd, Samir (Levin, Peter Alan)
 Collins, Norman H. (Levin, Peter Alan)
 Davenport, David H. (Def. Assoc.)
 Gourley, Alexa (Cameron, Angelo Leroy)
 Mapp, Aaron (Fishman, Brian M.)
 Marced, Eric
 Morales, Mason (Def. Assoc.)
 Murphy, Jarmone (Greenblatt, Ronald)
 Sydnor-armstead, Tareem (Gibbs, Charles Matthew)
 Troup, David M. (Sciolla, Guy R. II)
 Vega, Luis
 Vega, Luis M.
 Woodard, Christian (Meehan, Edward C. Jr.)
 Woods, Willis J. (Fish, Ilon Ross)
 Zongolowicz, Daniel (Kelly, Joseph Kevin)

Room 908-BRANDEIS-ROMAN, J.

Campagna, Lizmarie (Piccarreto, Marisa Anne)
 Henry, Gavin (Willford, Donald)
 Macculey, Joseph (Dolfman, Douglas Lee)
 Williams, Jada (Szanto, Jules Norris)

Room 1001-TO BE ASSIGNED

Johnson, Kareem (Gonzales, Michael Hugh)

Room 1002-TAYLOR-SMITH, J.

Burdette, Lewis S. (Meenan, Conor Liam)
 Delgado, Ashley (Nasuti, Carmen Charles III)
 Gonzalez, Heric (Def. Assoc.)
 Kimble, Kimbra (Turner, Alexandre Neuberger)
 Norris, William (Def. Assoc.)
 Ramos, Fernando (Capek, Justin Charles)
 Salters, Myron (Ye, Adam Sequoyah)
 Vaca, Isaac (Alva, Jeremy-Evan)
 Williams, Richard (Def. Assoc.)

Room 1005-BRYANT-POWELL, J.

Cosme-santiago, Jan (Colon, Christian)
 Dallas, Donte (Def. Assoc.)
 Davis, Yazid (Def. Assoc.)
 Garcia Santana, Jose (Def. Assoc.)
 Garcia-santana, Jose (Albourn, Samuel)
 Green, Donterrio (Shaw, Brianna Corine)
 Griffin, Alexander (Def. Assoc.)
 Halbherr, Francis (Def. Assoc.)
 Hopkins, Joseph (Def. Assoc.)
 Jimenez, Juan (Def. Assoc.)
 Lewis, Alado (Def. Assoc.)
 Lewis, Aladu (Def. Assoc.)
 Mcguireiii, Robert (Bermudez, Donald)
 Monetenez, Wilfredo (Cacciamani, Kathryn Coviello)
 Spohn, Andrew C. (Def. Assoc.)
 Torres, Eric (Bermudez, Donald)

Trader, Makiy (Def. Assoc.)

Vargas, Jose (Def. Assoc.)

Waddell, Marcus (Def. Assoc.)

Room 1007-BRONSON, J.

Duplessis, Ricardo (Davis, William McFadden)
 Harris, Tyreese (Def. Assoc.)

Room 1008-TO BE ASSIGNED

Mann, Kellen (Johnson, Shaka Mzee)

Room 1101-S. JOHNSON, J.

Adams-hall, Artquan (Def. Assoc.)
 Banks, Michael (Def. Assoc.)
 Berry, Qhadafi (Walsh, John M.)
 Bryant, Evans (Def. Assoc.)
 Cannady, Brandon (Def. Assoc.)
 Corbitt, Stephen (Def. Assoc.)
 Davis, Kevin (Def. Assoc.)
 Jennings, Michael K. (Def. Assoc.)
 Kelly, Nichet (Def. Assoc.)
 Kitt, Michael (Def. Assoc.)
 Martin, Zahir (Def. Assoc.)
 Mondelaro, Joell (De Marco, Perry Paul Jr.)
 Moore, Anthony (Public Defender, Philadelphia)
 Moore, Lee (Colon, Christian)
 Rosario, Eric (Savino, Louis Theodore Jr.)
 Watson, Nibri (Boyd, Matthew Christopher)
 Whitest, Daniel (Coleman, Joseph L.)

Room 1102-COVINGTON, J.

Bates, Tyhir (Pagano, Gregory Joseph)
 Brantley, Khaliliah Z. (Def. Assoc.)

Room 1104-ARRAIGNMENTS

Aponte, Joshua (Chisholm, Walter C.)
 Bundy, Casterial (Stern, Douglas Nathaniel)

Room 1106-VIDEO ROOM

Johnson, Jahquill (Lloyd, James Richard III)
 Wells, Carl (Levin, Peter Alan)

Room 1108-CIANFRANI, J.

Barnes, Everett (Sigman, Scott Philip)
 Petter, Faith (Kadish, Jason Christopher)
 Ramirez, Pablo A. (Coleman, Joseph L.)
 Szymanek, Tyler (Def. Assoc.)
 Walker, Burton (Def. Assoc.)
 Williamson, Brad (Peruto, A. Charles Jr.)

MUNICIPAL COURT

CIVIL LISTINGS

MONDAY, SEPTEMBER 16, 2024

2--WILLIAMS, J.

9:15 A.M.

1 PENN MEDICINE, UNIVERSITY OF PENNSYLVANIA HEALTH S v. WILLIAMS
 2 ARTEAGA v. SLATER
 3 ALLSTATE VEHICLE AND PROPERTY INSURANCE COMPANY A/ v. SLATER
 5 Hager v. Dollar Tree
 6 Corpew v. Smalls
 7 GUZMAN v. OJINNAKA
 8 Berkley v. Lamour
 9 Donaldson v. Pendleton
 10 WILDER v. CODE BLUE AUTO CARE LLC
 11 Mills v. Billa
 12 Khrakovsky v. Tow Decision LLC / Stirling Towing & Transport
 13 LITTLE v. SMITH
 14 ZANGAKIS v. YOANIS

01:15 PM

1 ABC Bail Bonds Inc. v. Canada
 2 ABC Bail Bonds Inc. v. Lee
 3 ABC Bail Bonds Inc. v. Ketter
 4 LVNV FUNDING, LLC v. SHAKIR
 7 ABC Bail Bonds Inc. v. Canty
 8 ABC Bail Bonds Inc. v. Tillery
 10 MEREDITH v. SAMSON MOTORS INC
 11 Jiang v. Ye
 12 Turgunov v. Gunaydin
 13 VALENTINE v. SHMUEL
 14 MARRERO v. JD FURNITURE AND DECOR LLC

3--LAMBERT, J.

8:45 A.M.

1 LLC v. Staples
 2 POST GOLDTEX LP v. Park
 4 L3C ALDEN PARK APARTMENTS LLC v. Henry
 5 Poplar Ground Tenant LLC v. Johnson
 6 Post Rittenhouse Hill LP v. Womack Jr.
 7 Yu v. Frazer-Tomoney
 8 Post Rittenhouse Hill LP v. Nixon
 9 OCTAVIA HILL ASSN INC v. Brevard
 10 Centennial Village LP v. Hairston
 11 OCTAVIA HILL ASSN INC v. Cummings
 12 Eastwick Joint Venture v. WALKER
 14 Eastwick Joint Venture v. KROMAH
 15 Lin v. Keating
 16 GRIFFIN v. HOLLOWMAN
 17 Liu v. Mahmoud
 18 RKY Investments v. Volpe
 19 CAMAC GARDENS LLC v. FOWLER
 20 CAMAC GARDEN INC v. TRIP
 21 2047 Fitzwater LLC v. McMorrough
 22 Ilenger v. Soto
 23 PMH Enterprise LLC v. Lawson-Cuffy
 24 Eastwick Joint Venture v. DIAZ

9 A.M.

1 Phar Shur Properties LLC v. Deveary
 12:45 P.M.
 2 3927-21 Pine Street, LLC v. Traore
 3 PENN MANOR APARTMENTS LP v. RIBOT
 4 1212 W. Rockland Street, LLC v. Lambert
 5 Charles v. Jean Baptiste
 6 CHV INVESTMENT LP v. SUMMERS
 7 RSW PREMIER HOLDINGS LLC v. MITCHELL
 8 LOVE ANDORRA LLC v. Ellis
 9 Lan Tat v. Merke
 10 Stanwood 2707 v. Christopher
 11 CLIVEDEN WAYNE ASSOCIATES v. BURK
 13 3801 CONSHOCKEN HOLDINGS LLC v. Ladson
 14 3801 CONSHOCKEN HOLDINGS

LLC v. Snead

16 WINDSOR TERRACE APTS LP v. WILLIAMS

17 Vaughn v. Rigby

18 WINDSOR TERRACE APTS LP v. BOSWELL

19 DFH REGENCY LLC v. Watts

20 Vaughn v. Gordon

21 Radfar v. HARRISON

22 Top Eagle LLC v. Baker

23 Wilson v. Rivera

24 GAUV v. Clarke

25 Ricketts v. Stroman

26 LHV Value One LLC v. Salter

27 GAO v. Odell

28 Aksum Group LLC v. Weng

1 P.M.

1 Help-U-Buy Properties v. SALDA

2 Help-U-Buy Properties v. Salda

3 WILLOW APARTMENTS LP v. ACRES

4 FULWIDER ASSOCIATES 1 LP v. Harrison

4--TO BE ASSIGNED

9 A.M.

1 City Of Phila.: Dept. Of L&I v. LLC

2 City Of Phila.: Dept. Of L&I v. LLC

3 City Of Phila.: Dept. Of L&I v. Zhou

4 City Of Phila.: Dept. Of L&I v. Bass

5 City Of Phila.: Dept. Of L&I v. WON

6 City Of Phila.: Dept. Of L&I v. CASADA & CO LLC

7 City Of Phila.: Dept. Of L&I v. Martinez

8 City Of Phila.: Dept. Of L&I v. CORPORATION

9 City Of Phila.: Dept. Of L&I v. RAS GR LLC

10 City Of Phila.: Dept. Of L&I v. Goodman

11 City Of Phila.: Dept. Of L&I v. PROVID DEVELOPMENT

12 City Of Phila.: Dept. Of L&I v. LLC

13 City Of Phila.: Dept. Of L&I v. THSBP LLC

14 City Of Phila.: Dept. Of L&I v. MT CARMEL GARDENS INC

15 City Of Phila.: Dept. Of L&I v. TRAN RAY

16 City Of Phila.: Dept. Of L&I v. SINGER DONIELLE

17 City Of Phila.: Dept. Of L&I v. WORKMAN JAMEL A

18 City Of Phila.: Dept. Of L&I v. LLC

19 City Of Phila.: Dept. Of L&I v. GREER EARLE

20 City Of Phila.: Dept. Of L&I v. TAYLOR

21 City Of Phila.: Dept. Of L&I v. WILKINS STEPHEN M

22 City Of Phila.: Dept. Of L&I v. LLC

23 City Of Phila.: Dept. Of L&I v. MINISTRIES

24 City Of Phila.: Dept. Of L&I v. Ngo

25 City Of Phila.: Dept. Of L&I v. THOMAS LEO

26 City Of Phila.: Dept. Of L&I v. YANLIN

27 City Of Phila.: Dept. Of L&I v. 15 LP

28 City Of Phila.: Dept. Of L&I v. Farah

29 City Of Phila.: Dept. Of L&I v. LLC

30 City Of Phila.: Dept. Of L&I v. SCARPA STEVEN

31 City Of Phila.: Dept. Of L&I v. Fam

32 City Of Phila.: Dept. Of L&I v. Robinson

33 City Of Phila.: Dept. Of L&I v. Rollins

34 City Of Phila.: Dept. Of L&I v. Ara

35 City Of Phila.: Dept. Of L&I v. Interim House West Facilities Inc

36 City Of Phila.: Dept. Of L&I v. B&B Property Investment Group Inc

37 City Of Phila.: Dept. Of L&I v. GEI Goodhomes215 I LLC

38 City Of Phila.: Dept. Of L&I v. Wllson

39 City Of Phila.: Dept. Of L&I v. Estate of Laura Winterbottom

40 City Of Phila.: Dept. Of L&I v. United for a Better Community Development Corporat

41 City Of Phila.: Dept. Of L&I v. Afuwape

42 City Of Phila.: Dept. Of L&I v. Bundick

43 City Of Phila.: Dept. Of L&I v. Le

44 City Of Phila.: Dept. Of L&I v. Kitchener

45 City Of Phila.: Dept. Of L&I v. Wilson

46 City Of Phila.: Dept. Of L&I v. Metal Group Inc

1 P.M.

1 City Of Phila.: Dept. Of L&I v. Inc

2 City Of Phila.: Dept. Of L&I v. Joe B Properties LLC

3 City Of Phila.: Dept. Of L&I v. 701 Wayne LLC

5--HOPE, J.

10 A.M.

2 Spruce Street Senior Residences LP v. WEATHERS

3 DISCOVER BANK v. FOSTER

4 LVNV FUNDING LLC v. FLOOD

5 LVNV FUNDING LLC v. ERWIN

6 LVNV FUNDING LLC v. WRIGHT

7 MIDLAND CREDIT MANAGEMENT, INC. v. BROWN

8 Portfolio Recovery Associates, LLC v. Young

9 Midland Credit Management, Inc. v. RODRIGUEZ

10 Portfolio Recovery Associates, LLC v. Williamson

11 Portfolio Recovery Associates, LLC v. Portlatin

12 Portfolio Recovery Associates, LLC v. Khan

13 Portfolio Recovery Associates, LLC v. Fisher

17 Portfolio Recovery Associates, LLC v. Cherry

18 Portfolio Recovery Associates, LLC v. Goshidze

19 Portfolio Recovery Associates, LLC v. Rosado

21 Portfolio Recovery Associates, LLC v. Schrank

22 Portfolio Recovery Associates, LLC v. Wiseman

25 LVNV FUNDING LLC v. NESMITH

27 LVNV FUNDING LLC v. NESMITH

28 LVNV FUNDING LLC v. LEE

29 LVNV FUNDING LLC v. MARTIN

30 LVNV FUNDING LLC v. CRUZ

31 LVNV FUNDING LLC v. HICKS

32 LVNV FUNDING LLC v. NWANKWO

33 LVNV FUNDING LLC v. COMITALE

34 LVNV FUNDING LLC v. HATCHER

35 LVNV FUNDING LLC v. ANDERSON

36 LVNV FUNDING LLC v. SABIR

37 LVNV FUNDING LLC v. ANSLEY

38 LVNV FUNDING LLC v. SMITH

39 LVNV FUNDING LLC v. STILLIS

40 LVNV FUNDING LLC v. ADAMS

41 LVNV FUNDING LLC v. SHAY

42 LVNV FUNDING LLC v. HILLIAN

43 LVNV FUNDING LLC v. SMITH

44 LVNV FUNDING LLC v. HUN

45 LVNV FUNDING LLC v. ALCORN

46 LVNV FUNDING LLC v. SAWYER

47 LVNV FUNDING LLC v. ASHMAN

48 LVNV FUNDING LLC v. SCOTT

49 ABSOLUTE RESOLUTIONS INVESTMENTS, LLC v. GOSHA

50 ABSOLUTE RESOLUTIONS INVESTMENTS, LLC v. SINGLETARY

51 ABSOLUTE RESOLUTIONS INVESTMENTS, LLC v. VELAZQUEZ

52 CROWN ASSET MANAGEMENT, LLC v. ZORNICK

53 CROWN ASSET MANAGEMENT, LLC v. BAZZEY

54 CROWN ASSET MANAGEMENT, LLC v. POPLAR

55 CROWN ASSET MANAGEMENT, LLC v. THOMAS

56 CROWN ASSET MANAGEMENT, LLC v. WIGGINS

57 CROWN ASSET MANAGEMENT, LLC v. TOWNSEND

1 P.M.

1 TD BANK USA NA v. LERROJR

2 Green v. Pacific Hyundai Inc.

3 DISCOVER BANK v. ANDERSON

4 DISCOVER BANK v. KHANUJA

6 Portfolio Recovery Associates, LLC v. Reeves

7 CKS PRIME INVESTMENTS LLC v. WILSON

8 CKS PRIME INVESTMENTS LLC v. SANDERS

10 CKS PRIME INVESTMENTS LLC v. LUGO

11 Portfolio Recovery Associates, LLC v. Breslin

12 Portfolio Recovery Associates, LLC v. Blue

13 Portfolio Recovery Associates, LLC v. Watson

14 Portfolio Recovery Associates, LLC v. Roman

15 Portfolio Recovery Associates, LLC v. Winkfield

16 Portfolio Recovery Associates, LLC v. Bailey

BANKRUPTCY COURT**PETITIONS FILED**

SEPTEMBER 12, 2024

(READING)

Chapter 7

John S Pelczar, Jr., 702 E. Paoli St., Allentown, PA 18103 -- Robert H. Holber; United States Trustee; 24-13228; no summaries listed; A.G. Tuttle, atty.; P.M. Mayer, B.J.

Thomas John Panik, Jr., 550 Bridle Path Rd, Bethlehem, PA 18017 -- Robert H. Holber; United States Trustee; 24-13232; no summaries listed; Z. Zawarski, atty.; P.M. Mayer, B.J.

Beatriz Ramos-Rivera, 929 W. Hamilton St - Apt 2, Allentown, PA 18101 -- Robert H. Holber; United States Trustee; 24-13236; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

Esther Perez, 2830 W Emaus Avenue Apt. 207, Allentown, PA 18103 -- Robert H. Holber; United States Trustee; 24-13240; no summaries listed; K.S. Santos, Sr, atty.; P.M. Mayer, B.J.

Astrid Stefania Pitre, 612 W Broad St - 2nd Floor, Bethlehem, PA 18018 -- Robert H. Holber; United States Trustee; 24-13241; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

Chapter 13

Janira Flores Medina, 141 Peach Street, Reading, PA 19602 -- United States Trustee; 24-13223; no summaries listed; T. Deluca, atty.; P.M. Mayer, B.J.

Nathan Joseph White, 344 Oak Street, Hamburg, PA 19526 -- United States Trustee; 24-13229; no summaries listed; T. Deluca, atty.; P.M. Mayer, B.J.

Peter Dolinsky, Jr., 1517 Hill Rd 4H, Reading, PA 19602 -- United States Trustee; 24-13233; no summaries listed; J. Foster, atty.; P.M. Mayer, B.J.

Jonathan Scott Presnell, 61 Highland Avenue, Ephrata, PA 17522 -- United States Trustee; 24-13242; no summaries listed; D.W. Tidd, atty.; P.M. Mayer, B.J.

Corey Van Nguyen, 1111 Wynnewood Drive, Northampton, PA 18067 -- United States

Trustee; 24-13245; no summaries listed; D.W. Tidd, atty.; P.M. Mayer, B.J.

Norman Wilkinson, 2016 McKnights Gap Road, Reading, PA 19604 -- United States Trustee; 24-13246; no summaries listed; J.L. Quinn, atty.; P.M. Mayer, B.J.

SEPTEMBER 12, 2024

(PHILADELPHIA)

Chapter 7

Kara Guerra, 232 Yankee Road, Quakertown, PA 18951 -- Lynn E. Feldman; United States Trustee; 24-13221; no summaries listed; A.G. Tuttle, atty.; A.M. Chan, B.J.

Fahri Ozdemir, 315 Lucetta Street, Plymouth Meeting, PA 19462 -- Lynn E. Feldman; United States Trustee; 24-13222; no summaries listed; D.P. Mudrick, atty.; A.M. Chan, B.J.

Lautrelle Denise Gary, 400 Mansion Avenue, Pearlyn, PA 19422 -- Lynn E. Feldman; United States Trustee; 24-13225; no summaries listed; A.L. Bennecoff Ginsburg, atty.; A.M. Chan, B.J.

Michael C. Hunter, 196 Meadowlake Drive, Downingtown, PA 19335 -- Lynn E. Feldman; United States Trustee; 24-13227; no summaries listed; S.S. Masters, atty.; P.M. Mayer, B.J.

Jamey Brant, 22 Grosstown Road, Pottstown, PA 19464 -- Lynn E. Feldman; United States Trustee; 24-13231; no summaries listed; J.A. Diorio, atty.; P.M. Mayer, B.J.

Ihar Niadzvedzki, 2524 Tulip Lane, Feasterville-Treose, PA 19053 -- Lynn E. Feldman; United States Trustee; 24-13234; no summaries listed; DJ. Averett, atty.; P.M. Mayer, B.J.

Tammy Hedgepeth, 1001 Burton Avenue, Sharon Hill, PA 19079 -- Lynn E. Feldman; United States Trustee; 24-13235; no summaries listed; J.A. Diorio, atty.; A.M. Chan, B.J.

Shawn W Bowman, Sr., 1221 Elson Rd, Brookhaven, PA 19015 -- Lynn E. Feldman; United States Trustee; 24-13243; no summaries listed; J.L. Quinn, atty.; A.M. Chan, B.J.

Chapter 13

Lakisha Brumskill, 5317 West Thompson Street, Philadelphia, PA 19131 -- United States Trustee; 24-13224; no summaries listed; Z. Perlick, atty.; A.M. Chan, B.J.

Rosalie A. Bollard, 46 Glenwood Lane, Levittown, PA 19055 -- Kenneth E. West;

United States Trustee; 24-13226; no summaries listed; R.A. Bollard, atty.; A.M. Chan, B.J.

Sheila B Hett, 44 Almond Lane, Levittown, PA 19055 -- Kenneth E. West; United States Trustee; 24-13230; no summaries listed; B.J. Sadek, atty.; P.M. Mayer, B.J.

Ponniiah Selvakumar, 403 Warren Blvd, Broomall, PA 19008 -- United States Trustee; 24-13237; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.J.

Vittorio Henry, 442 Hillcrest Ave., Morrisville, PA 19067 -- United States Trustee; 24-13238; no summaries listed; V. Henry, atty.; P.M. Mayer, B.J.

Steven E. Lau, 4525 Wismer Road, Doylestown, PA 18902 -- United States Trustee; 24-13239; no summaries listed; D.M. Dixon, atty.; A.M. Chan, B.J.

Thomas Earle Bruce, 108 Whitehorse Drive, Honey Brook, PA 19344 -- United States Trustee; 24-13244; no summaries listed; J.L. Quinn, atty.; A.M. Chan, B.J.

ADVERSARY ACTIONS

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

SEPTEMBER 12, 2024

(READING)

Chapter 7

Citibank, N.A. -- Robert W. Seitzer, in his capacity as the Chapter 7 Trustee for the Estate of Bradley M. Rapp; 24-00117; 12 Recovery of money/property - 547 preference; R.W. Seitzer, atty.; A.M. Chan, B.J.

ORPHANS' COURT DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J.

FOR THE WEEK OF SEPTEMBER 16, 2024
MON., SEPTEMBER 16, 2024
10:00 A.M. HEARING
Lester Krasno, 1076 IV 2019/224572; P.

Willan, J. Higgins.

Courtroom 414

10:00 A.M. HEARING

Lester Krasno, 1120 IV 2022/224458/224911/242819/243013; P. Willan, J. Higgins.

Courtroom 414

2:00 P.M. ZOOM HEARING

Dalton Hinckley, 261 IC 2023/243426; L. Villari.

TUES., SEPTEMBER 17, 2024

10:00 A.M. HEARING

Leslie J. Young, 580 DE 2011/225575; L. Reese.

Courtroom 414

WED., SEPTEMBER 18, 2024

11:00 A.M. ZOOM HEARING

Melvyn Freid, 818 AI 2024/242731; M.K. Feeney, K. Behrens.

3:00 P.M. ZOOM HEARING

Robert Hoefler, 284 IC 2024/242516; W. Braveman.

THURS., SEPTEMBER 19, 2024

11:00 A.M. ZOOM HEARING

Carlos Hernandez, 837 AI 2024/242822; T. Marvin, K. Mirsky.

1:00 P.M. ZOOM HEARING

Ed Johnson, 509 AI 2024/241751; J. Peterson.

FRI., SEPTEMBER 20, 2024

10:00 A.M. HEARING

Cheryl Browning, 92 AP 2021/232065; S. Wilson, D. Devlin.

Courtroom 414

HEARINGS AND CONFERENCES

Before CARRAFIELLO, J.

FOR THE WEEK OF SEPTEMBER 16, 2024

MON., SEPTEMBER 16, 2024

NO HEARINGS SCHEDULED

TUES., SEPTEMBER 17, 2024

10:00 A.M. TRIAL; 416 CITY HALL*

Vyacheslav Savitskiy, 10 DE of 2021; #241014; *Russian Interpreter; M.A. Spigler, S.B. Gross, D. Smirnov.

WED., SEPTEMBER 18, 2024

10:00 A.M. HEARING; 416 CITY HALL

Lemma Kate Lewis, Deceased, 1341 DE of 2023; #237015,241803; J.P. Simpkins, D.A.

Courtroom 414

HEARINGS AND CONFERENCES

Kuestner, A.L. Cameron.

THURS., SEPTEMBER 19, 2024

NO HEARINGS SCHEDULED

FRI., SEPTEMBER 20, 2024

NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES]

Before SHEILA WOODS-SKIPPER, J.

FOR THE WEEK OF SEPTEMBER 16, 2024

MON., SEPTEMBER 16, 2024

NO HEARINGS SCHEDULED

TUES., SEPTEMBER 17, 2024

10:00 A.M. TWO (2) DAY TRIAL – ESTATE

OF SARAH FAUNTLEROY

DE, 656AP of 2020; #203075; B.M. Perez, T.E. Wyler.

Courtroom 425

WED., SEPTEMBER 18, 2024

10:00 A.M. TWO (2) DAY TRIAL – ESTATE

OF SARAH FAUNTLEROY

DE, 656AP of 2020; #203075; B.M. Perez, T.E. Wyler.

Courtroom 425

THURS., SEPTEMBER 19, 2024

NO HEARINGS SCHEDULED

FRI., SEPTEMBER 20, 2024

NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before STELLA TSAI, J.

FOR THE WEEK OF SEPTEMBER 16, 2024

MON., SEPTEMBER 16, 2024

NO HEARINGS SCHEDULED

TUES., SEPTEMBER 17, 2024

NO HEARINGS SCHEDULED

WED., SEPTEMBER 18, 2024

NO HEARINGS SCHEDULED

THURS., SEPTEMBER 19, 2024

NO HEARINGS SCHEDULED

FRI., SEPTEMBER 20, 2024

NO HEARINGS SCHEDULED



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Court Notices

continued from 1

a requirement would curb a problem encountered with opposing counsel, who had asked for the requester's consent to an amendment of a complaint, but refused to provide any substantive information about the amendment. In turn, the attorney seeking the amendment would file a motion to amend that likewise did not provide any information on the specific amendment nor was the proposed amended pleading attached to the motion because Pa.R.Civ.P. 1033 does not expressly so require.

The Committee initially observed that Pa.R.Civ.P. 1033 does not address the content for a motion to amend a pleading. Pa.R.Civ.P. 208.2 generally governs the content of motions, but does not specifically require the attachment of documents in support of the motion.

Noting the silence of requirements in the Rules of Civil Procedure, the Committee then examined local rules addressing the amendment of pleadings. Research revealed a handful of local rules governing amendments. These rules focused on the filing of amended pleadings, rather than the content of the motion to amend. McKean County Local Rule 1033 and Potter County Local Rule 1033 both require "[t]he amendment pleading [to] clearly indicate that it is an amended pleading, the paragraphs [to] be renumbered, and the new portion [to] be underlined." Clarion County Local Rule 1033, Franklin/Fulton Counties Local Rule 39-1033.1, Jefferson County Local Rule 1033, Mercer County Local Rule 1033, and Schuylkill County Local Rule 1033 are similar to the McKean and Potter County Local Rules except they do not require the underlining of the new portion of the pleading.

The Committee also examined procedural rules from other jurisdictions. Research revealed a relative dearth of procedural rules governing the requirements for the content of a motion to amend. New Jersey, Utah, and Puerto Rico all require the proposed amended pleading to be attached to the motion to amend. See N.J.R. 4:9-1 ("A motion for leave to amend shall have annexed thereto a copy of the proposed amended pleading."); U.R.C.P. Rule 15(a)(2) ("The party must attach its proposed amended pleading to the motion to permit an amended pleading."); P.R.R.C.P. 13.1 ("The entire amended pleading shall be attached to the motion for leave to amend the pleadings."). New York is the most comprehensive in that it requires the proposed amended pleading to accompany the motion to amend and to show the changes to be made to the pleading. See N.Y.C.P.L.R. 3025(b) ("Any motion to amend ... pleadings shall be accompanied by the proposed amended ... pleading clearly showing the changes or additions to be made to the pleading.")

The Committee also examined rules from Delaware and Maryland. Del. Sup. Ct. R. 15(aa) is similar to the McKean and Potter County Local Rules described above in that it applies to the filing of amended pleadings and requires the amended pleading to indicate how it differs from the original pleading. Md.R.C.P. 2-341(e) also applies to the filing of amended pleadings and requires the filing of the amended pleading together with a comparison copy showing through specified textual indicators the text to be deleted and the text to be added.

In developing the amendment to Pa.R.Civ.P. 1033, the Committee favored the approach taken by New York to require the attachment of the proposed amended pleading the motion to amend and for the proposed amended pleading to explicitly show the changes to be made. This will ensure that both parties and the court will be certain of the exact text being amended in a pleading. In addition, the Committee modified this language slightly to include explicit provisions, as found in the Maryland rule, to specify that the proposed amended pleading show through textual indicators, either by striking through or bracketing deletions, or by underlining or bolding additions, the text to be amended.

The Committee published the proposal for comment, see 52 Pa.B. 5118 (August 20, 2022), and received two comments in support of the proposal as drafted.

Subsequent to publication, the amendment to Pa.R.Civ.P. 1033 was further refined. First, it was reconsidered whether a party filing the motion to amend should also file a copy of the proposed amended pleading without textual indicators, i.e., a "clean" copy. The requirement of a clean copy would remove any burden on the trial court and the opposing party from having to resolve the amended notations to determine the final version of the text.

In developing this requirement, it was recognized that requiring both the attachment of a clean copy and a comparison copy may lead to discrepancies between those two documents, and that the rule would benefit with an express requirement establishing the controlling document. It was reasoned that the clean copy is the document formally replacing the prior pleading, whereas the comparison copy is operating as an aid to the parties and the court in determining the motion to amend. As a result, the rule was modified to provide that the clean copy is the controlling document in the event there are discrepancies between the two documents.

Second, the requirement in the proposed rule permitting various format options to show additions and deletions in the comparison copy of the amended pleading was reconsidered. A single, uniform format would provide consistency in practice and procedure throughout the Commonwealth. As a result, the amendment was modified to require a single, uniform format for showing additions and deletions in the comparison copy: deletions must be shown by striking through the material to be deleted and additions must be shown by underlining the material to be added. The amendment becomes effective January 1, 2025.

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

NOTICE TO THE BAR

Effective Monday, August 12, 2024, the Landlord Tenant Officer ("LTO") will no longer be accepting new writs of possession. Following that date, all writs will be directed to the Philadelphia Sheriff's Office.

Beginning Tuesday, August 13, 2024, the LTO will accept alias writs of possession on matters where the writs of possession had previously been filed with the LTO and paid for until the close of business Monday, September 9, 2024.

After Monday, September 9, 2024, if a writ has already been filed with the LTO and no alias writ is filed, litigants will be required to re-start the process with the Sheriff's Office.

DATE: July 31, 2024
Honorable T. Francis Shields
President Judge
Philadelphia Municipal Court
First Judicial District of Pennsylvania

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

NOTICE TO THE BAR

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DATE: July 31, 2024
Honorable T. Francis Shields
President Judge
Philadelphia Municipal Court
First Judicial District of Pennsylvania

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order No. 10 of 2024

In re: Emergency Appointment of Substitute Court Magistrate

ORDER

AND NOW, this 22nd day of August 2024, this Court finds that due to the increase of volume in search warrant applications and arraignments, as well as a temporary reduction of legal staff attorneys stemming from attrition, vacations and medical issues, along with magisterial attendance at mandatory seminars, an emergency exists which requires the appointment of qualified attorneys who are court employees to act as emergency substitute court magistrates, as provided in 42 Pa.C.S.A. § 1125, and therefore, it is hereby ORDERED and DECREED that the following court employee shall act as a substitute Court Magistrate, when called upon, with all duties and powers vested in the duty appointed Philadelphia Magistrates, as requested by the President Judge from time to time.

MATTHEW ALLEN, ESQUIRE

BY THE COURT:
/s/ T. Francis Shields
T. Francis Shields, President Judge
Philadelphia Municipal Court

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

NOTICE TO THE BAR

Effective November 4, 2024, Municipal Court Courtroom 5, Widener Building, 1339 Chestnut St 10th Floor, Philadelphia, PA 19107 will no longer have a 10:00 a.m. hearing list.

Beginning November 4, 2024, there will be two lists: a morning list at 9:00 a.m. and an afternoon list at 1:00 p.m. The Courtroom will continue to schedule sixty-five cases per list.

DATE: August 27, 2024

Honorable Gregory O. Yorgey-Girdy
Supervising Judge
Philadelphia Municipal Court-Civil
First Judicial District of Pennsylvania

COURT NOTICE

REAPPOINTMENT OF ARRAIGNMENT COURT MAGISTRATES PHILADELPHIA MUNICIPAL COURT

The Philadelphia Municipal Court is required by Rule to establish an Arraignment Court Magistrate Selection Panel to consider the reappointment of its incumbent Arraignment Court Magistrate(s) to a new term of office. This Panel has been established and may be contacted through Roseanne Unger, Deputy Court Administrator, Municipal Court Criminal Division at Roseanne.Unger@courts.phila.gov.

An Arraignment Court Magistrate's powers and duties include administering Oaths and Affirmations, presiding at Preliminary Arraignments, assigning counsel in certain cases, issuing Criminal Complaints, setting bail, scheduling Municipal Court Trials and Preliminary Hearings, and issuing Arrest Warrants and Search and Seizure Warrants.

On September 21st, 2024, the current term of Lauren Connor, Esquire, and Debra Rainey, Esquire, Arraignment Court Magistrates, will expire. Public comment is invited concerning

Court Notices

continued from 8

their reappointments. The deadline for submission of comments is August 23rd, 2024.

Honorable T. Francis Shields
President Judge, Municipal Court

Honorable Frank T. Brady
Chair, Arraignment Court Magistrate
Selection Panel

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

NOTICE TO THE BAR

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DATE: July 31, 2024
Honorable T. Francis Shields
President Judge
Philadelphia Municipal Court
First Judicial District of Pennsylvania

COURT NOTICE

REAPPOINTMENT OF ARRAIGNMENT COURT MAGISTRATES PHILADELPHIA MUNICIPAL COURT

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On September 21st, 2024, the current term of Lauren Connor, Esquire, and Debra Rainey, Esquire, Arraignment Court Magistrates, will expire. Public comment is invited concerning their reappointments. The deadline for submission of comments is August 23rd, 2024.

Honorable T. Francis Shields
President Judge, Municipal Court

Honorable Frank T. Brady
Chair, Arraignment Court Magistrate Selection Panel

IN THE SUPREME COURT OF PENNSYLVANIA IN RE: TRANSFER OF DUTIES OF THE OFFICE OF JUDICIAL RECORDS, : FIRST JUDICIAL DISTRICT OF No. 619 JUDICIAL ADMINISTRATION DOCKET PENNSYLVANIA :

ORDER

AND NOW, this 20th day of June, 2024, pursuant to Article V, Section 10(a) of the Constitution of the Commonwealth of Pennsylvania, it is hereby ORDERED AND DECREED that all powers and duties of the Prothonotary of Philadelphia and Clerk of Quarter Sessions of Philadelphia, currently vested in the Office of Judicial Records of the First Judicial District of Pennsylvania by Orders of this Court, be transferred from the Trial Division to the Office of Court Administration. This Order and Caption supersede the Order dated September 30, 2013 entered on this docket.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: ORDER AMENDING RULE 509 OF THE RULES OF JUDICIAL ADMINISTRATION NO. 618 JUDICIAL ADMINISTRATION DOCKET ORDER

PER CURIAM

AND NOW, this 4th day of June, 2024, pursuant to Article V, Section 10 of the Constitution of Pennsylvania, and in the interests justice and efficient administration pursuant to Pa.R.J.A. No. 103(a)(3),

IT IS ORDERED that Rule 509 of the Rules of Judicial Administration 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 immediately.

Additions to the rule are shown in bold and are underlined.

Deletions from the rule are shown in bold and brackets.

Rule 509. Access to Financial Records.

(a) General policy. Financial records of the Unified Judicial System are presumed to be open to any member of the public for inspection or copying during established business hours. The term “financial records” is defined as any account, contract, invoice or equivalent dealing with: 1) the receipt or disbursement of funds appropriated to the system; or 2) acquisition, use or disposal of services, supplies, materials, equipment or property secured through funds appropriated to the system.

(b) Accessibility. All financial records are accessible to the public except the following:

(1) any part of a record setting forth information to which access is otherwise restricted by federal law, state law, court rule, court order or court policy;

(2) any part of a record setting forth a person’s social security number, home address, home telephone number, date of birth, operator’s license number, e-mail address, or other personal information;

(3) **any part of a record setting forth the address of a judge’s chambers or office located outside a judicial facility;**

(3)4 any part of a record setting forth financial institution account numbers, credit card numbers, personal identification numbers (PINs) and passwords used to secure accounts;

(4)5 any part of a record setting forth information presenting a risk to personal security, personal privacy, or the fair, impartial and orderly administration of justice, as determined by the Court Administrator of Pennsylvania.

Note: For purposes of Rule 509(b)(3), a “judicial facility” is a facility, such as a courthouse, that includes a courtroom, hearing room, or other rooms used by the court to conduct trials, hearings, or other public proceedings.

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY No. 6 of 2024

President Judge General Court Regulation

*In re: Adoption of Philadelphia Rule of Judicial Administration *5101, and Recission of Philadelphia Rule of Judicial Administration *1900*

ORDER

AND NOW, this 10th day of June, 2024, the Board of Judges of Philadelphia County having voted at the Board of Judges’ meeting held on May 16, 2024, to adopt Philadelphia Rule of Judicial Administration *5101, and rescind *1900 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 Rule *5101 is consistent with applicable statewide rules, and has authorized their promulgation.

NOW, therefore, it is hereby ORDERED and DECREED that Philadelphia Local Rule of Judicial Administration *5101 is 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 Procedural Rules Committee for review, and written notification has been received from the Rules Committee certifying that the local rule is consistent with any general rule of the Supreme Court. This Order and the attached local rule shall be filed with the Office of Judicial Records 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 paper 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 <https://www.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:
Nina Wright Padilla
President Judge, Court of Common Pleas Philadelphia County

Phila.R.J.A. No. *5101

Philadelphia Rule of Judicial Administration No. *5101

Rule *5101. Protocols to Mark, Inventory, Store and Retain Exhibits, Physical Evidence and Electronic Evidence Offered During Trials and Evidentiary Hearings in the Philadelphia Court of Common Pleas.

(a) **General Rule.** In accordance with Pa.R.J.A. 5101, counsel and unrepresented parties shall present all exhibits, physical evidence and electronic evidence used and offered during trials or evidentiary hearings, which shall be inventoried, filed, and retained as provided in this rule.

(b) **Custody of Exhibits During Court Proceedings. The tipstaff or other court staff designated by the presiding judge shall be the custodian of exhibits pursuant to Pa.R.J.A. 5102. The custodian shall secure and maintain all exhibits presented to the court during the proceedings, including during breaks and recesses.**

(c) **Documentary Evidence. Counsel and unrepresented parties may pre-mark exhibits. When possible, all documentary exhibits such as letters and reports should be 8-1/2 x 11 size. For oversized documentary evidence, see subsection (d)**

(d) **Physical evidence.** Physical evidence and oversized exhibits must be photographed by the proponent, converted to letter sized pdf and appropriately marked and produced during the trial or evidentiary hearing. Unless otherwise provided by the presiding judge, at the conclusion of the trial or evidentiary hearing, physical evidence shall be returned to the police in criminal cases and to counsel in civil cases for safekeeping as required by any applicable retention schedule, statute, rule, regulation, or policy, or until further order of court.

(e) **Electronic Evidence.** Electronic evidence, including audio or video exhibits, must be produced by the proponent on a USB drive, CD/DVD, or other medium specified by the presiding judge or Office of Judicial Records.

(f) **Confidential Documents.** Confidential documents offered as exhibits shall be pro-

Court Notices

continued from 9

duced with a *Confidential Document* form as provided by the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* (UJS Case Records Policy) as provided in Phila.R.J.A. No. *401. Confidential Documents are not accessible by the public.

(g) Confidential Information. Documents offered as exhibits which contain confidential information listed in the UJS Case Records Policy shall be produced in a *Redacted Format*. All confidential information will be contained on the confidential information sheet which is not accessible by the public.

(h) Sealed Documents. Any documents the presiding judge deems necessary to seal will not be accessible by the public. Exhibits that are ordered sealed cannot be electronically filed. They can be given to the tipstaff or other court staff designated by the presiding judge and will be manually uploaded or kept and sealed from the public view.

(i) Exhibit List. At the conclusion of the trial or evidentiary hearing, designated court staff shall inventory all exhibits and evidence, whether documentary, physical, electronic, audio, video or otherwise, and whether admitted or marked for identification. Any oversized exhibit, physical evidence or visual evidence not previously converted to letter size pdf format as provided in subsection (d) shall be photographed and/or converted to pdf letter size and marked. Each Exhibit and piece of evidence shall be clearly marked and placed on the Exhibit List which shall be reviewed and approved by the presiding judge, filed of record and copies provided to all parties no later than five days following the conclusion of the trial or evidentiary hearing. When submitting or uploading Exhibit Lists and Exhibits, Counsel and unrepresented parties shall certify compliance with this rule by including the following language:

I certify that this filing is in compliance with Philadelphia Rule of Judicial Administration No. *5101 and all files submitted with this transaction were introduced as evidence during trial or other evidentiary hearing.

(1) After Court Proceedings. Exhibits and evidence shall be made part of the record as follows:

(1) Trial Division:

a. Civil Section: within five (5) days of the conclusion of the trial or evidentiary hearing, counsel for each proponent of the exhibits and evidence shall upload their documentary exhibits through the Electronic Filing System and, if not already done, provide to the Office of Judicial Records a USB drive, or CD/DVD with audio or video evidence, as provided in this rule. The Office of Judicial Records shall either upload the contents of any USB drive or CD/DVD to a documentary-evidentiary program, or retain any USB drive, or CD/DVD as required by Pa.R.J.A. 5101-5103 until further order of court.

b. Criminal Section: within five (5) days of the conclusion of the trial or evidentiary hearing, counsel for each proponent of the exhibits and evidence shall upload their documentary exhibits through the Electronic Filing System and, if not already done, provide to the Office of Judicial Records a USB drive, or CD/DVD with audio or video evidence, as provided in this rule. The Office of Judicial Records shall either upload the contents of any USB drive or CD/DVD to a documentary-evidentiary program, or retain any USB drive, or CD/DVD as required by Pa.R.J.A. 5101-5103 until further order of court.

c. Self-represented Parties: at the conclusion of the trial or evidentiary hearing, the tipstaff or other designated court staff pursuant to subsection (b) shall take possession of all exhibits and any USB drive or CD/DVD proffered by self-represented Parties and shall deliver them to the Office of Judicial Records which shall convert all documentary evidence to PDF format and stored in a documentary-evidentiary program as required by Pa.R.J.A. 5101-5103 until further order of court.

(2) Family Court: Pursuant to 5104(b), proceedings before hearing officers in divorce, custody, support, delinquency, and dependency matters are excluded from this Rule.

a. Dependency matters: at the conclusion of the trial or evidentiary hearing, the tipstaff or other designated court staff pursuant to subsection (b) shall take possession of the exhibits and evidence and upload the documentary exhibits through the electronic filing system and provide to the Clerk of Family Court any USB drive, or CD/DVD with audio or video evidence, as provided in this rule. The Clerk of Family Court shall either upload the contents of any USB drive or CD/DVD to a documentary-evidentiary program, or retain any USB drive, or CD/DVD as required by Pa.R.J.A. 5101-5103 until further order of court.

b. Adoption matters: at the conclusion of the trial or evidentiary hearing, the tipstaff or other designated court staff pursuant to subsection (b) shall take possession of the exhibits and evidence and upload the documentary exhibits through the electronic filing system and provide to the Clerk of Family Court any USB drive, or CD/DVD with audio or video evidence, as provided in this rule. The Clerk of Family Court shall either upload the contents of any USB drive or CD/DVD to a documentary-evidentiary program, or retain any USB drive, or CD/DVD as required by Pa.R.J.A. 5101-5103 until further order of court.

c. Delinquency Matters: at the conclusion of the trial or evidentiary hearing, the Office of Judicial Records shall take possession of all exhibits and any USB drive or CD/DVD, shall upload the documentary exhibits through the electronic filing system and shall either upload the contents of any USB drive or CD/DVD to a documentary-evidentiary program, or retain any USB

drive, or CD/DVD as required by Pa.R.I.A. 5101-5103 until further order of court.

d. Adult Criminal matters in Family Court: See section (j)(1)b.

e. Domestic Relations matters: at the conclusion of the trial or evidentiary hearing, the tipstaff or other designated court staff pursuant to subsection (b) shall take possession of all exhibits and any USB drive or CD/DVD proffered, and shall deliver them to the Clerk of Family Court, which shall convert all documentary evidence to PDF format and stored in a documentary-evidentiary program as required by Pa.R.J.A. 5101-5103, or upload the contents of any USB drive or CD/DVD to a documentary-evidentiary program and/or retain any USB drive or CD/DVD as required by required by Pa.R.J.A. 5101-5103 until further order of court.

(3) Orphans' Court: within five (5) days of the conclusion of the trial or evidentiary hearing, counsel for each proponent of the exhibits and evidence shall send their Exhibit List and exhibits to the electronic mail address instructed by the presiding judge to be attached to an Order and Decree entered by court. Orphans' Court Administration shall retain all evidence as required by Pa.R.J.A. 5101-5103 until further order of court.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE:

PRELIMINARY MINIMUM STANDARDS FOR DELIVERY OF EFFECTIVE INDIGENT DEFENSE SERVICES PURSUANT TO ACT 34 OF 2023, ARTICLE II-F, INDIGENT DEFENSE

NO. 617

JUDICIAL ADMINISTRATION DOCKET

ORDER

PER CURIAM

AND NOW, this 29th day of May, 2024, pursuant to Article V, Section 10 of the Constitution of Pennsylvania and in the interests of justice and efficient administration pursuant to Pa.R.J.A. 103(a)(3),

IT IS ORDERED that, in accordance with Section 203-F(i)(3) of Act 34 of 2023, and in response to the submission of the Indigent Defense Advisory Committee (IDAC) as approved by the Pennsylvania Commission on Crime and Delinquency (PCCD), preliminary standards for the delivery of effective indigent defense services in the Commonwealth of Pennsylvania are adopted in the attached form.

These preliminary standards are adopted solely for the purpose of providing guidance to IDAC and PCCD regarding Indigent Defense Grant Program applications submitted in fiscal year 2023-24.

These preliminary standards are aspirational in nature. Adoption of these preliminary standards is not a determination of the constitutionality of Act 34, or any of its provisions, under the Pennsylvania Constitution or the Constitution of the United States, and does not create or determine any legal rights.

This ORDER shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective immediately.

STANDARD 1: Funding, Structure, and Oversight

Where county case volume allows, indigent defense should be a mixed system: primarily dedicated public defender offices, augmented by additional Court Appointed/Conflict Counsel to handle overflow and conflict of interest cases. The compensation for lawyers working for Public Defender Offices should be appropriate for and comparable to other publicly funded lawyers. Court Appointed/Conflict Counsel should be paid a reasonable fee, in a timely manner, that reflects the cost of overhead and other office expenses, as well as payment for work. Investigators, social workers, experts, and other staff and service providers necessary to indigent defense for all Indigent Defense Providers should also be compensated in a manner consistent with this Principle.

STANDARD 2: Essential Components of Effective Representation

Indigent Defense Providers should adopt a client-centered approach to representation based around a client's needs and working with them to achieve their goals. Indigent Defense Providers should have the assistance of investigators, social workers, mitigation specialists, experts, and other specialized professionals necessary to meet indigent defense needs. Funding for such services should be provided to and controlled by Indigent Defense Providers. Indigent Defense Providers should address collateral issues that are relevant to their clients' cases. Indigent Defense Providers can offer direct assistance with such issues or establish collaborations with, or provide referrals to civil legal services organizations, social services providers, and other lawyers and non-lawyer professionals.

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PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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ESTATE NOTICES

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

ORPHANS' COURT OF PHILADELPHIA COUNTY

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

AMATO, ANTHONY J. – Katherine Wagner, 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.

9-16-3

ANDREOLI, ELAINE C. – John J. Del Casale, Administrator, 300 W. State St., Media, PA 19063-2639; John J. Del Casale, Atty., M. Mark Mendel, Ltd., 300 W. State St., Media, PA 19063-2639.

9-16-3

AUSTIN, JENNIFER – Paul J. Bartolomeo, Jr., Executor, The Philadelphian, 2401 Pennsylvania Ave., Ste. 1A1, Philadelphia, PA 19130-3010; Paul J. Bartolomeo, Jr., Atty., Paul J. Bartolomeo, Jr., P.C., The Philadelphian, 2401 Pennsylvania Ave., Ste. 1A1, Philadelphia, PA 19130-3010.

9-16-3

BAXLEY, CHARLES – Chlue Baxley Lancaster, Executrix, 115 Karris Ln., Conshohocken, PA 19428; Mark J. Davis, Atty., Connor Elder Law, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

9-16-3

BENEDICT, GILBERT -- David Benedict, Executor, 15 Glenfield Drive, Richboro, PA 18954; Mark Feinman, Attorney, 8171 Castor Avenue, Philadelphia, PA 19152.

9-16-3*

BERNARD, JOHN MARLEY (a/k/a JOHN M. BERNARD) – Esther Von Laue Bernard, Executrix, c/o Justin H. Brown, Esq., 1735 Market St., 51st Fl., Philadelphia, PA 19103; Justin H. Brown, Atty., Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103.

9-16-3

BONNER, DARRYL BRUCE – Cheryl L. Forde, 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.

9-9-3

BROOKS, CHARLES E. (a/k/a CHUCK BROOKS, CHARLES BROOKS) – Angela D. Giampolo, Executrix, 507 S. 2nd Street, Philadelphia, PA 19107; Angela D. Giampolo, Atty., Giampolo Law Group, LLC, 507 S. 2nd Street, Philadelphia, PA 19107.

9-16-3

BROWN, HAZEL JEANNETTE (a/k/a HAZEL BROWN) – A.R. Brown, Administrator, 610 S. 57th St., Philadelphia, PA 19143.

9-9-3

CENTOFANTE, CATHERINE L. – Joann M. Winterle, Executrix, c/o Katherine F. Thackray, Esq., 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103; Katherine F. Thackray, Atty., Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103.

9-9-3

CUTILLO, ALFRED JOSEPH (a/k/a ALFRED J. CUTILLO) – Kenneth Joseph Cutillo, Executor, c/o Jeremy A. Wechsler, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067; Jeremy A. Wechsler, Atty., Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

9-9-3

DeMARCO, GABRIEL J. (a/k/a GABRIEL DeMARCO) -- Francis Dellapolla, Administrator, CTA, c/o John R. Lundy, Esq., 450 N. Narberth Ave., Suite, 200, Narberth, PA 19072; John R. Lundy, Atty., Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite, 200, Narberth, PA 19072.

9-16-3*

DiAGOSTA, PATRICK J. – Patricia Brett, Executrix, c/o Colin J. Devlin, Esq., 1845 Walnut St., Ste. 2250, Philadelphia, PA 19103; Colin J. Devlin, Atty., Lex Nova Law, LLC, 1845 Walnut St., Ste. 2250, Philadelphia, PA 19103.

9-9-3

DIBERIO, ALBERT – Albert J. Diberio, Administrator, c/o Andrew D. Swain, Esq., 2410 Bristol Rd., Bensalem, PA 19020; Andrew D. Swain, Atty., The Swain Law Firm, P.C. 2410 Bristol Rd., Bensalem, PA 19020.

9-9-3

DIXON, WILLIAM MAURICE (a/k/a WILLIAM M. DIXON) – Shannon Dixon, Executrix, c/o Ryan M. Bornstein, Esq., 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312; Ryan M. Bornstein, Atty., Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312.

9-9-3

EISENSTEIN, BENJAMIN – Ryan Henry Eisenstein, Administrator, c/o Lawrence Singer, Esq., 308 Rush Ln., Ambler, PA 19002; Lawrence Singer, Atty., 308 Rush Ln., Ambler, PA 19002.

9-9-3

EVANS, DAVID ALAN – Penelope J. Langfield, Administratrix, c/o Roy S. Ross, Esq., 1500 Market St., Ste. 3500E, Philadelphia, PA 19102; Roy S. Ross, Atty., Dilworth Paxson, LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

9-9-3

FREEMAN, JOSEPH L. – John Della Rocca, Administrator, 1500 JFK Blvd., Ste. 520, Philadelphia, PA 19102; John Della Rocca, Atty., 1500 JFK Blvd., Ste. 520, Philadelphia, PA 19102.

9-16-3

GARNER, JUSTIN RYAN -- Joseph Francis Garner, Administrator, 1414 Persimmon Lane, Warrington, PA 18976; Mark Feinman, Attorney, 8171 Castor Avenue, Philadelphia, PA 19152.

9-16-3*

GERASIMOFF, EMILY – Sharon Wanenchak Orr, Executrix, c/o David M. D'Orlando, Esq., 53 S. Main St., Yardley, PA 19067; David M. D'Orlando, Atty., The D'Orlando Firm, PLLC, 53 S. Main St., Yardley, PA 19067.

9-9-3

GILHOOL, GILLIAN R. – Bridget Russell Gilhool and Nicholas Kane Gilhool, Executors, c/o Katherine F. Thackray, Esq., 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103; Katherine F. Thackray, Atty., Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103.

9-9-3

HADRY, HENRY (a/k/a HENRY MICHAEL HADRY, JR.) – Lilian S. Peralta-Hadry, Executrix, 2533 S. Jessup St., Philadelphia, PA 19148.

9-9-3

HALL, VIVIAN DOROTHY – Calvin Hall, Executor, c/o Jermaine Harris, Esq., 100 S. Broad St., Ste. 1523, Philadelphia, PA 19110; Jermaine Harris, Atty., 100 S. Broad St., Ste. 1523, Philadelphia, PA 19110.

9-9-3

HOLLOWAY-MACK, PATRICIA LYNN (a/k/a PATRICIA L. MACK) – Hezekiah Mack, Administrator, c/o Latisha B. Schuenemann, Esq., 2755 Century Blvd., Wyomissing, PA 19610; Latisha B. Schuenemann, Atty., Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610.

9-9-3

IGNOZZA, JOSEPH (a/k/a JOSEPH F. IGNOZZA) -- Phyllis Ignozza, Executrix, 6 Tobin Avenue, West Caldwell, NJ 07006; Marian A. Kornilowicz, Attorney, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market St., Fl 32, Philadelphia, PA 19103.

9-16-3*

IJIMA, TOSHISADA – Late of Saitama City, Japan & Philadelphia County, PA – Ranko Mimi Iijima, Executrix, 1009 Farragut Terrace, Philadelphia, PA 19143; Karen L. Wolfe, Atty., Commons & Commons LLP, 30 Pelham Rd., Philadelphia, PA 19119.

9-9-3

INGRAM, GERALD B. – Malcolm Ingram, Administrator, c/o Franca Tavella, Esq., Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103; Franca Tavella, Atty., Kleinbard LLC, Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103.

9-9-3

JEFFERSON, CAROLYN A. – Carla L. Santos, Executrix, c/o Jay E. Kivitz, Esq., 7901 Ogontz Ave., Philadelphia, PA 19150; Jay E. Kivitz, Atty., Kivitz & Kivitz, P.C., 7901 Ogontz Ave., Philadelphia, PA 19150.

9-9-3

JOHNSON, ANNE MARIE – Julianne Johnson, Executrix, c/o Kathryn E. Ott, Esq., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406; Kathryn E. Ott, Atty., Stevens & Lee, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406.

9-9-3

JOHNSTON, DEBRA ANN – Samantha Johnston, Administratrix, c/o Kristen L. Behrens, Esq., 1500 Market St., Ste. 3500E, Philadelphia, PA 19102; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

9-9-3

JONES, FOSTER B., III (a/k/a FOSTER BOYD JONES, III) – Linda Holley, Administratrix, 1104 Sycamore Ave., Croydon, PA 19021; Joseph P. McGowan, Atty., Joseph P. McGowan, P.C., 701 Lakeside Park, Southampton, PA 18966.

9-9-3

KEE, LINDA (a/k/a LINDA M. KEE) – Valerie L. Clarke and Lori N. Carpino, Administratrices, c/o John R. Lolio, Jr., Esq., 308 Harper Dr., Ste. 200, Moorestown, NJ 08057; John R. Lolio, Jr., Atty., Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr., Ste. 200, Moorestown, NJ 08057.

9-9-3

KIERNAN, MARGARET M. (a/k/a MARGARET V. KIERNAN, MARGARET KIERNAN, MARGARET KATZMAN, MARGARET KATZMANN) – Thomas B. Kiernan, Executor, 9724 Legion St., Philadelphia, PA 19114; Edward J. Gilson, Jr., Atty., 4 Neshaminy Interplex Dr., Ste. 105, Trevoise, PA 19053.

9-9-3

KLEIBER, JOYCE MARY (a/k/a JOYCE M. KLEIBER) – Andrew M. Kleiber, Executor, 2050 Drake Dr., Oakland, CA 94611.

9-16-3

KNIGHT-JONES, CARRIE – James M. Tyler, Administrator, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107; James M. Tyler, Atty., Schubert Gallagher Tyler & Mulcahey, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107.

9-16-3

LAISON, DIANE -- Joshua D. Laison, Executor, 564 Rose Street NE, Salem, OR 97301; Dianne C. Magee, Atty., Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944.

9-9-3*

LaPIERRE, CHRISTOPHER M. – Katherine Cummings, Administratrix, c/o Andrew Gavrin, Esq., 306 Clairemont Rd., Villanova, PA 19085; Andrew Gavrin, Atty., The Law Offices of Andrew Gavrin, 306 Clairemont Rd., Villanova, PA 19085.

9-9-3

LUPIN, DAVID E. (a/k/a DAVID LUPIN) – Steven H. Lupin, Executor, c/o Kathleen A. Maloles, Esq., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446; Kathleen A. Maloles, Atty., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

9-9-3

MANNA, ANTHONY J. (a/k/a ANTHONY J. MANNA, JR.) – Michael A. Palma, Executor, c/o Frank C. DePasquale, Jr., Esq., 2332-34 S. Broad St., Philadelphia, PA 19145; Frank C. DePasquale, Jr., Atty., DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145.

9-9-3

MATTIOLI, EVA T. (a/k/a EVA MATTIOLI) – Mary A. Genzano and Eleanor M. Giganti, Administratrices DBN, c/o Adam S. Bernick, Esq., 123 S. Broad St., Ste. 1507, Philadelphia, PA 19109; Adam S. Bernick, Atty., Law Office of Adam S. Bernick, 123 S. Broad St., Ste. 1507, Philadelphia, PA 19109.

9-9-3

MURRAY, MARY CATHERINE – Jamie Lee Eagland and Diana M. Schrag, Executrices, c/o Christopher M. Brown, Esq., 1240 West Chester Pike, Ste. 210, West Chester, PA 19382; Christopher M. Brown, Atty., Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382.

9-9-3

NEWBERG, ADINA B. – Noga M. Newberg, Executrix, c/o Adam S. Bernick, Esq., 123 S. Broad St., Ste. 1507, Philadelphia, PA 19109; Adam S. Bernick, Atty., Law Office of Adam S. Bernick, 123 S. Broad St., Ste. 1507, Philadelphia, PA 19109.

9-16-3

NULL, PHYLLIS I. – Sean C. Null, Executor, c/o Douglas T. Mormello, Jr., Esq., 922 Bustleton Pike, Feasterville, PA 19053; Douglas T. Mormello, Jr., Atty., Law Offices of Michael Kuldiner, P.C., 922 Bustleton Pike, Feasterville, PA 19053.

9-16-3

O'CONNOR, PATRICIA ANN – Kelly Ann Milligan, Administratrix, c/o A. J. Thomson, Esq., 1500 Walnut St., Ste. 500, Philadelphia, PA 19102; A. J. Thomson, Atty., Zafran Law Group, 1500 Walnut St., Ste. 500, Philadelphia, PA 19102.

9-9-3

PASQUARELLO, LENA (a/k/a LENA T. PASQUARELLO) – Philip N. Pasquarello, Executor, c/o James M. Tyler, Esq., 121 S. Broad St., 20th Fl., Philadelphia, PA 19107; James M. Tyler, Atty., Schubert Gallagher Tyler & Mulcahey, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107.

9-16-3

PREWETT, CATHERINE MARIE (a/k/a CATHERINE M. PREWETT; CATHERINE PREWETT) – Marie C. Prewett, Executrix, c/o Dawn Getty Sutphin, Esq., 852 Eleventh Ave., Prospect Park, PA 19076; Dawn Getty Sutphin, Atty., 852 Eleventh Ave., Prospect Park, PA 19076.

9-16-3

QUISITO, JOANN P. (a/k/a JOANN QUISITO) – Gina M. Quisito, 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.

9-9-3

SCHIEBEL, MARILYN F. – John E. Schiebel, Executor, c/o Dennis R. Primavera, Esq., 3200 Magee Ave., Philadelphia, PA 19149; Dennis R. Primavera, Atty., 3200 Magee Ave., Philadelphia, PA 19149.

9-16-3

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

The Legal Intelligencer

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ESTATE NOTICES

SHAW, ROBERT J. – Mary J. Fitzpatrick and Daniel J. Shaw, Executors, c/o Hilary A. Fueleborn, Esq., 1260 Bustleton Pike, Feasterville, PA 19053; Hilary A. Fueleborn, Atty., Dilworth Paxson, LLP, 1260 Bustleton Pike, Feasterville, PA 19053.

9-16-3

SHERMAN, EVA – Michael Ross Sherman, Administrator CTA, c/o Larry Scott Auerbach, Esq., 1000 Easton Rd., Abington, PA 19001; Larry Scott Auerbach, Atty., 1000 Easton Rd., Abington, PA 19001.

9-9-3

SHERMAN, ROBERT – Michael Ross Sherman, Administrator CTA, c/o Larry Scott Auerbach, Esq., 1000 Easton Rd., Abington, PA 19001; Larry Scott Auerbach, Atty., 1000 Easton Rd., Abington, PA 19001.

9-9-3

SLOCUM, ASHLEY D. – Miriam Barry, Administratrix, c/o Ryan M. Bornstein, Esq., 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312; Ryan M. Bornstein, Atty., Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312.

9-9-3

THIEL, JOSEPH F. – Taylor E. Thiel, Administratrix, Attn.: Stephen Smith, 423 Eryn Rd., Wenonah, NJ 08090.

9-16-3

THOMPSON, BETTY – Niya Shorter, Administratrix, c/o Ronald J. Gordon, Esq., 801 Old York Rd., Ste. 313, Noble Plaza, Jenkintown, PA 19046; Ronald J. Gordon, Atty., Law Office of Ronald J. Gordon, P.C., 801 Old York Rd., Ste. 313, Noble Plaza, Jenkintown, PA 19046.

9-9-3

TOMMERVIK, SEAN MAREK (a/k/a SEAN TOMMERVIK, SEAN M. TOMMERVIK) – Anne E. Marek, Administratrix, 52 Shawnee Ave., East Bridgewater, MA 02333; Steven M. Zelinger, Atty., Steven M. Zelinger, LLC, 1650 Market St., Ste. 3600, Philadelphia, PA 19103.

9-9-3

TRUST NOTICE

John J. Scott Irrevocable Trust dated March 6, 2013. John J. Scott, Deceased. Late of Phila. County, PA. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to John J. Scott, Trustee, 5 Cedarcroft Rd., Gibbsboro, NJ 08026; Heather L. Turner, Atty., Law Office of Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072.

9-16-3

TRUST NOTICE

The Janet C. Galloway Revocable Living Trust Agreement. Janet C. Galloway, Deceased. Late of Phila. County, PA. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Thomas J. Galloway and Steven D. Galloway, Trustees, c/o Duke K. Schneider, Esq., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660; Duke K. Schneider, Atty., MacElree Harvey, Ltd., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660.

9-9-3

VAYANOS, CHRYSANTHE (a/k/a CHRYSANTHE VAGANOS, CHRYSANTHE A. VAGANOS) – Steve A. Vaganos, Executor, c/o Danielle M. Yacono, Esq., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446; Danielle M. Yacono, Atty., Hamburg, Ruben, Mullin, Maxwell & Lupin, P.C., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

9-9-3

WILLIAMS, LESSIE L. – Alesia McClellan, Executrix, 2 Woodside Court, Newark, DE 19702; Jeffrey M. Cooper, Atty., The Law Office of Jeffrey M. Cooper, 111 E. Township Line Rd., Upper Darby, PA 19082.

9-16-3

YAGER, JANICE ANN (a/k/a JAN YAGER, JANICE YAGER) – Julia Yager, Executrix, c/o Paul H. Masciantonio, Esq., 1806 Callowhill St., Philadelphia, PA 19130; Paul H. Masciantonio, Atty., 1806 Callowhill St., Philadelphia, PA 19130.

9-9-3

ZEITZER, ROSS – Howard M. Soloman, Administrator, 1819 JFK Blvd., Ste. 303, Philadelphia, PA 19103; Howard M. Soloman, Atty., 1819 JFK Blvd., Ste. 303, Philadelphia, PA 19103.

9-16-3

COMPLAINTS

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
SAMANTHA GABLE, PA I.D. NO. 320695
STEVEN PALMER, PA I.D. NO. 334553
LESLIE J. RASE, PA I.D. NO. 58365
HEATHER RILOFF, PA I.D. NO. 309906
KEVIN T. TONCZYCZYN, PA I.D. NO. 332616
ELIZABETH L. WASSALL, PA I.D. NO. 77788
JOSEPH L. LoCASTRO, IV, PA I.D. NO. 314973
985 OLD EAGLE SCHOOL ROAD, SUITE 514, WAYNE, PA 19087
TELEPHONE: (610) 278-6800, E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 24-070434

COURT OF COMMON PLEAS, CIVIL DIVISION, PHILADELPHIA COUNTY, NO: 240303194

Carrington Mortgage Services LLC, **PLAINTIFF** VS. Renata Henderson, known Heir of Benjamin Henderson, Jr., deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Benjamin Henderson, Jr., deceased, **DEFENDANTS**

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Benjamin Henderson, Jr., deceased: TAKE NOTICE THAT THE Plaintiff, Carrington Mortgage Services LLC has filed an action **Mortgage Foreclosure**, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

**Philadelphia Lawyer Referral Service
Philadelphia Bar Association
1101 Market Street, 10th Floor
Philadelphia, PA 19107**

9-16-1*

CORPORATE NOTICES

A.F.A. CONSTRUCTION, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

9-16-1*

WITHDRAWAL NOTICE

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **Chase Auto Finance Corp.**, a corporation incorporated under the laws of the State of Delaware intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 1111 Polaris Parkway, Columbus, OH, 43240 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System.

9-16-1*

WITHDRAWAL NOTICE

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **Chase Bank Card Services, Inc.**, a corporation incorporated under the laws of the State of Delaware intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 1111 Polaris Parkway, Columbus, Delaware, OH, 43240 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System.

9-16-1*

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **Chase Commercial Corporation**, a corporation incorporated under the laws of the State of Delaware intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 10 South Dearborn, IL1-0502, Chicago, Cook, IL, 60603 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System.

9-16-1*

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **Chase Equipment Finance, Inc.**, a corporation incorporated under the laws of the State of Ohio intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 1111 Polaris Parkway, Columbus, OH, 43240 and the name of its commercial registered office provider in Pennsylvania is CT CORP SYSTEM.

9-16-1*

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **Chase Manhattan Realty Leasing Corporation**, a corporation incorporated under the laws of the State of New York intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 10 South Dearborn, IL1-0502, Chicago IL, 60603 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System.

9-16-1*

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **Congress Insurance Agency, Inc.**, a corporation incorporated under the laws of the State of Arizona intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 383 Madison Avenue, New York, NY, 10179 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System.

9-16-1*

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **EMC Residential Mortgage Corporation**, a corporation incorporated under the laws of the State of Delaware intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 383 Madison Avenue, New York, NY, 10179 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System.

9-16-1*

ELECTION NOTICE GENERAL ELECTION TUESDAY, NOVEMBER 5, 2024

INFORMATION STATEMENT ON ACCESS TO THE ELECTION PROCESS FOR PEOPLE WITH DISABILITIES IN THE CITY OF PHILADELPHIA

In accordance with Title II of the Americans with Disabilities Act of 1990 and the Voter Accessibility for the Elderly and Handicapped Act of 1984, the City of Philadelphia does not discriminate against people with disabilities in providing access to its election process. According to these federal laws, the City of Philadelphia is required to ensure that its election process as a whole is accessible to people with disabilities in all elections. This means that polling places shall be accessible to people with disabilities to the extent that accessible locations are available within each election district.

The Office of the City Commissioners designates and lists polling place accessibility in varying degrees. Polling places that fully meet all federal and state criteria are designated with an "F" for fully accessible building and an "H" for handicapped parking. If a polling place location does not fully meet these federal and state criteria but provides relative accessibility with minor assistance in entry, then that location will be designated with a "B" for substantial accessibility. If a fully accessible location, that meets all federal and state criteria (designated as "FH"), is not available for a polling place in your election division, voting accessibility will be provided through the use of an Alternative Ballot in accordance with directives issued by the Secretary of the Commonwealth. If you are a registered voter who is disabled or age 65 or older and who is not assigned to a polling place that has been designated as "FH", you are qualified to vote using an Alternative Ballot.

ONLY THE FOLLOWING WARDS AND DIVISIONS POLLING PLACES HAVE BEEN DESIGNATED AS "FH" OR FULLY ACCESSIBLE.

IF YOU ARE A REGISTERED VOTER IN ANY ELECTION DISTRICT IN PHILADELPHIA, EXCEPT FOR THOSE LISTED BELOW, AND YOU ARE DISABLED OR AGE 65 OR OLDER YOU ARE ELIGIBLE TO VOTE FROM HOME USING AN ALTERNATIVE BALLOT OR AT CITY HALL ROOM 142 ON ELECTION DAY USING AN EMERGENCY ALTERNATIVE BALLOT:

THIS LIST IS SUBJECT TO CHANGE – REFER TO THE WEBSITE BELOW FOR UP-TO-DATE INFORMATION

[VOTE.PHILA.GOV](https://www.vote.phila.gov)

AVISO DE ELECCIONES

ELECCIÓN GENERAL
MARTES, 5 DE NOVIEMBRE DE 2024

DECLARACIÓN DE INFORMACIÓN SOBRE EL ACCESO AL PROCESO DE ELECCIONES PARA LAS PERSONAS CON DISCAPACIDADES EN LA CIUDAD DE FILADELFA

De acuerdo con el Título II de la Ley de Americanos con Discapacidades de 1990 y la Ley de Accesibilidad de Votante para los Ancianos y los Discapacitados de 1984, la Ciudad de Filadelfia no discrimina a la gente con discapacidades al suministrar acceso para el proceso de elecciones. Según estas leyes federales, se requiere que la Ciudad de Filadelfia asegure que su proceso de elecciones en conjunto sea accesible a la gente con discapacidades en todas las elecciones. Esto significa que los sitios de votación serán accesibles a los discapacitados de tal manera que haya locaciones accesibles disponibles dentro de cada distrito electoral.

La Oficina de los Comisionados de la Ciudad designan y enumeran la accesibilidad de los lugares de votación en grados variables. Los sitios de votación que cumplen en su totalidad con los criterios federales y estatales son designados con una "F" que indica que es

un edificio totalmente accesible, y con una "H" que indica que hay estacionamiento para discapacitados. Si un lugar de votación no cumple en su totalidad con estos criterios federales y estatales, pero provee accesibilidad relativa con una pequeña ayuda en la entrada, entonces ese lugar será designado con una "B" que indica que tiene una accesibilidad substancial. Si no hay disponible un lugar totalmente accesible, que cumpla con todos los criterios federales y estatales (designados como "FH"), como sitio de votación en su División de elección, la accesibilidad para votar será proporcionada mediante el uso de una Boleta Alternativa de acuerdo con las directrices expedidas por el Secretario del Estado. Si usted es un votante registrado, que es discapacitado o tiene 65 años de edad o más, y no se le ha asignado un lugar de votación que haya sido designado como "FH", entonces cumple con los requisitos para votar mediante una Boleta Alternativa.

SÓLO LOS CENTROS DE VOTACIÓN DE LOS DISTRITOS Y LAS DIVISIONES ELECTORALES QUE SE MENCIONAN A CONTINUACIÓN SE HAN DESIGNADO COMO "FH" O TOTALMENTE ACCESIBLES.

SI USTED ES UN VOTANTE REGISTRADO EN CUALQUIER DISTRITO ELECTORAL DE FILADELFA, SALVO EN AQUELLOS QUE SE ENUMERAN A CONTINUACIÓN, Y ES DISCAPACITADO O MAYOR DE 65 AÑOS, CUMPLE CON LOS REQUISITOS PARA VOTAR DESDE SU HOGAR MEDIANTE UNA BOLETA ALTERNATIVA O EN LA SALA 142 DEL AYUNTAMIENTO EL DÍA DE LA ELECCIÓN MEDIANTE UNA BOLETA ALTERNATIVA DE EMERGENCIA:

ESTE AVISO ESTÁ SUJETO A CAMBIOS – PARA OBTENER INFORMACIÓN ACTUALIZADA IR A

[VOTE.PHILA.GOV](https://www.vote.phila.gov)

選舉公告

普通選舉

2024年11月5日，星期二

費城殘疾人參與選舉程序信息聲明

根據1990年《美國殘疾人法案》第二章的規定和根據1984年《老年人和殘疾人選民無障礙參與選舉法案》的規定，費城市不歧視殘疾人，並為殘疾人提供參與選舉的途徑。根據這些聯邦法律，費城市必須確保殘疾人可以參與所有選舉的所有選舉程序。這意味著，每個選區都應設有可供殘疾人無障礙進入的投票站。

市政府選舉委員會辦公室指定並列出投票站的無障礙級別。完全符合所有聯邦和州標準的無障礙的投票站被指定為「F」，即完全無障礙的建築物，「H」表示有殘疾人停車位。如果投票站建築不完全符合這些聯邦和州的無障礙標準，但在進入時提供額外的協助，則該地點將被指定為「B」，即具有基本無障礙性。如果在您所在的選區沒有符合所有聯邦和州標準（指定為「FH」）的完全無障礙投票站，則根據州務卿頒布的法令，無障礙參與投票的方式將通過使用替代選票來實現。如果您是登記選民，且為殘疾人或年齡在65歲或以上，且沒有被分配到指定的「FH」投票站投票，則您有資格使用替代選票進行投票。

僅以下行政區和選區的投票站被指定為「FH」或完全無障礙。如果您是費城任一選區的登記選民（下表中列出選區的選民除外），且您是殘疾人或年齡在65歲或以上，則您有資格使用替代選票在家中投票，或是在選舉日當天在市政廳142室通過緊急替代選票進行投票：

此列表可能會更改 - 請參閱以下網站以獲得最新信息

[VOTE.PHILA.GOV](https://www.vote.phila.gov)

Ward Barrio 行政區	Division División 選區	Address Dirección 地址	Location Ubicación 地點	Ward Barrio 行政區	Division División 選區	Address Dirección 地址	Location Ubicación 地點
3	19	5845 Catharine St.	Caring People Alliance (Former Sharon Bapt. Community Ctr)	44	7, 18	616 N. 52nd St.	Stephen Gold Residences
5	15, 20	1039 N. Lawrence St.	St. John Neumann Center	44	8	4901 Chestnut St.	West Phila. High School
6	2	4400 Fairmount Ave.	Angela Court Nursing Home	47	2, 3, 12	1410 N. 16th St.	Beckett Gardens Community Center
6	6, 16	761 N. 47th St.	Lucien E. Blackwell Community Ctr	48	7, 22	2627 Mifflin St.	St. John Neumann Place II
6	11	4035 Parrish St.	Sarah Allen Senior Housing	49	8	6926 Old York Rd.	PASSi - Evergreen Center
7	8, 9	4261 N. 5th St.	Nueva Esperanza Building	50	9, 21	915 E. Gowen St.	Presbytery of Philadelphia
7	13, 17	200 E Somerset St.	Somerset Villas	50	16, 20, 24, 30	7401 Limekiln Pk.	Masjidullah Mosque
8	25	2 Franklin Town Blvd.	Fountain View at Logan Square	52	3	3900 City Ave.	Presidential City Apartments- Jefferson Building
8	30	17th St., South of Spring Garden St.	Community College of Phila. (Winnet Building)	52	6, 7, 28	3955 Conshohocken Ave.	Sharon Baptist Church
9	4, 5	20 E Mermaid Lane	Chestnut Hill Friends Meeting	52	11, 12	2600 Belmont Ave.	Inglis House
9	12	7301 Germantown Ave.	Lutheran Theological Seminary	52	22, 23	1717 N. 54th St.	Wynnefield Place
13	6, 7, 8	4340 Germantown Ave.	Nicetown Court	54	8, 14, 15, 16, 17, 18, 19, 20, 21, 22	7001 Horrocks St.	Solis Cohen School

Ward Barrio 行政區	Division División 選區	Address Dirección 地址	Location Ubicación 地點	Ward Barrio 行政區	Division División 選區	Address Dirección 地址	Location Ubicación 地點
13	19	2201 Venango St.	Plymouth Hall	56	29, 30, 31, 39, 41	9151 Old Newtown Rd.	American Legion Post 810
14	5	1100 Fairmount Ave.	Gladys Jacobs Apartments	56	35	1915 Welsh Rd.	Supportive Behavioral Health Resources
14	8	1100 Poplar St.	John F Street Community Center	57	3, 13, 14, 17, 18, 28	8724 Crispin St.	Pennypack Woods Home Association
17	1, 2, 3, 4, 12	6401 Ogontz Ave.	Mt Airy Church of God in Christ	58	5, 21	13500 Philmont Ave.	Calvary Chapel
18	1, 2	1340 Frankford Ave.	Lutheran Settlement House	58	9, 13, 17	608 Welsh Rd.	St. Thomas Syro Malabar Church
19	2, 3, 4	3300 N. 3rd St.	Munoz Marin School	58	19	9896 Bustleton Ave.	Paul's Run Retirement Community
19	6, 7	2800 N. American St.	Congreso Edu. & Training Ctr.	59	20	633 W. Rittenhouse St.	Rittenhouse Hill Apartments
19	11, 19	2400 N. Front St.	Hunter School	59	25	6300 Greene St.	Wesley Enhanced Living at Stapeley
20	2, 3, 4, 11	1601 N. 12th St.	Bright Hope Baptist Church	60	1, 2, 8, 12, 23	4901 Chestnut St.	West Phila. High School
22	3	6511 Lincoln Dr.	Unitarian Society of Germantown	60	4, 6	5429 Chestnut St.	Holmes Senior Apartments
27	2	4400 Baltimore Ave.	HMS School	61	22	6926 Old York Rd.	PASSi - Evergreen Center
29	4, 7	1515 N. 24TH St.	Sharswood Tower	63	2	7902 Oxford Ave.	Memorial Presbyterian Church
30	1	1525 Fitzwater St.	Gideon Hall @Scottish Rite House	63	7	8580 Verree Rd.	Lafayette Redeemer Health
34	22	6333 Malvern Ave.	Overbrook School for the Blind Field House	63	11, 23	900 Pine Valley Blvd.	Villages of Pine Valley Clubhouse
35	5	6401 Martins Mill Rd.	Philadelphia Protestant Home	63	21	608 Welsh Rd.	St. Thomas Syro Malabar Church
35	15, 16, 17, 22	5500 Langdon St.	Samuel Fels High School	64	4, 5, 8, 9, 10, 13, 14	3201 Ryan Ave.	Lincoln High School
37	9	2862 Germantown Ave.	Warnock Village	64	15	8401 Roosevelt Blvd	Wesley Enhanced Living Pennypack Park
38	1	3226 McMichael St.	Abbottsford Homes Community Center	65	6, 7	9617 James St.	Regina Coeli Home Association (Former Knights of Columbus)
38	17	4200 Wissahickon Ave.	Salvation Army KROC Center	66	1, 5, 12	2980 Southampton Rd.	I.B.P.A.T. Union Hall
38	19	4349 Ridge Ave.	Falls Ridge Apartments	66	2, 7, 17	11630 Caroline Rd.	F.O.P. Lodge #5
40	31, 50	7100 Grovers Ave.	Hardy Williams Veterans Center	66	24, 44	11099 Knights Rd.	Katherine Drexel Library
42	1	4501 G St.	City Sign Shop	66	29, 46	11081 Knights Rd.	Benjamin Rush High School

An Alternative Ballot may be obtained for any election, upon your advance request on an Alternative Ballot Application. The applications may be obtained at the County Board of Elections in Room 142, City Hall or by contacting (215) 686-VOTE, or TTY/TDD through the Hamilton Relay System. TDD users may utilize this service by calling 1-800-654-5984 and telling the communications assistant they want to speak to the Pennsylvania Bureau of Elections at (717) 787-5280.

Alternative Ballot Applications by mail must be submitted to the County Board of Elections no later than 7 days before the election. Alternative Ballots must be returned to the County Board of Elections no later than the close of the polls, at 8:00 P.M. on Election Day. Additionally, registered electors with disabilities may apply for an Emergency Alternative Ballot Application and cast their ballot in person at the County Board of Election, in Room 142, City Hall, up to the close of the polls on Election Day. In addition, the City shall provide registration materials in large print at each registration facility and voting instructions in large print at each polling place.

Should you have any questions about your rights, or the City's obligations under these laws, or if you need assistance in determining if your polling place fully meets federal and state criteria, please contact the Accessibility Compliance Office, or the County Board of Elections.

Es posible obtener una Boleta Alternativa para cualquier elección, a petición avanzado de una solicitud de boleta alternativa. Las solicitudes se pueden obtener en la Junta de Elecciones del Condado en Sala 142, del Ayuntamiento o llamando al teléfono (215) 686-VOTE, o por TTY/TDD (Teletipo/Aparato de Telecomunicación para Sordos) a través del Hamilton Relay System. Los usuarios de TDD pueden utilizar este servicio llamando al 1-800-654-5984 e informándole al asistente de comunicaciones que desean hablar con la Oficina de Elecciones de Pensilvania en el (717) 787-5280.

Las Solicitudes de Boleta Alternativa deben enviarse por correo a la Junta de Elecciones del Condado a más tardar siete días antes de la elección. Las Boletas Alternativas deben devolverse a la Junta de Elecciones del Condado a más tardar al momento del cierre de las urnas, a las 8:00 p.m. del Día de Elecciones. Además, los electores registrados con discapacidades pueden pedir una Solicitud de Boleta Alternativa de Emergencia y depositar la boleta personalmente en la Junta de Elecciones del Condado, en sala 142, del Ayuntamiento, hasta el momento del cierre de elecciones durante el Día de Elecciones. Además, la Ciudad proporcionará materiales de inscripción en letras grandes en cada instalación de inscripción, y suministrará las instrucciones en letras grandes sobre cómo votar en cada sitio de votación.

Si tiene alguna pregunta sobre sus derechos o sobre las obligaciones de la Ciudad según estas leyes, o si necesita ayuda para determinar si su lugar de votación cumple en su totalidad con los criterios federales y estatales, comuníquese con la Oficina de Cumplimiento con la Accesibilidad, o la Junta de Elecciones del Condado.

替代選票可適用於任何選舉，具體取決於您之前在替代選票申請中所提出的要求。申請表格可通過以下方式獲得：縣選舉委員會辦公室（市政廳142室）；或撥打電話：(215) 686-VOTE；或通過Hamilton Relay System中繼系統的TTY/TDD服務。TDD用戶可通過以下方式使用該服務，撥打電話：1-800-654-5984，並告訴通訊助理他們希望與賓夕法尼亞州選舉辦公室通話，電話為(717) 787-5280。

郵寄的替代選票申請表至少必須在選舉日7天前寄到縣選舉委員會辦公室。替代選票必須在選舉結束前交回縣選舉委員會辦公室，即選舉當日晚上8點前。此外，已登記的殘疾人選民可申請緊急替代選票申請表，並在選舉日投票結束之前，親自前往縣選舉委員會辦公室（市政廳142室）投票。而且，費城市會在每個登記站提供大字體的登記材料，並在每個投票地點提供大字體的投票說明。

如果您對自己的權利或本市在履行這些法律義務方面有任何疑問，或者如果您需要協助以了解您的投票站是否完全符合聯邦和州的無障礙標準，請聯繫無障礙監管辦公室或縣選舉委員會。

City Commissioners' Office
Oficina del Comisionado de la Ciudad
市政府選舉委員會辦公室
City Hall, Philadelphia, PA 19107

County Board of Elections
Junta de Elecciones del Condado
縣選舉委員會
City Hall, Room 142
Philadelphia, PA 19107
(215) 686-VOTE

Accessibility Compliance Office
Oficina de Cumplimiento con la Accesibilidad
無障礙監管辦公室
1401 JFK Blvd, MSB 10th Fl
Philadelphia, PA 19102 – 1677

Sheriff's Sale Notices for October 1, 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, October 1, 2024 at:

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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

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

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

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

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

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

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

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

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each

SHERIFF'S SALE

property he is deemed in Default and all of the consequences of a Default will apply.

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 (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

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

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY OCTOBER 1, 2024

SHERIFF'S SALE

2410-301

6132 West Oxford Street 19151 34th Wd. 2331 Sq. Ft. BRT #871546280 Improvements: Residential Property Subject To Mortgage
VELDA WILSON A/K/A VELDA A. WILSON CP May 2018 No. 03270 \$96,608.02 Brock & Scott PLLC

2410-302

3467 Kirkwood Road 19114 57th Wd. 3374 Sq. Ft. BRT #572154640 Improvements: Residential Property
CHRISTOPHER NADER, SOLELY IN HIS CAPACITY AS HEIR TO LILLIAN M. GOLDSMITH, DECEASED; DANIEL NADER, SOLELY IN HIS CAPACITY AS HEIR TO LILLIAN M. GOLDSMITH, DECEASED; MICHAEL NADER, SOLELY IN HIS CAPACITY AS HEIR TO LILLIAN M. GOLDSMITH, DECEASED; RITA CUFF, SOLELY IN HER CAPACITY AS HEIR TO LILLIAN M. GOLDSMITH, DECEASED; THE UNKNOWN HEIRS OF LILLIAN M. GOLDSMITH, DECEASED CP Oct 2022 No. 00786 \$167,632.96 Stern & Eisenberg PC

2410-303

5850 Osage Avenue 19143 60th Wd. 953 Sq. Ft. BRT #604186500 Improvements: Residential Property
LAWRENCE A. POWELL, SR. CP Dec 2023 No. 01287 \$150,754.42 Stern & Eisenberg PC

2410-304

7444 East Walnut Lane 19138 50th Wd. 1125 Sq. Ft. BRT #501353400 Improvements: Residential Property
JACQUELINE Y. DIXON, SOLELY IN HER CAPACITY AS KNOWN HEIR OF THELMAE L. MACK AND THE UNKNOWN HEIRS OF THELMAE L. MACK, DECEASED CP Apr 2022 No. 02250 \$119,093.26 Stern & Eisenberg PC

2410-305

422 West Ashdale Street 19120 42nd Wd. 1609 Sq. Ft. BRT #422178200 Improvements: Residential Property
NOEMI MENDEZ CP Nov 2023 No. 01870 \$62,638.69 Stern & Eisenberg PC

2410-306

6056 Delancey Street 19143 3rd Wd. 1040 Sq. Ft. BRT #032024900 Improvements: Residential Property
AARON RUFFIN CP Oct 2022 No. 00756 \$48,096.06 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2410-307

2342 North Howard Street 19133 19th Wd. 1910 Sq. Ft. BRT #191037210 Improvements: Residential Property
FRANCESKA RODRIGUEZ-HERNANDEZ CP Oct 2023 No. 01853 \$233,337.18 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2410-308

5233 North Warnock Street 19141 49th Wd. 1168 Sq. Ft. BRT #492199700 Improvements: Residential Property
KORDEL BRIAN KAPLAN A/K/A KORDEL KAPLAN CP Apr 2023 No. 01558 \$71,370.12 Duane Morris LLP

2410-309

6055 North Beechwood Street 19138 17th Wd. 1890 Sq. Ft. BRT #172501700 Improvements: Residential Property Subject To Mortgage
WOODS HOME IMPROVEMENT LLC CP Dec 2023 No. 02678 \$184,354.29

SHERIFF'S SALE

Friedman Vartolo LLP

2410-310

512 East Queen Lane 19144 12th Wd. 773 Sq. Ft. BRT #121127400 Improvements: Residential Property Subject To Mortgage
STEVENS ESTATES LLC CP Oct 2023 No. 01551 \$198,369.83 Friedman Vartolo LLP

2410-311

120 West Sharpnack Street 19119 22nd Wd. 1997 Sq. Ft. BRT #223037300 Improvements: Residential Property
COLIN BOLLERS; JOHAN BOLLERS; SHAMANE J. CAVE AKA SHAMANE CAVE CP Aug 2017 No. 02887 \$326,440.72 KML Law Group, P.C.

2410-312

12120 Sweet Briar Road 19154 66th Wd. 1800 Sq. Ft. BRT #663174800 Improvements: Residential Property
RUSSELL E. KAUFFMAN; DONNA L. KAUFFMAN CP Apr 2020 No. 00846 \$263,490.14 KML Law Group, P.C.

2410-313

1247 Hellerman Street 19111 53rd Wd. 1103 Sq. Ft. BRT #531134000 Improvements: Residential Property
REGINA ROANE; KIA HAILEY CP May 2013 No. 02768 \$121,534.41 Brock & Scott PLLC

2410-314

5204 North Front Street 19120 42nd Wd. 1390 Sq. Ft. BRT #422318000 Improvements: Residential Property
ERIKA ELLIS IN HER CAPACITY AS TRUSTEE FOR THE LOGAN DALANIE ELLIS GORE TRUST; ERIC M. GORE INDIVIDUALLY AND IN HIS CAPACITY AS TRUSTEE FOR THE LOGAN DALANIE ELLIS GORE TRUST CP Nov 2023 No. 03168 \$59,366.28 KML Law Group, P.C.

2410-315

1502 68th Avenue 19126 10th Wd. 2025 Sq. Ft. BRT #101247500 Improvements: Residential Property
STEVEN BAILEY SOLELY IN HIS CAPACITY AS HEIR OF SALLY M. BAILEY, DECEASED; TERRY BAILEY; THE UNKNOWN HEIRS OF SALLY M. BAILEY DECEASED CP Feb 2022 No. 00668 \$217,277.58 KML Law Group, P.C.

2410-316

815 West Fisher Avenue 19141 49th Wd. 1463 Sq. Ft. BRT #492050600 Improvements: Residential Property
RODNEY DANIELS SOLELY IN HIS CAPACITY AS HEIR OF JOYCE R. DANIELS, DECEASED; THE UNKNOWN HEIRS OF JOYCE R. DANIELS DECEASED CP Sep 2023 No. 00016 \$102,444.90 KML Law Group, P.C.

2410-317

2436 South 74th Street 19153 40th Wd. 1159 Sq. Ft. BRT #404131600 Improvements: Residential Property
MONJE N. PAIGE- STONE AKA MONJE N. PAIGE CP Dec 2023 No. 02557 \$113,507.65 KML Law Group, P.C.

2410-318

2323 Roma Drive 19145 26th Wd. 2885 Sq. Ft. BRT #262401900 Improvements: Residential Property
DINA NORD CP Dec 2019 No. 01765 \$564,426.60 Hill Wallack LLP

2410-319

SHERIFF'S SALE

7837 Williams Avenue 19150 50th Wd. 1960 Sq. Ft. BRT #501012000 Improvements: Residential Property
MINNIE WILLIAMS CP May 2022 No. 01114 \$229,683.86 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2410-320

1739 Ellsworth Street 19146 36th Wd. 960 Sq. Ft. BRT #365269900 Improvements: Residential Property
ERIC P. WRIGHT-ABDULLAH A/K/A ERIC WRIGHT AND AMANEE ABDULLAH CP Dec 2023 No. 01452 \$323,248.59 McCabe, Weisberg & Conway, LLC

2410-321

4555 North 15th Street 19140 13th Wd. 1219 Sq. Ft. BRT #132043900 Improvements: Residential Property
JEFFERY P. FOUNTAIN, ADMINISTRATOR OF THE ESTATE OF WILSON CHEEKS, JR CP Sep 2022 No. 01617 \$114,158.50 McCabe, Weisberg & Conway, LLC

2410-322

1513 Arrott Street 19124 23rd Wd. 1605 Sq. Ft. BRT #232141200 Improvements: Residential Property Subject To Mortgage
L. ELAINE JOHNSON CP Apr 2024 No. 01211 \$63,238.04 Brock & Scott PLLC

2410-323

5248 Ridge Avenue 19128 21st Wd. 1211 Sq. Ft. BRT #212214500 Improvements: Residential Property Subject To Mortgage
RENEE WOMACK CP Aug 2022 No. 03255 \$258,314.01 Brock & Scott PLLC

2410-324

547 North 65th Street 19151 34th Wd. 1500 Sq. Ft. BRT #343117900 Improvements: Residential Property Subject To Mortgage
GERALD EVANS GREEN, EXECUTOR OF THE ESTATE OF LESLIE TUCKER, DECEASED CP Apr 2024 No. 00764 \$66,017.13 Brock & Scott PLLC

2410-325

3150 Weymouth Street 19134 33rd Wd. 708 Sq. Ft. BRT #331298300 Improvements: Residential Property
HECTOR X COLON; MADELINE JIMENEZ CP Nov 2022 No. 00420 \$24,462.82 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2410-326

4522 Nehemiah Way 19139 6th Wd. 1464 Sq. Ft. BRT #061004823 Improvements: Residential Property
DEMETRIUS BROWN, AKA DEMETRIUS D. BROWN SOLELY IN HIS CAPACITY AS HEIR OF BERTHA M. ARMOUR, DECEASED; LORETTA GRAHAM AKA LORETTA L. GRAHAM SOLELY IN HER CAPACITY AS HEIR OF BERTHA M. ARMOUR, DECEASED; SHARON HEARD AKA SHARON MOORE HEARD SOLELY IN HER CAPACITY AS HEIR OF BERTHA M. ARMOUR, DECEASED CP Jan 2022 No. 00352 \$40,956.06 KML Law Group, P.C.

2410-327

5717 North 12th Street 19141 49th Wd. 1540 Sq. Ft. BRT #493121800 Improvements: Residential Property
HOWARD BUTLER, SOLELY IN HIS CAPACITY AS HEIR OF LILLIAN BUTLER, DECEASED; THE UNKNOWN HEIRS OF LILLIAN BUTLER, DECEASED CP Jan 2022 No. 00984

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
\$163,242.35 KML Law Group, P.C.				
2410-328 1471 East Wilt Street 19125 18th Wd. 844 Sq. Ft. BRT #181187400 Improvements: Residential Property CHARLES PREM AKA CHARLES PREM II CP Nov 2022 No. 01770 \$222,377.60 KML Law Group, P.C.	2410-334B 340 North Wilton Street 19139 44th Wd. 1460 Sq. Ft. BRT #441359000 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-338 2448 South Edgewood Street 19142 40th Wd. 1350 Sq. Ft. BRT #402037700 Improvements: Residential Property DEBBIE DAWSON CP Sep 2023 No. 02480 \$60,054.26 Duane Morris LLP	MAURICE L. MARSHALL CP Dec 2023 No. 02898 \$132,187.04 Brock & Scott PLLC	2410-362 1948 South 65th Street 19142 40th Wd. 1310 Sq. Ft. BRT #871187660 Improvements: Residential Property CHARLES ROBERT COOPER SR. A/K/A CHARLES R. COOPER SR. CP Aug 2022 No. 02857 \$176,596.59 Stern & Eisenberg PC
2410-329 2044 Moore Street 19145 48th Wd. 1048 Sq. Ft. BRT #481011400 Improvements: Residential Property HEATHER M. ROBERTS AND STEVEN L. ROBERTS CP Aug 2022 No. 02176 \$82,576.30 Stern & Eisenberg PC	2410-334C 3470 Weikel Street 19134 45th Wd. 728 Sq. Ft. BRT #451440000 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-339 5311 North Howard Street 19120-3216 42nd Wd. 3000 Sq. Ft. BRT #422334200 Improvements: Residential Property WILLIAM PEREZ AND MADELINE PEREZ CP Sep 2023 No. 00610 \$100,101.96 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2410-351 1124 South 54th Street 19143 51st Wd. 1328 Sq. Ft. BRT #513127600 Improvements: Residential Property AIJOBORY INVESTMENTS LLC CP Nov 2019 No. 02711 \$145,552.54 Fox And Fox Attorneys At Law, P.C.	2410-363 5845 Ellsworth Street 19143 3rd Wd. 953 Sq. Ft. BRT #033132300 Improvements: Residential Property ROYAL REPHLXIONS LLC., A PENNSYLVANIA LIMITED LIABILITY COMPANY CP Apr 2024 No. 03352 \$109,208.26 Stern & Eisenberg PC
2410-330 3925 North 6th Street 19140 43rd Wd. 1110 Sq. Ft. BRT #433064900 Improvements: Residential Property ZAIERRE TAYLOR CP Oct 2023 No. 00883 \$66,989.42 Powers Kirm, LLC	2410-335A 4147 Cambridge Street 19104 6th Wd. 1984 Sq. Ft. BRT #062164100 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-340 15022 Kovats Drive 19116 58th Wd. 3189 Sq. Ft. BRT #583165303 Improvements: Residential Property SCOTT M. SCHNEIDER; JULIE SCHNEIDER CP Nov 2022 No. 01451 \$175,000.35 Manley Deas Kochalski LLC	2410-352 6624 Woodland Avenue 19142 40th Wd. 2400 Sq. Ft. BRT #403150600 Improvements: Residential Property AIJOBORY INVESTMENTS LLC CP Nov 2019 No. 02718 \$201,111.49 Fox And Fox Attorneys At Law, P.C.	2410-364 2511 South Millick Street 19142 40th Wd. 752 Sq. Ft. BRT #402043000 Improvements: Residential Property THERESA COOK CP Dec 2023 No. 01900 \$79,369.78 Stern & Eisenberg PC
2410-331 1420 North 2nd Street 19122 18th Wd. 1968 Sq. Ft. BRT #182114010 Improvements: Residential Property Subject To Rent JEFFREY MONGRAIN, SOLELY IN CAPACITY AS EXECUTOR OF THE ESTATE OF NICHOLAS KRIPAL A/K/A NICHOLAS WAYNE KRIPAL, DECEASED CP Apr 2023 No. 02945 \$243,901.41 Powers Kirm, LLC	2410-335B 4155 Cambridge Street 19104 6th Wd. 2145 Sq. Ft. BRT #062164500 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-341 11742 Colman Road 19154 66th Wd. 2010 Sq. Ft. BRT #662003200 Improvements: Residential Property DENNIS M. MCGOVERN AND CYNTHIA MCGOVERN CP Apr 2023 No. 00474 \$136,236.77 Manley Deas Kochalski LLC	2410-353 1511 North Frazier Street 19131 4th Wd. 1082 Sq. Ft. BRT #043272500 Improvements: Residential Property JA NEWKIRK LLC CP Mar 2024 No. 02572 \$121,628.72 KML Law Group, P.C.	2410-365 6702 Linmore Avenue 19142 40th Wd. 954 Sq. Ft. BRT #403182400 Improvements: Residential Property CRYSTAL MOORE AND PAULETTE MOORE AND THE UNKNOWN HEIRS OF PAUL C. MOORE A/K/A PAUL MOORE A/K/A PAUL MORE CP Feb 2023 No. 01767 \$44,127.75 Stern & Eisenberg PC
2410-332A 1846 South Taylor Street 19145 48th Wd. 972 Sq. Ft. BRT #482330400 Improvements: Residential Property BROADWAY PROPERTIES LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2410-335C 4281 Leidy Avenue 19104 6th Wd. 1436 Sq. Ft. BRT #062203300 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-343 2168 North Darien Street 19122 20th Wd. 675 Sq. Ft. BRT #202146100 Improvements: Residential Property Subject To Rent DON CORREA HOLDINGS, LLC CP Mar 2024 No. 00814 \$182,779.69 Manley Deas Kochalski LLC	2410-354 605 Marlyn Road 19151 34th Wd. 1591 Sq. Ft. BRT #344259100 Improvements: Residential Property LINDA D. KING CP Sep 2023 No. 02424 \$188,726.17 KML Law Group, P.C.	2410-366 3230 North Carlisle Street 19140 11th Wd. 1233 Sq. Ft. BRT #112154900 Improvements: Residential Property DARCEL JAMES, AS REAL OWNER AND HEIR TO THE ESTATE OF MATTIE MAE ROBINSON, DECEASED; THE UNKNOWN HEIRS OF MATTIE MAE ROBINSON, DECEASED CP Sep 2022 No. 01507 \$84,743.63 Stern & Eisenberg PC
2410-332B 1865 North Marston Street 19121 32nd Wd. 756 Sq. Ft. BRT #323189100 Improvements: Residential Property BROADWAY PROPERTIES LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-336A 4332 Parrish Street 19104 6th Wd. 1140 Sq. Ft. BRT #062054400 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-344 6528 Limekiln Pike 19138 10th Wd. 1360 Sq. Ft. BRT #102061900 Improvements: Residential Property MELVIN WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF JANISE WILLIAMS, DECEASED CP Apr 2023 No. 01252 \$177,502.90 KML Law Group, P.C.	2410-355 2720 North Marvine Street 19133 37th Wd. 980 Sq. Ft. BRT #372243500 Improvements: Residential Property ANGELA MARIE DUNLAP AS ADMINISTRATRIX OF THE ESTATE OF ALVIN L. DUNLAP JR, DECEASED CP Jul 2023 No. 01776 \$31,192.28 KML Law Group, P.C.	2410-367A 6106 Market Street 19139 3rd Wd. 1120 Sq. Ft. BRT #871505440 Improvements: Residential Property RICHARD MILTON CP Dec 2012 No. 02678 \$81,552.95 Stern & Eisenberg PC
2410-332C 1936 South Norwood Street 19145 48th Wd. 1032 Sq. Ft. BRT #482152900 Improvements: Residential Property BROADWAY PROPERTIES LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-336B 620 North 42nd Street 19104 6th Wd. 1548 Sq. Ft. BRT #061255400 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-345 3128 Chatham Street 19134 25th Wd. 1152 Sq. Ft. BRT #251417700 Improvements: Residential Property Subject To Mortgage ANDREA M. CAMAROTE CP Oct 2021 No. 00334 \$205,472.81 Friedman Vartolo LLP	2410-356 4259 Griscom Street 19124 23rd Wd. 1129 Sq. Ft. BRT #232441900 Improvements: Residential Property LONA BLACKSTON CP Oct 2023 No. 01758 \$31,557.40 KML Law Group, P.C.	2410-367B 6108 Market Street 19139 3rd Wd. 1566 Sq. Ft. BRT #871505450 Improvements: Residential Property RICHARD MILTON CP Dec 2022 No. 02678 \$81,552.95 Stern & Eisenberg, PC
2410-333A 2250 East Monmouth Street 19134 25th Wd. 876 Sq. Ft. BRT #252125400 Improvements: Residential Property BROADWAY PROPERTIES AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-336C 705 Dekalb Street 19104 24th Wd. 929 Sq. Ft. BRT #243085500 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-346 2116 East Lippincott Street 19134 25th Wd. 1125 Sq. Ft. BRT #252276400 Improvements: Residential Property Subject To Mortgage CORRECT INVESTMENTS LLC CP Oct 2023 No. 02837 \$309,794.29 Friedman Vartolo LLP	2410-357 36 South 62nd Street 19139 3rd Wd. 1608 Sq. Ft. BRT #031191100 Improvements: Residential Property WADIYA GOODEN CP Jan 2024 No. 00408 \$236,854.79 KML Law Group, P.C.	2410-368 2822 Agate Street 19134 25th Wd. 700 Sq. Ft. BRT #252339600 Improvements: Residential Property PATRICIA A. DEITZ CP Nov 2023 No. 02421 \$118,081.42 The Law Office Of Gregory Javardian LLC
2410-333B 2564 East Auburn Street 19134 25th Wd. 600 Sq. Ft. BRT #251023000 Improvements: Residential Property BROADWAY PROPERTIES AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-337A 803 North 39th Street 19104 24th Wd. 1186 Sq. Ft. BRT #243149900 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-347 1726 Memorial Avenue 19104 6th Wd. 1485 Sq. Ft. BRT #062273900 Improvements: Residential Property Subject To Mortgage PARAMANTICS LLC CP Dec 2023 No. 00506 \$629,111.03 Friedman Vartolo LLP	2410-358 2740 East Clearfield Street 19134 25th Wd. 930 Sq. Ft. BRT #251116620 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF JUDITH S. MARTIN, DECEASED; MARIE C. ROSE A/K/A MARIA ROSE, SOLELY AS HEIR OF JUDITH S. MARTIN, DECEASED CP Feb 2023 No. 01837 \$70,411.73 Fein, Such, Kahn & Shepard, PC	2410-369 2628 Tulip Street 19125 31st Wd. 883 Sq. Ft. BRT #311254300 Improvements: Residential Property Subject To Mortgage JOHN F. HUMPHREYS; JILL C. CASTELLINI HUMPHREYS A/K/A JILL C. CASTELLINI CP Oct 2022 No. 02589 \$173,279.12 The Law Office Of Gregory Javardian LLC
2410-333C 3016 Agate Street 19134 35th Wd. 1076 Sq. Ft. BRT #252341600 Improvements: Residential Property BROADWAY PROPERTIES AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-337B 819 North 41st Street 19104 6th Wd. 2802 Sq. Ft. BRT #062243900 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-348 3727 Melon Street 19104 24th Wd. 802 Sq. Ft. BRT #242114800 Improvements: Residential Property Subject To Mortgage JDW HOLDINGS, LLC CP Jan 2024 No. 00534 \$197,679.35 Fein, Such, Kahn & Shepard, PC	2410-359 6806 Revere Avenue 19149 55th Wd. 1411 Sq. Ft. BRT #551531000 Improvements: Residential Property UNKONWN HEIRS OF RONALD COLEMAN DECEASED CP Jan 2022 No. 01916 \$124,306.91 KML Law Group, P.C.	2410-370 3511 Carey Road 19154 66th Wd. 2124 Sq. Ft. BRT #662414800 Improvements: Residential Property Subject To Mortgage PETER P. MORDECZKO, JR, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNE T. MORDECZKO, DECEASED; JOSEPH M. MORDECZKO, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNE T. MORDECZKO, DECEASED CP Mar 2022 No. 00836 \$161,486.57 The Law Office Of Gregory Javardian LLC
2410-334A 3178 Agate Street 19134 25th Wd. 894 Sq. Ft. BRT #252349900 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-337C 821 North 41st Street 19104 6th Wd. 2802 Sq. Ft. BRT #062244000 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP 221202704 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	2410-349 6029 Magnolia Street 19144 59th Wd. 1137 Sq. Ft. BRT #592245800 Improvements: Residential Property Subject To Mortgage SHANE D. JOHNSON CP Dec 2023 No. 03145 \$145,138.93 Brock & Scott PLLC	2410-360 2621 West Montgomery Avenue 19121 32nd Wd. 1449 Sq. Ft. BRT #322217900 Improvements: Residential Property Subject To Mortgage AMOUR CREACION LLC CP Sep 2023 No. 02235 \$365,780.56 Norris McLaughlin, P.A.	2410-371 5245 Race Street 19139 44th Wd. 1800 Sq. Ft. BRT #441033500 Improvements: Residential Property CHARLES A.J. HALPIN, III ESQUIRE,

SHERIFF'S SALE

PERSONAL REPRESENTATIVE OF THE ESTATE OF CLAUDE E. FIELDS A/K/A CLAUDE FIELDS CP Apr 2024 No. 02491 \$56,119.59 The Law Office Of Gregory Javardian LLC

2410-372

1216 West Firth Street 19133 37th Wd. 756 Sq. Ft. BRT #371393800 Improvements: Residential Property CHARLES HALPIN, III, ESQUIRE, ADMINISTRATOR, D.B.N. OF THE ESTATE OF MAXINE L. SULLIVAN A/K/A MAXINE L. SULLIVAN-STEVENSON, DECEASED CP Apr 2024 No. 02727 \$52,444.80 The Law Office Of Gregory Javardian LLC

2410-373

1326 East Barringer Street 19119 22nd Wd. 2810 Sq. Ft. BRT #221025600 Improvements: Residential Property KADINE M. WILLIAMS CP Dec 2012 No. 02951 \$255,508.43 Brock & Scott PLLC

2410-374

3112 West Wilt Street 19121 32nd Wd. 928 Sq. Ft. BRT #323010301 Improvements: Residential Property DURTY DEVILZ PROPERTY INVESTMENTS, LLC CP Mar 2024 No. 02978 \$182,275.35 Hill Wallack LLP

2410-375

1415 Grays Ferry Avenue 19143 27th Wd. 756 Sq. Ft. BRT #273032300 Improvements: Residential Property DURTY DEVILZ PROPERTY INVESTMENTS, LLC CP Mar 2024 No. 02311 \$256,487.80 Hill Wallack LLP

2410-376

3435 Barclay Street 19129 38th Wd. 896 Sq. Ft. BRT #382215000 Improvements: Residential Property Subject To Mortgage THOMAS J. MEALEY, AND LISA A. MEALEY A/K/A LISA A. TESTA CP Jan 2023 No. 02434 \$25,669.16 Powers Kirm, LLC

2410-377

4727 Shelmire Avenue 19136 65th Wd. 1051 Sq. Ft. BRT #651054700 Improvements: Residential Property PEDRO LUIS MENDEZ OLMEDO CP Jan 2023 No. 00633 \$89,188.74 Powers Kirm, LLC

2410-378

1758 Brill Street 19124 62nd Wd. 1028 Sq. Ft. BRT #622144800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALFRED HAWKINS A/K/A ALFRED HAWKINS II, DEC'D CP Dec 2023 No. 02717 \$49,101.93 Powers Kirm, LLC

2410-379

613 Edison Avenue 19116 58th Wd. 1040 Sq. Ft. BRT #888581391 Improvements: Residential Property MAUREEN MURPHY CP Jan 2024 No. 01981 \$90,699.21 Unruh, Turner, Burke & Frees, P.C.

2410-380

1638 West Nedro Avenue 19141 17th Wd. 1600 Sq. Ft. BRT #171156900 Improvements: Residential Property JARON WHITE, ADMINISTRATOR OF THE ESTATE OF BEVERLY HARPER CP Jan 2023 No. 03020 \$119,645.01 McCabe Weisberg & Conway, LLC

2410-381

1126 East Haines Street 19138 59th Wd. 3850 Sq. Ft. BRT #591166200 Improvements: Residential Property AUDREY MARIA WOKOCHA, ADMINISTRATRIX OF THE ESTATE OF NEDRA C. BARBOUR CP Oct 2021 No. 01702 \$202,950.94 McCabe Weisberg & Conway LLC

SHERIFF'S SALE

2410-382

921 East Gorgas Lane 19150 50th Wd. 2651 Sq. Ft. BRT #502418515 Improvements: Residential Property Subject To Mortgage FERMAN MOODY AND MARVA SPRINGLE AND TIANA SPRINGLE CP Sep 2015 No. 02866 \$314,650.43 McCabe Weisberg & Conway LLC

2410-383

5830 Erdrick Street 19135 62nd Wd. 1156 Sq. Ft. BRT #622343000 Improvements: Residential Property JUAN J. SOTO CP Mar 2022 No. 00628 \$71,413.25 McCabe, Weisberg & Conway, LLC

2410-384

1220 South 46th Street 19143 27th Wd. 1409 Sq. Ft. BRT #273001200 Improvements: Residential Property KENNETH A. BRAYBOY A/K/A KENNETH BRAYBOY AND TANYA D. WILSON A/K/A TANYA BRAYBOY CP Dec 2018 No. 03938 \$30,838.73 McCabe, Weisberg & Conway, LLC

2410-385

2505 North 17th Street 19132 16th Wd. 1072 Sq. Ft. BRT #161155400 Improvements: Residential Property Subject To Mortgage GATSBY ENTERTAINMENT LLC CP Jul 2023 No. 02847 \$719,818.57 Friedman Vartolo LLP

2410-386

3036 North 15th Street 19132 11th Wd. 1600 Sq. Ft. BRT #111163700 Improvements: Residential Property Subject To Mortgage 3036 15TH ST LLC CP Jan 2024 No. 01574 \$673,095.22 Friedman Vartolo LLP

2410-387

7009 Woodbine Avenue 19151 34th Wd. 12880 Sq. Ft. BRT #344136700 Improvements: Residential Property LORRAINE ROBINSON CP Apr 2017 No. 00590 \$763,155.02 Hladik, Onorato & Federman, LLP

2410-388

1217 South 16th Street 19146 36th Wd. 783 Sq. Ft. BRT #365118300 Improvements: Residential Property JOHN JOSEPH MEULSTEE, III AND JJM3REI, LLC CP Nov 2023 No. 00161 \$371,621.92 Hladik, Onorato & Federman, LLP

2410-389

301 Race Street 19106 5th Wd. 710 Sq. Ft. BRT #888056334 Improvements: Residential Property LUIS F. ARANGO AND MICHELLE KOSICH CP Feb 2023 No. 02463 \$219,588.17 Hladik, Onorato & Federman, LLP

2410-390

8628 Michener Avenue 19150 50th Wd. 1511 Sq. Ft. BRT #501143200 Improvements: Residential Property DWIGHT K. DOCKERY AND KENISHA T. DOCKERY CP Jul 2017 No. 00734 \$214,579.19 Hladik, Onorato & Federman, LLP

2410-391

3417 Trevi Court 19145 26th Wd. 4218 Sq. Ft. BRT #262379100 Improvements: Residential Property JOSEPH ENACO AND LYNDA R. ENACO CP Jul 2023 No. 00664 \$371,054.12 Hladik Onorato And Federman LLP

2410-392

3420 Ella Street 19134 7th Wd. 1050 Sq. Ft. BRT #073070300 Improvements: Residential Property ADA VAZQUEZ, AS SURVIVING HEIR OF NICOLAS G. TORRES A/K/A NICOLAS TORRES, DECEASED AND MARIA TORRES, DECEASED; GEORGINA VAZQUEZ, AS SURVIVING HEIR OF NICOLAS G. TORRES A/K/A NICOLAS TORRES, DECEASED AND MA-

SHERIFF'S SALE

RIA TORRES, DECEASED; GLISSED VAZQUEZ, AS SURVIVING HEIR OF NICOLAS G. TORRES A/K/A NICOLAS TORRES, DECEASED AND MARIA TORRES, DECEASED; UNKNOWN SURVIVING HEIRS OF MARIA TORRES, DECEASED; UNKNOWN SURVIVING HEIRS OF NICOLAS G. TORRES A/K/A NICOLAS TORRES, DECEASED CP Oct 2022 No. 02599 \$61,491.08 Hladik Onorato And Federman LLP

2410-393

5834 North 15th Street 19141 17th Wd. 1328 Sq. Ft. BRT #172068100 Improvements: Residential Property Subject To Mortgage DEIDRE BOWIE, ET AL CP Sep 2020 No. 00168 \$110,446.63 Astor Weiss Kaplan & Mandel, LLP

2410-394

6828 North 9th Street 19126 61st Wd. 2690 Sq. Ft. BRT #611175500 Improvements: Residential Property DAWN S. HUGHES CP Sep 2013 No. 01530 \$51,423.76 KML Law Group, P.C.

2410-395

2825 West Clementine Street 19132 38th Wd. 798 Sq. Ft. BRT #381332500 Improvements: Residential Property UNKNOWN HEIRS OF JEANETTE JACKSON, ERIC JACKSON AKA ERIK JACKSON, SOLELY IN HIS CAPACITY AS HEIR OF JEANETTE JACKSON, DECEASED; ALFRED JACKSON, SOLELY IN HIS CAPACITY AS HEIR OF JEANETTE JACKSON, DECEASED CP Jun 2023 No. 00894 \$17,858.20 KML Law Group, P.C.

2410-396

1640 West Stiles Street 19121 47th Wd. 1080 Sq. Ft. BRT #471040600 Improvements: Residential Property CURTS MICHEL CHARLES, GUARANTOR; CURTS CHARLES ENTERPRISES LLC F/K/A CHARLES REALTY LLC CP Mar 2024 No. 01147 \$460,534.91 KML Law Group, P.C.

2410-397

2725 North 47th Street 19131 52nd Wd. 1328 Sq. Ft. BRT #521233400 Improvements: Residential Property STEPHANIE HAWA KAMARA INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF MARGARET LLOYD, DECEASED CP Dec 2022 No. 01281 \$140,779.72 KML Law Group, P.C.

2410-398

3140 Richmond Street 19134 25th Wd. 1900 Sq. Ft. BRT #871116950 Improvements: Residential Property MOUNT FIVE, LLC, ALSO KNOWN AS THE MOUNT FIVE, LLC CP May 2024 No. 01828 \$170,197.47 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

2410-399A

2008 East Boston Street 19125 31st Wd. 624 Sq. Ft. BRT #313166800 Improvements: Residential Property CORE FINANCIAL GROUP, LLC CP Apr 2024 No. 01050 \$72,316.82 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

2410-399B

2010 East Boston Street 19125 31st Wd. 624 Sq. Ft. BRT #313166900 Improvements: Residential Property CORE FINANCIAL GROUP, LLC CP Apr 2024 No. 01050 \$72,316.82 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

2410-400

1511 Green Street 19130 8th Wd. 1818 Sq. Ft. BRT #881800500 Improvements: Residential Property Subject To Mortgage 1511 GREEN LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; JOE HILL, IN HIS CAPACITY AS PRESIDENT OF 1511 GREEN LLC, HIS SUCCESSORS AND/OR ASSIGNS CP Sep

SHERIFF'S SALE

2023 No. 02453 \$266,106.66 Pellegrino Law Pllc

2410-401

907 Carver Street 19124 35th Wd. 943 Sq. Ft. BRT #351255600 Improvements: Residential Property MARY JAMES AND JAMES C. VARGHESE AKA JAMES VARGHESE CP Nov 2022 No. 00917 \$131,722.35 KML Law Group, P.C.

2410-402

1230 Fuller Street 19111 63rd Wd. 3267 Sq. Ft. BRT #631316116 Improvements: Residential Property JOHN P. KERR CP Mar 2019 No. 02098 \$272,924.81 KML Law Group, P.C.

2410-403

9815 Dungan Road 19115 58th Wd. 3786 Sq. Ft. BRT #581380900 Improvements: Residential Property OLEG KANIVETS CP Jan 2024 No. 01256 \$114,070.11 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2410-404

5212 North Marshall Street 19120 49th Wd. 1391 Sq. Ft. BRT #492117400 Improvements: Residential Property Subject To Mortgage MARIA B. ESPINAL CP Jul 2023 No. 01709 \$44,633.21 Barley Snyder LLP

2410-405

269 East Tusculum Street 19134 7th Wd. 672 Sq. Ft. BRT #071191900 Improvements: Residential Property PARR CREATIONS, LLC CP Feb 2024 No. 03178 \$102,743.20 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2410-406

2323 North Gratz Street 19132 16th Wd. 1120 Sq. Ft. BRT #162046900 Improvements: Residential Property 2323 NORTH LLC CP Mar 2024 No. 01638 \$140,510.55 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2410-407

2923 Cecil B. Moore Avenue 19121 32nd Wd. 1841 Sq. Ft. BRT #324053900 Improvements: Residential Property HEAVENLY PROPERTIES, LLC CP Apr 2024 No. 02432 \$281,103.54 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2410-408

631 North 67th Street 19151 34th Wd. 1188 Sq. Ft. BRT #344397000 Improvements: Residential Property CAROL JORDAN CP Aug 2023 No. 00499 \$166,446.41 KML Law Group, P.C.

2410-409

602 East Woodlawn Street 19144 12th Wd. 1494 Sq. Ft. BRT #122083200 Improvements: Residential Property ANTOINE L. SHAW SOLELY IN HER CAPACITY AS HEIR OF BONITA SHAW DECEASED; TAMICA S. SHAW SOLELY IN HER CAPACITY AS HEIR OF BONITA SHAW DECEASED CP Mar 2018 No. 02375 \$76,363.32 KML Law Group, P.C.

2410-410

137 West Gale Street 19120 42nd Wd. 1783 Sq. Ft. BRT #422300700 Improvements: Residential Property GEORGE GARCIA AND JACQUELINE GARCIA CP Jun 2022 No. 00792 \$43,113.22 KML Law Group, P.C.

2410-412

844 South 3rd Street 19147 2nd Wd. 682 Sq. Ft. BRT #022141910 Improvements: Residential Property KATIE EVANS CP Jan 2022 No. 02039 \$408,065.82 KML Law Group, P.C.

2410-413A

1025 Fillmore Street 19124 23rd Wd. 3166 Sq. Ft. BRT #234115100 Improvements: Residential Property IRMACASIMIRAKAIRMADIEUDON-

SHERIFF'S SALE

NE, SOLELY IN HER CAPACITY AS HEIR OF LOUIS CASIMIR AKA LOUIS P. CASIMIR, DECEASED; THE UNKNOWN HEIRS OF LOUIS CASIMIR AKA LOUIS P. CASIMIR, DECEASED CP Jan 2024 No. 00195 \$100,180.67 KML Law Group, P.C.

2410-413B

1014 Harrison Street 19124 23rd Wd. 959 Sq. Ft. BRT #234124000 Improvements: Residential Property IRMA CASIMIRAKAIRMADIEUDONNE, SOLELY IN HER CAPACITY AS HEIR OF LOUIS CASIMIR AKA LOUIS P. CASIMIR, DECEASED; THE UNKNOWN HEIRS OF LOUIS CASIMIR AKA LOUIS P. CASIMIR, DECEASED CP Jan 2024 No. 00195 \$100,180.67 KML Law Group, P.C.

2410-414

4117 Comly Street 19135 62nd Wd. 1564 Sq. Ft. BRT #622187000 Improvements: Residential Property MARIE FRISCO AND THEODORA M. TORPEY-KRAFT A/K/A THEODORA TORPEY-KRAFT A/K/A THEODORA KRAFT CP Sep 2018 No. 02673 \$151,926.84 Hill Wallack LLP

2410-415

330 North Redfield Street 19139 4th Wd. 1304 Sq. Ft. BRT #042252300 Improvements: Residential Property JAMES JONES JR. CP Jul 2023 No. 02888 \$84,992.86 Powers Kirm, LLC

2410-416

2219 Sigel Street 19145 48th Wd. 1062 Sq. Ft. BRT #482021000 Improvements: Residential Property Subject To Mortgage NEUMAN INVESTING LLC CP Mar 2024 No. 01782 \$240,436.95 Gingo Palumbo Law Group LLC

2410-417

1731 West Venango Street 19140 13th Wd. 1926 Sq. Ft. BRT #131007800 Improvements: Residential Property Subject To Mortgage TEMADARA HOUSING LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, MELVIN O. JOHNSON, AN INDIVIDUAL, AND OCCUPANTS OR TENANTS OF 1731 WEST VENANGO STREET, PHILADELPHIA, PA 19140 CP Feb 2024 No. 01823 \$171,470.77 Gingo Palumbo Law Group LLC

2410-418

122 East Horrtter Street 19119 22nd Wd. 37900 Sq. Ft. BRT #885947320 Improvements: Residential Property Subject To Mortgage WEST POWELTON DEVELOPMENT COMPANY INC. CP Jan 2024 No. 01675 \$2,538,873.84 Gingo Palumbo Law Group LLC

2410-419

1524 South Cleveland Street 19146 36th Wd. 784 Sq. Ft. BRT #363183500 Improvements: Residential Property Subject To Mortgage LYM DEVELOPMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, MICHAELA C. HAYES, AN INDIVIDUAL, AND OCCUPANT(S) OR TENANT(S) OF 1524 SOUTH CLEVELAND STREET, PHILADELPHIA, PENNSYLVANIA 19146 CP Dec 2023 No. 02342 \$184,258.27 Gingo Palumbo Law Group LLC

2410-420

980 Pratt Street 19124 35th Wd. 2304 Sq. Ft. BRT #351116700 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER REBECCA WORRELL, DECEASED; CHARLES M. WORRELL KNOWN HEIR OF REBECCA A. WORRELL, DECEASED; CYREE A. WORRELL KNOWN HEIR OF REBECCA A.

SHERIFF'S SALE

WORRELL, DECEASED; ERIK A. MCDANIEL KNOWN HEIR OF REBECCA A. WORRELL CP Oct 2023 No. 01571 \$103,535.65 Brock & Scott PLLC

2410-421

3503 Kyle Road 19154 66th Wd. 2095 Sq. Ft. BRT #662355400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH E. SIMON, DECEASED CP Oct 2023 No. 02847 \$153,822.66 Brock & Scott PLLC

2410-422

4229 Mantua Avenue 19104 6th Wd. 1536 Sq. Ft. BRT #062115400 Improvements: Residential Property JAMES A. STRONG, EXECUTOR OF THE ESTATE OF ANNIE E. STRONG, DECEASED CP Apr 2024 No. 02342 \$43,296.98 Brock & Scott PLLC

2410-423

437 South 50th Street 19143 60th Wd. 1616 Sq. Ft. BRT #601103700 Improvements: Residential Property ARTHUR P. MONROE, IN HIS CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; VONNA L. MONROE A/K/A VONNA L. JONES, IN HER CAPACITY AS HEIR OF ELIZABETH MONROE AKA ELIZABETH MONROE; RITA

SHERIFF'S SALE

R. MONROE, IN HER CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; JOSEPH MONROE, IN HIS CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; DAVID L. MONROE, IN HIS CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; TIEA Y. MONROE, IN HER CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; DENISE C. MONROE, IN HER CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; BRIAN S. MONROE, IN HIS CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; TONYA M. MONROE A/K/A TANYA M. MONROE, IN HER CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH M. MONROE A/K/A ELIZABETH MONROE CP Oct 2021 No. 01402 \$257,712.98 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2410-425

2038 South 2nd Street 19148 39th Wd. 1050 Sq. Ft. BRT #391283600 Improvements: Residential Property THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS

SHERIFF'S SALE

FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIE G. BRADY DECEASED CP Nov 2023 No. 01986 \$224,486.51 Hill Wallack LLP

2410-426

4323 North 9th Street 19140 43rd Wd. 1110 Sq. Ft. BRT #433394400 Improvements: Residential Property JOSE FERNANDO SANCHEZ CP Dec 2023 No. 01889 \$52,226.49 Hill Wallack LLP

2410-427

1618 South Bailey Street 19145 36th Wd. 651 Sq. Ft. BRT #364276500 Improvements: Residential Property Subject To Mortgage RMB REALTY GROUP LLC CP May 2024 No. 00590 \$133,073.82 Padgett Law Group

2410-428

45 West Rockland Street 19144 12th Wd. 1409 Sq. Ft. BRT #123038000 Improvements: Residential Property Subject To Mortgage 45 W ROCKLAND LLC CP Jan 2024 No. 03137 \$194,340.63 Padgett Law Group

2410-429

2802 Snyder Avenue 19145 48th Wd. 1108 Sq. Ft. BRT #482076500 Improvements: Residential Property Subject To Mortgage GENERATION-Z INVESTMENTS LLC

SHERIFF'S SALE

CP Mar 2024 No. 00508 \$201,076.57 Padgett Law Group

2410-430

3228 North Carlisle Street 19140 11th Wd. 1226 Sq. Ft. BRT #112154800 Improvements: Residential Property Subject To Mortgage WILLIAM PEMBERTON, AS KNOWN HEIR OF THE ESTATE OF EDNA E. PEMBERTON, DECEASED, AND AS REAL OWNER, JAMES PEMBERTON, JR., AS KNOWN HEIR OF THE ESTATE OF EDNA E. PEMBERTON, DECEASED;; LINDA FOREMAN, AS KNOWN HEIR OF THE ESTATE OF EDNA E. PEMBERTON, DECEASED, AND ANY AND ALL UNKNOWN HEIRS SUCCESSORS AND ASSIGNS, REPRESENTATIVES AND DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OF INTEREST FROM OR UNDER THE ESTATE OF EDNA E. PEMBERTON CP May 2023 No. 02806 \$104,729.95 Padgett Law Group

2410-431

104 Ripka Street 19127 21st Wd. 1284 Sq. Ft. BRT #211413200 Improvements: Residential Property Subject To Mortgage KATHLEEN D. CANEVARI CP Mar 2023 No. 02756 \$178,436.63 Padgett Law Group

2410-432

2955 North 7th Street 19133 37th Wd.

SHERIFF'S SALE

1278 Sq. Ft. BRT #372045800 Improvements: Residential Property Subject To Mortgage MARGARITA PEREZ, EXECUTOR OF THE ESTATE OF JOSE PEREZ, DECEASED; ANY AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES AND DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF JOSE PEREZ, DECEASED CP Nov 2023 No. 02519 \$87,117.41 Padgett Law Group

2410-433

623 West Olney Avenue 19120 61st Wd. 2475 Sq. Ft. BRT #612009600 Improvements: Residential Property DANIEL NORRIS CP Jan 2020 No. 03652 \$127,585.71 Stern & Eisenberg PC

2410-434

2201 Saint James Street 19103 8th Wd. 2040 Sq. Ft. BRT #082082201 Improvements: Residential Property Subject To Mortgage EDDW, LLC; BDDW DESIGN, LLC; BDDW STUDIO LLC; M. CROW LLC; TYLER HAYS; GARRETT MCGLOTHLIN; ERIC ANDERSON AND JACK SHELTON CP Mar 2019 No. 01451 \$2,426,797.35 Lamb McErlane PC

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by Brandon Van Dyke, Lou R. Kling, and Eileen T. Nugent

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Tax Collection Sale

**City of Philadelphia
TAX COLLECTION SALE**

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

Properties to be sold by Office of the Sheriff, City and County of Philadelphia 10:00 a.m. September 24, 2024 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2409	4001	5911 CATHARINE STREET PHILADELPHIA PA 19143	3RD	1,911 sq ft	2409	4038	3234 WEST MONTGOMERY AVENUE PHILADELPHIA PA 19121	32ND	1,264 sq ft
2409	4002	118 NORTH CONESTOGA STREET PHILADELPHIA PA 19139	4TH	848 sq ft	2409	4039	1618 NORTH 25TH STREET PHILADELPHIA PA 19121	32ND	1,088 sq ft
2409	4003	1430 NORTH 56TH STREET PHILADELPHIA PA 19131	4TH	900 sq ft	2409	4040	1622 NORTH 25TH STREET PHILADELPHIA PA 19121	32ND	1,088 sq ft
2409	4004	1418 NORTH ITHAN STREET PHILADELPHIA PA 19131	4TH	720 sq ft	2409	4041	1746 NORTH NATRONA STREET PHILADELPHIA PA 19121	32ND	1,120 sq ft
2409	4005	161-63 WEST INDIANA AVENUE PHILADELPHIA PA 19133	7TH	1,408 sq ft	2409	4042	6241 MARKET STREET PHILADELPHIA PA 19131	34TH	1,472 sq ft
2409	4006	218 EAST CLEARFIELD STREET PHILADELPHIA PA 19134	7TH	833 sq ft	2409	4043	2436 NORTH MARSHALL STREET PHILADELPHIA PA 19133	37TH	1,190 sq ft
2409	4007	3435 ARBOR STREET PHILADELPHIA PA 19134	7TH	924 sq ft	2409	4044	2308 NORTH 12TH STREET PHILADELPHIA PA 19133	37TH	915 sq ft
2409	4008	1410 WEST CLEARFIELD STREET PHILADELPHIA PA 19132	11TH	990 sq ft	2409	4045	2332 NORTH FAWN STREET PHILADELPHIA PA 19133	37TH	658 sq ft
2409	4009	1829 WEST ONTARIO STREET PHILADELPHIA PA 19140	11TH	2,474 sq ft	2409	4046	1029 WEST ARIZONA STREET PHILADELPHIA PA 19133	37TH	720 sq ft
2409	4010	2215 WEST TIOGA STREET PHILADELPHIA PA 19140	11TH	6,189 sq ft	2409	4047	1210 WEST FIRTH STREET PHILADELPHIA PA 19133	37TH	758 sq ft
2409	4011	5600 DEVON STREET PHILADELPHIA PA 19138	12TH	1,412 sq ft	2409	4048	3151 NORTH DARIEN STREET PHILADELPHIA PA 19133	37TH	560 sq ft
2409	4012	41 REGER STREET PHILADELPHIA PA 19144	12TH	689 sq ft	2409	4049	2744 NORTH DARIEN STREET PHILADELPHIA PA 19133	37TH	589 sq ft
2409	4013	1543 BELFIELD AVENUE PHILADELPHIA PA 19141	13TH	1,320 sq ft	2409	4050	3109 NORTH PERCY STREET PHILADELPHIA PA 19133	37TH	688 sq ft
2409	4014	1601 WEST LOUDON STREET PHILADELPHIA PA 19140	13TH	1,297 sq ft	2409	4051	3038 NORTH WARNOCK STREET PHILADELPHIA PA 19133	37TH	700 sq ft
2409	4015	2316 WEST HAROLD STREET PHILADELPHIA PA 19132	16TH	1,005 sq ft	2409	4052	911 WEST STERNER STREET PHILADELPHIA PA 19133	37TH	589 sq ft
2409	4016	1828 WEST GLENWOOD AVENUE PHILADELPHIA PA 19132	16TH	1,226 sq ft	2409	4053	2867 NORTH STILLMAN STREET PHILADELPHIA PA 19132	38TH	720 sq ft
2409	4017	2107 CHELTEN AVENUE PHILADELPHIA PA 19138	17TH	2,138 sq ft	2409	4054	6360 KINGSESSING AVENUE PHILADELPHIA PA 19142	40TH	1,200 sq ft
2409	4018	6188 NORTH 21ST STREET PHILADELPHIA PA 19138	17TH	990 sq ft	2409	4055	6518 SAYBROOK AVENUE PHILADELPHIA PA 19142	40TH	945 sq ft
2409	4019	5917 NORTH BEECHWOOD STREET PHILADELPHIA PA 19138	17TH	1,260 sq ft	2409	4056	6736 LINMORE AVENUE PHILADELPHIA PA 19142	40TH	848 sq ft
2409	4020	2734 NORTH NEWKIRK STREET PHILADELPHIA PA 19132	28TH	791 sq ft	2409	4057	4956 BINGHAM STREET PHILADELPHIA PA 19120	42ND	1,913 sq ft
2409	4021	2302 NORTH ORKNEY STREET PHILADELPHIA PA 19133	19TH	520 sq ft	2409	4058	4650 G STREET PHILADELPHIA PA 19120	42ND	1,315 sq ft
2409	4022	2134 NORTH REESE STREET PHILADELPHIA PA 19122	19TH	602 sq ft	2409	4059	1017 WEST SEDGLEY AVENUE PHILADELPHIA PA 19140	43RD	1,259 sq ft
2409	4023	3316 NORTH ORKNEY STREET PHILADELPHIA PA 19140	19TH	475 sq ft	2409	4060	1321 WEST CLEMENTINE STREET PHILADELPHIA PA 19132	43RD	560 sq ft
2409	4024	2126 NORTH MARSHALL STREET PHILADELPHIA PA 19122	20TH	650 sq ft	2409	4061	1002 WEST ONTARIO STREET PHILADELPHIA PA 19140	43RD	1,025 sq ft
2409	4025	3822 MELON STREET PHILADELPHIA PA 19104	24TH	900 sq ft	2409	4062	3652 NORTH PERCY STREET PHILADELPHIA PA 19140	43RD	875 sq ft
2409	4026	2874 CEDAR STREET PHILADELPHIA PA 19134	25TH	965 sq ft	2409	4063	3543 NORTH 13TH STREET PHILADELPHIA PA 19140	43RD	921 sq ft
2409	4027	2061 EAST WILLIAM STREET PHILADELPHIA PA 19134	25TH	1,101 sq ft	2409	4064	4215 NORTH 6TH STREET PHILADELPHIA PA 19140	43RD	1,035 sq ft
2409	4028	2010 EAST ORLEANS STREET PHILADELPHIA PA 19134	25TH	802 sq ft	2409	4065	4304 NORTH 7TH STREET PHILADELPHIA PA 19140	43RD	1,190 sq ft
2409	4029	2720 NORTH RINGGOLD STREET PHILADELPHIA PA 19132	28TH	653 sq ft	2409	4066	4158 NORTH DARIEN STREET PHILADELPHIA PA 19140	43RD	625 sq ft
2409	4030	2343 NORTH 26TH STREET PHILADELPHIA PA 19132	28TH	840 sq ft	2409	4067	5325 RACE STREET PHILADELPHIA PA 19139	44TH	1,410 sq ft
2409	4031	2509 WEST FIRTH STREET PHILADELPHIA PA 19132	28TH	812 sq ft	2409	4068	5125 BROWN STREET PHILADELPHIA PA 19139	44TH	1,350 sq ft
2409	4032	2526 NORTH PATTON STREET PHILADELPHIA PA 19132	28TH	709 sq ft	2409	4069	4929 OGDEN STREET PHILADELPHIA PA 19139	44TH	938 sq ft
2409	4033	3316 WEST HUNTINGDON STREET PHILADELPHIA PA 19132	28TH	1,099 sq ft	2409	4070	1633 SEYBERT STREET PHILADELPHIA PA 19121	47TH	924 sq ft
2409	4034	2942 WESTMONT STREET PHILADELPHIA PA 19121	32ND	674 sq ft	2409	4071	4835 NORTH MARSHALL STREET PHILADELPHIA PA 19120	49TH	1,112 sq ft
2409	4035	2154 NORTH NEWKIRK STREET PHILADELPHIA PA 19121	32ND	672 sq ft	2409	4072	4847 NORTH 7TH STREET PHILADELPHIA PA 19120	49TH	1,175 sq ft
2409	4036	3230 WEST MONTGOMERY AVENUE PHILADELPHIA PA 19121	32ND	1,264 sq ft	2409	4073	4716 NORTH 11TH STREET PHILADELPHIA PA 19141	49TH	1,440 sq ft
2409	4037	3232 WEST MONTGOMERY AVENUE PHILADELPHIA PA 19121	32ND	1,264 sq ft	2409	4074	4545 OLD YORK ROAD PHILADELPHIA PA 19140	49TH	2,226 sq ft

continued on next page

Conditions of Sheriff Sale for JUDICIAL TAX SALES

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. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (Auction). All bidders must submit a One Thousand Five Hundred Dollars (\$1,500.00) deposit (Deposit) plus a Thirty-Five Dollars (\$35.00) 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.
3. 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).
4. The opening bid for all tax delinquent properties will be One Thousand Six Hundred Dollars (\$1,600.00). The opening bid for tax lien auctions will vary (see auctions for details). By close of business the day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased or \$600 whichever is greater. Plus a buyer's premium of 10% 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.
5. 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.
6. 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 Realty Transfer Taxes have been calculated and included in the bid amount.
7. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.
8. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.
9. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
10. The tax servicer, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
11. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Hundred Dollars (\$100.00)
12. The winning bidder must file a certificate of compliance with the Philadelphia Sheriff's Office. If the Sheriff's grantee is to be anyone other than the winning bidder registered with Bid4Assets, a notarized written assignment must be filed with the Sheriff's Office of Philadelphia. Both the bidder and the assignee must file a certificate of compliance with the Philadelphia Sheriff's Office. Failure of either the bidder or the assignee to obtain a certificate of compliance will be treated as a failure to meet the conditions of sale and result in the forfeiture of the 10% deposit.
13. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
14. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.
15. 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.
16. The properties at today's sale may be subject to a right of redemption, meaning the property owner or other parties of legal interest in the property may file a petition to get the property back after the sale. Generally there are 9 months to redeem the property from the date the Sheriff's office acknowledges the deed for non-vacant properties. We cannot provide any advice as to whether a right to redeem exists on a specific property. If you have questions regarding redemption and protecting your rights we advise that you speak to an attorney.
17. The Philadelphia Land Bank will be bidding on certain properties that have been identified on the Sheriff Sale list. The Land Bank's bids are known as priority bids, which are authorized by the Commonwealth's Land Bank Act. The properties the Land Bank will be bidding on are being offered for sale at the City's opening bid. However, because the Land Bank has the exclusive right to acquire these properties, no bids other than the Land Bank bids will be accepted.
18. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejection to have the occupant removed.
19. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

Tax Collection Sale

City of Philadelphia

TAX COLLECTION SALE

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

Properties to be sold by Office of the Sheriff, City and County of Philadelphia 10:00 a.m. September 24, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

continued from previous page

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2409	4075	5227 NORTH WARNOCK STREET PHILADELPHIA PA 19141	49TH	1,215 sq ft	2409	4088	2614 WEST LEHIGH AVENUE PHILADELPHIA PA 19132	28TH	930 sq ft
2409	4076	5218 LITCHFIELD STREET PHILADELPHIA PA 19143	51ST	912 sq ft	2409	4089	2849 RIDGE AVENUE PHILADELPHIA PA 19121	32ND	1,062 sq ft
2409	4077	1841 SOUTH 57TH STREET PHILADELPHIA PA 19143	51ST	1,256 sq ft	2409	4090	5900 NORTH PARK AVENUE PHILADELPHIA PA 19141-3218	49TH	1,707 sq ft
2409	4078	5501 GREENWAY AVENUE PHILADELPHIA PA 19143	51ST	1,050 sq ft	2409	4091	2242 NORTH 3RD STREET PHILADELPHIA PA 19133-2903	19TH	1,098 sq ft
2409	4079	4722 MERION AVENUE PHILADELPHIA PA 19131	52ND	721 sq ft	2409	4092	2708 BOUDINOT STREET PHILADELPHIA PA 19134-3404	7TH	1,792 sq ft
2409	4080	5210 HESTON STREET PHILADELPHIA PA 19131	52ND	752 sq ft	2409	4093	4755 NORTH 18TH STREET PHILADELPHIA PA 19141	17TH	1,584 sq ft
2409	4081	402 SOUTH 57TH STREET PHILADELPHIA PA 19143	60TH	1,232 sq ft	2409	4094	1306 WEST CAMBRIA STREET PHILADELPHIA PA 19132-2730	37TH	1,552 sq ft
2409	4082	5614 NORTH 7TH STREET PHILADELPHIA PA 19120	61ST	1,984 sq ft	2409	4095	629-35 WEST INDIANA AVENUE PHILADELPHIA PA 19133	37TH	3,568 sq ft
2409	4083	600 STANWOOD STREET PHILADELPHIA PA 19111	63RD	6,080 sq ft	2409	4096	5111-13 WEST STILES STREET PHILADELPHIA PA 19131	44TH	1,980 sq ft
2409	4084	953 BRIDGE STREET PHILADELPHIA PA 19124	35TH	1,243 sq ft	2409	4097	3033 NORTH WARNOCK STREET PHILADELPHIA PA 19133	37TH	421 sq ft
2409	4085	310 SOUTH 60TH STREET PHILADELPHIA PA 19143	3RD	1,225 sq ft	2409	4098	216 EAST JOHNSON STREET PHILADELPHIA PA 19144-1605	59TH	2,200 sq ft
2409	4086	2945 NORTH 22ND STREET PHILADELPHIA PA 19132-1505	11TH	1,503 sq ft	2409	4099	4029 NORTH 13TH STREET PHILADELPHIA PA 19140-2009	43RD	639 sq ft
2409	4087	3949 CAMBRIDGE STREET PHILADELPHIA PA 19104	24TH	1,120 sq ft	2409	4100	5530 HARMER STREET PHILADELPHIA PA 19131-4835	4TH	803 sq ft

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