

The Legal Intelligencer

THE OLDEST LAW JOURNAL IN THE UNITED STATES 1843 - 2024

PHILADELPHIA, MONDAY, SEPTEMBER 23, 2024

VOL 269 • NO. 184

An **ALM** Publication

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

COURT OF APPEALS

CASES LISTED FOR DISPOSITION

FOR THE WEEK OF SEPTEMBER 23, 2024 THE ALBERT BRANSON MARIS COURTROOM 19th Flr. MON., SEPT. 23, 2024 3:00 P.M. Coinbase Inc v. SEC (SUBMIT); 23-3202. MON., SEPT. 23, 2024 10:00 A.M. Central States Southeast & Southwest Areas Pension et al v. Laguna Dairy S.de R (SUBMIT); 23-3206. Secretary United States Department of Labor v. East Penn Manufacturing Inc (SUBMIT); 24-1046, 24-1059. US Bank NA v. B R Penn Realty Owner LP (SUBMIT); 24-1108.

CASES LISTED FOR DISPOSITION

MON., SEPT. 23, 2024 Jeffrey Holland v. Warden Canaan US (SUBMIT); 21-3240. USA v. Jamal Johnson (SUBMIT); 22-1434. USA v. Tysheen Gott (SUBMIT); 23-1352. Jeffrey Kengerski v. Orlando Harper et al (SUBMIT); 23-1926. THE ALBERT BRANSON MARIS COURTROOM 19th Flr. TUES., SEPT. 24, 2024 9:00 A.M. Jose Montanez v. Paula Price et al (Submit); 23-2669. In re: ESM Holdings Inc (Submit); 23-2954, 24-2265. Henry Washington v. Robert Gilmore et al (Submit); 23-2963.

CASES LISTED FOR DISPOSITION

TUES., SEPT. 24, 2024 US Bank NA v. B R Penn Realty Owner LP (Submit); 23-2185. USA v. Tyrone Mitchell LP (Submit); 23-2356. USA v. David Taylor (Submit); 23-2389. Primerica Life Insurance Co v. Dolores Coleman et al (Submit); 23-2571. USA v. Dimitre Hadjiev (Submit); 23-3271.

CASES LISTED FOR DISPOSITION

THURS., SEPT. 26, 2024 In re: William J. Gruver et al (SUBMIT); 23-1769. Henry Washington v. Robert Gilmore et al (SUBMIT); 23-2277. Ephriam Rodriguez v. SEPTA (SUBMIT); 23-3074. USA v. Michael Boyer (SUBMIT); 23-3253. USA v. Christian L. Whittaker (SUBMIT); 24-1206. CASES LISTED FOR DISPOSITION FRI., SEPT. 27, 2024 1201 West Girard Avenue LLC et al v. Darrell Clarke (SUBMIT); 23-3194. Jose Ramos-Cruz et al v. Attorney General United States of America (SUBMIT); 24-1104. Jheinsiny Lopez-Flores et al v. Attorney General United States of America (SUBMIT); 24-1233.

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

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

WEDNESDAY, SEPT. 25, 2024 Plea Agreement Hearing

11:00 A.M. 24-cr-0288 USA v. PULLEY

MONDAY, SEPT. 30, 2024 Jury Trial

10:00 A.M. 24-cr-0114 USA v. WILLIAMS

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. 24, 2024 Sentencing

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

WEDNESDAY, SEPT. 25, 2024 Change of Plea Hearing

01:30 P.M. 23-cr-0410 USA v. AMONTE

Pretrial Conference/Hearing

01:30 P.M. 23-cr-0410 USA v. AMONTE

Sentencing

01:30 P.M. 20-cr-0132 USA v. CARTHON

THURSDAY, SEPT. 26, 2024 Change of Plea Hearing

01:30 P.M. 22-cr-0049 USA v. HARS

Revocation Superv Rls-FinalHrg

01:30 P.M. 09-cr-0173 USA v. THOMPSON

MONDAY, SEPT. 30, 2024 Change of Plea Hearing

11:00 A.M. 23-cr-0537 USA v. MOORE

TUESDAY, OCTOBER 1, 2024 Jury Trial

09:30 A.M. 22-cr-0049 USA v. PARDI

22-cr-0049 USA v. HARS

22-cr-0049 USA v. PROUD AMERICAN VANLINES

23-cr-0410 USA v. AMONTE

Sentencing

01:30 P.M. 23-cr-0469 USA v. DUFFUS-DOYLE

24-cr-0151 USA v. DUFFUS-DOYLE

SANCHEZ, J.

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

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

WEDNESDAY, SEPT. 25, 2024 Sentencing

02:00 P.M. 23-cr-0267 USA v. ALSTON

09:30 A.M. 24-cr-0119 USA v. GIL

THURSDAY, SEPT. 26, 2024 Conference

09:30 A.M. 16-cv-6516 PROMPTU SYSTEMS CORPORATION v.

Sentencing

01:30 P.M. 23-cr-0420 USA v. GERTENITCH

09:30 A.M. 23-cr-0524 USA v. OLIVER

MONDAY, SEPT. 30, 2024 Jury Trial

09:00 A.M. 22-cr-0340 USA v. SWINTON

Pretrial Conference/Hearing

11:00 A.M. 22-cr-0250 USA v. CHANDLER

22-cr-0250 USA v. HARTAGE

Sentencing

01:30 P.M. 23-cr-0321 USA v. STILL

09:30 A.M. 22-cr-0340 USA v. TYLER

TUESDAY, OCTOBER 1, 2024 Sentencing

01:30 P.M. 22-cr-0373 USA v. WILSON

09:30 A.M. 19-cr-0635 USA v. HUNTER

QUINONES ALEJANDRO, J.

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

TUESDAY, SEPT. 24, 2024 Arbitration Hearing

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

THURSDAY, SEPT. 26, 2024 Motion Hearing

09:00 A.M. 24-cv-4847 THE GLENMEDE TRUST COMPANY, N.

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.

TUESDAY, SEPT. 24, 2024 Motion Hearing

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

THURSDAY, SEPT. 26, 2024 Final Pretrial Conference

10:00 A.M. 22-cv-0024 REPASH et al v. LIBERTY MUTUAL

Sentencing

01:30 P.M. 23-cr-0016 USA v. MALPARTIDA

MONDAY, SEPT. 30, 2024 Jury Selection

09:30 A.M. 23-cr-0134 USA v. RAMIREZ

TUESDAY, OCTOBER 1, 2024 Motion Hearing

03:00 P.M. 24-cv-1745 COLON-TORRES v. SERRANO et al

10:00 A.M. 21-cv-5077 VICTAULIC COMPANY v. HiTherm,

Settlement Conference

02:00 P.M. 23-cv-3888 FENSTERMACHER v. COCA-COLA LEH

Status Conference/Hearing

10:00 A.M. 21-cv-5077 VICTAULIC COMPANY v. HiTherm,

G.A. MCHUGH, J.

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

TUESDAY, SEPT. 24, 2024 Arbitration Hearing

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

WEDNESDAY, SEPT. 25, 2024 Sentencing

10:00 A.M. 19-cr-0213 USA v. BONDS

THURSDAY, SEPT. 26, 2024 Sentencing

10:00 A.M. 21-cr-0203 USA v. ASHBY

MONDAY, SEPT. 30, 2024 Jury Trial

09:30 A.M. 24-cr-0249 USA v. MARTINEZ-GONZALEZ

TUESDAY, OCTOBER 1, 2024 Sentencing

10:00 A.M. 21-cr-0144 USA v. KENDALL

BETLESTONE, J.

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

TUESDAY, SEPT. 24, 2024 Miscellaneous Hearing

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

THURSDAY, SEPT. 26, 2024 Change of Plea Hearing

02:00 P.M. 22-cr-0449 USA v. SHAW

MONDAY, SEPT. 30, 2024 Revocation Superv Rls-FinalHrg

02:00 P.M. 09-cr-0262 USA v. THURMON

KEARNEY, J.

Deputy Clerk: Ulrike Hevener (267) 299-7688

TUESDAY, OCTOBER 1, 2024 Jury Selection

09:00 A.M. 24-cv-1301 MCFADDEN v. JACOBS ENGINEERING

PAPPERT, J.

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

TUESDAY, SEPT. 24, 2024 Jury Trial

09:30 A.M.

The Legal Intelligencer

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POSTMASTER, send address changes to: The Legal Intelligencer, 150 East 42 Street, Mezzanine Level New York, NY 10017

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24-cr-0140
USA v. GORDILLO
Motion Hearing
10:30 A.M.

24-cv-1864
DEHORATIUS, M.D. v. BRYN MAWR
WEDNESDAY, SEPT. 25, 2024
Sentencing
10:00 A.M.

23-cr-0239
USA v. MURRAY
THURSDAY, SEPT. 26, 2024
Sentencing
02:00 P.M.

23-cr-0239
USA v. JORDAN
MONDAY, SEPT. 30, 2024
Pretrial Conference/Hearing
10:00 A.M.

24-cr-0058
USA v. MOONEY
Status Conference/Hearing
12:00 P.M.

19-cv-1692
FRAZIER v. CITY OF PHILADELPHIA
23-cv-1002
HILL v. CITY OF PHILADELPHIA e
TUESDAY, OCTOBER 1, 2024
Pretrial Conference/Hearing
02:00 P.M.

23-cv-3999
PARKER v. LEE et al
J.F. LEESON, JR., J.
Civil Deputy 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 Fl., Rm. 4000 when in Phila.

MONDAY, SEPT. 30, 2024
Change of Plea Hearing
09:00 A.M.

24-cr-0283
USA v. HERNANDEZ-LUGO
TUESDAY, OCTOBER 1, 2024
Change of Plea Hearing
01:00 P.M.

23-cr-0271
USA v. BAEZ
Revocation Superv Rls-FinalHrg
09:00 A.M.

06-cr-0074
USA v. CARRAZANA
Settlement Conference
04:00 P.M.

24-cv-0185
GEIGER et al v. STATE FARM FIR
24-cv-0863
Desantis v. WALMART STORES EAS
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. 24, 2024
Change of Plea Hearing
10:00 A.M.

24-cr-0180
USA v. INGRAM
WEDNESDAY, SEPT. 25, 2024
Pretrial Conference/Hearing
10:30 A.M.

24-cv-2563
DOE v. KAUFMAN DOLOWICH LLP
Sentencing
09:00 A.M.

22-cr-0430
USA v. VENTURA-AMPARO
MONDAY, SEPT. 30, 2024
Pretrial Conference/Hearing
09:00 A.M.

24-cv-2683

SANTIAGO v. SIMMONS et al
Revocation Superv Rls-FinalHrg
10:00 A.M.

11-cr-0020
USA v. GREEN
J.D. WOLSON, J.
Civil Deputy: Jeannine Abed
Phone: (267) 299-7321
Criminal Deputy: Laura Buenzle
Phone: (267)299-7239

TUESDAY, SEPT. 24, 2024
Motion Hearing
02:00 P.M.

24-cr-0051
USA v. WALKER
WEDNESDAY, SEPT. 25, 2024
Jury Trial
09:30 A.M.

24-cr-0051
USA v. WALKER
THURSDAY, SEPT. 26, 2024
Sentencing
10:00 A.M.

20-cr-0173
USA v. FARRIS
TUESDAY, OCTOBER 1, 2024
Motion Hearing
10:00 A.M.

24-cv-0109
LUNDEEN v. 10 WEST FERRY STREE
J.M. YOUNGE, J.
Courtroom A
Criminal Courtroom Deputy: Andrew Follmer
Phone: 267-299-7369
Civil Courtroom Deputy: Dedra Brannan
Phone: 267-299-7360

WEDNESDAY, SEPT. 25, 2024
Change of Plea Hearing
01:30 P.M.

21-cr-0461
USA v. LEONARD
THURSDAY, SEPT. 26, 2024
Motion Hearing
10:00 A.M.

22-cr-0044
USA v. GOODE
K. S.. MARSTON, J.
Courtroom TBA
Courtroom Deputy/Criminal: Lara Karlson
phone: 267-299-7379

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
WEDNESDAY, SEPT. 25, 2024
Evidentiary Hearing
03:00 P.M.

23-cr-0498
USA v. BAILEY
Motion Hearing
01:30 P.M.

24-cv-2106
IN RE PHILADELPHIA INQUIRER DA
THURSDAY, SEPT. 26, 2024
Change of Plea Hearing
10:30 A.M.

24-cr-0087
USA v. WILLIAMS-SURZANO
Sentencing
01:00 P.M.

23-cr-0127
USA v. MANSARAY
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. 24, 2024
Sentencing
09:30 A.M.

22-cr-0476

USA v. DAVIDSON
FRIDAY, SEPT. 27, 2024
Jury Selection
09:00 A.M.

23-cv-2732
Atkins v. City of Reading et a
MONDAY, SEPT. 30, 2024
Trial Date
09:00 A.M.

23-cv-2732
Atkins v. City of Reading et a
TUESDAY, OCTOBER 1, 2024
Change of Plea Hearing
03:00 P.M.

24-cr-0169
USA v. GONZALEZ-SANTIAGO
PEREZ, J.
COURTROOM 10B
Courtroom Deputy: Mia Harvey
267-299-7589

WEDNESDAY, SEPT. 25, 2024
Status Conference/Hearing
02:00 P.M.

05-cr-0420
USA v. AMMONS
MONDAY, SEPT. 30, 2024
Sentencing
01:00 P.M.

24-cr-0103
USA v. FRAME
TUESDAY, OCTOBER 1, 2024
Arbitration Hearing
09:30 A.M.

23-cv-4534
Bullard et al v. Unified Door
HODGE, J.
Courtroom 15A
Courtroom Deputy: Leesa Ciamaichelo 267-299-7559

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. 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
WEDNESDAY, SEPT. 25, 2024
Arbitration Hearing
12:00 P.M.

23-cv-4662
BEY v. LM GENERAL INSURANCE CO
Pretrial Conference/Hearing
10:00 A.M.

21-cr-0136
USA v. HASSAN
Trial Date
09:00 A.M.

22-cv-3763
ALVARADO v. CITY OF PHILADELPH
THURSDAY, SEPT. 26, 2024
Trial Date
09:00 A.M.

22-cv-3763
ALVARADO v. CITY OF PHILADELPH
MONDAY, SEPT. 30, 2024
Jury Selection
09:00 A.M.

21-cr-0136
USA v. HASSAN
Jury Trial

21-cr-0136
09:00 A.M.
USA v. HASSAN
TUESDAY, OCTOBER 1, 2024
Motion Hearing
02:00 P.M.

24-cv-2970
CLARK v. HOSPITAL UNIVERSITY P
24-cv-2020
Zheng v. L. & S. Demo Recyclin
11:00 A.M.

24-cv-1818
Baucom et al v. Torres Vidal
Pretrial Conference/Hearing
10:00 A.M.

24-cv-2650
HERITAGE FENCE COMPANY v. MALI
SCOTT, J.
Courtroom 13B
Courtroom Deputy: Susan Flaherty
Phone: 267-299-7598

WEDNESDAY, SEPT. 25, 2024
Change of Plea Hearing
02:00 P.M.

24-cr-0166
USA v. VERROS
THURSDAY, SEPT. 26, 2024
Pretrial Conference/Hearing
10:00 A.M.

24-cv-1416
POMROY v. CITY OF PHILADELPHIA
H. BARTLE, III, S.J.
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
MONDAY, SEPT. 30, 2024
Motion Hearing
09:30 A.M.

24-cv-2343
BRICKLAYERS & ALLIED
CRAFTWORK
TUESDAY, OCTOBER 1, 2024
Arbitration Hearing
09:30 A.M.

23-cv-3738
HANDY v. UNITED STATES OF AMER
Sentencing
09:30 A.M.

23-cr-0393
USA v. MCLEMORE
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

THURSDAY, SEPT. 26, 2024
Motion Hearing
01:00 P.M.

22-cv-4089
YAROW v. MARTIN
Revocation Superv Rls-FinalHrg
11:00 A.M.

23-cr-0279
USA v. FIGUEROA-CABRERA
TUESDAY, OCTOBER 1, 2024
Arbitration Hearing
09:30 A.M.

24-cv-0332
BARRO et al v. NJM INSURANCE G
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. 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

MONDAY, SEPT. 30, 2024
Jury Trial
09:30 A.M.

24-cr-0148
USA v. BROOKS
C.M. RUF, S.J.
Scheduling/Deputy Clerk: Kristen Pepin
Phone: (267) 299-7490
Fax: (267) 299-5077
ESR/Courtroom Deputy: Erica Pratt
Phone (267) 299-7499

MONDAY, SEPT. 30, 2024
Jury Trial
09:30 A.M.

23-cr-0002
USA v. AUSTIN
M. BAYLSON, S.J.
TUESDAY, SEPT. 24, 2024
Bench Trial
09:30 A.M.

21-cv-3966
COCKERILL et al v. CORTEVA, IN
Revocation Superv Rls-FinalHrg
03:00 P.M.

13-cr-0517
USA v. CERAOLO
WEDNESDAY, SEPT. 25, 2024
Motion Hearing
11:00 A.M.

23-cv-4434
ARMILLAY v. LIBERTY MUTUAL GRO
THURSDAY, SEPT. 26, 2024
Revocation Superv Rls-FinalHrg
03:00 P.M.

18-cr-0504
USA v. BOWMAN
TUESDAY, OCTOBER 1, 2024
Trial Date
09:00 A.M.

20-cv-5553
VELEZ ENTERPRISES LLC v. KVK-T
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. 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
INTERNATIONA
TUESDAY, OCTOBER 1, 2024
Motion Hearing
09:30 A.M.

23-cr-0028
USA v. TORRES-VEGA
23-cr-0028
USA v. ARROYO
23-cr-0028
USA v. FIGUEROA
23-cr-0028
USA v. OYOLA
23-cr-0028
USA v. REYES
Sentencing
10:30 A.M.

21-cr-0401

USA v. TORRES SANTIAGO

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

WEDNESDAY, SEPT. 25, 2024
Change of Plea Hearing
 10:30 A.M.
 24-cr-0271
 USA v. PARIS

Motion Hearing
 09:30 A.M.
 23-cr-0130
 USA v. FORD

Revocation Superv Rls-FinalHrg
 02:30 P.M.
 18-cr-0561
 USA v. CARTER

THURSDAY, SEPT. 26, 2024
Jury Trial
 09:30 A.M.
 22-cr-0307
 USA v. JONES

Preliminary Hearing
 02:30 P.M.
 23-cr-0404
 USA v. MOSKAITIS

MONDAY, SEPT. 30, 2024
Jury Trial
 09:30 A.M.
 23-cr-0404
 USA v. MOSKAITIS

TUESDAY, OCTOBER 1, 2024
Motion Hearing
 02:30 P.M.
 24-cv-0842
 FABIANO v. CHRIST MOVERS, LLC

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

TUESDAY, OCTOBER 1, 2024
Detention Hearing
 01:30 P.M.
 24-mj-1488
 USA v. VASQUES

L.A. SITARSKI, M.J.
 Deputy Clerk: Regina M. Zamowski
 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

CARLOS, M.J.
WEDNESDAY, SEPT. 25, 2024
Settlement Conference
 09:30 A.M.
 24-cv-1223
 Anderson et al v Behavior Inte

STRAW, M.J.

ARTEAGA, MJ
COURTROOM 3H
Courtroom Deputy

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

FAIRBURN v. SOUTHEASTERN PENNS
THURSDAY, SEPT. 26, 2024
Settlement Conference
 10:00 A.M.
 23-cv-3994
 PATITUCCI v. NATIONAL RAILROAD

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 23, 2024

8 A.M.
 0012405-2061M. A. Washington
 Armentani v.Thomas Jefferson Univ. Hosp.
 C. M. Bohmueller; E. M. Ross; M. J. Schoen; S. M. Baker

0022406-0551J. M. Horn; L. McElhatten
 Dunn Grady v.U.S. Construction Inc. et al.
 E. G. Gee; R. J. Davies; T. J. Hartigan; V. D. Greene

0032406-0576A. V. Altopiedi; D. A. Casasanto
 Cain v.Main Line Hosp.s Inc. et al.
 R. C. Pugh; R. B. Snyder

0042406-0613G. B. Baldino; G. B. Baldino
 Gordon v.Accentcare et al.
 A. N. Parrilla; B. Engelkraut; D. J. Divis; J. L. Garbarino; M. B. Tanker; M. C. Derner; M. D. Kaminski; S. T. Oneal

0052406-0618D. A. Berlin; G. Schafkopf; M. B. Weisberg
 Cohen v.Durlofsky et al.

9 A.M.
 0012405-2362W. C. Bensley
 Smallberger v.Star Buick Gmc et al.
 G. F. Lipski

0022406-1579M. I. Simon
 Washington v.Bellange et al.
 J. R. Riddell

0032406-1581M. F. Greenfield
 Lipton v.City of Philadelphia et al.
 et al.

C. B. Greenhall; K. L. Mercogliano
 0042406-1582J. P. McGarrity
 Bennett et al. v.Jones

0052406-1583M. F. Greenfield
 Mathis v.5601 Foods, Llc et al.
 M. T. Droogan; W. M. Rossi

0062406-1587L. K. Hill; S. B. Ayres
 Venezia v.Eight Penn Ctr. Partners, L.P. et al.
 E. C. Johnson; J. M. Field; S. J. Moore

9:30 A.M.
 0012404-1071J. E. Kivitz
 Simone et al. v.Onder Conwell et al.

0022406-1728L. B. Himmelstein; T. J. Alles
 Gibson v.Prime Property Management Inc. et al.
 G. P. Mecoli

0032406-1730M. Breslin
 Dreisbach v.Galluzzo
 J. P. Tolerico

1 P.M.
 0012405-2668K. Fulginiti; S. F. Dooley
 Drucquer v.Montgomery Street, Llc et al.
 A. R. Benedict; B. M. Goshko; M. S. Miller; S. J. Schwartz

0022406-0448M. R. Odonnell
 Civic Real Estate Holdings III, Llc v.Barnes et al.

0032406-1589
 Walker v.Spain

0042406-1610M. F. Greenfield
 Singleton et al. v.Frost et al.
 J. L. Pettit; K. L. Klodowski; R. J. Murphy

0052406-1612J. R. Weiss
 Spiller et al. v.Senor Holdings, Llc et al.
 D. S. Baurer

0062406-1613J. R. Behrmann
 MacNeill v.City of Philadelphia et al.
 et al.
 T. H. Lipscomb
 0072406-1622J. M. Rosenbaum; M. D. Bleefeld
 Redfearn v.Jenkins et al.
 A. A. Griffith; H. B. Welch; K. M. Frascella

0032406-1631H. A. Taylor; L. Taylor
 Mummert et al. v.The School District of Philadelphia
 A. Vetrini; S. Randazzo

0042406-1633E. J. Gilson; J. M. Rosenbaum; J. L. Gilman
 Knight et al. v.Hollis et al.
 A. R. Benedict; J. R. Andrzejewski; J. H. Quinn; M. Buchowiec

0052406-1638Q. Booth
 Sharpe v.Reynolds et al.

0062406-1644C. R. Durso
 Jimenez v.The Philadelphia Municipal Authority Et
 G. Capuano; G. M. Mallon; S. J. Moore

10:30 A.M.
 0012404-1850M. T. Vanderveen; S. R. Bryson
 Major v.Delvecchio et al.
 M. A. Pastino

0022406-1737D. Chow; J. B. Fitzgerald
 Erie Insurance Exchange v.Johnson et al.
 D. S. Nenner

0032406-1739S. I. Leon
 Lennon v.Leechey Brant et al.

11 A.M.
 0012406-1669J. S. Wilson
 Foley Incorporated v.Radon Construction Llc
 0022406-1678J. A. Lindheim; M. T. Vanderveen
 Matthews et al. v.Magwaza et al.
 S. K. Adams

0032406-1680T. J. Gibbons
 Falcone v.Zou et al.
 A. J. Shaw; J. J. Freeman; J. P. Mirabile

0042406-1698M. A. Weinberg
 Cesario v.Nigro's Auto Body Repair et al.
 A. C. Eckert; P. J. Brennan

0052406-1701A. M. Kroupa
 Cooper v.Armstrong
 B. C. Evangelist

0062406-1703C. A. Odonnell; J. P. Roth
 Schibel et al. v.Jetro Holdings, Llc et al.
 G. C. Major

11:30 A.M.
 0012406-1741H. B. Reese; J. M. Coughlin
 Us Bank National Association, Not In Its Individua v.Jetro Holdings, Llc et al.

0022406-1744D. A. Pomo
 Hill-Stith v.Southeastern Pennsylvania Transporta
 A. Carrafiello

0032406-1745D. M. Simon; S. E. Quinn
 Clark v.Fedex Ground Package System Inc. et al.
 K. M. Moon; S. R. Engle

2 P.M.
 0012404-1823M. J. Soska
 Milford v.Tudor

0022406-1650D. A. Pomo
 Coward v.Pigford

0032406-1655A. Sokolson
 Savciuc et al. v.Amani Davis
 L. Mazzitelli

0042406-1657A. S. Brown; D. B. Pizzica
 Breen v.Enterprise Leasing Company of Philadelphia
 A. M. Nelson; S. A. Scheuerle

0052406-1659J. R. Galvan
 Homa et al. v.Southeastern Pennsylvania Transportat
 R. C. Smith; E. A. Borrelle; S. Kivell

0062406-1661M. L. Greenfield
 Rios et al. v.Nabi
 K. Derbesy

0072406-1666J. C. Larosa
 Ramos v.Bell et al.
 S. D. Lee

3 P.M.
 0012406-1704H. A. Taylor; L. Taylor
 Humbert et al. v.Ball et al.
 S. K. Adams

0022406-1706A. J. Ginsburg
 Baez v.Ting et al.
 C. N. Depersia; C. G. Mavros; T. H. Lipscomb

0032406-1707J. B. Solomon
 Nelson v.Attaway et al.
 B. S. Kane; L. D. James

0042406-1710T. J. Savoia
 Newborn v.Shiba Trans, Llc et al.
 M. Kohler

L. Schwartz; P. E. Peel; S. F. Reilly
 0032406-0853J. M. Horn; K. M. Ruch-Alegant
 Peck v.Tulip Property Group Llc et al.
 P. J. Devine

0042406-0885S. B. Weinstock; S. A. Britten
 Holmes v.Riddle Hosp. et al.
 M. Dolich; N. Karyaqous; T. D. Giamanco; T. J. Burke

0052406-0976A. P. Watto; I. T. Norris
 Blake, Attorney-In-Fact For Arthur M. Blake v.250
 S. J. Wall

9 A.M.
 0012310-0065
 Parchment v.All Unknown Occupants

0022403-0262K. J. Cummings; R. P. Wendolowski
 Direct Chassislink Inc. v.Dpl Transport Services

0032403-2546B. K. Zellner
 Parkash 815 Llc v.Garcia

0042406-1748J. E. Fine; J. C. Larosa
 Strickland v.Herriquez et al.
 J. C. Rogers

1 P.M.
 0012405-0199
 Greenblatt v.Keck
 S. S. Brennan

0022405-0505K. L. Mirsky
 Wescott v.Rogers

0032406-1753T. Param
 Sportsmed Physical Therapy, Llc v.Copter Labs, In
 0042406-1755J. A. Zenstein
 Jonathan Shema, Executor of The Estate of John She v.Copter Labs, In

0052406-1786T. N. Sweeney
 McGinley v.Love Energy Fuel Services et al.
 K. L. Raymond; W. F. Sperling

0062406-1787M. I. Simon
 Williams et al. v.City of Philadelphia
 S. J. Moore

0072406-1791B. J. Seidel; K. Fulginiti; S. F. Dooley
 Gray v.Caresify One Llc et al.
 D. M. Rapoport; G. Farmakis; J. Goldberg; K. R. McNulty

0082406-1793M. I. Simon
 Pagan v.Shavitz et al.
 A. Bender

10 A.M.
 0012405-0212A. M. Kroupa
 Kelleh v.Lupo
 J. J. McGrath

0022405-0986W. J. Taylor
 Tippett et al. v.Tae2 Investment Solutions Llc et al.

10:30 A.M.
 0012404-0269C. S. Suda; E. J. Ciarimboli
 Scott v.Ad Express Trucking Llc et al.
 A. P. Moore; T. Chasan; T. M. Pitt

0022405-2173C. Adams
 Rutherford et al. v.Adams et al.

0032406-1932M. T. Leabman
 McGlew et al. v.Davis
 M. Iacovou

11 A.M.
 0012405-2133
 Blackwell v.All Unknown Occupants

0022406-1872M. D. Copoulos
 Richardson v.Richardson et al.

0032406-1880M. F. Greenfield
 Freeman v.Mitchell et al.
 W. S. Steiger

0042406-1901S. T. Haileab
 Grose et al. v.Brown et al.

11:30 A.M.
 0012212-0971J. Parris; T. M. Brady
 Vanleer v.Walker

0022405-1326L. S. Schwartz
 Roegner v.Mullins

1:30 P.M.
 0012405-1511
 White v.Bennett
 0022405-1572A. R. Perry
 Wilder, Administratrix of The Estate of Ella Berry v.Bennett
 0032405-2103
 Morris v.Wiseman
 A. J. Tauber

K. Logan; M. C. Maselli
 0062406-1840A. J. Schneider
 Mintz et al. v.Fetouh
 C. R. Breon

2:30 P.M.
 0012405-2323
 Mills v.All Unknown Occupants

0022406-1970J. Schlossberg
 Glover v.Marquez
 E. L. Kates

3 P.M.
 0012311-0576A. Lacy
 Portatatin v.Pegasus Home Fashions Inc.

0022406-1902A. C. Hyder
 Baker v.East Philadelphia Furniture Services Inc.

0032406-1903J. A. Dougherty
 Omni Insurance Company v.Pratt et al.

0042406-1908J. M. Hauschildt
 Jackson v.Pl Hosp.ity Group Llc et al.
 A. J. Kramer; N. M. Cordero

0052406-1917M. I. Simon
 Brown v.Dolgenscorp, Llc et al.
 M. T. Pisano

0062406-1919M. I. Simon
 Evans v.Crowell et al.
 R. A. Palmer

RULES RETURNABLE

MON., SEPTEMBER 23, 2024

10:30 A.M.
 0012301-2357 D. F. Owens
 Ray v.Jenrette et al.

0022307-2679 C. Burke
 Nganga v.Mercy Catholic Medical Ctr. of Southeta
 A. N. Parrilla; F. A. Gerolamo; J. L. Garbarino

0032312-2351
 Short v.Chase Bank, Na et al.

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 CICCICI
 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. 221202511 HAKLAR
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 23, 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--4D
MCCABE, J.

Courtroom--4E
FERNANDES, J. (Out)

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

Courtroom--5A
BARISH, J.

Courtroom--5B
MCLAUGHLIN, J.

Courtroom--5C
CANTY, J. (TH,F)

Courtroom--5D
SABATINA, J.

Courtroom--5E
JCHO SHULER (T,TH 9:30
A.M.)

IRVINE, J. (W)

Courtroom--5F
FURLONG, J.

Courtroom--5G
JCHO STOKES

Courtroom--6H
GORDON, J.

JCHO MCCULLOUGH T,TH
1 P.M.

DOMESTIC RELATIONS/
FAMILY COURT BUILDING
1501 ARCH ST.

Courtroom--3A
SANDHER, J. (M,W,TH,F) 3E
(T)

Courtroom--3B
COHEN, J. (Out)

Courtroom--3C
JACKSON, J. (Ex M)

Courtroom--3D
PALMER, J.

Courtroom--3F
MALLIOS, J. (W,F) 3E (M) 6G
(T,TH)

Courtroom--4F
KRISTIANSOON, J.

Courtroom--6A
LITWIN, J. (M,T,W,F) 3E (TH)

Courtroom--6B
FANNING, J. (M,T,W,TH) 3E
(F)

Courtroom--6C
FORD, J. (M,T,TH,F) 3E (W)

Courtroom--6D
WAHL, J. (Out)

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

Courtroom--6F
SULMAN, J. (Ex T)

Courtroom--7B
CHEN, J. (Ex W)

CRIMINAL TRIAL DIVISION

MONDAY, SEPTEMBER 23,
2024

Room 505—PALUMBO, J.

Cohen, Dante (Def. Assoc.)
Drew, Nigel (Def. Assoc.)
Gleaves, Jameel (Def. Assoc.)
Jackson, Cierra (Harrison, W. Fred Jr.)
Johnson, Jermaine (Def. Assoc.)
Key, Damon (Def. Assoc.)
Lawson, Christopher (Def. Assoc.)
Malcon Pizarro, Joel O. (Def. Assoc.)
Malcon-pizarro, Joel O. (Def. Assoc.)
McGougan, Tracy (Def. Assoc.)
Nasir, Raeesa (Kramer, Max Gerson)
Quiles, Robert (Schober, Henry William)
Sims, Corvette (Def. Assoc.)
Taylor, Charlotte (Mann, Jessica Consuela)
Taylor, Michael H. (Def. Assoc.)
Telfair, William (Def. Assoc.)
Toro, Jose (Def. Assoc.)
Toro, Jose R. (Def. Assoc.)
Townsend, Arley M. (Def. Assoc.)
Valentine, Monica D. (Dimairo, Paul Michael)
Vaquer, George (Def. Assoc.)
Young, Stephen (Wilson, Conor Bergin)

Room 507—MCDERMOTT, J.
Allen, Keith (Cameron, Angelo Leroy)
Aponte, Jeremy (Duckett, Cowan Lee Jr.)
Best, Marquan (Mann, Jessica Consuela)
Chang, David (Fuschino, Richard John Jr.)
Dennis, Wendy (Tarpey, Timothy J.)
Figueroa, Victor (Nasuti, Carmen Charles III)
Goodman, Ibrahim (Def. Assoc.)
Gordon, Trevon (Yacoubian, George Setrag Jr.)
Guzman, David (Reynolds, Coley Obrien)
Ingram, Edwin (Goldstein, Zak Taylor)
Johnson, Tiana (Snyder, Marni Jo)
Jordan, Quadeem L. (Fioravanti, Michelle A.)
Marshall, Derrick (Fitzgerald, Joshua Bradley)
McFadden, Jelani (Coard, Michael)
Morange, Damier (Alva, Jeremy Evan)
Motley, Donald (Page, Shawn Kendrick Sr.)
Perry, Jarese I. (Def. Assoc.)
Pok, Justin (Fioravanti, Michelle A.)
Pok, Justin P. (Fioravanti, Michelle A.)
Pryor, Shane L. (Walker, Michael Anthony)
Samuel, Carliss (Palividas, Pantellis)
Santana, Joseph (Kenny, Thomas)
Walker, Lenny (Walker, John Robert)
Williams, Kiyan (Mandell, Lee)
Wise, Kyree (Mincey, Kevin V.)

Room 605—BROWN, J.

Akiens, Karon (Def. Assoc.)
Blackwell, Quadir (Silver, Gary Scott)
Brown, Stephanie (Nero, Worrell D.)
Byrd, Daseer (Def. Assoc.)
Cassell, Maurice (Def. Assoc.)
Chamberlain, Michael (Def. Assoc.)
Chapman, Lamar (Def. Assoc.)
Custis, Latif J. (Def. Assoc.)
Feliciano, Juan (Def. Assoc.)
Forrest, Elizabeth (Def. Assoc.)
Freeman, Jaheim (Def. Assoc.)
Gause, Handy (Def. Assoc.)
Hanford, Sharif (Savino, Louis Theodore Jr.)
Hightower, Nalik (Def. Assoc.)
Jean-charles, Nirva (Def. Assoc.)
Johnson, Omar
Jones, Luqman (Piccarreto, Marisa Anne)
Jones, Tiffany E. (Foster, Edward Joseph)
Lane, Ameer (ASSOCIATION, DEFENDER)
Lee, Dasean (Def. Assoc.)
Lee, Kingsly (Funt, James Adam)
Merriweather, Devin (Montroy, Andrew David)
Moore, Brian K. (Def. Assoc.)
Moses, Janiyah (Def. Assoc.)
Price, Claude (Def. Assoc.)
Savage, Amir M. (Def. Assoc.)
Stratton, Makyi (Def. Assoc.)
Thompson, Andre (Rivera, Raul I.)
Tyler, Lamar (Def. Assoc.)
Walker, Denzel (Def. Assoc.)
Williams, Christian A. (Def. Assoc.)
Zabawa, Danielle (Def. Assoc.)

Room 607—EHRlich, J.

Johnson, Aaron (Glanzberg, David Seth)

Room 701—WASHINGTON, J.

Baldwin, Charles W. (Stein, Gerald A.)
Baldwin, Lawrence (Def. Assoc.)
Dealarcon, Roberto (Reynolds, Coley Obrien)
Dejesus, Omir (McLaughlin, William Ryan)
Echevarria, Marcos (Coleman, Joseph L.)
Fisher, Tony (Kadish, Jason Christopher)
Glover, Cory (Piccarreto, Marisa Anne)
Gonzalez, Adrian (Def. Assoc.)
Gross, Austin M. (Meenan, Conor Liam)
Houston, Michael (Def. Assoc.)
Johnson, Jerome (Def. Assoc.)
Junious, Hassan (Coleman, Joseph L.)
Justino, Ed (Def. Assoc.)
Kesseh, Junior (Burrows, William Gordon)
Leach, Tyrone (O'Connor, Lawrence J. Jr.)
Lopez, Angelo (Fish, Illon Ross)
Machado, Angel L. (Dolfman, Douglas Lee)
Mosley, Adolphus (Def. Assoc.)
Reuther, Robert (Def. Assoc.)
Ruffin, Zekia (Piccarreto, Marisa Anne)
Sole, Gian (Def. Assoc.)
Sole, Gian Carlo (Def. Assoc.)

Room 702—HANGLEY, J.

Alexander, Marquese (Def. Assoc.)
Amerman, Raymond (Parkinson, Michael Patrick)
Billups, Dominique (Def. Assoc.)
Brodie, Johnathon H. (Def. Assoc.)
Chambers, Demetris D. (Def. Assoc.)
Cooper, Rondale (Def. Assoc.)
Gines, Gabriel (Def. Assoc.)
Hinson, Tamyre (Szanto, Jules Norris)
Mixon, Sean (Savino, Louis Theodore Jr.)
Morrison, Tonei (Def. Assoc.)
Mullen, Rayna (Def. Assoc.)
Perez, Johnathan (Def. Assoc.)
Rister, Tarrell (Sigman, Scott Philip)
Robinson, Leroy (Uqdah, Ibndevin)
Wellmon, Jamar (Def. Assoc.)

Room 704—YU, J.

Clark, James (Hughes, Evan T. L.)
Diarra, Aboubacar (Stenson, Derek Alan)
Dunmore, Saleem (Osei, Nana Yaw Adom)
Ferguson, Maurice (Gessner, Scott)
Genelli, Jason (Def. Assoc.)
Hanino, Monir (Def. Assoc.)
Johnson, Dante (Def. Assoc.)
Johnson, Eric (Def. Assoc.)
Johnson, Tzion (Def. Assoc.)
Latorre-gonzalez, Miguel (Savino, Louis)
Lewis, Ava (Tarpey, Timothy J.)
Locke, Ronald (O'Connor, Lawrence J. Jr.)
Mansoor, Thompson (Def. Assoc.)
Mccollum, Teimika M. (Osei, Nana Yaw Adom)
Mcdaniels, Tyler (Def. Assoc.)
Mitchell, Ronald L. (Def. Assoc.)
Monte, Kalief (Def. Assoc.)
Murchlson, Davon (Johnson, Shaka Mzee)
Ortega, Rachel (Fiore, Todd R.)
Sanchez-luciano, Roberto (Scarpello, Joshua E.)
Smith, Anton (Def. Assoc.)
Smith, Anton L. (Def. Assoc.)
Vereen, Kyeef (Def. Assoc.)
Williams, Sylvester (Schober, Henry William)

Room 705—WILLIAMS, J.

Bentley, Marcus (Tinari, Eugene P.)
Burrongs, Sanai (Tarpey, Timothy J.)
Burrusjr, David G. (Def. Assoc.)
Colon-white, Rafi R. (Petroni, Anthony J.)
Durham, Timothy (Def. Assoc.)
Gibson, Damon (Duckett, Cowan Lee Jr.)
Green, Takeska (Def. Assoc.)
Gregory, Zhaire (Stern, Douglas Nathaniel)
Hawkins, Derrick L. (Def. Assoc.)
Hughes, Raheem (Yee, Adam Sequoyah)
Jarrett, Carl (Meenan, Conor Liam)
Lemar, Eli (Humble, Brian Francis)
Mccoullin, Troy (Def. Assoc.)
Munden, Brandon (Def. Assoc.)
Owens, Stephen (Boyd, Matthew Christopher)
Ramirez, Geovani (Fish, Illon Ross)
Robinson, Shykeem (Mann, Jessica Consuela)
Stover, Naeem (Mann, Jessica Consuela)
Vasquez, Jonathan (Piccarreto, Marisa Anne)
Watson, Tyshawn (Def. Assoc.)

Room 707—CAMPBELL, J.

Mcmann, Jacob (Kenny, Thomas)
Pratt, Kylen (Def. Assoc.)
Rivera-pagan, Victor (Altschuler, Jonathan R.)
Shumakeris, Tina M. (Sigman, Scott Philip)
Velaquez, Samuel D. (Johnson, Shaka Mzee)
Wielandt, Michael David D (Sullivan, Matthew Francis)

Room 708—LIGHTSEY, J.

Adams, Keith S. (Silver, Gary Scott)
Adams, Kyle (Tarpey, Timothy J.)
Eldridge, Armad R. (Abdul Rahman, Qawi)
Miller, Douglas (Def. Assoc.)
Moore, Isaiah A. (Def. Assoc.)
Mullings, Wayne L. (Szanto, Jules Norris)
Scott, Imani (Colon, Christian)
Shabazz, Wazeer (Walker, David Michael)
Woodard, Avery (Yee, Adam Sequoyah)

Room 801—GIBBS, J.

Cryer, Maurice (Boyd, Matthew Christopher)
Deandrade, Jefferson (Fish, Illon Ross)
Diggins, Carlton (Def. Assoc.)
Green, Gilbert (Coleman, Joseph L.)
Harwell, Ashton (Johnson, Shaka Mzee)
Morris, Javier (Fioravanti, Michelle A.)
Murphy, Dominique (Stretton, Samuel C.)
Payne, Shaheed (Alva, Jeremy-Evan)

Room 802—CLEMONS, J.

Dickey, Steven B. (Davis, William McFadden)
Royster, Kenyatta (Savino, Louis Theodore Jr.)

Room 804—SAWYER, J.

Allicea, Juan (Def. Assoc.)
Baxter, Hakeem (Abdul-Rahman, Qawi)
Brown, Basil (Def. Assoc.)
Burnett, Katreese (Meehan, Edward C. Jr.)
Byers, Hakeem (Def. Assoc.)
Deardorff, Ricky L. (Def. Assoc.)
Duplessis, Ricardo (Davis, William McFadden)
Espinal-torres, Aneury D. (Capek, Justin Charles)
Figueroa, David (Def. Assoc.)
Herman, Christopher (Def. Assoc.)
High, Sidney (Def. Assoc.)
Jaikel, Smith (Def. Assoc.)
Kramer, Ashley (Def. Assoc.)
Kramer, Ashley M S (Def. Assoc.)

Lewanski, Justin (Def. Assoc.)
Martin, Khalil (Def. Assoc.)
Mendez, Alex (Def. Assoc.)
Mister, Josh (Def. Assoc.)
Mosby, Dahmir (Coleman, Joseph L.)
Muhammad, Elijah (Parkinson, Michael Patrick)
Peter, Najee G. (Osei, Nana Yaw Adom)
Purnell, Dwyer (Stein, Gerald A.)
Stukes, Robert (Mann, Jessica Consuela)
Thomas, Tamir (Turner, Alexandre Neuerburg)
Thomas, Tamir J. (Turner, Alexandre Neuerburg)

Room 805--EISENHOWER

Adams, Sharif (Def. Assoc.)
Ambrose, John (Def. Assoc.)
Bailey, Darryl
Candelaria Sagardia, Carlos J.
Carodine, Anthony (Def. Assoc.)
Coderne, Brittany (Def. Assoc.)
Cruz, Jonathan (Def. Assoc.)
Cruz, Tiffany A. (Def. Assoc.)
De La Cruz, Gregory
Diaz, Pablo (Pagano, Gregory Joseph)
Dixon, Liston (Def. Assoc.)
Dow, Joshua A. (Gessner, Scott)
English, Karlton (Def. Assoc.)
Gonzalez, Jennifer (Def. Assoc.)
Green, Munir (Altschuler, Jonathan R.)
Hannah El, Adrienne (Def. Assoc.)
Harris, Terra (Def. Assoc.)
Legrande, Jeffrey (Def. Assoc.)
Meares, Khalif
Miller, Nicole (Def. Assoc.)
Oree, Deborah
Patterson, Saedia (Altschuler, Jonathan R.)
Redmond, Wahid
Salazar, Johnathan
Scott, Omar (Def. Assoc.)
William, Joseph (Def. Assoc.)
Wood, Christopher (Def. Assoc.)

Room 807—ANHALT, J.

Carter, Demetrius (Def. Assoc.)
Garner, Quran (Def. Assoc.)
Gibson, Alantae (Lloyd, James Richard III)
Holmes, Alex (Def. Assoc.)
Holmes, Louis (Def. Assoc.)
Resto, John P. (Def. Assoc.)
Wharton, Ameer (Capek, Justin Charles)

Room 808—KAMAU, J.

Cotto-rivera, Michael L. (Savino, Louis Theodore Jr.)
Gabriel, Lourdemia (Stenson, Derek Alan)
Graham, Perry L. (Silver, Gary Scott)
Hardison, Eddie (Savino, Louis)
Karafillis, Christopher (Snyder, Marni Jo)
Martinez, James (Savino, Louis Theodore Jr.)
Medina, Gilberto (Savino, Louis Theodore Jr.)
Mejia-paulino, Fabrisio (Savino, Louis Theodore Jr.)
Moore, Nikkia (Burrows, William Gordon)
Ortiz, Michael (Mann, Jessica Consuela)
Portillo, Darwin (Diamondstein, Michael Jay)
Schaal, Michael (Szanto, Jules Norris)
Tarver, Derrick (Consadene, Jonathan D.)

Room 901—SCHULTZ, J.

Adams, Robert (Mann, Jessica Consuela)
Barrett, Darryl S. (Goodman, Leon Dominic)
Beasley, Neal (Page, Shawn Kendrick Sr.)
Bing, Sean R. (Def. Assoc.)
Diaz, Cyrus (Dimairo, Paul Michael)
Gary, Jacquan (Yee, Adam Sequoyah)
Hall, Earl (Def. Assoc.)
Kennedy, Nasir (Def. Assoc.)
Purnell, Zanayah S. (Latour, Pierre III)
Ramirez, Alex (Coleman, Joseph L.)
Smith, Troy (Def. Assoc.)
Suonborai, Sokavy (Def. Assoc.)

Room 902—WOELPPER, J.

Booker, John (Levin, Peter Alan)
Carter, Rafeeq (Johnson, Shaka Mzee)
James, William (Brennan, William J.)
Lausell, Jennifer (Reynolds, Coley Obrien)
Parker, Brian (Def. Assoc.)
Smith, Rakim (Def. Assoc.)
Stevens, Jermaine (Love, William Allan)
Torres-rivas, Luis A. (Fishman, Brian M.)

Room 904-ROSS, J.

Abney, Quadir (Def. Assoc.)
Brunke, Justin H. (Def. Assoc.)
English, Samuel (Def. Assoc.)
McLaughlin, Jaqueline (Server, Gary Sanford)
Palmer, Nasir (Def. Assoc.)
Stanton, Muhammad (Def. Assoc.)
Sumpter, Tamika (Def. Assoc.)
Teah, Amos (Conner, Daniel)
Toliver, Imair B. (Fitzgerald, Joshua Bradley)
Wilkins, Braheem (Def. Assoc.)

Room 905—SHAFFER, J.

Dallas, Harry (Pagano, Gregory J.)
Griffin, John (Ringgold, Hamilton Jr.)
Hale, Reginald D. (Savino, Louis Theodore Jr.)
Hoffman, Conor B. (Perri, Fortunato N. Jr.)
Lewis, Marcus (Def. Assoc.)
Little, Sherman (Snyder, Marni Jo)
Lucas, Kevin (Davis, William McFadden)
Morris, Asia (Def. Assoc.)
Roberts, Thearesa (Def. Assoc.)
Santiago, Edwin (Sigman, Scott Philip)
Smith-briddell, Aaron (Mischak, David B.)
Zellars, Khayree (Gessner, Scott)

Room 908—BRANDEIS-
ROMAN, J.

Fryerson, David T. (Marsh, James T.)
Johnson, Akmir (Clemens, Thomas C.)

Room 1001—DICLAUDIO, J.

Ayala, Raymond E. (Reynolds, Coley Obrien)
Baceleo, Leury (Edelin, Kenneth Carlton Jr.)
Beattie, Kevin R. (Love, William Allan)
Bennett, Vernon (Latour, Pierre III)
Black, Darryl D. (Brown, Jerome Michael)
Chester, Amir (Sigman, Scott Philip)
Chester, Amir A. (Sigman, Scott Philip)
Fernandez, Edwin (Bermudez, Donald)
Garwood, Amir (Himebaugh, Teri B.)
Ghee, Charles (Bozzelli, Lawrence J.)
Harrison, Charles E. (Wittels, Barnaby)
Jeffries, Quadir (Sturm, Cheryl J.)
Johnson, Cortez
Johnson, Shawneeq (Def. Assoc.)
Johnson, Tymeear K. (Server, Gary Sanford)
Mccoy, Donald (Yee, Adam Sequoyah)

Odom, Kahhim (Pileggi, Michael)
Rivera, George (Levin, Peter Alan)
Rosario, David (Bozzelli, Lawrence J.)
Small, Elwood (Marrone, Joseph Michael Jr.)
Smith, Rochelle (Def. Assoc.)
Stevens, Maurice L. (Brown, Jerome Michael)
Sutton, Benjamin B. (Levin, Peter Alan)
Thomas, D Angelo (Bermudez, Donald)
Thomas, Wadi (Def. Assoc.)
Vaughter, Damtvell (Jubelirer, Laurie Robin)
White, Ronald (Stenson, Derek Alan)

Room 1002—TAYLOR-
SMITH, J.

Bosket-nixon, Sherrod (Johnson, Shaka Mzee)
Chieves, Samuel (Cacciamani, Kathryn Coviello)
Harrell, Desjaun (Sigman, Scott Philip)
Johnson, Terrel (Goldstein, Zak Taylor)
Mcmillan, Tiffany (Seay, Geoffrey Vincent)
Ortiz-troncoco, Wilson J. (Stolee, Marc Stephen)

Room 1005—BRYANT-
POWELL, J.

Anderson, Dionell (Def. Assoc.)
Anderson, Dionell J. (Def. Assoc.)
Bickel, Rajchel (Fioravanti, Michelle A.)
Bonilla, Randy (Def. Assoc.)
Bonilla, Randy L. (Def. Assoc.)
Carter-holland, Barry L. (Def. Assoc.)
Gateward, Jamean D. (Walker, John Robert)
Harrison, Shante (Mandell, Lee)
Hendrickson, Jason (Def. Assoc.)
Kennedy, Brian (Def. Assoc.)
Price, Jerome (Def. Assoc.)
Santiago-rivera, Jeymarie (Def. Assoc.)
Torres, Carlos (Cacciamani, Kathryn Coviello)
Zayas, Edwin (Def. Assoc.)
Zayas, Edwin N. (Def. Assoc.)

Room 1007—BRONSON, J.

Bell, Marcus (Dimairo, Paul Michael)

Room 1008—KYRIAKAKIS, J.

Anderson, Ronn C. (Page, Shawn Kendrick Sr.)
Billa, Kevin (Piccarreto, Marisa Anne)
Chamberlain, Mark (Walker, David Michael)
Corsaro, Robert (Brennan, William J.)
Cox-fluellen, Tymeer (Def. Assoc.)
Davis, Nathaniel (Burke, Thomas F.)
Delacruz, Anthony (Def. Assoc.)
Dennis, Omar (Nenner, David Scott)
Dukes, Kevin (Def. Assoc.)
Green, Anthony (Def. Assoc.)
Henson, Tyed (Def. Assoc.)
Hill, Robert (Def. Assoc.)
Johnson, Mianca (Martino, Andre)
Kemp, Eligh H. (Def. Assoc.)
Lee, Brandon B. B. (Goodman, Leon Dominic)
Massiah, Shawn (Walker, John Robert)
Mckelvey, Aaron (Def. Assoc.)
Mendez, Johnathan (Coleman, Joseph L.)
Olmo, Miguel (Savino, Louis Theodore Jr.)
Quigley, Gregory H. (Giuliani, Richard J.)
Reynolds, Steven (Def. Assoc.)
Silva, Kaiky (Def. Assoc.)
Sor, Krim (Lorusso, Vincent M.)
Stevens, Gregory (Def. Assoc.)
Stroud, James (Def. Assoc.)
Thompson, Jabri (Alva, Jeremy-Evan)
Wimberly, Troy (Def. Assoc.)

Room 1101—S. JOHNSON, J.

Singleton, Albert (Link, Robert Patrick)

Room 1104-ARRAIGNMENTS

Batts, Titus W. (Burrows, William Gordon)
Bespalova, Margaret (Def. Assoc.)
Brunson, Shontay (Def. Assoc.)
Clark, Anthony (Def. Assoc.)
Cuffee, Rasool (Def. Assoc.)
Davis, Ramir (Def. Assoc.)
Fleming, Joseph E. (Def. Assoc.)
Frost, Autumn (Def. Assoc.)
Garris, Renee (Def. Assoc.)
Golden, Kamar (Def. Assoc.)
Goodman, Bryan (Def. Assoc.)
Goldsbrough, Kathy (Def. Assoc.)
Hawkins, Syiece (Def. Assoc.)
Kissman, Brendan (Def. Assoc.)
Kushner, David (Zeiger, Brian J.)
Magwood, Theodore (Gessner, Scott)
Matthews, Damion (Def. Assoc.)
Nesmith, Novell (Def. Assoc.)
Nesmith, Shavelle (Adams, Mark Wayne Franklin)
Olmeda, Miguel (Def. Assoc.)
Ortiz, Isaiah (Def. Assoc.)
Ramos, Matthew (Def. Assoc.)
Saunders, Kyree (Pagano, Gregory Joseph)
Selvin, Matthew (Weiss, William Alfred)
Simmons, Semaj (Def. Assoc.)
Smith, Dennis (Walker, David Michael)
Starks, Emanuel (Humble, Brian Francis)
Torres, Daniel (Def. Assoc.)
Valentine, David (Def. Assoc.)
White, Jeffrey (Def. Assoc.)
Wilson, Martin (Def. Assoc.)
Wynder, Nelson (Def. Assoc.)

Room 1108—CIANFRANI, J.

Browne, Isaiah (Dolfman, Douglas Lee)
Clark, Andre (Alva, Jeremy Evan)
Clarke, Naecwan (Def. Assoc.)
Harrell, Christian (Petroni, Anthony J.)
Hunter-scott, Toreon (Edelin, Kenneth Carlton Jr.)
Palmer, Alonzo (Dolfman, Douglas Lee)
Perkins, Vincent (Birley, Kevin Thomas)
Rice, Jameer (Dolfman, Douglas Lee)
Shapiro, Kaya (Alexander, Jacqueline Elizabeth)

CRIMINAL TRIAL DIVISION

TUESDAY, SEPTEMBER 24,
2024

Room 502—COYLE, J.

Campbell, Sammie (Brown, Jerome Michael)
Haines, Montel (Def. Assoc.)
Parker, Robert

Room 505—PALUMBO, J.

Beatty, Shawn (Def. Assoc.)
Caine, Michael A. (Def. Assoc.)
Capers, Marcus (Def. Assoc.)
Cruz, Israel (Def. Assoc.)
Davis, Jerry (Silver, Gary Scott)

Farr, Shana (Def. Assoc.)
Fisher, Douglas (Def. Assoc.)
Fisher, Douglas A. (Public Defender, Philadelphia)
Jones, Amir (Humble, Brian Francis)
Jones, Amir E. (Humble, Brian Francis)
Lee, Sione (Latour, Pierre III)
Rivera, Santos (Kenny, Thomas)
Scruggs, Gregory (Mann, Jessica Consuela)
Taylor, Kushan (Def. Assoc.)
Wilson, Monte (Def. Assoc.)

Room 507—MCDERMOTT, J.

Allen, Ranief
Banks, Rasheed (Dolfman, Douglas Lee)
Fletcher, Troy (Snyder, Marni Jo)
Hayman, Shawn (Sigman, Scott Philip)
Huyhn, Steven (Def. Assoc.)
Jennings, Arthur (Def. Assoc.)
Johnson, Tennaj (Chisholm, Walter C.)
Lennon, Taj (Def. Assoc.)
Matos, Nicholas L. (Bowers, Peter C.)
Mccord, Jahmiel (Alva, Jeremy-Evan)
Mills, Kleire (Def. Assoc.)
Nelly, Bryce (Def. Assoc.)
Parker, Jamier (Server, Gary Sanford)
Ra, Malik (Def. Assoc.)
Robinson, Charles (Silverman, Daniel)
Squire, Shannon W. (Server, Gary Sanford)
Taylor, Shandel (McDermott, Michael I.)
Thompson, Ymir (Tarpey, Timothy J.)
Tillery, Kymber (O'Donnell, Joseph H. Jr.)
Williams, Kiyan (Mandell, Lee)

Room 605—BROWN, J.

Abdul-raheem, Quadir (Def. Assoc.)
Angel, Luis (Savino, Louis Theodore Jr.)
Baez, Elven (Def. Assoc.)
Berry, Justin (Def. Assoc.)
Blake, Imir (Def. Assoc.)
Bolden, Naseem J. (Def. Assoc.)
Branch, Paul (Def. Assoc.)
Bryant, Sean (Def. Assoc.)
Byrd, Jermaine (Def. Assoc.)
Castillo, Auturo (Def. Assoc.)
Christian, Quamere (Def. Assoc.)
Colon, Raul (Def. Assoc.)
Dela-santos, Yasier (Def. Assoc.)
DeLoatch, Omar (Def. Assoc.)
Dillingham, Brian (Def. Assoc.)
Falkowski, Dylan (Def. Assoc.)
Figueroa, Carlos (Def. Assoc.)
Garcia, Alexander (Def. Assoc.)
Gonzalez, Jose (Smith, Ronald Allan)
Gonzalez-rios, Junier (Def. Assoc.)
Hernandez-sanchez, Juan (Def. Assoc.)
Hill, Nafis (Def. Assoc.)
Hogue, Curtis (Def. Assoc.)
Houston, Marke (Def. Assoc.)
Huskey, Niheem (Def. Assoc.)
Jenkins, Marvin (Def. Assoc.)
Johnson, Amanda (Def. Assoc.)
Johnson, Raymond (Def. Assoc.)
Jones, Robert (Def. Assoc.)
Kelly, William (Def. Assoc.)
Kent, Hassan (Def. Assoc.)
Long, David (Def. Assoc.)
Lopez, Keshea (Def. Assoc.)
Louis, Shymir (Def. Assoc.)
Martinez, Christopher (Def. Assoc.)
Mcbride, Marc (Def. Assoc.)
Mckinney, Timothy (Def. Assoc.)
Meleski, Julianna (Def. Assoc.)
Mendoza, Ricardo (Def. Assoc.)
Moore, David (Def. Assoc.)
Morales, Joshua (Def. Assoc.)
Morris, Kimarley (Colon, Christian)
Newton, Joseph (Def. Assoc.)
Ocasio, Rafael (Def. Assoc.)
Ortiz, Raul O. (Def. Assoc.)
Owens, Jimmie (Def. Assoc.)
Pagan, Giovanni (Def. Assoc.)
Perez, Joseer (Def. Assoc.)
Pointer, Kaheem (Def. Assoc.)
Porter, Andre (Def. Assoc.)
Ramos-ruiz, Hector (Def. Assoc.)
Redmon, Dayshawn (Def. Assoc.)
Rene, Jordan (Savino, Louis Theodore Jr.)
Rosa, Ivan (Def. Assoc.)
Saxon, Tyriek (Def. Assoc.)
Smart, Martinez (Savino, Louis Theodore Jr.)
Smith, Charles (Def. Assoc.)
Smith, Shinise (Def. Assoc.)
Stanley, Carnell (Def. Assoc.)
Stubbs, Nysir (Morris, Glen Richard)
Vicenty, Krystian (Def. Assoc.)
Williams, Khyan (Def. Assoc.)
Williams, Ramajah (Def. Assoc.)

Room 607—EHRlich, J.

Banniger, Anthony J. (O'Connor, Lawrence J. Jr.)

Room 608—TUCKER, J.

Billups, Robert (Def. Assoc.)
Brodo, Anthony (Def. Assoc.)
Brodo, Anthony P. (Def. Assoc.)
Coleman, Tracey (Def. Assoc.)
Harris, Cynthia (Def. Assoc.)
Harris, Cynthia M. (Birley, Kevin Thomas)
High, Maxine (Def. Assoc.)
Hightower, Lisa (Def. Assoc.)
Holloway, Robert (Def. Assoc.)
Holly, Joseph (Def. Assoc.)
Holly, Joseph D. (Def. Assoc.)
King, Irvin (Def. Assoc.)
Lassiter, Akeem (Def. Assoc.)
Miller, Courtney (Def. Assoc.)
Morris, Curt (Spade, Eric F.)
Nobles, Juanita (Phelan, James J. Jr.)
Obayah, Ahmed (Def. Assoc.)
Parks, Robert (Def. Assoc.)
Parson, Tiffany L. (Def. Assoc.)
Perez, Adrian (Def. Assoc.)
Ray, Lamarr (Dougherty, Kevin M.)
Ray, Lamarr I. (Miller, Robert E. Hamilton)
Rowe, Khaliff O. (Def. Assoc.)
Rowe, Khaliff Om (Def. Assoc.)
Vasquez, Adrian (Shelton, B. Fincourt)
Whitfield, Saleema
Whitfield, Saleema M. (Def. Assoc.)

Room 701—WASHINGTON, J.

Biggs, Malcolm (Def. Assoc.)
Harris, Jasmine (Def. Assoc.)
Johnson, Isaac (Shaw, Brianna Corine)

Room 702—HANGLEY, J.

Bordley, James (Def. Assoc.)

Colon, Isaac (Def. Assoc.)
Culpepper, Jahmir (Def. Assoc.)
Krivonosov, Maxim (Shnyder, Stanislav)
Williams, Simire K. (Def. Assoc.)

Room 704—YU, J.

Ayalamaldonado, Jose (Johnson, Shaka Mzee)
Bailey, William (Savino, Louis Theodore Jr.)
Bradshaw, Eric (Def. Assoc.)
Culbreth, Elijah (Kenny, Thomas)
Davis, Irvin (Def. Assoc.)
Foman, Zahmir (Def. Assoc.)
Garnett, Jacob (Sedacca, Matthew Paul)
Gomez, Jasmine (Marroletti, John A.)
Kelson, Raheem N. (Def. Assoc.)
Matthews, William (Def. Assoc.)
Mckelvy, Aaron (Def. Assoc.)
Mouzone, Rahmere (Javie, Jason David)
Palacorolla, Kyle (Def. Assoc.)
Palumbo, John A. (Def. Assoc.)
Plant, Krysta (Def. Assoc.)
Pullet, Anthony (Def. Assoc.)
Ramirez, Walding (Def. Assoc.)
Rannels, Sadean (Def. Assoc.)
Rodriguez, Pablo (Goodman, Leon Dominic)
Salas, Giovanni (Def. Assoc.)
Santana-quintana, Miguel (Johnson, Shaka Mzee)
Scott, Najuwhan (Yacoubian, George Setrag Jr.)
Thomas, Rasheed (Ringgold, Hamilton Jr.)
Tucker, Jamar (Kenny, Thomas)

Room 705—WILLIAMS, J.

Allen, Kncoise (Sedacca, Matthew Paul)
Anderson, Kyree (Nasuti, Carmen Charles III)
Burkett, Jason (Def. Assoc.)
Griffin, Daijon (Johnson, Shaka Mzee)
Harper, Michael F. (Def. Assoc.)
Johnson, Joshua (Def. Assoc.)
Jones, Marquesha (Yee, Adam Sequoyah)
Kemp, Devine (Def. Assoc.)
Mcsloy, Mark (Kelly, Joseph Kevin)
Moore, Jiheis (Slaven, Ryan Patrick)
Morales, Virgen (Def. Assoc.)
Murray, Charles (Def. Assoc.)
Olmedo, Juan (Def. Assoc.)
Walker, Antoine (Def. Assoc.)

Room 707—CAMPBELL, J.

Champion, Jamal (Kadish, Jason Christopher)

Room 708—LIGHTSEY, J.

Adams, Kyle (Tarpey, Timothy J.)
Conyers, Tyriek (Def. Assoc.)
Crawford, Nijah (Datner, Robert Frederick)
Hill, Rhaehom (Sigman, Scott Philip)
Miles, Anthony (Def. Assoc.)
Williams, Arron (Johnson, Shaka Mzee)

Room 801—GIBBS, J.

Footman, James (Mann, Jessica Consuela)
Hyman, Kareem (Cameron, Angelo Leroy)
Tovar, Leonardo (Paraboschi, Ethan William)

Room 802—CLEMONS, J.

Elmoneiry, Ramy (Brennan, William J.)
Fields, Qaadir A. (Walker, David Michael)

Room 804—SAWYER, J.

Allen, Isiah A. (Def. Assoc.)
Angulo-correa, Albert J. (Def. Assoc.)
Bullock-wallington, Terrell (Def. Assoc.)
Cuevas, Luis (Hagarty, Matthew Sherman)
Galarza, Angel (Def. Assoc.)
Green, Felix (Def. Assoc.)
Guess, Marlon (Silver, Gary Scott)
Hughes, Zymire (Def. Assoc.)
Jones, Dariean (Def. Assoc.)
Rivera, Jose (Def. Assoc.)
Roberson, Courtney (Kramer, Max Gerson)
Robinson, Nazeer (Mischak, David B.)
Silval, Miguel (Tarpey, Timothy J.)
Sligh, James (Kelly, Joseph Kevin)
Tapper, Clinton (Def. Assoc.)
Vargas, Michale (Def. Assoc.)
Walsh, Holden (Def. Assoc.)
Warriner, Stephen (Colon, Christian)
Watson, Zahair (Sigman, Scott Philip)
White, Dillen (Chisholm, Donald II)
Young, Tyheed S. (Pagano, Gregory Joseph)

Room 805—PALUMBO, J.

Al Dalali, Bassam (George, Henry Jr.)
Arguelles, Jose
Asaad, Bilal
Badi, Adham (Klayman, David Howard)
Baker, Isaiah
Blalock, Johnathan
Brookshaw, Daniel (Markey, Shawn P.)
Candelario, Jose
Chandler, Aleem
Chase, Tyrone
Chestnut, Jeffery (Def. Assoc.)
Chisholm, Shairf
Coker, Omar T. (Def. Assoc.)
Coulter, Malik
Cowie, John (Def. Assoc.)
Danilo Barahona, Neston
Dantzler Stanley, Brianna (Def. Assoc.)
Diaz, David
Dwyer, William (Def. Assoc.)
Farhat, Moneer (Def. Assoc.)
Graves, Anthony
Hannible, Willie
Harris, George
Hasaan, Taj
Hennessey, Jonathan
Jackson, Jason
Kelso, Jeremy
Labar, Joseph (Def. Assoc.)
Laury, Rologic
Nunez, Frank (Mandell, Lee)
Ortiz, Victor
Plummer, Thomas (Def. Assoc.)
Roberts, Robert Jr.
Sanchez, Reinaldo
Scott, Joaquin
Smith, Johnathan
Washington, William (Def. Assoc.)
Washington, William J. (Def. Assoc.)
Weaver, Derrick
Westfield, Eric
Williams, Marques J. (Def. Assoc.)
Wright, Andre
Zou, Andy

Room 807—ANHALT, J.

Burns, Daryl (Amoriello, Gina A.)
Guerra, Jason (O'Connor, Lawrence J. Jr.)
Mumin, Umar I. (Altschuler, Jonathan R.)

Turner, Raheem (Johnson, Shaka Mzee)
Velez, Diego

Room 808—KAMAU, J.

Dunning, Michael (Def. Assoc.)
Gonzales, Daniel (Def. Assoc.)
Green, Joseph M. (Def. Assoc.)
Martinez-mosquea, Fausto Emmanuel (Jones, Sarah Alexandra)
Smith, Shakirya (Burke, Thomas F.)

Room 901—SCHULTZ, J.

Agosto, Eli (Gessner, Scott)
Dobson, Dominic (Def. Assoc.)
Edney, Orlando (Def. Assoc.)
Harmon, Kameron (Def. Assoc.)
Moore, Christopher (Coleman, Joseph L.)
Sampson, Terrance (Def. Assoc.)

Room 902—WOELPPER, J.

Bartley, Thomas (Def. Assoc.)
Boseman, Dwight (Def. Assoc.)
Carter, Jose (Def. Assoc.)
Castaneda-negron, Michael (Savino, Louis Theodore Jr.)
Moss, Sheldon (Def. Assoc.)
Owens, Anthony D. (Def. Assoc.)
Pace, David (Def. Assoc.)
Peel, Marcus J. (Nasuti, Carmen Charles III)
Pereira-matos, Luis (Pagano, Gregory Joseph)
Sharratt, Danielle (Def. Assoc.)
Williams, James W. (Keenheel, Mark S.)

Room 904—ROSS, J.

Abderrahmane, Sofiane (Def. Assoc.)
Colon, Carlos G. Jr. (Savino, Louis Theodore Jr.)
Green, Harold (Def. Assoc.)
Hall, William (Def. Assoc.)
Johnson, Love (Def. Assoc.)
Josephus, Davis L. (O'Connor, Lawrence J. Jr.)
Kittreles, Lavonte (Azzarano, Jeffrey)
Lewis, Manir (Piccarreto, Marisa Anne)
Martinez, Hector (Dicinno, Daniel)
Perez-tavarez, Gabriel (Gessner, Scott)
Polk, Jalen C. (Savino, Louis Theodore Jr.)
Rodriguez, Israel (O'Donnell, Joseph H. Jr.)
Rodriguez, Ricardo (Def. Assoc.)
Valez, Jose (Levin, Andrew Joseph)
Williams, Hakeem (Walker, John Robert)

Room 905—SHAFFER, J.

Astacio, Anthony (Coleman, Joseph L.)
Barracks, Devon R. (Def. Assoc.)
Battle, James (Dolfman, Douglas Lee)
Beebe, Robert (Kellis, Steven Ernest)
Bell, Michael (Hurley, Eileen J.)
Brown, Aaron (Def. Assoc.)
Cepregi, Stephen (Hagarty, Matthew Sherman)
Deoliveira, Helio (Fausto, Nicholas M.)
Dudley, Richard (Def. Assoc.)
Freeman, Oseir (Def. Assoc.)
Gladney, Tyreik (Def. Assoc.)
Harley, Christian (Def. Assoc.)
Harrell, Thomas (Coates, Patricia S.)
Hunter, Thomas (Burrows, William Gordon)
Jennings, Amir T. (Def. Assoc.)
Jones, Alicia
Jordan, Melinda (Def. Assoc.)
Jurkiewicz, Matthew (Davis, William McFadden)

Kenner, Robert (Def. Assoc.)
King, James (Def. Assoc.)
Lewis, Damonte (Def. Assoc.)
Lowman, Kalif (Def. Assoc.)
Lyons, Kyree (Def. Assoc.)
Mccall, History (Def. Assoc.)
Mchugh, Kristy (Def. Assoc.)
Mitchell, Joshua (Def. Assoc.)
Nesfeder, Brian (Alva, Jeremy-Evan)
Nyanti, Calvin D. (Trimble, Robert Eugene)
Payne, Hakneef (Trimble, Robert Eugene)
Pennington, Kevin (Def. Assoc.)
Pritt, John (Def. Assoc.)
Rodriguez, George (Silver, Gary Scott)
Santiago, Joshua (Azzarano, Jeffrey)
Schmidt, Phillip (Earl, Douglas)
Singleton, Tia (Def. Assoc.)
Smallwood, Tracy (Sanita, Amato T.)
Smith, Tamir (Def. Assoc.)
Swanson, Ayana (Amoriello, Gina A.)
Thompson, Bradford (Def. Assoc.)
Tompkins, Frank (Def. Assoc.)
Vaughn, Robert (Def. Assoc.)
Watson, Ameer (Def. Assoc.)
Williams, Darrick (Def. Assoc.)
Williams-powell, Nazir (Hughes, Evan T. L.)
Wimbush, Anthony (Def. Assoc.)

Room 1001—DICLAUDIO, J.

Davis, Hykeem (Chisholm, Walter C.)
Harvey, Andre K. (Maguire, Mark V)

Room 1002—TAYLOR-SMITH, J.

Aragamon, Joan (Savino, Louis Theodore Jr.)
Bailey, Nathaniel (Humble, Brian Francis)
Forrest, Alonzo (Link, Robert Patrick)
Long, Jasmine S. (Dover, Andre)
Long, Rashina N. (Dover, Andre)
Purdie, Yousef (Def. Assoc.)
Rogers, Nacem (O'Connell, James J.)
Wyman, Carlos (Def. Assoc.)

Room 1004—GAGNON I HEARINGS

Agosto, Marco L. (Mincey, Kevin V.)
Bradley, Johnathan (Def. Assoc.)
Bradley, Jonathan (Def. Assoc.)
Chisolm, Alonzo K. (Def. Assoc.)
Diaz, Bridget (Def. Assoc.)
Floyd, Derrick L. (Levin, Peter Alan)
Gomez, Pedro (Szanto, Jules Norris)
Johnson, Olivia (Def. Assoc.)
Jewell, Taheed (Def. Assoc.)
Johnson, Lamont (Def. Assoc.)
Keita, Idrissa (Def. Assoc.)
Kirksey, Shamsideen Ali (Montoya, William Christopher)
Moss, Jason (Sanita, Amato T.)
Smith, Christian (Def. Assoc.)
Vaughn, Kelvin (Def. Assoc.)
Walker, Kamaj (Ringgold, Hamilton Jr.)
Ware, Jamal (Humble, Brian Francis)
Williams, Jiahad (Def. Assoc.)
Williford, Demetrius (Def. Assoc.)
Wright, Tracey (Def. Assoc.)

Room 1005—BRYANT-**POWELL, J.**

Allen, Tyseir (Def. Assoc.)
Anwar, Jordan (Def. Assoc.)
Ball, Jabril (Abdul-Rahman, Qawi)
Banks-hargrove, Tymir (Perri, Fortunato N. Jr.)
Barr, Kyheir (Def. Assoc.)
Broaddus, Tyrik (Def. Assoc.)
Brown, Chiari M. (Def. Assoc.)
Brown, Khalil (Def. Assoc.)
Burns, Isaih C. (Def. Assoc.)
Butler, Enoch (Fioravanti, Michelle A.)
Donohue, Matthew (Def. Assoc.)
Dotson, Quamere (Def. Assoc.)
Duff, Michael (Def. Assoc.)
Duncan, Aaron K. (Def. Assoc.)
Ervine, Adam (Def. Assoc.)
Figueroa, Jazmin (Def. Assoc.)
Foreman, Darryl (Def. Assoc.)
Fox, Jabbar (Def. Assoc.)
Freeman, Elijah (McCrae-Kane, Kendra)
Gallashaw, Nacir (Martino, Andre)
Garland, Rudi V. (Def. Assoc.)
Gilliam, Shyion (Def. Assoc.)
Hackett, Kasim (Def. Assoc.)
Harper, Nadir (Dennis, Charles E.)
Harper, Sherita (Def. Assoc.)
Hartley, Christopher (Def. Assoc.)
Harvey, Tyrim (Martino, Andre)
Johnson, Safiyy (Sigman, Scott Philip)
Knuckles, Rasheen J. (Fitzgerald, Joshua Bradley)
Lacy, Rashaan (Dolfman, Douglas Lee)
Lockman, Nasir Q. (Stein, Gerald A.)
Moore, Mark (Def. Assoc.)
Ndiaye, Abdoulaye (Bahuriak, David Stephen Jr.)
Pinacle, Yasir (Walker, John Robert)
Poindexter, Martin (Kenny, Thomas)
Precia, Cameren (Sanita, Amato T.)
Rawls, Edward (Johnson, Shaka Mzee)
Reyes, Ricky (Def. Assoc.)
Richardson, Bryce C. (Def. Assoc.)
Robbins, Ronald (Def. Assoc.)
Robinson, Nicole (Def. Assoc.)
Spencer, Jonathan P. (Chisholm, Donald II)
Torrence, Jamir (Def. Assoc.)
Whitehead, Tjana (Martino, Andre)
Williams, Ahmad (Def. Assoc.)
Williams, Brian (Silver, Gary Scott)
Williams, Jakir (Shaw, Brianna Corine)
Williams, Reginald (Def. Assoc.)

Room 1008—KYRIAKAKIS, J.

Arce, Richard (Hughes, Evan T. L.)
Butler, Ashley (Def. Assoc.)
Gigunito, Elena (McLaughlin, Brandi L.)
Johnson, Miance (Martino, Andre)
Kennedy, Joseph (Fuschino, Richard John Jr.)
Wilson, Jarrell T. (Tarpey, Timothy J.)

Room 1104—ARRAIGNMENTS

Boykin, Reginald (Goldstein, Zak Taylor)
Gray, Briaheem (Cameron, Angelo Leroy)
Leimkuhler, Randle (Def. Assoc.)

Room 1105—SHREEVES-

JOHN, J.
Freeman, Denise (Def. Assoc.)
Freeman, Denise W. (Def. Assoc.)
Freeman, Warren V. (Def. Assoc.)
Hussain, Abdul (Bennett, Franklin Albert III)
Jones, Corey (Silver, Gary Scott)
Reyes, Gamalier (Jarrett, Stephen Bruce)
Roberson, Manuel (Eilberg, Joshua)
Robinson, Manuel (Def. Assoc.)
Scott, Malcolm J. (Copoulos, Mark)
Smith, Terrance (Def. Assoc.)
Stevenson, Chelsea (Wimmer, Lauren A.)
Stokes, Guvera (Feldman, Gary Mark)
Thomas, Edward (Def. Assoc.)
Thomas, Edward J.
Thomas, Edward T. (Def. Assoc.)
Thompson, David (Def. Assoc.)
Vanleer, Russell William W. (Def. Assoc.)
Westfield, Brandon (Def. Assoc.)
Westfield, Brandon L. (Def. Assoc.)
White, John (Def. Assoc.)
Williams, Amin (Def. Assoc.)
Williams, Amin K. (Def. Assoc.)
Williams, Samerrah (Meenan, Conor Liam)
Williams, Stefan (Def. Assoc.)
Wilson, Christopher (Alvarez, Daniel Anthony)
Woods, Robert (Def. Assoc.)

Room 1108—CIANFRANI, J. Aponte, Aponte A. (DEFENDER ASSOCIATION)**MUNICIPAL COURT****CIVIL LISTINGS****MONDAY, SEPTEMBER 23, 2024****2—OSBORNE, J.**

9:15 A.M.

1 Neff Insulation Inc. v. Claffey
1 PROGRESSIVE ADVANCED INSURANCE COMPANY v. CAPLE
3 Schenkel v. Prince

3—LOSIER, J.

8:45 A.M.

1 SGYS St. Ives LLC v. Lecompte
2 SGYS St. Ives LLC v. Hadden
3 SGYS St. Ives LLC v. Taylor
4 SGYS St. Ives LLC v. Kaiser
5 MRI Capital LLC v. Thompson
8 Le v. Love
9 NORTH AMERICA REAL ESTATE LLC v. JONES
10 NORTH AMERICA REAL ESTATE LLC v. JONES
11 K&B MONTGOMERYVILLE REAL ESTATE LP v. LAJARA
12 K&B MONTGOMERYVILLE REAL ESTATE LP v. THOMAS
13 4102 Parkside LP v. Jefferson
14 VENICE LOFTS PROPERTY OWNER LLC v. Greer
15 Naor Holdings, LLC v. Morris
16 SGYS St. Ives LLC v. Adams

17 SGYS St. Ives LLC v. Gbassana
18 SGYS St. Ives LLC v. Morrison
19 SGYS St. Ives LLC v. Abersold
20 SGYS St. Ives LLC v. Djurakulov
21 SGYS St. Ives LLC v. Gillaume
22 SGYS St. Ives LLC v. Jenkins
23 SGYS St. Ives LLC v. Mcreae

9 A.M.

1 Staikos v. Wilson

12:45 P.M.

1 AAUMI 10, LLC v. Tomlison
2 Kim v. Almonte Serrata
3 SGYS St. Ives LLC v. Adams
4 Liu v. Bazar
5 Regency Townhomes 2014 LLC v. Paasewe
6 Regency Townhomes 2014 LLC v. Lee
7 Regency Townhomes 2014 LLC v. Butler-Sanchez
8 SGYS St. Ives LLC v. Parker
9 SGYS St. Ives LLC v. Macker
11 CHV INVESTMENT LP v. BERRY
12 PELHAM COURT LP v. Byrne
14 JOVIAN PROPERTIES LLC v. FRISBY
15 Adams Run Holding Company LLC v. BATISTA PEREZ
16 DAVID SMITH v. LOVE
17 Regency Townhomes 2014 LLC v. Johnson
18 Regency Townhomes 2014 LLC v. Wurzel
19 Regency Townhomes 2014 LLC v. Clark
20 Regency Townhomes 2014 LLC v. Sheriff
21 Regency Townhomes 2014 LLC v. Johnson
22 STEAMBOAT SCM FUND B LLC v. ORTIZ
23 JDJ FUND A LLC v. AKENS
24 LUBLIN CORPORATION v. BATCHELOR
26 OVERBROOK APTS TIC III LLC v. DIXON
27 OZ FUND 2 LLC v. VELAZQUEZ
28 STEAMBOAT SCM FUND A LLC v. LIGHTY
29 SGYS St. Ives LLC v. Edwards-Thomas
30 SGYS St. Ives LLC v. Cooper
31 SGYS St. Ives LLC v. Destefano
32 RUSH v. RUFF
33 HLS INVESTMENTS LLC v. WILDONGER
34 McGill v. Jones
35 Santos v. Santos
36 Jordan v. Phinizy

1 P.M.

1 RANELL PROPERTIES LLC v. EVANS
2 GALMAN ALGON 2018 LP v. LAWSON
3 Levine v. Hicks
4 TCS ANIKA HOMES ACQUISITIONS 5 LLC v. ROGERS
5 Yitz Moller v. Jennings
6 PENTRIDGE LLC v. BABB
7 Yitz Moller v. III

4—TO BE ASSIGNED**9 A.M.**

1 City Of Phila.: Dept. Of L&I v. JONES
2 City Of Phila.: Dept. Of L&I v. Douglass
4 City Of Phila.: Dept. Of L&I v. Koller
5 City Of Phila.: Dept. Of L&I v. SEIDI
6 City Of Phila.: Dept. Of L&I v. 5054 ENTERPRISE LLC
7 City Of Phila.: Dept. Of L&I v. SEIDI
8 City Of Phila.: Dept. Of L&I v. YANIRA L CASTRO-DESILVA
9 City Of Phila.: Dept. Of L&I v. Coleman
10 City Of Phila.: Dept. Of L&I v. Kochs
11 City Of Phila.: Dept. Of L&I v. Chaudhry
12 City Of Phila.: Dept. Of L&I v. Henshaw
13 City Of Phila.: Dept. Of L&I v. Bethea
14 City Of Phila.: Dept. Of L&I v. Johnson
15 City Of Phila.: Dept. Of L&I v. Rittenhouse Plaza Inc
16 City Of Phila.: Dept. Of L&I v. TATE PATRICIA MARIE
17 City Of Phila.: Dept. Of L&I v. Corp

1 P.M.

1 City Of Phila.: Dept. Of L&I v. Pabon
2 City Of Phila.: Dept. Of L&I v. Kelley
3 City Of Phila.: Dept. Of L&I v. Tioga Presbyterian Apartments Inc

5—HOPE, J.**10 A.M.**

1 Absolute Resolutions Investments LLC v. Holland
2 PORTFOLIO RECOVERY ASSOCIATES, LLC v. ALVAREZ
3 JPMorgan Chase Bank N.A. v. Bernard
4 LVNV Funding LLC v. Scarborough
5 Absolute Resolutions Investments LLC v. Conix
6 PORTFOLIO RECOVERY ASSOCIATES, LLC v. SANTOS
7 LVNV FUNDING LLC v. FELDER
9 LVNV FUNDING LLC v. HALL
10 CROWN ASSET MANAGEMENT, LLC v. KEIGLER
11 Barclays Bank Delaware v. Nezhikhovskaya
12 LVNV FUNDING, LLC v. WONGUS
14 Portfolio Recovery Associates, LLC v. Fairnot
15 JPMorgan Chase Bank N.A. v. Bernard
16 Portfolio Recovery Associates, LLC v. Thompson
17 Portfolio Recovery Associates, LLC v. Cordova
18 Portfolio Recovery Associates, LLC v. Barham
19 Portfolio Recovery Associates, LLC v. Kenney
20 CROWN ASSET MANAGEMENT, LLC v. HUNTER
21 CROWN ASSET MANAGEMENT, LLC v. EELLS
22 Portfolio Recovery Associates, LLC v. Smith
23 Portfolio Recovery Associates, LLC v. Kamara
24 Portfolio Recovery Associates, LLC v. Spina
27 Portfolio Recovery Associates, LLC v. Mckeiver
28 MIDLAND CREDIT MANAGEMENT, INC. v. BELIVAKICI
29 MIDLAND CREDIT MANAGEMENT, INC. v. BETHEA
30 MIDLAND CREDIT MANAGEMENT, INC. v. GREMO
31 MIDLAND CREDIT MANAGEMENT, INC. v. FINNEY

- 32 MIDLAND CREDIT MANAGEMENT, INC. v. GORDON
- 33 MIDLAND CREDIT MANAGEMENT, INC. v. GAINES/JACKSON
- 34 MIDLAND CREDIT MANAGEMENT, INC. v. BROXTON/WILDER
- 35 MIDLAND CREDIT MANAGEMENT, INC. v. BROWN
- 36 MIDLAND CREDIT MANAGEMENT, INC. v. GIBSON
- 37 MIDLAND CREDIT MANAGEMENT, INC. v. WHITE
- 38 MIDLAND CREDIT MANAGEMENT, INC. v. JUNIOUS
- 39 MIDLAND CREDIT MANAGEMENT, INC. v. JACKSON
- 40 MIDLAND CREDIT MANAGEMENT, INC. v. JONES
- 41 MIDLAND CREDIT MANAGEMENT, INC. v. RODRIGUEZ
- 43 MIDLAND CREDIT MANAGEMENT, INC. v. MARROW
- 44 MIDLAND CREDIT MANAGEMENT, INC. v. SABEDRA
- 45 MIDLAND CREDIT MANAGEMENT, INC. v. MCDOWELL
- 46 MIDLAND CREDIT MANAGEMENT, INC. v. COLON
- 47 MIDLAND CREDIT MANAGEMENT, INC. v. HOSPEDALES
- 48 MIDLAND CREDIT MANAGEMENT, INC. v. EASON
- 49 MIDLAND CREDIT MANAGEMENT, INC. v. CARABALLO
- 50 MIDLAND CREDIT MANAGEMENT, INC. v. HALL
- 51 MIDLAND CREDIT MANAGEMENT, INC. v. MONROE
- 52 MIDLAND CREDIT MANAGEMENT, INC. v. LLOYD
- 53 MIDLAND CREDIT MANAGEMENT, INC. v. AUGUSTIN
- 54 MIDLAND CREDIT MANAGEMENT, INC. v. WOOLARD
- 55 MIDLAND CREDIT MANAGEMENT, INC. v. KETTYLE
- 56 MIDLAND CREDIT MANAGEMENT, INC. v. KHALIL
- 57 MIDLAND CREDIT MANAGEMENT, INC. v. ANDERSON
- 58 MIDLAND CREDIT MANAGEMENT, INC. v. WHITE
- 59 MIDLAND CREDIT MANAGEMENT, INC. v. TERRY
- 60 MIDLAND CREDIT MANAGEMENT, INC. v. OWENS
- 61 MIDLAND CREDIT MANAGEMENT, INC. v. THEN
- 62 MIDLAND CREDIT MANAGEMENT, INC. v. PHAM
- 63 MIDLAND CREDIT MANAGEMENT, INC. v. BROWN
- 64 MIDLAND CREDIT MANAGEMENT, INC. v. WARNER
- 65 MIDLAND CREDIT MANAGEMENT, INC. v. VAZQUEZ
- 66 MIDLAND CREDIT MANAGEMENT, INC. v. WOODLEY

- 46 CITIBANK, N.A. v. FIORI
- 47 Portfolio Recovery Associates, LLC v. King Zakirov
- 48 Portfolio Recovery Associates, LLC v. Mcclain
- 51 LVNV FUNDING, LLC v. SANCHEZ
- 53 Portfolio Recovery Associates, LLC v. Saunders
- 55 LVNV FUNDING, LLC v. SAUNDERS
- 56 LVNV FUNDING, LLC v. WHITE
- 57 LVNV FUNDING, LLC v. COTTMAN
- 58 LVNV FUNDING, LLC v. NELSON
- 59 LVNV FUNDING, LLC v. CLINTON
- 61 LVNV FUNDING, LLC v. THOMPSON
- 62 LVNV FUNDING, LLC v. CARMICHAEL
- 63 LVNV FUNDING, LLC v. HAYES
- 64 LVNV FUNDING, LLC v. WHITE
- 65 LVNV FUNDING, LLC v. VEGA

6—TO BE ASSIGNED 9:15 A.M.

- 1 STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY A/S v. Woodward
- 2 Rogers v. Evens
- 3 Thomas v. Gasgar
- 8 Baerga v. JS Investments Group
- 11 New Jersey Manufacturers Ins. Co. v. Domercant
- 12 Danao v. Anderson
- 13 Eagle Check Cashing LLC v. Hardy Williams Mastery School
- 14 Eagle Check Cashing LLC v. UPS
- 15 Gakou v. Kim
- 16 Wilson v. Sherman

01:15 PM

- 1 CURE Insurance Company a/s/o Ali Kronley v. Chen
- 4 ABC Bail Bonds Inc. v. Barry
- 5 ABC Bail Bonds Inc. v. Cannady
- 6 ABC Bail Bonds Inc. v. Whittington
- 8 ABC Bail Bonds Inc. v. Clayton
- 9 Murray v. Philadelphia Fire Department
- 10 JOHNSON v. COPELAND
- 11 New England Foods, Inc. v. Bentoulis Pizza
- 13 Pennsylvania Turnpike Commission v. Sanders
- 14 Pennsylvania Turnpike Commission v. Manley
- 15 Pennsylvania Turnpike Commission v. Stokely
- 16 Pennsylvania Turnpike Commission v. Jackson

408—TO BE ASSIGNED 9 A.M.

- 1 McKie v. Hadley
- 2 Hadley v. McKie

600—TO BE ASSIGNED 9 A.M.

- 1 Tartack v. Abu-Ali

11 A.M.

- 1 HODGES v. MARSHALL

COURT OF APPEALS

NOT PRECEDENTIAL OPINIONS FILED

SEPTEMBER 19, 2024

PER CURIAM

Justin De La Cruz Martinez v. Robert Colville; 24-1935; judgment of the district court affirmed.

DISTRICT COURT

MEMORANDA AND ORDERS

SEPTEMBER 18, 2024

BY RUFÉ, J.

Wolfgang v. Communication Workers of America Local 13301 et al; 19-3701; For the reasons stated above, Defendants' motions for summary judgment will be granted.

BY SÁNCHEZ, J.

Victor v. Little et al; 22-632; Victor has failed to provide evidence demonstrating Defendants denied care based on non-medical reasons or provided inadequate care. He also failed to provide evidence demonstrating Defendants were personally involved in terminating his physical therapy.

BY REID, J.

Christopher C. v. O'Malley; 23-2235; In accordance with the above discussion, I conclude that the Plaintiff's Request for Review should be denied, and judgment entered in favor of the Defendant.

BY PAPPERT, J.

Dworkin v. Liberty Mutual Holding Company, Inc. et al; 24-1590; Dworkin's claim accrued at the expiration of Liberty Mutual's time to appeal the Superior Court's ruling because that is the point at which he "successfully defeat[ed]" [Liberty Mutual's] attempts to have [him] held legally liable."

CIVIL ACTIONS

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

SEPTEMBER 19, 2024

Home Depot U.S.A., Inc.--Bryant Jones; 24-04969; Diversity; M.I. Simon; P.S. Diamond. Novo Nordisk A/S; Novo Nordisk Inc.--Hannah Ruth Waller; 24-04971; Diversity; W.C. Stephenson; K.S. Marston. Novo Nordisk A/S; Novo Nordisk Inc.--Aubrey Jordan; 24-04972; Diversity; A.D. Bluth; K.S. Marston. Novo Nordisk A/S; Novo Nordisk Inc.--Erika Sales Osullivan; 24-04973; Diversity; W.C. Stephenson; K.S. Marston. Novo Nordisk A/S; Novo Nordisk Inc.; Eli Lilly and Company--Geneva F. Coleman; 24-04974; Diversity; W.C. Stephenson; K.S. Marston.

Aon Service Corporation; Affinity Insurance Services, Inc.--Kimberly Illingworth; 24-04975; Fed. Question; A.R. Karpf; J.M. Younge. Merrick B. Garland: Alejandro Mayorkas: Ur Jaddou: Michael Catalano--Alisher Akobirov: Shirleya Reyes; 24-04976; U.S. Government Defendant; A.G. Isbell; J.R. Sanchez.

Jo-Ann, Inc.; Jo-Ann Stores, LLC--Margaret Disanto; 24-04977; Diversity; B. Tessler; J.R. Padova. Novo Nordisk A/S; Novo Nordisk Inc.--Cheralene Patterson; 24-04978; Diversity; A.D. Bluth; K.S. Marston.

American Economy Insurance Company--Michael Grote: Marcella Grote; 24-04979; Diversity; J.A. Zeinstein; G.J. Pappert.

Outback Trading Company, Ltd.--Michael Perkins: Leanna Perkins; 24-04980; Fed. Question; E.C. Sweeney; J.R. Sanchez.

Allstate Fire and Casualty Insurance Company--Colleen Fowlkes; 24-04983; Diversity; M.I. Simon; H. Bartle, III.

Progressive Specialty Insurance Co--Khary Kirk; 24-04984; Diversity; M.I. Simon; T.J. Savage.

Novo Nordisk A/S; Novo Nordisk Inc.--Ray Bragg; 24-04985; Diversity; J.M. Sedgh; K.S. Marston.

Novo Nordisk A/S; Novo Nordisk Inc.--Bridgit Lynn Inman; 24-04987; Diversity; J.M. Sedgh; K.S. Marston.

Novo Nordisk A/S; Novo Nordisk Inc.--Vickie Love; 24-04988; Diversity; J.M. Sedgh; K.S. Marston.

Novo Nordisk A/S; Novo Nordisk Inc.--Mary Reyes; 24-04989; Diversity; J.M. Sedgh; K.S. Marston.

Novo Nordisk A/S; Novo Nordisk Inc.--Dacia Tilford; 24-04990; Diversity; A.D. Bluth; K.S. Marston.

Novo Nordisk A/S; Novo Nordisk Inc.--William Travis; 24-04991; Diversity; J.M. Sedgh; K.S. Marston.

Novo Nordisk A/S; Novo Nordisk Inc.--Carrie Young; 24-04992; Diversity; J.M. Sedgh; K.S. Marston.

Kevin Aschinger; Jamie Adam Aschinger--Barbara LaPlaca; 24-04993; Diversity; R.F. Morris; W. Beetlestone.

Susan Raufer: Ur M. Jaddou: Alejandro Mayorkas--Mohaned Hassan; 24-04994; U.S. Government Defendant; M.S. Henry.

Progressive Advanced Insurance Company--Gwendolyn Griffin; 24-04995; Diversity; G. Griffin.

Novo Nordisk A/S; Novo Nordisk Inc.--David Harville; 24-04996; Diversity; A.D. Bluth.

Novo Nordisk A/S; Novo Nordisk Inc.--Frederick Walker; 24-04997; Diversity; A.D. Bluth.

Laboratory Charter School--A. L.L.: A. L.; 24-04998; Fed. Question; S.H. Wolpert.

Novo Nordisk A/S; Novo Nordisk Inc.--Kelli Abshire; 24-04999; Diversity; A.D. Bluth.

Novo Nordisk A/S; Novo Nordisk Inc.--Melissa Calloway; 24-05000; Diversity; A.D. Bluth.

Novo Nordisk A/S; Novo Nordisk Inc.--Paul D Sperling; 24-05001; Diversity; A.D. Bluth.

Novo Nordisk A/S; Novo Nordisk Inc.--Wendy Hughes; 24-05002; Diversity; A.D. Bluth.

GVM Photographic Equipment Inc.--Litepanels, Ltd.; Vivendum Production Solutions, Inc.; 24-00053; Local Question; P.D. Berger.

Arconic--Michael Pearson; 24-04970; Fed. Question.

BANKRUPTCY COURT

PETITIONS FILED

SEPTEMBER 19, 2024

(READING)

Chapter 7

Linda Ann Devoll, 319 Liberty Avenue, Bangor, PA 18013 -- Lynn E. Feldman; United States Trustee; 24-13361; no summaries listed; V. Rubino, atty.; P.M. Mayer, B.J.

Chapter 13

Chad Edward Kubasti, 134 S Church Street, Bally, PA 19503 -- United States Trustee; 24-13342; no summaries listed; J.L. Quinn,

atty.; P.M. Mayer, B.J. William E Lane, Jr., P.O. Box 443, Portland, PA 18351 -- United States Trustee; 24-13345; no summaries listed; R. Glazer, atty.; P.M. Mayer, B.J.

Chandrowie Bijath, 6832 Scenicview Dr, Macungie, PA 18062 -- United States Trustee; 24-13358; no summaries listed; C. Bijath, atty.; P.M. Mayer, B.J.

Hector Alonso Lazo, 70 Independence Way, Coopersburg, PA 18036 -- United States Trustee; 24-13359; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

Denise Reppert, 2328 Washington Ave, Northampton, PA 18067 -- United States Trustee; 24-13363; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

Wilton Aneudy Zorrilla Valdez, 1120 South 7th St, Allentown, PA 18103 -- United States Trustee; 24-13364; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

SEPTEMBER 19, 2024

(PHILADELPHIA)

Chapter 7

Christopher D Costa, 30 Thimbleberry Lane, Levittown, PA 19054 -- Robert W. Seitzer; United States Trustee; 24-13344; no summaries listed; G.R. Tadross, atty.; A.M. Chan, B.J.

DermaMed Solutions, LLC, 394 Parlemount Road, Lenni, PA 19052 -- Robert W. Seitzer; United States Trustee; 24-13353; no summaries listed; J.E. Cook, atty.; P.M. Mayer, B.J.

Robert William Toro, 9802 Woodfern Road, Philadelphia, PA 19115 -- Robert W. Seitzer; United States Trustee; 24-13355; no summaries listed; M.P. Capilato, atty.; A.M. Chan, B.J.

Khayree Ramiris Bazemore, 218 E. 22nd Street, Chester, PA 19013 -- Robert W. Seitzer; United States Trustee; 24-13360; no summaries listed; K.R. Bazemore, atty.; A.M. Chan, B.J.

George Francis Trombetti, 129 Shisler Ave., Aldan, PA 19018 -- Robert W. Seitzer; United States Trustee; 24-13362; no summaries listed; G.F. Trombetti, atty.; A.M. Chan, B.J.

Bernadette Williams, 2201 Tremont Street, Apt E237, Philadelphia, PA 19115 -- Robert W. Seitzer; United States Trustee; 24-13369; no summaries listed; M.P. Capilato, atty.; P.M. Mayer, B.J.

Chapter 13

Tyler William Knowles, 233 McClellan Street, Philadelphia, PA 19148 -- United States Trustee; 24-13343; no summaries listed; J.L. Quinn, atty.; A.M. Chan, B.J.

Brian Jay Baum, 1831 Creek Rd., Glenmoore, PA 19343 -- Kenneth E. West; United States Trustee; 24-13346; no summaries listed; A.A. Frigo, atty.; P.M. Mayer, B.J.

Darlene M Kleinschmidt, 19 East 3rd St., Lansdale, PA 19446 -- United States Trustee; 24-13347; no summaries listed; A.A. Frigo, atty.; A.M. Chan, B.J.

Margaret Zimmerman, 418 Pusey Avenue, Collingdale, PA 19023 -- United States Trustee; 24-13348; no summaries listed; J.A. Diorio, atty.; P.M. Mayer, B.J.

Wendy D Fitzsimmons, 17 Whiteland Avenue, Downingtown, PA 19335 -- United States Trustee; 24-13349; no summaries listed; C.C. Carr, atty.; P.M. Mayer, B.J.

Rebecca Jo Long, 5-9 Aspen Way, Doylestown, PA 18901 -- United States Trustee; 24-13350; no summaries listed; P.H. Young, atty.; A.M. Chan, B.J.

Veronica Saah, 101 S. 6th Street, Darby, PA 19023 -- United States Trustee; 24-13351; no summaries listed; Z. Perlick, atty.; A.M. Chan, B.J.

Dana Marie Manton, 252 Chestnut Ctreet, Spring City, PA 19475 -- United States Trustee; 24-13352; no summaries listed; J.L. Quinn, atty.; P.M. Mayer, B.J.

Joanne M. Galligan, 317 Walnut Hill Lane, Havertown, PA 19083 -- United States Trustee; 24-13354; no summaries listed; D.B. Spitofsky, atty.; P.M. Mayer, B.J.

Lawrence Maurice Camp, Sr., 7152 Ruskin Lane, Upper Darby, PA 19082 -- United States Trustee; 24-13356; no summaries listed; L.M. Camp, Sr., atty.; A.M. Chan, B.J.

Thomas E Gardener, 301 Heights Lane, Unit 36F, Feasterville, PA 19053 -- United States Trustee; 24-13357; no summaries listed; M.S. Schwartz, atty.; A.M. Chan, B.J.

Lorri Ann Thompson, 1710 W. Bristol Street, Philadelphia, PA 19140 -- United States Trustee; 24-13365; no summaries listed; M.A. Cibik, atty.; A.M. Chan, B.J.

Joseph Lee Reid, 1295 Vale Circle, Pottstown, PA 19464 -- United States Trustee; 24-13366; no summaries listed; J.L. Quinn, atty.; A.M. Chan, B.J.

Sandra Lynne Zehnder, 701 16th Avenue, Prospect Park, PA 19076 -- United States Trustee; 24-13367; no summaries listed; C.G. Cassie, atty.; P.M. Mayer, B.J.

Betty Sun Hwa Paek, 103 Holly Drive, Lansdale, PA 19446 -- United States Trustee; 24-13368; 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 19, 2024

(PHILADELPHIA)

Chapter 7

Sarah Goldstein -- U.S. Trustee; 24-00121; 41 Objection / revocation of discharge - 727(c),(d),(e); J.H. Schanne, atty.; A.M. Chan, B.J.

ORPHANS' COURT DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J.

FOR THE WEEK OF SEPTEMBER 23, 2024 MON., SEPTEMBER 23, 2024 2:00 P.M. HEARING

Chester Silas Hampton, 1154 DE 2020/204817; A. Ominsky. Courtroom 414

TUES., SEPTEMBER 24, 2024 1:30 P.M. ZOOM HEARING

Jayu Cotton, 264 MI 2024/240915; N. Jordan. 1:30 P.M. ZOOM HEARING

Juda Cotton, 263 MI 2024/240914; N. Jordan. 3:00 P.M. ZOOM HEARING

Donald Dumont, 880 AI 2024/242946; Y. Rogers. WED., SEPTEMBER 25, 2024 10:00 A.M. HEARING

Elizabeth Holmes, 1444 ST 2023/234764; J. McDonlad, J. Schildt, L. Hardy. Courtroom 414

3:00 P.M. ZOOM HEARING

Gitta Seiberling, 540 IC 2024/241809; M. Szymborski. THURS., SEPTEMBER 26, 2024 NO HEARINGS SCHEDULED

FRI., SEPTEMBER 27, 2024 NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before CARRAFIELLO, J.

FOR THE WEEK OF SEPTEMBER 23, 2024 MON., SEPTEMBER 23, 2024 NO HEARINGS SCHEDULED

TUES., SEPTEMBER 24, 2024 10:00 A.M. AIP HEARING; 416 CITY HALL*

Judith Becker, AIP 473 AI of 2023; #231545; D. Nagel, H. Soloman, M.K. Feeney. 11:30 A.M. AIP HEARING; ZOOM

Sandra Mangino, AIP 846 AI of 2024; #242841; J. Peterson, C. Leotta. WED., SEPTEMBER 25, 2024 10:00 A.M. REVIEW HEARING; 416 CITY HALL

Shawn Irby, Incapacitated, 1631 IC of 2010; K. Barry, M. Vugin, K. Adams. 10:30 A.M. REVIEW HEARING; ZOOM

Tracey A. Iannacone, Incapacitated, 3106 IC of 1982; #242833; L. Mehlick, M. Fioravanti. 11:00 A.M. REVIEW HEARING; 416 CITY HALL

Helen Posusney, Incapacitated, 891 IC of 2020; O. Gabriel, R. Posusney. 11:00 A.M. REVIEW HEARING; 416 CITY HALL

Cesar Bocachica, Incapacitated, 594 IC of 2019; R. Bemby, III., J. Tyler, I. Maldonado. 11:00 A.M. REVIEW HEARING; 416 CITY HALL

Jerry Anderson, Incapacitated, 472 IC of 2021; M. Vugin, C. Shallow-Coneys. 11:00 A.M. REVIEW HEARING; 416 CITY HALL

Domingo Armantero, Incapacitated, 1005 IC of 2021; M. Vugin, C. Shallow-Coneys. 11:00 A.M. REVIEW HEARING; 416 CITY HALL

Carolyn Harris, Incapacitated, 1342 IC of 2022; M. Vugin, C. Shallow-Coneys. 11:30 A.M. REVIEW HEARING; 416 CITY HALL

Leola Williams, Incapacitated, 275 IC of 2020; H. Soloman, Y.D. Price. THURS., SEPTEMBER 26, 2024 NO HEARINGS SCHEDULED

FRI., SEPTEMBER 27, 2024 NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before SHEILA WOODS-SKIPPER, J.

FOR THE WEEK OF SEPTEMBER 23, 2024 MON., SEPTEMBER 23, 2024 NO HEARINGS SCHEDULED

TUES., SEPTEMBER 24, 2024 NO HEARINGS SCHEDULED

WED., SEPTEMBER 25, 2024 NO HEARINGS SCHEDULED

THURS., SEPTEMBER 26, 2024 NO HEARINGS SCHEDULED

FRI., SEPTEMBER 27, 2024 NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before STELLA TSAI, J.

FOR THE WEEK OF SEPTEMBER 23, 2024 MON., SEPTEMBER 23, 2024 NO HEARINGS SCHEDULED

TUES., SEPTEMBER 24, 2024 NO HEARINGS SCHEDULED

WED., SEPTEMBER 25, 2024 NO HEARINGS SCHEDULED

THURS., SEPTEMBER 26, 2024 NO HEARINGS SCHEDULED

FRI., SEPTEMBER 27, 2024 NO HEARINGS SCHEDULED

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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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 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 Comt 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, 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.

(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

BLOOD, JEAN (a/k/a JEAN F. BLOOD) – Harry Metka, Executor, 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020; James F. Meka, Atty., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

9-23-3

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

ORPHANS' COURT DIVISION COURT OF COMMON PLEAS AUDIT LIST

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

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

On Monday, October 7th, 2024, at the time indicated at the head of each list.

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

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

BROSCIUS, JOHN J. – Joseph M. Broscius, Administrator, c/o Lisa A. Shearman, Esq., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446; Lisa A. Shearman, Atty., Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

9-23-3

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

COOPER, MARY OWENS (a/k/a MARY COOPER) – Maura Cooper and Owen Cooper, Executors, c/o Daniel Muklewicz, Esq., 215 S. Broad St., Ste. 500, Philadelphia, PA 19107; Daniel Muklewicz, Atty., Green, Silverstein & Groff, LLC, 215 S. Broad St., Ste. 500, Philadelphia, PA 19107.

9-23-3

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*

Mondy, October 7th, 2024 WOODS-SKIPPER, A.J. (called at 9:30 A.M.) WILLS

1. **CANEL, PIERRE**
CANEL – Adam S. Bernick, Administrator. **BERNICK**

2. **KOUKOU, BRIAN** – The Philadelphia Trust Company, Administrator. **SCHUENEMANN**

Monday, October 7th, 2024 CARRAFIELLO, J. (Called at 10:00 A.M.)

TESTAMENTARY TRUST

1. **MAVROMANOLIS, ALEXIS D.** – Daniel L. Glennon, Trustee. **GLENNON**

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

DIRE, NANCY M. (a/k/a NANCY DIRE, NUNZIA MARY GAROFALO DIRE, AUNCIATA MARIA DIRE) – Gabriella Dire, Executrix, c/o Vito F. Canuso, Jr., Esq., The Bellevue, 200 S. Broad St., Ste. 550, Philadelphia, PA 19102; Vito F. Canuso, Jr., Atty., The Bellevue, 200 S. Broad St., Ste. 550, Philadelphia, PA 19102.

9-23-3

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

FERREYRA, VICTOR R. – Sylvia Domingot, Executrix, 579 Benton Ave., Philadelphia, PA 19152; Hilary A. Fuelleborn, Atty., Dilworth Paxson, LLP, 1260 Bustleton Pike, Feasterville, PA 19053.

9-23-3

WILLS

1. **ROBINSON, ROY P.** – Khadijah Robinson, Administratrix. **ZELINGER**

Monday, October 7th, 2024 TSAI, J. (Called at 10:00 A.M.)

IRREVOCABLE TRUSTS

1. **CERAR, CLARA M.** – Stifel Trust Company, N.A. (Formerly Legg Mason Trust Company), Surviving Trustee. **GILBOY**

2. **ERWIN, WILLIAM ALLEN** – PNC Bank, National Association (formerly Provident Life & Trust Company of Philadelphia), Trustee. **STRYKER**

Monday, October 7th, 2024 DJERASSI, J. (Called at 10:00 A.M.)

TRUSTS

1. **MOHRFELD, FREDERICK C.** – BNY Mellon, N.A., Surviving Trustee. **ANO MARRONE**

2. **CLARK, MASKLINE** – PNC Bank, National Association (Formerly Guarantee Trust and Safe Deposit Company), Trustee. **STOCKMAL**

3. **WOODLANDS CEMETERY (PERMANENT LOT CARE FUND)** – Woodlands Cemetery Company of Philadelphia, Trustee. **REICHNER (Deferred)**

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

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@alm.com

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ESTATE NOTICES

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

JURCZAK, MICHAEL (a/k/a MYCHAJLO JURCZAK) – Dorian E. Jurczak, Executor, c/o Elaine T. Yandrisevits, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901; Elaine T. Yandrisevits, Atty., Anheil, Maslow & MacMinn LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

9-23-3

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, Trevese, 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

McCURDY, L.E. – Debra Rice, Administratrix, c/o Robert H. Bemby, III, Esq., P.O. Box 27372, Philadelphia, PA 19118; Robert H. Bemby, III, Atty., P.O. Box 27372, Philadelphia, PA 19118.

9-23-3

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

OSBORNE, MICHAEL R. – Joanne O'Neill, Executrix, c/o John F. Walsh, Esq., 653 Skippack Pike, Ste. 317, P.O. Box 445, Blue Bell, PA 19422-0702; John F. Walsh, Atty., 653 Skippack Pike, Ste. 317, P.O. Box 445, Blue Bell, PA 19422-0702.

9-23-3

PARKER, CHRISTOPHER WETHERILL (a/k/a CHRISTOPHER W. PARKER) – Merry Jan Parker, Executrix, c/o Moira B. Rosenberger, Esq., One Summit St., Philadelphia, PA 19118; Moira B. Rosenberger, Atty., Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118.

9-23-3

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

PRATT, ROBERT H., SR. (a/k/a ROBERT PRATT) – Patricia McGinn, Executrix, c/o Anthony J. Caiazzo, Jr., Esq., 1445 Snyder Ave., Philadelphia, PA 19145; Anthony J. Caiazzo, Jr., Atty., Anthony J. Caiazzo, Jr., P.C., 1445 Snyder Ave., Philadelphia, PA 19145.

9-23-3

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

RATKE, FRANCIS M. (a/k/a FRANK RATKE) – Tammy Marmion, Executrix, 1018 Cornwalls Ave., Bensalem, PA 19020; Joseph P. McGowan, Atty., Joseph P. McGowan, P.C., 701 Lakeside Park, Southampton, PA 18966.

9-23-3

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

SHAW, ROBERT J. – Mary J. Fitzpatrick and Daniel J. Shaw, Executors, c/o Hilary A. Fuelleborn, Esq., 1260 Bustleton Pike, Feasterville, PA 19053; Hilary A. Fuelleborn, 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., Wenhah, 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

TITTLE, JOAN – Terrence Tittle, Executor, 733 Cornelia Place, Philadelphia, PA 19118; Rhonda Anderson, Atty., Anderson Law Group, 610 Old York Rd., Ste. 400, Jenkintown, PA 19046.

9-23-3

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, Rubin, Mullin, Maxwell & Lupin, P.C., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

9-9-3

VITEK, TIFFANY ANN – Kristin N. Vitek, 5701 S. Mason Ave., Chicago, IL 60638 and William Joseph Vitek, 2210 High Ridge Pkwy., Hillside, IL 60162, Administrators.

9-23-3

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

ZORRILLA, MARIA JULISSA – Jose D. Velandia, Administrator, 2243 Afton St., Philadelphia, PA 19152; Latisha B. Schuenemann, Atty., Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610.

9-23-3

CORPORATE NOTICES

CRITTENDEN BEVERAGES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. McCreech, McCreech, McCreech & Cannon
7053 Terminal Square
Upper Darby, PA 19082

9-23-1*

Luxor Renovation, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

9-23-1*

NON-PROFIT CHARTER

Don Pedro Meats Foundation, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

9-23-1*

Village at Eskie Park Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of managing, maintaining, caring for, preserving and administering a planned unit community to be known as Village at Eskie Park Planned Community located in Lower Providence Twp., Montgomery County, PA. Carl N. Weiner, Esq.
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad St., Suite 230
P.O. Box 1479
Lansdale, PA 19446

9-23-1*

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.

THIRD 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 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
FRANCHESKA 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 Helleman 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 Kim, 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 Kim, 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	2410-335D 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	2410-336A 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 Grisco 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	2410-336B 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	2410-346 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	2410-336C 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	2410-347 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	2410-337A 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	2410-348 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	2410-337B 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	2410-349 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-STEVENS, 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 Kim, 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 Kim, 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 Kim, 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 JIM3REI, 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 IRMACASIMIRAKAIRMADIEUDONNE, 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 Kim, 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 Hortter 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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