

The Legal Intelligencer

THE OLDEST LAW JOURNAL IN THE UNITED STATES 1843 - 2024

PHILADELPHIA, MONDAY, JULY 1, 2024

VOL 269 • NO. 126

An **ALM** Publication

LEGAL LISTINGS

COURT NOTICES

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 supersedes the Order dated September 30, 2013 entered on this docket.

IN THE SUPREME COURT OF PENNSYLVANIA

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

ORDER

PER CURIAM

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

IT IS ORDERED that Rule 509 of the Rules of Judicial Administration is amended in the attached form.

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

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

Rule 509. Access to Financial Records.

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

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

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

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

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

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

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

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

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

President Judge General Court Regulation

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

ORDER

AND NOW, this 10th day of June, 2024, the Board of Judges of Philadelphia County having voted at the Board of Judges' meeting held on May 16, 2024, to adopt Philadelphia Rule of Judicial Administration *5101, and rescind *1900 as attached to this Order, and, as required by Pa.R.J.A. 103, the Supreme Court Civil Procedural Rules Committee has reviewed the attached local rules, has determined that Rule *5101 is consistent with applicable statewide rules, and has authorized their promulgation.

NOW, therefore, it is hereby ORDERED and DECREED that Philadelphia Local Rule of Judicial Administration *5101 is adopted, as attached, effective thirty days after publication in the *Pennsylvania Bulletin*.

As required by Pa.R.J.A. 103(d), the local rule which follows this Order was submitted to the Supreme Court of Pennsylvania Procedural Rules Committee for review, and written notification has been received from the Rules Committee certifying that the local rule is consistent with any general rule of the Supreme Court. This Order and the attached local rule shall be filed with the Office of Judicial Records in a docket maintained for Administrative Orders issued by the First Judicial District of Pennsylvania. As required by Pa.R.J.A. 103(d)(5)(ii), two certified paper copies of this Administrative Order and the attached local rule, as well as one copy of the Administrative Order and local rule shall be distributed to the Legislative Reference Bureau on a computer diskette for publication in the *Pennsylvania Bulletin*. As required by Pa.R.J.A. 103(d)(6) one certified copy of this Administrative Order and local rule shall be filed with the Administrative Office of Pennsylvania Courts, shall be published on the website of the First Judicial District at <https://www.courts.phila.gov>, and shall be incorporated in the compiled set of local rules no later than 30 days following publication in the *Pennsylvania Bulletin*. Copies of the Administrative Order and local rules shall also be published in *The Legal Intelligencer* and will be submitted to *American Lawyer Media*, *Jenkins Memorial Law Library*, and the Law Library for the First Judicial District.

By The Court:
Nina Wright Padilla
President Judge, Court of Common Pleas Philadelphia County

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

Philadelphia Rule of Judicial Administration No. *5101 Rule *5101. Protocols to Mark, Inventory, Store and Retain Exhibits, Physical Evidence and Electronic Evidence Offered During Trials and Evidentiary Hearings in the Philadelphia Court of Common Pleas.

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

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

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

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

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

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

Court Notices continues on 8

I N S I D E

Common Pleas Court:	7 Orphans' Court
3 Civil Listings	9 Public Notices
4 Criminal Listings	7 U.S. Bankruptcy Court
4 Family Court	7 U.S. Court of Appeals
3 Mass Tort Asbestos	7 U.S. District Court
6 Municipal Court	2 Hearing List

**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, JULY 2, 2024
Evidentiary Hearing
10:00 A.M.
24-cr-0042 USA v. THRONES
Sentencing
03:00 P.M.
23-cr-0009 USA v. AUTRY

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
MONDAY, JULY 8, 2024
Sentencing
01:30 P.M.
22-cr-0233 USA v. TSEGAY

TUESDAY, JULY 9, 2024
Jury Trial
09:30 A.M.
24-cr-0158 USA v. QUINTERO
24-cr-0158 USA v. QUINTERO

Status Conference/Hearing
01:30 P.M.
23-cr-0359 USA v. SIA
SANCHEZ, J.
Scheduling Courtroom Deputy: Nancy DeLisle
Phone: (267) 299-7789
ESR/Courtroom Deputy: Stacy Wertz
Phone: (267) 299-7781

TUESDAY, JULY 2, 2024
Arbitration Hearing
09:30 A.M.
23-cv-2005 SHOTBARGER v. UNITED STATES O

TUESDAY, JULY 9, 2024
Jury Trial
09:00 A.M.
23-cr-0510 USA v. COLEMAN

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

MONDAY, JULY 8, 2024
Sentencing
10:30 A.M.
23-cr-0128 USA v. MAZZCCUA

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.
MONDAY, JULY 8, 2024
Evidentiary Hearing
01:30 P.M.
19-cr-0064 USA v. DOUGHERTY
19-cr-0064 USA v. BURROWS
Jury Selection
09:30 A.M.
23-cr-0463 USA v. BAER

Status Conference/Hearing
10:30 A.M.
23-cv-1946 KAUFFMAN v. MASA GROUP et al
G.A. MCHUGH, J.
Civil Deputy: Patricia Clark
Phone: 267 299-7301
Criminal Deputy: Christian Henry
Phone: 267-299-7307
TUESDAY, JULY 2, 2024
Revocation Superv Rls-FinalHrg
10:00 A.M.
09-cr-0084 USA v. ROSE

WEDNESDAY, JULY 3, 2024
Sentencing
10:00 A.M.
21-cr-0224 USA v. MCKAY
MONDAY, JULY 8, 2024
Sentencing
02:00 P.M.
20-cr-0045 USA v. DAWAN
BEETLESTONE, J.
Courtroom 3B
Civil Deputy: Aris Wilson
(267) 299-7450,
Criminal Deputy: Nelson Malave
(267) 299-7459

WEDNESDAY, JULY 3, 2024
Sentencing
10:00 A.M.
23-cr-0526 USA v. DAVIS
MONDAY, JULY 8, 2024
Change of Plea Hearing
11:00 A.M.
22-cr-0163 USA v. THOMAS

TUESDAY, JULY 9, 2024
Status Conference/Hearing
10:00 A.M.
23-cr-0474 USA v. SAVAGE
KEARNEY, J.
Deputy Clerk: Ulrike Hevener
(267) 299-7688

TUESDAY, JULY 2, 2024
Evidentiary Hearing
09:30 A.M.
24-cv-0461 INTERNATIONAL BROTHERHOOD OF E
PAPPERT, J.
Civil Deputy: Katie Furphy
(267) 299-7530
Criminal Deputy: Jeff Lucini
(267) 299-7537

TUESDAY, JULY 2, 2024
Miscellaneous Hearing
01:00 P.M.
21-cv-4073 BALANCED BRIDGE FUNDING LLC v.
Sentencing
10:00 A.M.
24-cr-0083 USA v. LEWIS

J.F. LEESON, JR., J.
Civil Duputy Clerk: Diane J. Abeles
(610) 391-7020
Criminal Deputy: Justin F. Wood
(610) 776-6118
Chambers of the Honorable Joseph E. Leeson, Jr.
United States District Court

Eastern District of PA.
Edward N. Cahn U.S. Courthouse, Suite 3401
504 W. Hamilton St.
Allentown, PA 18101
4th Flr., Rm. 4000 when in Phila.

TUESDAY, JULY 9, 2024
Motion Hearing
10:00 A.M.
23-cv-0802 HARBOR BUSINESS COMPLIANCE COR
Settlement Conference
04:00 P.M.
23-cv-4870 BURNS v. CELEBRITY FACILITY SO

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 E. Kenney,
United States District Court
Eastern District of PA.
TUESDAY, JULY 2, 2024
Status Conference/Hearing
09:00 A.M.
23-cv-4057 SU v. BLUE RIDGE HOME CARE INC

MONDAY, JULY 8, 2024
Status Conference/Hearing
02:00 P.M.
19-cr-0518 USA v. ANAND
19-cr-0518 USA v. KUNDI
19-cr-0518 USA v. MALIK
19-cr-0518 USA v. MAKAROVA

J.D. WOLSON, J.
Civil Deputy: Jeannine Abed
Phone: (267) 299-7321
Criminal Deputy: Laura Buenzle
Phone: (267)299-7239
TUESDAY, JULY 2, 2024
Miscellaneous Hearing
02:00 P.M.
22-cv-2917 CORRA v. ACTS RETIREMENT SERVI

J.M. YOUNGE, J.
Courtroom A
Criminal Courtroom Deputy: Andrew Follmer
Phone: 267-299-7369
Civil Courtroom Deputy: Dedra Brannan
Phone: 267-299-7360
TUESDAY, JULY 2, 2024
Arbitration Hearing
09:30 A.M.
23-cv-2305 KAMARA v. PHILADELPHIA FEDERAL

Motion Hearing
12:30 P.M.
22-cv-4699 WESLEY et al v. PARKER et al
K. S. MARSTON, J.
Courtroom TBA
Courtroom Deputy/Criminal: Lara Karlson
phone: 267-299-7379
MONDAY, JULY 8, 2024
Sentencing
10:30 A.M.
21-cr-0288 USA v. SMITH

TUESDAY, JULY 9, 2024
Change of Plea Hearing
10:00 A.M.
23-cr-0068 USA v. DOCKERY
Motion Hearing
02:00 P.M.
22-cv-0048 Brooks v. TRANS UNION LLC

Pretrial Conference/Hearing
10:30 A.M.
24-cr-0030 USA v. MAYHUE
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, JULY 2, 2024
Status Conference/Hearing
02:30 P.M.
24-cv-0380 READING JET SALES, II, LLC v.

TUESDAY, JULY 9, 2024
Pretrial Conference/Hearing
11:00 A.M.
24-cv-0644 BRILL v. EINFALT #477 et al
PEREZ, J.
COURTHROOM 3H
Courtroom Deupty Danielle Hughes
267-299-7420

MONDAY, JULY 8, 2024
Motion Hearing
11:30 A.M.
22-cv-4132 LINDER v. KELLY SERVICES INC.
Status Conference/Hearing
01:00 P.M.
23-cv-4677 WILLIAMS v. GREENE, TWEED & CO

HODGE, J.
MONDAY, JULY 8, 2024
Bond Revocation Hearing
10:00 A.M.
23-cr-0215 USA v. SANDERS
Jury Trial
09:30 A.M.
24-cr-0193 USA v. SEVILLA

TUESDAY, JULY 9, 2024
Motion Hearing
10:00 A.M.
23-cr-0215 USA v. JONES
MURPHY, J.
TUESDAY, JULY 2, 2024
Change of Plea Hearing
02:00 P.M.
24-cr-0160 USA v. BULLARD

Sentencing
10:00 A.M.
23-cr-0405 USA v. RANSOM
MONDAY, JULY 8, 2024
Motion Hearing
10:00 A.M.
22-cv-1074 OKPOR v. WILLIAMS et al

TUESDAY, JULY 9, 2024
Motion Hearing
02:00 P.M.
23-cv-1156 DRAZEN v. GLACIERPOINT ENTERPR

SCOTT, J.
Courtroom TBA
Courtroom Deputy: Sue Flaherty
Phone: 267-299-7598
MONDAY, JULY 8, 2024
Jury Trial
09:30 A.M.
24-cr-0166 USA v. VERROS

TUESDAY, JULY 9, 2024
Pretrial Conference/Hearing
01:00 P.M.
23-cr-0100 USA v. PRESSLEY
MONDAY, JULY 8, 2024
Jury Trial
10:30 A.M.
23-cv-5183 KIKAVA v. UNITED STATES LIABIL

H. BARTLE, III, S.J.
TUESDAY, JULY 2, 2024
Arbitration Hearing

The Legal Intelligencer

Copyright © 2024, ALM Global, LLC.
All Rights Reserved. Further duplication
without permission is prohibited U.S.P.O.
No. 309260 Published daily, except Saturdays,
Sundays and holidays.
1617 JFK Blvd., Suite 1665 Philadelphia, PA 19103
Phone: 215-557-2300 Fax: 215-557-2301
www.thelegalintelligencer.com
e-mail: customercare@alm.com

Managing Editor Max Mitchell
Global Director of ALM Events Sales & Sponsorships
Donald Chalphin
*Senior Director of Global Legal Sales,
Marketing Services* Joe Pavone
Associate Editor Alexa Woronowicz
Copy Editor Victoria Pfefferle-Gillot
Magazine & Supplements Editor Kristie Rearick
Staff Reporters Ellen Bardash
Riley Brennan
Aleeza Furman
Amanda O'Brien
Corporate Account Executive Shawn Phillips
Key Account Executive Vivian DiStaso
Legal Notices Manager Jennifer McCullough
Legal Notices Customer Service Anetra Smith

ALM.
(212) 457-9400
150 East 42 Street, Mezzanine Level
New York, NY 10017

ALM Senior Management
CEO Bill Carter
President, Marketing Services Matthew Weiner
Sr. VP, Human Resources Erin Dzieken
Sr. VP, Operations Josh Gazes
Sr. VP and Global Corporate Controller
Daniel Herman
Sr. VP, Finance Mark Okean
Chief Technology Officer Jimi Li
Senior Vice President, Content Gina Passarella
Chief Sales Officer, Paid Content Allan Milloy
VP and GM, Legal Media Richard Caruso
VP, Legal Market Leader Carlos Curbelo
VP, ALM Legal Intelligence Patrick Fuller

Newsroom: 215-557-2486
Display advertising: 215-557-2340
Classified advertising: 347-227-3147
Legal notice advertising: 215-557-2321
Trial listings: 215-557-2321
Subscriptions/billing/delivery: 877-256-2472

The Legal Intelligencer has been designated by the
Court of Common Pleas of Philadelphia County, the
Philadelphia Municipal Court, the Commonwealth
Court of Pennsylvania, the Superior Court of
Pennsylvania, the United States District Court for the
Eastern District of Pennsylvania, and the Bankruptcy
Court for the Eastern District of Pennsylvania as the
official newspaper for the publication
of all notices in Philadelphia County.

For authorization to photocopy items for internal or
personal use,
please contact Copyright Clearance Center at:
Phone 978-750-8400 | Website <http://www.copyright.com>

For customized reprints and any additional questions,
please contact: Syndia J. Torres-Peña, Director
Phone 877-257-3382 | Email reprints@alm.com

The Legal Intelligencer assumes no responsibility
for failure to report any matter inadvertently omitted
or withheld from it.
Member of Pennsylvania Newspapers Association and
American Court and Commercial Newspapers. Hand-
delivery customers must notify the circulation
department of non-delivery before 10 a.m. to
guarantee same-day delivery. Periodicals postage
paid at Philadelphia, PA.

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

SUBSCRIPTION RATES
One Year Variable Rates
Single Copy \$5
TO SUBSCRIBE
Phone 877-256-2472 |
Email customercare@alm.com

24-cv-0584 **09:30 A.M.**
Slichter et al v. Sabatine
MONDAY, JULY 8, 2024
Motion Hearing

19-cv-1541 **02:00 P.M.**
DERRICK et al v. GLEN MILLS SC
TUESDAY, JULY 9, 2024
Sentencing

99-cr-0348 **09:30 A.M.**
USA v. GORDON
J. R. PADOVA, S.J.
Courtroom 17B
Criminal Deputy Clerk: Michael Beck
Phone: 267-299-7409
Deputy Clerk Civil: Malissa Wolenski
Phone: 267-299-7459

TUESDAY, JULY 9, 2024
Pretrial Conference/Hearing

21-cr-0091 **11:00 A.M.**
USA v. RIVERA-OTERO

21-cr-0091 **11:00 A.M.**
USA v. REYES-VALDEZ

Sentencing

23-cr-0446 **02:00 P.M.**
USA v. BROWN

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

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

MONDAY, JULY 8, 2024
Revocation Superv Rls-FinalHrg

12-cr-0237 **10:00 A.M.**
USA v. WALKER

TUESDAY, JULY 9, 2024
Sentencing

22-cr-0296 **10:00 A.M.**
USA v. SWINTON

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

TUESDAY, JULY 2, 2024
Status Conference/Hearing

23-cr-0314 **01:00 P.M.**
USA v. KINNARD

MONDAY, JULY 8, 2024
Change of Plea Hearing

23-cr-0226 **01:00 P.M.**
USA v. BROOKING

Jury Trial

22-cr-0205 **09:30 A.M.**
USA v. MURRAY

TUESDAY, JULY 9, 2024
Sentencing

21-cr-0080 **01:00 P.M.**
USA v. JACKSON

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

MONDAY, JULY 8, 2024
Jury Trial

23-cr-0342 **09:30 A.M.**
USA v. GIBSON

TUESDAY, JULY 9, 2024
Change of Plea Hearing

23-cr-0342 **10:30 A.M.**
USA v. GIBSON

Status Conference/Hearing

18-cv-3168 **10:30 A.M.**
GRABER v. BORESKY
M. BAYLSON, S.J.

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

TUESDAY, JULY 9, 2024
Motion Hearing

23-cr-0042 **09:30 A.M.**
USA v. LUBINSKI

23-cr-0219 **USA v. PUGH**

24-cr-0054 **USA v. RANDALL**

24-cr-0183 **USA v. POWELL**

24-cr-0183 **USA v. MENTION**

Sentencing

22-cr-0006 **09:30 A.M.**
USA v. ORTIZ

10:30 A.M.
21-cr-0401 **USA v. TORRES SANTIAGO**

11:30 A.M.
24-cr-0071 **USA v. ASECIO VEGA**

Show Cause Hearing

21-cr-0444 **11:00 A.M.**
USA v. HARRELL

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

MONDAY, JULY 8, 2024
Trial Date

22-cv-0736 **09:30 A.M.**
Smith v. Presidio Networked So

TUESDAY, JULY 9, 2024
Sentencing

21-cr-0247 **09:30 A.M.**
USA v. BYARS

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, JULY 2, 2024
Detention Hearing

23-cr-0215 **01:30 P.M.**
USA v. SANDERS

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

R.A. LLORET, M.J.

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

REID, M.J.
3042 US Courthouse
601 Market Street
Philadelphia, PA 19106
Courtroom as assigned
Ian Broderick, Deputy Clerk

(267) 299-7640
Ian_Broderick@paed.uscourts.gov

CARLOS, M.J.

MONDAY, JULY 8, 2024
Initial Appearance/Revocation

21-cr-0262 **01:30 P.M.**
USA v. FEGELY

STRAW, M.J.

TUESDAY, JULY 2, 2024
Settlement Conference

24-cv-1348 **01:00 P.M.**
Feldman v. Garrison Property &

WEDNESDAY, JULY 3, 2024
Settlement Conference

23-cv-3024 **10:00 A.M.**
PANTZAR v. COUNTY OF LEHIGH et

TUESDAY, JULY 9, 2024
Settlement Conference

23-cv-4763 **11:00 A.M.**
WISMER v. GUNTON CORPORATION

ARTEAGA, MJ
COURTROOM 3H
Courtroom Deputy

MONDAY, JULY 8, 2024
Final Pretrial Conference

23-cv-3587 **10:00 A.M.**
BUTLER v. ALLSTATE FIRE AND CA

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., JULY 1, 2024
8 A.M.
0012305-2605R. L. Sachs; T. M. Blanco
Dileonardo et al. v. Children's Hosp. of Philadel
A. F. Susko; D. J. Ferhat; J. E. Gajer
0022308-0097H. J. Levin
Masolle v. The Raymond Corp. et al.
W. J. Ricci
0032310-2872R. L. Sachs; T. M. Blanco
MacDonald et al. v. York Hosp. et al.
F. W. Bode; G. M. Samms; K. H. Prex; S.
Thompson; S. J. Mumford; T. Schwartz
0042311-1876E. C. Wilson; W. P.
Murray III
Estate of Gary L. Spicer, Deceased et al.
v. Bhp Ser
J. R. Stuckel; M. Giannotti; M. J.
Hermanovich
0052312-1878P. Jimenez
Colon v. Thomas Jefferson Univ. Hosp. et al.
G. M. Samms; J. Hoxha
0062312-1931J. M. Horn; L.
McElhatten
Gonzalez et al. v. U.S. Construction Inc. et al.
D. M. Montgomery; E. G. Gee; M. B.
Goodheart; R. J. Davies; T. J. Hartigan; V.
D. Greene; Z. S. Edmonds
9 A.M.
0012310-2197A. Salomon Gnecco; P.
J. Toner
Mir-Shekari v. Basile et al.
C. B. Maslowski; M. S. Bomstein
0022311-2326D. L. Petrilli; R. T. Horst
Erie Insurance Exchange v. Esposito et al.
M. N. Hadgis
0032312-0094W. J. Taylor
Wong v. Ramirez-Acosta et al.
0042402-3357R. L. Vanderslice
Martino v. All Unknown Occupants
J. Pecora
0052403-1828M. Roach
Phan v. Pham
B. H. McGuigan
9:30 A.M.
0012206-0675J. R. Radmore
Campitelli v. Plymouth Rock Assurance Corp.
J. H. Cole; J. Acquaviva Esq
0022308-0558J. E. Fine
Abrams et al. v. Doe et al.
B. D. Hartwell; D. M. Young

0032308-2031T. B. Kramer
Spatafore v. Sugarhouse Hsp Gaming L.P.
A. Green

1 P.M.
0012312-0472W. H. Bishop
Clavijo v. Old Republic Insurance Company
C. F. Darlington
0022312-1135D. Devlin
Girardi v. Martinez
A. J. Ginsburg
0032312-1756R. J. Foster
Marano Truck Lines And Warehouse Inc.
v. Solar Pv
0042312-2261M. F. Greenfield
Greer v. Yeiser
0052401-2606R. L. Foxworth
Superville Investments Llc v. Estate of Elvira
Sap
0062401-3020B. E. Fritz; C. C.
Bianculli; K. E. McCabe
Dieterle v. Willow Grove Park Mall
Management et al.
D. Dawson; N. D. Bowers
0072402-0167J. R. Galvan
Grant v. Walmart Store #1807 et al.
J. Yom; P. J. McDonnell
0082402-0234
Burns v. Workman et al.
0092403-0164D. B. Kline; J. S. Zafran
Morrison et al. v. Lape et al.
B. A. Carter; R. U. Palanivel
0102403-1023A. C. Gagliano III
Charles v. Ara Ush Chicago, Llc et al.
E. A. Chalikh
0112403-1588
McKoy v. Turners Management Llp. et al.
0122403-2186M. I. Simon
Hill v. Ingram et al.
A. A. Griffith; B. Hatfield
10 A.M.
0012402-1340D. N. Stampone
Dupree et al. v. Tella
0022403-1681A. S. Gilberg
Thomas v. Lashawn Lane, Jr.
J. L. Gilman
0032403-2036M. T. Vanderveen
Jacinthe v. Louis
0042403-2293J. A. Colliver; S. J.
Eisenberg
Vento v. Dogan et al.
J. A. Bayer
0052403-2948M. I. Simon
Nelson v. Pinelake Management Assoc., Lp
et al.
J. Banonis
0062403-3087J. A. Zenstein
Bonner et al. v. Allstate Vehicle And Property
Insur
K. M. Waller; M. C. Maselli
0072403-3262M. Takhtarov
St. Martine v. Ilaqua et al.
S. V. Kemether
0082404-0161M. I. Simon
Lewis v. Shoprite Supermarkets Inc. et al.
E. A. Chalikh; S. T. Lechew
10:30 A.M.
0012404-0279J. V. Calcagno
Okh-Ph Owner Llc, A Delaware Limited
Liability Com v. Shoprite Supermarkets Inc.
et al.
0022404-0284N. M. Fausto
Ernst v. Sellsmart Enterprises Llc et al.
0032404-0296F. N. Dimeo
Santucci v. Digiambattista
G. B. Evans
0042404-0298M. H. Badolato
Credit Acceptance Corp. v. Davis
0052404-0302W. J. Coppol
Scott v. Pmc/1411 Walnut Street Gp, Llc
et al.
A. J. Spaulding; O. J. Issertell
11 A.M.
0012403-2387B. S. Rush
Ibrahim v. Walmart Inc.
J. P. Lavin
0022403-2719R. J. Hunigman
Elum v. Kulp et al.
M. L. Fink
0032404-0225W. J. Perrone
Jackson v. Reynoso et al.
A. A. Griffith; A. R. Benedict; B. Hatfield;
J. R. Andrzejewski; N. J. Goldwyn
0042404-0228D. B. Kline; J. S. Zafran
Zayas v. Feldfuks et al.
K. C. Douglas; L. Mitchell; M. C. Duggan
0052404-0230A. J. Comerota Jr; T. B.
Jacobs
Wynn v. Cassidy
0062404-0232K. Gaynier
Kendells et al. v. Riggins et al.
A. J. Shaw; J. J. Freeman
0072404-0238F. N. Dimeo
Hall v. McNeil et al.
T. H. Lipscomb
11:30 A.M.
0012404-0256S. I. Leon
Smith v. City of Philadelphia et al.
et al.
0022404-0261R. Tarnowski
Anderson v. Wawa Inc.
E. J. Tuite
0032404-0262H. R. Reese
Allen v. Body On A Bean Body Bar, Llc et al.

0042404-0269C. S. Suda; E. J.
Ciarimboli
Scott v. Ad Express Trucking Llc et al.
A. P. Moore
0052404-0270K. Riley; R. Tarnowski
Liebman v. Warwick Hotel Inc.
E. A. Chalikh
1:30 P.M.
0012404-0304J. D. Rutala
Alderman v. McClosky et al.
0022404-0307E. L. Bazzell
Dolley v. Kolubah et al.
2 P.M.
0012401-2045A. M. Kroupa
Henry v. Prieto
H. B. Welch
0022403-1567
Constant-Abdullah et al. v. Columbus
Property Manage
D. H. Denenberg
0032404-0163M. I. Simon
Lagare et al. v. Bullock et al.
A. A. Griffith; K. T. McGarry; K. M.
Fracella
0042404-0166B. A. Swartz; D. Peretz
Wilkins et al. v. Stewart et al.
B. A. Carter; R. U. Palanivel
0052404-0168P. J. Steven; R. E. Mack
Reynolds et al. v. American Stoves Inc. et al.
F. E. Blakelock; J. M. Demarco; K. E.
Lizzano
0062404-0170E. Dyer
Holloway v. City of Philadelphia et al.
et al.
A. L. Longo; C. L. Pitchford; S. J. Moore;
T. Thompson
0072404-0180J. P. Lindsey
Stewart v. Sholly et al.
K. V. Bauerle
0082404-0183L. A. Fox
Karasanyi v. Hamzaev
L. B. Glynn
0092404-0218L. S. Schwartz
Community Medical Transport Inc. v. Er
Cars Llc Et
0102404-0219W. C. Bensley
Mikhail et al. v. Volvo of Fort Washington
et al.
2:30 P.M.
0012404-0272B. E. Fritz; C. C.
Bianculli; M. P. McCormack
Katelas et al. v. Sam's East Inc. et al.
J. J. Ryan; J. Yom; K. R. McNulty; P. J.
McDonnell
0022404-0273B. E. Levy
Mei v. Doe et al.
3 P.M.
0012404-0239V. Digiorgio
Rampar Assoc. Llc v. Great American
Insurance
W. O. Krekstein
0022404-0240M. J. Dougherty
Bmw Financial Services N A, Llc v. Alexander
et al.
0032404-0241D. M. Benedetto
Lihe v. Ren
0042404-0246L. Solomon
June Haegele Admx Est of Sallie Elaine
Baum Aka Sa v. Ren
0052404-0248B. J. Lare
Brewerytown Square Condominium
Association v. Craw
0062404-0249M. T. Vanderveen; S. R.
Bryson
Minner et al. v. Elio et al.
0072404-0252S. L. Rovner
Mazzoni et al. v. Mohamdy et al.
D. Juna; M. C. Maselli
0082404-0254S. I. Leon
Duquette v. Rodrigues et al.
C. R. Breon
0092404-0255S. I. Leon
Gosrich v. Travelers Insurance Company
A. Chakraborty; M. R. Abbott
MASS TORT -
ASBESTOS CASES
2024 ASBESTOS TRIAL LIST
15-JUL-24
2818 HALPERN MESOTHELIOMA
1. 220402383 STARKEY
2. 220601788 EUCLIDE
3. 220900887 STARKEY
4. 220901220 EUCLIDE
5. 221000920 EUCLIDE
6. 221202639 CARLISLE
7. 231101332 CARLISLE
2819 MAUNE RAICHLE
1. 220202466 KIRK
2. 220600174 RAPETTI
3. 220901249 HARRIS
2820 WEITZ LUNG CANCER
1. 220801342 HAMILTON
2. 220802391 ZELLERS

Court Notices

continued from 1

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.

TheLegalIntelligencer.com

For the full online version of the Legal Intelligencer

PUBLIC NOTICES

The Legal Intelligencer

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

An ALM Product

ESTATE NOTICES

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

ORPHANS' COURT OF PHILADELPHIA COUNTY

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

ADAMSON, JUDITH ANN (a/k/a JUDITH A. ADAMSON) – Frederick D. Jackes, Executor, c/o Larissa R. Whitman, Esq., One Logan Square, Ste. 2000, Philadelphia, PA 19103; Larissa R. Whitman, Atty., Faegre Drinker Biddle & Reath LLP, One Logan Square, Ste. 2000, Philadelphia, PA 19103. 6-17-3

AUCH, AUGUSTINE FRANCIS (a/k/a AUGUSTINE F. AUCH, SR.) – Alice Shubert, Executrix, c/o Michael D. Rubin, Esq., 686 Gray Circle, Southampton, PA 18966; Michael D. Rubin, Atty., Law Office of Michael D. Rubin, 686 Gray Circle, Southampton, PA 18966. 7-1-3

BAUMGARTEL, EVA VALERIA (a/k/a EVA BAUMGARTEL) – Edith M. Meck, Executrix, c/o Jocelin A. Price, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901; Jocelin A. Price, Atty., Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901. 7-1-3

BEMBERY, SHARON ANN – Teri Simon, Administratrix, 324 Hathaway Ln., Wynnewood, PA 19096; Rhonda Anderson, Atty., Anderson Law Group, 610 Old York Rd., Ste. 400, Jenkintown, PA 19046. 7-1-3

BIANCO, ALFRED S. – David Dalton, Executor, 11736 Brandon Place, Philadelphia, PA 19154; Joseph J. Fiandra, Atty., Joseph J. Fiandra, LLC, 426 N. Easton Rd., Glenside, PA 19038. 6-17-3

BURMEISTER, CHARLES EDWARD – Lynette Marie Andriso, Executrix, c/o Joseph T. Pace, Esq., 67 Buck Rd., Ste. 133, B-30, Huntingdon Valley, PA 19006; Joseph T. Pace, Atty., Law Office of Thomas J. Mettee, P.C., 67 Buck Rd., Ste. 133, B-30, Huntingdon Valley, PA 19006. 7-1-3

BUTLER, CHRISTINE V.H. (a/k/a CHRISTINE V. HOSEY BUTLER, CHRISTINE V. HOSEY) – Leslie Hosey, Executrix, c/o Clair M. Stewart, Esq., The Land Title Bldg., 100 S. Broad St., #1523, Philadelphia, PA 19102; Clair M. Stewart, Atty., The Land Title Bldg., 100 S. Broad St., #1523, Philadelphia, PA 19102. 7-1-3

CACCIOPPOLI, JOSEPH PAUL (a/k/a JOSEPH P. CACCIOPPOLI) – Lisa A. Caccioppoli, Executrix, c/o Devin S. Fox, Esq., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406; Devin S. Fox, Atty., Stevens & Lee, P.C., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406. 6-17-3

CANDY, RUSSELL S. (a/k/a RUSSELL CANDY) – Christopher M. Candy, Executor, 4637 Cypress Avenue, Trevoise, PA 19053; Reno John Ciccotta, Atty., Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135. 6-17-3*

CHILDRESS, NELLY (a/k/a NELLY M. CHILDRESS) – Kenneth Martin Folsom, Executor, 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. 6-17-3

CUNNINGHAM, RICHARD JAMES (a/k/a RICHARD J. CUNNINGHAM) – Andrew J. Cunningham, Executor, 13031 Sewell Rd., Philadelphia, PA 19116. 7-1-3

DAUPHIN, III, EMILE T. (a/k/a EMILE T. DAUPHIN a/k/a EMILE DAUPHIN) – Denise M. Kay, Executor, 625 Fountain Street, Philadelphia, PA 19128; Reno John Ciccotta, Atty., Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135. 6-17-3*

DEISSROTH, WILLIAM J., III – Eric Deissroth, Executor, c/o Henry M. Clinton, Esq., 1313 S. 33rd St., Philadelphia, PA 19146; Henry M. Clinton, Atty., Henry M. Clinton, LLC, 1313 S. 33rd St., Philadelphia, PA 19146. 6-17-3

DELLA VALLE, NICOLA P. (a/k/a NICOLA DELLA VALLE, NICHOLAS DELLA VALLE) – Maria G. Della Valle, Executrix, 7322 Bryan St., Philadelphia, PA 19119; Nicholas J. Starinieri, Atty., DeFino Law Associates, P. C., 2541 S. Broad St., Philadelphia, PA 19148. 6-17-3

DISTEPHANI, JOSEPH E. – Amadeo Leonetti, Executor, c/o J. Adam Matlawski, Esq., 1223 N. Providence Rd., Media, PA 19063; J. Adam Matlawski, Atty., McNichol Byrne & Matlawski, P. C., 1223 N. Providence Rd., Media, PA 19063. 7-1-3

DONATO, ROSALIE – Leonard Donato, Executor, c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152; Gary B. Freedman, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Philadelphia, PA 19152. 6-17-3

DOW, YVETTE Y. – Jamal Corley, Administrator, 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. 7-1-3

EKHOUSE, HAIM – Mya E. Jaffe, Executrix, 1430 Shetland Pl., Ambler, PA 19002; Mark Jaffe, Atty., McCann Dillon Jaffe & Lamb LLC, Two Penn Center, 1500 JFK Blvd., Suite 1110, Philadelphia, PA 19102. 6-17-3

ELLISON, JOYCE M. – Stephanie D. Ellison, Administratrix, 5332 Greenway Ave., Philadelphia, PA 19143; Carrie L. Scattergood, Atty., Rothkoff Law Group, 7 Neshaminy Interplex, Ste. 116, Trevoise, PA 19053. 6-17-3

FRAZER, CATHERINE – Matthew G. Rosenberger, Executor, One Summit St., Philadelphia, PA 19118; Matthew G. Rosenberger, Atty., Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118. 6-17-3

GLASS, DR. HAROLD E. (a/k/a HAROLD E. GLASS) – Holly Squires, Executrix, c/o Alissa B. Gorman, Esq., 140 E. Butler Ave., Chalfont, PA 18914; Alissa B. Gorman, Atty., Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914. 6-17-3

GREEN, MARGARET MARY (a/k/a MARGARET M. GREEN) – Holly L. Landolf, Executrix, c/o Stephen T. Elinski, Esq., 301 E. Germantown Pike – 1st Fl., East Norriton, PA 19401; Stephen T. Elinski, Atty., Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike – 1st Fl., East Norriton, PA 19401. 6-17-3

GREEN, MICHAEL (a/k/a MICHAEL L. GREEN) – Sheralee M. Chiles, Executrix, c/o Alexander B. Giacobetti, Esq., Two Penn Center, Ste. 1205, 1500 JFK Blvd., Philadelphia, PA 19102; Alexander B. Giacobetti, Atty., Giacobetti Law Offices, Two Penn Center, Ste. 1205, 1500 JFK Blvd., Philadelphia, PA 19102. 7-1-3

GROBMAN, SHIRLEY – Marsha Lisa Kurman, Executrix, c/o Jonathan H. Ellis, Esq., One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428; Jonathan H. Ellis, Atty., Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428. 6-17-3

HAHN, ROSLYN – (a/k/a ROSLYN S. HAHN) – Richard Hahn, Executor, c/o Katherine F. Thackary, Esq., 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103; Katherine F. Thackary, Atty., Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103. 6-17-3

HARPER, ANNETTE – Doris Harper, Administratrix, c/o Paige Zirrieth, Esq., 1 Roberts Ave., Glenside, PA 19038; Paige Zirrieth, Atty., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038. 7-1-3

HOM, RUTH (a/k/a RUTH OON NOM HOM) – Viola Hom, 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. 6-17-3

HOWARD, WILLIAM EARL – Jodi Howard, Executrix, c/o Zanetta M. Ford, Esquire, 1521 Locust Street, Suite 605, Philadelphia, PA 19102; Zanetta M. Ford, Atty., Pritzker Law Group PLLC, 1521 Locust Street, Suite 605, Philadelphia, PA 19102. 6-24-3*

HUNTBAACH, ALLEN E. (a/k/a ALLEN HUNTBAACH) – Wayne Huntbach, Executor, c/o George C. Deeney, Esq., Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103; George C. Deeney, Atty., Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103. 6-17-3

KAY, HARRY A. – Donna L. Hegge, Executrix, c/o Erin Saulino, Esq., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462; Erin Saulino, Atty., Saulino Law, LLC, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462. 7-1-3

KIEROD, MARIA – Richard Kierod, Executor, 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. 7-1-3

KNOX, KATE ARVELLA – Portia Knox and Brittany Brown, Co-Administrators, c/o Michael Wolinsky, Esquire, 1015 Chestnut Street, Suite 414, Philadelphia, PA 19107; Michael Wolinsky, Atty., 1015 Chestnut Street, Suite 414, Philadelphia, PA 19107. 6-24-3*

KRANZEL, MYRA JUNE (a/k/a MYRA KRANZEL, MYRA J. KRANZEL) – Sharon L. Hoffberg and Jerome Edward Kranzel, Executors, c/o Maury B. Reiter, Esq., 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422; Maury B. Reiter, Atty., Kaplin Stewart Meloff Reiter & Stein, PC, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422. 7-1-3

KVECHER, YURIY (a/k/a YURY J. KVECHER) – Marina Shteyn, Executrix, 316 Palmer Dr., Philadelphia, PA 19115; Edward J. Gilson, Jr., Atty., 4 Neshaminy Interplex Dr., Ste. 150, Trevoise, PA 19053. 7-1-3

LIPPE, ELAINE – Curtis Lippe, Executor, 1820 Carriage Way, Warrington, PA 18976. 6-24-3*

LUCAS, HATTIE – Ronald J. Lucas, Administrator CTA, 1712 Williamsburg Place, Clementon, NJ 08021; Joseph J. Console, Atty., Console Matison, LLP, 1 W. Third St., Ste. 109, Media, PA 19063. 7-1-3

McCAUSLAND, HUGH L. – Thomas J. McCausland Jr. and Sandra Hajduk, Co-Executors, c/o BKW Family Law, 1528 Walnut St., Suite 1100, Philadelphia, PA 19102; Soleiman Raie, Atty., BKW Family Law, 1528 Walnut St., Suite 1100, Philadelphia, PA 19102. 6-24-3*

MURPHY, JAMES – James Murphy, Administrator, c/o Sean Murphy, Esq., 340 N. Lansdowne Ave., Lansdowne, PA 19050; Sean Murphy, Atty., 340 N. Lansdowne Ave., Lansdowne, PA 19050. 6-17-3

OSHTRY, EVA ROSE (a/k/a EVA R. OSHTRY) – Joel Eugene Oshtry and Daniel Ira Oshtry, Executors, 1819 JFK Blvd., Ste. 433, Philadelphia, PA 19103. 7-1-3

PINTO, PETER – Marissa N. Piltz, Administratrix, 821 Cottonwood Dr., Malvern, PA 19355; Steven M. Zelinger, Atty., Steven M. Zelinger, LLC, 1650 Market St., Ste. 3600, Philadelphia, PA 19103. 6-17-3

POINDEXTER, DONALD F. – Darryl Keith Poindexter, Administrator, c/o Sommer Miller, Esquire, 2 Bala Plaza, Suite 300, Bala Cynwyd, PA 19004; Sommer Miller, Attorney, 2 Bala Plaza, Suite 300, Bala Cynwyd, PA 19004. 6-17-3*

PULASKI, ANNA MARIE E. – Paul Pulaski, Executor, c/o Alice Hart Hughes, Esq., 4 Terry Dr., Ste. 3, Newtown, PA 18940; Alice Hart Hughes, Atty., 4 Terry Dr., Ste. 3, Newtown, PA 18940. 6-17-3

REICHART, MARIE E. – Nora C. Little, Executrix, c/o F. Scott Donahue, Esq., 1515 Market St., Ste. 1540, Philadelphia, PA 19102; F. Scott Donahue, Atty., Donahue, Battle & Donahue, 1515 Market St., Ste. 1540, Philadelphia, PA 19102. 6-17-3

RODRIQUEZ, ROSAURA MENDEZ – Charles M. Gibbs, Esquire, Administrator, McMonagle, Perri, McHugh, Michack & Davis, P.C., 1845 Walnut Street, Suite 1900, Philadelphia, PA 19103; Charles M. Gibbs, Attorney, 1845 Walnut Street, Suite 1900, Philadelphia, PA 19103. 6-24-3*

SARGENT, EDWARD R., JR. (a/k/a EDWARD SARGENT) – Samuel S. Sargent, Executor, c/o Megan E. O'Rourke, Esq., 1835 Market St., #320, Philadelphia, PA 19103; Megan E. O'Rourke, Atty., Teeters Harvey Marrone & Kaier LLP, 1835 Market St., #320, Philadelphia, PA 19103. 7-1-3

SCHELL, ALICE CATHERINE – Jayne Thompson, Administratrix, c/o Rosemary R. Ferrino, Esq., 608 W. Main St., Lansdale, PA 19446; Rosemary R. Ferrino, Atty., Montco Elder Law, LLP, 608 W. Main St., Lansdale, PA 19446. 6-17-3

SHANNON, JAMES L. (a/k/a JAMES LOWELL SHANNON) – Thomas R. Shannon, Executor, 469 Peters Way, Phoenixville, PA 19460; Michael L. Galbraith, Atty., Galbraith Law, LLC, 1845 Walnut St., 25th Fl., Philadelphia, PA 19103. 6-17-3

PUBLIC NOTICES

The Legal Intelligencer

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

An ALM. Product

ESTATE NOTICES

SIMPSON, DOROTHY L. (a/k/a DOROTHY LILLIAN SIMPSON, DOROTHY SIMPSON) – Linda D. Bader, 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.

6-17-3

SMITH, JOYCE (a/k/a JOYCE M. SMITH) – Lauren Kelly, 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.

6-17-3

SPADY, DOLORES GLORIA – Danielle K. Mixson, Executrix, c/o Stephen M. Specht, Esq., 2332 S. Broad St., Philadelphia, PA 19145; Stephen M. Specht, Atty., Green & Schafle, LLC, 2332 S. Broad St., Philadelphia, PA 19145.

7-1-3

STEFFEN, LAWRENCE J. – Carol Lynn M. Steffen, Executrix, 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.

7-1-3

SWOPE, GLORIA F. – Robert B. Shoemaker, Jr., Executor, 1800 E. Lancaster Ave, Ste. L, Paoli, PA 19301; Robert B. Shoemaker, Jr., Atty., 1800 E. Lancaster Ave, Ste. L, Paoli, PA 19301.

7-1-3

WILLIAMS, DONALD (a/k/a DONALD ALLEN WILLIAMS, DONALD A. WILLIAMS) – Deanna J. Williams, Executrix, c/o Jonathan H. Ellis, Esq., One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428; Jonathan H. Ellis, Atty., Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

6-17-3

WILLIAMS, LIZZIE M. – Christopher Williams, Executor, c/o Joseph T. Pace, Esq., 67 Buck Rd., Ste. 133, B-30, Huntingdon Valley, PA 19006; Joseph T. Pace, Atty., Law Office of Thomas J. Mettee, P.C., 67 Buck Rd., Ste. 133, B-30, Huntingdon Valley, PA 19006.

6-17-3

WITHERSPOON, DAVID ALLEN (a/k/a DAVID WITHERSPOON) – David Allen Witherspoon, Jr., Administrator, 1236 S. 18th St., Philadelphia, PA 19146; Joseph J. Console, Atty., Console Matisson, LLP, 1 W. Third St., Ste. 109, Media, PA 19063.

7-1-3

WITTMANN, CHRISTOPHER ERWIN (a/k/a CHRISTOPHER WITTMANN) – Nicholas S. Klosz, Executor, c/o Karen S. Dayno, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544; Karen S. Dayno, Atty., Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.

6-17-3

CORPORATE NOTICES

Endodontic Excellence of PA, P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation, as amended. Alan L. Director, Esquire 1005 Malvern Court Warrington, PA 18976

7-1-1*

MISCELLANEOUS GENERAL NOTICES

NOTICE PURSUANT TO THE SUNSHINE ACT

Notice is hereby given that the City of Philadelphia Civil Service Commission will hold its regular monthly meetings to consider a formal agenda and other matters presented by the Director of Human Resources and HR staff at 10:00 a.m. on the third Wednesday of every month from July 2024 through December 2024 virtually via Zoom or in Conference Room B, 16th Floor, Municipal Services Building, 1401 John F. Kennedy Boulevard.

The Civil Service Commission will hold public hearings on employee appeals in accordance with Civil Service Regulations on Tuesdays, Wednesdays and some Thursdays beginning at 10:00 a.m., July 2024 through December 2024, virtually via Zoom or in Conference Room B, 16th Floor, Municipal Services Building.

The Civil Service Commission will meet in Executive Session immediately following the public hearings on employee appeals to deliberate over those appeals and to consider other matters as defined in Section 8 of the Sunshine Act, virtually via Zoom or in the Commission Office, 1640 Municipal Services Building.

The Civil Service Commission will hold meetings to consider the approval of administrative matters at 9:30 a.m. on Wednesdays from July 2024 through December 2024, virtually via Zoom or in the Commission Office, 1640 Municipal Services Building.

s/Leonard V. Cid

Leonard V. Cid
Chairperson
Civil Service Commission

7-1-2*

Tax Collection Sale

City of Philadelphia

TAX COLLECTION SALE

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

Properties to be sold by Office of the Sheriff, City and County of Philadelphia

10:00 a.m. July 9, 2024

at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2407	6001	6043 DELANCEY STREET 19143	3RD WD.	992 SQ. FT.	2407	6016	3354 NORTH ORKNEY STREET 19140	19TH WD.	475 SQ. FT.
2407	6002	533 SOUTH REDFIELD STREET 19143	3RD WD.	930 SQ. FT.	2407	6017	256 WEST ELKHART STREET 19133	19TH WD.	650 SQ. FT.
2407	6003	1686 N 54TH STREET 19131	4TH WD.	1,564 SQ. FT.	2407	6018	5534 SPRAGUE STREET 19138	12TH WD.	1,570 SQ. FT.
2407	6004	733 BROOKLYN STREET 19104	6TH WD.	1,035 SQ. FT.	2407	6019	119 LEVERING STREET 19127	21ST WD.	458 SQ. FT.
2407	6005	621 HUTTON STREET 19104	6TH WD.	819 SQ. FT.	2407	6020	6100 WISSAHICKON AVENUE 19144	21ST WD.	5,353 SQ. FT.
2407	6006	4018 CAMBRIDGE STREET 19104	6TH WD.	1,325 SQ. FT.	2407	6021	3704 ASPEN STREET 19104	24TH WD.	827 SQ. FT.
2407	6007	167 WEST SOMERSET STREET 19133	7TH WD.	723 SQ. FT.	2407	6022	3862 ASPEN STREET 19104	24TH WD.	1,440 SQ. FT.
2407	6008	179 WEST MONMOUTH STREET 19133	7TH WD.	588 SQ. FT.	2407	6023	3966 PENNSGROVE STREET 19104	24TH WD.	1,318 SQ. FT.
2407	6009	193 WEST STELLA STREET 19133	7TH WD.	637 SQ. FT.	2407	6024	3045 NORTH 8TH STREET 19133	37TH WD.	1,188 SQ. FT.
2407	6010	2814 NORTH LEE ST 19134	7TH WD.	631 SQ. FT.	2407	6025	2868 NORTH DARIEN STREET 19133	37TH WD.	536 SQ. FT.
2407	6011	2928 RUTLEDGE STREET 19134	7TH WD.	546 SQ. FT.	2407	6026	3132 PENNOCK STREET 19132	38TH WD.	609 SQ. FT.
2407	6012	5349 NEWHALL STREET 19144	12TH WD.	1,018 SQ. FT.	2407	6027	6052 REINHARD STREET 19142	40TH WD.	930 SQ. FT.
2407	6013	2437 PALETHORP STREET 19133	19TH WD.	712 SQ. FT.	2407	6028	182 WEST DUNCANNON AVENUE 19120	42ND WD.	1,620 SQ. FT.
2407	6014	2924 NORTH LEITHGOW STREET 19133	19TH WD.	533 SQ. FT.	2407	6029	732 WEST RUSSELL STREET 19140	43RD WD.	716 SQ. FT.
2407	6015	3263 NORTH AMERICAN STREET 19140	19TH WD.	814 SQ. FT.	2407	6030	4733 NORTH CAMAC STREET 19141	49TH WD.	2,257 SQ. FT.

Conditions of Sheriff Sale for JUDICIAL TAX SALES

- 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").
- All bidders must complete the Bid4Assets on-line registration process to participate in the auction ("Auction"). All bidders must submit a One Thousand Five Hundred Dollars (\$1,500.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date.
- 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").
- The opening bid for all tax delinquent properties will be One Thousand Six Hundred Dollars (\$1,600.00). The opening bid for tax lien auctions will vary (see auctions for details). By close of business the day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased or \$600 whichever is greater. Plus a buyer's premium of 10% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST.
- 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.
- The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that Realty Transfer Taxes have been calculated and included in the bid amount.
- 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.
- The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.
- The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
- The tax servicer, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
- All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Hundred Dollars (\$100.00)
- The winning bidder must file a certificate of compliance with the Philadelphia Sheriff's Office. If the Sheriff's grantee is to be anyone other than the winning bidder registered with Bid4Assets, a notarized written assignment must be filed with the Sheriff's Office of Philadelphia. Both the bidder and the assignee must file a certificate of compliance with the Philadelphia Sheriff's Office. Failure of either the bidder or the assignee to obtain a certificate of compliance will be treated as a failure to meet the conditions of sale and result in the forfeiture of the 10% deposit.
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
- 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.
- 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.
- The properties at today's sale may be subject to a right of redemption, meaning the property owner or other parties of legal interest in the property may file a petition to get the property back after the sale. Generally there are 9 months to redeem the property from the date the Sheriff's office acknowledges the deed for non-vacant properties. We cannot provide any advice as to whether a right to redeem exists on a specific property. If you have questions regarding redemption and protecting your rights we advise that you speak to an attorney.
- The Philadelphia Land Bank will be bidding on certain properties that have been identified on the Sheriff Sale list. The Land Bank's bids are known as "priority bids," which are authorized by the Commonwealth's Land Bank Act. The properties the Land Bank will be bidding on are being offered for sale at the City's opening bid. However, because the Land Bank has the exclusive right to acquire these properties, no bids other than the Land Bank bids will be accepted.
- 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.
- All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

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

www.TheLegalIntelligencer.com

For the full online version of the Legal Intelligencer