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## 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  ${\rm JUDICIAL\ ADMINISTRATION\ DOCKET}$ 

#### **ORDER**

PENNSYLVANIA:

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

INDE

ORDER AMENDING RULE 509 OF THE RULES OF JUDICIAL ADMINISTRATION NO. 618  ${\tt JUDICIAL\ ADMINISTRATION\ DOCKET}$ 

#### 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 cour:t.
- **(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 6

#### N S I D E

Common Pleas Court: 3 Civil Listings

- 4 Criminal Listings 4 Family Court
- 4 Municipal Court 5 Orphans' Court

7 Public Notices

4 Rules Returnable 5 Register of Wills 5 Rules Returnable 5 U.S. Bankruptcy Court 5 U.S. Court of Appeals U.S. District Court

2 Trial 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 necessar ily 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

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

#### WEDNESDAY, JULY 10, 2024 Revocation Superv Rls-FinalHrg

15-cr-0471\_ USA v. WILLIAMS

#### THURSDAY, JULY 11, 2024 Sentencing

10:00 A.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 **Status Conference/Hearing**

01:30 P.M. 23-cr-0359

USA v. SIA

#### WEDNESDAY, JULY 10, 2024 Change of Plea Hearing

24-cr-0130\_

01:30 P.M. USA v. SUAREZ

#### Pretrial Conference/Hearing

01:30 P.M. 23-cr-0310

USA v. WATSON

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

#### TUESDAY, JULY 9, 2024 Jury Trial

09:00 A.M. 23-cr-0510\_

USA v. COLEMAN

#### WEDNESDAY, JULY 10, 2024 Change of Plea Hearing

02:00 P.M.

USA v. GALLO

### Jury Trial

09:00 A.M.

20-cr-0340 USA v. PALIONNIJS

#### Miscellaneous Hearing

09:00 A.M.

PROMPTU SYSTEMS CORPORATION

THURSDAY, JULY 11, 2024

#### Sentencing

09:30 A.M.

#### 23-cr-0021 USA v. DANIELS

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

#### WEDNESDAY, JULY 10, 2024 **Motion Hearing**

10:30 A.M.

RIVERTOWN TCI, L.P. v. OPTYMYZ

SCHMEHL, J. Criminal Deputy Tanya L. Allender Phone: 610-320-5030 Secretary/civil Deputy: Barbara A. Crossley Phone: 610-320-5009 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

USA v. BURROWS

#### Jury Selection

09:30 A.M.

23-cr-0463 USA v. BAER

#### Status Conference/Hearing

10:30 A.M.

## KAUFFMAN v. MASA GROUP et al

THURSDAY, JULY 11, 2024 Sentencing

10:00 A.M.

19-cr-0064 USA v. DOUGHERTY

G.A. MCHUGH, J.

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

#### MONDAY, JULY 8, 2024 Sentencing

02:00 P.M.

20-cr-0045 USA v. DAWAN

#### WEDNESDAY, JULY 10, 2024 Sentencing

03:00 P.M. 23-cr-0036

USA v. SPADY

#### THURSDAY, JULY 11, 2024 **Evidentiary Hearing**

10:00 A.M.

## REMICK et al v. CITY OF PHILAD

## BEETLESTONE, J.

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

#### MONDAY, JULY 8, 2024 Change of Plea Hearing

22-cr-0163\_

USA v. THOMAS

#### TUESDAY, JULY 9, 2024 Status Conference/Hearing

09:30 A.M.

USA v. SAVAGE

#### WEDNESDAY, JULY 10, 2024 Sentencing

10:00 A.M. 23-cr-0266\_

USA v. THOMAS

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

#### WEDNESDAY, JULY 10, 2024 Sentencing

21-cr-0337 USA v. MURRAY

#### THURSDAY, JULY 11, 2024 **Arbitration Hearing**

09:30 A.M.

24-cy-0465 MORRISON v. STATE FARM MUTUAL

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

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

#### 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

#### WEDNESDAY, JULY 10, 2024 Sentencing

09:00 A.M.

USA v. WHITMORE

# 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. Linited States District Court

#### MONDAY, JULY 8, 2024 Status Conference/Hearing

United States District Court

Eastern District of PA.

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

#### WEDNESDAY, JULY 10, 2024 Change of Plea Hearing

02:00 P.M.

24-cr-0105 USA v. RAMOS-CRUZ

### Sentencing

09:00 A.M.

19-cr-0307

#### THURSDAY, JULY 11, 2024 Pretrial Conference/Hearing

10:30 A.M.

GUERRA v. RADIAL, INC.

#### Sentencing

09:00 A.M.

23-cr-0491 USA v. WITHERSPOON

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

#### WEDNESDAY, JULY 10, 2024 Sentencing

21-cr-0173

USA v. MCBRIDE

#### THURSDAY, JULY 11, 2024 Plea Agreement Hearing

02:00 P.M.

24-cr-0220\_ USA v. ASLANSAN

#### Sentencing 11:00 A.M.

20-cr-0289 USA v. REED

#### 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, JULY 10, 2024 **Motion Hearing**

11:00 A.M.

22-cv-0688 AMERICAN ENVIRONMENTAL ENTERPR

#### THURSDAY, JULY 11, 2024 **Motion Hearing**

11:00 A.M.

ABIRA MEDICAL LABORATORIES LLC

24-cv-0441

#### Sentencing

12:30 P.M.

21-cr-0243 USA v. VEGA-HERNANDEZ

#### K. S.. MARSTON, J. Courtroom TBA

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

### 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 WEDNESDAY, JULY 10, 2024

Change of Plea Hearing 10:00 A.M.

#### 24-cr-0107 USA v. JONES

Status Conference/Hearing

02:00 P.M. 24-md-3094 GLUCAGON-LIKE PEPTIDE-1

#### THURSDAY, JULY 11, 2024 **Motion Hearing**

11:00 A.M.

#### DOE A.F. v. LYFT, INC. et al

Revocation Superv Rls-FinalHrg

Sentencing

01:00 P.M.

USA v. BLOW-ENTY

10:30 A.M. 23-cr-0213

## USA v. TINSLEY

Courtroom TBA Courtroom Deputy/Criminal: Christine St phone: 610-391-7012 Courtroom Deputy Civil: Brian Dixon phone: 610-434-3457

J. M. GALLAGHER, J.

#### TUESDAY, IULY 9, 2024 Pretrial Conference/Hearing

11:00 A.M. BRILL v. EINFALT #477 et al

## The Legal Intelligencer

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#### THURSDAY, JULY 11, 2024 Sentencing

09:30 A.M.

23-cr-0026 USA v. JACKSON

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

#### WEDNESDAY, JULY 10, 2024 **Arbitration Hearing**

09:30 A.M.

#### Bullard et al v. Unified Door **Settlement Conference**

11:00 A.M.

23-cv-4333 TAYLOR v. GREATER PHILADELPHIA

#### THURSDAY, IULY 11, 2024 **Arbitration Hearing**

09:30 A.M. 23-cv-4709

Marte et al v. BURLINGTON STOR

#### 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

#### THURSDAY, JULY 11, 2024 Jury Trial

09:30 A.M. 23-cr-0534

USA v. MILLER

## MURPHY, J.

#### MONDAY, JULY 8, 2024 **Motion Hearing**

10:00 A.M.

OKPOR v. WILLIAMS et al

#### TUESDAY, JULY 9, 2024 **Motion Hearing**

02:00 P.M.

23-cv-1156 DRAZEN v. GLACIERPOINT ENTERPR

#### Status Conference/Hearing

10:00 A.M. 24-cr-0003

USA v. MCCRACKEN

24-cr-0003 USA v. MUSE

24-cr-0003

ABDUL-HAKIM

24-cr-0003 USA v. FOSQUE

#### THURSDAY, JULY 11, 2024 **Final Pretrial Conference**

10:00 A.M. 23-cv-2168\_

TRICE v. FERGUSON

#### Sentencing 11:30 A.M.

07-cr-0737 USA v. SMITH

#### 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

23-cr-0100\_ USA v. PRESSLEY

10:30 A.M.

23-cv-5183 KIKAVA v. UNITED STATES LIABIL

#### THURSDAY, JULY 11, 2024 Sentencing

11:00 A.M.

23-cr-0218 USA v. MITCHELL

#### H. BARTLE, III, S.J.

#### MONDAY, JULY 8, 2024 Motion Hearing

02:00 P.M.

19-cv-1541 DERRICK et al v. GLEN MILLS SC

#### TUESDAY, JULY 9, 2024 Sentencing

09:30 A.M.

USA v. GORDON

#### WEDNESDAY, JULY 10, 2024 **Jury Selection**

10:00 A.M.

23-cv-1157 VERNACCHIO et al v. RIDDLE HOS

## Jury Trial

10:00 A.M.

VERNACCHIO et al v. RIDDLE HOS

## 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

11:00 A.M.

21-cr-0091 USA v. RIVERA-OTERO

21-cr-0091

USA v. REYES-VALDEZ

#### Sentencing

02:00 P.M.

23-cr-0446 USA v. BROWN

#### THURSDAY, JULY 11, 2024 **Motion Hearing**

11:00 A.M.

23-cv-0416

RICE v. DEL TORO

A. B. BRODY, S.J.

Courtroom 7B ing/Deputy Clerk: Joseph Walton Phone: 215-597-3978

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

#### MONDAY, JULY 8, 2024 Revocation Superv RIs-FinalHrg

10:00 A.M. 12-cr-0237\_

USA v. WALKER

#### TUESDAY, JULY 9, 2024 Sentencing

10:00 A.M.

22-cr-0296 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

#### MONDAY, JULY 8, 2024 Change of Plea Hearing

01:00 P.M.

23-cr-0226 USA v. BROOKING

#### TUESDAY, JULY 9, 2024 Sentencing

01:00 P.M.

USA v. JACKSON

#### WEDNESDAY, JULY 10, 2024 Sentencing

01:00 P.M. 22-cr-0130\_

21-cr-0080

USA v. VAZQUEZ

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

#### MONDAY, JULY 8, 2024 Jury Trial

09:30 A.M.

23-cr-0342 USA v. GIBSON

#### TUESDAY, JULY 9, 2024 Change of Plea Hearing

10:30 A.M.

USA v. GIBSON

#### WEDNESDAY, JULY 10, 2024 Change of Plea Hearing

10:30 A.M.

23-cr-0106 USA v. LACON

#### 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** 09:30 A.M.

23-cr-0219\_ USA v. PUGH

Sentencing

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

11:30 A.M. USA v. ASENCIO VEGA

**Show Cause Hearing** 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

09:30 A.M.

22-cv-0736 Smith v. Presidio Networked So

#### TUESDAY, JULY 9, 2024 Sentencing

09:30 A.M. 21-cr-0247

USA v. BYARS

#### THURSDAY, JULY 11, 2024 Sentencing

10:30 A.M.

23-cr-0293 USA v. CRUZ-GONZALEZ

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

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

#### **FRIDAY, JULY 5, 2024** Status Conference/Hearing

10:00 A.M.

24-cv-1581 Ockford et al v. ENCOMPASS INS

#### TUESDAY, JULY 9, 2024 **Settlement Conference**

01:30 P.M.

24-cv-0388 Poindexter et al v. Root Insur

#### 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

01:30 P.M. 21-cr-0262

USA v. FEGELY STRAW, M.J.

## TUESDAY, JULY 9, 2024

**Settlement Conference** 

11:00 A.M. WISMER v. GUNTON CORPORATION

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

## MONDAY, JULY 8, 2024

**Final Pretrial Conference** 

10:00 A.M. BUTLER v. ALLSTATE FIRE AND CA

## **Initial Appearance**

24-cr-0241

01:30 P.M. USA v. LEYSATH

### **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

## WED., JULY 3, 2024

9 A.M.
0012404-0401B. J. Baer; D. J. Langsam
Shahaj v.All Aboard Express Company et al.
J. R. Bonfig; M. P. Dumack
0022404-0404H. J. Brahin
Janeczko et al. v.Moyer et al.

**003**2404-0406**J. M. Kaminsky** Homidelphia Company Llc v.Zadroga-McFarland et al.

**004**2404-0407**J. Katz** Draper v.All Unknown Occupants of 1410 South 16t

## 0052404-0408J. M. Kunnel; J. M. Kunnel

Patel v.Liberty Mutual Insurance Company D. Yondura

## 9:30 A.M. 0012402-1437D. P. Vonbargen

Roberson v.Engage Brands, Llc et al.

0022402-2912A. F. Galerman

Trolio v.Perry et al.
A. A. Griffith; H. Cadet
0032404-0565M. S. Mednick Lane et al. v.Torrance

L. Mazzitelli

J. H. Ring

1 P.M. 0012404-0425S. K. Heimann City of Philadelphia v.The Gessler Group

**002**2404-0426L. D. Rosenfeld Edwards v.Robinson et al.

0032404-0427J. L. Dashevsky

Coleman v.Blanken et al. T. Young 0042404-0436K. D. Little

Santini v.Santini et al. **005**2404-0442**B**. E. Levy Fernandez v.Quazeria Shorter et al.

K. Kiambuthi 0062404-0449B. E. Levy Bengi Inc. v.Doe et al.

E. Kennedy 0072404-0458Y. Koelsch Matthews v.Sutton

0082404-0465F. N. Dimeo Martin v.Son G. K. Cusick 0092404-0467

Cokerjay v.All Unknown Occupants 10 A.M. 0012402-1300J. J. King Montague et al. v.Jones

0022403-2190G. S. Shields

Equipment Depot Ohio Inc. v.K.J. Williams Concre M. C. Brunelli; N. H. Pennington 0032404-0486A. M. Kroupa Guerrier v.Small

A. A. Griffith; D. M. Hamilton 0042404-0487 K. J. Fox Omni Insurance Company v.Townsend et al. A. L. Longo; M. A. Henning; V. S.

0052404-0488A. S. Dashevsky Wilson et al. v.Davis et al. 0062404-0489K. M. Durkan Ramos v.Palace Builders Na, Llc et al.

A. R. Benedict; J. R. Rubinsohn; R. E.

Chizmar 10:30 A.M. 0012404-0569M. Breslin

King v.Detter et al. 0022404-0575A. S. Dashevsky; H. R. Reese Gerald v.Brown

0032404-0576D. J. Deluca State Farm Fire & Casualty Co. v. Haier Us

S. R. Fisher

#### Applian M. A. Salvati 11 A.M. 0012404-0533**S**. M. Fulmer

Whitaker v.Riley M. S. Berger 0022404-0534M. J. Cadigan

Lopez v.Keystone Property Group, L.P. et al. K. E. Johnston; K. B. Golden 0032404-0535E. J. Gilson Muhammad v.Avila et al. 0042404-0538E. J. Gilson

Gevers v.Best Buy Furniture Castor Inc.

et al. P. W. Baker; R. A. Nolan 0052404-0541R. J. Dixon Johnson v. The Estate of Mary Cusack, Dec

0062404-0548J. A. Zenstein Karashoff et al. v.Erie Insurance Company

## C. B. Maslowski; D. L. Petrilli

11:30 A.M. 0012404-0607A. V. Altopiedi Martosella v.Fearless Restaurants, Llc et al. J. A. Anastasia; M. E. McGuire 0022404-0608M. L. Solomon Colucci v.Geberemeskel et al.
A. J. Shaw; C. S. Vahey
0032404-0610R. S. Miller; S. T. Brecher

Puglisi et al. v.Paul et al. TUE., JULY 9, 2024

8 A.M. 0012401-2114C. E. Haines Westhead et al. v.Pauciulo et al

9 A.M. 0012312-0425D. P. Thiruselvam; K. T. West Corona et al. v.The Union Tap et al. D. F. Donnelly; G. J. Valentini

9:30 A.M. 0012312-1681D. S. Berman Kaya v.Ward

0022402-2579M. I. Simon

Smith As P/N/G of H.T. v.Tillis et al. M. S. Berger

0012304-3095\_ 10 A.M.

0022309-1041R. W. Hershman Veterans of Foreign Wars Post 8051 et al.

R. B. Smith; W. B. Shuey

10:30 A.M. 0012403-1677M. J. Dougherty Deere & Company et al. v.Scott et al.

0022403-1678L.T.Thompson Savage v.Teamwork = Dreamwork et al.

11 A.M. 0012403-1416J. E. Fine Malzone v.Bitros et al.

11:30 A.M. 0012403-1803M. C. Janoski Drake v.Fw Pa. Newtown Square, Llc E. J. Bronstein; J. Choy **002**2403-1952**C.** F. Cummins Barclays 2021-Npl1 Reo Corp. v.Thompson et al.

1:30 P.M. 0012402-0752M. A. Hanamirian Moore v.Lopez et al.

0022402-0827J. Grisillo

0032402-0828J. Grisillo Miller v.All Occupants

2 P.M. 0012403-0887D. Drew; M. R. Natale Marcelis v.Origlio Beverage

2:30 P.M.

Hardee Brown v.Benitez et al.

0022403-2319A. Vanwagner Davids v.Hayari et al. B. A. Carter; J. R. Andrzejewski; R. U.

#### **RULES RETURNABLE**

TUE., JULY 9, 2024 1 P.M.

0012207-1861 Harrington et al. v.The Trustees of The

A. N. Parrilla; F. A. Gerolamo; J. L.

#### **FAMILY COURT DIVISION**

**JULY 3, 2024 ADMINISTRATION AND MISCELLANEOUS** 1501 ARCH ST. MURPHY, A.J. **JUVENILE BRANCH** 

FAMILY COURT BUILDING 1501 ARCH ST. Juvenile Justice Service Center

YSC MASTER

Courtroom-3G JCHO SHULER M,T 9:30 A.M. TH 2:30 P.M.

**3E CASES HEARD IN 3G** Courtroom--4A ICHO CICCONE

> Courtroom--4B JCHO GIUSINI

Courtroom--4C GREY, J. (Out)

Courtroom--4D MCCABE, J. (W Only)

Courtroom--4E NDES, J. (W Only)

> Courtroom--4G IRVINE, J. (W Out)

Courtroom--5A BARISH, J.

Courtroom--5B MCLAUGHLIN, J. (Out)

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

Courtroom--5D SABATINA, J.

Courtroom--5E JCHO SHULER, J. (T) IRVINE, J. (W) Courtroom--5F

FERNANDES,J. (Closed W)

Courtroom--5G JCHO STOKES

Courtroom--6H GORDON, J. (Out)

**DOMESTIC RELATIONS/** FAMILY COURT BUILDING 1501 ARCH ST.

> Courtroom--3A SANDHER, J.

Courtroom--3B COHEN, J.

Courtroom--3C JACKSON, J.

Courtroom--3D PALMER, J.

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

LITWIN, J. (W) Courtroom--3F MALLIOS, J. (Out W)

Courtroom--4F KRISTIANSSON, J. (Out W)

> Courtroom--6A LITWIN, J.

Courtroom--6B FANNING, J. Courtroom--6C

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

Courtroom--6E PAPADEMETRIOU, J.

> Courtroom--6F SULMAN, J.

Courtroom--7B CHEN, J.

## CRIMINAL TRIAL DIVISION

WEDNESDAY, JULY 3, 2024

Room 505--PALUMBO, J. Brown, Jermaine (Def. Assoc.)
Ford, Jamelah (Def. Assoc.) Harvey, Kareem (Meehan, Edward C. Jr.) Hoffman, Martin (Def. Assoc.) Johnson, Kiara (Tinari, Eugene P.) Jones, Aka (Link, Robert Patrick) Lese, Mark (Def. Assoc.) Lese, Mark A. (Def. Assoc.)
Rodriguez, Michael (Def. Assoc.)
Rabron, Talbot (Shaffer, Zachary Cryder)
Thomas, Peter (DEFENDER ASSOCIATION)
Thomas, Tyrone (Def. Assoc.)
Torres, Nathaniel (Def. Assoc.)

Room 507--McDERMOTT, J.
Collins, Mikel (Kenny, Thomas)
Driver, Stephen (Savino, Louis Theodore Jr.)
Driver, Stephen L. (Savino, Louis Theodore Jr.)
Dyches, Jerome (Kenny, Thomas)
Edwards, Naseem (Capek, Justin Charles)
Hayward-williams, Javon (Def. Assoc.)
Holmes, Jamal (Mandell, Lee)
Horsey Cornell (Silver Gary Scott) Profines, Janial (Wanden, Lee)
Horsey, Cornell (Silver, Gary Scott)
Pok, Justin P. (Fioravanti, Michelle A.)
Seldon-grimes, Arnold (Stretton, Samuel C.)
Warren, Sharif (Stretton, Samuel C.)

Room 605--BROWN, J. Bryan, Taj (Johnson, Shaka Mzee) Ortiz, Christian (Adams, Mark Wayne Franklin) Rodriguez, Israel (O'Donnell, Joseph H. Jr.) Santiago, Jack (Goodman, Leon Dominic)
Williams, Brandon (Turner, Alexandre

Williams, Brandon (10....)
Neuerburg)
Wilson, Michael (Fioravanti, Michelle A.)
701 -- WASHINGTO Room 701--WASHINGTON, J. Destouetjohnson, Versha (Piccarreto, Mari

Haroun, Malik (Def. Assoc.) Halley, Dontay (McMahon, John J. Jr.) Holley, Dontay J. (McMahon, John J. Jr.) Paschall, Lamaz (Def. Assoc.)

Room 702--HANGLEY, J. Baumann, Damir D. (Def. Assoc.) Becoate, Quaron (Def. Assoc.) Blake, Kharee (Def. Assoc.) Ellis, Aaron (Def. Assoc.) Ellis, Aaron (Def. Assoc.) Hayward, Arthur (Def. Assoc.) Kirby, Ezra C. (Def. Assoc.) Morrison, Herbert (Def. Assoc.) Murao, Christian (Def. Assoc.) Murrell, Leslie (Def. Assoc.)

Nelms, Joshua (Def. Assoc.) Nelson, Lowens (Def. Assoc.) Richards, Shawn (Def. Assoc.) Robinson, Leroy (Uqdah, Ibndevin) Siler, Shaidir I S (Tinari, Eugene P.) Smith, Donovan (Def. Assoc.) Smith, Jamel (Def. Assoc.) Ward, Jamier M. (Def. Assoc.) Williams, Frank (Azzarano, Jeffrey) Williams, Jahmir B. (Def. Assoc.) Witherspoon, Curtis (Szanto, Jules Norris) Woodward-henry, Shawn N. (Def. Assoc.)

Room 704--YU, J. Jackson, Tahleem (Def. Assoc.) Kennedy, Derrick (Def. Assoc.) Maddox, Gary (Def. Assoc.) Perez, Jesus (Silver, Gary Scott) Than, Na (Def. Assoc.) Tyson, Jamir (Def. Assoc.)

Wilson, Bryan (Tarpey, Timothy J.) Room 705--WILLIAMS, J.

KOOM / V5--WILLIAM
Allen, Tyseir (Def. Assoc.)
Billings, Michael
Chism, Saaer (Def. Assoc.)
Dyson, Rahkeer (Sciolla, Guy R. II)
Gans, Raheem (Def. Assoc.)
Lopez, Hector Luis (Def. Assoc.)
Newkirk, Mack (Def. Assoc.) Olmedo, Juan (Def. Assoc.) Pearson, Donald (Def. Assoc.) Shawell, Jahaad (Def. Assoc.)

Room 708--LIGHTSEY, J. Butler, Andre (Def. Assoc.) Mejia, Angel (Yee, Adam Sequoyah) Pryor, Jermaine (Kenny, Thomas)

Room 802--CLEMONS, J. Aponte-vega, Jose (Alboum, Samuel) Burman, Robert (Def. Assoc.) Durman, Robert (Def. Assoc.)
Dickey, Niame (Def. Assoc.)
Fernandez, Christopher (Colon, Christian)
Flood, Michael (Def. Assoc.)
Fowler, Prevarious (Def. Assoc.)
Hemighaus, Ryan (Def. Assoc.) Holloway, James (Def. Assoc.) Johnson, Darrol L. (Levin, Andrew Joseph) Johnson, Omar (Szanto, Jules Norris) Jones, Selassi (McDermott, Michael I.) Law, Stephen (Def. Assoc.)

Law, stephen (Def. Assoc.)
Oquendo-manso, Carlos (Savino, Louis Theodore Jr.)
Roberts, Kylief (Coleman, Joseph L.)
Sharkey, Darnell (Def. Assoc.)
Stokley, John (Def. Assoc.)
Swint, Sharif (Def. Assoc.)
Wallington, Michael (Def. Assoc.)
Wallor, Pached (Def. Assoc.) Wilson, Rashad (Def. Assoc.) Wingfield, Kevin (Yee, Adam Sequoyah)

Room 804--SAWYER, J. ROOM 804--SAWYER, J. Boyer, Justin (Def. Assoc.)
Canty, Steven Jaquell J (Def. Assoc.)
Cooper, George (Mann, Jessica Consuela)
Gilliam, Kina (Def. Assoc.)
James, Anthony (Def. Assoc.)
Mccoy, Teian (Def. Assoc.)
Powell, Shaheed D. (Def. Assoc.)
Riggs Lim (Def. Assoc.) Rivas, Jim (Def. Assoc.)

Rivas, Jim (Def. Assoc.)
Santiago, Benjamin (Def. Assoc.)
Santini, Francisco (Def. Assoc.)
Shepperd, Donte (Def. Assoc.)
Stukes, Robert (Mann, Jessica Consuela)
Telenko, James (Sigman, Scott Philip)
Thomas, Jesse (Def. Assoc.)

#### Room 805--EISENHOWER, J.

Collins, Mark M. (Def. Assoc.) Currie, Jerome (Def. Assoc.) Garcia, Giordano (Giuliani, Richard J.) Harper, Michael (Keller, Robert Craig) Johnson, Andrew (Def. Assoc.) Johnson, Andrew (Def. Assoc.)
Pagan, Lia (Alboum, Samuel)
Rene, Jordan (O'Riordan, Daniel John)
Santiago, Luis (Savino, Louis Theodore Jr.)
Shanonn, Carroll A. (Meade, Alston B. Jr.)
Torres, Heberto (Savino, Louis Theodore Jr.)
Vega, Jary (Def. Assoc.)
Villar, Felix (Savino, Louis Theodore Jr.)

Room 807--ANHALT, J. Baez, Manuel (Yacoubian, George Setrag Jr.) Mccullough, Alana (Osei, Nana Yaw Adom) Purnell, Kerry L. (Brown, Jerome Michael) Simons, Angel (Def. Assoc.)

Room 901--SCHULTZ, J. Ellison, Jamiere (Johnson, Shaka Mzee) Featherstone, Braheem (Birley, Kevin Thomas)

Heath, James (Def. Assoc.)
Moore, Joey (Def. Assoc.)
Morsy, Fathy E. (Snyder, Marni Jo)
Ross, Wasim (Sigman, Scott Philip)
Santos-paz, Wilson O. (Datner, Robert Koss, Wasin (Jighan, Scott Timp) Santos-paz, Wilson O. (Datner, Frederick) Thompson, Steven (Def. Assoc.) Watson, Deidre (Fioravanti, Michelle A.) Williams, Angelo (Snyder, Marni Jo)

Williams, Angelo (Snyder, Marm Jo)

Room 902--TO BE ASSIGNED

Booker, Dominick (Coleman, Thomas Francis)
Booker, John (Levin, Peter Alan)
Bowery, Namier K. (Def. Assoc.)
Burney, Tyrone (Def. Assoc.)
Campbell, Keisha (Def. Assoc.)
Campbell, Kiesha (Def. Assoc.)
Douglas, Lamar (Bozzelli, Lawrence J.)
Honkins Dashawn (Osei Nana Yaw Adom) Hopkins, Dashawn (Osei, Nana Yaw Adom) ohnson, Braheem (Def. Assoc.) Laws, Sylvester (Sobel, Jonathan J.) Mack, George (Page, Shawn Kendricks Sr.) Nelson, Yasmine (Def. Assoc.) Parson, Clifford P. (Def. Assoc.) Prater, James (Chisholm, Donald II) Smith, Rakim (Def. Assoc.) Watson, Timiyah (Def. Assoc.)

Room 904--ROSS, J. Mercado, Mariah (McMahon, John J. Jr.) Spignolio, Jorge (Def. Assoc.)

Room 905--SHAFFER, J. Antonetti, Jimmy (Yee, Adam Sequoyah) Appenzeller, Joseph (Def. Assoc.) Barfield, Fatimah L. (Def. Assoc.) Beasley, Cole (Walker, John Robert) Blackwell, Sidney (Sigman, Scott Philip) Burke, Albert A. (Consadene, Jonathan D.)

Campbell, Jeriah (Def. Assoc.) Carter, Sharif (Def. Assoc.) Davis, Craig (Def. Assoc.) Davis, Craig (Def. Assoc.)
Davis, Dieshear (Def. Assoc.)
Dennis, Frederick L. (Def. Assoc.)
Denry, Jaheed (Def. Assoc.)
Dillion, Matthew (Def. Assoc.)
Dixon, Salim (Def. Assoc.)
Figueroa, Angel (Def. Assoc.)
Flowers, Leonard (Szanto, Jules Norris)
Foreman, Nikeia (Def. Assoc.)
Gonzalez, Cristina (Smith, Ronald Allan)
Goodman Anthony (Defender P Goodman, Anthony (Defender, Philadelphia) Gourley, Alexa (Cameron, Angelo Leroy)

Gourley, Alexa (Cameron, Angelo Leroy)
Green, Anthony (Def. Assoc.)
Hakim, Jamal A. (Walker, Michael Anthony)
Harper, Khalief (Def. Assoc.)
Holloway, Tyrell E. (Def. Assoc.)
Jarrett, Tyrese (Def. Assoc.)
Johnson, Bertha (Kelly, Joseph Kevin)
Jones, Lawrence (Def. Assoc.)
Kemp, Eligh H. (Def. Assoc.)
Lee, Tyreek (Def. Assoc.)
Lessa, Roy (Def. Assoc.)
Lindsay, Khaleaf Q. (Def. Assoc.)
Mcgraw, Cody (Def. Assoc.) Mcgraw, Cody (Def. Assoc.) Melendez, Ferdinand A. (Def. Assoc.) Merritt, Malik (Def. Assoc.) Rashid, Khabir (Def. Assoc. Rasmid, Knabir (Def. Assoc.)
Regusters, Eric (Yee, Adam Sequoyah)
Rodriguez, Ariel (Def. Assoc.)
Rodriguez, Neomar (Def. Assoc.)
Roper, Jamall (Boyd, Matthew Christopher)
Ruffo, Dezrae M. (Dicinno, Daniel) Satchell, Anthony (Def. Assoc.) Saunders, Yasir (Def. Assoc.) Sewell, George (Def. Assoc.) Stepmand, Rueben (Def. Assoc.) Sterling, Lauren (Mann, Jessica Consuela) Sudler, Aaron (Def. Assoc.) Studiet, Aatoli (Def. Assoc.)
Sweet, Khalil (Def. Assoc.)
Troche, Hector (Silver, Gary Scott)
Turner, Thomas (Coleman, Danielle A.)
Washington, Cordarrol (Def. Assoc.)
White, Hakiem J. (Def. Assoc.)
Whitehurst, Eric (Def. Assoc.)
Williams, Gregory, (Shay Brigana Corin Williams, Gregory (Shaw, Brianna Corine) Williams, Jada (Def. Assoc.) Wooden, Raymond C. (Alboum, Samuel) Young, Nafees (Kramer, Max Gerson

## Room 908-BRANDEIS-

ROMAN, J.
Bailey, Antione (Sigman, Scott Philip)
Guzman, Jose (Def. Assoc.)
Mills, James (Sobel, Jonathan J.)
Perkins, Christian (Kenny, Thomas)
Wilson, Marquise (Burrows, William Gordon)

Room 1002-TAYLOR-SMITH,

Hutchinson, Naeem K. (Godshall, Anthony Ruedas, Danil (Coleman, Joseph L.)

#### Room 1004-GAGNON | **HEARINGS**

Adams, Christophe
Aguayo, David (Def. Assoc.)
Appiott, Matthew (Pagano, Gregory Joseph)
Baines, Ingrid (Def. Assoc.)
Baker, Hykeem (Def. Assoc.)
Bartley, Thomas (Def. Assoc.)
Bellon Tine (Canek Justin Charles) Bellon, Tine (Capek, Justin Charles) Boyer, Jaiah (Def. Assoc.) Brownlee, Derrell (Def. Assoc.) Busket, Keith (Def. Assoc.) Casey, Douglass (Def. Assoc.)
Casey, Douglass A. (Def. Assoc.)
Chaplan, Thahern (Def. Assoc.)
Chaplan, Thahern T. (Def. Assoc.)
Chaplin, Trahern (Def. Assoc.)
Cruz, Tiffany (Def. Assoc.) Cruz, Hilany (Def. Assoc.) Davis, Akeem (Def. Assoc.) Fernandez, Angel (Clemens, Thomas C.) Hunte, Troy (Def. Assoc.) Mcqueen, Isaiah (Humble, Brian Francis) Ramos, Justin (McCrae, Kendra Ilene) Rozier, Lamar (Def. Assoc.) Rozler, Lamar (Der. Assoc.) Shuller, Samad (Feinman, Mark) Stevens, Devin Y. (Def. Assoc.) White, Richard (Def. Assoc.) Williams, James (Cigainero, Margeaux Kelly)

Room 1005-BRYANT-

POWELL, J.
Alexander, Marland (Burrows, William Gordon)
Allford, Quadir J. (Humble, Brian Francis)
Barens, Kyi (Def. Assoc.)
Bentley, Yakee (Abdul-Rahman, Qawi) Bethea, Nadiyyah (Szanto, Jules Norris) Brown, David (Def. Assoc.) Brown, David (Def. Assoc.)
Cabrera, Saul (Gessner, Scott)
Connor, Desean (Def. Assoc.)
Corley, Tyreek D. (Def. Assoc.)
Culpepper, Grant (Abdul-Rahman, Qawi)
Diaz, Erica (Def. Assoc.)
Durand, Christopher (Def. Assoc.)
Figueroa, Edgar O. (Capone, Joseph P.)
Freeman, Mikal (Adams, Mark Wayne Franklin)
Furio, Christine (Def. Assoc.)
Galson, Brian (Burrows, William Gordon)
Grant, Hugh (Silver, Gary Scott)
Hargrove, Briell (Def. Assoc.)
Hernandez, Luis (Def. Assoc.)
Hernandez, Luis (A. (Def. Assoc.)
Hernandez, Victor (Shaw, Brianna Corine)
Hill-person, Nadir (Gessner, Scott) Hill-person, Nadir (Gessner, Scott) Hill-person, Nadir (Gessner, Scott) Holland, Billy Ray (Consadene, Jonathan D.) Jaslow, Gabrielle (Def. Assoc.) Jones, Dayshawn L. (Def. Assoc.) Kennedy, Daryl (Walker, John Robert) King, Mehkel (Marsh, James T.) Kramer, Kevin (Def. Assoc.) Leonard, Bryanna (Def. Assoc.) Malaczewski, Michael (Def. Assoc.) Malaczewski, Michael (Def. Assoc.)
Mcfarlane, John (Desiderio, David Ernest)
Mciver, Aleesa (Def. Assoc.)
Mclaurin, Marquise (Def. Assoc.)
Montanez, Michael (Dolfman, Douglas Lee)
Munson, Ashmir (Def. Assoc.) Nabil, Alassane N. (Def. Assoc.) Norwood, Monique (Def. Assoc.) Pettigrew, Quam (Dimaio, Paul Michael)

Piere, Hanoc (Def. Assoc.) Poellnitz, Marcus (Def. Assoc.) Reyes, Luis (Def. Assoc.) Richardson, Naseer (Fioravanti, Michelle A.) Rios, Michael A. (Def. Assoc.) Roddy, Michael (Def. Assoc.) Roddy, Michael (Def. Assoc.)
Sams, Raheem (Palividas, Pantellis)
Sawyer, Josephus (Def. Assoc.)
Sawyer, Maurice (Turner, Alexandre Neuerburg)
Slewioh, Sam (Def. Assoc.)
Slewioh, Samuel (McDermott, Michael I.)
Smith, Charles (Krinick, Jonathan)
Smith, Deandre (Def. Assoc.)
Steigelman, Richard (Def. Assoc.)
Williams, Mary (Datner, Robert Frederick)
Wilson, Curtis W. (Def. Assoc.)

Room 1008-KYRIAKAKIS, J. Blanding, Khasan (Goodman, Leon Dominic) Czyzewski, Jonathan R. (Sigman, Scott Philip) Gossa, Blen (Def. Assoc.) Jones, Philip (Def. Assoc.) Mcneal, Brian (Osei, Nana Yaw Adom) Murray, Paul (Def. Assoc.) Norris, William (Def. Assoc.)

Room 1101-S. JOHNSON, J. Ashby, Derrick (Fish, Illon Ross)
Clark, Sadeeq (Capek, Justin Charles)
Clemens, Isaac (Def. Assoc.)
Davis, Sterling W. (Johnson, Shaka Mzee)
Davis, Tyrell (Szanto, Jules Norris)
Farms, Fredrick (Johnson, Shaka Mzee)
James, Shyhaire (Fioravanti, Michelle A) Janies, Shyliarie (Floravanit, Michelie A.) Key, Iquan (Mann, Jessica Consuela) Kitt, Michael (Def. Assoc.) Mcclean, James (Def. Assoc.) Mercado-lopez, Jose (Link, Robert Patrick) Morris, Anthony (Def. Assoc.) Samuels, Maurice (Consadene, Jonathan D.) Wilson, Marquis (Def. Assoc.)

Room 1102-COVINGTON, J. Hill, Durrell (Def. Assoc.)

Room 1104-ARRAIGNMENTS

Corey-mccoy, Brandon B. (Def. Assoc.) Parmley, William (Link, Robert Patrick) Wylie, Jahmir M. (Link, Robert Patrick)

#### **MUNICIPAL COURT**

#### **CIVIL LISTINGS**

WEDNESDAY, JULY 3, 2024 2—TWARDY, J.

9:15 A.M.
1 ANTHONY v. CLEMMONS
3 Ye v. Philadelphia Gas Works
4 HOOKS v. ELIMELECH 5 BARCLAYS BANK DELAWARE v. Bronson 6 DINGLE v. VAUGHN
7 SACRED HEART ACADEMY BRYN

MAWR v. ALEXANDER 8 Mungo v. Imiavan

10 Ale v. Carthon 11 SHAHBAZHANLI v. B & M BROTHERS AUTO REPAIR LLC 12 Duffey v. Ho 14 PHUTLEK v. AAA CLUB LION ALLIED

## 3—YORGEY-GIRDY, J.

**8:45 A.M.** 1 c & l investments LLC v. OLIVER

2 Yosef v. Soto 3 Bonomo v. Brown 4 Ayoub v. Washington 5 KINGS HIGHWAY PHASE II & ASSOC v. REYNOLDS

510 Broad JV LLC v. Nixon 1424 WEST GIRARD OWNER LLC v.

1424 WEST GIRARD OWNER LICE ... LOPEZ
14 207 S. 49th St LLC v. James
15 PACL HOLDINGS LLC v. Hartsfield
17 LINDY-7400 ROOSEVELT LP v. LAING
19 MT AIRY ARMS v. MADDOX
20 YORK HOUSE SOUTH PARTNERSHIP ... LLADVADD

v. HARVARD 22 ANDOVER COURT APARTMENTS LP v. HARRIS

v. HARRIS
23 SPAK GROUP LLC v. McFarland
24 1600 WILLINGTON ST LLC v. Willis
26 Abacus Parent AIV LLC v. HEBERLING
27 OXFORD APT PARTNERS LP v.
RODREIGUEZ
28 Apterus LLC v. Carroll
29 WINCHESTER WALK ACQUISITIONS
v. OSTENSON
31 POST GOLDTEX LP v. Johnson-

31 POST GOLDTEX LP v. Johnson-Hughston 32 AZAAD KAHTRI v. SHORTER

33 POST GOLDTEX LP v. Rowe 34 Leon v. Ortiz 35 Northeast Apt LLC | Leiper v. Greene

36 Paugh v. Cherry 37 Post Rittenhouse Hill LP v. Auritt

38 Post Rittenhouse Hill LP v. Mitchell 39 Post Rittenhouse Hill LP v. Lynch 40 Post Rittenhouse Hill LP v. Presbot

**9 A.M.** 1 MORRIS PARK APTS LP v. JACKSON 2 West Girard LLC v. Robbins 3 GOLDEN AGE GOLDEN AGE LIVING
ACCOMODATIONS, LP v. HOLMES

5 HSM-FRP-6 LLC v. Chappelle 6 FERNHILL PARK HOLDINGS LLC v.

7 STEAMBOAT SCM FUND A LLC v. LEWIS

## 4—TO BE ASSIGNED

9 A.M.
1 City Of Phila.: Dept. Of L&I v. SPILLER JR 5—THOMSON, J.

10 A.M.
1 PHILADELPHIA FEDERAL CREDIT

UNION v. ANDERSON

2 PHILADELPHIA FEDERAL CREDIT
UNION v. KALLON UNION v. KALLON
3 PHILADELPHIA FEDERAL CREDIT UNION v. ALFA-DAGBAMBA

4 PHILADELPHIA FEDERAL CREDIT 4 PHILADELPHIA FEDERAL CREDIT UNION v. SPIVEY
5 PHILADELPHIA FEDERAL CREDIT UNION v. LAWRENCE
6 BARCLAYS BANK DELAWARE v. TAVAREZ
7 CAPITAL ONE , N.A. v. GREENFIELD
8 PHILADELPHIA FEDERAL CREDIT UNION v. TAYLOR
9 PHILADELPHIA FEDERAL CREDIT UNION v. MILES
11 PHILADELPHIA FEDERAL CREDIT UNION v. LOFTON
12 PHILADELPHIA FEDERAL CREDIT UNION v. LOFTON 12 PHILADELPHIA FEDERAL CREDIT UNION v. BOND

15 PHILADELPHIA FEDERAL CREDIT UNION v. RUSH 16 PHILADELPHIA FEDERAL CREDIT UNION v. WILLIAMS 17 PHILADELPHIA FEDERAL CREDIT UNION v. HUDSON 18 PHILADELPHIA FEDERAL CREDIT UNION v. PHILLIPS
19 PHILADELPHIA FEDERAL CREDIT
UNION v. MITCHELL 20 PHILADELPHIA FEDERAL CREDIT UNION v. WILLIAMS 21 PHILADELPHIA FEDERAL CREDIT UNION v. BROWN
22 PHILADELPHIA FEDERAL CREDIT
UNION v. THOMAS 23 PHILADELPHIA FEDERAL CREDIT UNION v. ADAMS 24 PHILADELPHIA FEDERAL CREDIT UNION v. WOOLFORD 25 PHILADELPHIA FEDERAL CREDIT UNION v. WILLIAMS 26 PHILADELPHIA FEDERAL CREDIT UNION v. WILLIAMS 27 PHILADELPHIA FEDERAL CREDIT 27 PHILADELPHIA FEDERAL CREDI' UNION v. WILLIAMS
28 IVNV FUNDING LLC v. BLIVEN
29 IVNV FUNDING LLC v. BUSH
30 IVNV FUNDING LLC v. BEY
31 IVNV FUNDING LLC v. BLACKSON
32 IVNV FUNDING LLC v. BROWN
33 IVNV FUNDING LLC v. BELL
34 IVNV FUNDING LLC v. BLACKMAN
35 IVNV FUNDING LLC v. BLACKMAN
35 IVNV FUNDING LLC v. BLACKMAN 35 LVNV FUNDING LLC v. BOOKER 36 LVNV FUNDING LLC v. BARONE 37 LVNV FUNDING LLC v. PARKS 37 LVNV FUNDING LLC V. BROWN
38 LVNV FUNDING LLC V. BROWN
39 LVNV FUNDING LLC V. PARKS
40 LVNV FUNDING LLC V. BERBERENA
41 LVNV FUNDING LLC V. PITTMAN
42 LVNV FUNDING LLC V. BLAKE
43 LVNV FUNDING LLC V. PEREZ
44 LVNV FUNDING LLC V. PARDNES 44 LVNV FUNDING LLC v. BARNES 45 LVNV FUNDING LLC v. PRICE 46 LVNV FUNDING LLC v. PHILLIPS 47 LVNV FUNDING LLC v. OTERO 48 LVNV FUNDING LLC v. VALENTIN 49 LVNV FUNDING LLC v. FRANCOIS

## 52 LVNV FUNDING LLC v. PROIT I 53 LVNV FUNDING LLC v. PINKNEY 54 LVNV FUNDING LLC v. FELDER 57 LVNV FUNDING LLC v. FAISON 6—TO BE ASSIGNED 9:15 A.M.

50 LVNV FUNDING LLC v. PALMER 51 LVNV FUNDING LLC v. FRIEDLEY 52 LVNV FUNDING LLC v. PRUITT

1 Absolute Resolutions Investments LLC v. Whearry 2 CAPITAL ONE , N.A. v. CLARKE

3 Cole v. St Juste 4 Manley v. Kenny Auto & Truck Service 5 Imperial Manor I Condominium Association

v. Towey
6 PHILADELPHIA FEDERAL CREDIT
UNION v. GARVIN
7 McRae v. Caraballo
8 Mitchell v. Gordon
9 Grove-Butler v. Ben Thanh Supermarket

10 Richards v. Keller Williams Empower 11 Morris v. Siyan

#### 408—TO BE ASSIGNED 9 A.M.

1 Nelson v. Adediwura 2 Clark v. Lockett

3 Archie v. Oliver 4 BURRELL v. DAVIS

#### **COURT OF APPEALS**

#### NOT PRECEDENTIAL **OPINIONS FILED**

**IULY 01, 2024** 

PER CURIAM

Eric Rambert v. Warden Greene SCI; 24-1313; judgment of the district court affirmed. USA v. Arthur Rowland; 23-1821; judgment of the district court affirmed.

BY JORDAN, J.

Dawn Cutillo v. David Cutillo; 23-2382; judgment of the district court affirmed.

#### **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.

JULY 01, 2024
Novo Nordisk Inc.; Novo Nordisk A/S; Novo
Nordisk North America Operations A/SAngelia Patterson; 24-0286ac1; Diversity; K.S.

Angelia Patterson; 24-0286ac1; Diversity; K.S. Marston.

Cencora, Inc.; The Lash Group, LLC--John Hollis; 24-02863; Diversity; C.M. Rufe.

Walmart Supercenter; Walmart Stores, Inc.; Walmart Store #2368--Jordan Lang; 24-02867; Fed. Question; J.M. Younge.

Andrew Allen: New Life Staffing, LLC; 24-02868; Fed. Question.

Walmart Supercenter #2208; Wal-

Valmart Supercenter #2 Mart; Walmart, Inc.--Lezlee #2208: Wal24-02870; Diversity; M.A. Kearney.

24-02870; Diversity; M.A. Kearney.

LM General Insurance Company--Peggy J.

Kratz; 24-02871; Diversity; P.S. Diamond.

New Jersey Manufacturers Insurance

Company--George Vazquez: Maria

Vazquez; 24-02872; Diversity; G.A. McHugh.

Federal Express Corporation--Marc Laspino;

24-02874; Diversity.

Exeter Property Management Group, LLC-
Denise Crain; 24-02875; Fed. Question; K.N.

Scott.

YWCA Lancaster, Inc--Jacqueline M Barnett; 24-02876; Fed. Question.

onic Systems International Incorporated; Sonic Systems International, LLC; General Electric Company--Edwin Maldonado; 24-02877; Fed. Question. International

Delaware County Pennsylvania; Jail Oversight Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility--Ashley Gwaku; 24-02878; Fed. Question. Delaware County Pennsylvania; Jail Oversight

Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility--Matthew Wiedman; 24-02879; Fed. Question. Delaware County Pennsylvania; Jail Oversight

Board Delaware County Pennsylvania; Warder

Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility--Kenneth Demonfonte; 24-02880; Fed. Question.

Delaware County Pennsylvania; Jail Oversight Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility--Najah Branham; 24-02881; Fed. Question.

Delaware County Pennsylvania; Jail Oversight Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility--Ian Lofton; 24-02882; Fed. Question.

George W. Hill Correctional Facility--Ian Lofton; 24-02882; Fed. Question.

Morris Maanneh; Delaware County Pennsylvania; Jail Oversight Board Delaware County Pennsylvania; 24-02883; Fed. Question.

Delaware County Pennsylvania; Jail Oversight Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility--Morris Maanneh; 24-02884; Fed. Question.

Maannen; 24-02884; Fed. Question.

Delaware County Pennsylvania; Jail Oversight

Board Delaware County Pennsylvania; Warden
George W. Hill Correctional Facility--Abdoul
Diallo; 24-02885; Fed. Question.

Delaware County Pennsylvania; Jail Oversight

Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility-Dejah Henry; 24-02886; Fed. Question.

Henry; 24-02886; Fed. Question.

Delaware County Pennsylvania; Jail Oversight
Board Delaware County Pennsylvania; Warden
George W. Hill Correctional FacilityMalverna Hymann; 24-02887; Fed. Question.

Delaware County Pennsylvania; Jail Oversight

Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility--Francisca Veney; 24-02888; Fed. Question. Delaware County Pennsylvania; Jail Oversight Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility--Nathaniel Savage; 24-02889; Fed. Question. Delaware County Pennsylvania; Jail Oversight

Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility—Charles Sevor; 24-02890; Fed. Question. Delaware County Pennsylvania; Jail Oversight

Delaware County Pennsylvania; Jail Oversight Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility—Onyx Robinson; 24-02891; Fed. Question. Delaware County Pennsylvania; Jail Oversight Board Delaware County Pennsylvania; Warden George W. Hill Correctional Facility—Regina McKinney; 24-02892; Fed. Question. Grays Lane House Condominium Association, Inc.—Marie Wright; 24-02893; Fed. Question. Martin O'Malley—Esmeralda Mejia Colon; 24-02894; U.S. Government Defendant. New Life Staffing, LLC: Andrew Allen— Jacob T Evans; 24-02869; Fed. Question; J.L. Schmehl.

Schmehl.

ederal Express Corporation--Jordan Stoddart; 24-02873; Diversity; J.M. Gallagher.

### BANKRUPTCY COURT

#### PETITIONS FILED

JULY 01, 2024

(READING)

Chapter 7
John P. Hooper, 357 McKiinley Street,
Freemansburg, PA 18017 -- Gary F. Seitz;
United States Trustee; 24-12259; no summaries

Robby Lee Phillips, Sr., 1006 Tom Paine Dr.,
Lancaster, PA 17603 -- Gary F. Seitz; United States Trustee; 24-12262; no summaries listed; M.D. Hess, atty.; P.M. Mayer, B.J.

M.D. Hess, atty; P.M. Mayer, B.J. Enoch Adu-Brempong, 1307 N. 13th Street, B10, Whitehall, PA 18052 -- Robert W. Seitzer; United States Trustee; 24-12268; no summaries listed; P.H. Young, atty.; P.M. Mayer, B I

B.J. Jammie Caroline Walter, 145 Random Road, Douglassville, PA 19518 -- Gary F. Seitz; United States Trustee; 24-12275; no summaries listed; J.L. Quinn, atty.; P.M. Mayer, B.J. Jean I. Byerley, 325 Browns Drive, Easton, PA 18042 -- Robert W. Seitzer; United States Trustee; 24-12278; no summaries listed; R. Glazer, atty.; P.M. Mayer, B.J. Cynthia Jean Rambo, 127 S. 13th St, Second Floor, Easton, PA 18042 -- Gary F. Seitz; United States Trustee; 24-12279; no summaries listed; R. Glazer, atty.; P.M. Mayer, B.J.

## (PHILADELPHIA)

Chapter 7
Leon C. Middleton, 3311 Carter Lane, Chester, PA 19013 -- Gary F. Seitz; United States Trustee; 24-12264; no summaries listed; M. Lee, atty; A.M. Chan, B.J.
Pamela S. Wolfe, 3121 Foulk Road, Garnet Valley, PA 19060 -- Gary F. Seitz; United States Trustee; 24-12266; no summaries listed; D.L. Karapelou, atty; P.M. Mayer, B.J.
Leon E Harris, 7535 Thouron Avenue, apt #5, Philadelphia, PA 19150 -- Gary F. Seitz; United States Trustee; 24-12267; no summaries listed; T. Sangiamo, atty; P.M. Mayer, B.J.
Angelo Rodriguez, 125 E. Mentor Street, Philadelphia, PA 19120 -- Gary F. Seitz; United States Trustee; 24-12272; no summaries Chapter '

United States Trustee; 24-12272; no

listed; B.J. Sadek, atty.; A.M. Chan, B.J. Vicki Menezes, 320 Dickinson Street, 1st Floor, Philadelphia, PA 19147 -- Gary F. Seitz; United States Trustee; 24-12273; no summaries listed; P.H. Young, atty.; P.M. Mayer,

WEDNESDAY, JULY 3, 2024

#### JULY 01, 2024

Chapter 13 teven Gillespie, 6148 Algard Street, Philadelphia, PA 19135 -- United States Trustee; 24-12258; no summaries listed; S.M. Dunne, atty.; A.M. Chan, B.J.

Dunne, atty.; A.M. Chan, B.J.

Edward C. Tomaszewski, Jr, 2724 E Allegheny
Ave, Philadelphia, PA 19134 -- Scott F.

Waterman [Chapter 13]; United States
Trustee; 24-12260; no summaries listed; M.I.
Assad, atty.; A.M. Chan, B.J.

Jamar Leroy Henderson, 5049 N 16th St,
Philadelphia, PA 19141 -- Kenneth E. West;
United States Trustee; 24-12261; no summaries
listed; M.I. Assad, atty.; P.M. Mayer, B.J.

Glenn Hall, 5 Little John Circle, Avondale, PA
19311 -- United States Trustee; 24-12263;
no summaries listed; G.E. Thompson, atty.;
A.M. Chan, B.J.

A.M. Chan, B.J.

A.M. Chan, B.J.

Keila F. Palamar, 76 Wexford Drive, North
Wales, PA 19454 -- Kenneth E. West; United
States Trustee; 24-12265; no summaries listed;
K.F. Palamar, atty.; A.M. Chan, B.J.

Noelia Olivares, 5337 Ditman St,
Philadelphia, PA 19135 -- United States
Trustee; 24-12269; no summaries listed; G.A.
Rodriguez, atty.; A.M. Chan, B.J.

Rodriguez, atty.; A.M. Chan, B.J. Frank L Sims, Jr. 1435-37 Rockland Street, Philadelphia, PA 19141 -- United States Trustee; 24-12270; no summaries listed; S.M. Dunne, atty.; P.M. Mayer, B.J. Alyssa C Stewart, 390 Railroad Avenue, Ambler, PA 19002 -- United States Trustee; 24-12271; no summaries listed; B.J. Sadek, atty.; A.M. Chan, B.L.

A.M. Chan, B.J.

A.M. Chan, B.J.

Anthony Tudisco, 3545 Oakmont Street,
Philadelphia, PA 19136 -- United States
Trustee; 24-12274; no summaries listed; M.
Edelman, atty.; A.M. Chan, B.J.

Barbara Lunkenheimer, 3173 Cedar St.,
Philadelphia, PA 19134 -- United States
Trustee; 24-12276; no summaries listed; R.
Labush, atty.; P.M. Mayer, B.J.

Hady Traore, 7120 Guyer Ave., Philadelphia,
PA 19153 -- United States Trustee;
24-12277; no summaries listed; S.S. Masters,
atty.; A.M. Chan, B.J.

Barry Jay Esterman, 9164 Old Newtown Road,
Philadelphia, PA 19115 -- United States
Trustee; 24-12280; no summaries listed; R.V.
Ashodian, atty; A.M. Chan, B.J.

JULY 02, 2024

Chapter 13
Eric Robinson, Malissa Gamble, POA, 5701
N Lambert St, Philadelphia, PA 19138 -United States Trustee; 24-12281; no summaries listed; J.M. Cella, 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.

JULY 01, 2024

#### (PHILADELPHIA)

Chapter 7 US Dept of Education -- James Patrick Noonan; 24-00091; 63 Dischargeability -523(a)(8), student loan; J.P. Noonan, atty.; P.M.

US Dept of Education -- James Patrick Noonan; 24-00092; 63 Dischargeability - 523(a)(8), student loan; J.P. Noonan, atty.; P.M. Mayer, B.J.

Chapter 13
Donald F. Blizzard, Jr. -- P&I Insurance
Services, LLC; 24-00093; 62 Dischargeability 523(a)(2), false pretenses, false representation, actual fraud; 67 Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny; 68 Dischargeability - 523(a)(6), willful and malicious injury; D.A. Barnes, atty.; A.M. Chan, B.J.

#### **ORPHANS' COURT** DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J. FOR THE WEEK OF JULY 1, 2024 NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before CARRAFIELLO, J.
FOR THE WEEK OF JULY 1, 2024
WED., JULY 3, 2024
NO HEARINGS SCHEDULED
THURS., JULY 4, 2024
COURTS CLOSED - NO HEARINGS
SCHEDULED

FRI., JULY, 5, 2024 COURTS CLOSED - NO HEARINGS SCHEDULED

HEARINGS AND CONFERENCES

Before SHEILA WOODS-SKIPPER, J. FOR THE WEEK OF JULY 1, 2024

WED., JULY 3, 2024 NO HEARINGS SCHEDULED THURS., JULY 4, 2024 COURTS CLOSED - NO HEARINGS

SCHEDULED
FRI., JULY, 5, 2024
COURTS CLOSED - NO HEARINGS
SCHEDULED

#### HEARINGS AND CONFERENCES

Before STELLA TSAI, J. FOR THE WEEK OF JULY 1, 2024 WED., JULY 3, 2024 NO HEARINGS SCHEDULED THURS., JULY 4, 2024 COURTS CLOSED FRI., IULY 5, 2024 FRI., JULY 5, 2024

#### **REGISTER OF WILLS**

#### WILLS PROBATED

The number of the Will (of the current year unless otherwise indicated) appears first, followed by the name of the testator in heavy type, the place of death, date of death, name and address of other executor or administrator, c.t.a. and name of

attorney, where given 2672 Mary A. WalkerVitas Inpatient Hospice at Nazareth Philadelphia PA; Apr. 25, 2024; Theresa Marie Wible; 1110 Tabor Lane, Philadelphia, PA, 19111; Thomas E Wyler.

2671 Michael James Amery6755 Glenloch Street, Philadelphia Philadelphia PA; Feb. 07, 2021; Michael Amery; 2833 Memphis Street, Philadelphia, PA, 19134; Richard

Costgan. 2675 Bernice Patton Smith4407 Ernie Davis Circle Philal Philadelphia PA; May. 20, 2024; William C Smith; 4407 Ernie Davis Cir, Philadelphia, PA, 19154.

Timacepina, 174, 1715-7. 576 Brunon Ciceron602 McKinley Street Phila PA Philadelphia PA; Feb. 17, 2024; Marie D Ciceron; 1633 Andrews Avenue, Philadelphia, PA, 19138.

Philadelphia, PA, 19138. 695 Sophie MansfieldVNA of Greater Philadelphia Philadelphia PA; May. 18, 2022; Joanne Marie Wright; 10809 Valley Forge Circle, King of Prussia, PA, 19406; Thomas Legofy.

Joanne Marie Wright; 10809 Valley Forge Circle, King of Prussia, PA, 19406; Thomas J Profy.

2680 Cleveland Luckers, JrEinstein Medical Center Philadelphia PA; Sept. 05, 2023; Lynette S Luckers; 1521 W. End Dr, Philadelphia, PA, 19151; Leola M Hardy.

2681 Richard B Pinnelli1823 Oakmont Street Phila PA Philadelphia PA; May. 07, 2024; Carolyn Pinnelli; 601 Emerson Street, Philadelphia, PA, 19171; Gwen E Lentine.

2690 Josephl Coles, Sr.Einstein Medical Center, Phil Philadelphia PA; May. 15, 2024; Joseph Louis Coles, Jr.; 2608 Lexinton Mews, Swedesboro, NJ, 08085; John J Delcasale.

2690 Josephl Coles, Sr.Einstein Medical Center, Phil Philadelphia PA; May. 15, 2024; Carolyn Jordan; 503 Valley Rd., Elkins Park, PA, 19027; John J Delcasale.

2691 Robert Harvey Miller a/k/a Robert MillerDeer Meadows Phila PA 19152 Philadelphia PA; May. 03, 2024; Iris R Schepise; 330 42nd Street, Apt Aq, Brigantine, NJ, 08203.

2696 Edna Florence Crane3736 S. Hereford Ln., Phila. PA Philadelphia PA; Apr. 26, 2024; Howard Karl Crane; 2429 Barnsleigh Dr, Bensalem, PA, 19020.

2703 Kenneth RayWesley Chapel Pasco Co Flo Philadelphia PA; May. 06, 2023; Michelle Ray; 44 Morgan Circle, Swarthmore, PA, 19081; Stanley A Pelli.

707 Ivonne Blanco4324 J Street, Philadelphia, PA Philadelphia PA; May. 20, 2024; Angel Luis Blanco; 5170 Pennway Street, Philadelphia, PA, 19124.

#### LETTERS OF **ADMINISTRATION**

The number of the letter (of the current year unless otherwise indicated) appears first, followed by the name of the decedent in heavy type, the place of death, date of death, name and address of other executor or administrator, c.t.a. and name of

attorney, where given 4973 Barbara A. BullockHahnemann University Hospi Philadelphia PA; Sept. 22, 1999; David M. Hollar; 161 Washington Street, Suite 400, Conshohocken, PA, 19428; David Hollar.

Hollar. 2347 Reginald Armstrong a/k/a Ali Reginald AzeemResidence, Philadelphia Philadelphia PA; Feb. 21, 2022; Nefese Maquis Reginald Armstrong; 2550 N. Chadwick Street, Armstrong; 2550 N. Chadwick Street, Philadelphia, PA, 19132; Milton S Savage. 2673 Daniels. Principe a/k/a Olga Principe25310 SW 129th Place, Princet Philadelphia PA; May. 27, 2020; Santiago Principe; 1104 E. Cayuga Street, Philadelphia, PA, 19124; Jonathan J Sobel.

2673 Daniels. Principe a/k/a Olga Principe25310 SW 129th Place, Princet Philadelphia PA; May. 27, 2020; Ana Luz Principe Santiago; Bo Campo Rico, Carr 185 Km 4.3, Canovanas, PR, 00729; Jonathan J Sobel.

Sobel.

2692 Kevin C. CushCooper Hospital/
University Philadelphia PA; Jun. 03, 2024;
David Karl Gordon; 409 Hartel Avenue,
Philadelphia, PA, 19111.

2685 Anna Marie Melko a/k/a Anna Marie MelkoPennsylvania Hospital, Philadelphia Philadelphia PA; Oct. 22, 2023; Anna Marie

Philadelphia PA; Oct. 22, 2023; Anna Marie Petronis; 314 Morris Street, Philadelphia, PA, 19148; Nicholas J Starinieri. 2709 Roger T. NazeleyFrankford-Torresdale Hospital, Phila Philadelphia PA; Jul. 24, 2002; Nicole Nazeley; 2858 Welsh Road, Philadelphia, PA, 19152; Latisha M Bernard Schuenemann. Schuenemann. 2698 Dorothy A. NazelevSt. John Neumann

Center, Philadelp Philadelphia PA; Oct. 05, 2021; Nicole Nazeley; 2858 Welsh Road, Philadelphia, PA, 19152; Latisha Bernard

Philadelphia, PA, 19152; Latisha Bernard Schuenemann, Esq.

2688 Janice M BeattyTemple University Hospital Philadelphia PA; Jun. 08, 2024; Geraldine Anne Long; 272 Dimarco Drive, Philadelphia, PA, 19154.

2668 London Williamó38 E. Cheltenham

Ave., Phila Philadelphia PA; Jun. 15, 2024; Haamid Saahir; 4926 N. 11th St, Philadelphia,

2677 Richard Sheldon Wooden5118 Reno Street Philadelphi Philadelphia PA; Jun. 07, 2024; Suszan Gibson-Wooden; 5116 Reno Street, Philadelphia, PA, 19139.

2697 Kasif BronzellThomas Iefferson University Hospital Philadelphia PA; Jun. 30, 2023; Kaleemah Bronzell; 1542 S. 18th Street,

2023; Kaleemah Bronzell; 1542 S. 18th Street, Philadelphia, PA, 19146; Thomas Bruno. 2694 Alfred R. JaconskiBryn Mawr Hospital Bryn Mawr PA Philadelphia PA; Aug. 16, 2023; Howard M Soloman; 1819 John F. Kennedy Boulevard, Suite 303, Philadelphia, PA, 19103; Howard M Soloman. 2689 Maryellen Marlene LeachTemple Univ. Hospital, Phila Philadelphia PA; Jun. 13, 2024; William H Leach, Sr.; 3435 N. Amber St, Philadelphia, PA, 19134. 2693 Patrick I. Moran44 Wildrose Lane.

Philadelphia, PA, 19134.
2693 Patrick J. Moran44 Wildrose Lane, Levittown Philadelphia PA; Mar. 08, 2024; James Michael Moran; 111 S. Eastview Avenue, Feasterville Trevose, PA, 19053.
2704 James Michael Moran, Sr.2836 Tolbut Street, Philadelf Philadelphia PA; Jan. 09, 2010; James Michael Moran; 111 S. Eastview Avenue, Feasterville Trevose, PA, 19053.

Avenue, reastervine trevose, PA, 19053. 2700 Mildred J. DavisLankenau Medical Center, Wy Philadelphia PA; Apr. 25, 2024; Wanda Y. Foster; 6229 Walnut Street, Philadelphia, PA, 19139.

Pfiliadelphia, PA, 19139. 2706 Mark Boyer Adams611 S 26th Street Phila PA Philadelphia PA; May. 09, 2024; Scott W Adams; 7525 Colbert Drive, Rncho Murieta, CA, 95683; Michael L Daiello. 2705 Elaine Marie RamirezJefferson Health

Northeast Philadelphia PA; Jun. 01, 2024; Richard Ramirez; 3410 Edgemont St, Philadelphia, PA, 19134.

2712 Joseph PokornyPhiladelphia, Somerton Center Philadelphia PA; Dec. 07, 2022; Timothy Gross; 22 Frederick Ave, Maple Shade, NJ, 08052; Michael L Daiello.

Shade, NJ, 0803.2; Michael L Datello. 2713 Ronald Joseph JenkinsKindred Hopsital Havertown Philadelphia PA; May. 21, 2024; Lawuna Jenkins; 1727 N Edgewood Street, Philadelphia, PA, 19151. 2711 Karen Grate419 Cutler Ave, Maple

Shade, NJ Philadelphia PA; Oct. 12, 2020; Timothy Gross; 22 Frederick Ave, Maple Shade, NJ, 08052; Michael L Daiello. 2710 Valerie Lyde Temple University Hospital Philadelphia PA; Feb. 15, 2024; Michael Andrew Lyde; 102 Central Avenue, 2nd Floor,

Cheltenham, PA, 19012. 2710 Valerie Lyde Temple University Hospital Philadelphia PA; Feb. 15, 2024; Michelle N. Lyde; 7964 Pickering Street, Philadelphia,

PA, 19150. PA, 19150.
2706 Mark Boyer Adams611 S 26th Street
Phila PA Philadelphia PA; May. 09, 2024;
Scott W Adams; 7525 Colbert Drive, Rncho Murieta, CA, 95683; Michael L Daiello.

#### **INVENTORIES FILED**

Name of decedent appears first in heavy type, followed by name of

accountant s attorney. Margaret Thompson. Michael H BrownJoseph P. McGowan. Joseph Alison Scott a/k/a Joseph A. Scott,

IIIIoshua Sarner. Ronald E. Ladley, Sr.
John Bradley Winkler, SrMark N. Steinberger.

Margaux Marie Messina a/k/a Margaux Marie LeuzziVito F. Canuso, Jr., Esq. COURTS CLOSED

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## **Court Notices**

continued from I

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 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.RI.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 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 NOTICE

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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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)

#### CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 12, 2024, by Custom Administrators, Inc., a foreign corporation formed under the laws of the State of Mississippi, where its principal office is located at 500 Steed Road, Ridgeland, Mississippi; for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The character and nature of the business is: Third Party Administrator. The proposed registered office in Pennsylvania is:

Corporation Service Company 2595 Interstate Drive, Suite 103 Harrisburg, Pennsylvania 17110

7-3-1\*

#### COMPLAINTS

#### IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW NO.: 171000971 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Mortgage Assets Management, LLC c/o PHH Mortgage Corporation vs. Kenneth Wilson, Known Heir of Waldo Wilson, Jr., Deceased Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title and Interest from or Under Waldo Wilson, Jr., Deceased

You are hereby notified that Plaintiff, Mortgage Assets Management, LLC c/o PHH Mortgage Corporation, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 171000971, seeking to foreclose the mortgage secured by the real estate located at

1517 Clearview Steet, Philadelphia, PA 19141

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You

may lose money or property or other rights important to you.
YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH
BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Philadalphia Par Accordation

Philadelphia Bar Association Lawyer Referral and Information Service **One Reading Center** Philadelphia, Pennsylvania 19107 (215) 238-6333 TTY (215) 451-6197 Asociación De Licenciados De Filadelfia Servicio De Referencia E Informacion Legal **One Reading Center** Philadelphia, Pennsylvania 19107 (215) 238-6333 TTY(215) 451-6197

#### INTENT TO FORECLOSE

#### CIVIL ACTION LAW COURT OF COMMON PLEAS PHILADELPHIA COUNTY

Number 190802258

Wilmington Savings Fund Society, FSB, as trustee of Finance of America Structured Securities Acquisitions Trust 2019-HB1 v. Elliot Moore, III, Known Surviving Heir of Elliot Moore, Jr. and Unknown Surviving

Heirs of Elliot Moore, Jr.
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Surviving Heirs of Elliot Moore, Jr. Your house (real estate) at 2152 Stenton Avenue, Philadelphia, PA 19138 is scheduled to be sold at Sheriff's Sale on August 6, 2024 at 10:00AM, at a public on-line auction conducted by Bid4Assets, <a href="https://www.bid4assets">https://www.bid4assets</a> .com/ to enforce the court judgment of \$213,222.40 obtained by Wilmington Savings Fund Society, FSB, as trustee of Finance of America Structured Securities Acquisitions Trust 2019-HB1 against the above

#### NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PRE-VENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Wilmington Savings Fund Society, FSB, as trustee of Finance of America Structured Securities Acquisitions Trust 2019-HB1 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)
YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND

#### YOU HAVE OTHER RIGHTSEVEN IF THE SHERIFF'S SALE **DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your

real estate back, if you act immediately after the sale.
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATIONABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE ASSOCIATION DE LICENCIDADOS Philadelphia Bar Association Lawyer Referral and Information Service **One Reading Center** Philadelphia, Pennsylvania 19107

(215) 238-6333 TTY (215) 451-6197 McCABE, WEISBERG & CONWAY, LLCAttorneys for Plaintiff 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

#### NAME CHANGE

Court of Common Pleas for the County of Philadelphia, April Term, 2024, No. 03729. NOTICE IS HEREBY GIVEN that on June 18, 2024, the petition of David Michael Meron, praying for a decree to change his name to **David Michael Weisman**. The Court has fixed July 29, 2024, at 10:30 A.M. in Room No. 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

Court of Common Pleas for the County of Philadelphia, May Term, 2024, No. 001464. NO-TICE IS HEREBY GIVEN that on May 21, 2024, the petition of Derek Anthony Howard, praying for a decree to change his name to Nero Wolfgang. The Court has fixed July 15, 2024, at 11:00 A.M. in Room No. 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

Court of Common Pleas for the County of Philadelphia, May Term, 2024, No. 01741. NOTICE IS HEREBY GIVEN that on May 14, 2024, the petition of Kathleen Breslin Pitkin Greene, praying for a decree to change her name to Kathleen Pitkin Greene. The Court has fixed July 15, 2024, at 10:30 A.M. in Room No. 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

COURT OF COMMON PLEAS PHILA. COUNTY, PA NC 2401010- NOTICÉ IS HERE-BY GIVEN that on 5/2/24, Petitioner JENNA McNEILL on behalf of Petitioner's minor child, ALEXANDER McNEILL CHI, has filed in the above-named Court, praying for a Decree to change the minor's name to ALEX McNEILL CHI. The Court has fixed 8/1/2024, at 9:00 A.M. in Courtroom 6F, Family Court Div., 1501 Arch St., Phila., PA 19102 as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. RACHEL L. LEVY, Atty. for Petitioner, JERNER LAW GROUP, P.C., 5401 Wissahickon Ave., Phila., PA 19144, 215.843. 6000.

7-3-1

#### **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 12, 2024 at https://www.bid4assets.com/philadelphia Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2407	2001	2946 NORTH 2ND STREET 19133	19TH WD.	1,230 SQ. FT.	2407	2041	2426 ARLINGTON STREET 19121	32ND WD.	1,960 SQ. FT.
2407	2002	264 KRAMS AVENUE 19128	28TH WD.	2,520 SQ. FT.	2407	2042	3033 EUCLID AVENUE 19121	32ND WD.	850 SQ. FT.
2407	2003	2163 EAST STELLA ST 19134	25TH WD.	680 SQ. FT.	2407	2043	2024 WILDER STREET 19146	32ND WD.	700 SQ. FT.
2407	2004	1230 SOUTH 49TH STREET 19143	27TH WD.	1,058 SQ. FT.	2407	2044	3030 N DARIEN STREET 19133	37TH WD.	596 SQ. FT.
2407	2005	2445 NORTH DOVER STREET 19132	28TH WD.	735 SQ. FT.	2407	2045	2817 N MARVINE STREET 19133	37TH WD.	1,125 SQ. FT.
2407	2006	2828 W HUNTINGDON STREET 19132	28TH WD.	1,080 SQ. FT.	2407	2046	412 EAST ROOSEVELT BOULEVARD 19120	42ND WD.	1,600 SQ. FT.
2407	2007	2115 NORTH 21ST STREET 19121	32ND WD.	1,260 SQ. FT.	2407	2047	1237 W BUTLER STREET 19140	43RD WD.	2,160 SQ. FT.
2407	2008	2030 NORTH STILLMAN STREET 19121	32ND WD.	792 SQ. FT.	2407	2048	4516 NORTH 11TH STREET 19140	49TH WD.	1,680 SQ. FT.
2407	2009	3113 EUCLID AVENUE 19121	32ND WD.	1,005 SQ. FT.	2407	2049	281 S ITHAN STREET 19139	60TH WD.	1,040 SQ. FT.
2407	2010	652 EAST THAYER STREET 19134	33RD WD.	637 SQ. FT.	2407	2050	1328 WEST RUSH STREET 19132	37TH WD.	960 SQ. FT.
2407	2011	2502 NORTH WARNOCK STREET 19133	37TH WD.	720 SQ. FT.	2407	2051	3515 N SYDENHAM STREET 19140	11TH WD.	874 SQ. FT.
2407	2012	2638 NORTH JESSUP STREET 19133	37TH WD.	896 SQ. FT.	2407	2052	3446 NORTH 23RD STREET 19140	11TH WD.	1,536 SQ. FT.
2407	2013	2413 NORTH CLARION STREET 19132	37TH WD.	511 SQ. FT.	2407	2053	314 SHEDAKER STREET 19144	12TH WD.	1,321 SQ. FT.
2407	2014	1049 W STELLA STREET 19133	37TH WD.	615 SQ. FT.	2407	2054	5611 HEISKELL STREET 19144	12TH WD.	721 SQ. FT.
2407	2015	3924 1/2 NETHERFIELD ROAD 19129	38TH WD.	5,148 SQ. FT.	2407	2055	2318 WEST SERGEANT STREET 19132	16TH WD.	767 SQ. FT.
2407	2016	312 PORTER STREET 19148	39TH WD.	1,024 SQ. FT.	2407	2056	6023 NORTH BEECHWOOD STREET 19138	17TH WD.	1,620 SQ. FT.
2407	2017	1807 S 58TH STREET 19143	40TH WD.	1,453 SQ. FT.	2407	2057	2413 NORTH PHILIP STREET 19133	19TH WD.	748 SQ. FT.
2407	2018	301R E CLARKSON AVENUE 19120	42ND WD.	1,976 SQ. FT.	2407	2058	2125 NORTH RANDOLPH STREET 19122	19TH WD.	602 SQ. FT.
2407	2019	3818 NORTH 9TH STREET 19140	43RD WD.	816 SQ. FT.	2407	2059	2946 NORTH 2ND STREET 19133	19TH WD.	1,230 SQ. FT.
2407	2020	5031 MARKET STREET 19139	44TH WD.	1,232 SQ. FT.	2407	2060	2742 NORTH FAIRHILL STREET 19133	19TH WD.	960 SQ. FT.
2407	2021	5118 ARCH STREET 19139	44TH WD.	1,376 SQ. FT.	2407	2061	1366 GILLINGHAM STREET 19124	23RD WD.	1,750 SQ. FT.
2407	2022	1208 NORTH ST BERNARD STREET 19131	44TH WD.	725 SQ. FT.	2407	2062	1512 HANSON STREET 19143	27TH WD.	658 SQ. FT.
2407	2023	5412R JAMES STREET 19137	45TH WD.	3,256 SQ. FT.	2407	2063	1514 HANSON STREET 19143	27TH WD.	658 SQ. FT.
2407	2024	4802 NORTH 7TH STREET 19120	49TH WD.	1,230 SQ. FT.	2407	2064	2404 N 26TH STREET 19132	28TH WD.	840 SQ. FT.
2407	6025	5238 LOCUST ST 19139	60TH WD.	1,230 SQ. FT.	2407	2065	2618 N 29TH STREET 19132	28TH WD.	1,061 SQ. FT.
2407	2026	511 TITAN STREET 19147	2ND WD.	848 SQ. FT.	2407	2066	2980 TULIP STREET 19134	25TH WD.	1,131 SQ. FT.
2407	2027	1678 NORTH 54TH STREET 19131	4TH WD.	1,564 SQ. FT.	2407	2067	613 E LIPPINCOTT STREET 19134	33RD WD.	746 SQ. FT.
2407	2028	3333 A STREET 19134	7TH WD.	1,103 SQ. FT.	2407	2068	6106 VINE STREET 19139	34TH WD.	1,085 SQ. FT.
2407	2029	5537 BAYNTON STREET 19144	12TH WD.	1,143 SQ. FT.	2407	2069	5449R HOWLAND STREET 19124	35TH WD.	1,646 SQ. FT.
2407	2030	5516 BLOYD STREET 19138	12TH WD.	1,400 SQ. FT.	2407	2070	2561 N HUTCHINSON STREET 19133	37TH WD.	696 SQ. FT.
2407	2031	437 R WEST ABBOTTSFORD AVENUE 19144	13TH WD.	2,860 SQ. FT.	2407	2071	807 W FIRTH STREET 19133	37TH WD.	560 SQ. FT.
2407	2032	2501 NORTH BOUVIER STREET 19132	16TH WD.	780 SQ. FT.	2407	2072	3045 N DARIEN STREET 19133	37TH WD.	560 SQ. FT.
2407	2033	5837 NORTH 16TH STREET 19141	17TH WD.	5,892 SQ. FT.	2407	2073	3067 N DARIEN STREET 19133	37TH WD.	629 SQ. FT.
2407	2034	5929R NORTH NORWOOD STREET 19138	17TH WD.	1,050 SQ. FT.	2407	2074	3046 N DARIEN STREET 19133	37TH WD.	658 SQ. FT.
2407	2035	2441 PALETHORP STREET 19133	19TH WD.	625 SQ. FT.	2407	2075	6095 CHESTER AVENUE 19142	40TH WD.	1,560 SQ. FT.
2407	2036	2452 NORTH ORKNEY STREET 19133	19TH WD.	479 SQ. FT.	2407	2076	6081 REGENT STREET 19142	40TH WD.	880 SQ. FT.
2407	2037	2553 NORTH LEITHGOW STREET 19133	19TH WD.	471 SQ. FT.	2407	2077	1739 N CROSKEY STREET 19121	47TH WD.	774 SQ. FT.
2407	2038	4589 SILVERWOOD STREET 19127	21ST WD.	7,822 SQ. FT.	2407	2078	4606 N MARVINE STREET 19140	49TH WD.	1,156 SQ. FT.
2407	2039	1437 SOUTH 49TH STREET 19143	27TH WD.	958 SQ. FT.	2407	2079	1659R-63 BRILL STREET 19124	62ND WD.	2,040 SQ. FT.
2407	2040	1869 NORTH JUDSON STREET 19121	32ND WD.	813 SQ. FT.	2407	2080	2547 N CHADWICK STREET 19132	16TH WD.	725 SQ. FT.

#### Conditions of Sheriff Sale for JUDICIAL TAX SALES

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

  2. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (Auction). All bidders must submit a One Thousand Five Hundred Dollars (\$1,500.00) deposit (Deposit) plus a Thirty-Five Dollars (\$35.00) processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (Auction Date) and shall allow a bidder to bid on all of the properties that are listed on the Auction Date.

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

- 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.

  4. The opening bid for all tax delinquent properties will be One Thousand Six Hundred Dollars (\$1,600.00). The opening bid for tax lien auctions will vary (see auctions for details). By close of business the day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased or \$600 whichever is greater. Plus a buyer's premium of 10% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST.

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

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

  7. On any auction that results in a third-party sale, the bidder wow was directly outbid by the highest bidder will be given the option to register as a 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 will be apprised of the status of the winning
- 8. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

- 8. The Shariff is Office, in its sole discretion, may cancel the sale after the Auction closes for any reason.
  9. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
  10. The tax servicer, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
  11. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Hundred Dollars (\$100.00)
  12. The winning bidder must file a certificate of compliance with the Philadelphia Sheriff's Office. If the Sheriff's grantee is to be anyone other than the winning bidder registered with Bid4Assets, a notarized written assignment must be filed with the Sheriff's Office of Philadelphia. Both the bidder and the assignee must file a certificate of compliance with the Philadelphia Sheriff's Office. Failure of either the bidder or the assignee to obtain a certificate of compliance will be treated as a failure to meet the conditions of sale and result in the forfeiture of the 10% deposit. 13. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as in
- 14. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.

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

  16. The properties at today's sale may be subject to a right of redemption, meaning the property owner or other parties of legal interest in the property may file a petition to get the property back after the sale. Generally there are 9 months to redeem the property from the date the Sheriff's office
- acknowledges the deed for non-vacantar properties. We cannot provide any advice as to whether a right to redeem exists on a specific property. If you have questions regarding redemption and protecting your rights we advise that you speak to an attorney.

  17. The Philadelphia Land Bank will be bidding on certain properties that have been identified on the Sheriff Sale list. The Land Bank's bids are known as priority bids, which are authorized by the Commonwealth's Land Bank Act. The properties the Land Bank will be bidding on are being offered for sale at the City's opening bid. However, because the Land Bank has the exclusive right to acquire these properties, no bids other than the Land Bank bids will be accepted.

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

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

**ROCHELLE BILAL. Sheriff** City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com