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LEGAL LISTINGS

COURT NOTICES

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS CRIMINAL SECTION
AND
MUNICIPAL COURT CRIMINAL SECTION**

General Court Regulation No. 2024-01
In re: Probation Reform Act Postsentence Review Procedures

AND NOW this 8th day of July, 2024 this Court adopts this General Court Regulation to establish the Postsentence Review Program and provide procedural guidance for the expeditious processing of all postsentence reviews required under Section 7 of the *Probation Reform Act*, Act No. 44 of 2023, Dec. 14, 2023 (hereinafter, "the Act"). This General Court Regulation shall apply to all individuals sentenced or resentenced to a term of probation prior to June 11, 2024.

1. The probation office responsible for the supervision of a defendant (hereinafter, "Probation Office") shall calculate the date of eligibility for a postsentence review as set forth under Section 7, Paragraphs (1) and (2) of the Act and shall prepare a Postsentence Review Report (hereinafter, "Report") for each eligible defendant under its supervision.
2. The Report shall include the following:
 - a. The date the Defendant is eligible for a postsentence review pursuant to Section 7 of the Act, Paragraph (1)(i);
 - b. A statement identifying the Judge supervising the Defendant's probationary sentence;
 - c. A statement as to whether the Defendant has satisfied any of the conditions described in Section 4, Paragraphs (c)(1) and (c)(2) of the Act;
 - d. A statement as to whether the Defendant has completed all treatment or any other program required as a condition of probation;
 - e. Any additional information relevant to the Court's review of whether the Defendant should be considered for early termination of probation or modification of the terms and conditions of probation; and
 - f. A recommendation that:
 - i. The Defendant's probation be terminated;
 - ii. The Defendant's probation continue as previously ordered; or
 - iii. The Defendant's probation continue under different, reduced or increased terms and conditions.
3. The Probation Office shall file the Report with the Office of Judicial Records. The Report shall be served on the Commonwealth, the Defendant, the Defendant's last counsel of record, and the Defenders Association of Philadelphia in accordance with Pa. R. Crim. P. 576 and Phila. Crim. R. *576.
4. The Report shall be filed at the earliest time practicable, but no later than 45 days prior to the date the Defendant is eligible for a postsentence review pursuant to Section 7 of the Act.
5. The Probation Office shall immediately provide the Criminal Listings Department (hereinafter, "Criminal Listings") with the case information for each matter in which a Report was filed.
6. Upon receiving the case information, Criminal Listings shall schedule the matter for a Postsentence Review Hearing (hereinafter, "Hearing"), which will be scheduled before the sentencing judge on the next available date. If the sentencing judge is no longer sitting in the Trial Division – Criminal of the Philadelphia County Court of Common Pleas, or Municipal Court – Criminal Division, the Hearing will be scheduled before a judge assigned to preside over non-sitting judge Postsentence Review Hearings in the appropriate Court. Criminal Listings shall notify the Probation Office, the Defendant's last counsel of record, the Commonwealth and the Defenders Association of Philadelphia of the date and location of the Hearing. The Probation Office shall notify the Defendant of the date and location of the Hearing. The Defendant's appearance at a Hearing shall not be required for the initial listing.
7. The Defendant and the Commonwealth may file a Response to the Report with the Office of Judicial Records no later than 10 business days prior to the scheduled Hearing. Responses shall be served on the opposing party, the Probation Office and the Defenders Association of Philadelphia in accordance with Pa. R. Crim. P. 576 and Phila. Crim. R. *576.
8. If, at the Hearing, the Court determines that the Defendant's presence is necessary for its determination, the Court shall continue the Hearing, and the Probation Office shall notify the Defendant of the date and location of the Hearing and that their presence is required.
9. Following the Hearing, the Court shall enter an Order terminating probation or continuing probation with the same or modified terms.

10. If the Court terminates probation at the Hearing and in the absence of the Defendant, the Probation Office shall promptly notify the Defendant that the sentence of probation was terminated.
11. Nothing in this General Court Regulation shall be construed to limit the Court's authority to terminate probation prior to the Hearing after receiving input from the Commonwealth and the Defense. If the Court terminates probation prior to the Hearing date, the Court shall promptly transmit its Order to the Office of Judicial Records, who shall file and serve the Order pursuant to Pa. R.Crim. P. 114, and notify Criminal Listings that the scheduled Hearing should be cancelled.
12. If a Defendant's Postsentence Review Hearing has not commenced within the time frame specified in Section 7, Paragraph (1)(i) of the Act, defense counsel or the Defendant if unrepresented may file a motion requesting a Postsentence Review Hearing.

This General Court Regulation is issued pursuant to *Probation Reform Act*, Act No. 44 of 2023, Dec. 14, 2023 and shall become effective immediately. The original General Court Regulation shall be filed with the Office of Judicial Records in a Docket maintained for General Court Regulations issued by the Administrative Judge of the Court of Common Pleas of Philadelphia County, shall be published in the *Pennsylvania Bulletin*, and copies shall be submitted to the Administrative Office of Pennsylvania Courts and to the Criminal Procedural Rules Committee. Copies of the General Court Regulation will be submitted to American Lawyer Media, *The Legal Intelligencer*, Jenkins Memorial Law Library, and the Law Library for the First Judicial District of Pennsylvania, and posted on the website of the First Judicial District of Pennsylvania at <http://courts.phila.gov>.

BY THE COURT:

/s/ Daniel Anders

HONORABLE DANIEL ANDERS
Administrative Judge, Trial Division
Court of Common Pleas

BY THE COURT:

/s/ Joffie Pittman, III

HONORABLE JOFFIE PITTMAN, III
Administrative Judge,
Municipal Court

IN THE SUPREME COURT OF PENNSYLVANIA

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

ORDER

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

Court Notices continues on 8

I N S I D E

Common Pleas Court:	10 Public Notices
3 Civil Listings	4 Rules Returnable
5 Criminal Listings	7 U.S. Bankruptcy Court
5 Family Court	6 U.S. Court of Appeals
4 Mass Tort Asbestos	7 U.S. District Court
6 Municipal Court	2 Hearing List
7 Orphans' Court	

DISTRICT COURT

NOTICE

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

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

THURSDAY, JULY 18, 2024
Jury Trial

09:30 A.M.
24-cr-0185 USA v. SALDANA

TUESDAY, JULY 23, 2024
Sentencing

10:00 A.M.
23-cr-0181 USA v. MILLER

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

WEDNESDAY, JULY 17, 2024
Pretrial Conference/Hearing

02:00 P.M.
23-cr-0323 USA v. MARX

THURSDAY, JULY 18, 2024
Change of Plea Hearing

01:30 P.M.
23-cr-0310 USA v. WATSON

MONDAY, JULY 22, 2024
Sentencing

01:30 P.M.
10-cr-0605 USA v. BOWIE

10-cr-0626 USA v. BOWIE

02:00 P.M.
23-cr-0406 USA v. SCHUSTER

TUESDAY, JULY 23, 2024
Jury Trial

09:30 A.M.
23-cr-0323 USA v. MARX

Revocation Superv Rls-FinalHrg

02:00 P.M.
09-cr-0421 USA v. WATSON

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

WEDNESDAY, JULY 17, 2024
Evidentiary Hearing

02:30 P.M.
23-cr-0065 USA v. BOWIE

11:00 A.M.
19-cr-0414 USA v. DAWARA

20-cr-0104 USA v. DAWARA

Pretrial Conference/Hearing

10:30 A.M.
23-cr-0524 USA v. FELDER

23-cr-0524 USA v. ALSTON

THURSDAY, JULY 18, 2024
Plea Agreement Hearing

02:00 P.M.
24-cr-0121 USA v. GALLO

FRIDAY, JULY 19, 2024
Telephone Conference

10:00 A.M.
23-cv-2655 FREEMAN v. WILLIAMS et al

MONDAY, JULY 22, 2024
Jury Trial

09:00 A.M.
24-cr-0196 USA v. DE LEON REYES

TUESDAY, JULY 23, 2024
Motion Hearing

10:00 A.M.
24-cv-1507 COLUR WORLD, LLC v. Schneider

Sentencing

01:30 P.M.
19-cr-0567 USA v. WOMACK

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

MONDAY, JULY 22, 2024
Sentencing

10:30 A.M.
23-cr-0387 USA v. CONEY

11:30 A.M.
21-cr-0244 USA v. ODILLO-ARCE

SCHMEHL, J.
Criminal Deputy: Tanya L. Allender
Phone: 610-320-5030
Secretary/Civil Deputy: Barbara A. Crossley
Phone: 610-320-5099
The Gateway Building
201 Penn St.
Room 518
Reading, PA 19601
3rd flr., Rm. 3041 when in Phila.

TUESDAY, JULY 16, 2024
Revocation Superv Rls-FinalHrg

10:00 A.M.
16-cr-0425 USA v. PEREZ

TUESDAY, JULY 23, 2024
Motion Hearing

10:00 A.M.
19-cv-1879 GROFF v. DEJOY

Settlement Conference

02:00 P.M.
24-cv-0376 GRANDINETTI v. BIRD-IN-HAND MO

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

TUESDAY, JULY 16, 2024
Sentencing

10:00 A.M.
20-cr-0045 USA v. ISLAM

THURSDAY, JULY 18, 2024
Sentencing

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

TUESDAY, JULY 23, 2024
Jury Selection

09:30 A.M.
21-cv-3346 TEMPEST v. EMEIGH et al

Trial Date

09:30 A.M.
21-cv-3346 TEMPEST v. EMEIGH et al

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

MONDAY, JULY 22, 2024
Trial Date

09:00 A.M.
23-cv-0573 WILLIAMS v. JOHNSON et al

TUESDAY, JULY 23, 2024
Change of Plea Hearing

02:00 P.M.
23-cr-0320 USA v. WALTER

Revocation Superv Rls-FinalHrg

10:00 A.M.
12-cr-0224 USA v. HARRIS

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

TUESDAY, JULY 16, 2024
Scheduling Conference

12:00 P.M.
15-cr-0201 USA v. MITCHELL

WEDNESDAY, JULY 17, 2024
Settlement Conference

01:30 P.M.
24-cv-0792 VEERATHANONGDECH v. AMAZON.COM

TUESDAY, JULY 23, 2024
Evidentiary Hearing

09:15 A.M.
24-cv-0461 INTERNATIONAL BROTHERHOOD OF E

Sentencing

12:00 P.M.
22-cr-0271 USA v. PEARSON

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

TUESDAY, JULY 16, 2024
Final Pretrial Conference

02:00 P.M.
22-cv-2112 YOUNG v. MERCADO et al

WEDNESDAY, JULY 17, 2024
Change of Plea Hearing

01:30 P.M.
24-cr-0025 USA v. BANKS

Motion Hearing

10:00 A.M.
23-cr-0477 USA v. JONES

Pretrial Conference/Hearing

10:00 A.M.
24-cr-0025 USA v. BANKS

THURSDAY, JULY 18, 2024
Change of Plea Hearing

03:00 P.M.
22-cr-0017 USA v. LONG

Sentencing

11:00 A.M.
22-cr-0384 USA v. WELSH

FRIDAY, JULY 19, 2024
Motion Hearing

10:00 A.M.
24-cv-0400 Melamed v. Hansted

24-cv-0711

Oelumed, LLC v. AgentOf Florid

MONDAY, JULY 22, 2024
Jury Trial

09:30 A.M.
24-cr-0025 USA v. BANKS

Miscellaneous Hearing

02:00 P.M.
21-cv-4073 BALANCED BRIDGE FUNDING LLC v.

TUESDAY, JULY 23, 2024
Sentencing

10:00 A.M.
23-cr-0022 USA v. MURPHY

Trial Date

09:30 A.M.
22-cv-2112 YOUNG v. MERCADO et al

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

TUESDAY, JULY 16, 2024
Revocation Superv Rls-FinalHrg

03:00 P.M.
21-cr-0262 USA v. FEGELY

Sentencing

02:00 P.M.
24-cr-0008 USA v. SHULER

WEDNESDAY, JULY 17, 2024
Sentencing

02:00 P.M.
24-cr-0110 USA v. COLEMAN

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

TUESDAY, JULY 16, 2024
Pretrial Conference/Hearing

09:00 A.M.
24-cv-1494 Rodriguez v. Autozone, Inc.

WEDNESDAY, JULY 17, 2024
Pretrial Conference/Hearing

09:00 A.M.
23-cv-4612 Clarke v. Stadium Casino RE, L

09:30 A.M.
23-cv-4011 GODWIN v. FRONTIER AIRLINES, I

Status Conference/Hearing

10:00 A.M.
24-cv-2420 Schutt et al v. The Universit

THURSDAY, JULY 18, 2024
Pretrial Conference/Hearing

10:30 A.M.
24-cv-1693 BREAREY v. RAMSAHAI et al

FRIDAY, JULY 19, 2024
Pretrial Conference/Hearing

09:00 A.M.
24-cv-1121 HILL v. KLM RESTAURANT CORPORA

TUESDAY, JULY 23, 2024
Change of Plea Hearing

10:00 A.M.
24-cr-0105 USA v. RAMOS-CRUZ

Pretrial Conference/Hearing

09:00 A.M.
24-cv-1177 TREANOR v. BLES HEALTHCARE MAN

The Legal Intelligencer

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23-cv-4326
09:30 A.M.
HEARNE HARDWOODS, INC. v. BC S

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

TUESDAY, JULY 16, 2024
Pretrial Conference/Hearing
02:00 P.M.
23-cv-3700
TURNPISEED v. PENNSYLVANIA STA

MONDAY, JULY 22, 2024
Jury Trial
09:30 A.M.
22-cr-0335
USA v. SMITH

Motion Hearing
09:00 A.M.
24-cr-0045
USA v. LOPEZ

Sentencing
10:00 A.M.
23-cr-0371
USA v. HILL

J.M. YOUNGE, J.
Courtroom A
Criminal Courtroom Deputy: Andrew Follmer
Phone: 267-299-7369
Civil Courtroom Deputy: Dedra Brannan
Phone: 267-299-7360

TUESDAY, JULY 16, 2024
Sentencing
09:30 A.M.
21-cr-0243
USA v. SANTANA-BREA

12:30 P.M.
23-cr-0457
USA v. FINLEY

THURSDAY, JULY 18, 2024
Change of Plea Hearing
01:30 P.M.
22-cr-0235
USA v. TEAT

12:30 P.M.
22-cr-0235
USA v. HALL

TUESDAY, JULY 23, 2024
Motion Hearing
12:30 P.M.
24-cr-0126
USA v. JONES

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

TUESDAY, JULY 16, 2024
Sentencing
02:00 P.M.
22-cr-0377
USA v. HEDGEPETH

Status Conference/Hearing
01:00 P.M.
20-cr-0191
USA v. JACKSON

THURSDAY, JULY 18, 2024
Revocation Superv Rls-FinalHrg
11:00 A.M.
21-cr-0105
USA v. BLOW-ENTY

MONDAY, JULY 22, 2024
Motion Hearing
02:00 P.M.
23-cv-3990
DOE A.F. v. LYFT, INC. et al

Sentencing
11:00 A.M.
23-cr-0540
USA v. LEWIS

Status Conference/Hearing
10:00 A.M.
22-cr-0294
USA v. BURRELL

J. M. GALLAGHER, J.
Courtroom TBA
Courtroom Deputy/Criminal: Christine Stein

phone: 610-391-7012
Courtroom Deputy Civil: Brian Dixon
phone: 610-434-3457

TUESDAY, JULY 16, 2024
Sentencing
01:30 P.M.
23-cr-0117
USA v. LOPEZ

WEDNESDAY, JULY 17, 2024
Final Pretrial Conference
09:30 A.M.
22-cv-3959
Moorehead v. SCHOOL DISTRICT O

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

MONDAY, JULY 22, 2024
Jury Trial
09:30 A.M.
23-cr-0523
USA v. WATFORD

HODGE, J.

TUESDAY, JULY 16, 2024
Arbitration Hearing
09:30 A.M.
24-cv-1109
BUSTAMANTE v. STATE FARM INSUR

THURSDAY, JULY 18, 2024
Jury Trial
09:30 A.M.
23-cr-0177
USA v. KING

23-cr-0177
USA v. KING

TUESDAY, JULY 23, 2024
Arbitration Hearing
10:00 A.M.
24-cv-1171
MCCOY v. DOLGENCORP, LLC ET AL

MURPHY, J.

TUESDAY, JULY 16, 2024
Motion Hearing
02:30 P.M.
24-cv-0939
TURNER v. PROGRESSIVE SPECIALT

10:00 A.M.
24-cv-0406
FAUST et al v. THE TRUSTEES OF

WEDNESDAY, JULY 17, 2024
Miscellaneous Hearing
10:00 A.M.
12-cv-3855
XTREME CAGED COMBAT et al v. E

THURSDAY, JULY 18, 2024
Final Pretrial Conference
12:00 P.M.
23-cv-3480
CZAPLICKI v. PLYMOUTH ROCK ASS

Sentencing
10:00 A.M.
22-cr-0415
USA v. JONES

MONDAY, JULY 22, 2024
Motion Hearing
02:00 P.M.
23-cr-0189
USA v. LEWIS

Sentencing
10:00 A.M.
07-cr-0737
USA v. TURNQUEST

Status Conference/Hearing
12:00 P.M.
24-cr-0003
USA v. MCCRACKEN

24-cr-0003
USA v. MUSE

24-cr-0003
USA v. ABDUL-HAKIM

24-cr-0003
USA v. FOSQUE

TUESDAY, JULY 23, 2024
Motion Hearing
11:30 A.M.
23-cv-4610
BRICKLIGHT, INC. et al v. DOWN

Sentencing
02:00 P.M.
23-cr-0414
USA v. STEPHENS

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

H. BARTLE, III, S.J.

WEDNESDAY, JULY 17, 2024
Motion Hearing
10:30 A.M.
19-cv-3565
KING DRUG COMPANY OF FLORENCE,

FRIDAY, JULY 19, 2024
Jury Trial
09:30 A.M.
21-cr-0091
USA v. RIVERA-OTERO

21-cr-0091
USA v. REYES-VALDEZ

MONDAY, JULY 22, 2024
Jury Selection
10:00 A.M.
23-cr-0308
USA v. FATALIEV

Jury Trial
09:15 A.M.
23-cr-0308
USA v. FATALIEV

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

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

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

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

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

TUESDAY, JULY 16, 2024
Competency Hearing
10:30 A.M.
20-cr-0260
USA v. BYRD

Status Conference/Hearing
02:00 P.M.
18-cv-3168
GRABER v. BORESKY

MONDAY, JULY 22, 2024
Jury Trial
09:30 A.M.
23-cr-0353
USA v. WILLIS

M. BAYLSON, S.J.

TUESDAY, JULY 23, 2024
Jury Selection
09:30 A.M.
20-cv-1995
CARTEE-HARING v. CENTRAL BUCKS

Trial Date
09:30 A.M.
20-cv-1995
CARTEE-HARING v. CENTRAL BUCKS

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 16, 2024
Motion Hearing
10:00 A.M.
21-cv-4209
WAYNE v. CLARK et al

Pretrial Conference/Hearing
09:00 A.M.
24-cv-2090
STATE FARM FIRE AND CASUALTY C

MONDAY, JULY 22, 2024
Change of Plea Hearing
10:30 A.M.
24-cr-0053
USA v. LANG

TUESDAY, JULY 23, 2024
Motion Hearing
09:30 A.M.
23-cr-0445
USA v. CARTER

Sentencing
09:30 A.M.
23-cr-0284
USA v. WILLIAMS

Show Cause Hearing
10:30 A.M.
12-cr-0512
USA v. RODRIGUEZ

J. H. SLOMSKY, S.J.
Courtroom Deputy: Matt Higgins
Courtroom Deputy: Matt Higgins
Phone: 267-299-7349
Civil Deputy: Kelly Haggerty
Phone: 267-299-7340

TUESDAY, JULY 16, 2024
Motion Hearing
02:00 P.M.
23-cv-4356
DELONG v. SPORTSMAN'S GUIDE, I

WEDNESDAY, JULY 17, 2024
Detention Hearing
10:30 A.M.
24-cr-0224
USA v. FURXHIU

Sentencing
10:30 A.M.
21-cr-0247
USA v. MITCHELL

THURSDAY, JULY 18, 2024
Motion Hearing
02:00 P.M.
23-cv-4974
ABIRA MEDICAL LABORATORIES, LL

FRIDAY, JULY 19, 2024
Change of Plea Hearing
02:30 P.M.
23-cr-0473
USA v. BETRAND

TUESDAY, JULY 23, 2024
Motion Hearing
02:30 P.M.
23-cv-2381
TINDER BOX INTERNATIONAL LTD.

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

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

FRIDAY, JULY 19, 2024
Motion Hearing
09:30 A.M.
21-cv-2216
COLON v. RANSOM et al

Settlement Conference
01:30 P.M.
24-cv-1992
TURKS HEAD CAFE, LLC v. MAIN L

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 McCarry
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

MONDAY, JULY 22, 2024
Settlement Conference
10:00 A.M.
24-cv-0192
CAMPBELL v. BENNETT et al

TUESDAY, JULY 23, 2024
Settlement Conference
10:00 A.M.
24-cv-1377
D'ANGELO v. BAYADA HOME HEALTH

CARLOS, M.J.

STRAW, M.J.

ARTEAGA, MJ
COURTROOM 3H
Courtroom Deputy

MONDAY, JULY 22, 2024
Settlement Conference
10:00 A.M.
23-cv-0900
KELEHER et al v. STATE FARM FI

COMMON PLEAS COURT
CASE MANAGEMENT
CONFERENCE LIST

CASE MANAGEMENT
PROGRAM
ROOM 613
CITY HALL
Any questions regarding the Case Management Program should be directed to CivilCaseManagement@courts.phila.gov

MON., JULY 15, 2024

8 A.M.
0012203-2552A. Govorov
Desiderio v. Bsd Care At Re, Llc et al.
M. R. Shindell

0022401-3551B. E. Fritz; K. E. McCabe
Pupo et al. v. Thomas Jefferson Univ. Hosp.s
L. C. Miller

0032404-0046E. O. Iheukwumere; J. Iheukwumere; N. J. Williamson; Y. Gonzalez
Avery v. Albert Einstein Medical Ctr. et al.

0042404-0178G. N. Haroutounian; M. A. Casey
Hetznecker-Sheehan et al. v. Goldberg et al.
A. F. Albero; F. A. Sciarro; L. J. Janiczek
0052404-0250C. M. Devers; M. S. Miska
Matthis v. Brandywine Aviation Training Center, Ll

0062404-0271
Boone, Jr. v. Penn Presbyterian Medical Ctr. et al.

9 A.M.
0012402-0217F. R. Musitief
Elmaghraby v. Swanson et al.
J. H. Ring

0022404-0809K. J. Januzzi
Fitwe v. Kardos
K. M. Meindl

0032404-0812L. K. Hill; S. B. Ayres
Avila-Cornejo v. Samsung Sds American et al.
K. J. Fox; K. R. McNulty; E. J. McGinn;
M. A. Krengel

0042404-0816L. D. Rosenfeld
Brunson v. Cottle et al.
M. S. Berger

0052404-0819M. I. Simon
Roberts v. City of Philadelphia et al.
et al.

Court Notices

continued from 1

IN THE SUPREME COURT OF PENNSYLVANIA

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

ORDER

PER CURIAM

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

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

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

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

Deletions from the rule are shown in bold and brackets.

Rule 509. Access to Financial Records.

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

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

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

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

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

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

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

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

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

President Judge General Court Regulation

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

ORDER

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

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

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

By The Court:

Nina Wright Padilla

President Judge, Court of Common Pleas Philadelphia County

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

Philadelphia Rule of Judicial Administration No. *5101

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

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

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

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

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

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

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

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

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

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

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

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

(1) Trial Division:

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

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

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

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

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

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

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

Court Notices

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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.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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at **215-557-2321**
Email : **jmccullough@alm.com**

PUBLIC NOTICES

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ESTATE NOTICES

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

ORPHANS' COURT OF PHILADELPHIA COUNTY

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

ANDREWS, PAULINE I. – Milton S. Savage, Jr., Esquire, Administrator, 1650 Market St., 36th Fl., Philadelphia, PA 19103; Milton S. Savage, Jr., Atty., Milton S. Savage, Jr., LLC, 1650 Market St., 36th Fl., Philadelphia, PA 19103.

7-15-3

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

7-1-3

BARRON, PAULA (a/k/a PAULA P. BARRON) – Philip G. Curtin, Executor, 1231 Lancaster Ave., Berwyn, PA 19312-1244; Philip G. Curtin, Atty., Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244.

7-15-3

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

7-1-3

BAUMGARTNER, BARBARA W. – Kirsten Stetler, Executrix, 73 Davenport St., Somerville, NJ 08876.

7-15-3

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

7-1-3

BROOKS-LONG, JAMAL – David V. Bogdan, Administrator, 2725 West Chester Pike, Broomall, PA 19008; David V. Bogdan, Atty., 2725 West Chester Pike, Broomall, PA 19008.

7-15-3

BROWN-COLES, JOYCE L. – Vincent Coles, Executor, c/o Adam S. Bernick, Esq., 123 S. Broad St., Ste. 1507, Philadelphia, PA 19109; Adam S. Bernick, Atty., Law Office of Adam S. Bernick, 123 S. Broad St., Ste. 1507, Philadelphia, PA 19109.

7-15-3

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

7-1-3

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

7-1-3

COLES, JOSEPH L., SR. – Carolyn Jordan and Joseph Louis Coles, Jr., Executors, c/o John J. Del Casale, Esq., 300 W. State St., Ste. 207, Media, PA 19063-2639; John J. Del Casale, Atty., M. Mark Mendel, Ltd., 300 W. State St., Ste. 207, Media, PA 19063-2639.

7-15-3

CRANE, EDNA FLORENCE – Susan Edna Gatto, 348 Holly Dr., Southampton, PA 18966 and Howard Karl Crane, 2429 Barnsleigh Dr., Bensalem, PA 19020, Executors; Beth B. McGovern, Atty., 102 Lakeside Dr., Southampton, PA 18966.

7-15-3

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

7-1-3

CURTIS, WELDON, SR. (a/k/a WELDON CURTIS) – Carmenita Sewell, Kiana Berry, Lakeisha Berry and Jamar Donte Johnson, Executors, 5709 N. 20th St., Philadelphia, PA 19138; Rhonda Anderson, Atty., Anderson Law Group, 610 Old York Rd., Ste. 400, Jenkintown, PA 19027.

7-15-3

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

7-1-3

DOW, YVETTE Y. – Jamal Corley, Administrator, c/o David M. D'Orlando, Esq., 53 S. Main St., Yardley, PA 19067; David M. D'Orlando, Atty., The D'Orlando Firm, PLLC, 53 S. Main St., Yardley, PA 19067.

7-1-3

EATON, CAROL (a/k/a CAROL M. EATON) – Mary Joanne Pomeroy, Executrix, 895 Linda Vista Way, Los Altos, CA 94024; Daniel Baltuch, Atty., Daniel Baltuch Elder Law, 104.5 Forrest Ave., Ste. 10, Narberth, PA 19072.

7-15-3

GEEVARUGHESE, EBIN – Edwin Geevarughese, Administrator, c/o Kenneth G. Harrison, Esq., 5 Neshaminy Interplex, Ste. 115, Trevose, PA 19053; Kenneth G. Harrison, Atty., Law Office of Kenneth G. Harrison, P.C., 5 Neshaminy Interplex, Ste. 115, Trevose, PA 19053.

7-15-3

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

7-1-3

GRIMES, VINCENT A. (a/k/a VINCENT GRIMES) – Michelle G. Grimes, Executrix, c/o Jeffrey R. Hoffmann, Esq., 636 Old York Rd., 2nd Fl., Jenkintown, PA 19046; Jeffrey R. Hoffmann, Atty., Law Offices of Jeffrey R. Hoffmann, LLC, 636 Old York Rd., 2nd Fl., Jenkintown, PA 19046.

7-15-3

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

7-1-3

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

7-1-3

KIEROD, MARIA – Richard Kierod, Executor, c/o Andrew D. Swain, Esq., 2410 Bristol Rd., Bensalem, PA 19020; Andrew D. Swain, Atty., The Swain Law Firm, P.C., 2410 Bristol Rd., Bensalem, PA 19020.

7-1-3

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

7-1-3

KRÜEGER, FILIP ERIC CHRISTIAN – Kristen L. Behrens, Administratrix, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

7-15-3

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

7-1-3

LARDANI, ANNA B. – Barbara A. Scott, Executrix, c/o William B. Cooper, III, Esq., P.O. Box 673, Exton, PA 19341-0673; William B. Cooper, III, Atty., Fox Rothschild, LLP, P.O. Box 673, Exton, PA 19341-0673.

7-15-3

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

7-1-3

MINICH, WILLIAM D., SR. (a/k/a WILLIAM MINICH, SR., WILLIAM D. MINICH, WILLIAM MINICH) – William D. Minich, Jr., Executor, c/o Renata T. Pabisz, Esq., 116 E. Court St., Doylestown, PA 18901; Renata T. Pabisz, Atty., High Swartz, LLP, 116 E. Court St., Doylestown, PA 18901.

7-15-3

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

7-1-3

REGAN, EDWARD D. – Joseph J. Fiandra, Administrator, 426 N. Easton Rd., Glenside, PA 19038; Joseph J. Fiandra, Atty., Joseph J. Fiandra, LLC, 426 N. Easton Rd., Glenside, PA 19038.

7-15-3

ROTTLER, LEANNE -- Helene Huffer, Executrix, 11 Equestrian Lane, Blue Bell, PA 19422 and Scott A. Miller, CPA, Executor, 928 Jaymor Road, Suite B-100, Southampton, PA 18966; Steven T. Hanford, Attorney, Hanford Professional Corp., 344 West Union, West Chester, PA 19382.

7-15-3*

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

7-1-3

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

7-1-3

STEFFEN, LAWRENCE J. – Carol Lynn M. Steffen, Executrix, c/o Jeremy A. Wechsler, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067; Jeremy A. Wechsler, Atty., Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.

7-1-3

STOVALL, ANITA FRANCES – Gary Stovall, Administrator, 211 S. 58th St., Philadelphia, PA 19139; Sharon N. Harvey, Atty., Harper & Paul, 140 W. Maplewood Ave., Philadelphia, PA 19144-3307.

7-15-3

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

7-1-3

VAUDREUIL, ANDREA D. (a/k/a ANDREA VAUDREUIL) – Michele Vaudreuil, Executrix, c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020; Harry Metka, Atty., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

7-15-3

WAZALIS, DANIEL, G. – Dorothy L. Berrigan and Arthur Berrigan, Jr., Executors, 1133 Winding Dr., Cherry Hill, NJ 08003; John P. Johnson, Jr., Atty., Cozen O'Connor, 1010 Kings Hwy. S., Cherry Hill, NJ 08034.

7-15-3

WELLS, JOANNE CAROL (a/k/a JOANNE C. WELLS) – Diane Marie Stevens, Executrix, c/o Kara A. Klaiber, Esq., 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331; Kara A. Klaiber, Atty., McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331.

7-15-3

WILSON, ERNEST SAMUEL, JR. – Celeste M. Wilson, Administratrix, c/o Milton S. Savage, Jr., Esq., One Liberty Place, 1650 Market St., 36th Fl., Philadelphia, PA 19103; Milton S. Savage, Jr., Atty., Milton S. Savage, Jr., LLC, One Liberty Place, 1650 Market St., 36th Fl., Philadelphia, PA 19103.

7-15-3

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

7-1-3

CORPORATE NOTICES

Pier Recycling Group, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. Gary A. Zlotnick, Esquire Zarwin Baum DeVito Kaplan Schaer & Toddy, PC One Commerce Square 2005 Market St., 16th Fl. Philadelphia, PA 19103

7-15-1

DISSOLUTION NOTICE

Notice is hereby given to all potential creditors and claimants of **SECOND CHURCH OF CHRIST SCIENTIST OF PHILADELPHIA, PENNSYLVANIA**, which was incorporated in the Commonwealth of Pennsylvania on November 14, 1923, that said corporation intends to file Articles of Dissolution with the Pennsylvania Department of State Bureau of Corporations and Charitable Organizations under the provisions the Pennsylvania Nonprofit Corporation Law of 1988, as amended. All persons who are creditors of the corporation shall present written proof of their claims to the corporation on or before August 27, 2024, to Frank Burr, 1603 Ridgeway Ave., Willow Grove, PA 19090. Claims will be barred if not received by the deadline.

7-15-1*

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@alm.com

The Legal Intelligencer

An ALM. Product

INTENT TO FORECLOSE

In the Court of Common Pleas of Philadelphia County, Pennsylvania
Civil Action – Law No. 220900064

U.S. Bank Trust National Association not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2018 G-CTT v. Unknown Heirs, Devises, and/or Personal Representatives of Dewitt A. Cooper, deceased, et al.

NOTICE OF SHERIFF SALE OF REAL ESTATE UNDER PARCP 3129.2

To: Unknown Heirs, Devises, and/or Personal Representatives of Dewitt A. Cooper, deceased, Kevin Booker, solely as heir of Dewitt A. Cooper, deceased and Cynthia Booker, solely as heir of Dewitt A. Cooper, deceased.

Your real estate situate at **2603 Hobson Street a/k/a 2603 South Hobson Street, Philadelphia, Philadelphia County, Pennsylvania 19142**, Parcel number 40-6082900, is scheduled to be sold at **Sheriff's Sale on Tuesday, September 10, 2024, at 10:00 am.** at a Public on-line auction conducted by **Bid4Assets**, 8757 Georgia, Ave., Suite 520, Silver Springs, MD 20910, to enforce the Court Judgment of \$61,117.57 obtained by U.S. Bank Trust National Association not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2018 G-CTT, and against you. The real estate being sold is all that certain lot, piece or parcel of land situate at 2603 Hobson Street a/k/a 2603 South Hobson Street, Philadelphia, Philadelphia County, Pennsylvania 19142. The owner(s) or reputed owner(s) of the real estate being sold is/are Dewitt A. Cooper, Deceased. The improvements on the said real estate are: Two (2) story dwelling. A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff no later than thirty days after sale. Distribution will be made in accordance with the Schedule unless Exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Philadelphia Bar Association

**Lawyer Referral and Information Service
One Reading Center, Philadelphia, Pennsylvania 19107
Telephone (215) 238-6333**

Romano, Garubo & Argentieri, LLC, Attorneys for Plaintiff
52 Newton Ave, Woodbury, NJ 08096 856-384-1515

7-15-1*

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Philadelphia
County, Pennsylvania Civil Action-Law
No. 221001889

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust v. Unknown heirs, devisees and personal representatives of Jerome Clark, deceased and his, her, their or any of their successors in right, title and interest

TO: Unknown heirs, devisees and personal representatives of Jerome Clark, deceased and his, her, their or any of their successors in right, title and interest

NOTICE OF SHERIFF SALE OF REAL ESTATE UNDER PARCP 3129.2

Your real estate situates at **3947 North Broad St. Philadelphia, PA 19140**, Parcel number 43-3183200, is scheduled to be sold at **Sheriff's Sale on Tuesday, September 10, 2024, at 10:00 am.** at a Public on-line auction conducted by **Bid4Assets**, 8757 Georgia, Ave., Suite 520, Silver Springs, MD 20910, to enforce the Court Judgment of \$176,277.62 obtained by U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and against you. The real estate being sold is all that certain lot, piece or parcel of land situate at 3947 North Broad St. Philadelphia, PA 19140. The owner(s) or reputed owner(s) of the real estate being sold is/are Unknown heirs, devisees and personal representatives of Jerome Clark, deceased and his, her, their or any of their successors in right, title and interest. The improvements on the said real estate are:

ROW CONV/APT 3 STY MASON

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff no later than thirty days after sale. Distribution will be made in accordance with the Schedule unless Exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**Philadelphia Bar Association
Lawyer Referral and Information Service One Reading Center
Philadelphia, Pennsylvania 19107
Telephone (215) 238-1701**

7-15-1*

MISCELLANEOUS GENERAL NOTICES

PHILADELPHIA COUNTY – ORPHANS' COURT DIVISION No. 170 DE of 2024

Case Caption: IN RE: MILLIE CIRUCCI, DECEASED.

To: All persons claiming an interest in the real estate located at 3443 N Smedley Street, Philadelphia, PA as an heir or devisee of the Estate of Millie Cirucci, deceased, through the Estate of Millie Cirucci, deceased, or through an heir or devisee of the Estate of Millie Cirucci, deceased, creditors that do not have liens of record, and all other persons and parties holding or claiming a lien, title, claim or other interest in the property.

NOTICE: Notice is hereby given that the Philadelphia Community Development Coalition has filed a Petition to Determine Title to Real Estate located at **3443 N Smedley Street, Philadelphia, PA (OPA/BRT: 112212900), pursuant to 20 Pa. C.S. § 3546.** You are hereby notified to file a written response to the Petition for Determination of Title to Real Estate or the court may deem that you have no objection to the relief requested therein and may grant such relief without further notice to you. Such requested relief includes an adjudication of the interest of Millie Cirucci, deceased, in the property located at 3443 N Smedley Street, Philadelphia, PA to be in Petitioner, Philadelphia Community Development Coalition. If you do not have a lawyer, you should contact: **Lawyer Referral Service Philadelphia Bar Association, 1101 Market St, 11th Floor, Phila., PA 19107 (215) 238-1701.**

By: COMMONS & COMMONS LLP, Attorneys for Petitioner, 30 Pelham Road, Philadelphia, PA. 19119; 215-849-4400.

7-8-3*

NAME CHANGE

Court of Common Pleas for the County of Philadelphia, April Term, 2024, No. 3121. NOTICE IS HEREBY GIVEN that on April 24, 2024, the petition of **Linda Sue Stanford** was filed, praying for a decree to change her name to **Linda Sue Pompeo**. The Court has fixed August 5, 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.

Philip Smoker, Esquire
1500 JFK Blvd., Suite 1825
Philadelphia, PA 19102
Solicitor
7-15-1*

Sheriff's Sale Notices for August 6, 2024

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, July 2, 2024 at:

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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

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

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

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

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

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

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

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

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

SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,

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

SHERIFF'S SALE OF TUESDAY AUGUST 6, 2024

SHERIFF'S SALE

2408-301

1429 W Olney Avenue 19141 17th Wd. 2261 Sq. Ft. BRT #171084500 Improvements: Residential Property
MARIE I. SHERROD A/K/A MARIE PENDER C.P. Aug. 2023 No. 00225 \$139,070.70 Stern & Eisenberg, P.C.

2408-302

783 North Preston Street 19104 6th Wd. 2086 Sq. Ft. BRT #061189900 Improvements: Residential Property
EQUESTRIAN PROPERTIES, LLC C/O LARRY MCINTOSH C.P. Sep. 2022 No. 00014 \$309,372.84 Stern & Eisenberg, P.C.

2408-303

4923 Sansom Street 19139 60th Wd. 1728 Sq. Ft. BRT #601028700 Improvements: Residential Property
WADE GORDON C.P. Oct. 2021 No. 01439 \$23,126.79 Stern & Eisenberg, P.C.

2408-304

806 Jackson Street 19148 39th Wd. 770 Sq. Ft. BRT #393320700 Improvements: Residential Property
HAN KAO A/K/A KEO AND SAM OR C.P. Aug. 2023 No. 02036 \$55,393.24 Stern & Eisenberg, P.C.

2408-305

6230 Gillespie Street 19135 55th Wd. 1444 Sq. Ft. BRT #552426200 Improvements: Residential Property
SHANTA RYDER C.P. Oct. 2023 No. 01924 \$118,025.22 KML Law Group, P.C.

2408-306

5224 C Street 19120 42nd Wd. 1491 Sq. Ft. BRT #421365200 Improvements: Residential Property
JAMES ROSS, EXECUTOR OF THE ESTATE OF ALICE BYNUM C.P. Jan. 2022 No. 00486 \$1,888,127.74 McCabe, Weisberg & Conway, LLC

2408-307

1337 North 32nd Street 19121 29th Wd. 1367 Sq. Ft. BRT #888290204 Improvements: Residential Property
CHARLES A CRAWFORD C.P. Jul. 2022 No. 00109 \$278,710.77 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2408-308

933 Bleigh Avenue 19111 56th Wd. 2100 Sq. Ft. BRT #561299000 Improvements: Residential Property
BRIAN SMITH C.P. Aug. 2022 No. 02450 \$157,425.87 Stern & Eisenberg, PC

2408-309

436 Sloan Street 19104 24th Wd. 688 Sq. Ft. BRT #241246900 Improvements: Residential Property
YIZHOU JIANG C.P. Jul. 2023 No. 02470 \$343,224.34 Powers Kirn, LLC

2408-310

819 North Brooklyn Street 19104 6th Wd. 728 Sq. Ft. BRT #062296500 Improvements: Residential Property
WEST POWELTON DEVELOPMENT COMPANY INC. C.P. Mar. 2023 No. 00249 \$212,800.63 Hill Wallack LLP

2408-311

2737 N 20th Street 19132 11th Wd. 990 Sq. Ft. BRT #111252900 Improvements: Residential Property
LARRY ENGLE C.P. Sep. 2022 No. 01526 \$60,524.49 Manley Deas Kochalski LLC

SHERIFF'S SALE

2408-312

2425 Golf Road 19131 52nd Wd. 5502 Sq. Ft. BRT #521261300 Improvements: Residential Property Subject To Mortgage
ZOLAND ENTERPRISES LLC C.P. Jan. 2024 No. 02346 \$188,935.19 Friedman Vartolo LLP

2408-313

5551 W Thompson Street 19131 4th Wd. 1256 Sq. Ft. BRT #041223000 Improvements: Residential Property Subject To Mortgage
RUSSELL ENTERPRISES C.P. Mar. 2023 No. 01424 \$169,543.20 Friedman Vartolo LLP

2408-314

1375 Pratt Street 19124 62nd Wd. 1094 Sq. Ft. BRT #621023400 Improvements: Residential Property Subject To Mortgage
HILLARY R. LOFTON, JR A/K/A HILLIARY LOFTON C.P. Oct. 2019 No. 02658 \$71,541.44 Friedman Vartolo LLP

2408-315

3221 Aramingo Avenue 19134 45th Wd. 1073 Sq. Ft. BRT #451392800 Improvements: Residential Property
BEATA STARK SOLEY IN HER CAPACITY AS KNOWN HEIR OF ZOFIA RAGUZA, DECEASED, DAREK RAGUZA, SOLEY IN HIS CAPACITY AS KNOW HEIR OF ZOFIA RAGUZA, DECEASED, THE UNKNOWN HEIRS OF ZOFIA RAGUZA, DECEASED, ZOFIA RAGUZA C.P. Jan. 2023 No. 00648 \$190,365.98 Stern & Eisenberg, PC

2408-316

1258 E Pike Street 19124 33rd Wd. 1290 Sq. Ft. BRT #332005800 Improvements: Residential Property
PRESCILLA PADILLA AS KNOWN LEGAL HEIR FOR BENJAMIN PADILLA A/K/A BENJAMIN F. PADILLA, DECEASED AND THE UNKNOWN HEIRS OF BENJAMIN PADILLA A/K/A BENJAMIN F. PADILLA, DECEASED C.P. Oct. 2023 No. 02400 \$78,170.79 Stern & Eisenberg, PC

2408-317

2525 S Beulah Street 19148 39th Wd. 700 Sq. Ft. BRT #393201000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DENNIS BARR, DECEASED C.P. Feb. 2022 No. 02452 \$98,192.17 Pincus Law Group, PLLC

2408-318

7823 Rugby Street 19150 50th Wd. 1803 Sq. Ft. BRT #502095000 Improvements: Residential Property
THE UNKNOWN HEIRS OF CAROLYN M THOMAS F/K/A CAROLYN M WALSH C.P. Jul. 2023 No. 02124 \$66,613.30 Stern & Eisenberg, P.C.

2408-319

434 Fitzgerald Street 19148 39th Wd. 706 Sq. Ft. BRT #392187100 Improvements: Residential Property
JONATHAN ZELL C.P. May. 2023 No. 00248 \$167,007.15 Pincus Law Group, PLLC

2408-320

7608 Chelwynde Avenue 19153 40th Wd. 2500 Sq. Ft. BRT #404322300 Improvements: Residential Property Subject To Mortgage
JAMES C. BROWN C.P. Aug. 2023 No. 00102 \$71,798.73 Barley Snyder LLP

SHERIFF'S SALE

2408-321

8546 Forrest Avenue 19150 50th Wd. 1932 Sq. Ft. BRT #502212200 Improvements: Residential Property
MONICA JONES C.P. Aug. 2022 No. 01854 \$125,547.67 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2408-322

928 North Leithgow Street 19123 5th Wd. 675 Sq. Ft. BRT #057112900 Improvements: Residential Property Subject To Mortgage
928 N. LEITHGOW, LLC. C.P. Dec. 2023 No. 01898 \$799,497.61 Eisenberg, Gold & Agrawal, P.C.

2408-323

2928 Ridge Avenue 19121 32nd Wd. 1825 Sq. Ft. BRT #323039700 Improvements: Residential Property Subject To Mortgage
MCCREA PROPERTY GROUP, LLC C.P. Jan. 2024 No. 02761 \$462,550.57 Orlans PC

2408-324

1517 Jackson Street 19145 26th Wd. 1008 Sq. Ft. BRT #871400275 Improvements: Residential Property
MICHAEL SHOEMAKER C.P. Feb. 2023 No. 01553 \$334,104.42 KML Law Group, P.C.

2408-325

1939 Mifflin Street 19145 48th Wd. 1072 Sq. Ft. BRT #481058500 Improvements: Residential Property
JENNA ANDERSON C.P. Dec. 2022 No. 00521 \$360,230.77 KML Law Group, P.C.

2408-326

1424 West York Street 19132 16th Wd. 1584 Sq. Ft. BRT #161272501 Improvements: Residential Property
BENJAMIN CHAPMAN, JR C.P. May. 2023 No. 01246 \$501,423.98 KML Law Group, P.C.

2408-327

5237 Walton Street 19143 46th Wd. 1610 Sq. Ft. BRT #462071500 Improvements: Residential Property
ANITA SINGLETON C.P. Dec. 2014 No. 01373 \$107,010.53 KML Law Group, P.C.

2408-328

6202 Hasbrook Avenue 19111 35th Wd. 1273 Sq. Ft. BRT #353188400 Improvements: Residential Property
STEPHEN M. GAYNOR C.P. Sep. 2023 No. 02310 \$89,483.69 KML Law Group, P.C.

2408-329

15033 London Road 19116 58th Wd. 10394 Sq. Ft. BRT #583167000 Improvements: Residential Property
HERBERT O. WRIGHT, IV C.P. Aug. 2023 No. 03170 \$202,515.32 Stern & Eisenberg, P.C.

2408-330

7222 Ditman Street 19135 41st Wd. 1350 Sq. Ft. BRT #412355900 Improvements: Residential Property
MICHAEL C. MC GLASHEN C.P. Mar. 2022 No. 02702 \$64,322.68 Manley Deas Kochalski LLC

2408-331

1657 N 62nd Street 19151 34th Wd. 1525 Sq. Ft. BRT #342301000 Improvements: Residential Property
JENEEN BENTON, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
OF JOSEPH W. BENTON C.P. Nov. 2023 No. 01092 \$92,626.05 Manley Deas Kochalski LLC	ASSIGNS AND ALL PERSONS. FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELORES WILLIAMS, DECEAS C.P. Jul. 2023 No. 01611 \$242,606.94 Barley Snyder LLP	Sq. Ft. BRT #041201600 Improvements: Residential Property ALLISON M. MILLER, IN HER CAPACITY AS HEIR OF ALICE MILLER A/K/A ALICE D. MILLER: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE MILLER A/K/ ALICE D. MILLER C.P. Jan. 2022 No. 01972 \$51,819.42 Ras Citron, LLC	JASON CUTAIAR C.P. Mar. 2024 No. 02668 \$1,687,646.32 Eisenberg, Gold & Agrawal, P.C.	5th Wd. 1300 Sq. Ft. BRT #888061432 Improvements: Residential Property AHLAM KHALIL C.P. Jul. 2009 No. 01819 \$109,000.00 Hladik, Onorato And Federman, LLP
2408-332 7802 Woolston Avenue 19150 50th Wd. 1610 Sq. Ft. BRT #502060400 Improvements: Residential Property ROCHELLE WILSON HAYNES C.P. Oct. 2022 No. 00863 \$180,687.86 McCabe, Weisberg & Conway, LLC	2408-343 101 N. 61st Street 19139 34th Wd. 1792 Sq. Ft. BRT #341126900 Improvements: Residential Property THE UNKNOWN HEIRS OF THELMA RICHARDS, DECEASED C.P. Feb. 2023 No. 01593 \$159,411.64 Stern & Eisenberg, P.C.	2408-354 7233 Walker Street 19135 41st Wd. 1440 Sq. Ft. BRT #412278700 Improvements: Residential Property Subject To Mortgage JENNIFER MORALES C.P. Oct. 2023 No. 03355 \$50,210.76 Brock & Scott, PLLC	2408-364 4662 Oakland Street 19124 23rd Wd. 1275 Sq. Ft. BRT #234230500 Improvements: Residential Property LOUIS MACCARI C.P. Jul. 2023 No. 01165 \$84,485.21 Powers Kim, LLC	2408-376 6826 Hegerman Street 19135 41st Wd. 4354 Sq. Ft. BRT #412430000 Improvements: Residential Property CORNERSTONE REAL ESTATE HOLDINGS, LLC C/O ANTHONY CANCELLIERE C.P. Aug. 2023 No. 01982 \$206,165.86 Hladik, Onorato And Federman, LLP
2408-333 5829 N Penn Street 19149 62nd Wd. 1847 Sq. Ft. BRT #621492400 Improvements: Residential Property RICHARD JIMENEZ C.P. Oct. 2023 No. 02450 \$104,532.04 Brock & Scott, PLLC	2408-344 5918 Chestnut Street 19139 3rd Wd. 1347 Sq. Ft. BRT #871401515 Improvements: Residential Property EMMANUEL CHRISTIAN CENTER COMMUNITY DEVELOPMENT CORPORATION, A PENNSYLVANIA CORPORATION C.P. Jul. 2023 No. 00448 \$222,624.21 Stern & Eisenberg, P.C.	2408-355 1817 Tasker Street 19145 36th Wd. 1288 Sq. Ft. BRT #363061100 Improvements: Residential Property LAKIM ROLLINS, ADMINISTRATRIX OF THE ESTATE OF DEBRA A. JONES A/K/A DEBRA A. JACKSON A/K/A DEBORAH JACKSON C.P. Oct. 2023 No. 00246 \$69,969.16 Brock & Scott, PLLC	2408-365 553 Allengrove Street 19120 35th Wd. 1539 Sq. Ft. BRT #351086436 Improvements: Residential Property WILLIAM E. SAUNDERS, JR C.P. Oct. 2022 No. 00688 \$112,314.31 Powers Kim, LLC	2408-377 2200-28 Arch Street 19103 8th Wd. 1310 Sq. Ft. BRT #888111502 Improvements: Residential Property JOHN T. BRUCCOLIÈRE C.P. Jul. 2023 No. 00136 \$441,798.45 Hladik, Onorato And Federman, LLP
2408-334 1814 N 54th Street 19131 52nd Wd. 1720 Sq. Ft. BRT #522205200 Improvements: Residential Property MEDEA ROONEY, IN HER CAPACITY AS HEIR OF DRUSCILLA COSBY C.P. Jun. 2022 No. 00018 \$82,005.77 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2408-345 3530 Braddock Street 19134 45th Wd. 717 Sq. Ft. BRT #452315800 Improvements: Residential Property DERRICK ELROD, A/K/A DERRICK S. ELROD C.P. Sep. 2023 No. 00783 \$83,727.49 Stern & Eisenberg, P.C.	2408-356 3158 Amber Street 19134 25th Wd. 1080 Sq. Ft. BRT #252451700 Improvements: Residential Property Subject To Mortgage JULIA A. MORALES C.P. Oct. 2023 No. 02036 \$72,210.94 Brock & Scott, PLLC	2408-366 6027 Frankford Avenue 19135 62nd Wd. 1273 Sq. Ft. BRT #622219000 Improvements: Residential Property SEAN MURPHY AND ALEXANDRIA R. MOOCK C.P. Nov. 2023 No. 00973 \$189,528.39 Powers Kim, LLC	2408-378 2427 North Gratz Street 19132 16th Wd. 704 Sq. Ft. BRT #162050600 Improvements: Residential Property ELITE PHILLY DEVELOPERS LLC C.P. Feb. 2024 No. 00389 \$121,913.69 Weber Gallagher Simpson Stapleton Fires & Newby, LLP
2408-335 3460 Almond Street 19134 45th Wd. 866 Sq. Ft. BRT #451300400 Improvements: Residential Property BRENNAN SPARKEVICIUS, IN HIS CAPACITY AS HEIR OF EDMUND SPARKEVICIUS C.P. Sep. 2023 No. 01300 \$144,488.63 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2408-346 6319 N. Woodstock Street 19138 17th Wd. 1158 Sq. Ft. BRT #172396700 Improvements: Residential Property Subject To Mortgage DANIELLE CROSS, A/K/A DANIELLE CROSS CARTER, IN HER CAPACITY AS HEIR OF THE ESTATE OF DIANE HOUGH, DECEASED C.P. Sep. 2022 No. 02953 \$48,368.00 Barley Snyder LLP	2408-357 7326 Ogontz Avenue 19138 50th Wd. 6588 Sq. Ft. BRT #501299000 Improvements: Residential Property ROLAND GROVER SHELTON, JR. A/K/A ROLAND GROVER SHELTON: LISA PERRY-JAMES SHELTON: JORDAN NASHON BIBBS C.P. Sep. 2022 No. 01958 \$109,143.79 Brock & Scott, PLLC	2408-367 4341 Mitchell Street 19128 21st Wd. 1767 Sq. Ft. BRT #212207400 Improvements: Residential Property SUSAN BISSETT SOLELY IN HER CAPACITY AS HEIR OF THOMAS J. BISSETT, SR. DECEASED, THOMAS JOHN BISSETT SOLELY IN HIS CAPACITY AS HEIR OF THOMAS J. BISSETT, SR DECEASED, THE UNKNOWN HEIRS OF THOMAS J. BISSETT, SR DECEASED C.P. Nov. 2020 No. 01346 \$121,442.58 KML Law Group, P.C.	2408-379 409 Lemonte Street 19128 21st Wd. 3720 Sq. Ft. BRT #212315600 Improvements: Residential Property LAVISH PROPERTY REHABS LLC A/K/A LAVISH PROPERTY REHABS LLC C.P. Feb. 2024 No. 01740 \$411,021.53 Weber Gallagher Simpson Stapleton Fires & Newby, LLP
2408-336 3528 W Crown Avenue 19114 66th Wd. 1760 Sq. Ft. BRT #661178800 Improvements: Residential Property CHRISTINE REID; JEFFREY J. REIED C.P. Feb. 2023 No. 00980 \$142,570.27 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2408-347 9712-26 Bustleton Avenue 19115 58th Wd. 487 Sq. Ft. BRT #888582411 Improvements: Residential Property Subject To Mortgage MARIA CALHOUN C.P. Apr. 2023 No. 01450 \$63,151.53 Barley Snyder LLP	2408-358 2707 Oakford Street 19146 36th Wd. 695 Sq. Ft. BRT #362044700 Improvements: Residential Property LLC C.P. Dec. 2022 No. 02642 \$301,214.85 Manley Deas Kochalski LLC	2408-368 1101 Dorset Street 19150 50th Wd. 6277 Sq. Ft. BRT #502377000 Improvements: Residential Property KEANEN GROSS C.P. Dec. 2019 No. 02002 \$178,900.87 KML Law Group, P.C.	2408-380 1816 South Alden Street 19143 40th Wd. 795 Sq. Ft. BRT #401019600 Improvements: Residential Property DAMMON MALIK EVERETT, AS ADMINISTRATOR OF THE ESTATE OF DAMMON HORACE EVERETT AKA DAMMON EVERETT, DECEASED C.P. Nov. 2023 No. 03111 \$75,172.82 Hill Wallack LLP
2408-337 4709 Disston Street 19135 41st Wd. 2160 Sq. Ft. BRT #41203990 Improvements: Residential Property DELORES PETERS C.P. Jun. 2022 No. 02271 \$139,173.98 KML Law Group, P.C.	2408-348 8030 Ditman Street 19136 65th Wd. 828 Sq. Ft. BRT #888650965 Improvements: Residential Property TIMOTHY MCGINLEY C.P. Dec. 2018 No. 00236 \$18,335.76 Clemons Richter & Reiss, P.C.	2408-359 11733 Waldemire Drive 19154 66th Wd. 1000 Sq. Ft. BRT #662131800 Improvements: Residential Property MARY TOMASETTI, EXECUTRIX OF THE ESTATE OF PATRICIA ANN SUAREZ, DECEASED, AND ROBERT SUAREZ, JR C.P. Oct. 2019 No. 02807 \$207,946.12 Hill Wallack LLP	2408-369 248 North Wilton Street 19139 44th Wd. 910 Sq. Ft. BRT #441148600 Improvements: Residential Property RANCHO LLC C.P. Jan. 2024 No. 01935 \$117,902.82 KML Law Group, P.C.	2408-381 4257 North Darien Street 19140 43rd Wd. 593 Sq. Ft. BRT #433376800 Improvements: Residential Property Subject To Mortgage JOEL W CAMPBELL C.P. Sep. 2023 No. 02439 \$82,272.27 Padgett Law Group
2408-338 2012 West Spencer Street 19138 17th Wd. 1180 Sq. Ft. BRT #17255900 Improvements: Residential Property UNKNOWN MINOR HEIR, OF GERALDINE L. COLEMAN A/K/A GERALDINE COLEMAN, DECEASED C.P. Mar. 2019 No. 03126 \$98,695.17 KML Law Group, P.C.	2408-349 6335 Baynton Street 19144 59th Wd. 2142 Sq. Ft. BRT #592197000 Improvements: Residential Property Subject To Mortgage TASK HOME BUYERS LLC C.P. Jan. 2024 No. 02422 \$144,143.00 Friedman Vartolo LLP	2408-360 863 Carver Street 19124 35th Wd. 1256 Sq. Ft. BRT #35123400 Improvements: Residential Property GALYNA YVEDOKIMYVA C.P. Jan. 2023 No. 01824 \$130,971.24 Pincus Law Group, PLLC	2408-370 5237 North 11th Street 19141 49th Wd. 1492 Sq. Ft. BRT #492233500 Improvements: Residential Property Subject To Mortgage HAMMER INVESTMENT PROPERTIES LLC C.P. Aug. 2023 No. 02101 \$98,501.03 Parker McCay	2408-382 7120 Wissahickon Avenue 19119 21st Wd. 10800 Sq. Ft. BRT #213266004 Improvements: Residential Property Subject To Mortgage MR JAMES MCLEOD JR, JEANNE M WILSON, L'ETOLE, INC. C.P. Jan. 2022 No. 01942 \$295,275.54 Sirlin Lesser & Benson, P.C.
2408-339 5018 Pennway Street 19128 23rd Wd. 1568 Sq. Ft. BRT #233095700 Improvements: Residential Property KANDACE WIMBUSH, SOLELY IN HER CAPACITY AS HEIR OF MARY E. WIMBUSH, DECEASED C.P. Feb. 2020 No. 01211 \$122,974.91 KML Law Group, P.C.	2408-350 2457 75th Avenue 19138 50th Wd. 1920 Sq. Ft. BRT #501406800 Improvements: Residential Property REGINA MCKINLEY C.P. Oct. 2023 No. 02972 \$88,915.15 McCabe, Weisberg & Conway, LLC	2408-361 301 Byberry Road 19116 58th Wd. 1074 Sq. Ft. BRT #888582007 Improvements: Residential Property RUBEN ABRAHAMYAN C.P. Jul. 2023 No. 02698 \$187,492.68 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2408-371 6415 North 20th Street 19138 17th Wd. 4000 Sq. Ft. BRT #172376900 Improvements: Residential Property CARA E. WILLIAMS-REEVES C.P. Feb. 2022 No. 01745 \$217,182.12 McCabe, Weisberg & Conway, LLC	2408-383 6720 Jackson Street 19135 55th Wd. 2250 Sq. Ft. BRT #552467500 Improvements: Residential Property PELE WATKINS, JR C.P. Sep. 2022 No. 00482 \$165,399.54 McCabe, Weisberg & Conway, LLC
2408-340 6413 N Fairhill Street 19126 61st Wd. 1600 Sq. Ft. BRT #611112700 Improvements: Residential Property SHAWN WIGGINS C.P. May. 2023 No. 02790 \$214,101.09 Hill Wallack LLP	2408-351 1708 Dickinson Street 19146 36th Wd. 1008 Sq. Ft. BRT #365367100 Improvements: Residential Property PAULA MOORE A/K/A PAULA GILLIAM, KNOWN SURVIVING HEIRS OF SHELDON MOORE C.P. Nov. 2021 No. 00546 \$157,046.11 McCabe, Weisberg & Conway, LLC	2408-362 1352 East Sharpnack Street 19150 50th Wd. 1293 Sq. Ft. BRT #502330000 Improvements: Residential Property THE UNKNOWN HEIRS OF GERARD LUNDI DECEASED LEROI TAYLOR SOLELY IN HIS CAPACITY AS HEIR OF GERARD LUNDI, DECEASED C.P. Dec. 2022 No. 00334 \$91,090.00 KML Law Group, P.C.	2408-372 313 South Smedley Street 19103 8th Wd. 788 Sq. Ft. BRT #081160200 Improvements: Residential Property ANN BURFETE SCHEVING C.P. Feb. 2024 No. 00940 \$246,723.72 Hladik, Onorato And Federman, LLP	2408-384 1551 West Champlost Avenue 19141 17th Wd. 1568 Sq. Ft. BRT #171207000 Improvements: Residential Property Subject To Mortgage BERTHAM DAVIS A/K/A BERTHA DAVIS C.P. Sep. 2022 No. 00086 \$12,762.77 Tucker Arensberg, P.C.
2408-341 4917 Gransback Street 19120 42nd Wd. 1290 Sq. Ft. BRT #421514600 Improvements: Residential Property Subject To Mortgage ZADIR SHADEEM WEST C.P. Aug. 2023 No. 00916 \$185,578.24 Barley Snyder LLP	2408-352 1705 S 24th Street 19145 36th Wd. 1016 Sq. Ft. BRT #364139100 Improvements: Residential Property Subject To Rent DEBORAH A JONES, ADMINISTRATRIX OF THE ESTATE OF LAGRACIA H. JONES C.P. Aug. 2017 No. 00558 \$252,970.23 McCabe, Weisberg & Conway, LLC	2408-363 1348 South 17th Street 19146 36th Wd. 1024 Sq. Ft. BRT #365205010 Improvements: Residential Property Subject To Mortgage	2408-373 6725 East Pleasant Place 19119 22nd Wd. 1359 Sq. Ft. BRT #222237800 Improvements: Residential Property THOMAS A. SMITH A/K/A THOMAS A. SMITH, JR. C.P. Feb. 2020 No. 00147 \$61,891.57 Hladik, Onorato And Federman, LLP	2408-385 3509 Braddock Street 19134 45th Wd. 782 Sq. Ft. BRT #452307600 Improvements: Residential Property Subject To Mortgage CLHR 2 LLC C.P. Jul. 2023 No. 01676 \$159,222.67 Friedman Vartolo LLP
2408-342 10710 East Keswick Road 19154 66th Wd. 2027 Sq. Ft. BRT #662097507 Improvements: Residential Property Subject To Mortgage KRISTOPHER WILLIAMS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DELORES WILLIAMS, SUCCESSORS,	2408-353 524 N Allison Street 19131 4th Wd. 970		2408-374 310 East Sheldon Street 19120 42nd Wd. 1124 Sq. Ft. BRT #421164300 Improvements: Residential Property TANYA NICOLE SCARBOROUGH C.P. Jun. 2023 No. 01343 \$43,144.31 Hladik, Onorato And Federman, LLP	2408-386 1417 Disston Street 19111 53rd Wd. 1800

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Sq. Ft. BRT #532211300 Improvements: Residential Property GULSHANARA QUADIR C.P. Sep. 2019 No. 03586 \$295,081.40 Hill Wallack LLP	E. CASTORINA, DECEASED C.P. Aug. 2019 No. 02857 \$171,008.73 KML Law Group, P.C.	Nov. 2023 No. 00086 \$75,871.37 Barley Snyder LLP	KATHLEEN SIMPLER AKA KATHLEEN J. SIMPLER C.P. Oct. 2023 No. 01755 \$42,245.61 KML Law Group, P.C.	2408-408 1232 North 65th Street 19151 34th Wd. 1995 Sq. Ft. BRT #344317400 Improvements: Residential Property STACY BIRTON C.P. Jul. 2023 No. 02584 \$84,785.51 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-387 238 West Sheldon Street 19120 42nd Wd. 910 Sq. Ft. BRT #422198600 Improvements: Residential Property Subject To Mortgage ERSELL A. MAGNUM PIERRE-LOUIS AND JEAN CLAUDEL PIERRE-LOUIS C.P. Aug. 2022 No. 01485 \$27,820.08 Weltman, Weinberg & Reis Co., LPA	2408-391 3947 North Broad Street 19140 43rd Wd. 2211 Sq. Ft. BRT #433183200 Improvements: Residential Property UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF JEROME CLARK, DECEASED AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C.P. Oct. 2022 No. 01889 \$186,159.82 Romano Garubo & Argentieri	2408-397 1924 West Erie Avenue 19140 13th Wd. 1808 Sq. Ft. BRT #131050000 Improvements: Residential Property LARRY A. EVANS, THERESA B. EVANS AKA THERESA MORRIS C.P. Jan. 2023 No. 01351 \$218,793.76 KML Law Group, P.C.	2408-403 6905 North 19th Street 19126 10th Wd. 3820 Sq. Ft. BRT #101112100 Improvements: Residential Property JONATHAN MIMS, ADMINISTRATOR OF THE ESTATE OF TIA LASHAWNA JORDAN C.P. Mar. 2023 No. 03090 \$196,931.16 KML Law Group, P.C.	2408-409 50 Farson Street 19139 44th Wd. 773 Sq. Ft. BRT #441075600 Improvements: Residential Property RITA JENKINS C.P. Feb. 2022 No. 00202 \$84,479.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-388 5519 Angora Terrace 19143 51st Wd. 1120 Sq. Ft. BRT #513062000 Improvements: Residential Property HARVEY ELWOOD WATERS, IN HIS CAPACITY AS HEIR OF HARVEY WATERS; CORNELL V WATERS SR., IN HIS CAPACITY AS HEIR OF HARVEY WATERS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HARVEY WATERS C.P. Mar. 2020 No. 01417 \$61,096.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2408-392 2030 Wilder Street 19146 36th Wd. 700 Sq. Ft. BRT #363037800 Improvements: Residential Property Subject To Mortgage GEORGE CLIFFORD BLACKMON LLC C.P. Oct. 2019 No. 00764 \$281,255.84 Orlans PC	2408-398 5635 Montrose Street 19143 46th Wd. 879 Sq. Ft. BRT #463141200 Improvements: Residential Property 5635 MONTROSE ST LLC, CHRISTOPHER D. SCHEPIS AKA CHRISTOPHER SCHEPIS C.P. Jan. 2024 No. 02489 \$177,307.88 KML Law Group, P.C.	2408-404 6531 North 2nd Street 19126 61st Wd. 2933 Sq. Ft. BRT #611044600 Improvements: Residential Property SARA S. GORIPOW C.P. Feb. 2019 No. 00653 \$154,180.21 KML Law Group, P.C.	2408-410 8110 Rugby Street 19150 50th Wd. 2585 Sq. Ft. BRT #502085300 Improvements: Residential Property EARL W JOHNSON C.P. Dec. 2019 No. 02783 \$204,747.28 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-389 6409 North 7th Street 19126 61st Wd. 2500 Sq. Ft. BRT #611147800 Improvements: Residential Property ESTATE OF SAMUEL L. STATEN SR., A/K/A SAMUEL STATEN, A/K/A SAMUEL STATEN, SR, DECEASED; AND ANTHONY LEWIS JR., EXECUTOR OF THE ESTATE OF SAMUEL STATEN, SR., A/K/A SAMUEL STATEN, A/K/A SAMUEL STATEN, SR., DECEASED C.P. Jun. 2018 No. 03067 \$491,779.04 Pressman & Doyle, LLC	2408-393 46 N 59th Street 19139 4th Wd. 1140 Sq. Ft. BRT #042112600 Improvements: Residential Property Subject To Mortgage 46 N 59TH ST LLC C.P. Jan. 2024 No. 01316 \$184,034.64 Orlans PC	2408-399 6126 McMahon Avenue 19144 59th Wd. 1009 Sq. Ft. BRT #592293400 Improvements: Residential Property STEVEN VAUGHN AKA STEVEN J. VAUGHN C.P. Sep. 2023 No. 02990 \$57,416.01 KML Law Group, P.C.	2408-405 2014-2016 West Berks Street 19121 32nd Wd. 2520 Sq. Ft. BRT #772064000 Improvements: Residential Property BETHLEHEM OF DELIVERANCE F/K/A BETHLEHEM BAPTIST CHURCH OF PHILADELPHIA F/K/A NEW BETHLEHEM BAPTIST CHURCH C.P. Apr. 2023 No. 02526 \$61,559.38 Duane Morris LLP	2408-411 2317 North 30th Street 19132 28th Wd. 910 Sq. Ft. BRT #282062200 Improvements: Residential Property Subject To Mortgage RESPECTFUL GROUP LLC C.P. Nov. 2023 No. 00870 \$685,067.40 Friedman Vartolo LLP
2408-390 6701 Lansdowne Avenue 19151 34th Wd. 3324 Sq. Ft. BRT #344028700 Improvements: Residential Property THE UNKNOWN HEIRS OF CECILIA	2408-394 330 E Cheltenham Avenue 19144 12th Wd. 5188 Sq. Ft. BRT #122109200 Improvements: Residential Property TANISHA HOLMES C.P. Sep. 2023 No. 00336 \$210,356.62 Brock & Scott, PLLC	2408-400 6016 Shisler Street 19149 53rd Wd. 1415 Sq. Ft. BRT #531279100 Improvements: Residential Property THE UNKNOWN HEIRS OF JENNIFER CHATFIELD, DECEASED C.P. Jan. 2023 No. 03102 \$67,427.75 KML Law Group, P.C.	2408-406 6010 North Lambert Street 19138 17th Wd. 1050 Sq. Ft. BRT #172428700 Improvements: Residential Property BUDGET ME LLC, A NEW JERSEY LIMITED LIABILITY COMPANY AND MICHAEL G. JAMES C.P. Nov. 2022 No. 01188 \$154,118.30 Duane Morris LLP	2408-412 178 West Cheltenham Avenue 19120 61st Wd. 1632 Sq. Ft. BRT #611459900 Improvements: Residential Property TERRILL L MCBRIDE C.P. Jun. 2023 No. 00806 \$98,776.63 Romano Garubo & Argentieri
	2408-395 860 Kenmore Road 19151 34th Wd. 1666 Sq. Ft. BRT #344351000 Improvements: Residential Property LEONTYNE BAILEY C.P. Oct. 2019 No. 02924 \$119,253.18 Brock & Scott, PLLC	2408-401 1129 East Stafford Street 19138 59th Wd. 12656 Sq. Ft. BRT #591051100 Improvements: Residential Property THE UNKNOWN HEIRS OF JENNIFER CHATFIELD, DECEASED C.P. Apr. 2024 No. 02956 \$109,728.41 KML Law Group, P.C.	2408-407 934-50 North 3rd Street 19123 5th Wd. 865 Sq. Ft. BRT #888033850 Improvements: Residential Property Subject To Mortgage THOMAS CARDAMONE C.P. Apr. 2023 No. 123669 \$11,527.62 Royer Cooper Cohen Braunfeld LLC	2408-413 859 North 48th Street 19139 44th Wd. 1932 Sq. Ft. BRT #062427500 Improvements: Residential Property LS & CD INVESTMENTS LLC, DEVON STARKS C.P. Feb. 2024 No. 00604 \$184,108.44 Romano Garubo & Argentieri
	2408-396 5856 Crittenden Street 19138 59th Wd. 1300 Sq. Ft. BRT #591235600 Improvements: Residential Property Subject To Mortgage RASMIYYAH AIDAH GAINES C.P.	2408-402 2517 East Lehigh Avenue 19125 31st Wd. 871 Sq. Ft. BRT #314263100 Improvements: Residential Property		

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Tax Collection Sale

City of Philadelphia

TAX COLLECTION SALE

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

Properties to be sold by Office of the Sheriff, City and County of Philadelphia 10:00 a.m. July 23, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2407	4001	542 HIGH STREET 19144	59TH WD.	2,149 SQ. FT.	2407	4038	2652 N. 16TH STREET 19132	16TH WD.	889 SQ. FT.
2407	4002	1600 S 53RD STREET 19143	51ST WD.	1,133 SQ. FT.	2407	4039	2309 N. CLEVELAND STREET 19132	16TH WD.	666 SQ. FT.
2407	4003	5738 DELANCEY STREET 19143	60TH WD.	923 SQ. FT.	2407	4040	2615 SOUTH STREET 19146	30TH WD.	1,520 SQ. FT.
2407	4004	2531 W HAGERT STREET 19132	28TH WD.	1,680 SQ. FT.	2407	4041	502 NORTH PLEASANT PLACE 19119	22ND WD.	1,423 SQ. FT.
2407	4005	2845 N FRANKLIN STREET 19133	37TH WD.	868 SQ. FT.	2407	4042	6826 HEGERMAN STREET 19135	41ST WD.	4,354 SQ. FT.
2407	4006	2601 W SERGEANT STREET 19132	28TH WD.	1,800 SQ. FT.	2407	4043	5229 MARKET STREET 19139	44TH WD.	9,327 SQ. FT.
2407	4007	3241 N STILLMAN STREET 19129	38TH WD.	1,078 SQ. FT.	2407	4044	1701-15 LOCUST STREET 19103	8TH WD.	1,296 SQ. FT.
2407	4008	5610 RIDGEWOOD STREET 19143	51ST WD.	1,032 SQ. FT.	2407	4045	156 WEST SHARPNACK STREET 19119	22ND WD.	1,995 SQ. FT.
2407	4009	4701 N 15TH STREET 19141	13TH WD.	1,323 SQ. FT.	2407	4046	748 NORTH 63RD STREET 19151	34TH WD.	3,600 SQ. FT.
2407	4010	1235 W AIRDRIE STREET 19140	43RD WD.	1,575 SQ. FT.	2407	4047	2831 BOUDINOT STREET 19134	7TH WD.	725 SQ. FT.
2407	4011	933-35 S BONSALL STREET 19146	30TH WD.	832 SQ. FT.	2407	4048	2022 BRIDGE STREET 19124	62ND WD.	1,800 SQ. FT.
2407	4012	273 S 60TH STREET 19139	3RD WD.	1,280 SQ. FT.	2407	4049	1627 SOUTH 16TH STREET 19145	36TH WD.	896 SQ. FT.
2407	4013	6421 RACE STREET 19139	34TH WD.	848 SQ. FT.	2407	4050	1946 EAST FIRTH STREET 19125	31ST WD.	786 SQ. FT.
2407	4014	1316 W VICTORIA STREET 19140	43RD WD.	714 SQ. FT.	2407	4051	643 SOUTH 60TH STREET 19143	3RD WD.	1,562 SQ. FT.
2407	4015	2213 SEYBERT STREET 19121	29TH WD.	533 SQ. FT.	2407	4052	3159 LONGSHORE AVENUE 19149	55TH WD.	2,528 SQ. FT.
2407	4016	1828 S ALLISON STREET 19143	51ST WD.	700 SQ. FT.	2407	4053	2418 EAST CLEARFIELD STREET 19134	25TH WD.	994 SQ. FT.
2407	4017	3101 N BANCROFT STREET 19132	11TH WD.	810 SQ. FT.	2407	4056	2142 WEST CLEARFIELD STREET 19132	11TH WD.	7,326 SQ. FT.
2407	4018	2712 BOUDINOT STREET 19134	7TH WD.	1,792 SQ. FT.	2407	4057	823 TASKER STREET 19148	1ST WD.	1,065 SQ. FT.
2407	4019	1415 N FRONT STREET 19122	18TH WD.	1,458 SQ. FT.	2407	4058	3224 POWELTON AVENUE 19104	24TH WD.	1,750 SQ. FT.
2407	4020	1934 S 60TH STREET 19142	40TH WD.	1,103 SQ. FT.	2407	4059	8951 ASHTON ROAD 19136	57TH WD.	2,807 SQ. FT.
2407	4021	124 N. PEACH STREET 19139	44TH WD.	821 SQ. FT.	2407	4060	2526 WEBSTER STREET 19146	30TH WD.	623 SQ. FT.
2407	4022	1741 N. 59TH STREET 19151	4TH WD.	1,478 SQ. FT.	2407	4061	1612 S 56TH STREET 19143	51ST WD.	1,223 SQ. FT.
2407	4023	800 W. TIOGA STREET 19140	43RD WD.	1,600 SQ. FT.	2407	4062	7703 EAST ROOSEVELT BOULEVARD 19152	64TH WD.	3,675 SQ. FT.
2407	4024	3020 N. 26TH STREET 19132	38TH WD.	800 SQ. FT.	2407	4063	524 WHARTON STREET 19147	1ST WD.	1,487 SQ. FT.
2407	4025	3441 SAINT VINCENT STREET 19149	55TH WD.	1,600 SQ. FT.	2407	4064	1145 SOUTH 23RD STREET 19146	36TH WD.	1,020 SQ. FT.
2407	4026	330 LINDLEY STREET 19120	42ND WD.	1,080 SQ. FT.	2407	4065	1127 WEST ROCKLAND STREET 19141	49TH WD.	1,684 SQ. FT.
2407	4027	5823 N. 21ST STREET 19138	17TH WD.	1,120 SQ. FT.	2407	4066	4001 J STREET 19124	33RD WD.	1,855 SQ. FT.
2407	4028	406 E. WALNUT LANE 19144	59TH WD.	2,445 SQ. FT.	2407	4068	1906 FONTAIN STREET 19121	32ND WD.	900 SQ. FT.
2407	4029	15128 MILFORD STREET 19116	58TH WD.	3,432 SQ. FT.	2407	4069	2847 NORTH 22ND STREET 19132	11TH WD.	1,432 SQ. FT.
2407	4030	4707 CONSHOHOCKEN AVENUE 19131	52ND WD.	3,640 SQ. FT.	2407	4070	802 SOUTH LAWRENCE STREET 19147	2ND WD.	840 SQ. FT.
2407	4031	3463 DILLMAN STREET 19140	19TH WD.	520 SQ. FT.	2407	4071	6118 BAYNTON STREET 19144	59TH WD.	2,000 SQ. FT.
2407	4032	1729 TITAN STREET 19146	36TH WD.	848 SQ. FT.	2407	4072	7915 LISTER STREET 19152	64TH WD.	2,943 SQ. FT.
2407	4033	3538 N. 9TH STREET 19140	43RD WD.	784 SQ. FT.	2407	4073	868 PENNOCK STREET 19130	15TH WD.	1,235 SQ. FT.
2407	4034	1532 S. 52ND STREET 19143	51ST WD.	1,289 SQ. FT.	2407	4074	163 KALOS STREET 19128	21ST WD.	2,112 SQ. FT.
2407	4035	3002 N. RINGGOLD STREET 19132	38TH WD.	750 SQ. FT.	2407	4075	2214 N 17TH STREET 19132	16TH WD.	1,020 SQ. FT.
2407	4036	917 N. 47TH STREET 19131	6TH WD.	1,600 SQ. FT.	2407	4076	221 APSLEY STREET 19144	13TH WD.	3,633 SQ. FT.
2407	4037	2311 N. GARNET STREET 19132	16TH WD.	713 SQ. FT.	2407	4077	5039 SCHUYLER STREET 19144	13TH WD.	4,125 SQ. FT.

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Conditions of Sheriff Sale for JUDICIAL TAX SALES

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention (CDC) and Pennsylvania Department of Health (Department of Health) due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com (Bid4Assets).
2. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (Auction). All bidders must submit a One Thousand Five Hundred Dollars (\$1,500.00) deposit (Deposit) plus a Thirty-Five Dollars (\$35.00) processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (Auction Date) and shall allow a bidder to bid on all of the properties that are listed on the Auction Date.
3. All properties are sold AS IS with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 (Schedule of Proposed Distribution).
4. The opening bid for all tax delinquent properties will be One Thousand Six Hundred Dollars (\$1,600.00). The opening bid for tax lien auctions will vary (see auctions for details). By close of business the day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased or \$600 whichever is greater. Plus a buyer's premium of 10% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST.
5. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default (Default) and the down payment shall be forfeited by the bidder.
6. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that Realty Transfer Taxes have been calculated and included in the bid amount.
7. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.
8. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.
9. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
10. The tax servicer, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
11. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Hundred Dollars (\$100.00)
12. The winning bidder must file a certificate of compliance with the Philadelphia Sheriff's Office. If the Sheriff's grantee is to be anyone other than the winning bidder registered with Bid4Assets, a notarized written assignment must be filed with the Sheriff's Office of Philadelphia. Both the bidder and the assignee must file a certificate of compliance with the Philadelphia Sheriff's Office. Failure of either the bidder or the assignee to obtain a certificate of compliance will be treated as a failure to meet the conditions of sale and result in the forfeiture of the 10% deposit.
13. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
14. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.
15. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.
16. The properties at today's sale may be subject to a right of redemption, meaning the property owner or other parties of legal interest in the property may file a petition to get the property back after the sale. Generally there are 9 months to redeem the property from the date the Sheriff's office acknowledges the deed for non-vacant properties. We cannot provide any advice as to whether a right to redeem exists on a specific property. If you have questions regarding redemption and protecting your rights we advise that you speak to an attorney.
17. The Philadelphia Land Bank will be bidding on certain properties that have been identified on the Sheriff Sale list. The Land Bank's bids are known as priority bids, which are authorized by the Commonwealth's Land Bank Act. The properties the Land Bank will be bidding on are being offered for sale at the City's opening bid. However, because the Land Bank has the exclusive right to acquire these properties, no bids other than the Land Bank bids will be accepted.
18. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for 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 County of Philadelphia.

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

Tax Collection Sale

City of Philadelphia
TAX COLLECTION SALE

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

Properties to be sold by Office of the Sheriff, City and County of Philadelphia 10:00 a.m. July 23, 2024
 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2407	4078	1800 WEST GLENWOOD AVENUE 19132	16TH WD.	1,260 SQ. FT.	2407	4090	2011 N. 4TH STREET 19122	18TH WD.	960 SQ. FT.
2407	4079	2146 E LETTERLY STREET 19125	31ST WD.	845 SQ. FT.	2407	4091	604 ORIOLE STREET 19128	21ST WD.	8,700 SQ. FT.
2407	4080	125 SEVILLE STREET 19127	21ST WD.	1,791 SQ. FT.	2407	4092	5639 CHESTER AVENUE 19143	51ST WD.	1,360 SQ. FT.
2407	4081	524 RIGHTER STREET 19128	21ST WD.	1,959 SQ. FT.	2407	4093	1318 REED STREET 19147	1ST WD.	915 SQ. FT.
2407	4082	1517 MIFFLIN STREET 19145	48TH WD.	1,028 SQ. FT.	2407	4094	2219 W. VENANGO STREET 19140	13TH WD.	5,625 SQ. FT.
2407	4083	318 RIPKA STREET 19128	21ST WD.	1,923 SQ. FT.	2407	4095	901 GREENWICH STREET 19147	1ST WD.	647 SQ. FT.
2407	4084	4220 OGDEN STREET 19104	6TH WD.	1,666 SQ. FT.	2407	4096	1336 WESTBURY DRIVE 19151	34TH WD.	1,591 SQ. FT.
2407	4085	2630 HAWORTH STREET 19137	45TH WD.	2,482 SQ. FT.	2407	4097	431-33 SANGER STREET 19120	35TH WD.	6,250 SQ. FT.
2407	4086	234 TOMLINSON ROAD 19116	58TH WD.	4,298 SQ. FT.	2407	4098	1024 HARTEL AVENUE 19111	63RD WD.	3,189 SQ. FT.
2407	4087	5811 N. BROAD STREET 19141	49TH WD.	1,728 SQ. FT.	2407	4099	1634 WHARTON STREET 19146	36TH WD.	1,168 SQ. FT.
2407	4088	1835 E. PASSYUNK AVENUE 19148	39TH WD.	1,700 SQ. FT.	2407	4100	1822 W WILT STREET 19121	32ND WD.	581 SQ. FT.
2407	4089	117 N. 52ND STREET 19139	44TH WD.	2,184 SQ. FT.					

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