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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.

IN THE SUPREME COURT OF PENNSYLVANIA

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

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4 Family Court	6 U.S. District Court
4 Mass Tort Asbestos	2 Trial List
6 Municipal Court	

19-cv-3584
PAC-WEST DISTRIBUTING NV LLC v
MONDAY, JULY 29, 2024
Jury Selection
09:30 A.M.

23-cv-0775
DORTON v. RIVERA et al
Trial Date
09:30 A.M.

23-cv-0775
DORTON v. RIVERA et al
TUESDAY, JULY 30, 2024
Arbitration Hearing
09:30 A.M.

23-cv-4456
CHAPMAN v. ALLSTATE VEHICLE AN
Change of Plea Hearing
12:30 P.M.

21-cr-0461
USA v. LEONARD
K. S. MARSTON, J.
Courtroom TBA
Courtroom Deputy/Criminal: Lara Karlson
phone: 267-299-7379

TUESDAY, JULY 23, 2024
Status Conference/Hearing
11:00 A.M.

23-cv-2140
TAYLOR v. THE SOUTHEASTERN PEN
WEDNESDAY, JULY 24, 2024
Motion Hearing
02:30 P.M.

23-cr-0309
USA v. CLARK-BOLDEN
FRIDAY, JULY 26, 2024
Telephone Conference
11:00 A.M.

24-cv-2016
TRUSTEES OF STEAMFITTERS UNION
MONDAY, JULY 29, 2024
Change of Plea Hearing
10:30 A.M.

24-cr-0107
USA v. JONES
TUESDAY, JULY 30, 2024
Jury Trial
09:30 A.M.

24-cr-0218
USA v. SUDLER
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 30, 2024
Motion Hearing
01:30 P.M.

24-cr-0012
USA v. PORTALATIN
PEREZ, J.
COURTHROOM 3H
Courtroom Deputy Danielle Hughes
267-299-7420

WEDNESDAY, JULY 24, 2024
Final Pretrial Conference
10:00 A.M.

19-cv-4088
SUREFIRE DIVIDEND CAPTURE, LP
Sentencing
11:00 A.M.

24-cr-0092
USA v. KONG
TUESDAY, JULY 30, 2024
Jury Trial
09:30 A.M.

19-cv-4088
SUREFIRE DIVIDEND CAPTURE, LP
HODGE, J.
MONDAY, JULY 29, 2024
Sentencing
10:00 A.M.

23-cr-0343
USA v. DARDEN
TUESDAY, JULY 30, 2024
Arbitration Hearing
09:30 A.M.

22-cv-3597
WHICHARD et al v. VALLEY FORGE
Motion Hearing
01:00 P.M.

22-cv-0259
HOWARD v. AIR & LIQUID SYSTEMS
Sentencing
10:00 A.M.

22-cv-2564
VOLLMAN v. AIR AND LIQUID SYST
Sentencing
10:00 A.M.

23-cr-0168
USA v. GURCZESKI
MURPHY, J.
TUESDAY, JULY 23, 2024
Motion Hearing
11:30 A.M.

23-cv-4610
BRICKLIGHT, INC. et al v. DOWN
WEDNESDAY, JULY 24, 2024
Final Pretrial Conference
02:00 P.M.

22-cv-4042
LANG v. SPRINGFIELD SCHOOL DIS
Sentencing
11:30 A.M.

07-cr-0737
USA v. ALICEA
MONDAY, JULY 29, 2024
Jury Selection
09:00 A.M.

22-cv-4042
LANG v. SPRINGFIELD SCHOOL DIS
Pretrial Conference/Hearing
11:00 A.M.

22-cv-3742
HIAN et al v. LVMH MOET HENNES
Trial Date
09:00 A.M.

22-cv-4042
LANG v. SPRINGFIELD SCHOOL DIS
TUESDAY, JULY 30, 2024
Trial Date
09:00 A.M.

22-cv-4042
LANG v. SPRINGFIELD SCHOOL DIS
SCOTT, J.
Courtroom TBA
Courtroom Deputy: Sue Flaherty
Phone: 267-299-7598

THURSDAY, JULY 25, 2024
Arbitration Hearing
09:30 A.M.

23-cv-4997
Matthews v. Bosco
H. BARTLE, III, S.J.
MONDAY, JULY 29, 2024
Motion Hearing
02:00 P.M.

19-cv-1541
DERRICK et al v. GLEN MILLS SC
J. R. PADOVA, S.J.
Courtroom 17B
Criminal Deputy Clerk: Michael Beck
Phone: 267-299-7409
Deputy Clerk Civil: Malissa Wolenski
Phone: 267-299-7459

A. B. BRODY, S.J.
Courtroom 7B
Scheduling/Deputy Clerk: Joseph Walton
Phone: 215-597-3978
ESR-Courtroom Deputy: Jim Scheidt
Phone: 267-299-7439

TUESDAY, JULY 23, 2024
Settlement Conference
10:30 A.M.

18-cv-3831

Belt et al v. P.F. Chang's Chi
R. SURRICK, S.J.
Secretary Civil Deputy: Donna Donohue Marley
Phone: 267-299-7630
Criminal Deputy Clerk: Patrick Kelly
Phone: 267-299-7639
THURSDAY, JULY 25, 2024
Sentencing
01:00 P.M.

23-cr-0314
USA v. JAMES
02:00 P.M.

23-cr-0314
USA v. KINNARD
C.M. RUFÉ, S.J.
Scheduling/Deputy Clerk: Kristen Pepin
Phone: (267) 299-7490
Fax: (267) 299-5077
ESR/Courtroom Deputy: Erica Pratt
Phone (267) 299-7499
WEDNESDAY, JULY 24, 2024
Motion Hearing
10:30 A.M.

23-cv-4353
MACKLER et al v. SME, INC. USA
MONDAY, JULY 29, 2024
Revocation Superv Rls-FinalHrg
02:00 P.M.

13-cr-0061
USA v. WEEKS
TUESDAY, JULY 30, 2024
Competency Hearing
02:00 P.M.

20-cr-0260
USA v. BYRD
Final Pretrial Conference
10:30 A.M.

19-cv-5847
ROHRBACH et al v. NVR, INC.
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
WEDNESDAY, JULY 24, 2024
Revocation Superv Rls-FinalHrg
12:30 P.M.

18-cr-0504
USA v. BOWMAN
MONDAY, JULY 29, 2024
Jury Trial
09:30 A.M.

24-cr-0216
USA v. CAMACHO
TUESDAY, JULY 30, 2024
Pretrial Conference/Hearing
02:30 P.M.

24-cv-2481
Holmes v. Experian
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 23, 2024
Sentencing
09:30 A.M.

23-cr-0284
USA v. WILLIAMS
TUESDAY, JULY 30, 2024
Motion Hearing
09:30 A.M.

23-cr-0020
USA v. TUCKER
Sentencing
09:30 A.M.

22-cr-0445
USA v. STONE
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 23, 2024
Motion Hearing
02:30 P.M.

23-cv-2381
TINDER BOX INTERNATIONAL LTD.
WEDNESDAY, JULY 24, 2024
Sentencing
10:30 A.M.

19-cr-0629
USA v. MILLER
THURSDAY, JULY 25, 2024
Motion Hearing
02:00 P.M.

23-cv-3598
BRAVENER v. QTC COMMERCIAL SER
Sentencing
03:00 P.M.

23-cr-0458
USA v. AYALA
MONDAY, JULY 29, 2024
Motion Hearing
02:30 P.M.

24-cr-0211
USA v. KNIGHT
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
L.A. SITARSKI, M.J.
Deputy Clerk: Regina M. Zarnowski
Phone: 267-299-7810
R.A. LLORET, M.J.
US Dist. Court
601 Market St.,
Phila., PA 19106
Chambers 4006
Courtroom Deputy Sheila McCurry
267-299-7410
REID, M.J.
3042 US Courthouse
601 Market Street
Philadelphia, PA 19106
Courtroom as assigned
Ian Broderick, Deputy Clerk
(267) 299-7640
Ian_Broderick@paed.uscourts.gov
TUESDAY, JULY 23, 2024
Settlement Conference
10:00 A.M.

24-cv-1377
D'ANGELO v. BAYADA HOME HEALTH
THURSDAY, JULY 25, 2024
Settlement Conference
10:00 A.M.

24-cv-0445
KING v. HARTFORD CASUALTY INSU
FRIDAY, JULY 26, 2024
Settlement Conference
10:00 A.M.

24-cv-0469
EPPS v. TRANS UNION, LLC et al
MONDAY, JULY 29, 2024
Settlement Conference
10:00 A.M.

20-cv-2419
ALBURG et al v. JONES et al
CARLOS, M.J.
STRAW, M.J.
TUESDAY, JULY 23, 2024
Arraignment
01:30 P.M.

24-cr-0208
USA v. FERNANDEZ NUNEZ
24-cr-0259

USA v. ADAMS
Detention Hearing
01:30 P.M.

24-cr-0259
USA v. ADAMS
ARTEAGA, MJ
COURTROOM 3H
Courtroom Deputy
TUESDAY, JULY 30, 2024
Arbitration Hearing
09:30 A.M.

24-cv-1298
Williams et al v. Walmart Inc
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 22, 2024
8 A.M.
0012404-0832A. J. Freiwald; Z. S. Feinberg
Segura et al. v. Vacchio et al.
A. H. Foulkrod; E. Lauerman; G. F. Sasso; J. Stepanian; J. B. Clavin; M. P. Leh; M. W. Bootier; R. Brady; S. J. Mumford; V. Foulkrod
0022404-0841G. M. Zakeosian; J. J. Waldenberger; T. R. Kline
Estate of Peter J. Quinn et al. v. Diefes et al.
D. J. Divis; J. L. Garbarino; K. A. Fow; K. N. Thompson
0032404-0961C. J. Culleton
Clark et al. v. Parkhouse Operating, Llc et al.
0042404-0972R. L. Sachs; T. M. Blanco
Garvey et al. v. Fidler et al.
A. C. Showalter; E. Baker; J. P. Shusted; N. A. Mosco; P. C. Troy
0052404-1078B. Wieand; G. R. Kiss
Joyce et al. v. Cvs Pharmacy Inc. et al.
A. P. Tayal; R. J. Cosgrove
9 A.M.
0012404-1623M. D. Bleefeld
Days et al. v. Shannon et al.
J. M. Palm
0022404-1624C. R. Durso
Yates et al. v. Lasky et al.
A. Vetrini; S. Randazzo
0032404-1625M. J. Pajak
Gorman-Kokolskyj et al. v. Estevam et al.
M. E. McGuire
0042404-1626R. S. Pollack
Gomes et al. v. Wilkins et al.
E. L. Kates
0052404-1629
Martin v. Delta Air Lines et al.
9:30 A.M.
0012401-3168E. Levine
Suarez v. Pluciennik et al.
0022402-1298A. M. Dejohn
Rahman v. The Estate of Geraldine And Brenda Carte
0032404-2077N. Cohen
Pennymac Loan Services, Llc v. Divirgilio
1 P.M.
0012307-2564B. S. Zero
Pine v. Grant
0022404-1665H. J. Oxman
Norman et al. v. Kls Enterprises Inc., T/A McDonald
M. A. Lockett
0032404-1668M. J. Pajak
Thompson et al. v. Frazier et al.
L. B. Glynn
0042404-1669J. D. Nagle
Fugarino v. Pozzi et al.
T. H. Lipscomb
0052404-1677M. J. Pajak
Peay v. Club 151 Inc. et al.
0062404-1681R. J. Margolis
Spano v. Pedroza
0072404-1682L. B. Himmelstein
Wright et al. v. Big Red Pedal Tours et al.
0082404-1686P. C. Lamb
Burrell et al. v. Santo Dias
10 A.M.
0012403-0226V. King
Nydick et al. v. Maxey
0022404-1756J. T. Wiggins; L. P. Thomas
Lee v. Michael Cutler Company et al.
H. B. MacKay; J. D. Branderbit

Court Notices

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ORDER

PER CURIAM

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

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

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

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

Deletions from the rule are shown in bold and brackets.

Rule 509. Access to Financial Records.

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

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

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

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

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

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

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

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

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

President Judge General Court Regulation

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

ORDER

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

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

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

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

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

Philadelphia Rule of Judicial Administration No. *5101

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

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

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

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

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

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

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

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Court Notices

continued from 7

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

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

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

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

c. Delinquency Matters: at the conclusion of the trial or evidentiary hearing, the Office of Judicial Records shall take possession of all exhibits and any USB drive or CD/DVD, shall upload the documentary exhibits through the electronic filing system and shall either upload the contents of any USB drive or CD/DVD to a documentary-evidentiary program, or retain any USB drive, or CD/DVD as required by Pa.R.I.A. 5101-5103 until further order of court.

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

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

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

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE:
PRELIMINARY MINIMUM STANDARDS FOR DELIVERY OF EFFECTIVE INDIGENT
DEFENSE SERVICES PURSUANT TO ACT 34 OF 2023, ARTICLE II-F, INDIGENT
DEFENSE
NO. 617
JUDICIAL ADMINISTRATION DOCKET

ORDER

PER CURIAM

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

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

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

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

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

STANDARD 1: Funding, Structure, and Oversight

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

STANDARD 2: Essential Components of Effective Representation

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

To publish your Corporate Notices,

Call: Jennifer McCullough

at 215-557-2321

Email : jmccullough@alm.com

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@alm.com

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AUDIT LIST

ORPHANS' COURT DIVISION COURT OF COMMON PLEAS

AUDIT LIST

To Legatees, Next of Kin, Creditors, all persons concerned:
Notice is hereby given that the following named accountants in the respective estates as designated below have filed their accounts in the office of the Clerk of Orphans' Court Division, and that the same will be presented to the Court of Common Pleas of Philadelphia County for audit, confirmation, and distribution of the ascertained.

On Monday, August 5th, 2024, at the time indicated at the head of each list.

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

Monday, August 5th, 2024
Woods-Skipper, A.J.
(called at 9:30 A.M.)

DECEDENT'S ESTATE

1. **MURRAY, HAROLD, SR.** – Elizabeth Edmunds, executrix.
CRAWFORD

2. **KATZ, LEON** – Lewis J. Gordon, Executor. **WORKMAN**

Monday, August 5th, 2024
CARRAFIELLO, J.
(Called at 10:00 A.M.)

DECEDENT'S ESTATE

1. **BROWNLEE, JOHN** – Michelle Brownlee, Administrator.
WILLIAMS

2. **POTIEVSKI, VALENTINA** – Lidia Ladyzhensky, Executor.
SMIRNOV

Monday, August 5th, 2024
TSAL, J.
(Called at 10:00 A.M.)

SETTLEMENT TRUSTS

1. **STEVENS, JEANINE** – PNC BANK, NATIONAL ASSOCIATION, Successor Trustee.
ANASTASIA

2. **S ALBOESER TRUST FOR JE STEVENS** – PNC BANK, NATIONAL ASSOCIATION, Successor Trustee. **ANASTASIA**

DECEDENT'S ESTATE

1. **PRICE, DAVID E.** – Trinity Rosenblum, Executrix.
GEORGIOS (Deferred)

Monday, August 5th, 2024
DJERASSI, J.
(Called at 10:00 A.M.)

DECEDENT'S ESTATE

1. **MESSING, MICHAEL WAYNE** – Kathleen Matela, Executrix.
STEWART

2. **LLOYD, EARL MELVIN** – Robert H. Bemby, Executor.
BEMBRY

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

ATHEY, JEAN – Darlene Athey, Executrix, c/o Jay E. Kivitz, Esq., 7901 Ogontz Ave., Philadelphia, PA 19150; Jay E. Kivitz, Atty., Kivitz & Kivitz, P.C., 7901 Ogontz Ave., Philadelphia, PA 19150.
7-22-3

BARBERENA, ALMA P. – Juana V. Cruz, Administratrix, 6323 Leonard St., Philadelphia, PA 19149; Edward A. Fox, Atty., 808 Bethlehem Pike, Rear, Erdenheim, PA 19038.
7-22-3

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

BAUMGARTNER, BARBARA W. – Kirsten Stetler, Executrix, 73 Davenport St., Somerville, NJ 08876.
7-15-3

BLOCKSOM-SOLOMON, DORETHA – Rebecca Sallen, Administratrix, 325 Merion Rd., Merion Station, PA 19066; Rebecca Sallen, Atty., Sallen Law LLC, 325 Merion Rd., Merion Station, PA 19066.
7-22-3

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

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

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

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

FERGUSON, RAHIYYAH (a/k/a BABY GIRL FERGUSON) – Dawn Ferguson, Administratrix, c/o Kristen L. Behrens, Esq., 1500 Market St., Ste. 3500E, Philadelphia, PA 19102; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.
7-22-3

GEEVARUGHESE, EBIN – Edwin Geevarughese, Administrator, c/o Kenneth G. Harrison, Esq., 5 Neshaminy Interplex, Ste. 115, Trevoise, PA 19053; Kenneth G. Harrison, Atty., Law Office of Kenneth G. Harrison, P.C., 5 Neshaminy Interplex, Ste. 115, Trevoise, PA 19053.
7-15-3

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

HARTMAN, PATRICIA MESURE – Charles Hartman and Joseph Hartman, Executors, 4222 Princeton Ave., Philadelphia, PA 19135.
7-22-3

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

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

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

MORAN, PATRICK J. – James Michael Moran, Administrator, c/o Jan V. Edelman, Esq., 3103 Hulmeville Road, Ste. 200, Bensalem, PA 19020; Jan V. Edelman, Atty., Rothberg, Federman & Hollister, PC, 3103 Hulmeville Road, Ste. 200, Bensalem, PA 19020.
7-22-3

PICKETT, FRANCIS J., JR. – Brian Pickett, Executor, c/o Daniela A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038; Daniela A. Horn, Atty., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.
7-22-3

PODGORSKI, FRANK B. (a/k/a FRANK BENJAMIN PODGORSKI, FRANK PODGORSKI) – Michael S. Podgorski and Jeannine Schweizer, Executors, c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020; Harry Metka, Atty., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.
7-22-3

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*

SCHULER, MICHELE – Taneasha Carson, Administratrix, c/o Kristen L. Behrens, Esq., 1500 Market St., Ste. 3500E, Philadelphia, PA 19102; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.
7-22-3

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

SUNDO, LINDA A. (a/k/a LINDA ANN SUNDO, LINDA A. SERRANO-SUNDO) – Neal D. Serrano, Executor, c/o L. Theodore Hoppe, Jr., Esq., 25 W. Second St., 2nd Fl., Media, PA 19063; L. Theodore Hoppe, Jr., Atty., 25 W. Second St., 2nd Fl., Media, PA 19063.
7-22-3

TOUCHSTONE, MICHAEL C. – Janet P. Touchstone, Executrix, 904 Glenroy Road, Philadelphia, PA 19128; Andrew I. Roseman, Attorney, 1528 Walnut St., Suite 1412, Philadelphia, PA 19102.
7-22-3*

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

ZAPPAN, BRUCE B. (a/k/a BRUCE BALTER ZAPPAN) – Late of the District of Columbia and Phila. County, PA - Merle Zappan, Administratrix, c/o Danielle Friedman, Esq., 1801 Market St., Ste. 2300, Philadelphia, PA 19103; Danielle Friedman, Atty., Offit Kurman, P.C., 1801 Market St., Ste. 2300, Philadelphia, PA 19103.
7-22-3

PUBLIC NOTICES

The Legal Intelligencer

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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COMPLAINTS

Court of Common Pleas - Phila. County - Civil Action - Law - 240100653 - Quiet Title - LTS Properties, LLC, Plaintiff vs. Clinton G. Anthony, known heir of Annie Mae Pearson a/k/a Anna May Anthony a/k/a Annie Mae Anthony and Unknown Heirs of Annie Mae Pearson a/k/a Anna May Anthony a/k/a Annie Mae Anthony and Laura Washington, Defendants - To: Unknown Heirs of Annie Mae Pearson a/k/a Anna May Anthony a/k/a Annie Mae Anthony, Defendant(s), 5411 Spring St., Phila., PA 19139. TAKE NOTICE THAT THE Plaintiff has filed an action Quiet Title on **5411 Spring St., Phila., PA 19139**. NOTICE - YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. **Phila. Bar Assn., Lawyer Referral & Info. Service, 1101 Market St., 11th Fl., Phila., PA 19107, 215.238.6333.** Daniel Muklewicz, Atty. for Plaintiff, Green, Silverstein & Groff, LLC, 215 S. Broad St., #500, Phila., PA 19107, 215.972.5520.

7-22-1

CORPORATE NOTICES

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

7-22-1*

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on July 17, 2024 under the Domestic Business Corporation Law, for **H&L Express Services Inc.**, and the addr. of the registered office is 1804 S 17th St. - 1st Fl., Philadelphia, PA 19145, Philadelphia County.

7-22-1*

PA CHILDREN'S DENTAL ANESTHESIA, P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation, as amended.

Lundy Beldecos & Milby, PC
450 N. Narberth Ave. Suite 200
Narberth, PA 19072

7-22-1*

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*

NON-PROFIT CHARTER

The Joe Ryan Memorial Fund has been incorporated under the provisions of the Pennsylvania Non-profit Corporation Law of 1988, as amended.

Lundy Beldecos & Milby, PC
450 N. Narberth Ave., Suite 200
Narberth, PA 19072

7-22-1*

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. BRUCCOLIERE 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 UNKOWN 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 ABRAHAMIAN 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 BERTHA M 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	2408-364 310 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	2408-374 3 North Chris Columbus Blvd 19106	2408-386 1417 Disston Street 19111 53rd Wd. 1800

SHERIFF'S SALE

Sq. Ft. BRT #532211300 Improvements: Residential Property
GULSHANARA QUADIR C.P. Sep. 2019 No. 03586 \$295,081.40 Hill Wallack LLP

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

2408-388

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

2408-389

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

2408-390

6701 Lansdowne Avenue 19151 34th Wd. 3324 Sq. Ft. BRT #344028700 Improvements: Residential Property
THE UNKNOWN HEIRS OF CECILIA

SHERIFF'S SALE

E. CASTORINA, DECEASED C.P. Aug. 2019 No. 02857 \$171,008.73 KML Law Group, P.C.

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

2408-392

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 Or-lans PC

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 Or-lans PC

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

2408-395

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

2408-396

5856 Crittenden Street 19138 59th Wd. 1300 Sq. Ft. BRT #591235600 Improvements: Residential Property Subject To Mortgage

RASMIYYAH AIDAH GAINES C.P.

SHERIFF'S SALE

Nov. 2023 No. 00086 \$75,871.37 Barley Snyder LLP

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.

2408-398

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.

2408-399

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.

2408-400

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.

2408-401

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.

2408-402

2517 East Lehigh Avenue 19125 31st Wd. 871 Sq. Ft. BRT #314263100 Improvements: Residential Property

SHERIFF'S SALE

KATHLEEN SIMPLER AKA KATHLEEN J. SIMPLER C.P. Oct. 2023 No. 01755 \$42,245.61 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.

2408-404

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.

2408-405

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

2408-406

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

2408-407

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

SHERIFF'S SALE

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

2408-409

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

2408-410

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

2408-411

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

2408-412

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

2408-413

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

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